



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_04_2017

Monday, December 04, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 04, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Documents: [APC Minutes - November 20, 2017](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1711-ODP-11 & 1711-SPP-11

Osborne Trails

193rd Street and Six Points Road, 191st Street and Horton Road

Osborne Trails Developer, LLC by Nelson & Frankenberger, LLC request an Overall Development Plan and Primary Plat review of 483 lots on 291.4 acres +/- within the Osborne Trails PUD District.

(Planner: Matt Pleasant - MPleasant@westfield.in.gov)

Documents: [Exhibit 1 Staff Report](#) | [Exhibit 2 Location Map](#) | [Exhibit 3 Concept Plan](#) | [Exhibit 4 Overall Development Plan](#) | [Exhibit 5 Primary Plat](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

1712-PUD-24 [PUBLIC HEARING]

Westchester PUD

East side of Towne Road, between 156th Street and 166th Street

Platinum Properties Management Company, LLC by Nelson and Frankenberger, LLC requests a change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Petitioners Project Overview](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Home Illustrations](#) | [Exhibit 6: Proposed Ordinance 17-46 \(Westchester PUD\)](#) | [Exhibit 7: Public Comments \[UPDATED: 12/04/17 at 5 PM\]](#) | [Neighborhood Meeting Summary](#) | [Petitioner's Presentation](#)

1711-PUD-23 [PUBLIC HEARING]

Spring Mill Station SWC PUD Amendment

SW Corner of 161st Street and Spring Mill Road

Westfield Residential Investors, LLC requests an amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Residential Character Exhibit](#) | [Exhibit 5: Commercial Character Exhibit](#) | [Exhibit 6: Ordinance 17-41](#) | [Exhibit 7: Ordinance 15-15 Spring Mill Station SWC PUD](#) | [Exhibit 8: Ordinance 16-36 The Depot at Spring Mill Station PUD](#) | [Exhibit 9: Project Narrative](#) | [Exhibit 10 Neighbor Meeting Summary](#) | [Exhibit 11: Spring Mill Station Addendum](#) | [Exhibit 12: SMSTG Letter of Support](#) | [Side-by-side Site Plan Comparision](#) | [Petitioner's Presentation](#)

1712-PUD-25 [PUBLIC HEARING]

GPEC PUD Amendment

601 E. 191st Street

Onpointe Land Matters, LLC on behalf of EdgeRock Development, LLC requests an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 SF athlete development facility and expand the PUD District to include Lot 5.

(Planner: Amanda Rubadue - ARubadue@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Illustrative Character Exhibit](#) | [Exhibit 5: Ordinance 17-44](#) | [Exhibit 6: GPEC PUD Ordinance \(Ord. 14-35\)](#) | [Exhibit 7: Grand Park Land Use Plan](#) | [Exhibit 8: Family Sports Comp Plan Addendum](#)

1712-PUD-26 [PUBLIC HEARING]

Hittle at ThirtyOne PUD

SW Corner of US 31 & 191st Street

Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Illustrative Site Layout](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Draft PUD Ordinance](#) | [Exhibit 6: Illustrative Grand Park Land Use Map](#) | [Exhibit 7: Family Sport Capital Comp Plan Addendum](#) | [Exhibit 8: Neighbor Meeting Summary](#)

1712-ODP-13 & 1712-SSP-13 [PUBLIC HEARING]

Hittle at ThirtyOne

SW Corner of US 31 & 191st Street

Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Illustrative Site Layout from PUD Ordinance](#)

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 4, 2017
1712-PUD-25

Docket Number: 1712-PUD-25 (Ordinance No. 17-44)

Petitioner: Edgerock Development by OnPointe Land Matters, LLC (the "Petitioner")

Request: An amendment to the GPEC Planned Unit Development (PUD) District.

Current Zoning: GPEC Planned Unit Development District Ordinance 15-26
Underlying Zoning, GB: General Business District

Current Land Use: Undeveloped

Acreage: 7.786 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Illustrative Character Exhibits
5. Ordinance 17-44
6. GPEC PUD (Ord. 14-35)
7. Grand Park Land Use Map
8. Family Sports Capital Addendum

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the November 13, 2017, City Council meeting. The petition will receive a public hearing at the December 4, 2017, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on November 15, 2017.

PROJECT OVERVIEW

Location: The GPEC PUD District is located near 191st Street and Grand Park Boulevard, immediately west of the Grand Park Events Center (see Exhibit 2).

Property Description: The GPEC PUD (Ord. 14-35) (the "Original PUD Ordinance") was adopted on September 22, 2014. On September 14, 2015, Council adopted an amendment to the GPEC PUD (Ordinance 15-26) (the "PUD").

Development Standards: As proposed, the Amendment Ordinance repeals and replaces the GPEC PUD District Ordinance (Ord. 15-26), expands the PUD to include Lot 5 and establishes alternative development standards from the Underlying Zoning District and the Original PUD District (Ord. 14-35). The development standards of note are briefly highlighted below:

Permitted Uses: The proposed ordinance limits the permitted uses on the property to:

- Indoor athletic training facility and uses contained therein, including but not limited to: offices, retail sales, athletic and recreation uses (i.e. strength and conditioning services and equipment, weight training, locker rooms, batting cages, indoor training fields and equipment), rehabilitation and recovery services, and other temporary or permanent similar and associated uses as may be determined by the Director.
- Hotel; dormitory
- Restaurant; Sit Down
- Office (Office, Medical; Office, Professional; Office, General Services)
- Health, fitness and exercise center

Architectural Standards: The proposed ordinance requires buildings on the property to be developed in substantial compliance with the Illustrative Character Exhibits (see **Exhibit 4**).

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, except as follows:

- The proposed ordinance modifies the landscaping standard to require ten (10) shade trees, five (5) ornamental trees and twenty (20) shrubs per one (1) acre. The UDO currently requires ten (10) shade trees, ten (10) ornamental or evergreen trees and twenty-five (25) shrubs per one (1) acre.
- As proposed, buffer yard landscaping requirements would not apply.
- The proposed ordinance modifies the Parking Area Landscaping standards to require a minimum of one (1) interior Parking Area island per twenty (20) parking spaces and shall include one (1) tree and four (4) shrubs per island.
- As proposed, if Perimeter Parking Area Landscaping is required, the standards would be modified to require one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area Length. The UDO currently requires one (1) tree per thirty (30) linear feet of Parking Area length and one (1) shrub per three (3) linear feet of Parking Area length.

Parking and Loading Standards: The proposed ordinance defaults to the UDO; however, no minimum off-street parking shall be required.

Sign Standards: As proposed, the ordinance defaults to the UDO standards except as follows:

- Signs shall be consistent in theme and design with the Grand Park Sport Campus (e.g. color, style, lighting, size, etc.).
- Buildings shall be permitted one (1) square foot of Sign Area for each one (1) lineal foot of Building Façade and may be placed on any Building Façade.

- Informational Signs, Interior Circulation Signs and Entrance Signs shall be consistent in theme and design with the Grand Park Sport Campus (e.g., color, style, lighting, size, etc.) and may contain tenant information.

COMPREHENSIVE PLAN

Comprehensive Plan: The GPEC PUD falls within the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the “Addendum”) adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see **Exhibit 8**.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of “Pursuing economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative”. Per the Addendum, the Grand Park Land Use Plan map identifies the Real Estate as the west side of the intersection as the Sports and Recreation Mixed Use Area, see **Exhibit 7**.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 4, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the November 13, 2017, Council meeting.

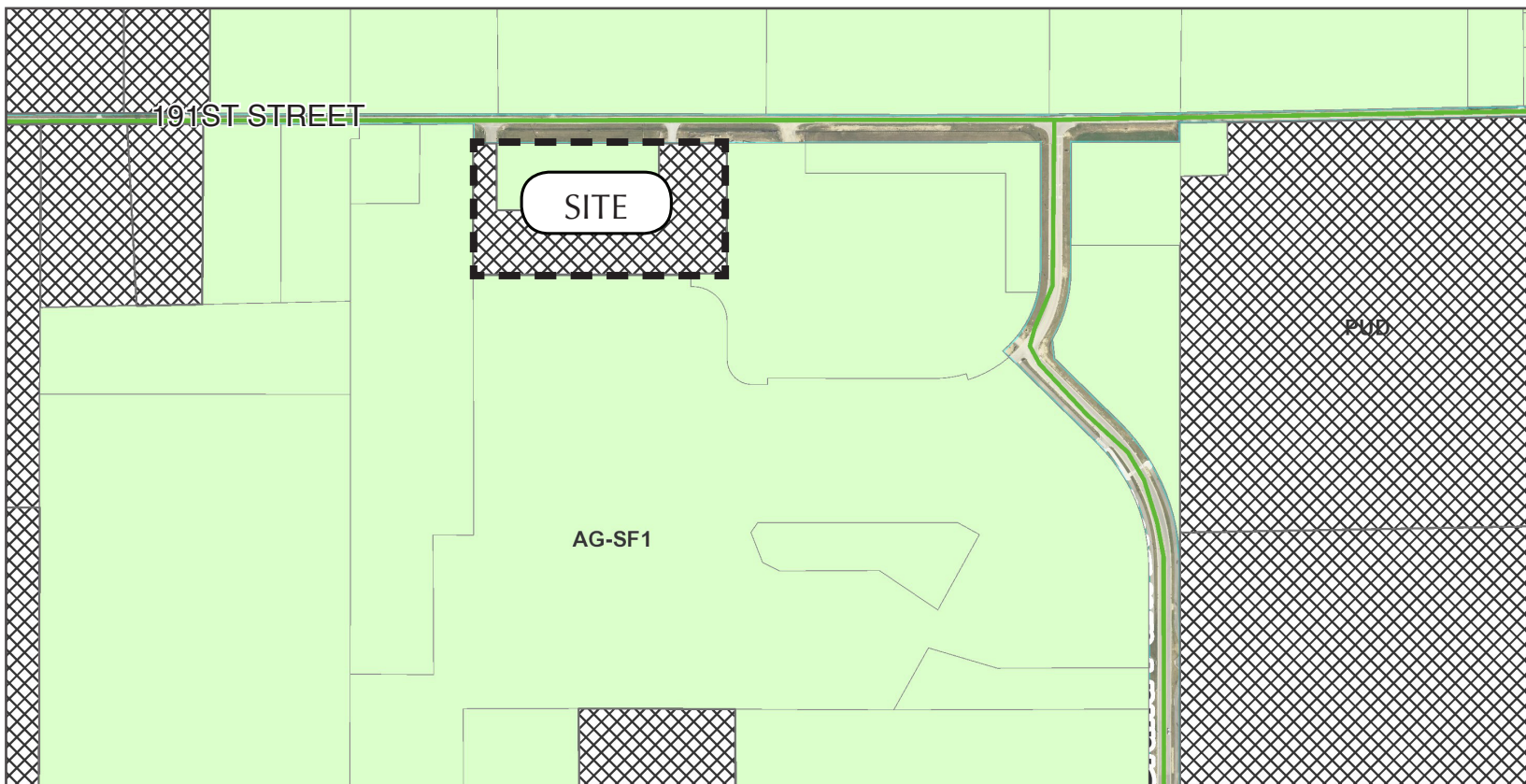
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 4, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

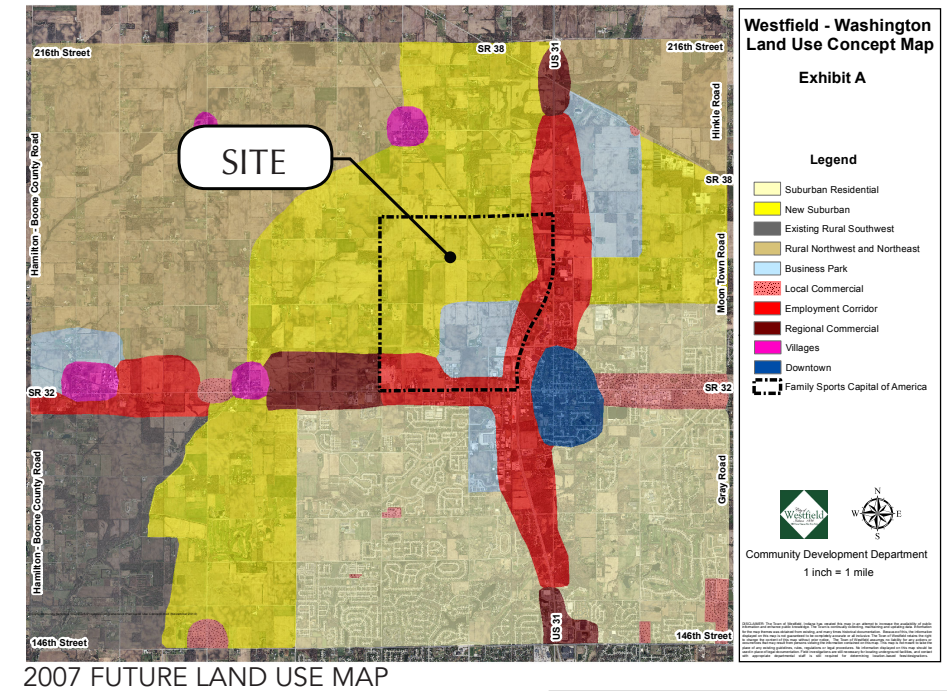
LOCATION MAP



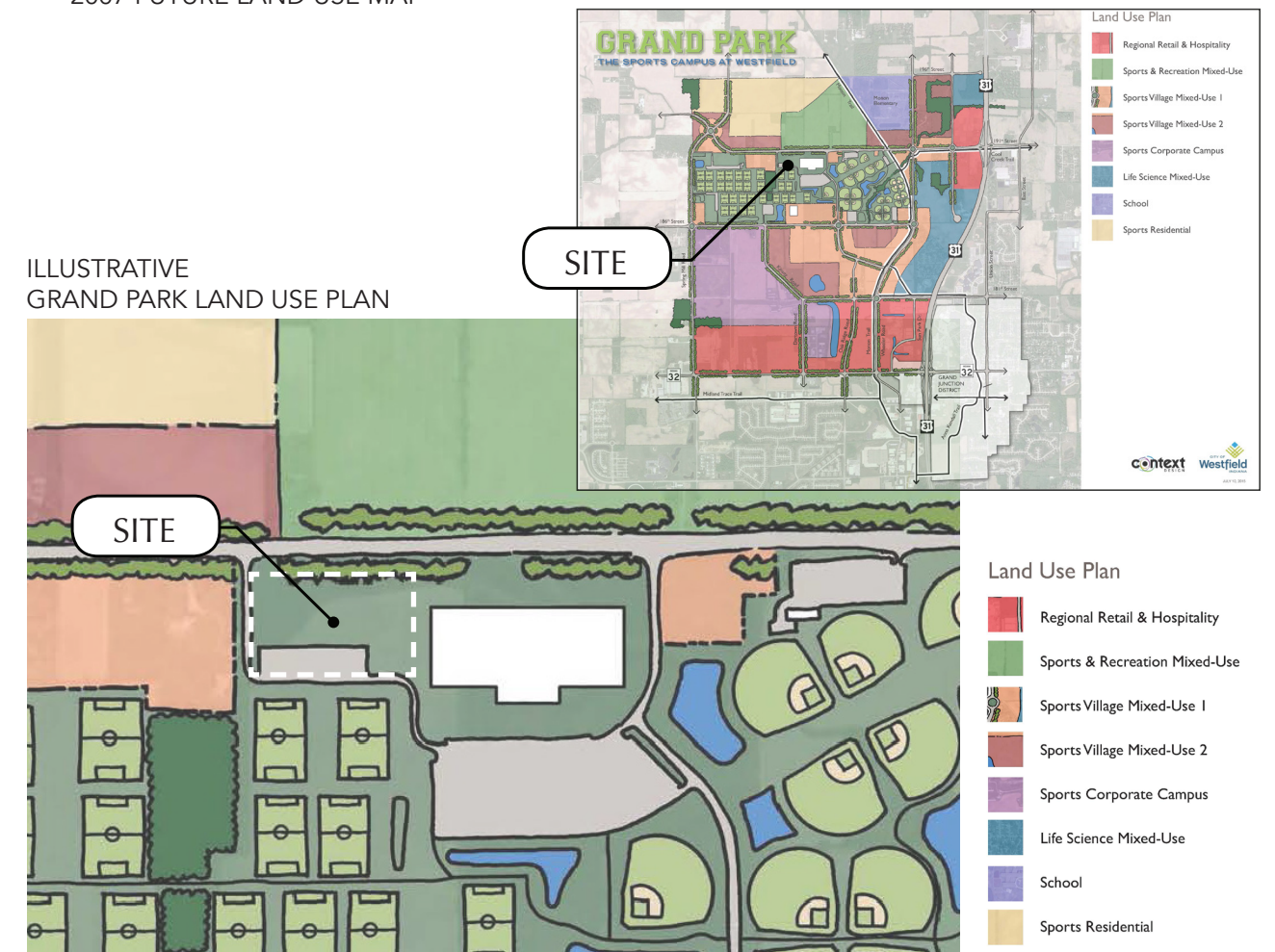
ZONING MAP



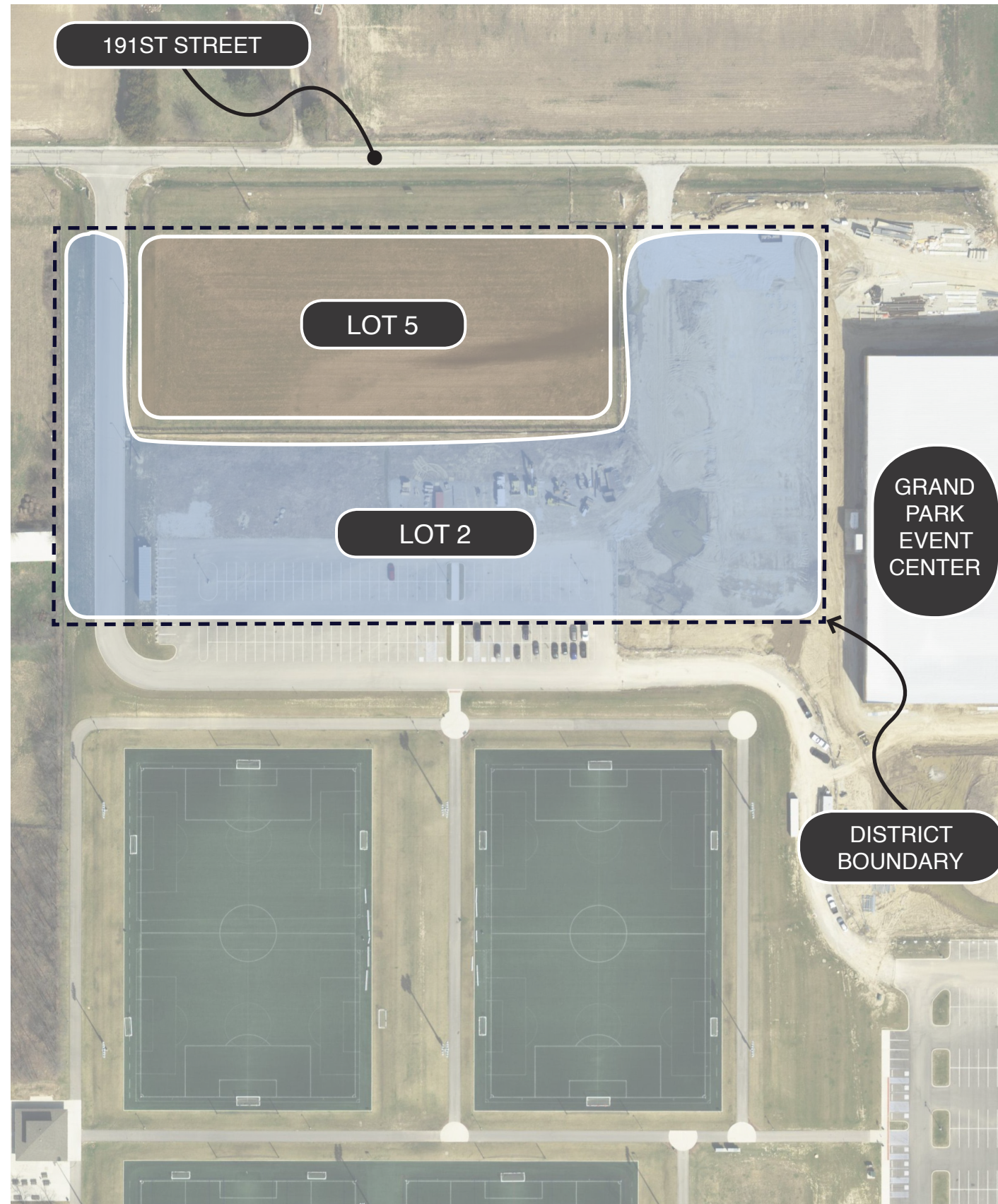
COMPREHENSIVE PLAN



ILLUSTRATIVE
GRAND PARK LAND USE PLAN



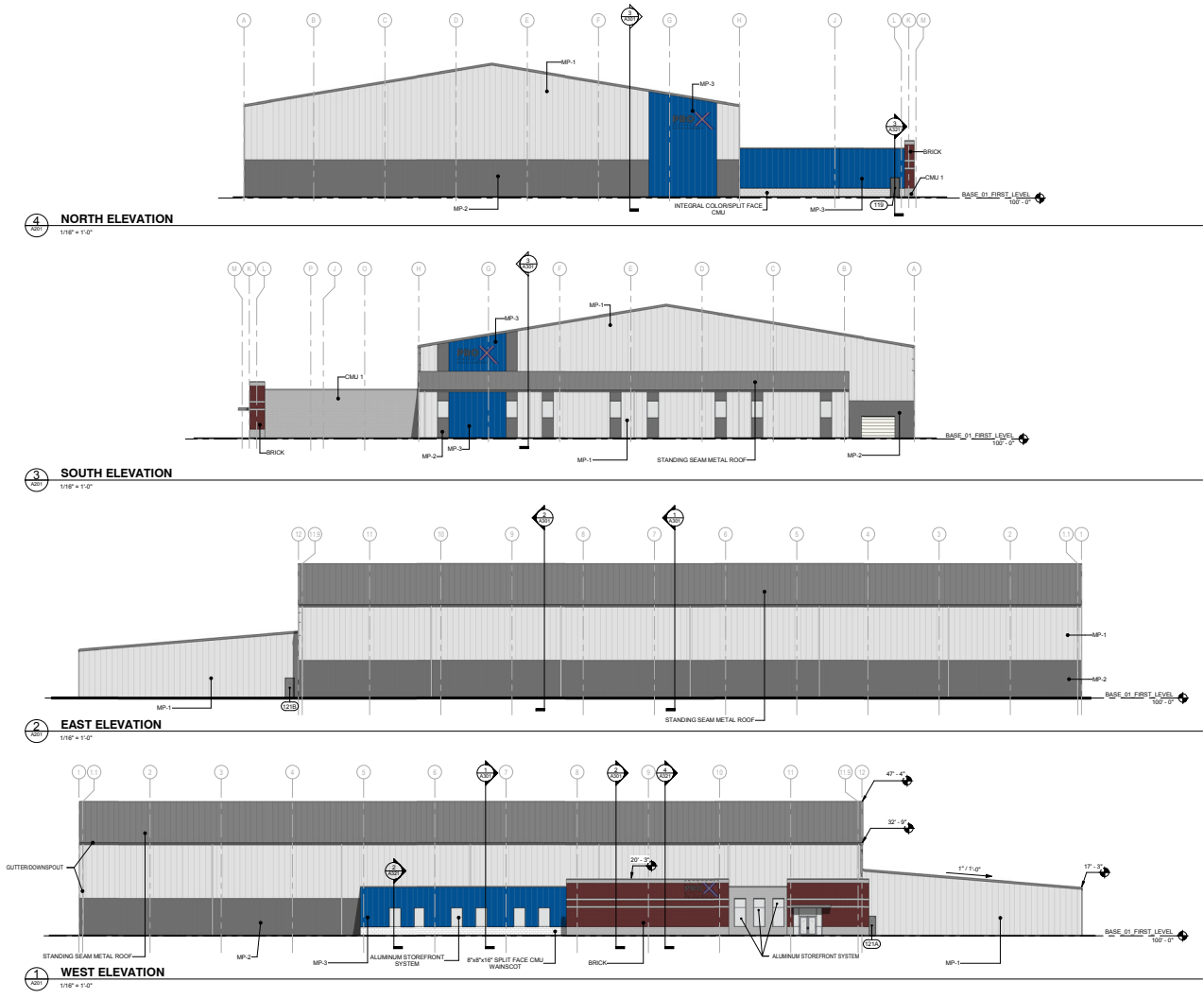
CONCEPTUAL PLAN EXHIBIT



ILLUSTRATIVE SITE LAYOUT



ILLUSTRATIVE CHARACTER EXHIBITS



ORDINANCE NUMBER 17-44

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK INDOOR SPORTS AND RECREATION FACILITY PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 14-35 (1408-PUD-12), known as the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District Ordinance (the "GPEC PUD Ordinance"), on September 22, 2014;

WHEREAS, the Common Council enacted Ordinance No. 15-26 (1509-PUD-17), an amendment the GPEC PUD Ordinance known as the "Haven at Grand Park Ordinance", on September 14, 2015;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-25**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1712-PUD-25** to the Common Council with a _____ recommendation (___ - __) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District (the “District”). The Haven at Grand Park Ordinance is hereby repealed and replaced by this Ordinance. This Ordinance shall be referred to as the “GPEC Amendment: Lot 2 and Lot 5”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the GPEC PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the GPEC PUD Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance or the GPEC PUD Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate consists of two (2) Lots, as depicted on the Concept Plan and labeled as Lot 2 and Lot 5 (individually or collectively, “Lot”). Development of each Lot, as amended, shall be regulated as set forth in this Ordinance.

Section 4. Illustrative Layout. The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”), as set forth by the GPEC PUD Ordinance.

Section 6. Permitted Uses. The only uses permitted on the Real Estate shall include:

- 6.1 Indoor athletic training facility and uses contained therein, including but not limited to: offices, retail sales, athletic and recreational uses (i.e. strength and

conditioning services and equipment, weight training, locker rooms, batting cages, indoor training fields and equipment), rehabilitation and recovery services, and other temporary or permanent similar and associated uses as may be determined by the Director.

- 6.2 Hotel; dormitory.
- 6.3 Restaurant, Sit Down.
- 6.4 Office (Office, Medical; Office, Professional; Office, General Services).
- 6.5 Health, fitness and exercise center.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified by the GPEC PUD Ordinance as set forth below:

- 7.1 Minimum Lot Frontage: No minimum
- 7.2 Minimum Building Setbacks: Ten (10) feet
- 7.3 Maximum Building Height: Eighty-five (85) feet

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as modified below.

- 8.1 Article 6.3 Architectural Standards: Shall not apply; rather, Buildings shall be in substantial compliance with the “Illustrative Character Exhibit”, attached hereto as **Exhibit D**. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of structures permitted to be constructed and that contribute to the District’s intent and vision for each Lot. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

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

- A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per one (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (20) shrubs.
- B. Article 6.8(N) Buffer Yard Requirements: Shall not apply.
- C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications: (i) A minimum of one (1) interior Parking Area island shall

be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs; (ii) if Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

8.3 Article 6.14 Parking and Loading Standards: Shall apply; however, no minimum off-street parking shall be required. Rather, off-street parking shall be shared with adjacent properties within the Grand Park Sports Campus and is planned to be provided on the Real Estate as generally depicted on the Illustrative Character Exhibit.

8.4 Article 6.17 Sign Standards: Shall apply, except as modified below:

- A. All signs shall be consistent in theme and design with the Grand Park Sports Campus (e.g., color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the Director.
- B. Buildings shall be permitted one (1) square foot of Sign Area for each one (1) lineal foot of Building Façade and may be located on any Building Façade.
- C. Informational Signs, Interior Circulation Signs, and Entrance Signs shall be consistent in theme and design with the Grand Park Sports Campus (e.g., color, style, lighting, size, etc.) and may contain tenant information.

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

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

**[Remainder of this page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-44** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-44**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-44**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D-1	Illustrative Character Exhibit
Exhibit D-2	Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE

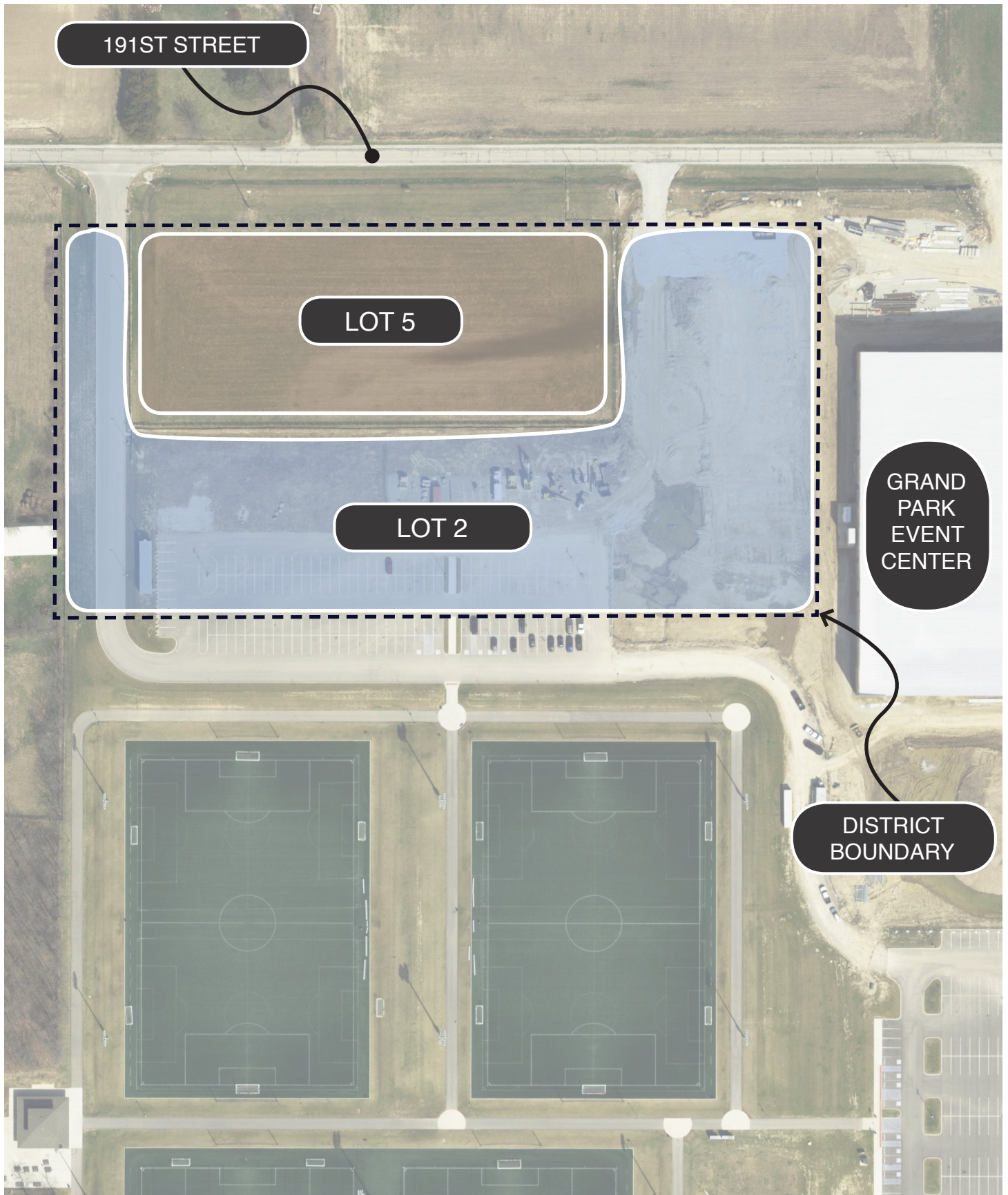
This description includes two (2) parcels of land:

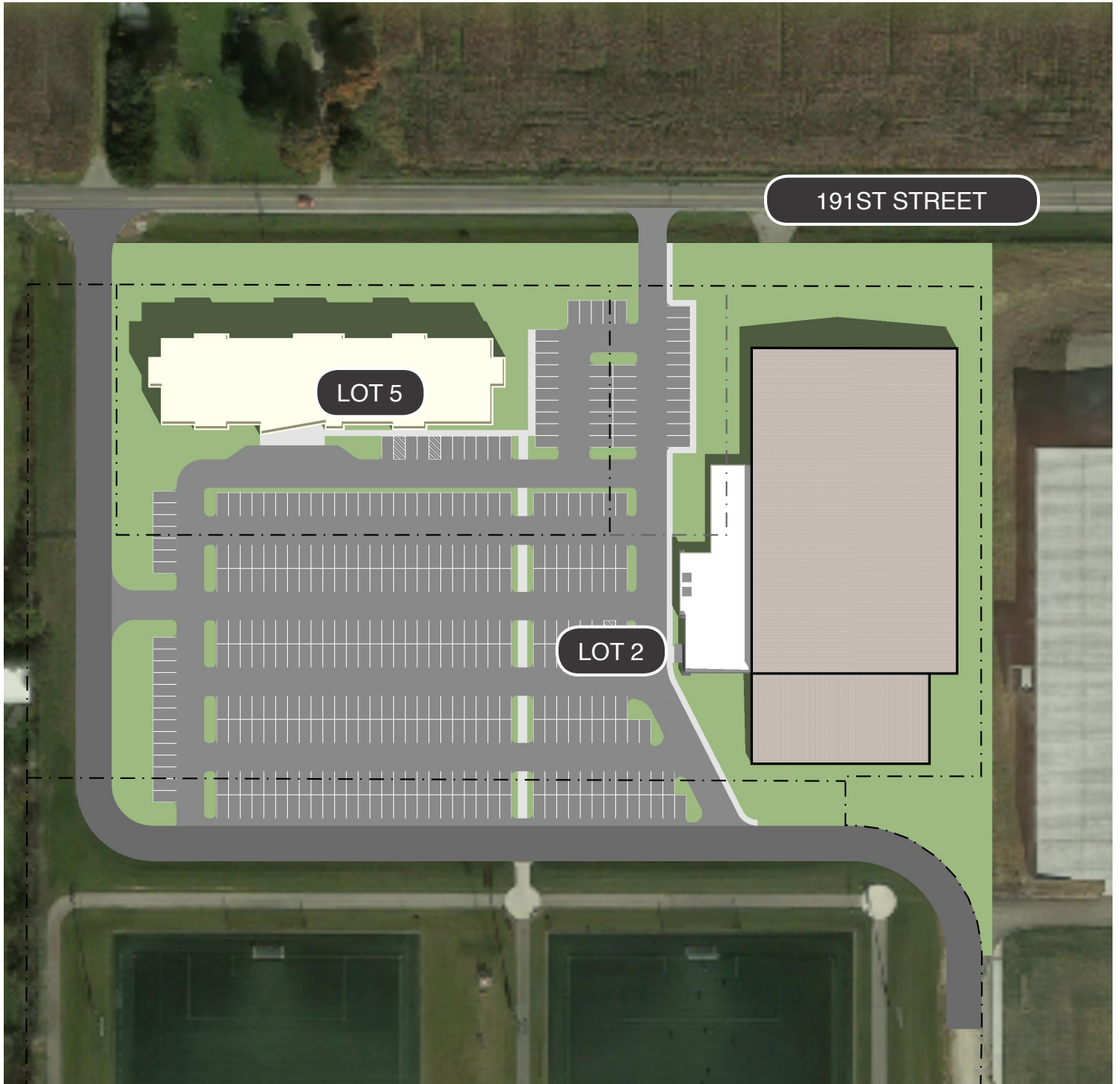
PARCEL I (Parcel No: 08-05-26-00-01-002.000):

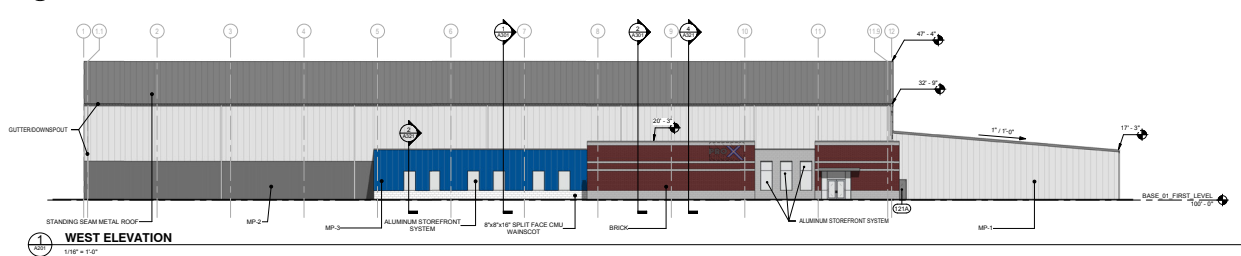
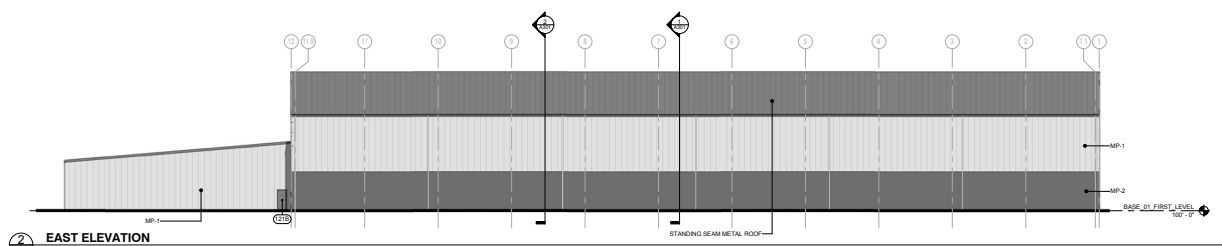
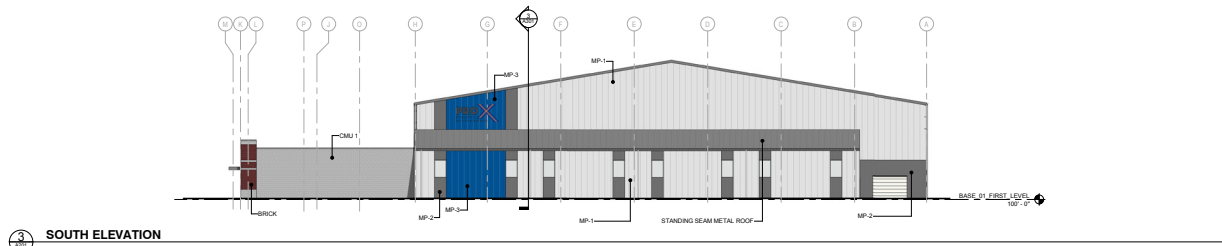
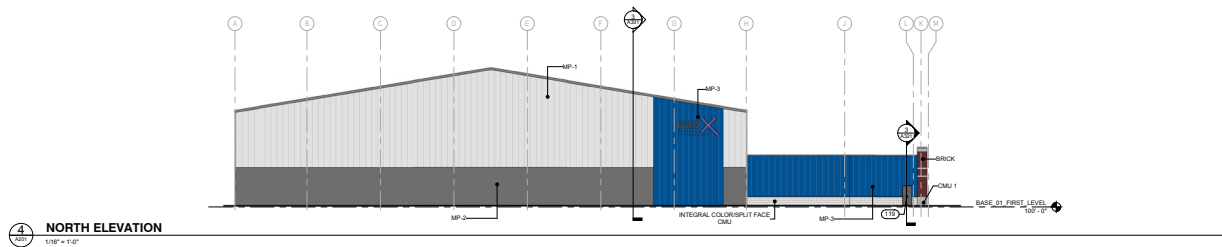
Lot Two (2) in Grand Park Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.

PARCEL II (Parcel No: 08-05-26-00-01-005.000):

Lot Five (5) in Grand Park Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.









ORDINANCE NUMBER 14-35

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a planned unit development ordinance (the “Grand Park Indoor Sports and Recreation Facility PUD Ordinance”) to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on September 2, 2014 for a petition (Docket 1408-PUD-12), filed by Holladay Properties requesting to rezone lands within the City;

WHEREAS, the Commission took action to forward said petition (Docket 1408-PUD-12) to the Westfield City Council (the “Council”) with a favorable recommendation (by a vote of 7 in favor and 0 opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on September 15, 2014;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on September 16, 2014;

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:**

SECTION 1. APPLICABILITY OF ORDINANCE.

- 1.1 This PUD District Ordinance (the “Ordinance”) applies to the subject real estate more particularly described in Exhibit A attached hereto and incorporated herein (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made

inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Indoor Athletic Field Facility and uses contained therein, including but not limited to the following: Office, Restaurant, Retail Sales, Athletic and Recreational Uses, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director").

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Lot Frontage on Road – none.
- 3.2 Minimum Setback Lines
 - A. Minimum Front Yard building setback – ten (10) feet.
 - B. Minimum Side Yard building setback – ten (10) feet.
 - C. Minimum Rear Yard building setback – ten (10) feet.
- 3.3 Building Height shall not exceed eighty-five (85) feet.
- 3.4 No Off-Street Parking shall be required on the Real Estate. Off-street parking shall be shared on adjacent property within the Grand Park Sports Campus. A parking easement shall be provided for during platting.
- 3.5 Building Orientation: The building orientation standards of the Zoning Ordinance shall apply. Modifications to the building orientation standards may be made as approved by the ECD Director.
- 3.6 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B. Modifications to the building materials and elevations may be made as approved by the ECD Director.
- 3.7 Landscaping: The landscaping plan attached hereto and incorporated herein by Exhibit C shall be the landscaping plan for the Real Estate.
 - A. Landscaping shall be installed in substantial compliance with the plantings shown on Exhibit C.

- B. Dumpster enclosure shall be screened per the requirements of the Zoning Ordinance.
 - C. All HVAC equipment shall be screened per the requirements of the Zoning Ordinance.
 - D. Modifications to the required landscaping may be made as approved by the ECD Director.
- 3.8 Lighting: The standards of the Zoning Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.
- 3.9 Signage: the standards of the Zoning Ordinance shall apply with the following exceptions:
- A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.
 - B. Wall signs shall be individual letters with reverse lighting.
 - C. Ground signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.
 - D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Zoning Ordinance. Modifications to the signage may be made as approved by the ECD Director.
 - E. Temporary Signage shall only be permitted as approved by the ECD Director.

SECTION 4. APPROVAL. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 22 day of September, 2014.

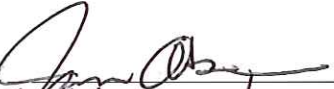
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 22 DAY OF September, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain


Jim Ake

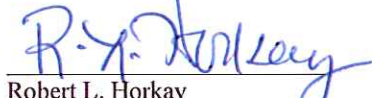
Jim Ake

Jim Ake


Steven Hoover

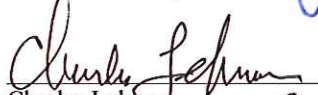
Steven Hoover

Steven Hoover


Robert L. Horkay

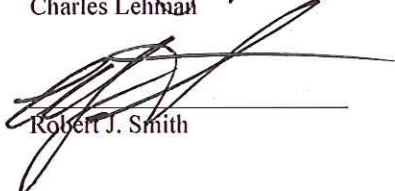
Robert L. Horkay

Robert L. Horkay


Charles Lehman

Chuck Lehman

Chuck Lehman


Robert J. Smith

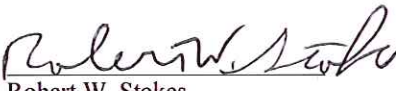
Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric


Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

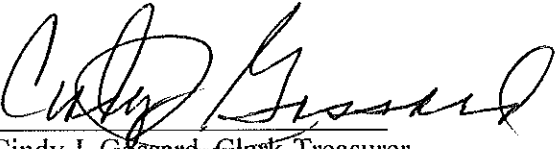

Cindy L. Gossard, Clerk-Treasurer



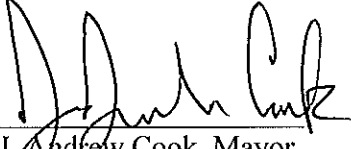
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP
Assistant Director of Economic and Community Development
City of Westfield, 2728 East 171st Street, Westfield, IN 46074
317-804-3170

I hereby certify ORDINANCE 14-35 was delivered to the Mayor of Westfield on the
23 day of Sept., 2014, at 8:30 : am.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-35
this 23 day of Sept., 2014.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-35
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

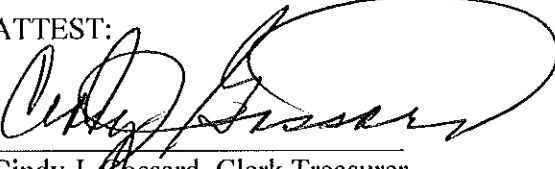
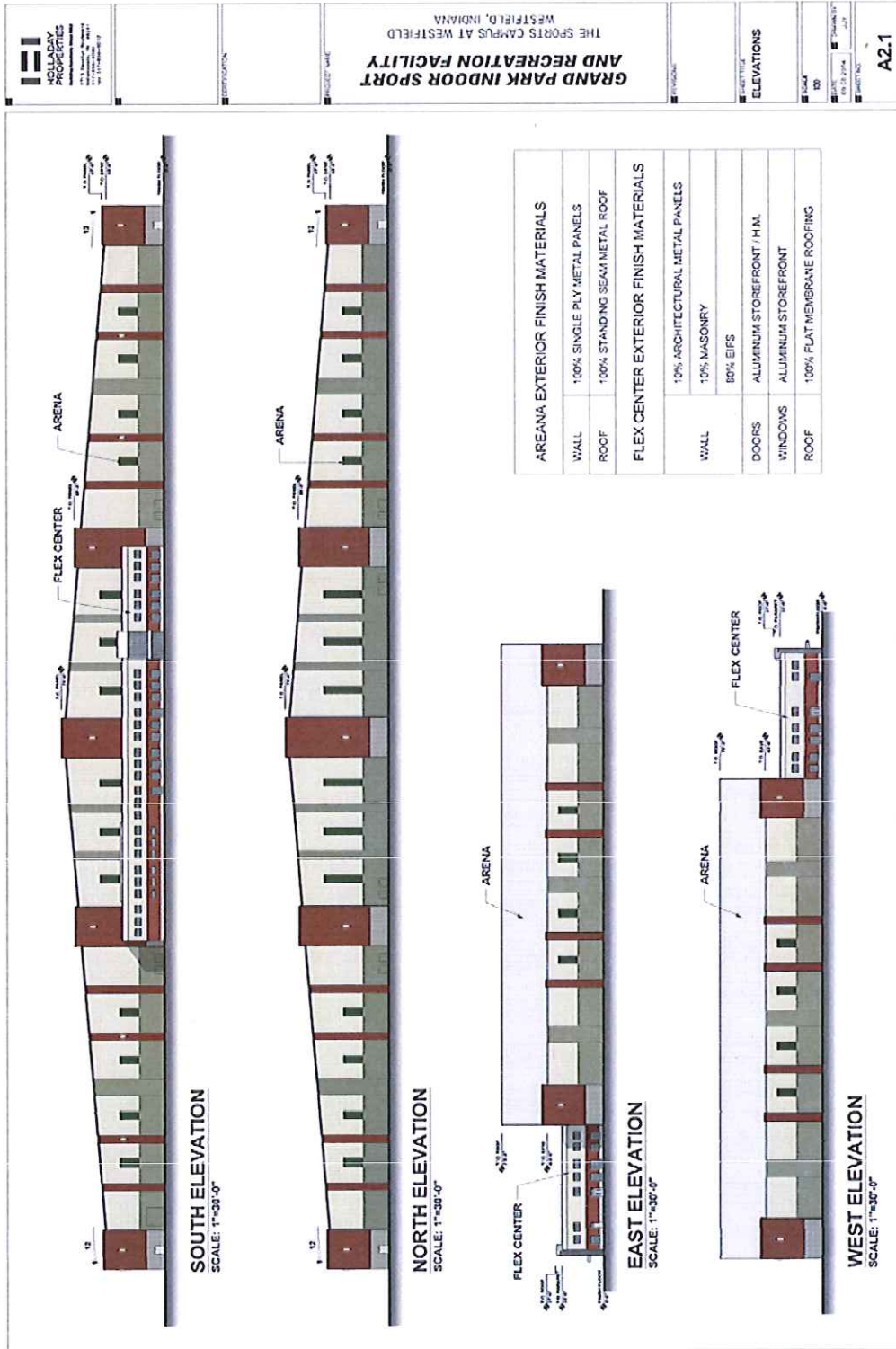

Cindy J. Gossard, Clerk Treasurer

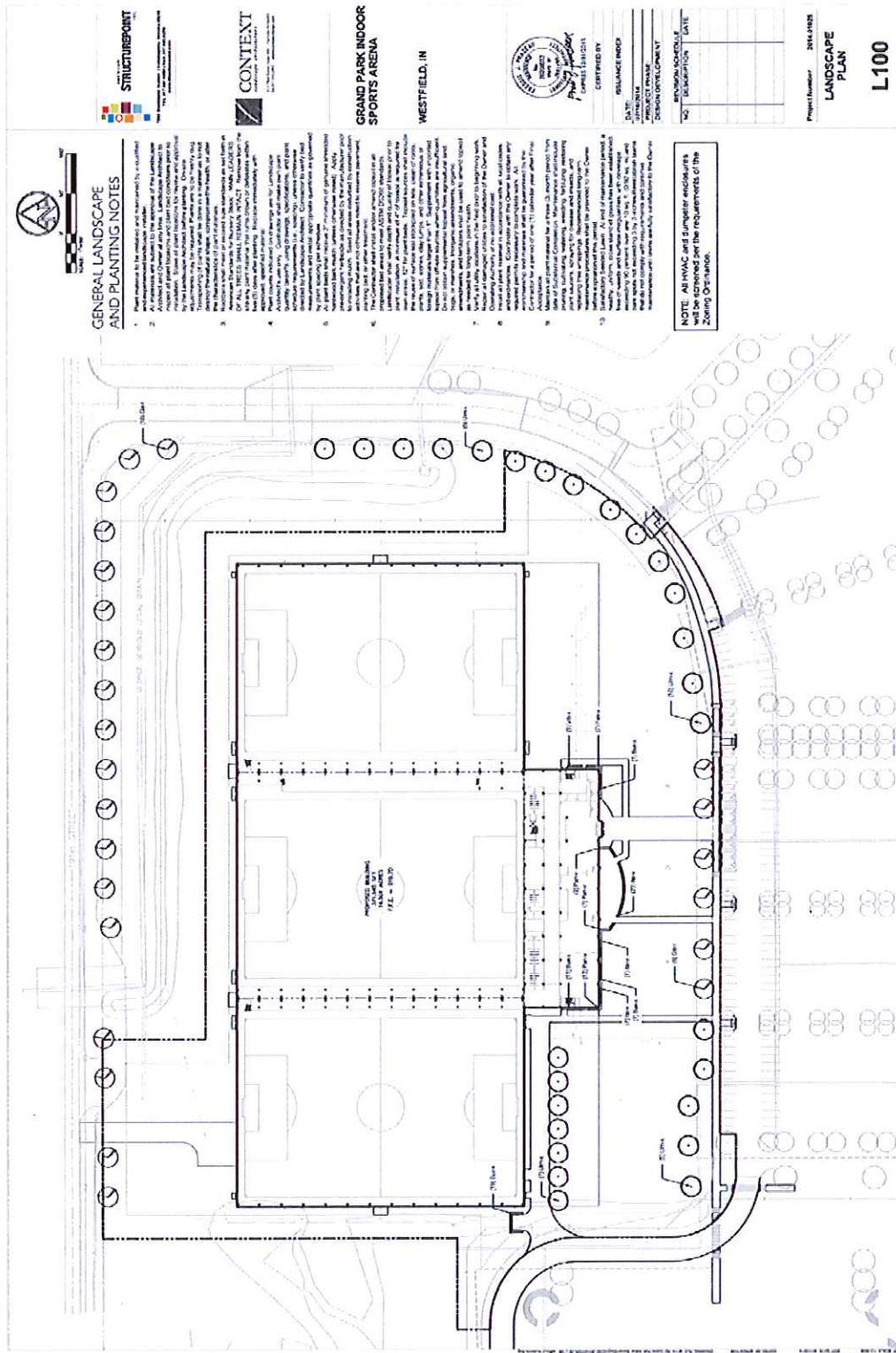
EXHIBIT A – LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the Northeast Corner of said Quarter Section; thence South 89 degrees 54 minutes 07 seconds West 1,196.82 feet along the north line of said Quarter Section; thence South 00 degrees 00 minutes 07 seconds East 40.00 feet to the point of beginning of this description; thence South 00 degrees 00 minutes 07 seconds East 131.49 feet; thence North 90 degrees 00 minutes 00 seconds East 639.08 feet; thence South 00 degrees 00 minutes 00 seconds East 380.00 feet; thence North 90 degrees 00 minutes 00 seconds East 101.94 feet; thence southwesterly 221.70 feet along an arc to the right having a radius of 336.00 feet and subtended by a long chord having a bearing of South 30 degrees 53 minutes 39 seconds West and a length of 217.77 feet; thence South 45 degrees 36 minutes 00 seconds East 28.62 feet; thence southwesterly 149.81 feet along an arc to the right having a radius of 364.50 feet and subtended by a long chord having a bearing of South 61 degrees 09 minutes 11 seconds West and a length of 148.75 feet; thence North 17 degrees 04 minutes 23 seconds West 20.00 feet; thence westerly 96.13 feet along an arc to the right having a radius of 348.57 feet and subtended by a long chord having a bearing of South 80 degrees 52 minutes 39 seconds West and a length of 95.82 feet; thence North 89 degrees 54 minutes 40 seconds West 539.70 feet; thence South 00 degrees 05 minutes 20 seconds West 20.00 feet; thence North 89 degrees 54 minutes 40 seconds West 42.79 feet; thence northwesterly 132.02 feet along an arc to the right having a radius of 80.00 feet and subtended by a long chord having a bearing of North 47 degrees 16 minutes 39 seconds West and a length of 117.54 feet; thence North 00 degrees 00 minutes 00 seconds East 122.52 feet; thence northwesterly 172.79 feet along an arc to the left having a radius of 110.00 feet and subtended by a long chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 155.56 feet; thence North 90 degrees 00 minutes 00 seconds West 5.92 feet; thence North 00 degrees 00 minutes 00 seconds East 41.56 feet; thence North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence North 00 degrees 00 minutes 00 seconds East 451.06 feet; thence North 89 degrees 54 minutes 07 seconds East 250.91 feet to the point of beginning and containing 14.501 acres, more or less.

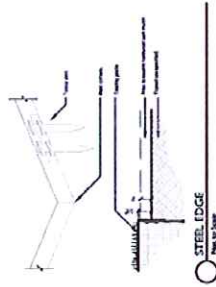
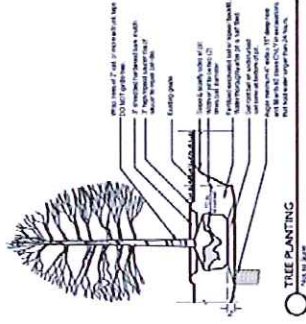
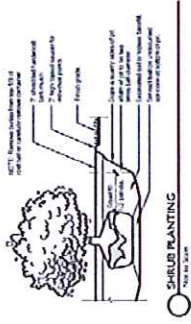
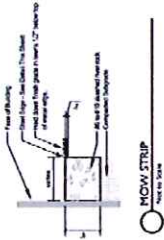
EXHIBIT B – BUILDING ELEVATIONS



(page 1 of 2)



(page 2 of 2)

[illegible]

STRUCTUREPOINT
INC.

1000 Thompson Station • Thompson Station, TN 37189
Tel: 615.267.4600 • Fax: 615.267.4610
www.structurepoint.com

CONTEXT
an interdisciplinary journal of
 contemporary thought and culture

GRAND PARK INDOOR
SPORTS ARENA

WESTFIELD, IN



DATE	ISSUANCE PRICE
INTEREST	
PROJECT NAME	
DESIGN DEVELOPMENT	
FINANCIAL SCHEDULE	
NO.	DESCRIPTION

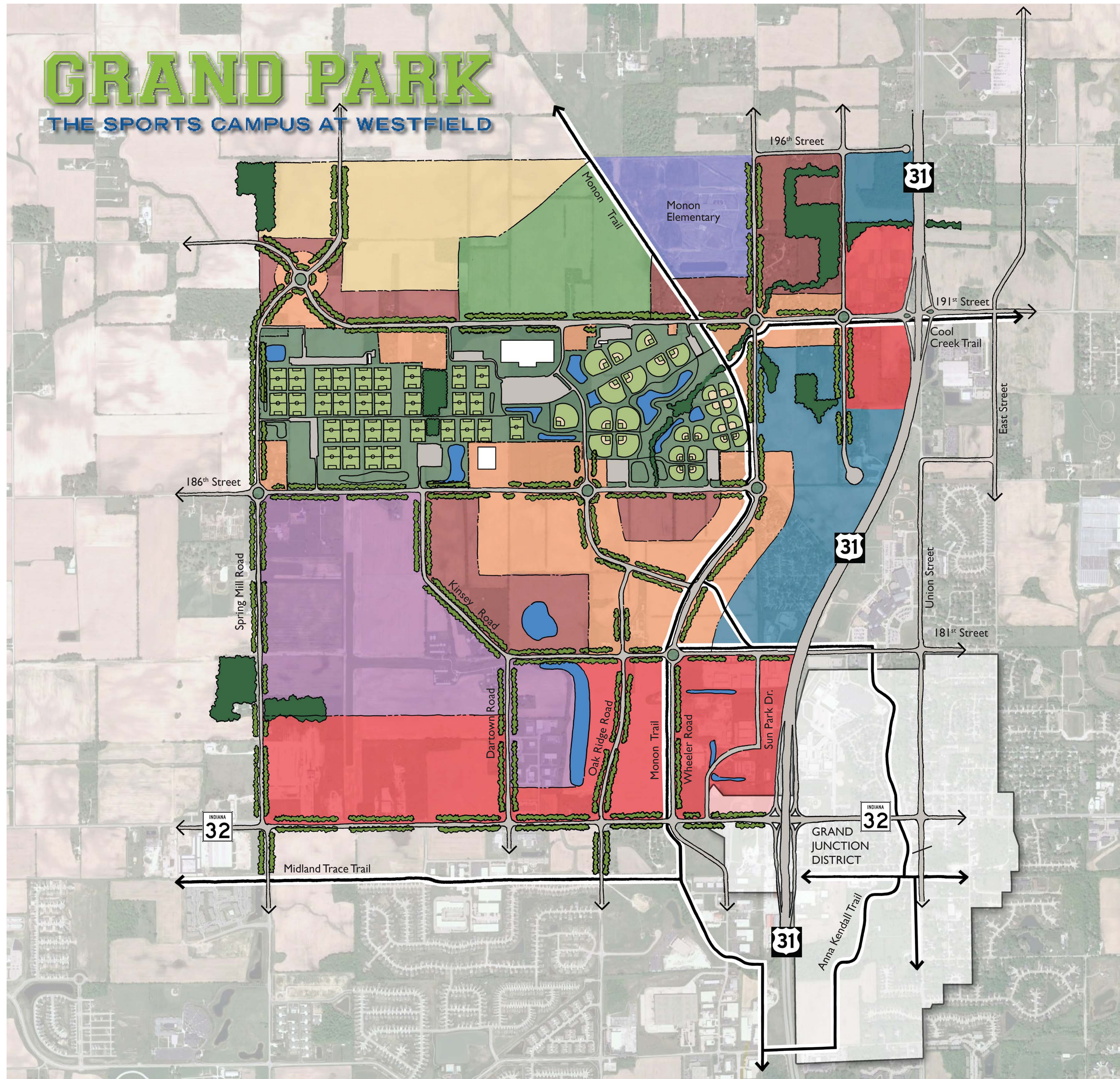
Project Number: 3414.010216

**LANDSCAPE
DETAILS**

L101

GRAND PARK

THE SPORTS CAMPUS AT WESTFIELD



Land Use Plan

- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential



Family Sports Capital

Addendum

to the Westfield Washington
Township Comprehensive Plan

August 2009

City of
Westfield

Indiana 1834

“Old Town Charm, New City Style”

Executive Summary

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the “Sports Commission”). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase 1 Report”, July 24, 2009 (the “Report”), identifies the following goals for the Westfield community

- **Provide** intergenerational health, recreation and sporting opportunities within the City of Westfield (the “City”) and **provide** facilities for state, regional and national tournaments;
- **Cooperate** with the Hamilton County Convention and Visitor’s Bureau (“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: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining and lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the “Complex”) is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

APPENDIX H – FAMILY SPORTS CAPITAL ADDENDUM II



Family Sports Capital Addendum II to the Westfield – Washington Township Comprehensive Plan

December 2010

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Commission (the “Sports Commission”). The Commission has extensively studied possible locations for a regional/national intergenerational sports facility within the City of Westfield. The Commission has completed its analysis and recommends the location identified in Exhibit A. To the extent that the policies and recommendations set forth in this Addendum conflict with the recommendations of the Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan and previously adopted addenda.

The Family Sports Capital of America Vision

The City of Westfield (the “City”) wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with a multigenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, for the Sports Campus.

- The Sports Campus should be designed to at least support Westfield youth and family sports
- The Sports Campus should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) diamond sports (including, but not limited to, baseball and softball); and (3) indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Sports Campus should include facilities to support the hosting of championship level amateur sports tournaments.
- In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A attached hereto and made a part hereof. This area shall be referred to as the Family Sports Capital of America (the “Sports Capital”).

The Family Sports Capital of America Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase I Report,” July 24, 2009 (the “Report I”), identifies the following goals for the Westfield community:

- 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: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Sports Commission Phase I Report

As the Sports Commission concludes in its Report I, creation and development of the Sports Campus is a viable endeavor for the City. The Sports Commission recommends that the City and HCCVB continue with planning efforts for such facilities. The Sports Commission plans to perform additional analyses as prompted by the City to further this effort as well.

Sports Commission Findings

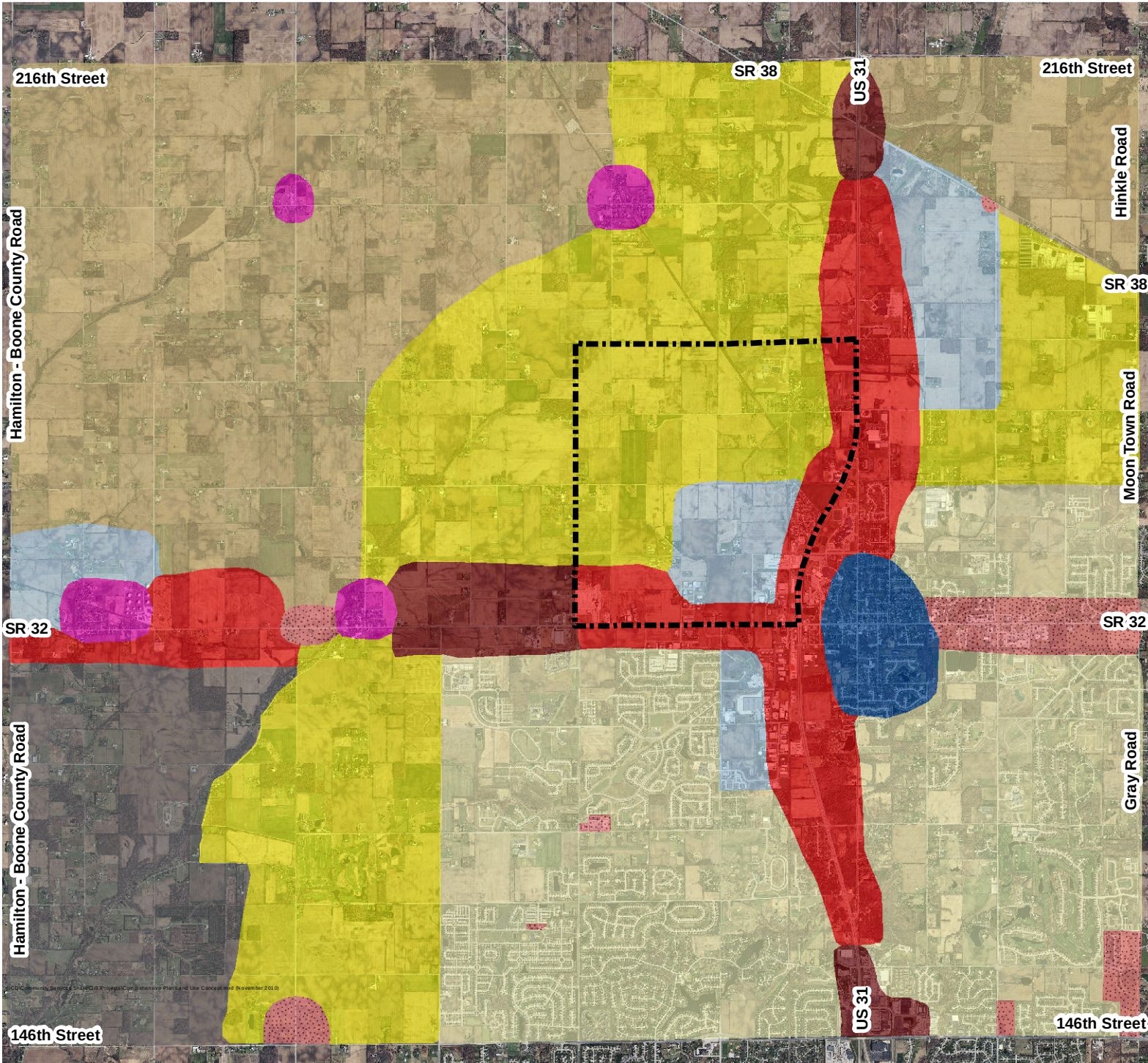
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Sports Campus can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's multigenerational sports concept. This concept aligns well with the economic development goals and objectives of the City as well.

Sports Commission Phase II Report

The Sports Commission, in its report titled “Westfield Family Sports Complex, Phase II Report,” September 28, 2010 (the “Report II”), further defines the scope of initial sports to be offered at the Sports Campus, and identifies the Commission’s preferred location for the Sports Capital.

Sports Commission Findings

- The Scope of Sports Subcommittee of the Sports Commission determined that the sports to be initially offered within the Sports Campus should be selected based on demand, mission, stakeholders, cost and the ability of the Sports Campus to conduct multiple sports on fields designed to accommodate a variety of sport uses.
- The Sports Commission identified that the following field sports meet the requirements identified in the paragraph above soccer, football, lacrosse, rugby, field hockey, baseball, and softball; and, the following indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer league, travel and personal training use.
- The Location Subcommittee of the Sports Commission met with and exchanged information with developers several times during the Sports Capital siting process. The following primary criteria were used to identify the most appropriate location:
 - Site Access;
 - Suitability for contemplated sports;
 - Proximity to other city investment; and
 - Potential for economic development.
- The Sports Commission has recommended, unanimously, that the area identified in Exhibit A should be selected for the Sports Capital. This area is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

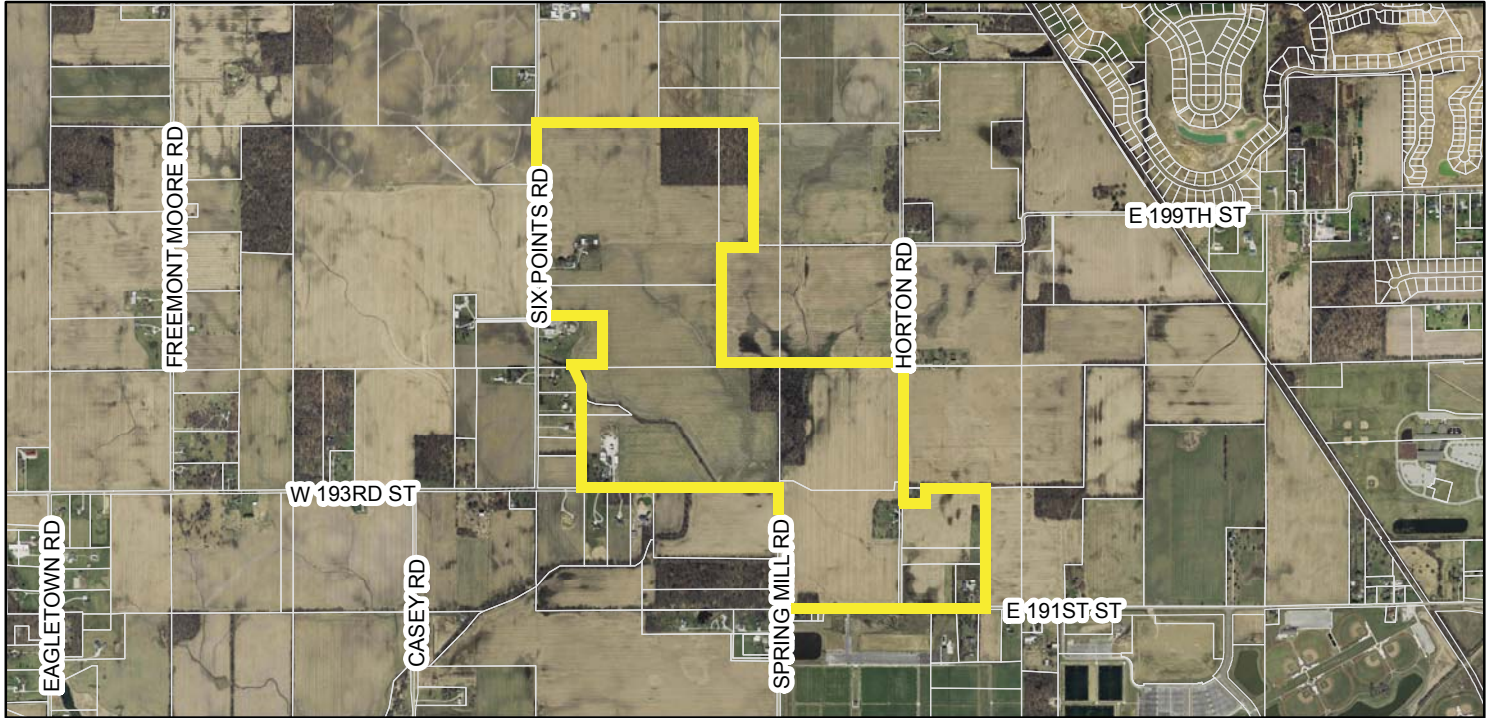
DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



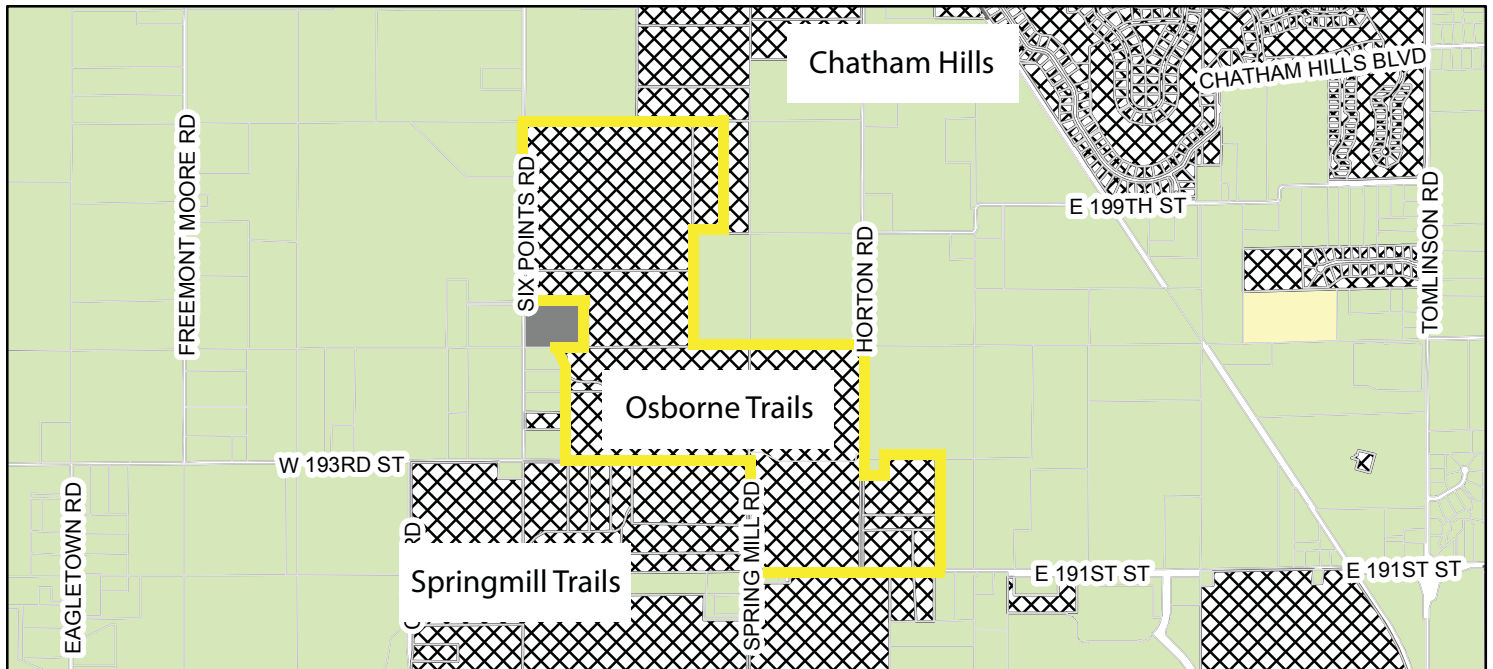
Property Location Map
1711-ODP-11 & 1711-SPP-11
Osborne Trails



Aerial Location Map



Zoning Map

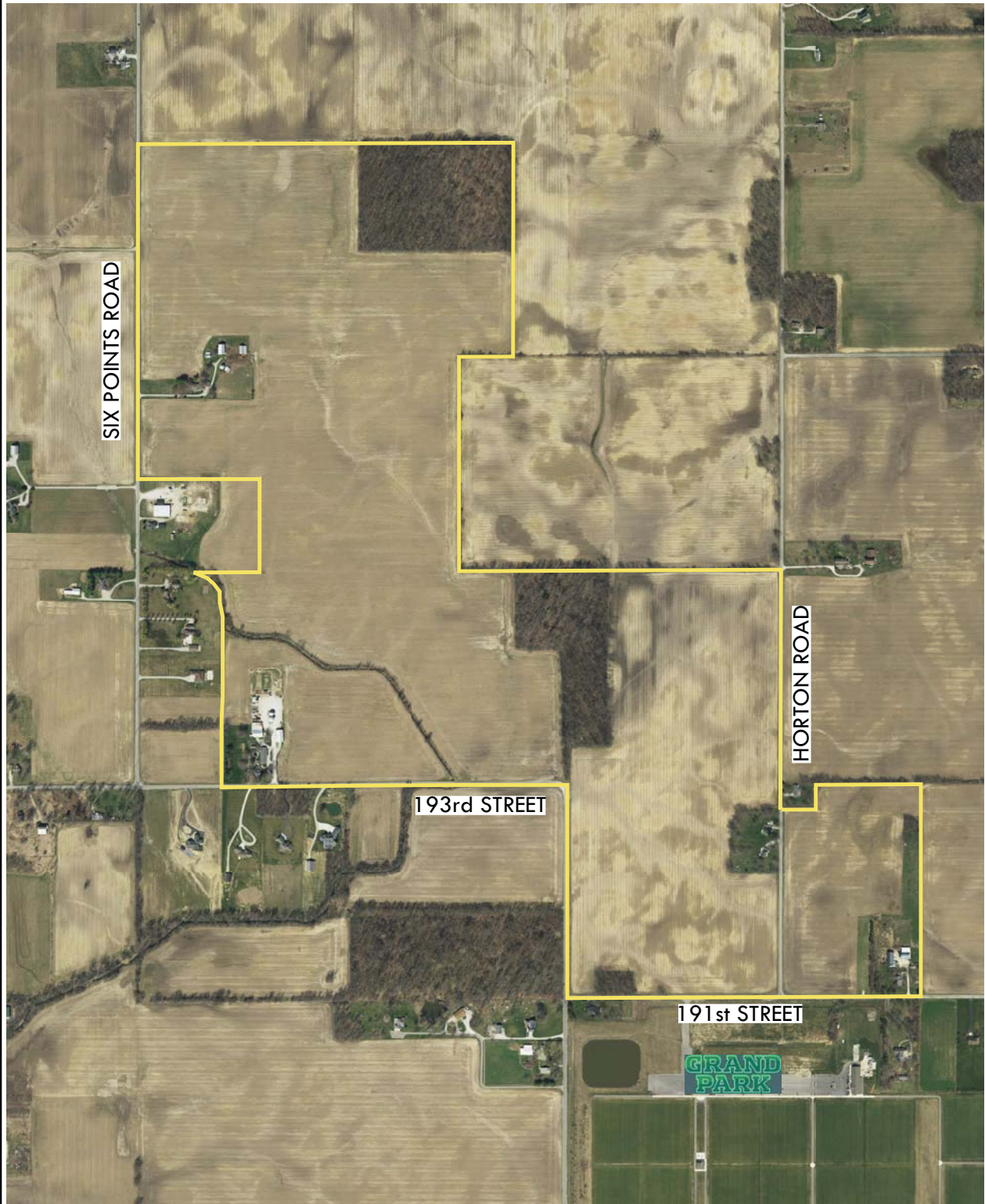


Legend

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

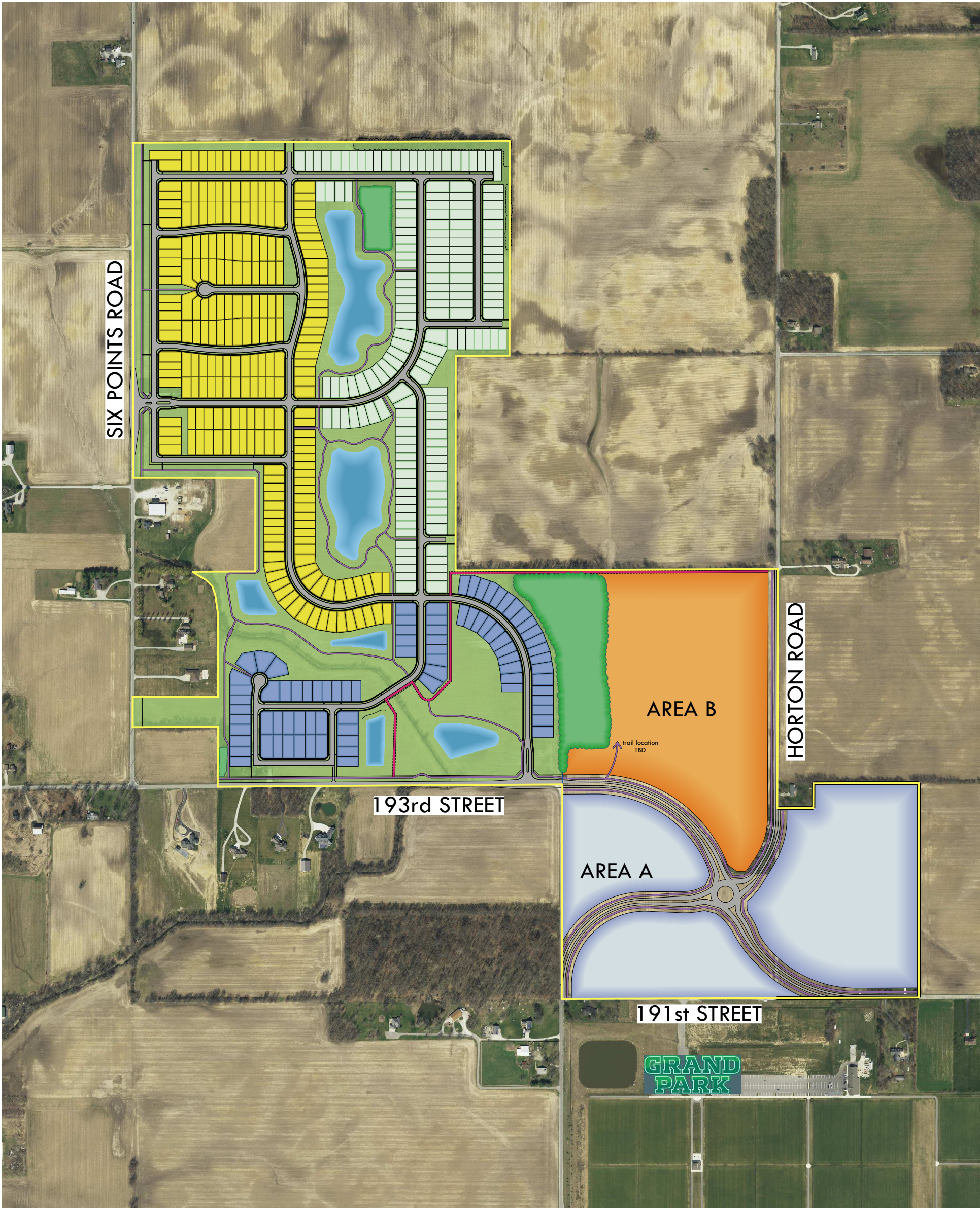
OSBORNE TRAILS

Westfield, Indiana



OSBORNE TRAILS

Westfield, Indiana



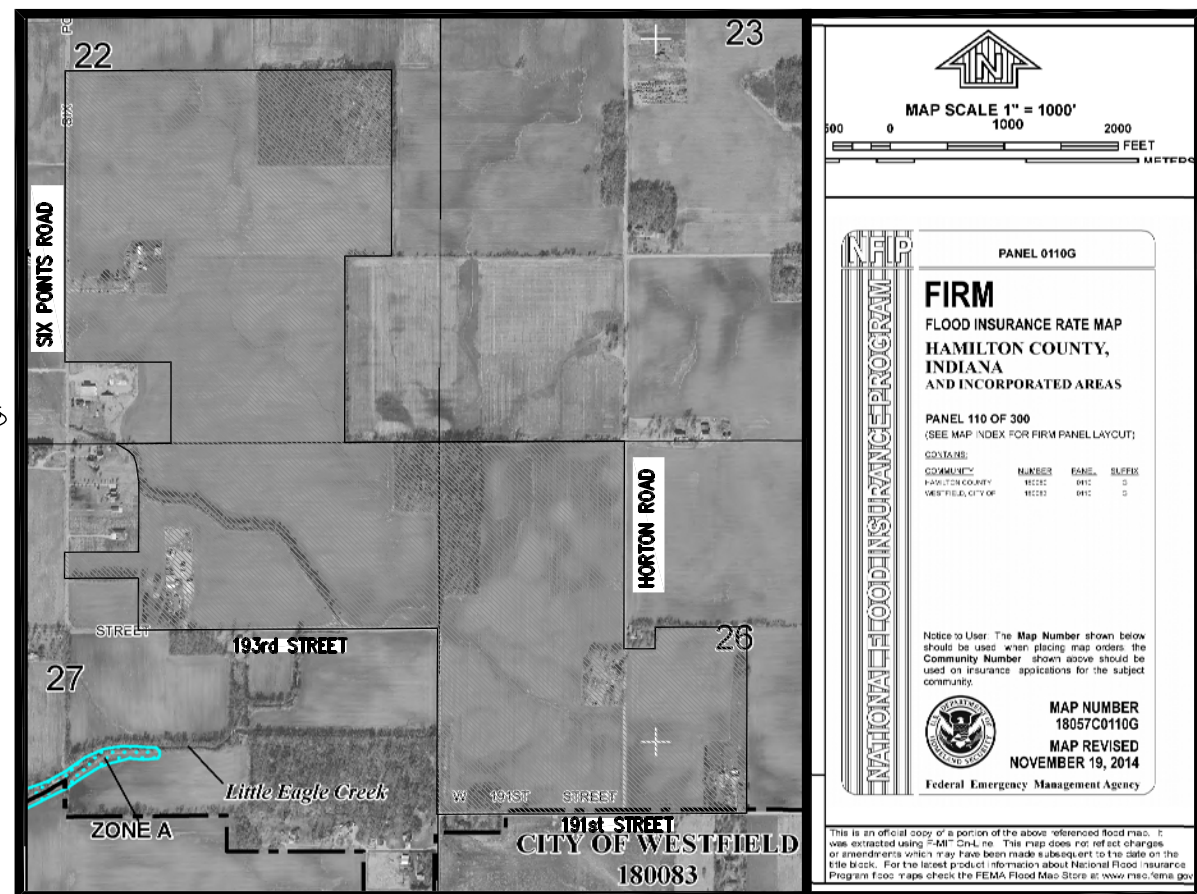
- 49'x130'
- 50'x130'
- 60'x130'
- 5' sidewalk
- 8' trail
- 12' little eagle creek trail



STOEPPELWERTH

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

LOCATION MAP
SCALE: 1"=2000'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0110G DATED
NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C101-C134	PRIMARY PLAT / DEVELOPMENT PLAN
C900-902	LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 11-9-17 GDK

Overall Legal Description

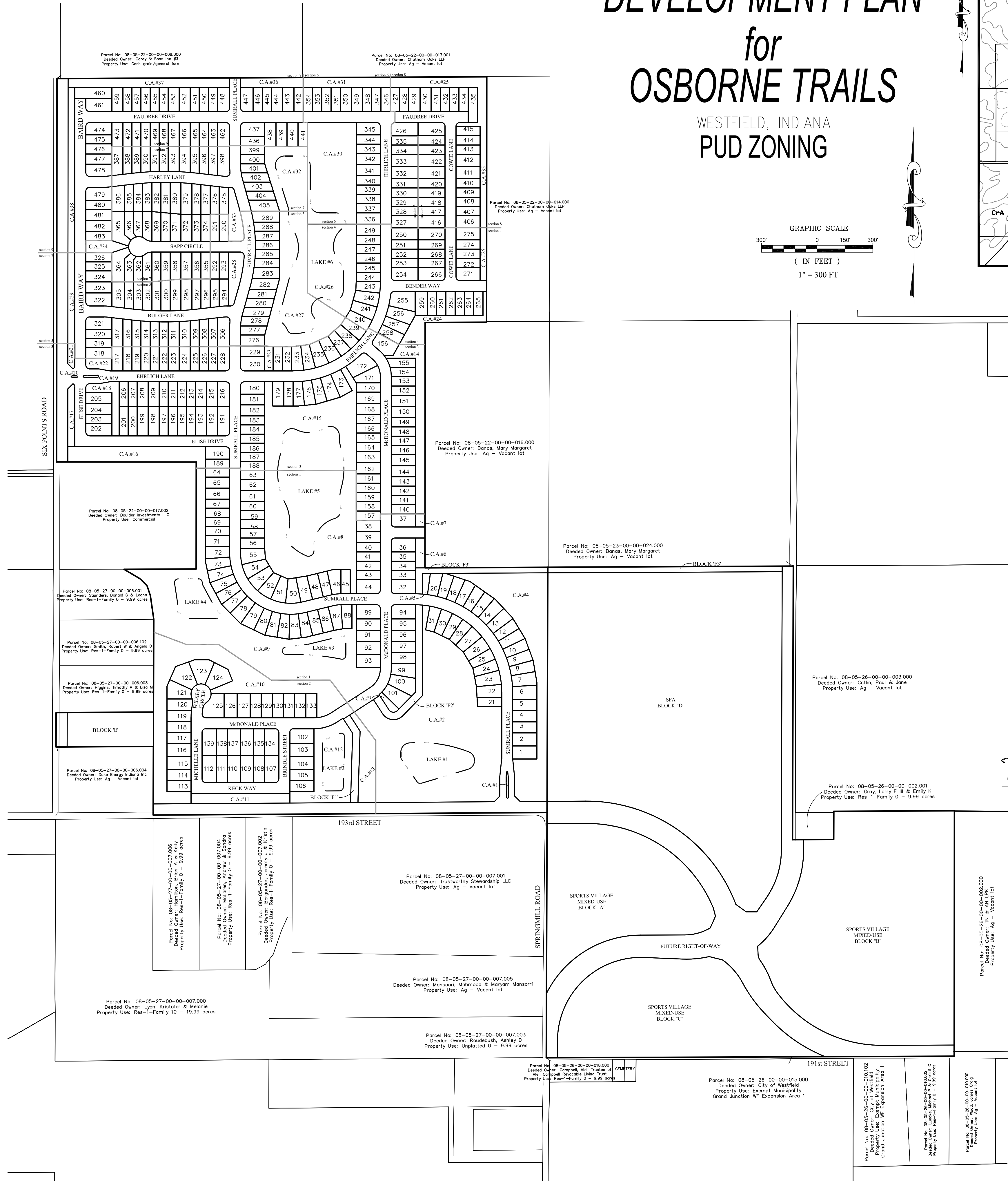
A part of the Southeast Quarter of Section 22 and part of the Northeast Quarter of Section 27, both in Township 19 North, Range 3 East, in Washington Civil Township, Hamilton County, Indiana, more particularly described as follows:

[illegible]

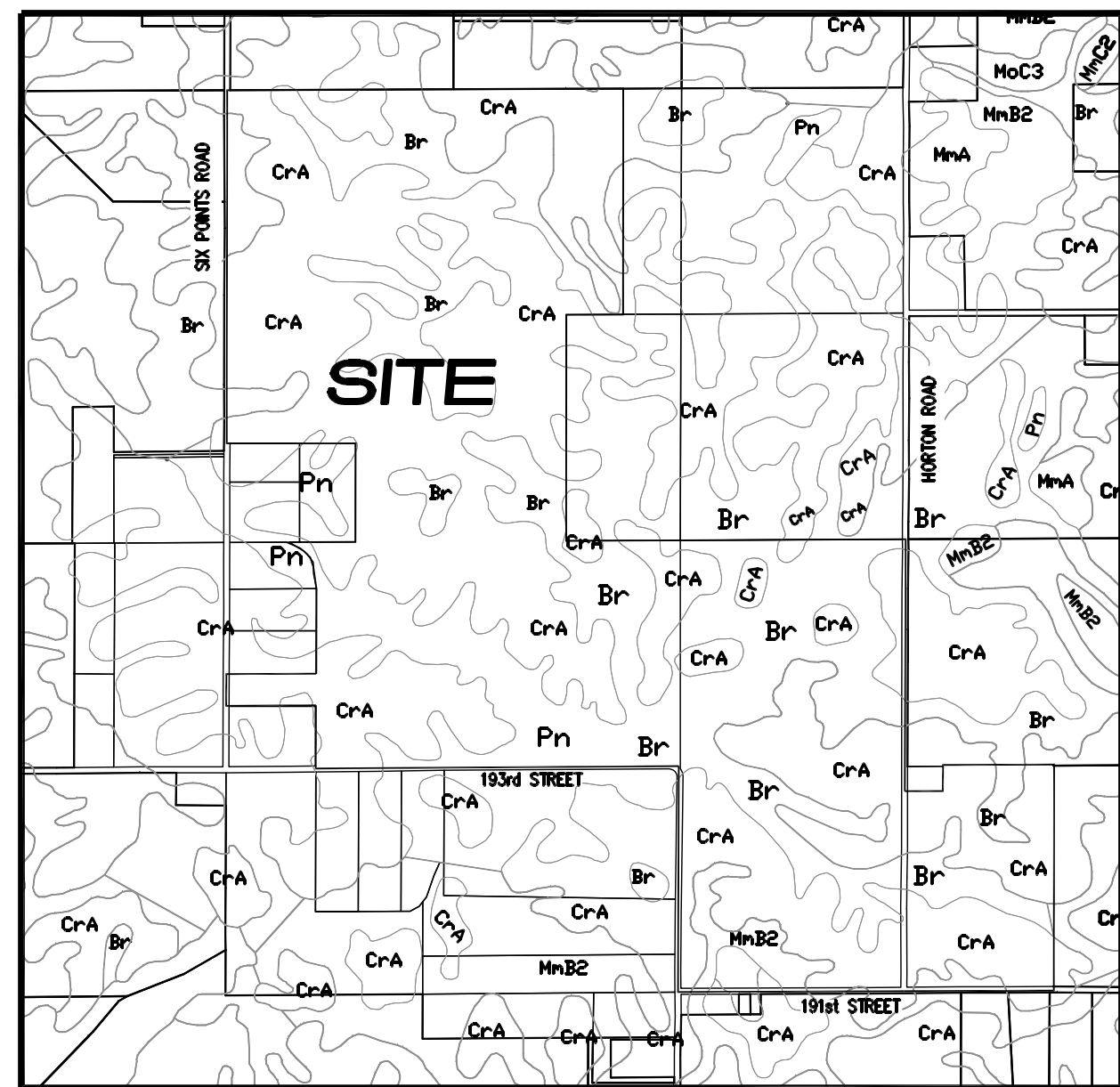
SF 4 Zoning:

A part of the Southeast Quarter of Section 22 and part of the Northeast Quarter of Section 27, both in Township 19 North, Range 3 East, in Washington Civil Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section 22; thence North 89 degrees 45 minutes 47 seconds East (assumed bearing) 2,316.32 feet along the North line of said Southeast Quarter to the Northeast corner of the West Half of the East Half of the Northeast Quarter of said Southeast Quarter; thence South 00 degrees 02 minutes 48 seconds West 1,321.98 feet along the East line of the West Half of the East Half of the Southeast corner of said West Half; thence South 89 degrees 44 minutes 37 seconds West 30.91 feet along the South line of said West Half to the Northeast corner of 60 acre parcel owned by Mary Margaret Banas recorded in Instrument No. 9709736562 in the Office of the County Clerk of the County of Lincoln, Nebraska; thence North 89 degrees 44 minutes 37 seconds East 30.91 feet to the Northeast corner of said 60 acre parcel; thence North 89 degrees 44 minutes 37 seconds East 1,322.09 feet to the South line of said Southeast Quarter; (2) North 89 degrees 43 minutes 26 seconds East 661.94 feet along the South line of said Southeast Quarter to the Northeast corner of the Northeast Quarter of said Section 27; thence South 00 degrees 10 minutes 36 seconds West 1,321.30 feet to the Southeast corner of the North Half of said Northeast Quarter; thence South 89 degrees 37 minutes 54 seconds West 2,127.72 feet along the South line of the North Half of said Northeast Quarter to the Southeast corner of the 4.46 acre parcel owned by Duke Energy; thence North 00 degrees 11 minutes 07 seconds East 370.00 feet; thence South 89 degrees 37 minutes 54 seconds West 525.00 feet to a point on the North line of said Southeast Quarter; (3) North 89 degrees 43 minutes 26 seconds East 661.94 feet to the Southeast corner of the North Half of said Northeast Quarter; thence South 89 degrees 37 minutes 54 seconds West 525.00 feet; thence North 00 degrees 10 minutes 26 seconds East 500.00 feet to the center of Little Eagle Creek; thence the next four (4) corners are along the center of Little Eagle Creek as it is now located: (1) North 08 degrees 12 minutes 24 seconds West 128.47 feet; (2) North 18 degrees 29 minutes 35 seconds East 55.93 feet; (3) North 44 degrees 44 minutes 41 seconds West 53.17 feet; (4) North 59 degrees 22 minutes 53 seconds West 100.64 feet to the North line of the Northeast Quarter of said Section 27, which line is also the South line of the Southeast Quarter of said Section 22; thence North 89 degrees 43 minutes 26 seconds East 388.64 feet to the Southeast corner of the 9.99 acre parcel owned by Duke Energy; thence North 00 degrees 10 minutes 26 seconds East 500.00 feet to the Southeast corner of the 9.99 acre parcel; (1) North 00 degrees 02 minutes 25 seconds East 576.03 feet; (2) North 89 degrees 37 minutes 25 seconds West 725.56 feet to the West line of the Southeast Quarter of said Section 22; thence North 00 degrees 03 minutes 18 seconds East 2,065.32 feet along said West line to the Place of Beginning, containing 187.5636 acres, more or less.



*PRIMARY PLAT /
DEVELOPMENT PLAN
for
OSBORNE TRAILS
WESTFIELD, INDIANA
PUD ZONING*



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MmB2

SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

NOTE:

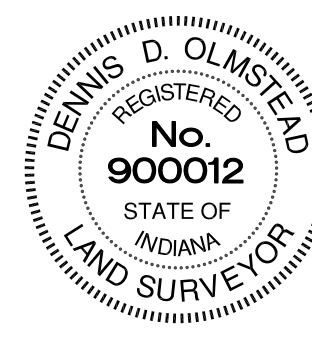
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

RESIDENTIAL DESIGN DATA

483 LOTS
187.560 AC. = 2.58 LOTS/ACRE
COMMON AREA = 63.90 Ac. +/-

SUMRALL PLACE	5,157.18 L.F.
EHRLICH LANE	2,955.43 L.F.
SAPP CIRCLE	600.00 L.F.
BAIRD WAY	1,497.00 L.F.
BENDER WAY	543.57 L.F.
COWIE LANE	910.29 L.F.
FAUDREE DRIVE	2,090.50 L.F.
HARLEY LANE	847.94 L.F.
BULGER LANE	847.94 L.F.
ELISE DRIVE	1,184.00 L.F.
McDONALD PLACE	2,943.99 L.F.
WILKEY CIRCLE	160.72 L.F.
MICHELLE LANE	349.00 L.F.
BRINDLE STREET	349.00 L.F.
KECK WAY	473.00 L.F.
CLINE STREET	211.40 L.F.
TOTAL	21,124.56 L.F.

 9/29/17
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012



PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's **below**.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOLUX
PHONE: (317) 863-2053

OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	785.40'	500.00'	500.00'	N45°00'00"W	707.11'	90°00'00"
C2	47.79'	200.00'	24.01'	S83°09'18"W	47.67'	13°41'24"
C3	542.92'	300.00'	381.85'	S51°50'42"E	471.81'	103°41'24"
C4	81.89'	300.00'	41.20'	S7°49'13"W	81.64'	15°38'26"
C5	218.38'	800.00'	109.87'	N7°49'13"E	217.71'	15°38'26"
C6	218.38'	800.00'	109.87'	N7°49'13"W	217.71'	15°38'26"
C7	81.89'	300.00'	41.20'	S7°49'13"E	81.64'	15°38'26"
C8	129.07'	150.00'	68.84'	N24°39'02"W	125.13'	49°18'05"
C9	149.39'	150.00'	81.55'	N28°31'55"E	143.29'	57°03'50"
C10	114.97'	200.00'	59.12'	N73°31'55"E	113.39'	32°50'10"
C11	83.92'	300.00'	42.24'	S8°00'50"W	83.65'	16°01'39"
C12	430.24'	500.00'	229.45'	N65°20'58"E	417.09'	49°18'05"
C13	341.66'	500.00'	177.80'	N21°07'23"E	335.05'	39°09'05"
C14	13.50'	500.00'	6.75'	N0°46'25"E	13.50'	1°32'50"
C15	23.01'	200.00'	11.52'	S86°42'16"W	23.00'	6°35'29"
C16	345.12'	1500.00'	173.33'	N90°00'00"E	344.36'	13°10'58"
C17	23.01'	200.00'	11.52'	N86°42'16"W	23.00'	6°35'29"
C18	23.01'	200.00'	11.52'	S86°42'16"E	23.00'	6°35'29"
C19	345.12'	1500.00'	173.33'	N90°00'00"W	344.36'	13°10'58"
C20	23.01'	200.00'	11.52'	N86°42'16"E	23.00'	6°35'29"
C21	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C22	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C23	31.42'	20.00'	20.00'	S45°00'00"W	28.28'	90°00'00"
C24	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C25	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C26	31.42'	20.00'	20.00'	S45°00'00"W	28.28'	90°00'00"
C27	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C28	31.42'	20.00'	20.00'	S45°00'00"W	28.28'	90°00'00"
C29	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C30	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C31	33.95'	20.00'	22.71'	S42°20'37"E	30.02'	97°16'16"
C32	25.96'	20.00'	15.17'	S52°49'13"W	24.17'	74°21'34"
C33	32.74'	20.00'	21.37'	S43°06'33"E	29.20'	93°46'54"
C34	32.74'	20.00'	21.37'	S43°06'33"W	29.20'	93°46'54"
C35	25.96'	20.00'	15.17'	S52°49'13"E	24.17'	74°21'34"
C36	33.95'	20.00'	22.71'	S42°20'37"W	30.02'	97°16'16"
C37	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C38	31.42'	20.00'	20.00'	S45°00'00"W	28.28'	90°00'00"
C39	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C40	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C41	21.54'	20.00'	11.95'	S30°51'16"W	20.51'	61°42'33"
C42	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C43	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C44	21.60'	20.00'	11.99'	S30°56'26"E	20.57'	61°52'51"
C45	29.61'	20.00'	18.27'	N88°16'58"E	26.98'	84°49'54"
C46	29.61'	20.00'	18.27'	N6°53'08"W	26.98'	84°49'54"
C47	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C48	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C49	29.13'	20.00'	17.84'	N48°19'01"E	26.62'	83°27'33"
C50	31.40'	20.00'	19.98'	N44°58'36"W	28.27'	89°57'12"
C51	31.43'	20.00'	20.02'	S45°01'24"W	28.30'	90°02'48"
C52	31.40'	20.00'	19.98'	N44°58'36"W	28.27'	89°57'12"
C53	33.04'	20.00'	21.69'	N42°40'25"E	29.41'	94°39'10"
C54	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C55	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C56	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C57	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C58	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C59	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C60	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"

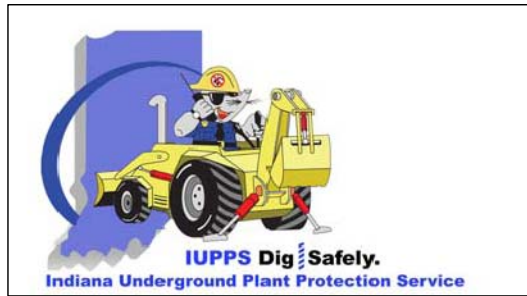
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C61	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C62	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C63	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C64	35.03'	50.00'	18.27'	N69°55'40"W	34.32'	40°08'40"
C65	14.83'	54.00'	7.46'	N57°43'17"W	14.78'	15°43'53"
C66	35.00'	54.00'	18.14'	N84°09'19"W	34.39'	37°08'12"
C67	35.00'	54.00'	18.14'	S58°42'23"W	34.39'	37°08'24"
C68	35.00'	54.00'	18.14'	S21°34'00"W	34.39'	37°08'24"
C69	5.65'	54.00'	2.83'	S0°00'00"E	5.65'	5°59'36"
C70	35.00'	54.00'	18.14'	S21°34'00"E	34.39'	37°08'24"
C71	35.00'	54.00'	18.14'	S58°42'23"E	34.39'	37°08'24"
C72	35.00'	54.00'	18.14'	N84°09'19"E	34.39'	37°08'12"
C73	14.83'	54.00'	7.46'	N57°43'17"E	14.78'	15°43'53"
C74	35.03'	50.00'	18.27'	N69°55'40"E	34.32'	40°08'40"
C75	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C76	31.42'	20.00'	20.00'	S45°00'00"E	28.28'	90°00'00"
C77	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C78	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C79	31.42'	20.00'	20.00'	S45°00'00"W	28.28'	90°00'00"
C80	32.95'	20.00'	21.60'	N42°48'08"W	29.35'	94°23'44"
C81	38.81'	50.00'	20.44'	N33°11'21"E	37.85'	44°28'34"
C82	53.91'	54.00'	29.45'	N26°49'28"E	51.70'	57°12'19"
C83	19.68'	54.00'	9.95'	N12°13'12"W	19.57'	20°53'00"
C84	41.71'	54.00'	21.96'	N44°14'29"W	40.68'	44°15'36"
C85	41.71'	54.00'	21.96'	N89°03'05"W	40.68'	44°15'36"
C86	41.71'	54.00'	21.96'	S46°41'20"W	40.68'	44°15'36"
C87	46.35'	54.00'	24.71'	S0°01'55"E	44.94'	49°10'54"
C88	5.19'	50.00'	2.60'	S21°38'49"E	5.19'	5°57'07"
C89	27.48'	50.00'	14.10'	S2°55'36"E	27.13'	31°29'19"

SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENISTY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE
REPLACED BY ANY OTHER DRAWING
ORIGINALLY PREPARED BY THE SAME
SURVEYOR OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 09/29/17

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

OSBORNE TRAILS

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION: 26

TOWNSHIP: 19N

RANGE: R3E

DRAWN BY: GDK

CHECKED BY: GDK

SHEET NO.

C100

S & A JOB NO.
76515PLA

CDK

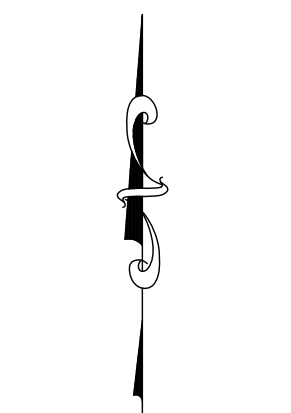
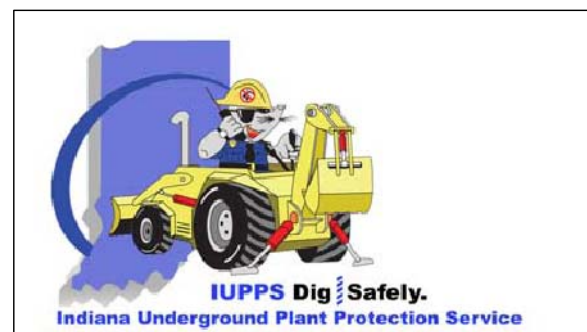
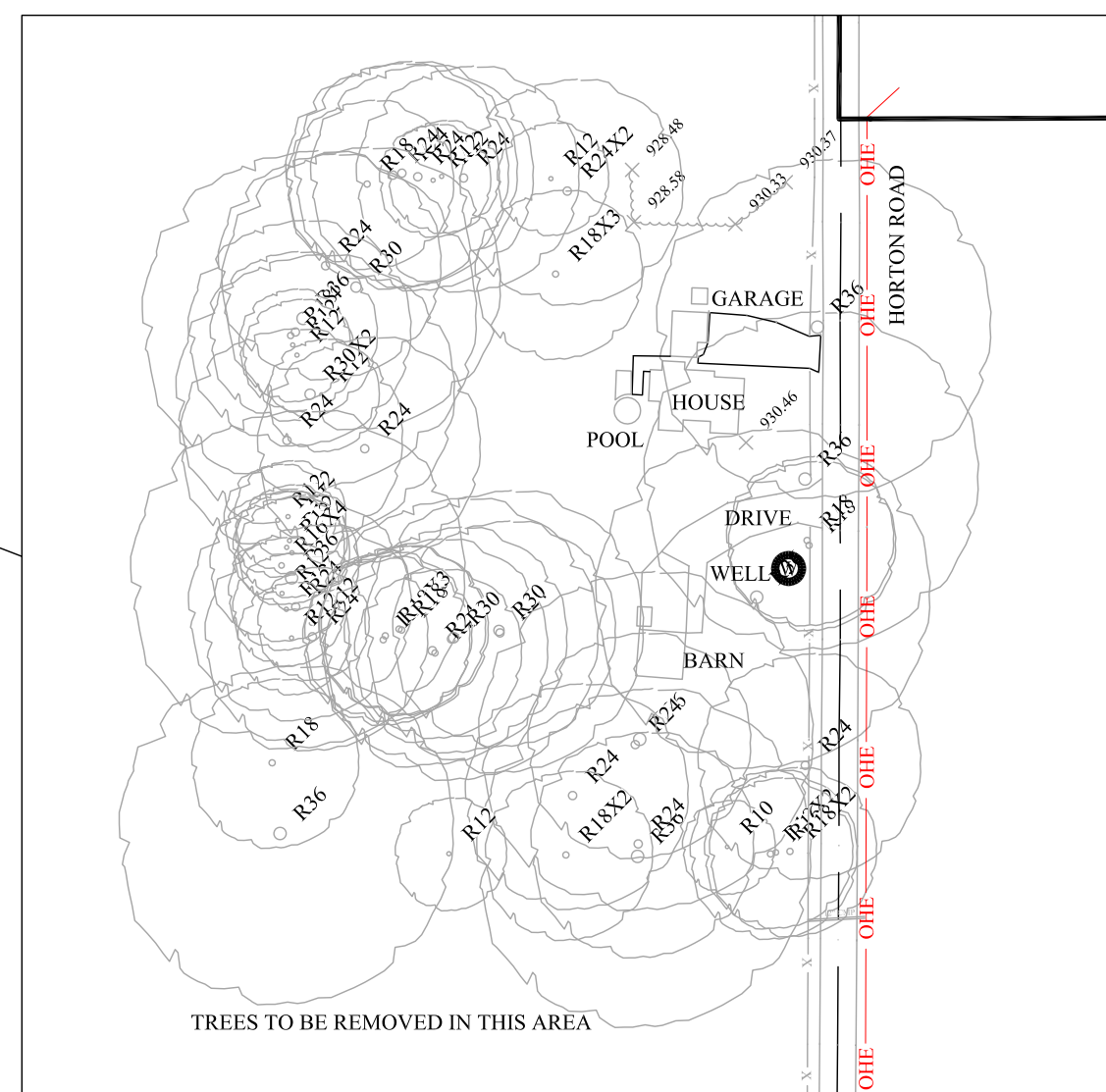
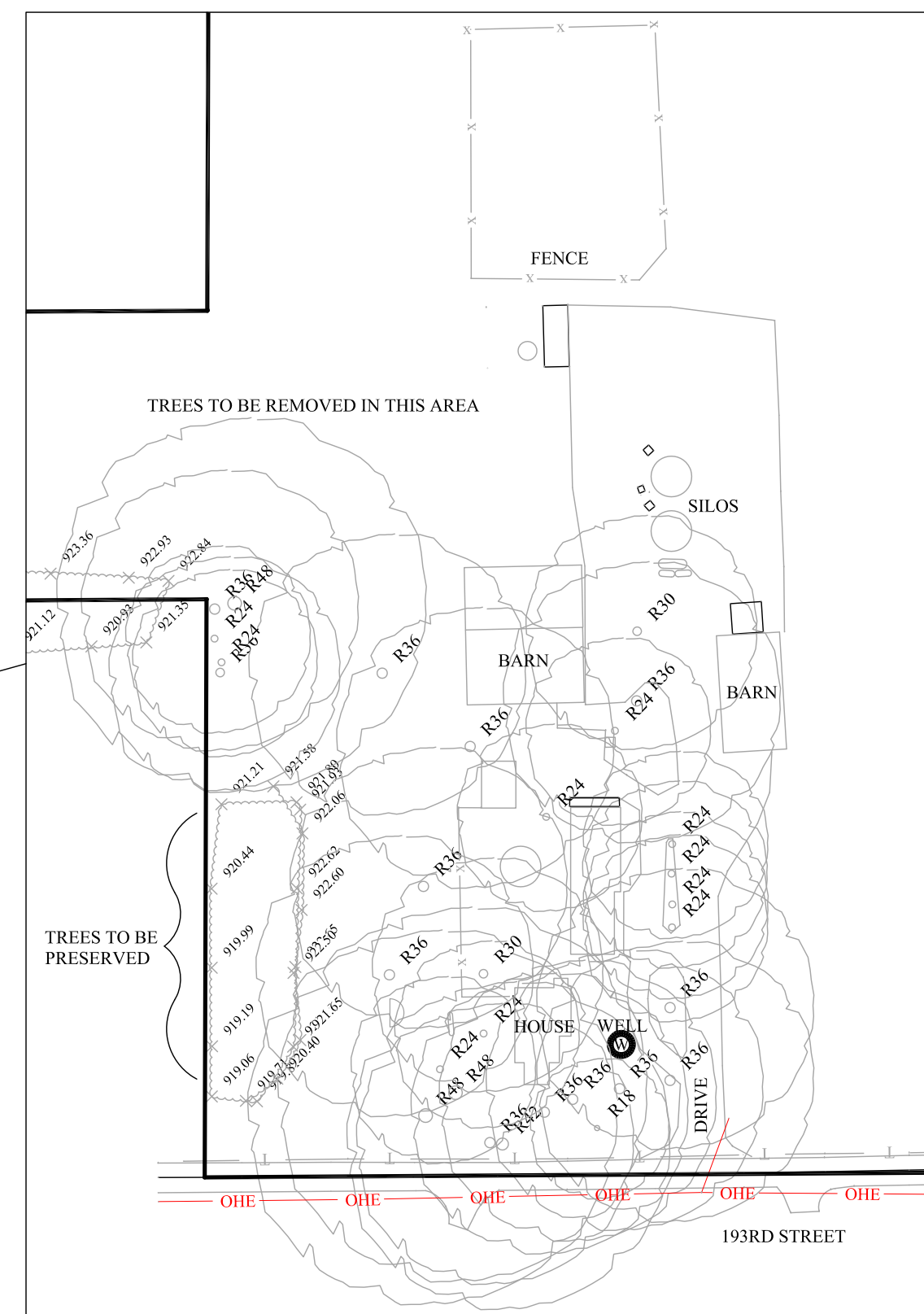
BY

REVISIONS

11/09/17

DATE

THIS INSTRUMENT PREPARED FOR
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053



**Know what's below.
Call before you dig.**

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 09/29/17 DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR 			BY _____ REVISIONS _____ DATE _____	
 STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942				
DEMOLITION PLAN OSBORNE TRAILS PREPARED FOR: WASHINGTON TOWNSHIP HAMILTON CO., INDIANA				
SECTION: 26 DRAWN BY: GDK		TOWNSHIP: 19N CHECKED BY: GDK		RANGE: R3E
SHEET NO. C134 S & A JOB NO. 76515PLA				

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIXOU
PHONE: (317) 863-2053

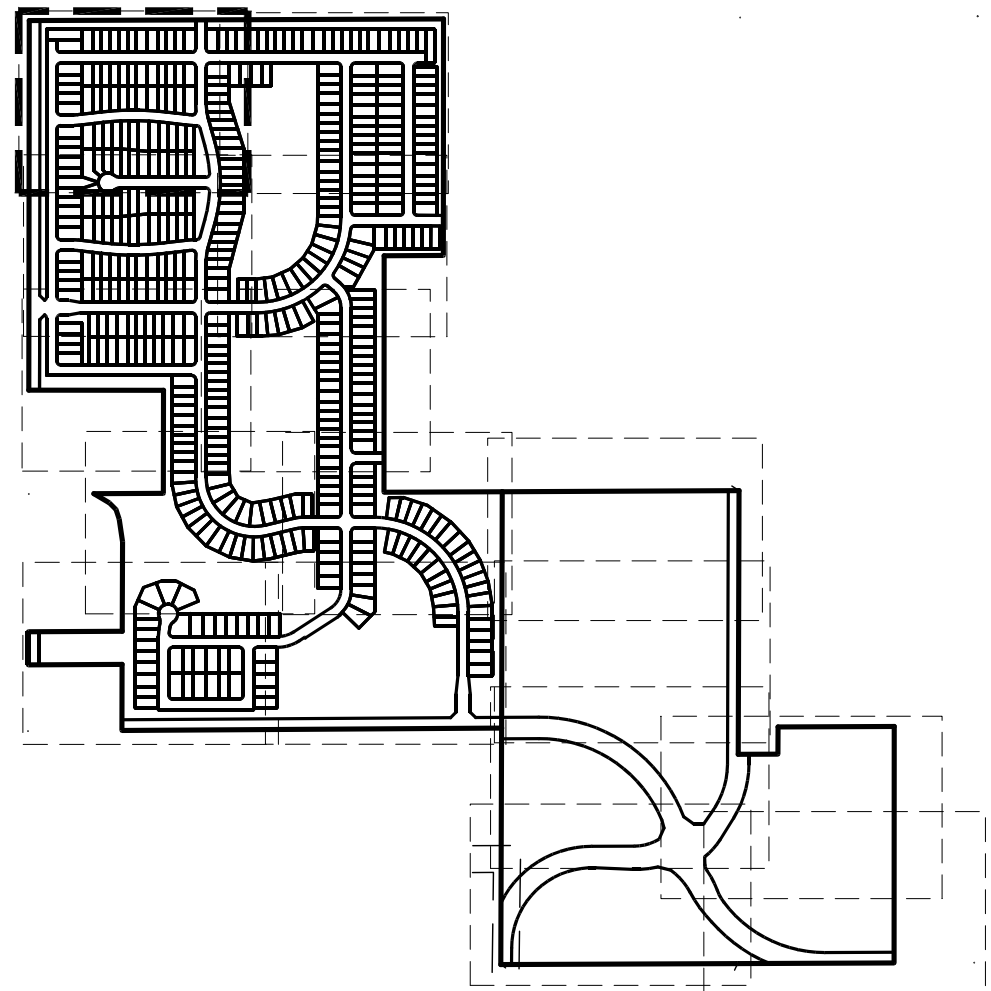
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

Parcel No: 08-05-22-00-00-006-000
Deeded Owner: Carey & Sons Inc #3
Property Use: Cash grain/general farm

N89°45'47"E 2316.32'



LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| T.O.B.E. | TOP OF BANK EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| W.E. | WATER EASEMENT |
| B.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |

SITE = 187,56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



811

Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
DENNIS D. OLMEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		
CERTIFIED: 09/29/17		
STOEPPELWERTH ALWAYS ON.		
7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942		
WASHINGTON TOWNSHIP		
PREPARED FOR:		
SECTION: 26	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: GDK	CHECKED BY: GDK	SHEET NO.
C101		
S & A JOHNSON 76515PLA		
REVISIONS		
GDK		
BY		
DATE		
REVISE PER TAC COMMENTS		

PRIMARY PLAT

OSBORNE TRAILS

HAMILTON CO., INDIANA

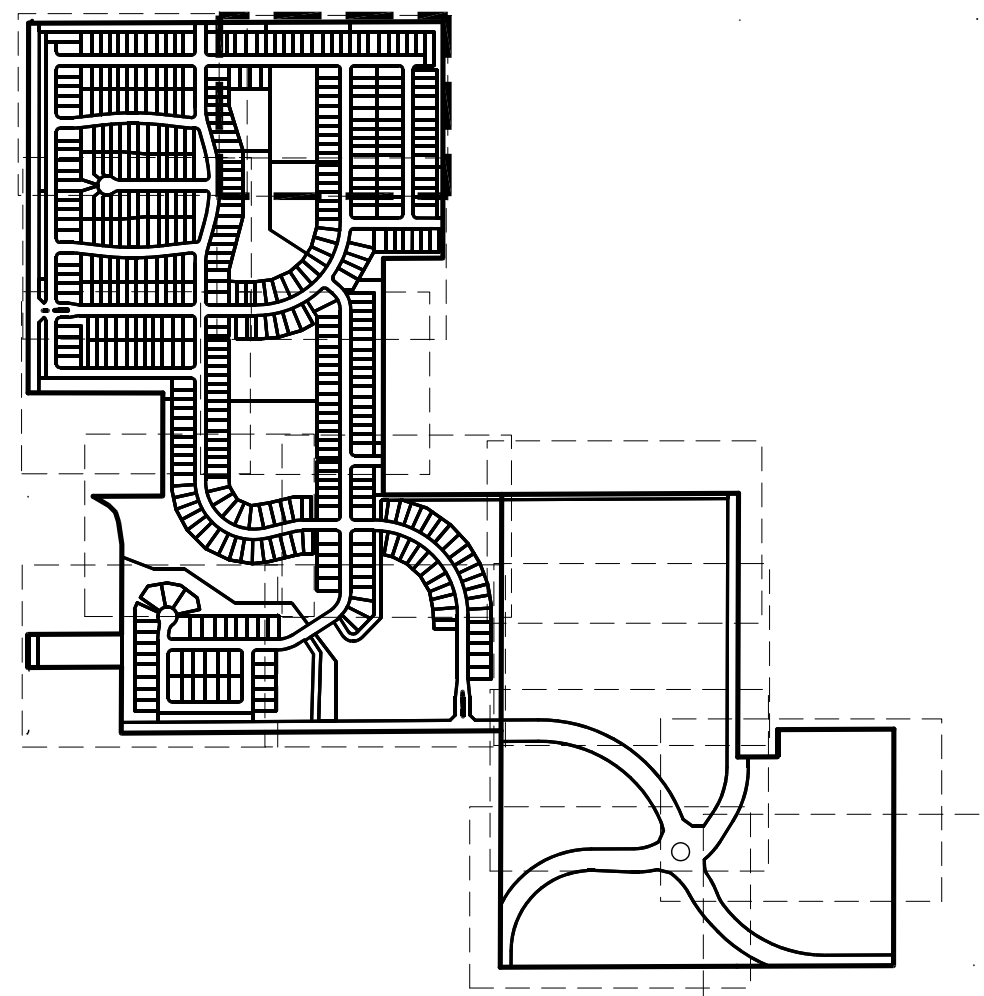
WASHINGTON TOWNSHIP

C101

S & A JOHNSON
76515PLA

THIS INSTRUMENT PREPARED FOR
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

Parcel No: 08-05-22-00-00-013.00
Deeded Owner: Chatham Oaks LLC
Property Use: Ag - Vacant lot



30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
W.E.	WATER EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

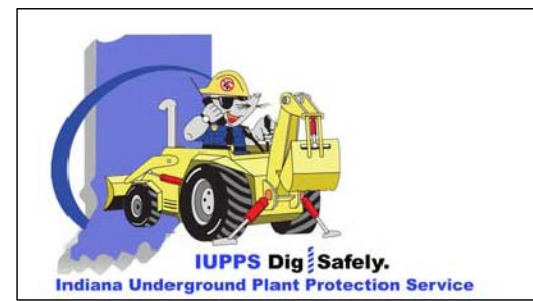
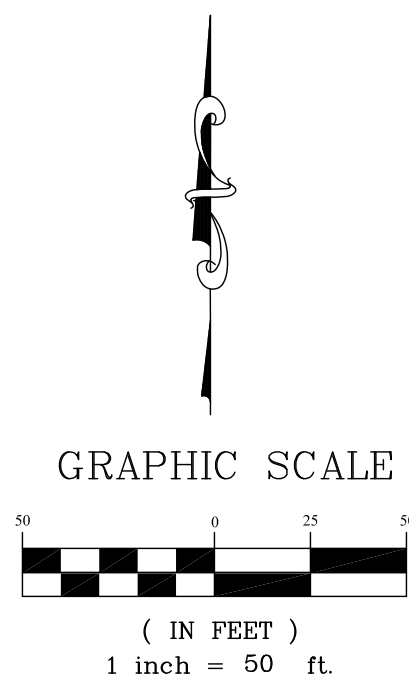
SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENISTY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



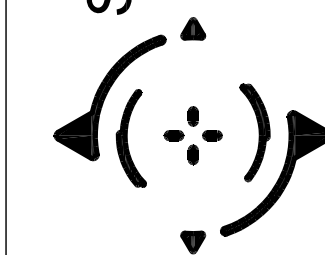
Know what's **below**.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 09/29/17

STOEPPELWERTH



PRIMARY PLAT

OSBORNE TRAILS

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 26		T
DRAWN BY: GDK		

SHEET NO.
C102

S & A JOB NO.
76515PLA

REVISE PER TAC COMMENTS	BY	GDK
REVISIONS		

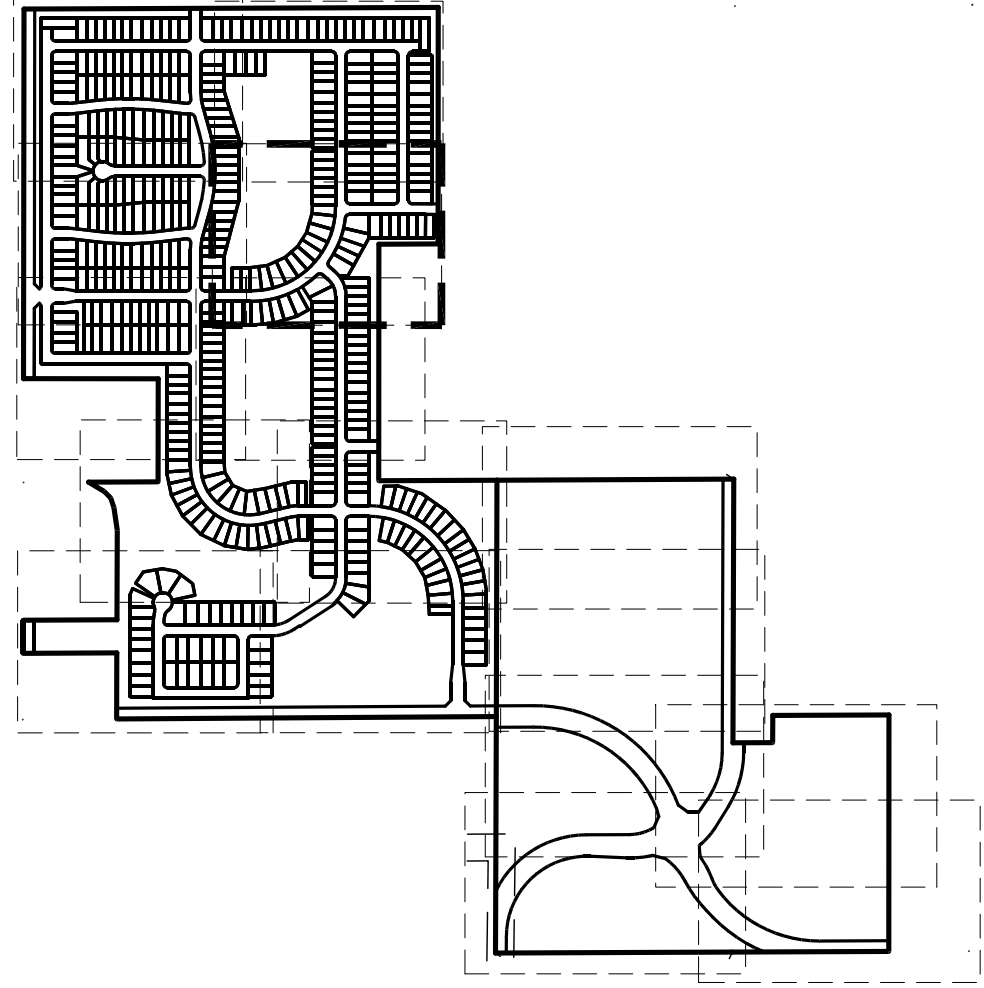
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD



East Line: W 1/2, E 1/2, NE 1/4, Sec. 22-T19N-R3.

LEGEND

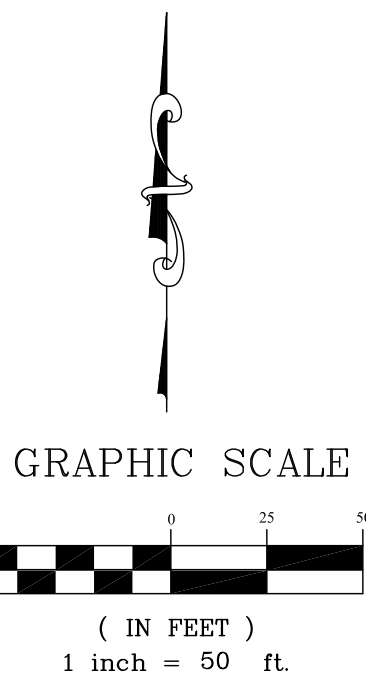
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- W.E. WATER EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

TOTAL COMMON AREA = 63.9Ac.± (34.1%) (residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

- NOTE:**
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



Know what's below.
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SECTION: 26			TOWNSHIP: 19N			RANGE: R3E		
DRAWN BY: GDK			CHECKED BY: GDK			SHEET NO.		
GDK			GDK			C104		
S & A JOB NO. 76515PLA			PREPARED FOR: PRIMARY PLAT			OSBORNE TRAILS		
WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA			DENNIS D. OLMSHEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 09/29/17		
REVISIONS			DATE			BY		
REVISE PER TAC COMMENTS			11/9/17			GDK		

THIS INSTRUMENT PREPARED FOR
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

SHEET 104



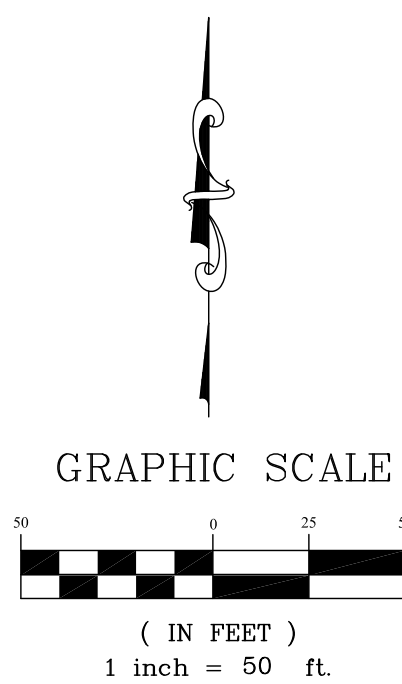
- SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENISTY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

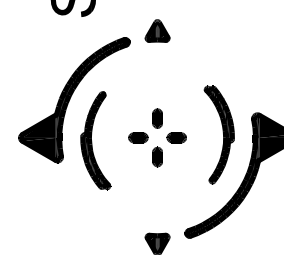


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DENNIS D. OLMSTEAD
REGISTERED
No.
900012
STATE OF
INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION

PPELWERTH



PRIMARY PLAT

OSBORNE TRAILS

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 26	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: GDK		CHECKED BY: GDK

SHEET NO.
C106

S & A JOB NO.
76515PLA

THIS INSTRUMENT PREPARED FOR
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

ZONING PUD

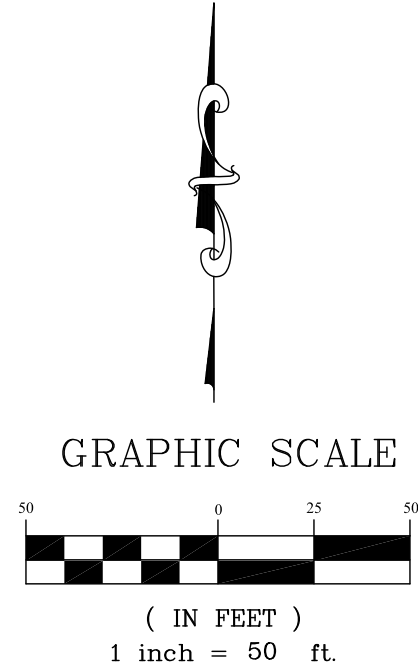


- SITE = 187.56c.±(SF4)

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
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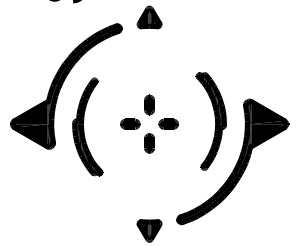
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SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 09/29/17



STOEPPELWERTH



PRIMARY PLAT

OSBORNE TRAILS

HAMILTON CO., INDIANA

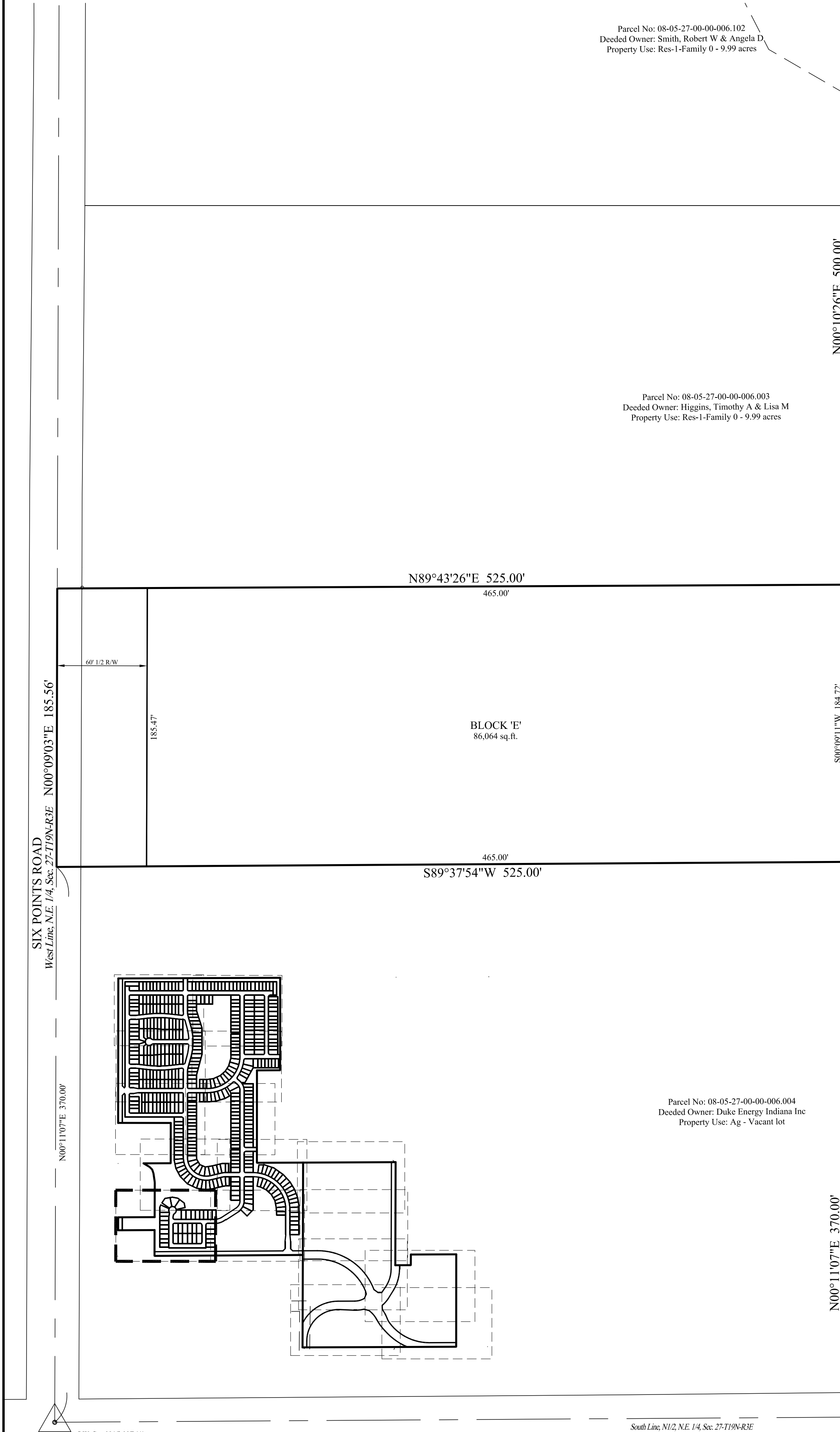
REPAIRED FOR:

SECTION: 26	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: GDK		CHECKED BY: GDK

SHEET NO.
C111
S & A JOB NO.
76515PLA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053



OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD



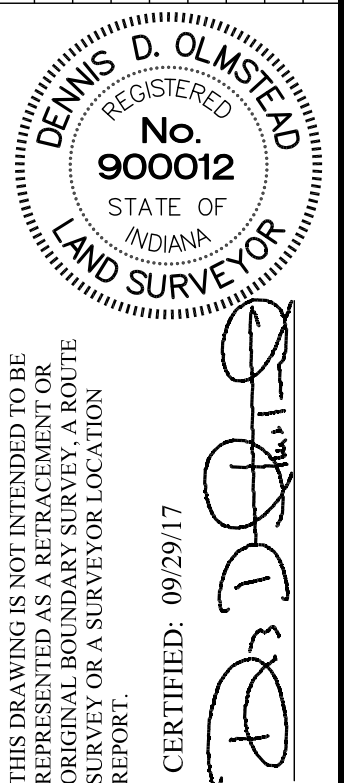
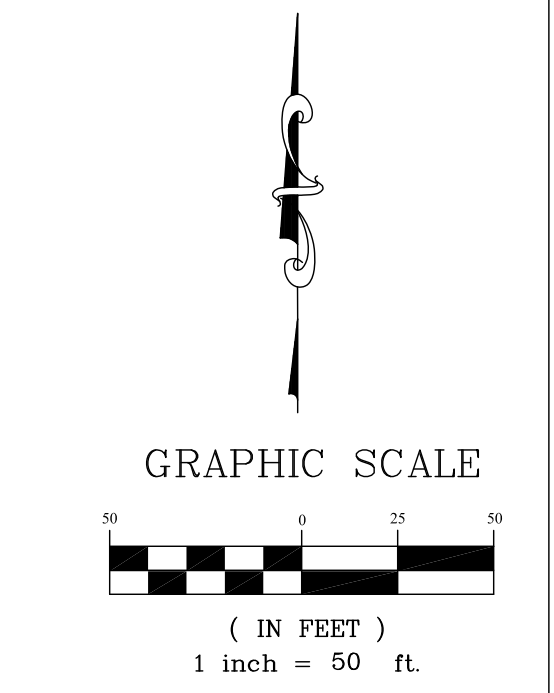
- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - T.O.B.E. TOP OF BANK EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - W.E. WATER EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP

SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
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- NOTE:
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 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
OSBORNE TRAILS
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 26 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO. **C110**
S & A JOB NO. 76515PLA



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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 4, 2017
1711-ODP-11 & 1711-SPP-11

Petition Number: 1711-ODP-11 & 1711-SPP-11

Subject Site Address: 193rd and Six Points Road, 191st and Horton road

Petitioner: Osborne Trails Developer, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 483 lots of Area C within 291.4 acres +/- included in the Osborne Trails PUD District.

Current Zoning: Osborne Trails PUD District

Current Land Use: Agriculture / Vacant

Approximate Acreage: 291.4 acres+/-

Property History: 1610-PUD-17 (Osborne Trails PUD Ord. 16-44)
1708-PUD-14 (Osborne Trails PUD Amendment Ord. 17-21)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Overall Development Plan
5. Primary Plat

Staff Reviewer: Matt Pleasant, Associate 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, and variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Property is zoned as the Osborne Trails Planned Unit Development District established by [Ordinance 16-44](#) and amended by [Ordinance 17-21](#). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The petition was reviewed by the Technical Advisory Committee at its October 24, 2017, meeting. This petition held its required public hearing at the Plan Commission's [November 6, 2017, meeting](#) with comments in relation to open space and street layout. At Plan Commission's [November 20, 2017, meeting](#), the board approved the reduction in buffer yard standard to apply



to the applicable areas. The board also asked the petitioner to consider adjusting some road designs.

PROJECT OVERVIEW

Location: The 291.4 acres +/- site includes real estate extending from 191st Street north to property near 19809 Six Points Road, and then from Six Points Road east to Horton Road to include the property of 24 E 191st Street (see **Exhibit 2**).

Description: The PUD establishes three (3) districts with Area A zoned Local Business District, Area B zoned Single Family Attached District, and Area C zoned Single Family High Density District designated as a 55 and older community. For the purpose of this review, Areas A and B have been designated as “Blocks” and will submit their Overall Development Plan and Primary Plat at a later date.

Update Since Public Hearing: The petitioner has updated plans to reflect the requests from Staff in regards to landscaping, stub streets, lighting, placement of the Little Eagle Creek Trail, a Demolition Plan, and pedestrian connectivity. The petitioner has also increased the number of lots from 474 to 483.

Update Since Last Plan Commission Meeting: The petitioner does not wish to propose a new plan.

Primary Plat Standards (Article 10.12(J) of UDO)

The plans comply.

- 4) Proposed name of subdivision.
- 5) Names and addresses of the owner, owners, land surveyor or land planner.
- 6) Title, scale, north arrow and date.
- 7) 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.
- 8) Easements (locations, widths and purposes). (Article 8.3)
- 9) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 10) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 11) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 12) 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%).
- 13) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 14) Building setback lines. (Article 4.23 & Article 5.3(G))
- 15) Legend and notes.
- 16) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 17) Other features or conditions which would affect the subdivision favorable or adversely.
- 18) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 19) 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.
- 20) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 21) 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.
- 22) 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.

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

Development Plans shall comply.

- 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.

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

The plans comply.

- 26) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 27) 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.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.
- 30) 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.
- 31) 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.
- 32) 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.
- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 36) Location and dimensions of all existing structures and paved areas.
- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 38) Location of all Floodplain areas within the boundaries of the property.
- 39) Names of legal ditches and streams on or adjacent to the site.
- 40) 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.
- 41) Identify buildings proposed for demolition.
- 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 43) 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 (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and Ordinance 16-44: Osborne Trails PUD (Section 6.2).

- 44) Maximum Lot Area: 6,000sqft
- 45) Minimum Lot Frontage: 35'
- 46) Minimum Building Setback Lines:
 - a) Front Yard: 21'
 - b) Side Yard: 5'
 - c) Rear Yard: 20'
- 47) Minimum Lot Width: 45'
- 48) Maximum Building Height: 2 ½ Stories
- 49) Minimum Living Area (Ground Floor):
 - a) Single Story: 1,200sqft
- 50) Maximum Density: 490 Single-Family Dwellings



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and Ordinance 16-44: Osborne Trails PUD.

51) Architectural Standards

52) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)

- a) Tree Preservation Easement
- b) Detention and Retention Areas

Comment: Staff has requested the approval of a compliant Landscape Plan to be delegated to the Department.

- c) Street Trees
- d) Lot Landscaping Requirements

Comment: Staff has requested the approval of a compliant Landscape Plan to be delegated to the Department.

- e) Foundation Plantings
- f) External Street Frontage Landscaping Requirements
 - i) A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.
 - ii) Area C: The minimum depth of the landscape area abutting an external street (193rd Street and Six Points Road) adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the external street Right-of-Way and the Front Façade Lots required in Section 3.3(A) of the PUD.
- g) Buffer Yard Requirements
 - i) Selected parcels along Six Points Road

(1) The minimum width of the buffer yard shall be fifty (50) feet.

(2) Ordinance Buffer Yard Type "C" plantings (5 shade trees, 5 evergreen trees, and 20 shrubs per 100 lineal feet) shall be installed (outside the legal drain).

(3) A natural wood color "4-board" fence shall be installed along the property line (on Area C side of the shared property line) south of (outside) the legal drain easement. A row of ornamental grasses shall be installed along the property line north of the fence and south of the legal drain if such plantings are permitted by the Hamilton County Surveyor's Office.

(4) Six (6) evergreen trees a minimum of at least eight (8) feet tall at the time of planting shall be installed on each of the three individual parcels at a location of



the choosing of the individual parcel owner (outside the legal drain easement).
The tress shall be spruce variety and once planted, shall be the responsibility of
the individual parcel owner to maintain the trees.

53) Lighting Standards

54) Lot Standards

a) Perimeter Lots

- i) A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100' of the Right-of-Way of 193rd Street or Six Points Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Front Façade Lots").
- ii) A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage landscape Requirements of Article 6.8(M) shall apply.

55) Setback Standards

56) Sign Standards

57) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and Ordinance 16-44: Osborne Trails PUD.

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

61) Open Space and Amenity Standards (Article 8.6 and Section 9 of PUD)

Comment: Staff has requested the approval of a compliant Landscape Plan to be delegated to the Department.

a) Passive Amenities

- i) Open Space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.

b) Amenity Facility



62) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards (Section 3.3(B) of PUD)
 - i) An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as the Exhibit D, Area C – Pedestrian Connectivity Plan of the PUD.
- b) Perimeter/External Pedestrian Network Standards
- c) Little Eagle Creek Trail

63) Storm Water Standards (Article 8.8)

64) Street and Right-of-Way Standards (Article 8.9 and 8.1 of PUD)

65) Street Light Standards (Article 8.10)

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **ACTION: Approve 1711-ODP-11 and 1711-SPP-11 with the following conditions:**
 - All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Marshall, and the County Surveyor's Office prior the approval of a secondary plat.
 - The final approval of the Landscape Plan be delegated to the Department.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 4, 2017
1712-PUD-26
Exhibit 1

Docket Number: 1712-PUD-26 (Ordinance No. 17-45)

Petitioner: Pryam, LLC by OnPointe Land Matters, LLC

Request: A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District and GB: General Business District to the Hittle at ThirtyOne Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural & GB: General Business

Current Land Use: Residential/Vacant

Acreage: 12.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Illustrative Site Layout
4. Character Exhibits
5. Draft PUD Ordinance (Ord. 17-45)
6. Grand Park Land Use Map
7. Family Sports Capital Addendum
8. Petitioner's Neighbor Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 13, 2017, City Council meeting. The petition will receive a public hearing at the December 4, 2017, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on November 14, 2017. A summary of the meeting is included in **Exhibit 8** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Hittle at ThirtyOne Planned Unit Development (PUD) District (the "District") (see **Exhibit 5**) for approximately 12.2 acres (the "property") located on the southwest corner of 191st Street and US Highway 31 (see **Exhibit 2**).

The property is currently zoned AG-SF1: Agriculture/Single-Family Rural and GB: General Business. Properties to the north are zoned Chatham Commons PUD. Properties to the south are zoned GB: General Business. Properties to the east across US-31 are zoned EI: Enclosed Industrial. Property to the west is zoned AG-SF1 and GB.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development on the subject property.

Concept Plan: The Concept Plan (see 'Exhibit B' of the PUD Ordinance) divides the property into two (2) subareas: Area I (Hotels) and Area II (Outlots).

Illustrative Layout: The Illustrative Layout (see **Exhibit 3**) provides a possible site layout for parking, internal drives, building locations and other improvements.

Default Standards: The Hittle at ThirtyOne PUD Ordinance (the "PUD Ordinance") (see **Exhibit 5**) defaults to the GB: General Business District as the Underlying Zoning District.

Permitted Uses: In addition to the GB: General Business District permitted uses, the PUD Ordinance also permits Gasoline Service Stations. The PUD Ordinance prohibits Special Exception Uses except otherwise permitted within the PUD Ordinance.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the "UDO"). The general standards of note are briefly highlighted below:

1. Minimum Lot Frontage: The PUD Ordinance requires no minimum Lot Frontage, but does require that all lots have vehicular access to an External Street.
2. Minimum Building Setback Lines: The PUD Ordinance requires a minimum Setback Line of fifteen (15) feet from the perimeter of the District. If the District perimeter abuts an External Street, the minimum Setback Line shall be thirty (30) feet. No other Setbacks shall apply.
3. Maximum Building Height: The PUD Ordinance does not require a maximum Building Height.
4. Minimum Building Height: The PUD Ordinance requires a minimum Building Height of four stories or sixty (60) feet whichever is less for Area I and a minimum Building Height of one (1) story for Area II.
5. Minimum Building Size: The PUD Ordinance requires a minimum building footprint of forty thousand square feet (40,000 SF) in Area I and three thousand square feet (3,000 SF) including outdoor seating areas in Area II.

Overlay Districts: As proposed, the US Highway 31 Overlay District shall not apply to the property.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Buildings: The PUD Ordinance states that Article 6.1 shall be applicable to the property except that Article 6.1(H)(2) shall only be applicable in prohibiting enclosures from locating within an Established Front Yard abutting US Highway 31 or 191st Street.

There is no applicable rear yard along 191st Street and US Highway 31 by the definition of “Established Front Yard”. This standard prohibits any enclosure between the building and US Highway 31 and/or 191st Street.

2. Architectural Standards:

- a. Character Exhibit: The Character Exhibit (‘Exhibit D’ of the PUD Ordinance) establishes a benchmark for the quality and appearances of the Buildings permitted in Area I of the District. If a conflict arises between Article 6.3 and the Character Exhibit, the Character Exhibit shall control.
- b. Mechanical Screening: Roof-mounted mechanical equipment shall be screened or located in a manner that prevents reasonable visibility.
- c. Building Materials: Article 6.3(F)(2) (Business District Architectural Standards) shall apply to Area II.

A minimum of eighty percent (80%) of each Building Façade in Area I shall be Masonry Materials unless Architectural Insulated Panels or ceramic panels are used as the primary exterior building material.

Only one (1) building within Area I shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material. No more than sixty percent (60%) of the Building’s aggregate Building Facades may be covered with Architectural Insulated Panels while no more than twenty-five percent (25%) shall be covered with ceramic panels. A minimum of twenty percent (20%) shall be Masonry Materials if Architectural Insulated Panels or ceramic panels are the primary exterior building material while no more than twenty-five percent (25%) of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl exterior building materials.

- d. Building Elevations; Wall Planes: The PUD Ordinance requires Article 6.3(F)(5)(b) to be applicable to Area II (Outlots). For Area I (Hotels), the Character Exhibit shall control.
3. Fence Standards: The PUD Ordinance requires walls or fencing to be architecturally compatible with associated building. For Day Care or other businesses that require a similar secured area, chain-link fencing is permitted.
 4. Landscaping Standards:
 - a. Buffer Yard Standards: Shall not apply. External Street Frontage Landscaping per the UDO shall apply.

- b. Parking Area Landscaping: If adjacent Lots have cross-access and/or shared parking, the shared Lot Line shall not require Perimeter Parking Landscaping. Instead, the total Parking Area shall be considered a single Parking Area and shall be landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(I) requirements.
- 5. Sign Standards: Proposed sign standards mirror those set forth in the approved Chatham Commons PUD and state that Article 6.17 shall apply except that:
 - a. Monument Signs (Center Only): In addition to the permitted Monument Center Sign, either a second Monument Center Sign or two (2) Entrance Signs shall be permitted at the Chad Hittle Court entrance.
 - b. Outlot Signage: Outlots shall be permitted two (2) square feet of Sign Area for each one (1) linear foot of Building Facade

COMPREHENSIVE PLAN

The area surrounding Grand Park, including the west side of the intersection of 191st Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the “Addendum”) adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see **Exhibit 7**.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of “Pursuing economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative”. Per the Addendum, the Grand Park Land Use Plan map identifies the west side of the intersection as the Regional Retail and Hospitality Corridor, see **Exhibit 6**.

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 is scheduled for the December 4, 2017 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

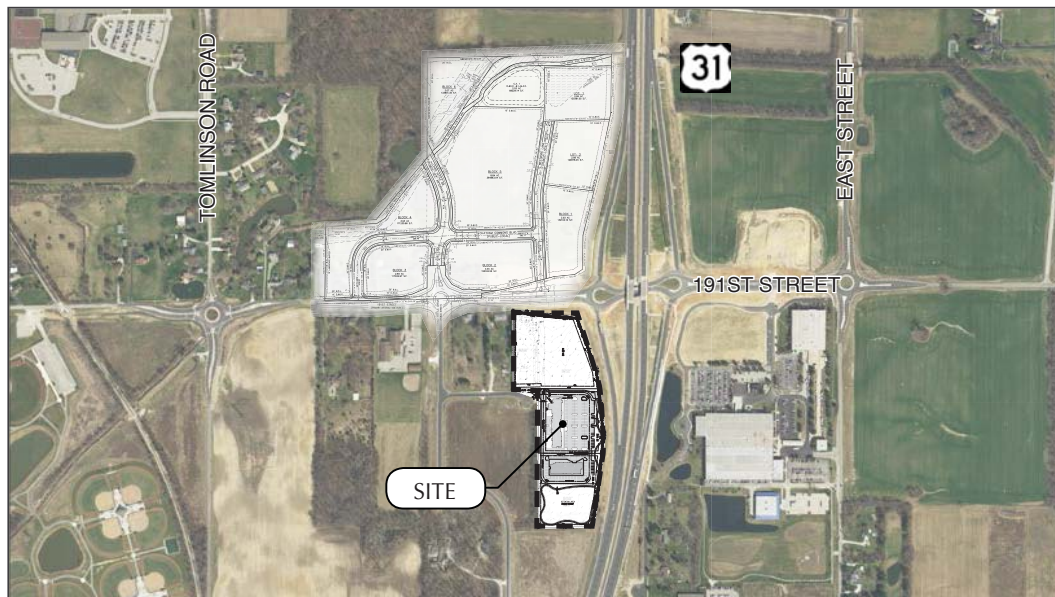
Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

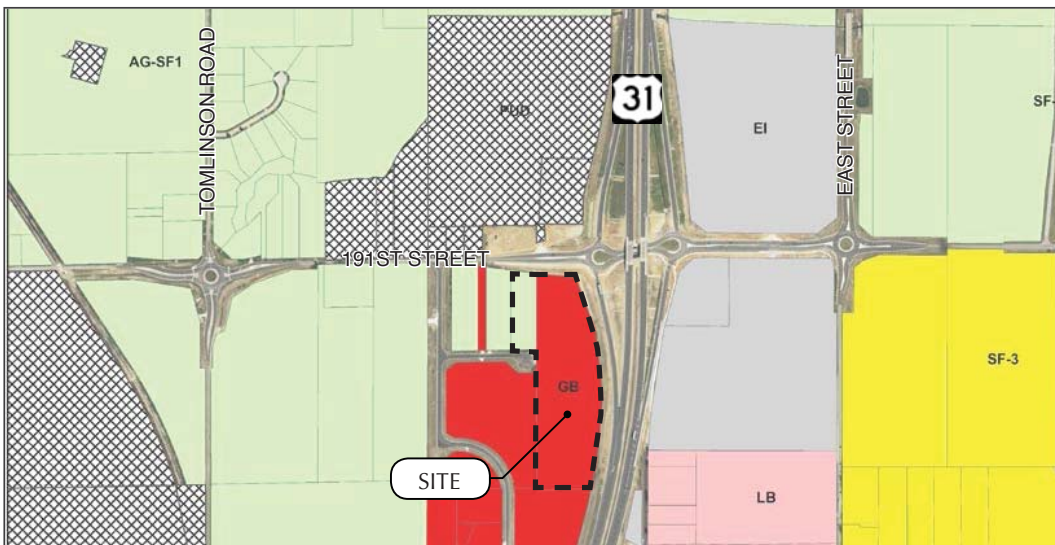
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 4, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

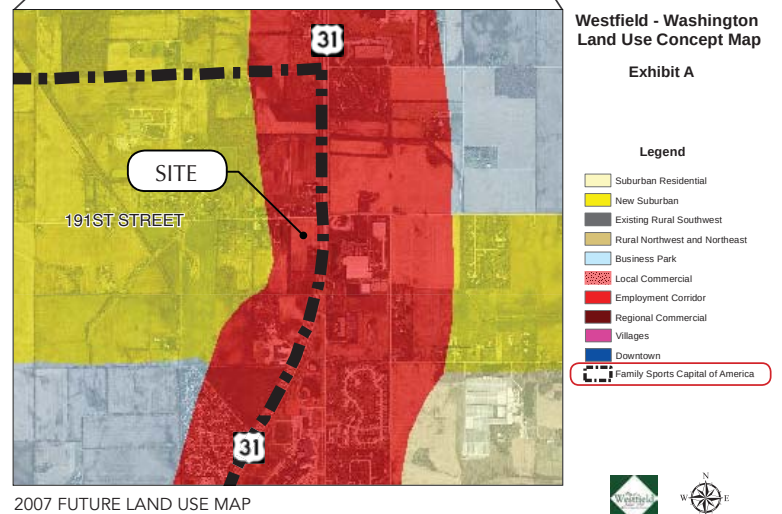
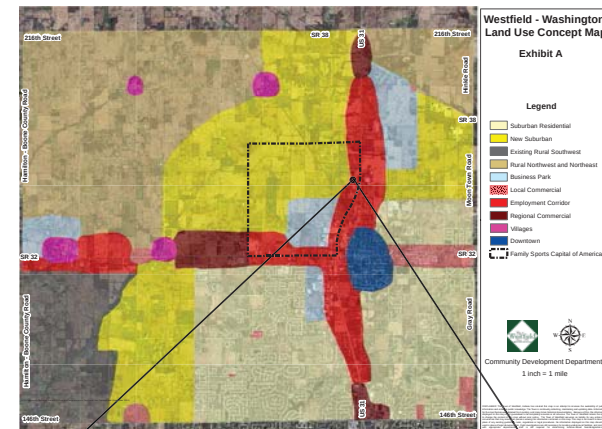
LOCATION MAP



ZONING MAP

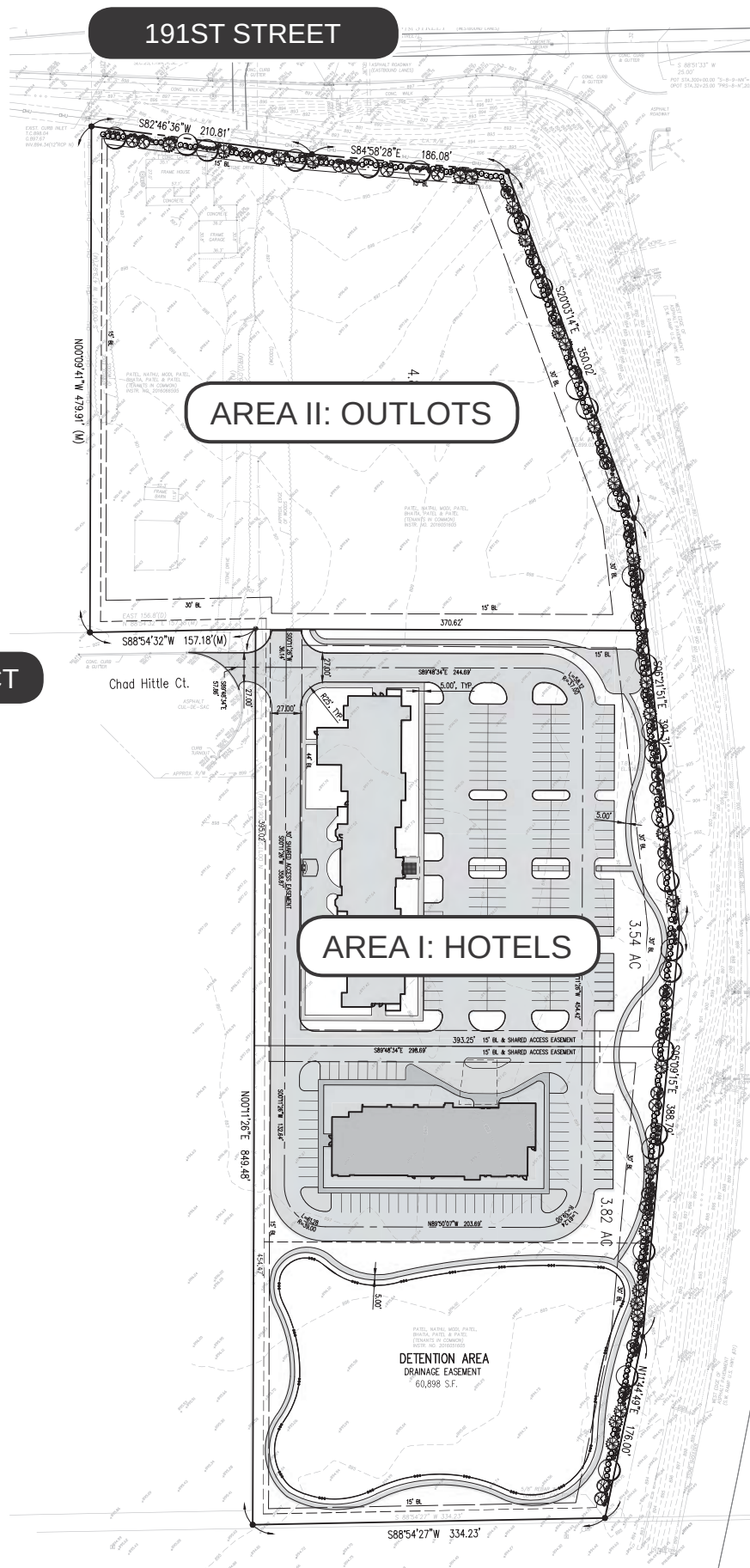


COMPREHENSIVE PLAN



HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT



191ST STREET

AREA II: OUTLOTS

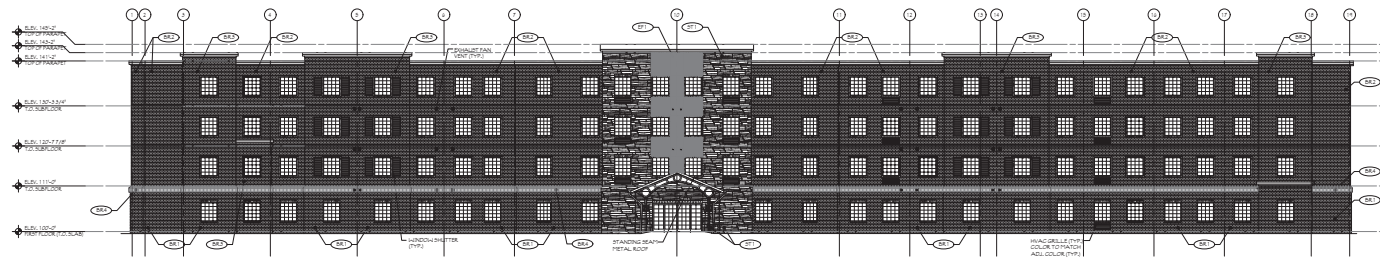
CHAD HITTLE CT

US 31

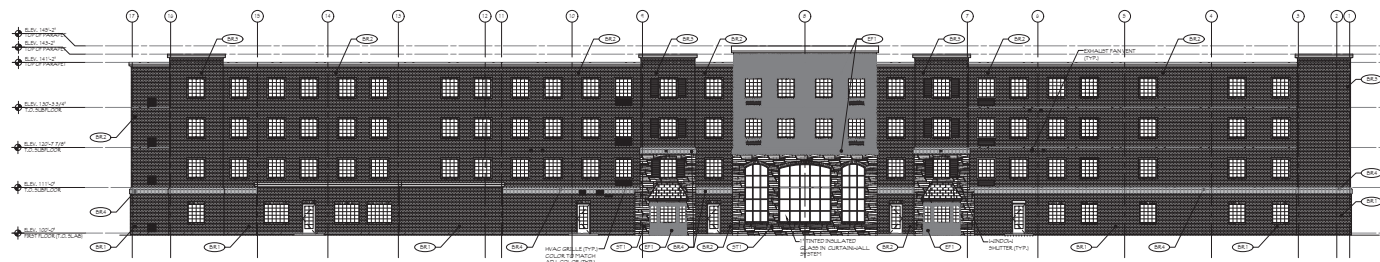
AREA I: HOTELS

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
HITTLE AT THIRTYONE
 PLANNED UNIT DEVELOPMENT DISTRICT



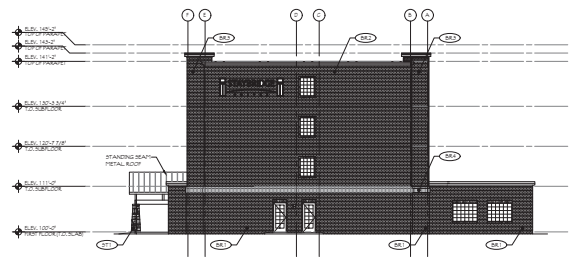


BUILDING MATERIALS		
SPF	375 S.F.	3%
STONE	1,201 S.F.	10%
BRICK	10,629 S.F.	87%
TOTAL	12,005 S.F.	100%



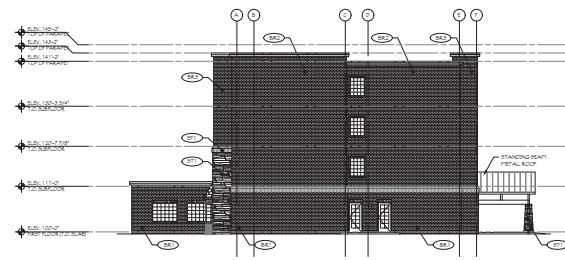
BUILDING MATERIALS		
SPF	168 S.F.	7%
STONE	1,241 S.F.	4%
BRICK	11,239 S.F.	84%
TOTAL	12,648 S.F.	100%

- NOTES:
1. COLOR OF FABRIC AND ROOF TO MATCH EIPS COLOR EF-1.
 2. ALL ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
 3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
 4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
 5. MINIMUM EIPS THICKNESS TO BE 2". SEE EIPS BAND DETAILS FOR THICKNESS OF THESE ELEMENTS.

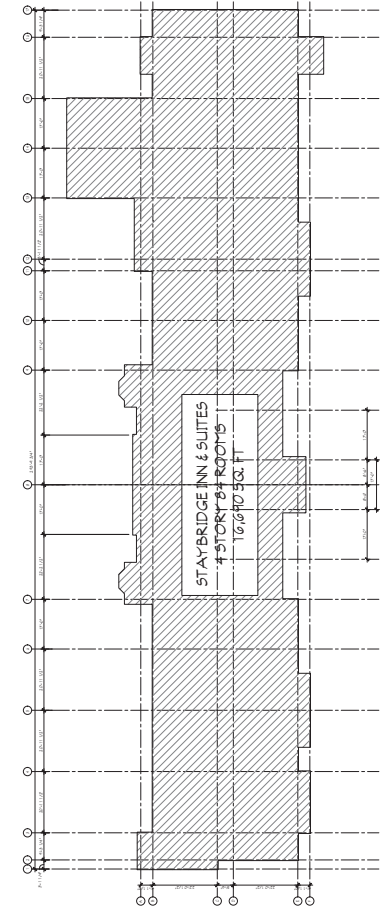


BUILDING MATERIALS		
BRICK	2,848 S.F.	100%
TOTAL	2,848 S.F.	100%

EXTERIOR FINISH KEY	
SPF	EIPS / COLOR EF-1 (TYP)
STONE	BRICK
BRICK	BRICK
BRICK	BRICK
BRICK SOLIER COMB	BRICK SOLIER COMB
SPILLATED DRY STONE (TYP)	SPILLATED DRY STONE (TYP)

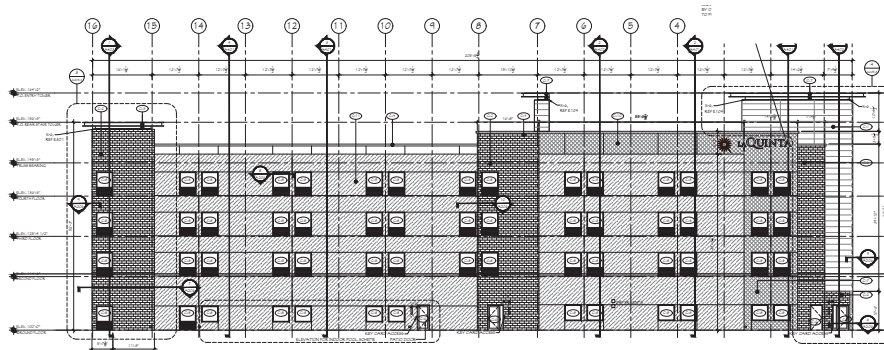


BUILDING MATERIALS		
SPF	7 S.F.	3%
STONE	88 S.F.	3%
BRICK	2,712 S.F.	96%
TOTAL	2,807 S.F.	100%



ILLUSTRATIVE CHARACTER EXHIBITS

BUILDING MATERIALS	
BRICK	1,587 SQ. FT. 10%
CERAMIC PANELS	10,000 SQ. FT. 65%
ARCHITECTURAL PANELS	7,891 SQ. FT. 75%
TOTAL	19,478 SQ. FT. 100%
TOTALS DON'T INCLUDE GLAZING	

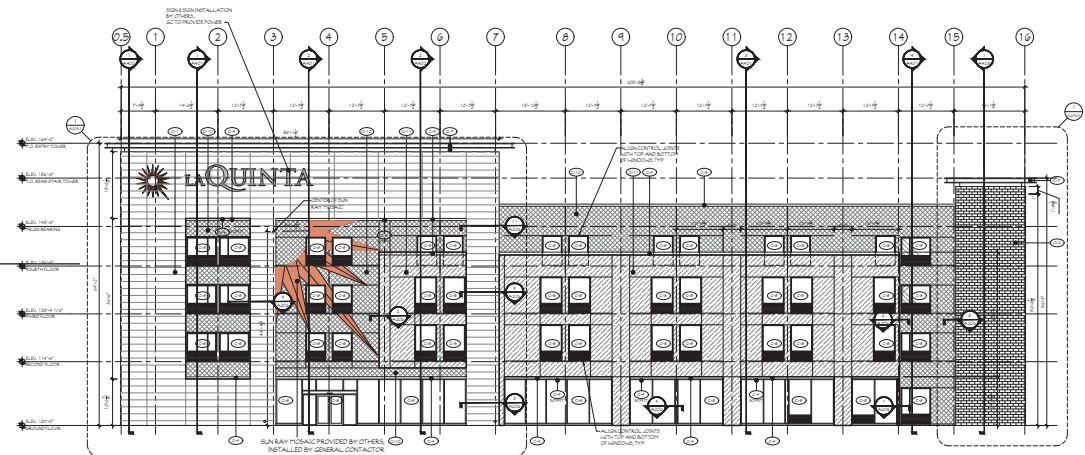


1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"

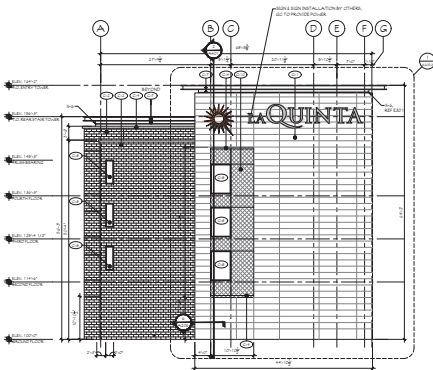
BUILDING MATERIALS	
CERAMIC PANELS	3,381 SQ. FT. 50%
BRICK	1,602 SQ. FT. 37%
ARCHITECTURAL PANELS	795 SQ. FT. 7%
TOTAL	4,378 SQ. FT. 100%
TOTALS DON'T INCLUDE GLAZING	

BUILDING MATERIALS	
CERAMIC PANELS	3,410 SQ. FT. 9%
BRICK	3,179 SQ. FT. 75%
ARCHITECTURAL PANELS	764 SQ. FT. 12%
TOTAL	4,289 SQ. FT. 100%
TOTALS DON'T INCLUDE GLAZING	

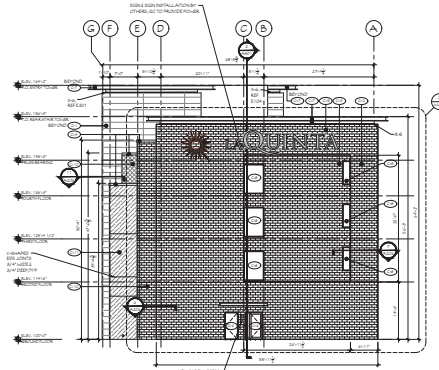
BUILDING MATERIALS	
CERAMIC PANELS	2,791 SQ. FT. 23%
BRICK	823 SQ. FT. 7%
ARCHITECTURAL PANELS	7,795 SQ. FT. 65%
TOTAL	11,399 SQ. FT. 100%
TOTALS DON'T INCLUDE GLAZING	



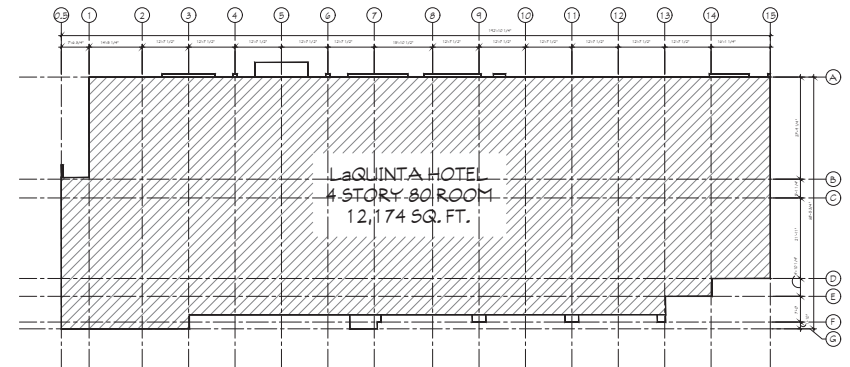
1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"



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



2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



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

ORDINANCE NUMBER 17-45

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1712-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Hittle at ThirtyOne PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I: Hotels and Area II: Outlots (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. Gasoline Service Station.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses, except as otherwise permitted herein.

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

- 7.1 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to an External Street (e.g., via a shared ingress/egress easement).
- 7.2 Minimum Building Setback Lines:
 - A. District Perimeter: Fifteen (15) feet.
 - B. District Perimeter Abutting External Street: Thirty (30) feet.
 - C. All Other: No minimum.
- 7.3 Maximum Building Height: No maximum.
- 7.4 Minimum Building Height:
 - A. Area I: Hotels: Four (4) stories, or sixty (60) feet, whichever is less.
 - B. Area II: Outlots: One (1) story.
- 7.5 Minimum Building Size:
 - A. Area I: Hotels: Forty Thousand (40,000) square feet.
 - B. Area II: Outlots: Three Thousand (3,000) square feet. Outdoor seating area(s) shall count towards this requirement.

Section 8. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting US Highway 31 or 191st Street.
- 9.2 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.
 - A. Character Exhibit: Area I. The “Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated. Buildings within Area I shall be in substantial compliance with the Character Exhibit. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the intent and vision for Area I. If a provision of Article 6.3 Architectural Standards, as modified herein, is in conflict with the Character Exhibit, then the Character Exhibit shall control.

- B. Mechanical Screening (Article 6.3(F)(1)): Shall apply; however, roof-mounted mechanical equipment shall be screened or located in a manner which prevents reasonable visibility.
 - C. Building Materials (Article 6.3(F)(2)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the following shall apply:
 - i. Masonry Materials: A minimum of eighty percent (80%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless panels are used in accordance with paragraph (ii) below.
 - ii. Panel Materials: One (1) building within Area I: Hotels shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material, as depicted in **Exhibit D-2: Character Exhibit**, and shall comply with the following:
 - a. A minimum of twenty percent (20%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be Masonry Materials.
 - b. No more than sixty percent (60%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - c. No more than twenty-five percent (25%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with ceramic panels.
 - d. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - D. Building Elevations; Wall Planes (Article 6.3(F)(5)(b)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the Character Exhibit shall control.
- 9.3 Article 6.5 Fence Standards: Shall apply; however, chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).

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

- A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

9.5 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one of the following shall also be permitted at the Real Estate's entrance from Chad Hittle Court:
 - i. One (1) Monument Sign (Center Only): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face; or
 - ii. Two (2) Entrance Signs: Sixty (60) square feet of Sign Area, and may contain tenant information.
- B. Outlot Signage (Article 6.17(J)(8)). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-45** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-45**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 17-45**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Himanshu Patel, PRYAM, LLC
51055 Sail Bay Court, Elkhart, Indiana 46514

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Site Layout

Exhibit D-1 Character Exhibit

Exhibit D-2 Character Exhibit

EXHIBIT A
REAL ESTATE

This description includes two (2) parcels of land:

PARCEL I (Parcel No: 08-05-25-00-00-043.000):

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST (BASIS OF BEARING = NORTH LINE OF THE SOUTHEAST QUARTER BEING SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST PER A WARRANTY DEED TO THE STATE OF INDIANA FOR U.S. HIGHWAY #31, RECORDED AS INSTRUMENT NO. 2013071540 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA) ALONG THE NORTH LINE THEREOF A DISTANCE OF 662.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE DOYLE OLIVER CARNAHAN REVOCABLE TRUST, RECORDED AS INSTRUMENT NO. 200600002049 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 93.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,306.48 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 334.23 FEET TO A WESTERLY LINE OF THE LAND AS DESCRIBED IN THE AFORESAID DEED TO THE STATE OF INDIANA, (THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF); (1) NORTH 11 DEGREES 44 MINUTES 49 SECONDS EAST 176.00 FEET; (2) NORTH 05 DEGREES 09 MINUTES 15 SECONDS EAST 388.79 FEET; (3) NORTH 06 DEGREES 21 MINUTES 51 SECONDS WEST 391.31 FEET; (4) NORTH 20 DEGREES 03 MINUTES 14 SECONDS WEST 350.02 FEET; (5) NORTH 84 DEGREES 58 MINUTES 28 SECONDS WEST 186.08 FEET; (6) NORTH 82 DEGREES 46 MINUTES 36 SECONDS WEST 52.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.554 ACRES, MORE OR LESS.

PARCEL II (Parcel No: 08-05-25-00-00-042.000):

Part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 505.0 feet East of the Northwest corner of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and on the North line thereof; thence South 550.0 feet; thence East parallel with the North line of said West Half 156.8 feet to the East line of said West Half; thence North on and along aforesaid East line 550.0 feet to the North line of said West Half; thence West on and along aforesaid North line 157.6 feet to the Place of Beginning, containing 1.98 acres, more or less.

EXCEPT THEREFROM:

A part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

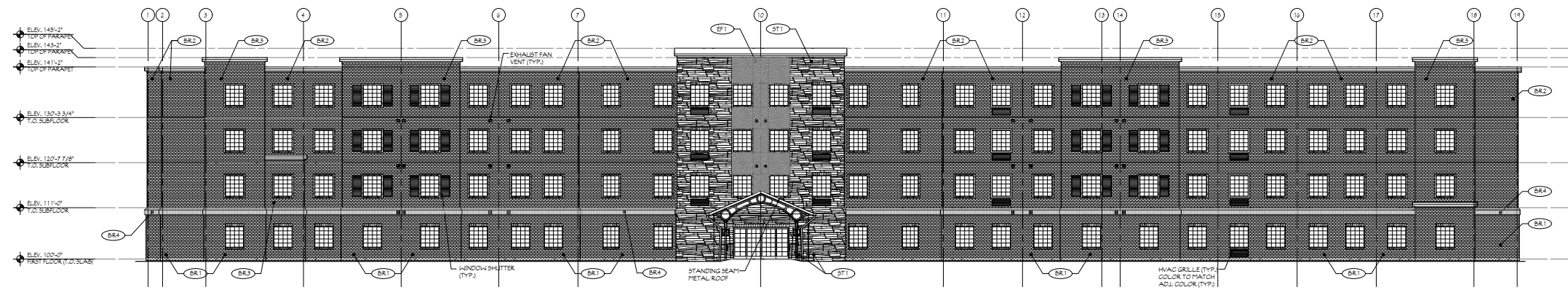
Beginning on the North line of said quarter section North 88 degrees 54 minutes 32 seconds East 505.00 feet from Northwest corner of said half-quarter section which point of beginning is the Northwest corner of said grantors' land; thence continuing North 88 degrees 54 minutes 32 seconds East 156.19 feet (157.60 feet deduced from Deed Book 297, Page 544 recorded in the Office of the Recorder of Hamilton County) along the North line of said quarter section to the Northeast corner of said grantor's land; thence South 0 degrees 11 minutes 38 seconds East 92.83 feet along East line of said grantors' land; thence North 82 degrees 45 minutes 46 seconds West 157.30 feet to the West line of said grantors' land; thence North 0 degrees 09 minutes 45 seconds East 70.04 feet along the West line of said grantors' land to the Point of Beginning and containing 0.292 acres more or less.

TOGETHER, with the permanent extinguishment of all rights and easement of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), along the lines described as follows: Beginning at the South end of the North 56.65 feet of the 70.04-foot course described above; thence South 83 degrees 11 minutes 22 seconds East 157.17 feet and terminating on the East line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



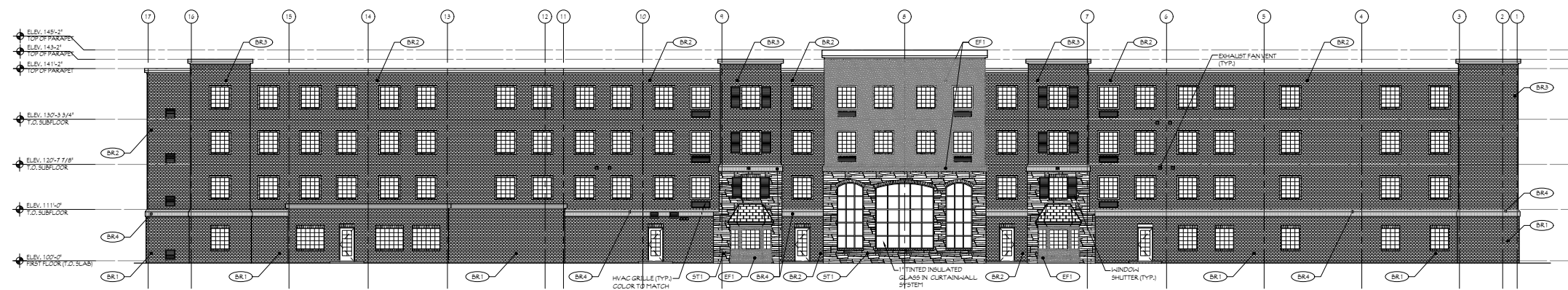
EXHIBIT B: CONCEPT PLAN
HITTLE AT THIRTYONE
PLANNED UNIT DEVELOPMENT DISTRICT





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

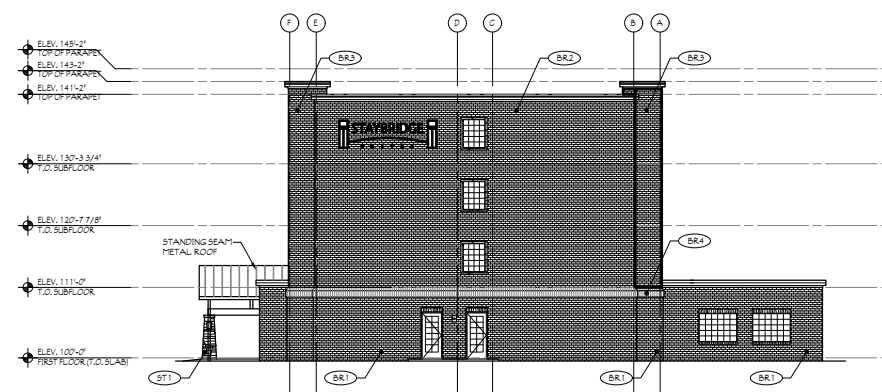
BUILDING MATERIALS			
EIFS	375 SQ. FT.	3%	
STONE	1,201 SQ. FT.	10%	
BRICK	10,629 SQ. FT.	87%	
TOTAL	12,201 SQ. FT.	100%	



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS			
EIFS	468 SQ. FT.	7%	
STONE	1,241 SQ. FT.	9%	
BRICK	11,315 SQ. FT.	84%	
TOTAL	13,024 SQ. FT.	100%	

- NOTES:
1. COLOR OF FASCIA AND SOFFIT TO MATCH EIFS COLOR EF-1.
 2. ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
 3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
 4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
 5. MINIMUM EIFS THICKNESS TO BE 2". SEE EIFS BAND DETAILS FOR THICKNESS OF THESE ELEMENTS.



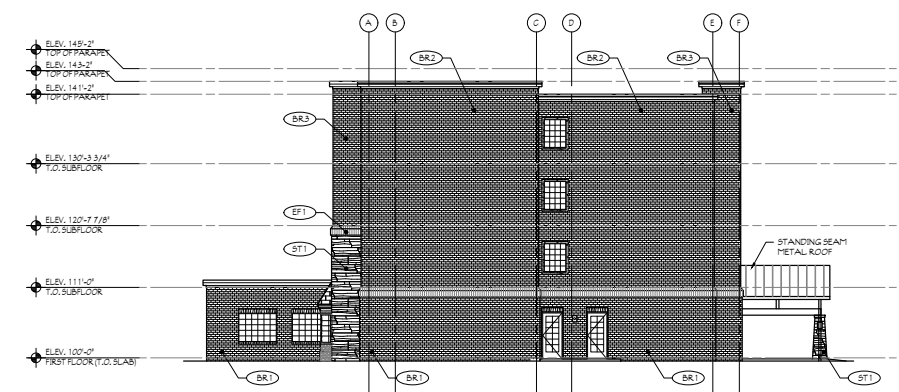
3 SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS			
BRICK	2,668 SQ. FT.	100%	
TOTAL	2,668 SQ. FT.	100%	

*TOTALS DONT INCLUDE GLAZING

EXTERIOR FINISH KEY	
EF1	EIFS / COLOR EF-1 (TYP)
BR1	BRICK
BR2	BRICK
BR3	BRICK
BR4	BRICK SOLIDER COARSE
ST1	SPILLATED DRY STACK STONE (TYP)

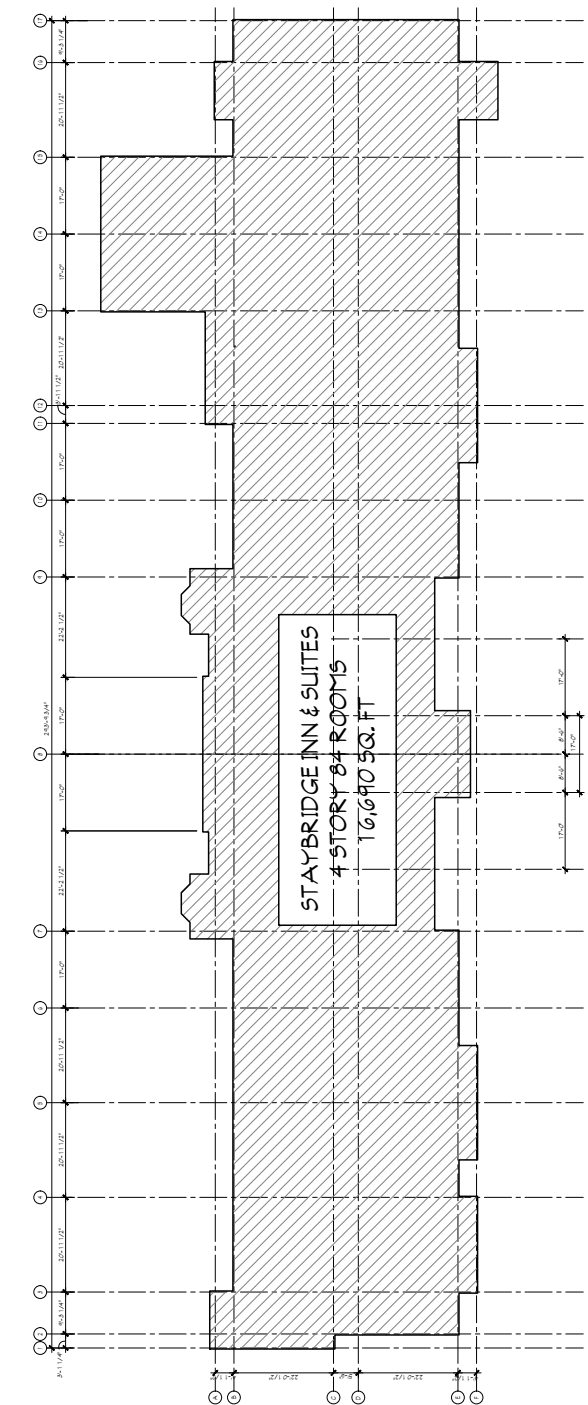
NOTE:
REFER TO WWW.DESIGNCONNECT.COM
FOR LISTING OF EXTERIOR
COLOR SCHEMES.



4 SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS			
EIFS	7 SQ. FT.	.5%	
STONE	88 SQ. FT.	3%	
BRICK	2,792 SQ. FT.	96.5%	
TOTAL	2,887 SQ. FT.	100%	

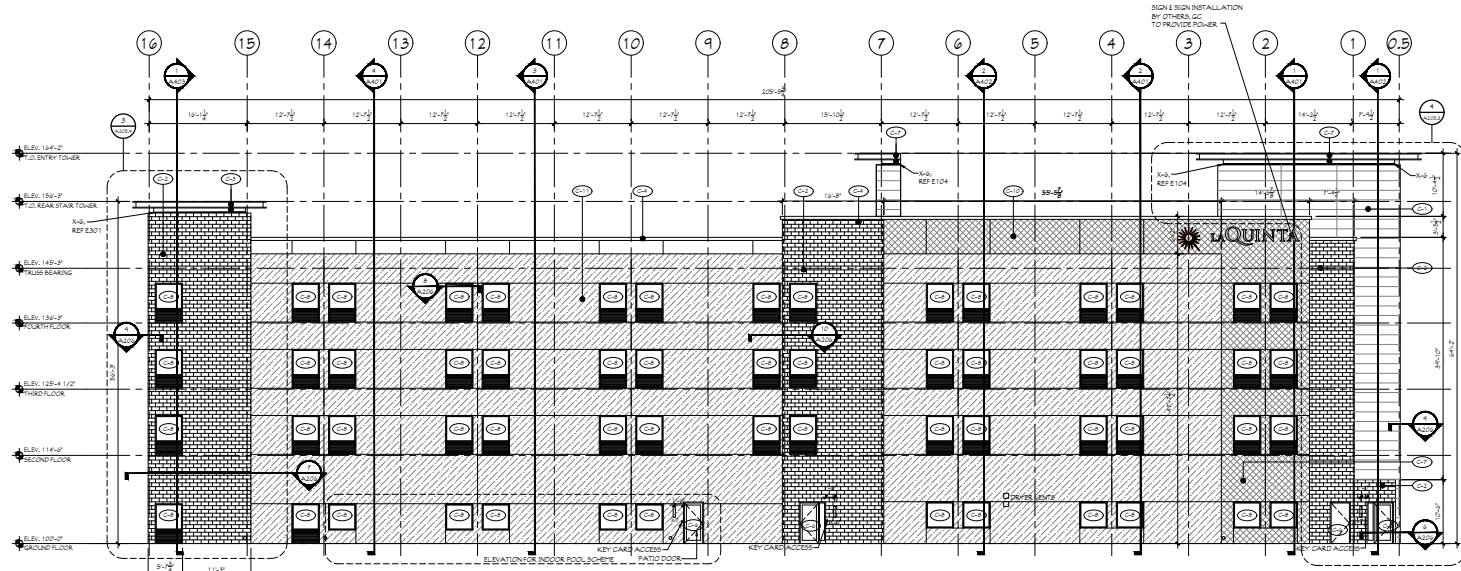
*TOTALS DONT INCLUDE GLAZING



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

EXHIBIT D-1: CHARACTER EXHIBIT HITTLE AT THIRTYONE PLANNED UNIT DEVELOPMENT DISTRICT

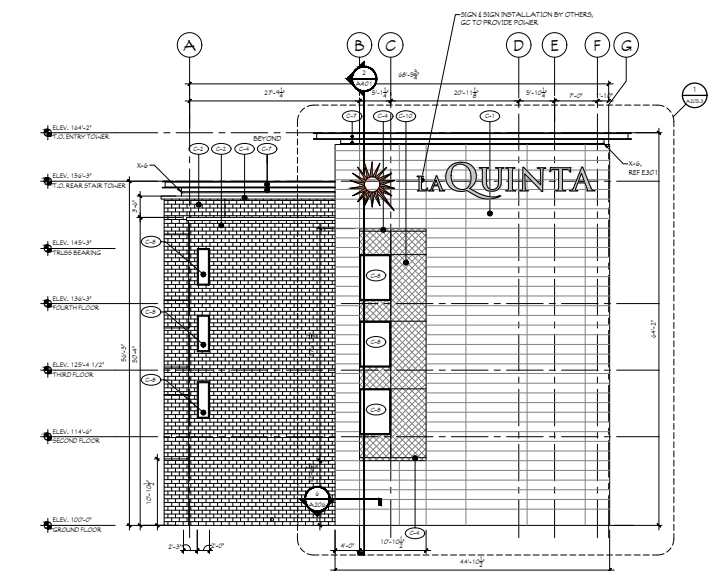
BUILDING MATERIALS			
BRICK	1,457 SQ. FT.	14%	
CERAMIC PANELS	979 SQ. FT.	8%	
ARCHITECTURAL PANELS	7,881 SQ. FT.	73%	
TOTAL	10,782 SQ. FT.	100%	
*TOTALS DONT INCLUDE GLAZING			



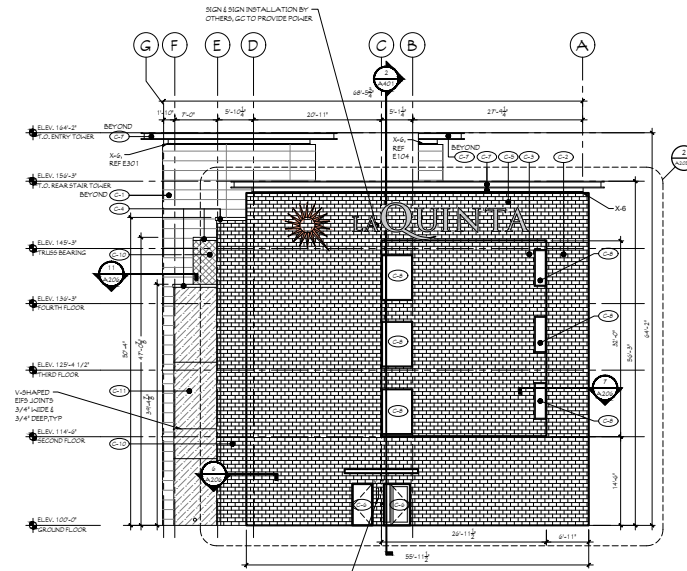
1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS			
CERAMIC PANELS	2,381 SQ. FT.	56%	
BRICK	1,602 SQ. FT.	37%	
ARCHITECTURAL PANELS	248 SQ. FT.	7%	
TOTAL	4,281 SQ. FT.	100%	
*TOTALS DONT INCLUDE GLAZING			

BUILDING MATERIALS			
CERAMIC PANELS	3,041 SQ. FT.	4%	
BRICK	3,175 SQ. FT.	78%	
ARCHITECTURAL PANELS	542 SQ. FT.	13%	
TOTAL	6,866 SQ. FT.	100%	
*TOTALS DONT INCLUDE GLAZING			

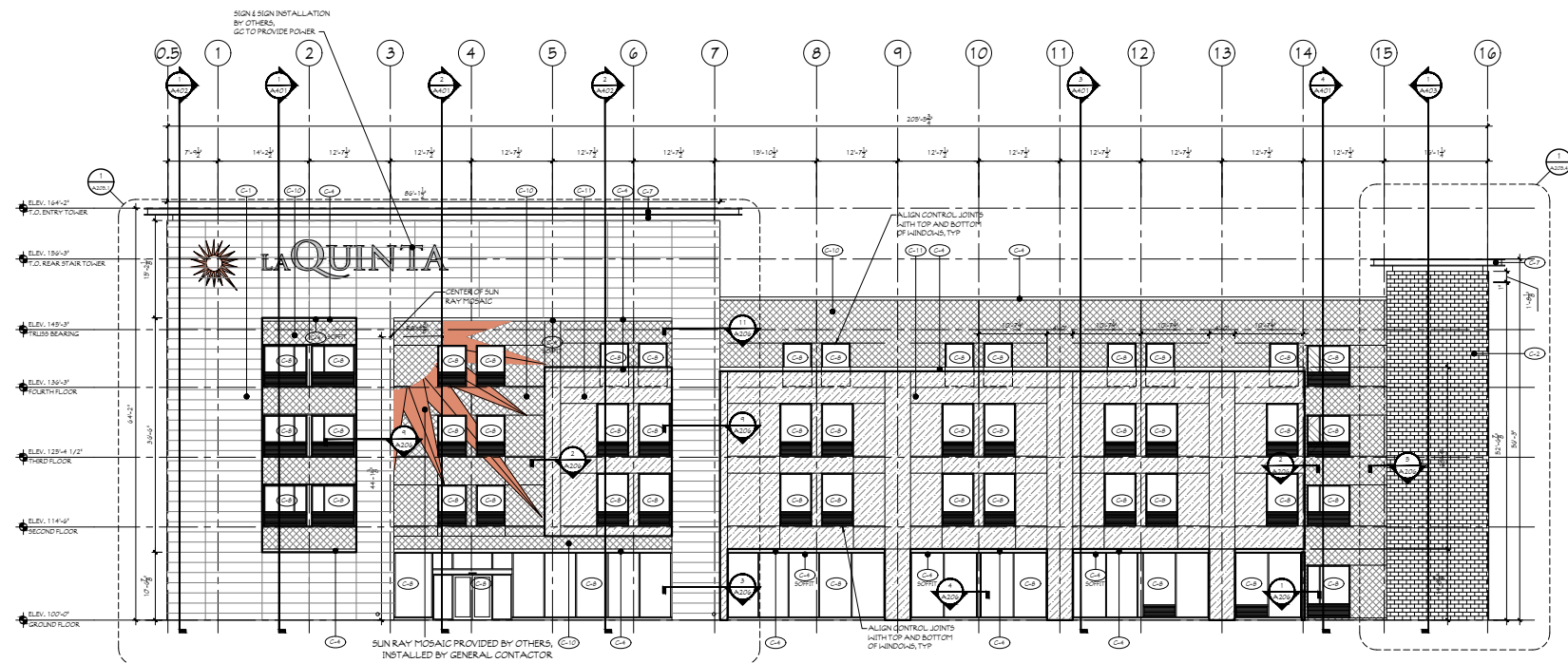


1 SIDE ELAVIONS
SCALE: 1/8" = 1'-0"

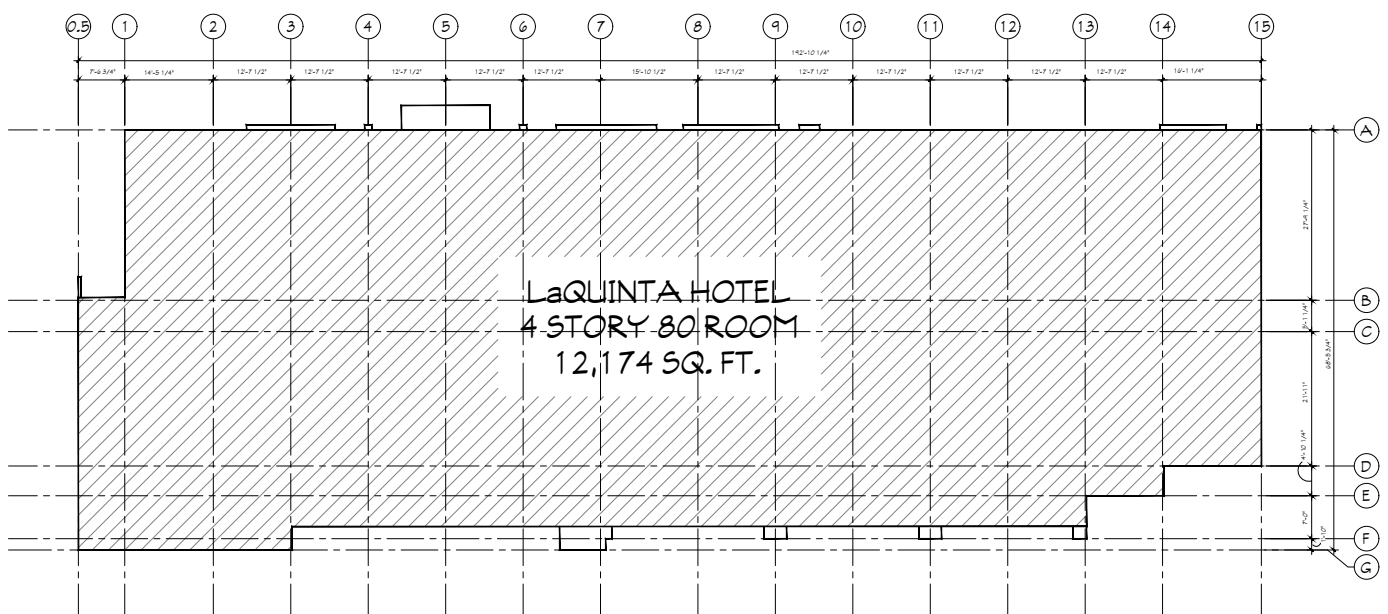


2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS			
CERAMIC PANELS	2,784 SQ. FT.	25%	
BRICK	823 SQ. FT.	7%	
ARCHITECTURAL PANELS	7,785	68%	
TOTAL	11,347 SQ. FT.	100%	
*TOTALS DONT INCLUDE GLAZING			



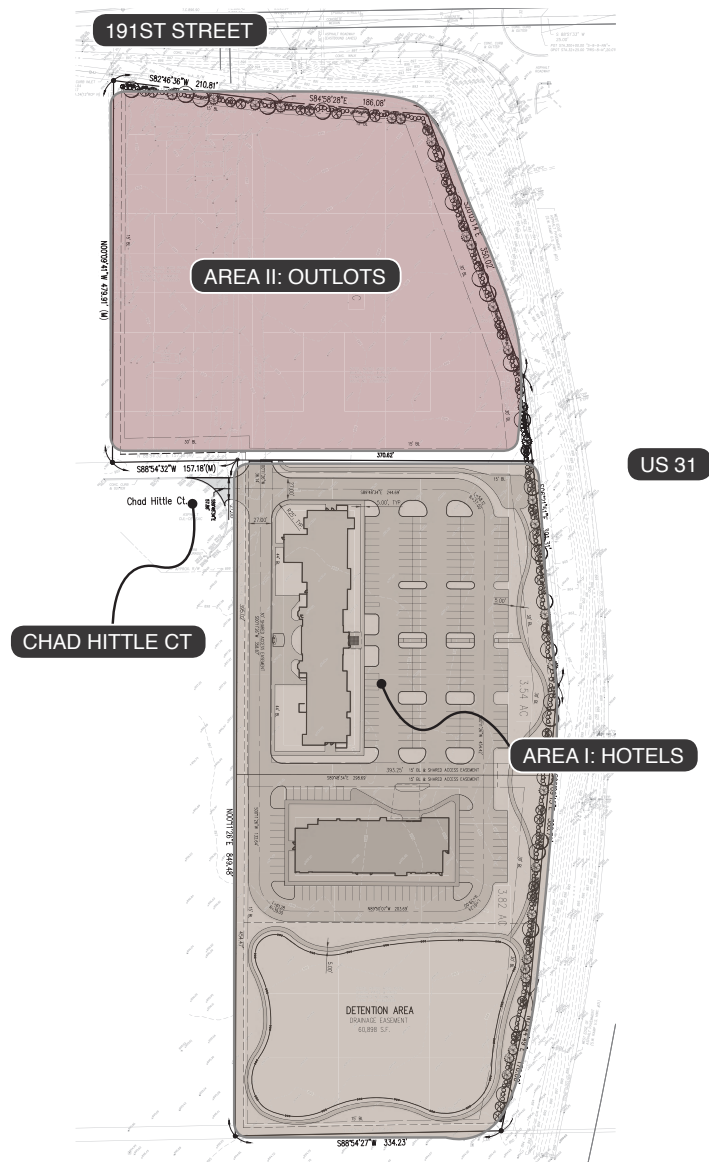
1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"



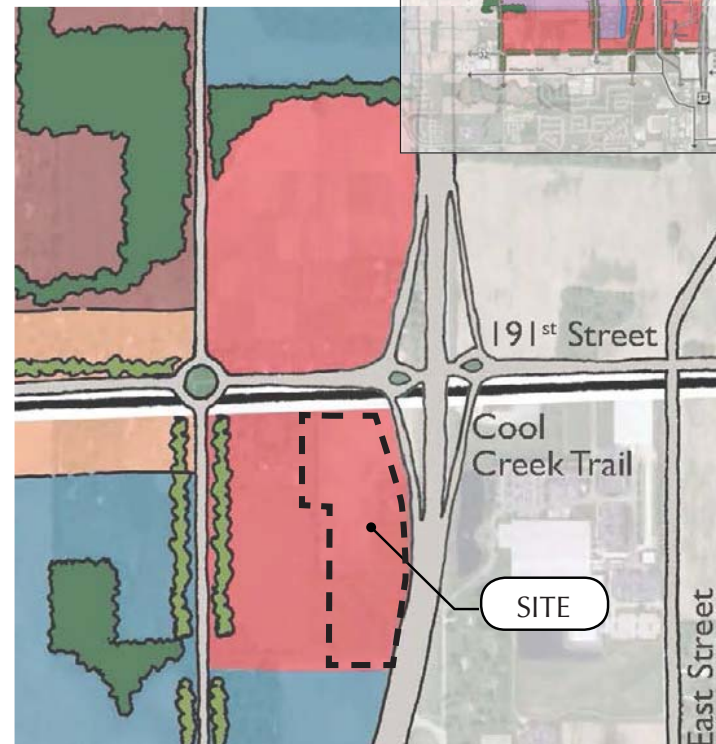
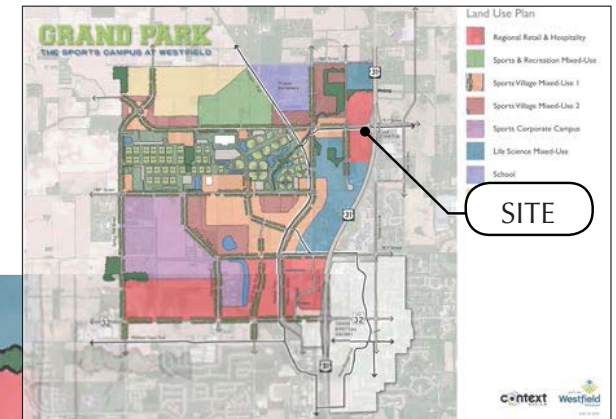
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

EXHIBIT D-2: CHARACTER EXHIBIT
HITTLE AT THIRTYONE
PLANNED UNIT DEVELOPMENT DISTRICT

CONCEPTUAL PLAN EXHIBIT



ILLUSTRATIVE GRAND PARK LAND USE MAP



HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT



Family Sports Capital

Addendum

to the Westfield Washington
Township Comprehensive Plan

August 2009

City of
Westfield

Indiana 1834

“Old Town Charm, New City Style”

Executive Summary

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the “Sports Commission”). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase 1 Report”, July 24, 2009 (the “Report”), identifies the following goals for the Westfield community

- **Provide** intergenerational health, recreation and sporting opportunities within the City of Westfield (the “City”) and **provide** facilities for state, regional and national tournaments;
- **Cooperate** with the Hamilton County Convention and Visitor’s Bureau (“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: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining and lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the “Complex”) is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

APPENDIX H – FAMILY SPORTS CAPITAL ADDENDUM II



Family Sports Capital Addendum II to the Westfield – Washington Township Comprehensive Plan

December 2010

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Commission (the “Sports Commission”). The Commission has extensively studied possible locations for a regional/national intergenerational sports facility within the City of Westfield. The Commission has completed its analysis and recommends the location identified in Exhibit A. To the extent that the policies and recommendations set forth in this Addendum conflict with the recommendations of the Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan and previously adopted addenda.

The Family Sports Capital of America Vision

The City of Westfield (the “City”) wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with a multigenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, for the Sports Campus.

- The Sports Campus should be designed to at least support Westfield youth and family sports
- The Sports Campus should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) diamond sports (including, but not limited to, baseball and softball); and (3) indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Sports Campus should include facilities to support the hosting of championship level amateur sports tournaments.
- In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A attached hereto and made a part hereof. This area shall be referred to as the Family Sports Capital of America (the “Sports Capital”).

The Family Sports Capital of America Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase I Report,” July 24, 2009 (the “Report I”), identifies the following goals for the Westfield community:

- 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: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Sports Commission Phase I Report

As the Sports Commission concludes in its Report I, creation and development of the Sports Campus is a viable endeavor for the City. The Sports Commission recommends that the City and HCCVB continue with planning efforts for such facilities. The Sports Commission plans to perform additional analyses as prompted by the City to further this effort as well.

Sports Commission Findings

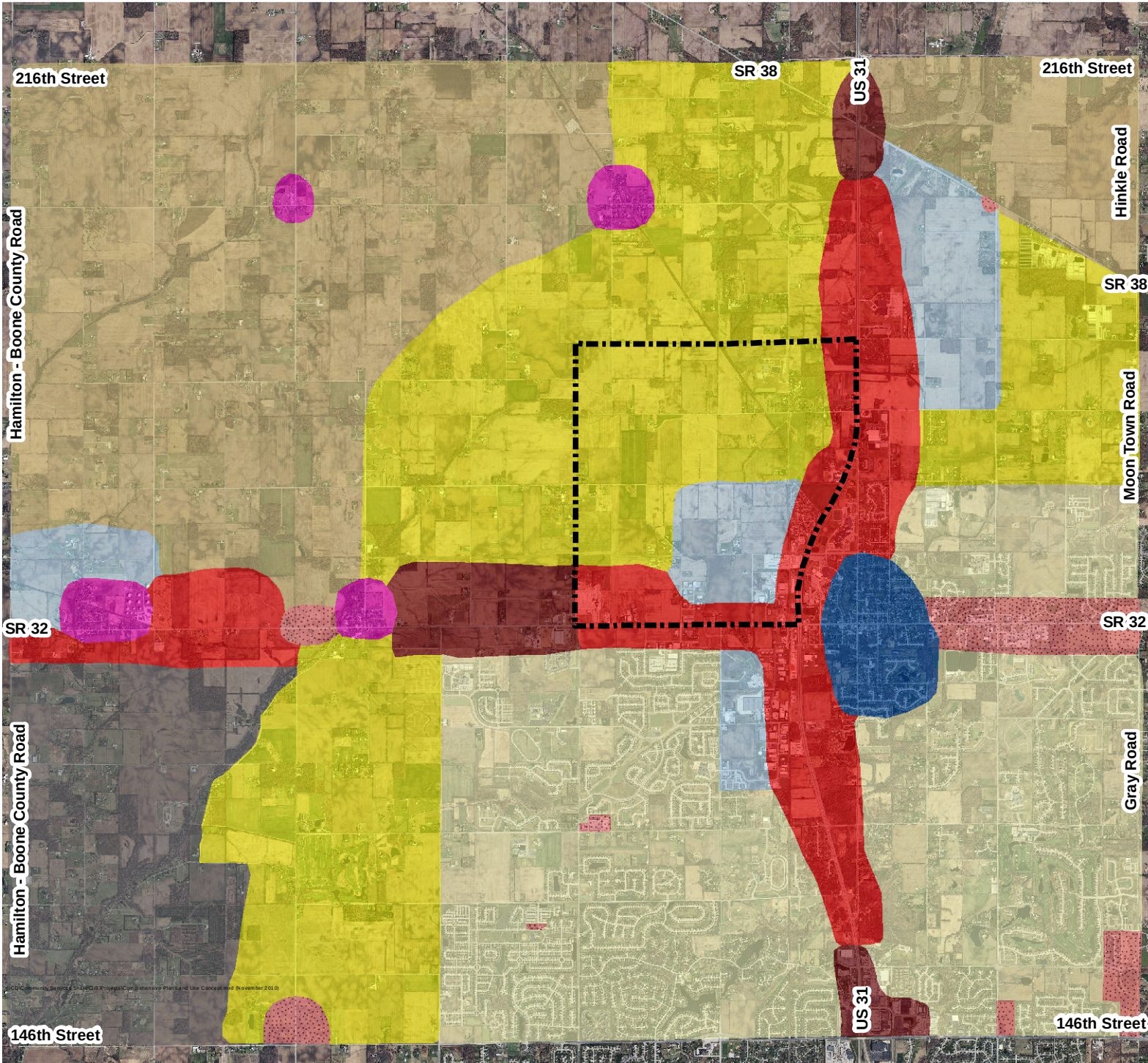
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Sports Campus can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's multigenerational sports concept. This concept aligns well with the economic development goals and objectives of the City as well.

Sports Commission Phase II Report

The Sports Commission, in its report titled “Westfield Family Sports Complex, Phase II Report,” September 28, 2010 (the “Report II”), further defines the scope of initial sports to be offered at the Sports Campus, and identifies the Commission’s preferred location for the Sports Capital.

Sports Commission Findings

- The Scope of Sports Subcommittee of the Sports Commission determined that the sports to be initially offered within the Sports Campus should be selected based on demand, mission, stakeholders, cost and the ability of the Sports Campus to conduct multiple sports on fields designed to accommodate a variety of sport uses.
- The Sports Commission identified that the following field sports meet the requirements identified in the paragraph above soccer, football, lacrosse, rugby, field hockey, baseball, and softball; and, the following indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer league, travel and personal training use.
- The Location Subcommittee of the Sports Commission met with and exchanged information with developers several times during the Sports Capital siting process. The following primary criteria were used to identify the most appropriate location:
 - Site Access;
 - Suitability for contemplated sports;
 - Proximity to other city investment; and
 - Potential for economic development.
- The Sports Commission has recommended, unanimously, that the area identified in Exhibit A should be selected for the Sports Capital. This area is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



Jesse M. Pohlman
Consultant + Planner
+1 317 696 9254
jpohlman@onpointeland.com

Memorandum

Date: November 15, 2017

To: Daine Crabtree, Associate Planner
Economic and Community Development Department

From: Jesse Pohlman

Re: Hittle at ThirtyOne Planned Unit Development (1712-PUD-26)
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, PRYAM, LLC hosted an open house for adjoining property owners on Tuesday, November 14, 2017, at the Grand Park Event Center located at 19000 Grand Park Boulevard, Westfield, Indiana. Below please find a brief written report of the open house.

Open house began at 7:00 p.m.

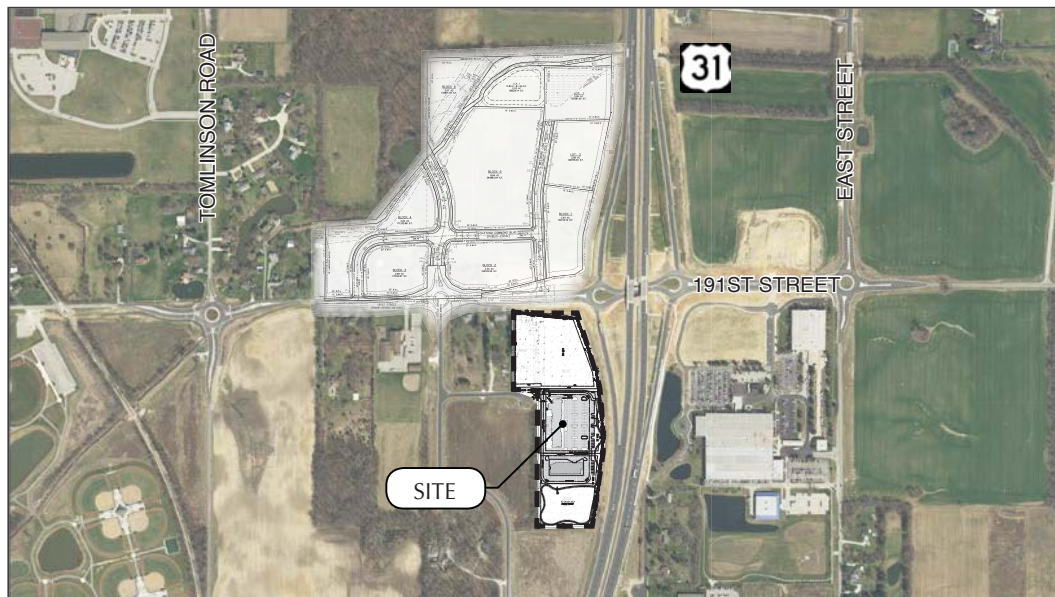
Petitioner representatives included Sunny Patel (PRYAM, LLC) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included one (1) adjacent property owner (Jeff Ripley, 18702 Chad Hittle Drive), two (2) Council members (C. Lehman, C. Spoljaric) and one (1) representative from the Economic and Community Development Department (K. Todd).

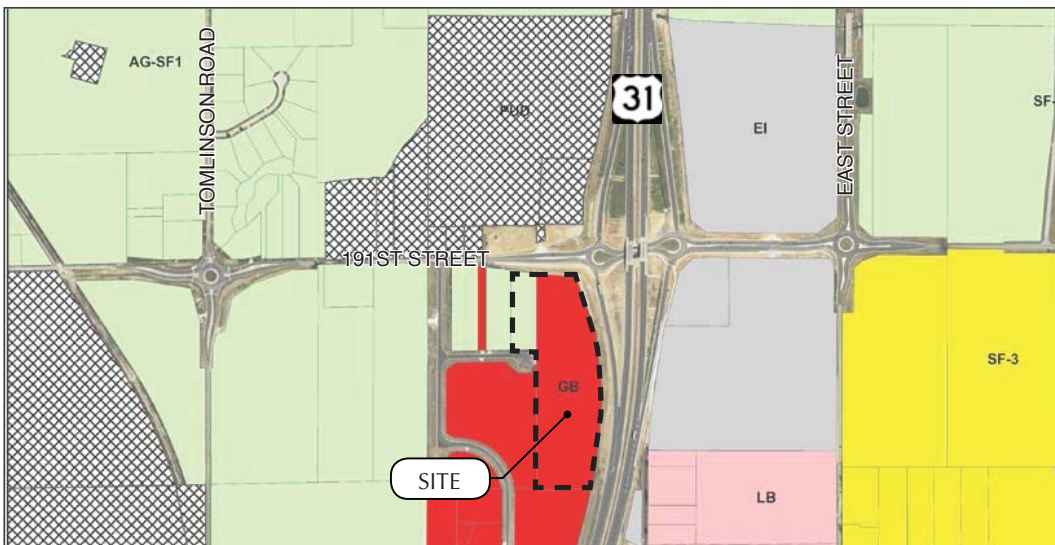
After a brief overview, general discussion included the following topics: traffic from Grand Park and City's planned round-about at 191st Street and Chad Hittle Drive; road impact fees; land uses for outlots and comparisons to Chatham Commons; hotel (Staybridge) site design in relation to US31; potential public art location; anticipated construction timeline.

After general discussion, the open house concluded around 7:45 p.m. with no additional attendees arriving.

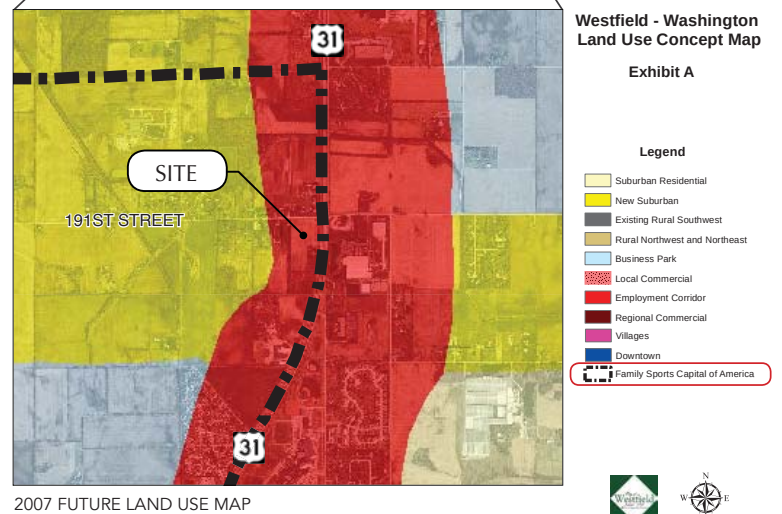
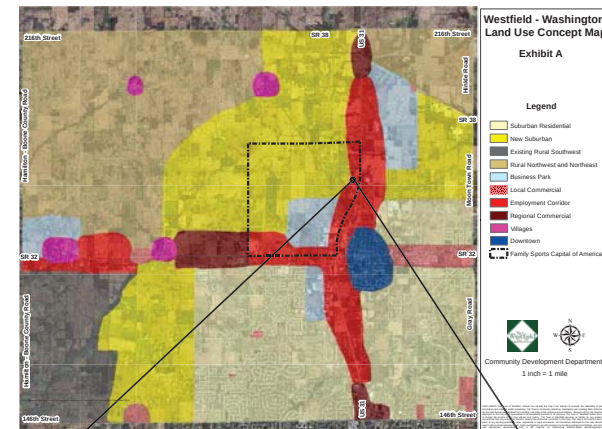
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



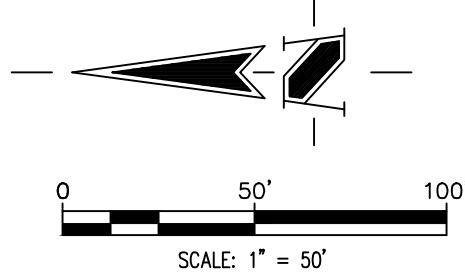
HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

Parcel: 2
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 395.02 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 370.62 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 284.09 feet; thence South 05 degrees 09 minutes 14 seconds West a distance of 113.20 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 393.25 feet to the point of beginning. Containing 3.54 acres, more or less.

Parcel: 3
to the Point of Beginning; thence North 00 degrees 09 minutes 41 seconds East a distance of 479.91 feet; thence South 82 degrees 46 minutes 36 seconds East a distance of 210.81 feet; thence South 84 degrees 58 minutes 28 seconds East a distance of 186.08 feet; thence South 20 degrees 03 minutes 14 seconds East a distance of 350.02 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 107.22 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 370.62 feet; thence South 88 degrees 54 minutes 32 seconds West a distance of 157.18 feet to the point of beginning. Containing 4.88 acres, more or less.

WESTFIELD, INDIANA
PUD ZONING
(HITTLE AT THIRTYONE PLANNED UNIT DEVELOPMENT)



Existing Storm Sewer
 New Storm Sewer
 Existing Sanitary Sewer
 New Sanitary Sewer
 Existing Contour
 Existing Elevation
 Existing Trees
 Existing Water Main
 New Water Main
 Flow Arrow
 Swale Flowline
 Existing Fence
 Existing Flowline
 Utility & Drainage Esmt.
 Building Setback Line



DEEDED OWNER:
 PATEL, AJAYKUMAR C & AMIT J NATHU & YASHPAL B MODI &
 PUNEET BHATIA & MANISHKUMAR P PATEL & RASHMIBEN N
 PATEL & RAJESHKUMAR R PATEL.
 ADDRESS:
 2930 HUSBAND ROAD, PUDUCAH, KY 42003
 PARCEL ID:
 08-05-25-00-00-042.00
 08-05-25-00-00-043.00

No. OF LOTS - 3
AREA - 12.25 Ac.
MINIMUM SETBACK LINES:
DISTRICT PERIMETER: 15'
DISTRICT PERIMETER ABUTTING EXTERNAL STREET: 30'
ALL OTHER: NO MINIMUM

E. LINE, S.E. 1/4, SEC. 25-T19N-R3E

U.S. HWY. #31

STATE OF INDIANA
WARRANTY DEED WITH
PARTIAL LIMITATION OF ACCESS
INSTR. #2013071540

N.E. COR., S.E. 1/4
SEC. 25-T19N-R3E
HARRISON MONUMENT FOUND
AT SURFACE
IN NORTH BOUND LANE
OF U.S. HWY. 31

LOT 3
2,728 S.F.
4.88 AC

LOT 2
154,081 S.F.

LOT 1
166,603 S.F.

INSTR. NO. 2016051605

DETENTION AREA

DRAINAGE EASEMENT

POINT OF BEGINNING

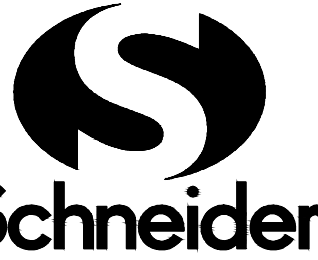
N.E. COR.
W. 1/2 OF THE E. 1/2 OF THE S.E. 1/4
SEC. 25-T19N-R3E

— JAMES L. & KAREN-
S. BONTRAGER
BOOK 297 PAGE 544

DATE:

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THE SCHNEIDER CORPORATION
Historic Fort Harrison
3901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

Civil Engineering
GIS * LIS
Land Surveying
Landscape Architecture

HITLLE AT THIRTYONE

WESTFIELD, INDIANA

PRYAM, LLC

PRYAM, LLC

51055 SAIL BAY COURT ELKHART, INDIANA 46514

51055 SAIL BAY COURT ELKHART, INDIANA 46514

DATE: 11/28/17	PROJECT NO.: 10830.001
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DRAWN BY: TLS	CHECKED BY: SWR
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SHEET TITLE:
PRIMARY PLAT

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Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Survey of Current Business*, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2

SHEET NO.:

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[illegible]

US 31

CHAD HITTLE CT

Chad Hittle Ct.

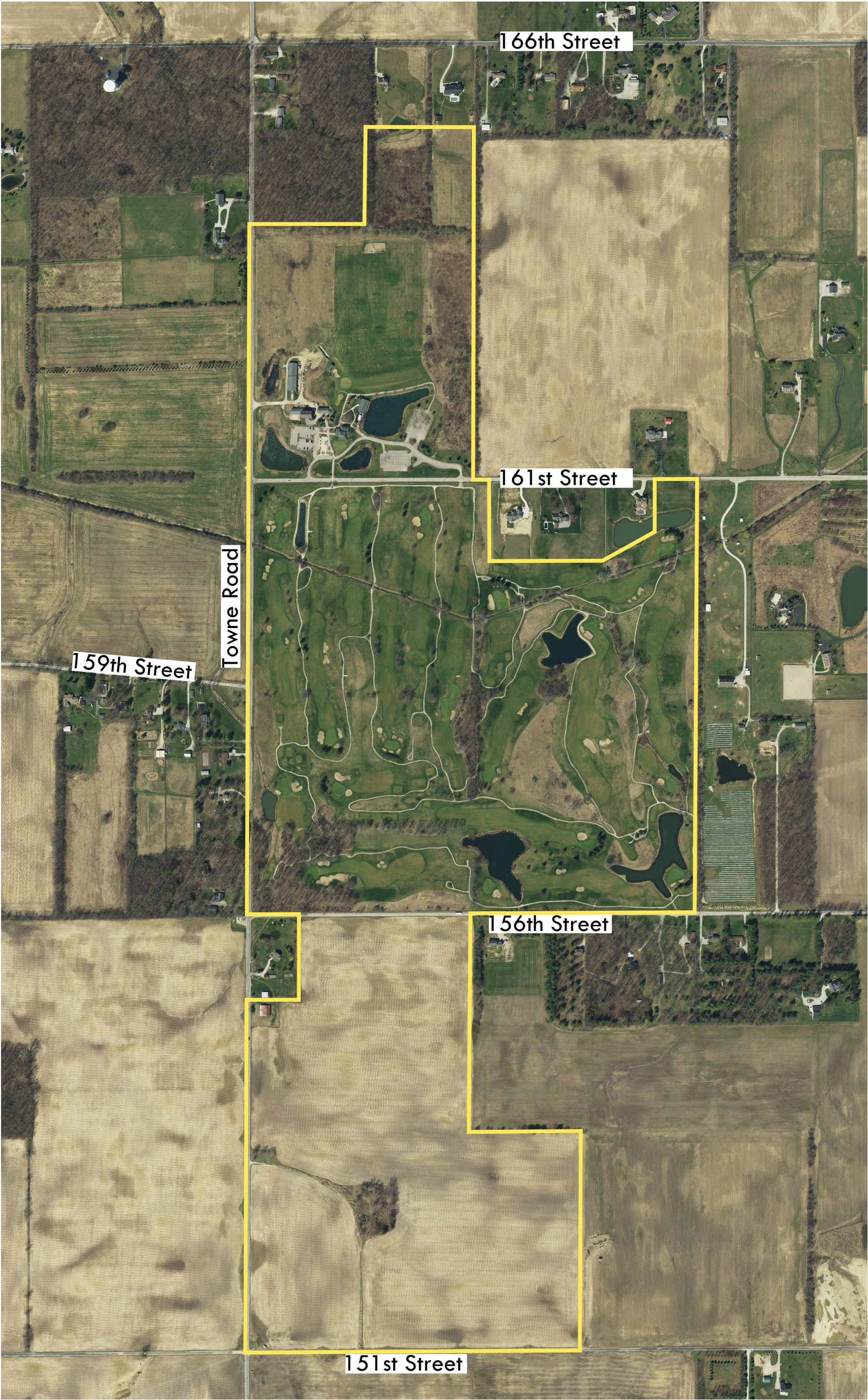
AREA I: HOTELS

INSTR. NO. 201602516025

DETENTION AREA
DRAINAGE EASEMENT
60,898 S.F.

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
HITTLE AT THIRTYONE
 PLANNED UNIT DEVELOPMENT DISTRICT





WESTCHESTER PLANNED UNIT DEVELOPMENT ORDINANCE
PROJECT NARRATIVE

The Westchester Planned Unit Development District (the “Westchester PUD”) pertains to real estate that is generally located east of and adjacent to Towne Road, south of 166th Street and north of and adjacent to 151st Street and consists of approximately 309 acres (the “Real Estate”). Included in this change of zoning/rezone application is a site location map which outlines the location of the Real Estate.

The applicant, Platinum Properties Management Company, LLC, desires to develop a residential community on the Real Estate, as well as maintain the existing Wood Wind golf course that is located on the Real Estate.

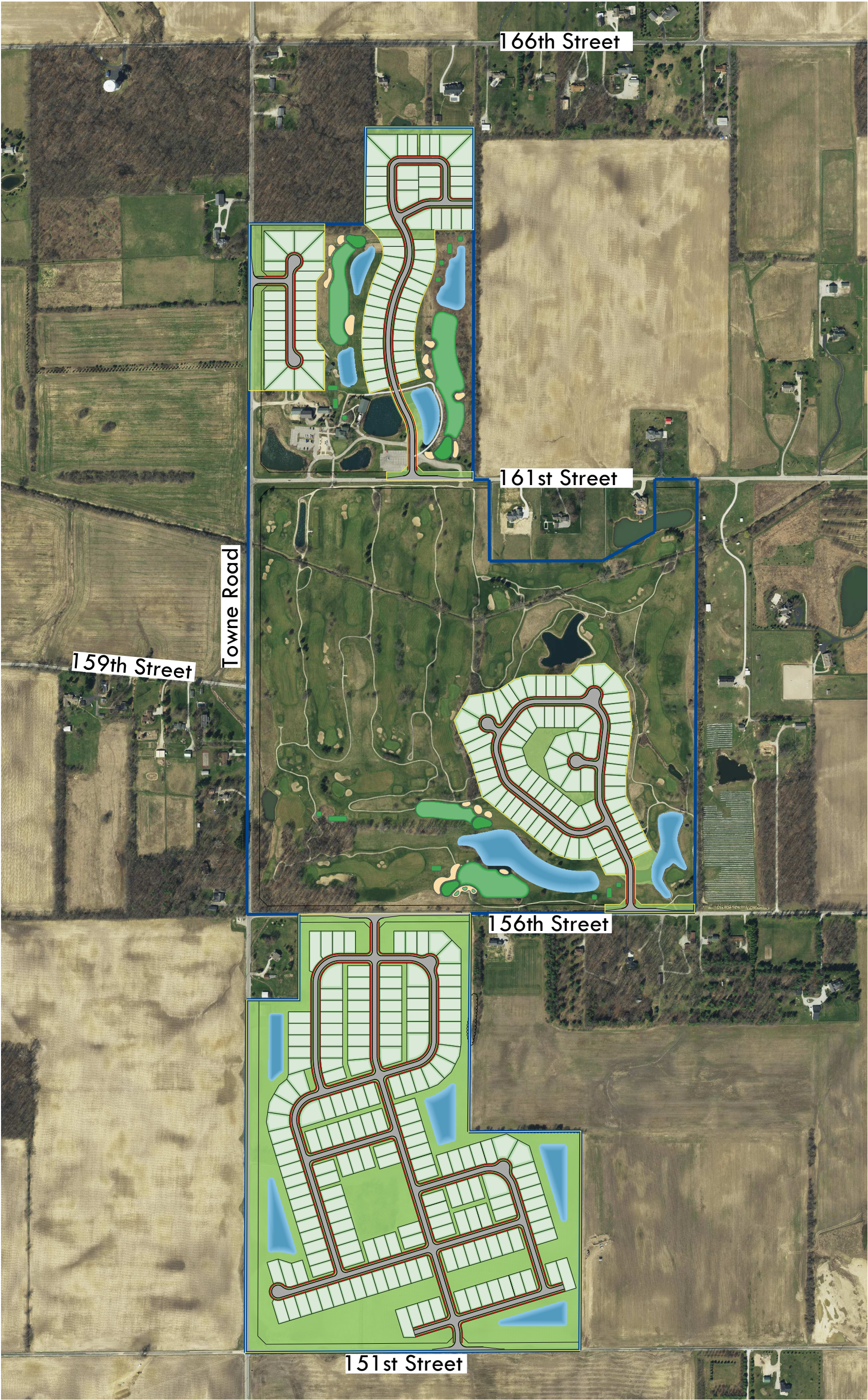
The Real Estate is currently zoned AGSF-1 pursuant to the City of Westfield’s Unified Development Ordinance. If approved, the Westchester PUD would rezone a portion of the Real Estate to SF4 – Single Family High Density to permit the residential community and the remaining portion of the Real Estate that consists of the current Wood Wind golf course would retain its AGSF-1 zoning.

As shown on the District Map that is included as Exhibit B to the Westchester PUD, the community will consist of three (3) distinct Areas which include the following:

1. Area A will contain a maximum of 190 single-family homes with a R4 Residential as the Underlying Zoning District.
2. Area B will contain a maximum of 170 single-family homes with a R4 Residential as the Underlying Zoning District.
3. Area C is the portion of the Real Estate that consists of the Wood Wind golf course which will retain AGSF-1 as the Underlying Zoning District.

The Westchester PUD also provides that street connections and paths be provided as generally shown on the Concept Plan and Proposed Trail Plan, Exhibits C and D respectively.

The Westchester PUD, under also contains specific architectural standards, including but not limited to, the types of permitted building materials, window treatment, overhand treatment, roof pitches and the garage design requirements for the homes to be constructed in the community. In addition Exhibits E and F to the PUD provide character home imagery examples depicting the intended home architecture for Westchester. Further, the Westchester PUD also includes specific landscape standards for minimum lot landscaping, external street frontage landscaping and buffer yard planting requirements.



Area A Home Illustrations





Area B Home Illustrations













ORDINANCE NUMBER 17-46

WESTCHESTER PUD

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westchester PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF4: Single Family High Density District.
- 4.3 Area C: AGSF1: Agriculture / Single-Family Rural District.

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

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

- 5.2 Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Area A. The total number of Dwellings permitted in Area A shall not exceed one hundred and ninety (190) Single-family Dwellings
- 5.4 Area B. The total number of Dwellings permitted in Area B shall not exceed one hundred and seventy (170) Single-family Dwellings.
- 5.5 Area C.
- A. Development Amenities shall be permitted in addition to those uses permitted in the Underlying Zoning District.
- B. Single-family dwellings shall be prohibited.

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

- 6.1 Area A and Area B. The standards for Area A and Area B shall be as follows.

Standard	AREA A	AREA B
Minimum Lot Area	9,000 SF	7,200 SF
Minimum Lot Frontage	40'	35'
Minimum Building Setback Lines		
Front Yard	25'	25'
Side Yard (minimum separation between dwellings)	0' (10')	0' (10')
Rear Yard	25'	20'
Minimum Lot Width	70'	60'
Maximum Building Height	2 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	1,400 SF	1,200 SF
Two Story Dwelling	1,600 SF	1,400 SF
Story and one-half Dwellings	1,400 SF	1,200 SF

- 6.2 Area C. A Major Subdivision shall be permitted in Area C.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

- 7.1 Area A and Area B: Article 6.3 Architectural Standards: Shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The Character Exhibits, attached hereto as **Exhibit E** and **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area A and Area B respectively. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.
- B. Building Materials: In addition to the standards of Article 6.3.C.3 (Building Materials), vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of four inches (4") wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall (i) include a variety of design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the dominant exterior material or a color to accent the dominant exterior material. Design elements include the

garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

I. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

- A. Area B shall be subject to only the Street Trees, Minimum Lot Landscaping Requirements and External Street Frontage Landscaping Requirements of Article 6.8.
- B. Area C shall be exempt from the requirements of Article 6.8.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

8.1 Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

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

9.1 The Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified below.

- A. Minimum Open Space: Area B and Area C shall be exempt from the minimum open space requirement. Area C includes the existing Golf Course as depicted on the Concept Plan and permits open space as part of a Major Subdivision, the Golf Course use and Development Amenities surrounding and adjacent to Area B.
 - B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
 - C. Amenities. The existing 18-hole Golf Course and associated facilities within Area C shall provide the minimum amenity package for Area A and Area B. Additional amenities may be added to the District.
- 9.2 The Article 8.7 (D) Perimeter / External Pedestrian Network Standards: Shall be provided in substantial compliance with the locations as illustrated on Exhibit D (Pedestrian Circulation Plan). The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as shown, then alternative path locations may be approved by the Director that still provide comparable access and connectivity.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 18-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-__**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-__**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Westchester - PUD District Ordinance 3 110217

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Concept Plan
Exhibit D	Pedestrian Circulation Plan
Exhibit E	Area A – Single Family Dwelling Character Exhibit
Exhibit F	Area B – Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Parcel 1:

A part of the West Half of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning Southwest corner of the Northwest Quarter of said Section 9; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 1,554; thence North 89 degrees 58 minutes 59 seconds East 697 feet; thence North 00 degrees 41 minutes 38 seconds East 588 feet; thence South 89 degrees 53 minutes 53 seconds East 657 feet; thence South 00 degrees 07 minutes 47 seconds West 2,135 feet to a point on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 47 minutes 37 seconds East along said South line 97 feet; thence South 00 degrees 16 minutes 03 seconds East 493 feet; thence North 89 degrees 48 minutes 16 seconds East 685 feet; thence North 60 degrees 59 minutes 58 seconds East 361 feet; thence North 00 degrees 00 minutes 00 seconds East 319 feet to a point on the aforesaid north line; thence North 89 degrees 47 minutes 37 seconds East 257 feet to the Northeast corner of the Southwest Quarter of said Section 9; thence South 00 degrees 19 minutes 14 seconds West along the east line thereof 2,624 feet to the Southeast corner of the Southwest Quarter; thence South 89 degrees 44 minutes 11 seconds West along the south line thereof 2,713 feet to the Southwest corner of the Southwest Quarter; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,627 feet to the place of beginning, containing 210 acres, more or less.

Parcel 2:

A part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,137 feet; thence North 90 degrees 00 minutes 00 seconds East 317 feet; thence North 00 degrees 02 minutes 36 seconds East 519 feet to a point on the north line of said Quarter Section; thence North 89 degrees 44 minutes 11 seconds East along said north line 1,040 feet; thence South 00 degrees 27 minutes 13 seconds West 1,324 feet; thence North 89 degrees 33 minutes 23 seconds East 680 feet; thence South 00 degrees 14 minutes 39 seconds West 1,329 feet to a point on the south line of said Quarter Section; thence South 89 degrees 36 minutes 47 seconds West along said south line 2,027 feet to the place of beginning, containing 99, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)



EXHIBIT B
DISTRICT MAP

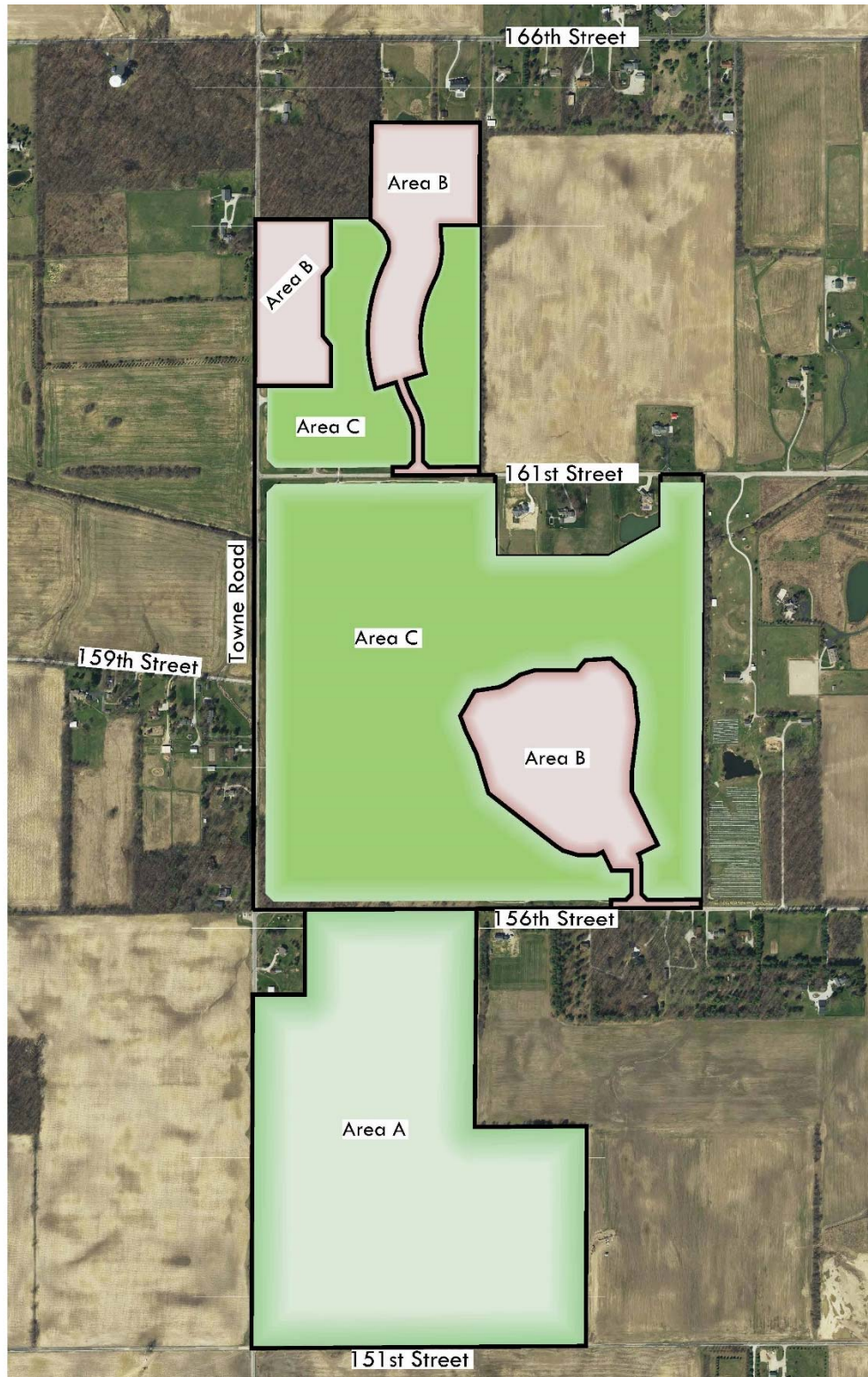


EXHIBIT C
CONCEPT PLAN



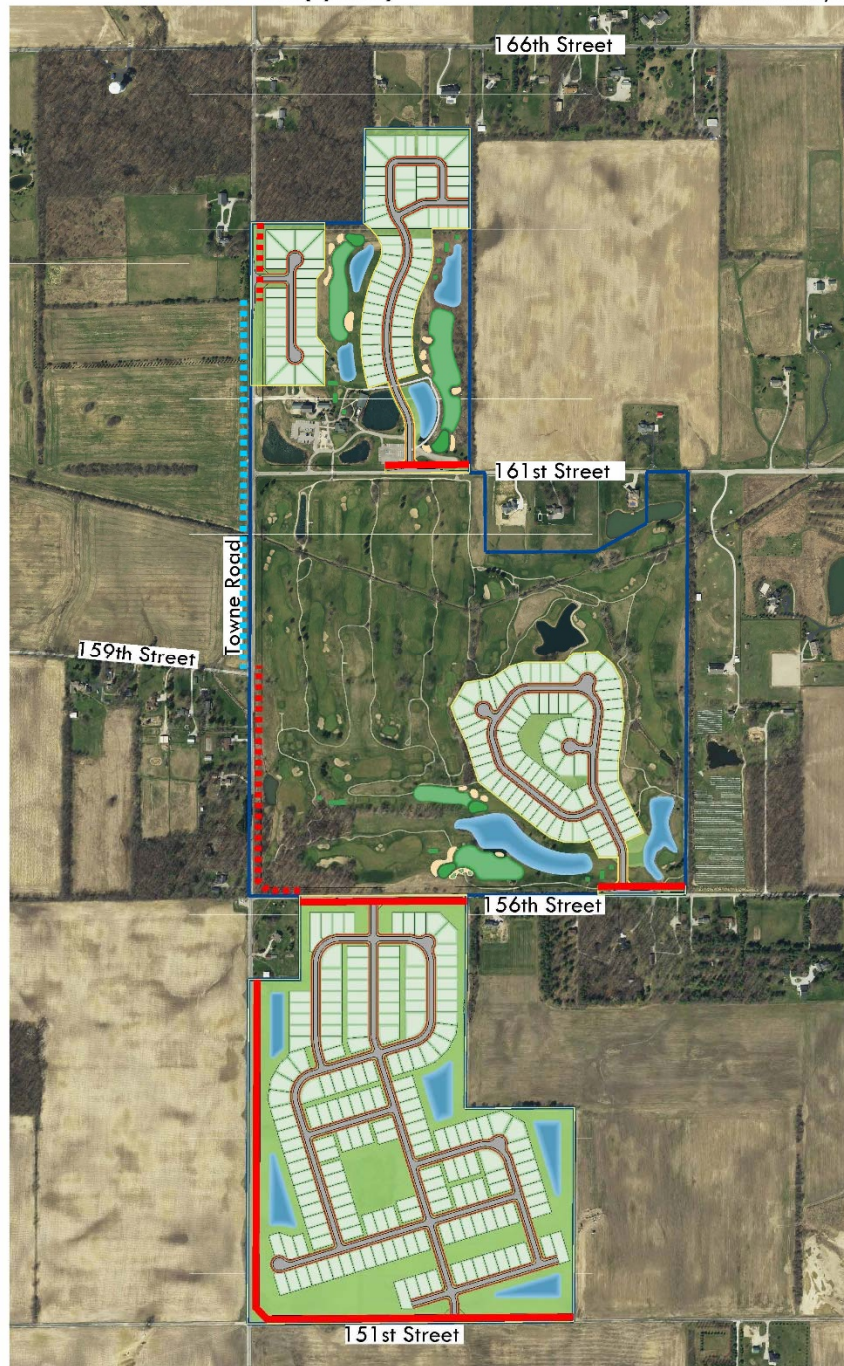
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ____-PUD-17.

EXHIBIT D**PEDESTRIAN CIRCULATION PLAN**

Proposed Trail Plan

——	10'
- - - -	12'
- - - -	12' (by other)

Westchester
Westfield, Indiana



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan is on file with the Department of Economic and Community Development under Docket Number ____-PUD-17.

EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



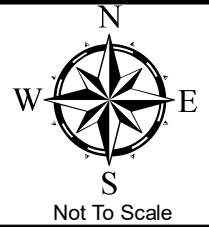
EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT

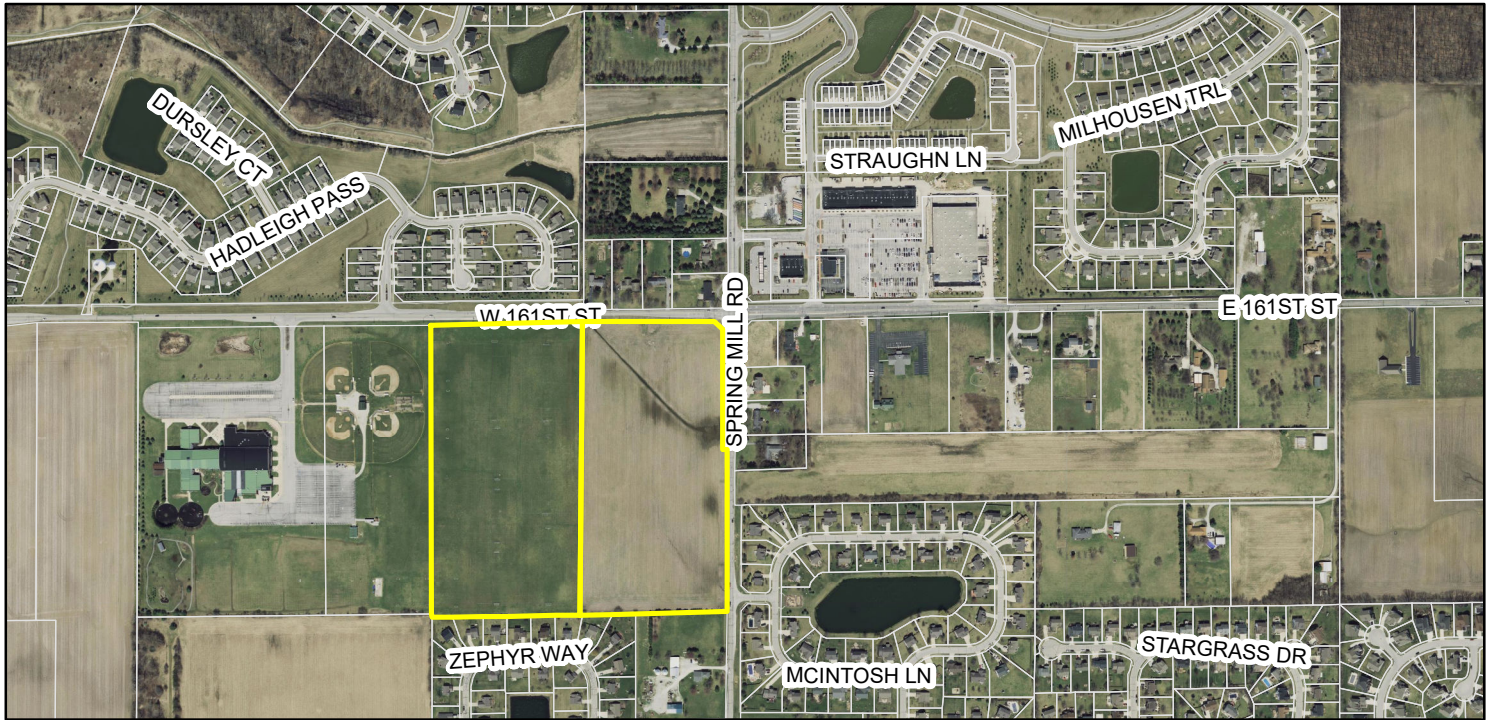




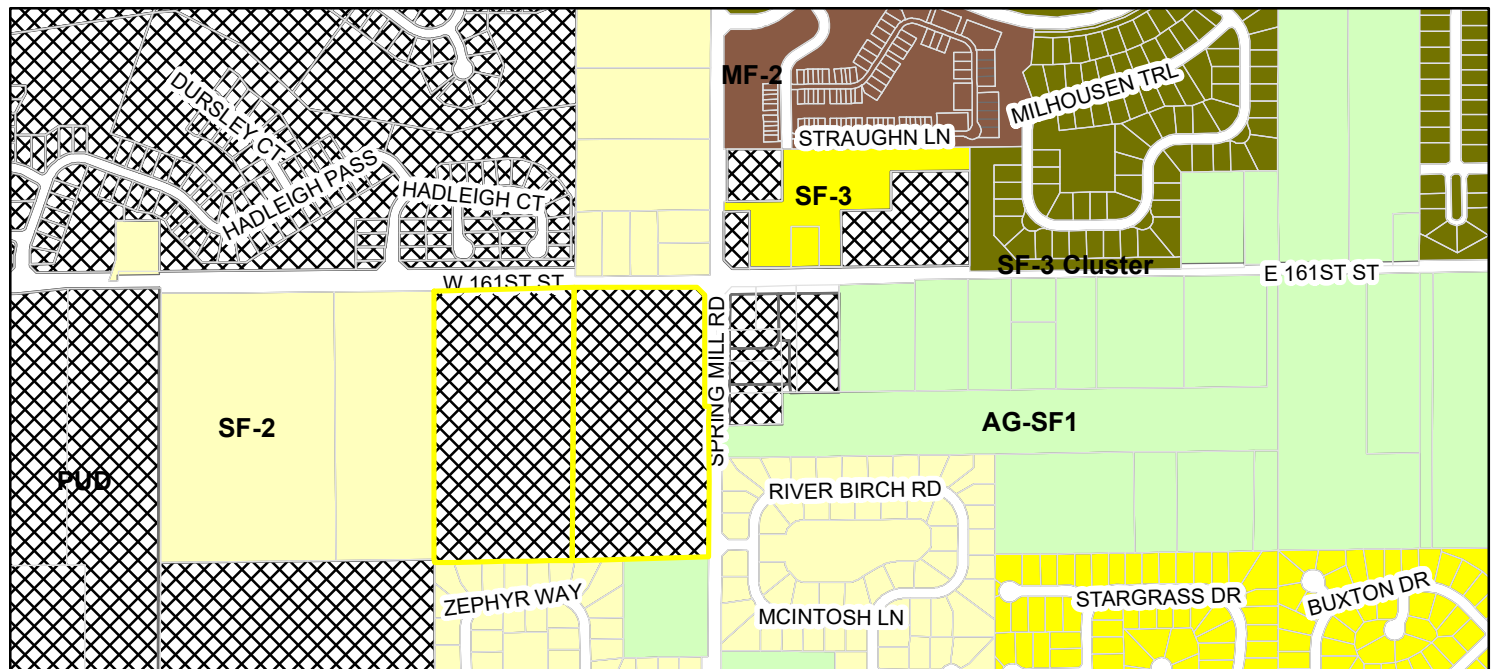
Property Location Map
Spring Mill Station SWC PUD District Amendment
1711-PUD-23



Aerial Location Map



Zoning Map



Zoning

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





CLUBHOUSE - FRONT ELEVATION
SPRING MILL STATION



REAR ELEVATION



SIDE ELEVATION

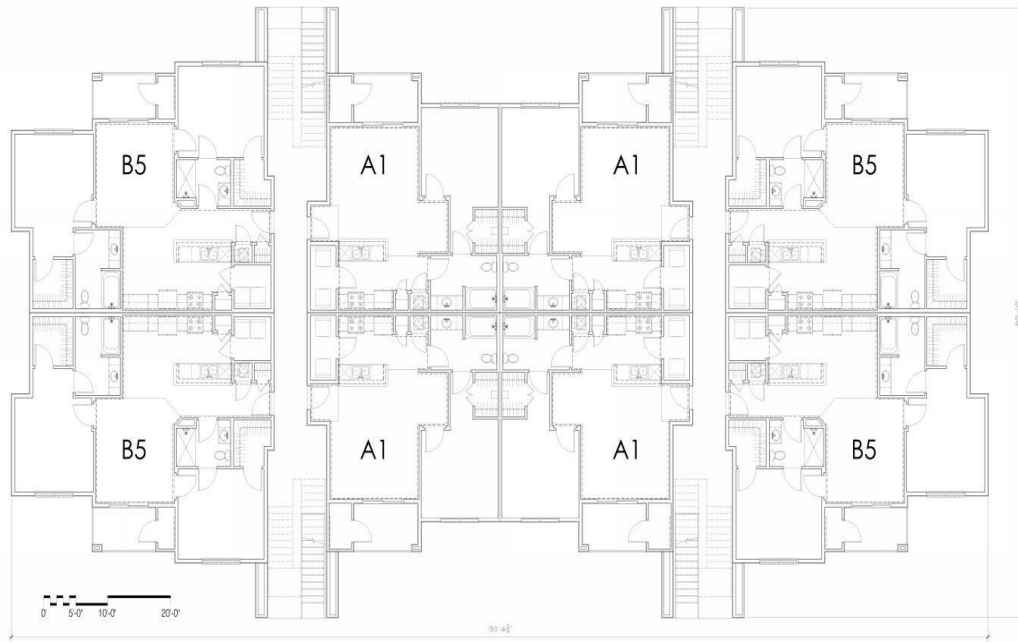


SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE I - EXTERIOR ELEVATIONS
SPRING MILL STATION



BUILDING TYPE I - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
April 30, 2015

VISION II DESIGN STUDIO, INC.
ARCHITECTURE • INTERIOR DESIGN
1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM





REAR ELEVATION



SIDE ELEVATION

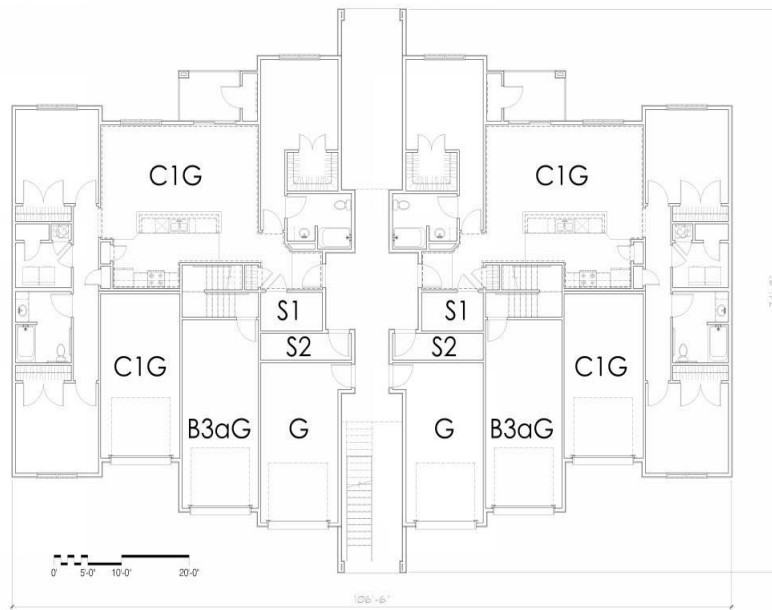


SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE IV - EXTERIOR ELEVATIONS
SPRING MILL STATION



BUILDING TYPE IV - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
April 30, 2015

VISION II DESIGN STUDIO, INC.
ARCHITECTURE • INTERIOR DESIGN
1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM





REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE VII - EXTERIOR ELEVATIONS
SPRING MILL STATION



BUILDING TYPE VII - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
July 28, 2015

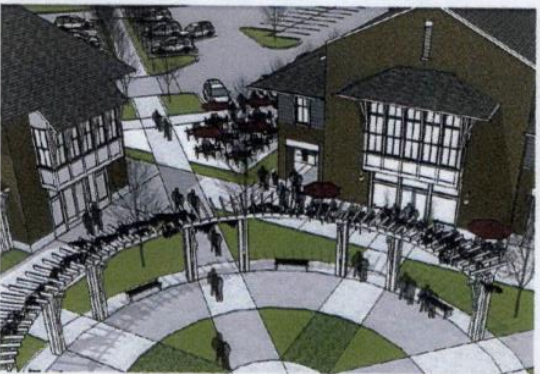
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1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
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EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: NEIGHBORHOOD CENTER



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

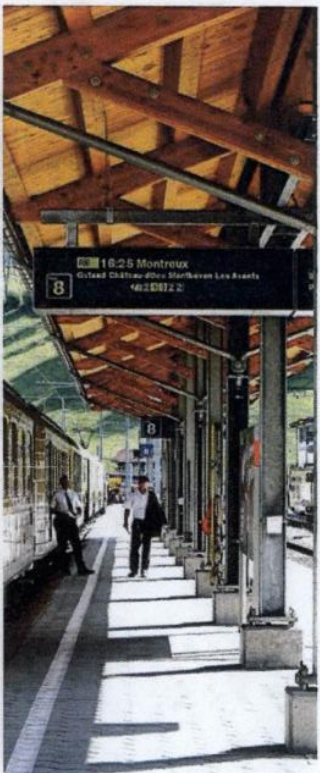
Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development

EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: CONNECTIVITY



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

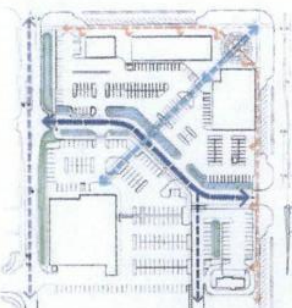
Design Goals:

Promote Engagement with
Pedestrians and Bike Users
Utilizing the Trail

Create a Strong Axis to
Neighborhood Center

Engage with Green
Infrastructure

Draw the Community Into
the Site



Page | 18

EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION
Exhibit D - Architectural Character

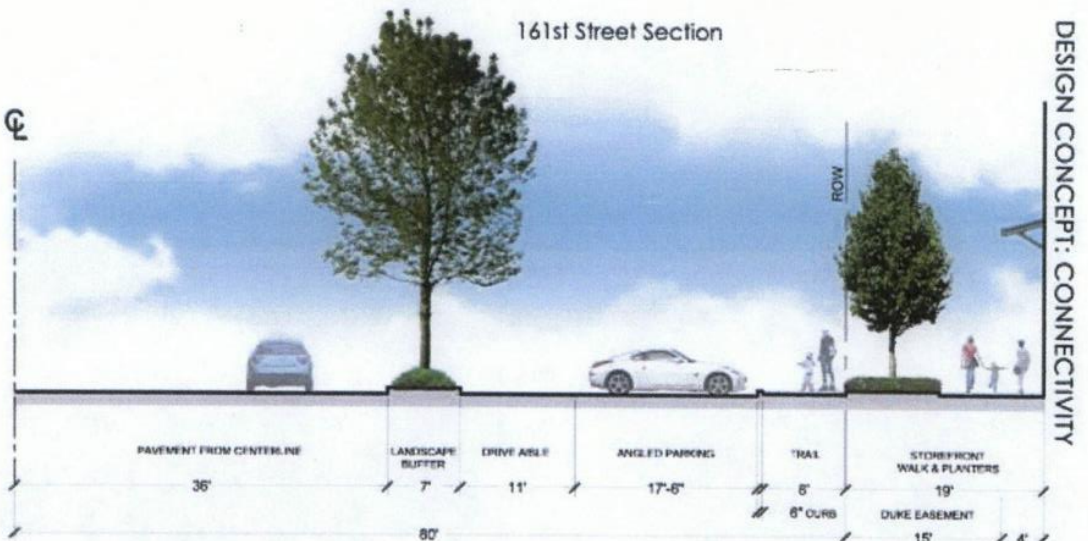
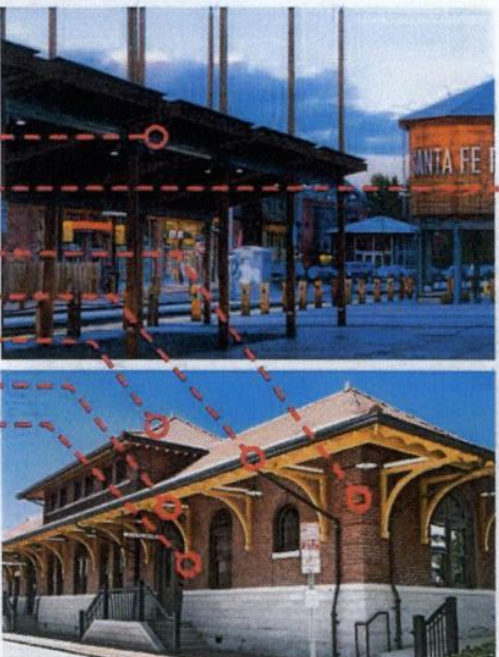


EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



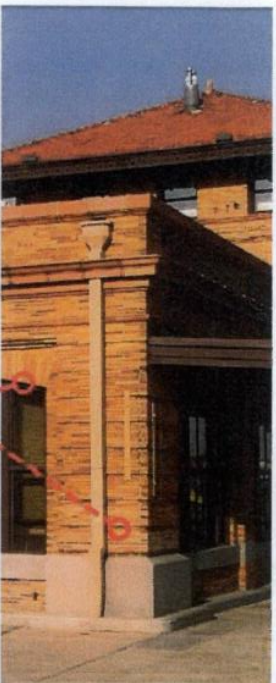
- Covered Porches and Walkways
- Exposed Framing Members
- Brick Patterns
- Broad Overhangs
- Hip Roofs
- Bracketed Eaves
- Masonry Water Table

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



- Hip Roofs
- Broad Overhangs
- Dormers
- Bracketed Eaves
- Masonry Patterns & Accents
- Arched Doors & Windows

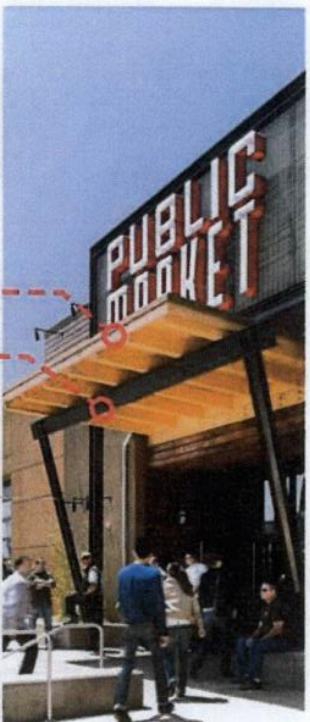


THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

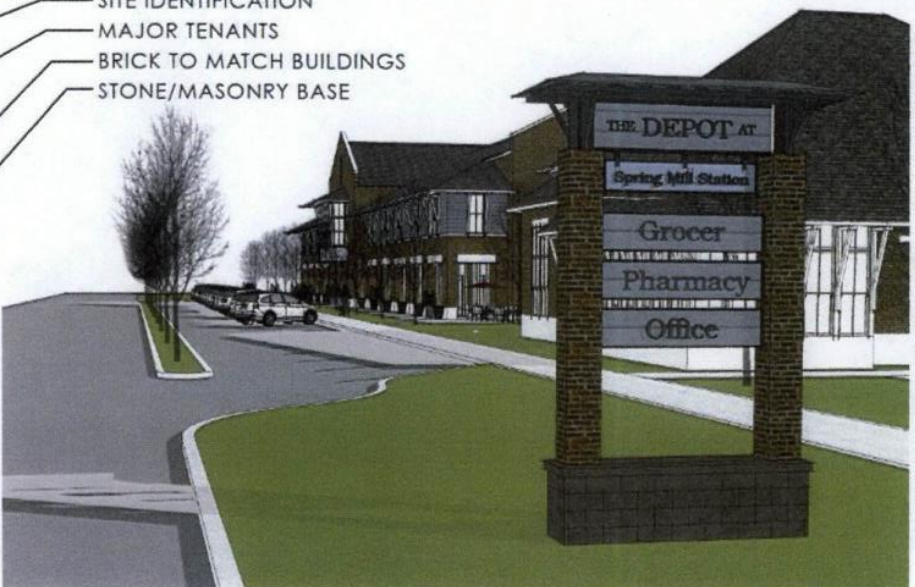
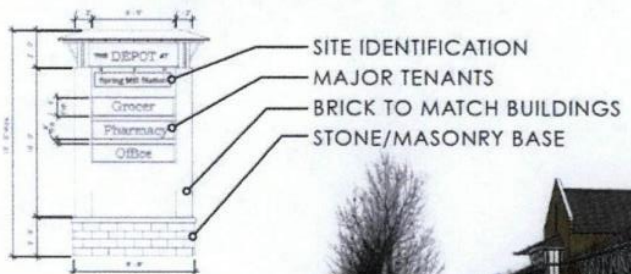
- Exposed Framing
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Arched Windows

EXHIBIT D (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



CONCEPT EXAMPLE USING DESIGN ELEMENTS



EXHIBIT D-1 (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION
EXHIBIT D1 - BUILDING MATERIALS

Roofing Material



Slate
or Slate Look Synthetic



Metal Roofing
Standing Seam or Hidden Fastener
Metal Panels



Shingles



Flat/Low Slope with
Parapet Walls
Fully Screened Equipment

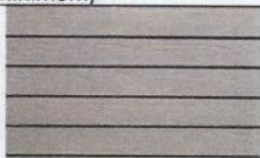
Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)



Brick Masonry



Stone Masonry



Lap Siding
Wood or Fiber Cement - No Vinyl
Siding



Board and Batten Siding
Wood or Fiber Cement - No Vinyl
Siding

Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)



Stucco/EIFS



Metal Panel Siding



Shake Shingles



Fiber Cement Panel

EXHIBIT D-2 (Lot 3)
ILLUSTRATIVE CHARACTER EXHIBITS

The Depot at Spring Mill Station PUD District

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

Arched Windows or Doors

Columns with an Articulated
Base, Middle, and Top.

Prominent Masonry Patterns,
accents, and textures. Stone
Sills & Lintels in Brick Walls, Etc.

Broad Overhangs, Eaves
with Brackets, or Exposed
Framing Members



Sloped Roofs - Gable Roofs,
Hip Roofs, Shed Roofs

Roof Elements - Dormers,
Turrets, Cupolas, Chimneys,
etc.

Entrance Canopies, Porches,
and Covered Walkways

Masonry Water Table/Base Detail



THE DEPOT AT SPRING MILL STATION
EXHIBIT D2 - ARCHITECTURAL FEATURES

ORDINANCE 17-41

Spring Mill Station SWC PUD

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is a Planned Unit Development District Ordinance (to be known as Spring Mill Station SWC) 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 (Petition No. 1711-PUD-23), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 1711-PUD-23 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a [REDACTED] recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on XXXX XX, 2017; 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 “Spring Mill Station SWC PUD”. This Ordinance will supersede any previous Spring Mill Station SWC PUD and The Depot at Spring Mill Station PUD.
- 1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1, Lot 2, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8 & Lot 9** shall be **LB – Local and Neighborhood Business District**. The underlying zoning district for **Lot 3** shall be the **MF2 – Multi-Family Medium Density District**. Except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the UDO applicable to the Underlying Zoning District shall apply.

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

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 **Commercial Area:** Lots 1-2 & 4-9 to be described as “Commercial Area”.

- 2.2 **Residential Area:** Lot 3 to be described as “Residential Area”.

- 2.3 **Concept Plan:** The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate which depicts the lots boundaries, proposed improvements and landscaping.

- 2.4 **Controlling Developer:** The Controlling Developer shall be Westfield Residential Investors, LLC (“WRI”), its successors or assigns.

- 2.5 **Architectural Character for Commercial Area:** The illustration attached hereto and incorporated herein by reference as **Exhibit D.**

- 2.6 **Architectural Character for Residential Area:** The illustration attached hereto and incorporated herein by reference as **Exhibit C.**

Section 3. **Concept Plan.** The Concept Plan is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Compliance. The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximum provided herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with sizes and locations shown on the Concept Plan.

Section 4. **Underlying Zoning District.**

- 4.1 The underlying zoning district for the Commercial Area shall be LB – Local and Neighborhood Business District of the Unified Development Ordinance.

- 4.2 The underlying zoning district for the Residential Area shall be the MF2 – Multi-Family Medium Density District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

- 5.1 **Permitted Uses for the Commercial Area** – The uses permitted in the Underlying Zoning District for LB shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively “banks”); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Restaurant

(Sit Down, Specialty, Takeout and Deli-style); Retail (Low-Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities; Fire Station.

- 5.2 Service Hours for Lots Commercial Area – Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation for Lots Commercial Area – Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating during the hours of 1:00 a.m. – 5:00 a.m.
- 5.4 Permitted Uses for the Residential Area – All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 3, except for the following: Utilities – Regulated by the IURC.

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

6.1 Article 4.11 MF2: Multi-Family Medium Density District

- A. Maximum Density: Twenty (20) Dwelling Units per acre
- B. Maximum Dwelling per structure: Thirty (30)
- C. Maximum Number of Dwelling Units in Lot 3: Two hundred ninety-two (292) units.
- D. Minimum Building Setback Lines: Front Yard: None
- E. Maximum Building Height: Three (3) stories, except that
 - (i) any buildings along the south property line (i.e. adjacent to Crosswind Commons development) shall be limited to two (2) stories;
 - (ii) no building shall be greater than Sixty (60) feet in height.

6.2 Article 4.14 LB: Local and Neighborhood Business District

- A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit.
- B. Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line,

and the remainder of said required yard shall be maintained as green space free from buildings or structures.

C. Maximum Building Sizes

- (i) The building labeled “Medical Offices” on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or “micro” hospital); and no more than 20,000 square feet if used for any other permitted use.
- (ii) The maximum square footage, in the aggregate, of all buildings in the Commercial Area shall not exceed One Hundred Fifty Thousand (150,000) square feet of gross leasable area.

D. Minimum / Maximum Building Height.

- (i) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18’), if the building features a flat roof, as measured to the top of any parapet wall.
- (ii) No other building located in the Commercial Area shall be subject to minimum height requirements.
- (iii) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.
- (iv) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(C).

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

- (i) An eight (8) foot wide path shall be provided along the Real Estate’s 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.
- (ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.
- (iii) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.

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

Section 7. Development Standards: The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

7.1 Architectural Character Exhibit:

- A. For the MF2 areas, the architectural elevations incorporated in the Architectural Character for Residential exhibit are a general representation of the intended architecture and character for the proposed development of the Real Estate.
- B. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.1(E) below.
- C. Building Materials. The Building Materials Exhibit, attached hereto as **EXHIBIT D-1**, hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **EXHIBIT D**, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.
- D. Architectural Features. The Architectural Features Exhibit, attached hereto as **EXHIBIT D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in **EXHIBITS D-2**.
- E. Administration. Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval.

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.
- B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- C. West Property Line. The Real Estate's south property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- D. The Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping, shall be in substantial compliance with the landscaping depicted on **Exhibit B**. The minimum area and interior parking islands requirements of the Interior Parking Area Landscaping and the application, design and drive aisles requirements of the Perimeter Parking Area Landscaping, as set forth in Chapter 6, shall be modified by the Director in order to accomplish the proposed parking areas as shown in the Concept Plan **Exhibit B** attached hereto.

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

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

including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.

F. Neon Lights. Neon lighting shall not be permitted.

7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.

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

7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follow and for the following uses:

- A. A Drug Store shall be limited to one (1) drive-thru lane.
- B. A Bank, as depicted in the Concept Plan, shall have no more than two (2) drive-thru lane and one ATM lane.
- C. A Retail building to be located on Lot 9 as depicted in the Concept Plan.
- D. Lot 5 may have a patient or customer pickup area.

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

8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.

- A. Minimum Open Space Minimum Open Space required to be 15%.
- B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:
 - (i) Clubhouse
 - (ii) Fitness Center in Clubhouse
 - (iii) Resort style pool at Clubhouse

- (iv) Business Center in Clubhouse
- (v) Grilling Cabana at Clubhouse
- (vi) Dog Park at Clubhouse
- (vii) Fitness Trail around perimeter of site
- (viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)
- (ix) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2018.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Joe Edwards

Joe Edwards

Joe Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark Keen

Mark Keen

Mark Keen

Chuck Lehman

Chuck Lehman

Chuck Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 17-41** was delivered to the Mayor of Westfield on the _____ day of _____, 2018.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 17-41
this _____ day of _____, 2018.

I hereby VETO ORDINANCE 17-41
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

PC 5 SLIDE 628

THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
 ROBERT JASON COYLE, P.E.
 BANNING ENGINEERING, PC
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, INDIANA 46168
 PHONE: 317-707-3760
 EMAIL: RANBING@BANNING-ENG.COM
 WEB: WWW.BANNINGENGINEERING.COM

2017003154 PLAT 540.00
 01/23/2017 01:59:38P 0 PGS
 Dennis Far Hayden
 HAMILTON County Recorder IN
 Recorded as Presented

THIS INSTRUMENT PREPARED FOR:
 CRG RESIDENTIAL, LLC
 C/O DAVID GEORGE
 805 CITY CENTER DRIVE, SUITE 160
 CARMEL, IN 46032
 PHONE: 317-575-9400

SOURCE OF TITLE: WARRANTY DEED INSTR. NO. 2015064031

PLAN COMMISSION NUMBERS: 1506-PUD-11;
 1610-SPP-09;
 1610-ODP-10

ZONING: SPRING MILL STATION SWC PUD

SUBMISSION DATE: SEPT. 2, 2016

SPRING MILL STATION SECONDARY PLAT

PART OF THE NE 1/4 OF THE SE 1/4, SEC. 10, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 day of December, 2017
 Anna M. Parks, Auditor of Hamilton County
 Parcel 9

VICINITY MAP

NO SCALE

W. 161ST STREET
 W. 156TH STREET
 DITCH ROAD
 SPRING MILL RD.
 SITE

PAGE 2
161ST STREET

LOT 1
87,107 sq. ft.
2.000 Ac.

PAGE 3
BLOCK "A"
708,127 sq. ft.
16.142 Ac.

PAGE 4

SPRING MILL DEPOT DRIVE

KEY MAP

SCALE: 1" = 200'

LEGEND

D.E. DRAINAGE EASEMENT
 U.E. UTILITY EASEMENT
 R/W RIGHT OF WAY
 sq. ft. SQUARE FEET
 R.S.L. BUILDING SETBACK LINE
 Ac.± ACRES, MORE OR LESS

SUBDIVISION MONUMENTATION

○ DENOTES A 5/8" REBAR, 30" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED
 * DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060"
 □ 4" DIA. PRECAST CONCRETE MONUMENT, 36" LONG, WITH 5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060"

ALL OF THE MONUMENTS SHOWN WITHIN THE PLAT WERE SET FLUSH WITH THE SURFACE AND PRIOR TO THE RECORDING OF THIS PLAT.

Robert Jason Coyle, P.E.
 Professional Surveyor No. LS20000155
 State of Indiana

PAGE 1 OF 5
PROJECT # 15050

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

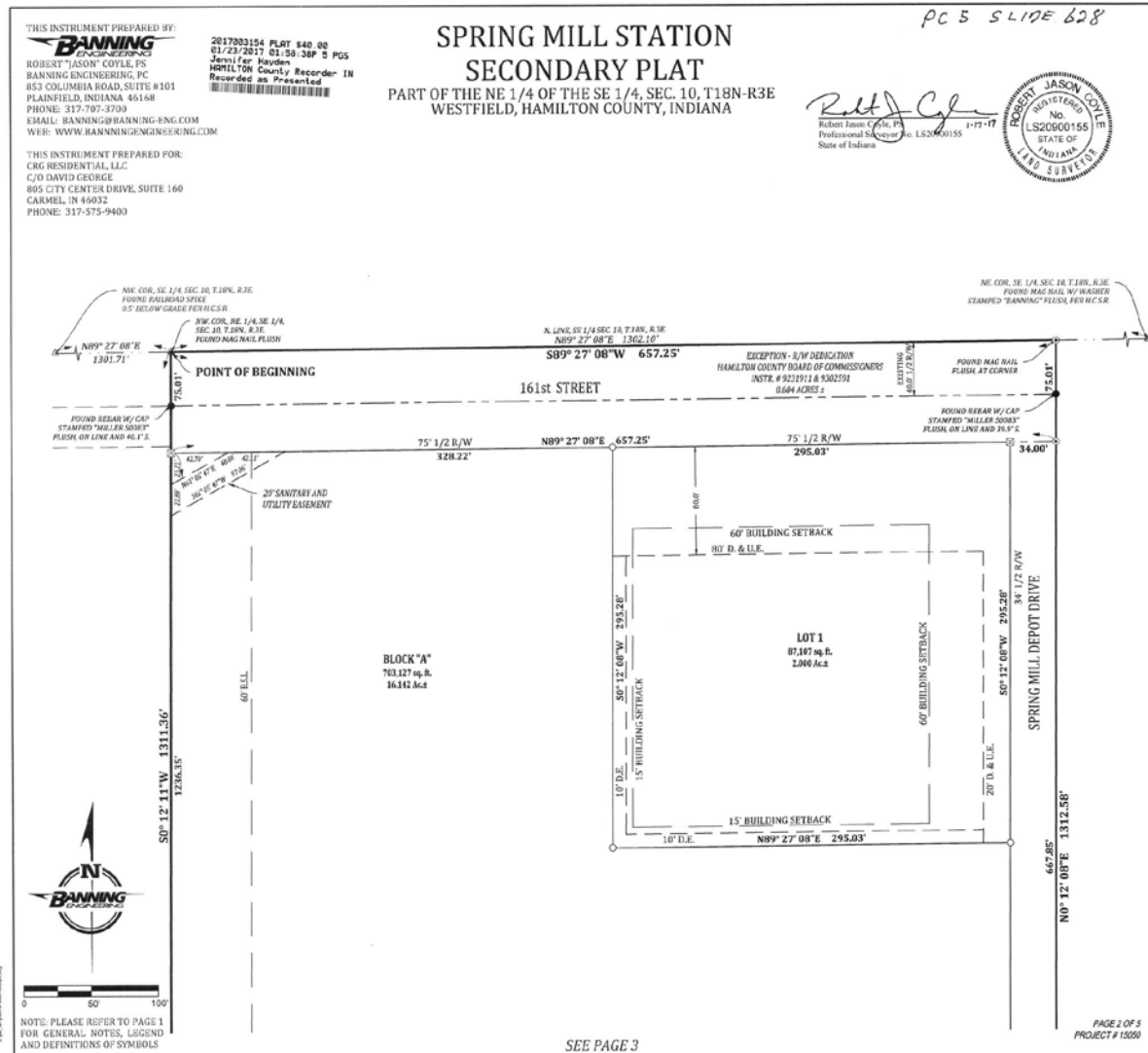


EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

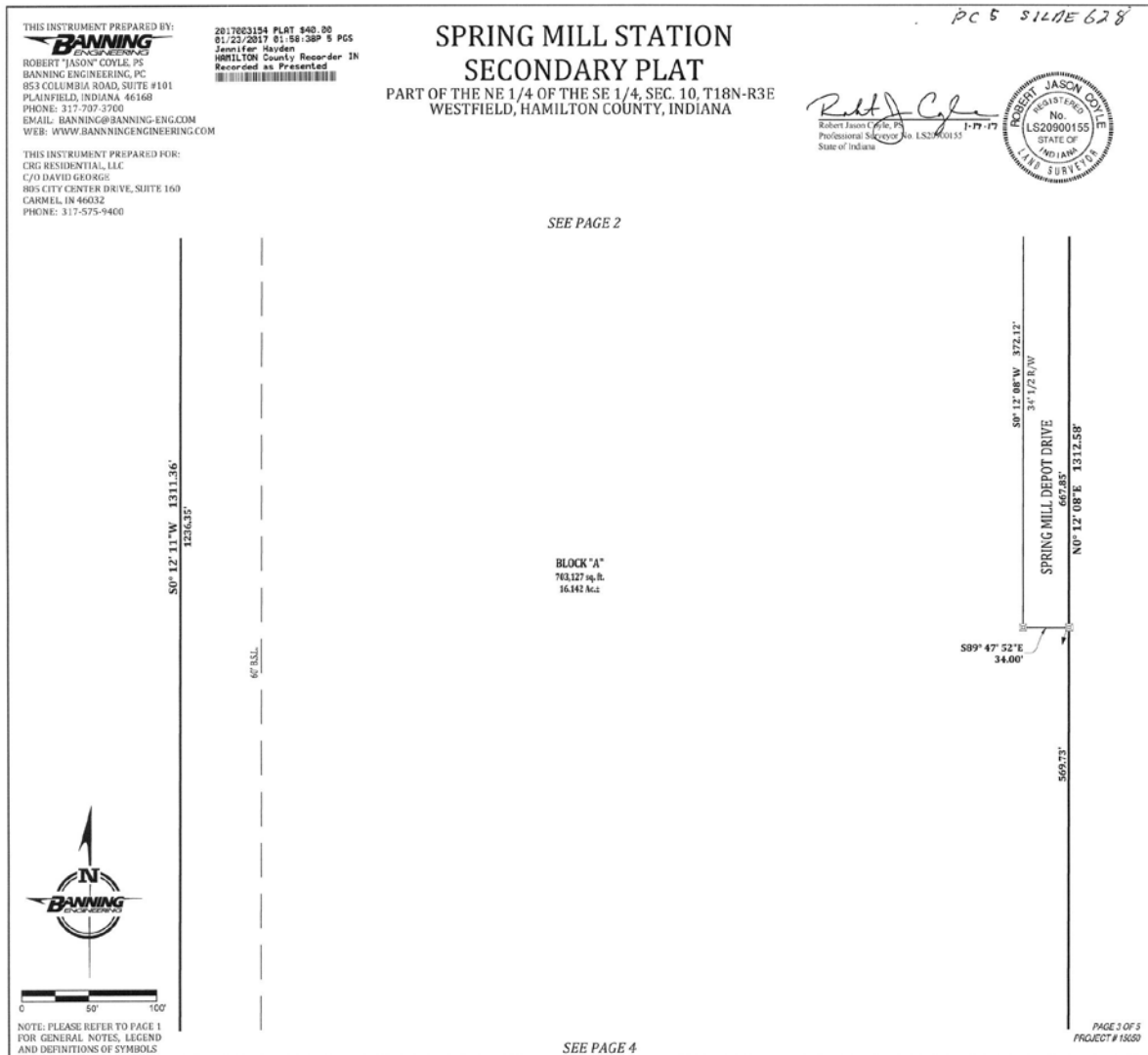


EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

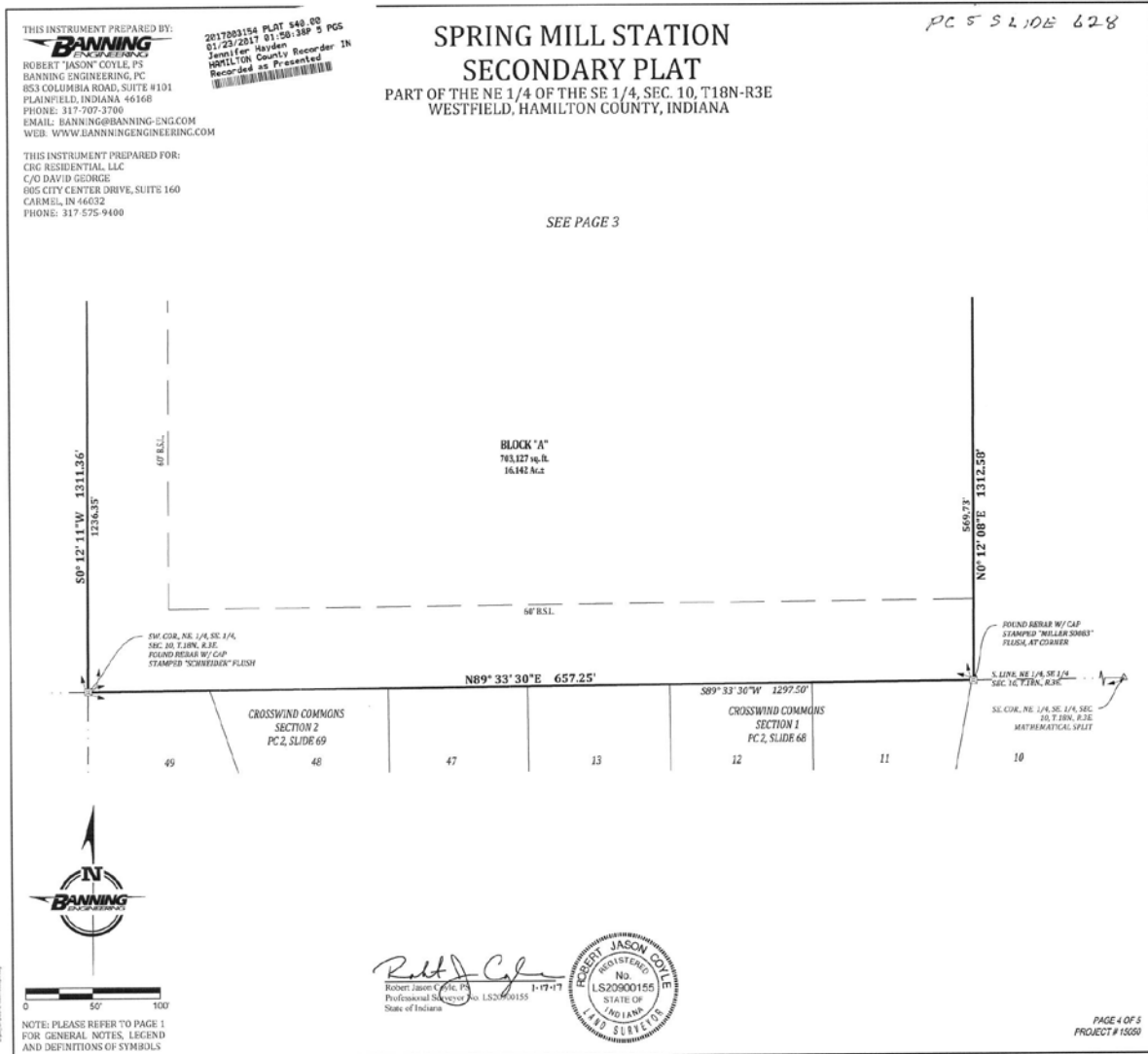


EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
ROBERT "JASON" COYLE, P.S.
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46166
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

2017003155 PLAT 848.00
01/23/2017 01:58:38P 5 PGS
Jennifer Hayden
HAMILTON County Recorder - IN
Recorded as Presented

PC 5 SLIDE 628

SPRING MILL STATION SECONDARY PLAT

PART OF THE NE 1/4 OF THE SE 1/4, SEC. 10, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT PREPARED FOR:
CRG RESIDENTIAL, LLC
C/O DAVID GEORGE
805 CITY CENTER DRIVE, SUITE 160
CARMEL, IN 46032
PHONE: 317-575-9400

SPRING MILL STATION SUBDIVISION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

BEGINNING at a mag nail (coul marking the northwest corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 11 seconds West along the west line of said Quarter-Quarter Section a distance of 1311.36 feet southwest corner of said Quarter-Quarter Section, said corner being marked by a nail with cap stamped "Subdivider"; thence North 89 degrees 33 minutes 30 seconds East along the south line of said Quarter-Quarter Section a distance of 657.25 feet to a nail with cap stamped "Miller"; thence North 00 degrees 12 minutes 08 seconds East 1312.58 feet to a point on the north line of said Quarter-Quarter Section, and point being marked by a mag nail; thence South 89 degrees 27 minutes 08 seconds West along said north line 657.25 feet to the POINT OF BEGINNING. Containing 15.974 acres, more or less.

This subdivision consists of one (1) lot, labeled Lot One (1), and one (1) block, labeled Block "A". The size of the lot, the block, the width of streets and the easements are shown as feet and decimal parts thereof.

Cross-Reference is hereby made to a Plat of Survey prepared by Banning Engineering, certified by Robert Jason Coyle, P.S., Project #15050, and dated November 14, 2015 in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. Said survey is recorded as Instrument Number 18083 0120 G in the Office of the Recorder of Hamilton County, Indiana.

This is to certify that the subject real estate is located in a Zone X (Area determined to be outside the 0.2% annual chance floodplain) as said tract plots by scale on Community Panel No. 18083 0120 G of the Flood Insurance Rate Map dated November 19, 2014. The accuracy of any flood hazard statement is subject to map scale uncertainty.

I, the undersigned, hereby certify that I am a Professional Surveyor licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced plat of survey and that to the best of my knowledge and belief there has been no changes from the matters of survey revealed by the cross-referenced plat of survey on any lines that are common with this new subdivision. Furthermore, all the monuments shown therein actually exist and that all other requirements specified herein, done by me, have been met.

Professional Surveyor's Certificate

I, Robert Jason Coyle, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on January 16, 2017, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Robert Jason Coyle, P.S.
Professional Surveyor No. LS20900155
State of Indiana

1-17-17

ROBERT JASON COYLE
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

Deed of Dedication

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Spring Mill Station, an addition to the City of Westfield, Indiana. All rights-of-way shown and not herebefore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Landscape Note: All Street Trees are to match the current City of Westfield Master Tree List. Street Trees shall not be within four (4) feet of any pavement. There shall be no trees within ten (10) feet of any storm sewer including sub-surface drains.

There are strips of ground shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

Easement Certificate

There are strips of land, the widths as shown on the plat, and labeled as Drainage Easement & Utility Easement either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Government Agencies for the installation, operation and maintenance of improvements and facilities.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2041, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Plan Commission Certificate

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and as ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the 14 day of January, 2017.

Westfield-Washington Township Plan Commission

By: Matthew Stelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the 23 day of January, 2017, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-123 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4 (B) of the Unified Development Ordinance.

Jeremy Lottar, Director
Public Works Department

Witness my hand and seal this 23rd day of January, 2017.

Signature: R. Birch Dalton

Name: R. Birch Dalton

Address: 111 Main Street, Suite 700
Indianapolis, IN 46204

State of Indiana)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State, personally appeared R. Birch Dalton and severally acknowledge the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and money seal this 23rd day of January, 2017.

Signature: J. Wallander

Printed: J. Wallander

County of Residence: Hamilton County

My Commission Expires: May 13, 2021

JENNIFER JC WALLANDER
Notary Public - Seal
State of Indiana
Hamilton County
My Commission Expires May 13, 2021

PAGE 5 OF 5
PROJECT # 15050

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: Lots 3 & 4

The Depot at Spring Mill Station PUD District

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Exception: Warranty Deed - Instrument Number 9423047

As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

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CONCEPTUAL LAYOUT
SPRING MILL STATION
161st STREET & SPRING MILL ROAD
WESTFIELD, INDIANA



EXHIBIT B CONCEPT PLAN



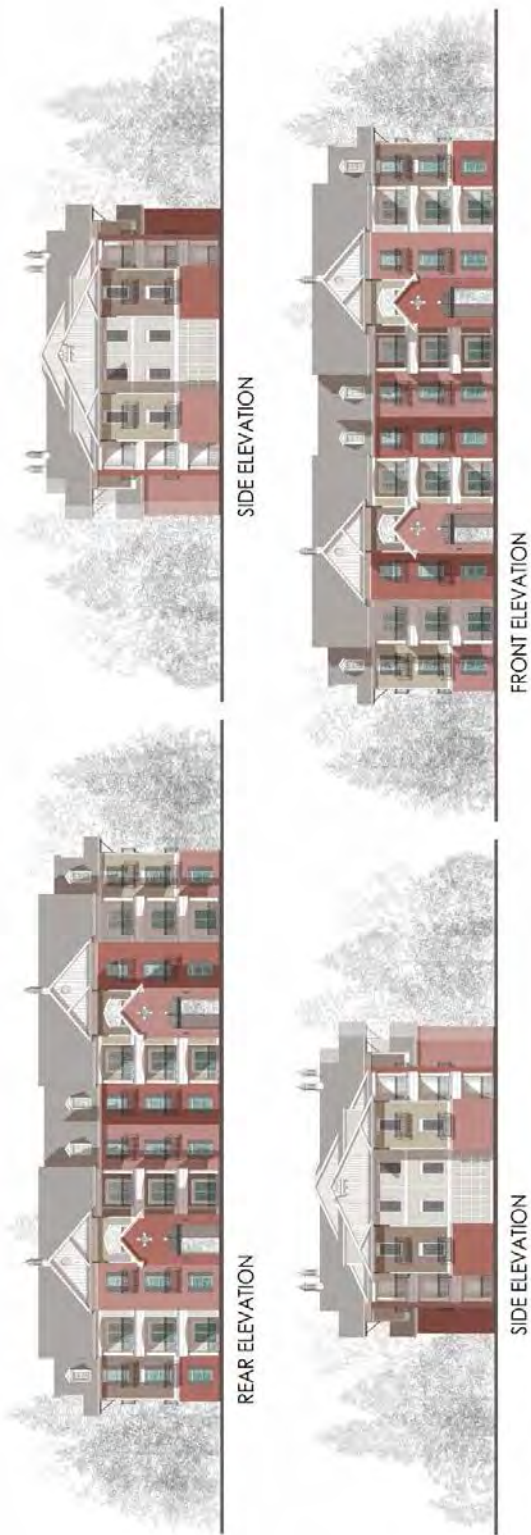
EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



CLUBHOUSE - FRONT ELEVATION
SPRING MILL STATION

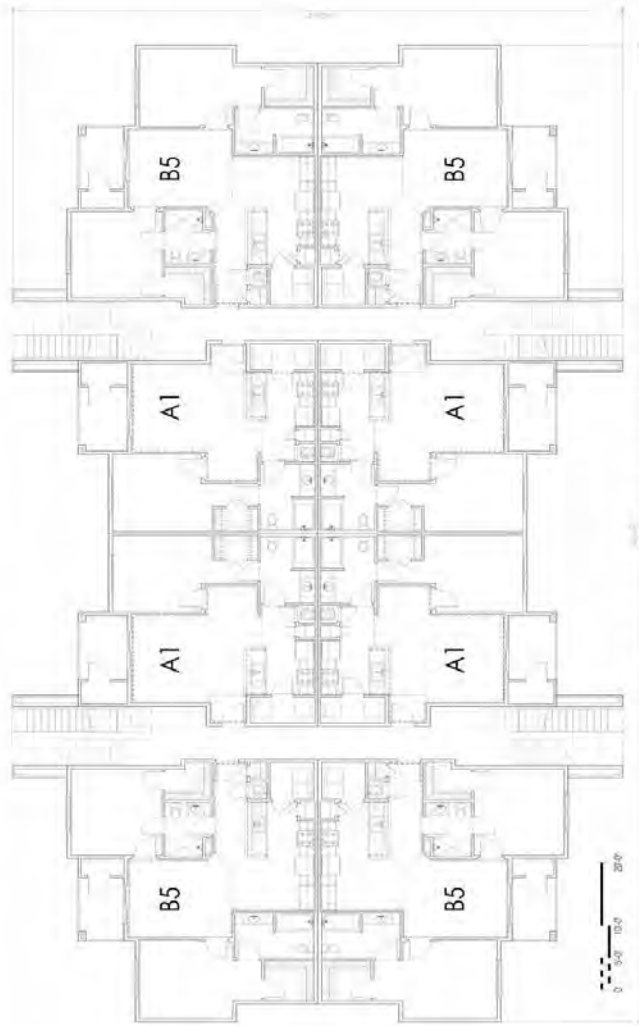


EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE I - EXTERIOR ELEVATIONS
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE I - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA

April 30, 2015



VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143

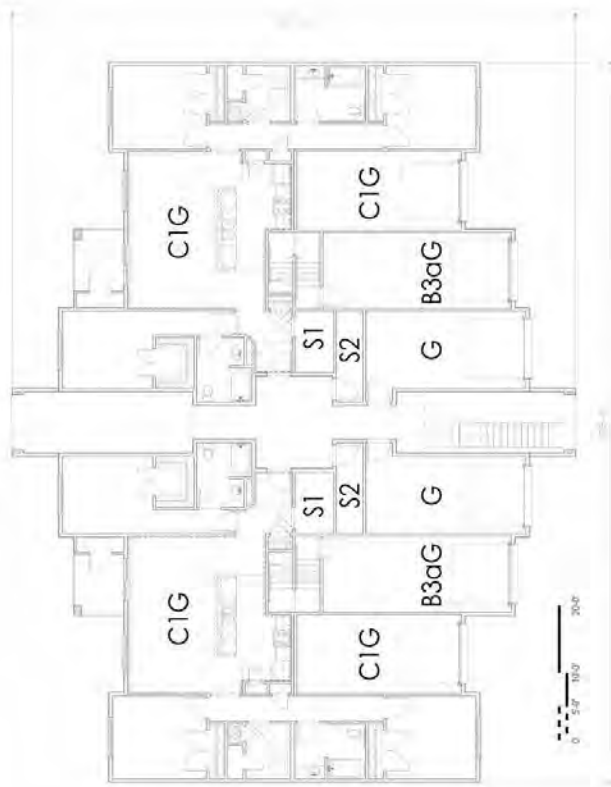
317.281.7982

MIKE@VISION-DESIGNSTUDIO.COM

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE IV - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA

April 30, 2015

VISION II DESIGN STUDIO, INC.
ARCHITECTURE • INTERIOR DESIGN
1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317.281.7982
MIKE@VISION-DESIGNSTUDIO.COM



EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE VII - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA

July 28, 2015



VISION II DESIGN STUDIO, INC.
ARCHITECTURE • INTERIOR DESIGN
1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317.281.7982
MIKE@VISIONDESIGNSTUDIO.COM

EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: NEIGHBORHOOD CENTER



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development



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EXHIBIT D

ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: CONNECTIVITY



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
- Create a Strong Axis to Neighborhood Center
- Engage with Green Infrastructure
- Draw the Community Into the Site



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EXHIBIT D **ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA**

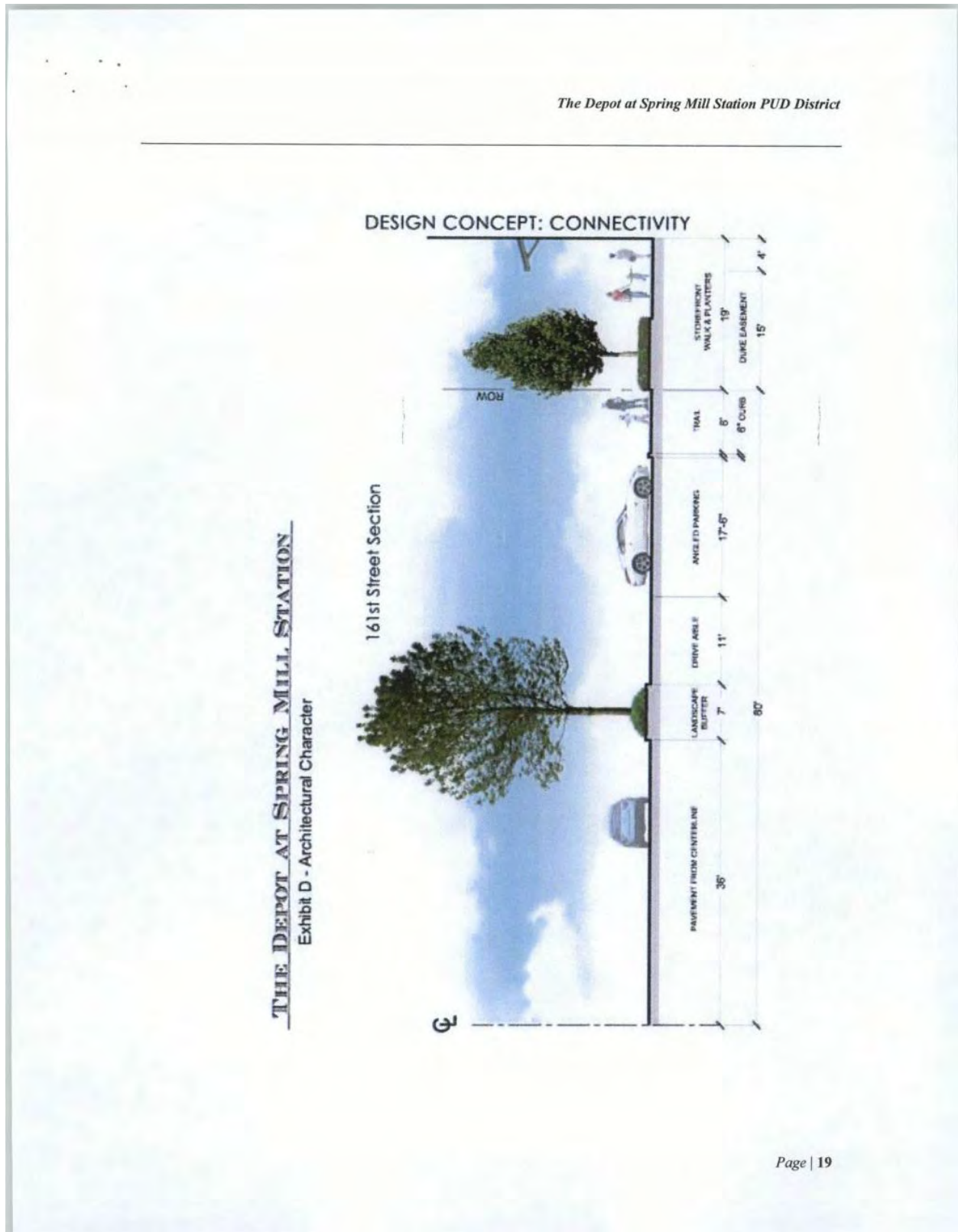
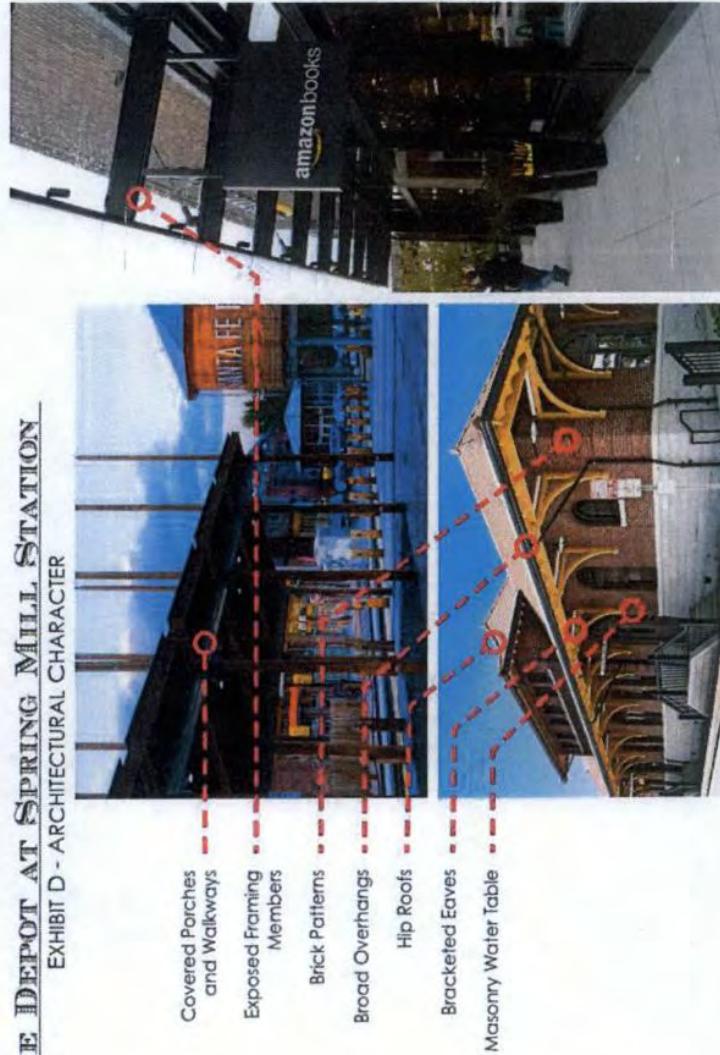


EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

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EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

Hip Roofs

Broad Overhangs

Dormers

Bracketed Eaves

Masonry Patterns &
Accents

Arched Doors &
Windows

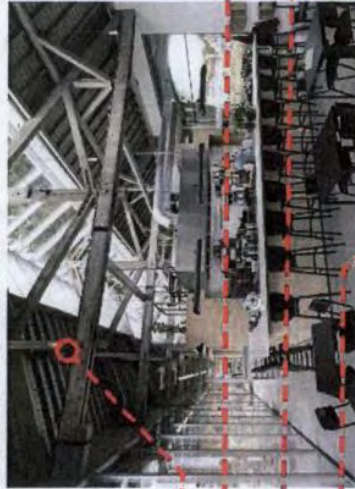
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EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



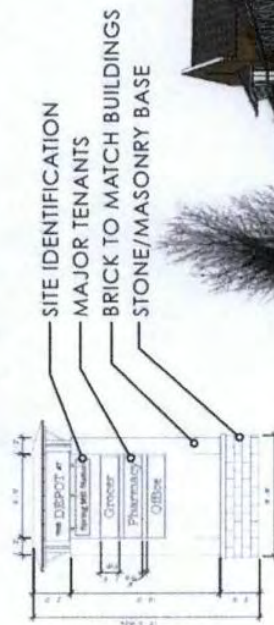
- Exposed Framing
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Arched Windows

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ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE



CONCEPT EXAMPLE USING DESIGN ELEMENTS

EXHIBIT D-1 **ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA**

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION **EXHIBIT D1 - BUILDING MATERIALS**

Roofing Material



Slate
 or Slate Look Synthetic



Metal Roofing
 Standing Seam or Hidden Fastener
 Metal Panels



Shingles



**Flat/Low Slope with
 Parapet Walls**
 Fully Screened Equipment

Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)



Brick Masonry



Stone Masonry



Lap Siding
 Wood or Fiber Cement - No Vinyl
 Siding



Board and Batten Siding
 Wood or Fiber Cement - No Vinyl
 Siding

Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)



Stucco/EIFS



Metal Panel Siding



Shake Shingles



Fiber Cement Panel

EXHIBIT D-2
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D2 - ARCHITECTURAL FEATURES



Sloped Roofs - Gable Roofs,
Hip Roofs, Shed Roofs



Roof Elements - Dormers,
Turrets, Cupolas, Chimneys,
etc.



Entrance Canopies, Porches,
and Covered Walkways



Masonry Water Table/Base Detail



Arched Windows or Doors



Columns with an Articulated
Base, Middle, and Top.



Prominent Masonry Patterns,
accents, and textures. Stone
Sills & Lintels in Brick Walls, Etc.



Broad Overhangs, Eaves
with Brackets, or Exposed
Framing Members

ORDINANCE 15-15

SPRING MILL STATION SWC PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1506-PUD-11), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 1506-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (9-0) 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 June 15, 2015; 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 "**SPRING MILL STATION SWC PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1** shall be the **MF2 – Multi-Family Medium Density District**. The underlying zoning district for **Lot 2** shall be **LB – Local and Neighborhood Business District**. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

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

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 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Lot 1: Lot 1 is graphically depicted in **Exhibit B.**
- 2.3 Lot 2: Lot 2 is graphically depicted in **Exhibit B.**
- 2.4 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as **Exhibit C.**
- 2.5 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Permitted Uses.**

- 3.1 Lot 1-- All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following:
- A. Utilities -- Regulated by IURC
- 3.2 Lot 2 -- All uses permitted in the Underlying Zoning District for LB shall be permitted in Lot 2.

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

- 4.1 Article 4.11 MF2: Multi-Family Medium Density District
- A. Maximum Density: Twenty (20) Dwelling Units per acre.
- B. Maximum Dwelling Units per structure: Thirty (30)
- C. Maximum Number of Dwelling Units: Two hundred ninety-two (292) units.
- D. Minimum Building Setback Lines: Front Yard: None
- E. Maximum Building Height: Three (3) stories, except that
- (i) the buildings nearest to the Crosswind Commons development to the south (depicted on the Site Concept Design Plan as buildings 14 and 15) shall not exceed two (2) stories;
 - (ii) the building nearest to 161st Street (depicted on the Site Concept Design Plan as building 1) shall be stepped down to two (2) stories at the ends in substantial compliance with the elevations of Building Type VII as depicted in **Exhibit C;** and
 - (iii) no building shall be greater than Sixty (60) feet in height.

Section 5. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development in Lot 1 and Lot 2, except as otherwise modified or enhanced by this Ordinance.

5.1 Article 6.3 Architectural Standards shall apply. In addition, the following shall also apply.

- A. Site Concept Design Plan: Site shall be developed in substantial compliance with **Exhibit B.**
- B. Character and Quality of Multifamily: Multifamily buildings shall be built in substantial compliance with the elevations provided in **Exhibit C.** The building nearest to 161st Street (depicted on the Site Concept Design Plan as building 1) shall be built in substantial compliance Building Type VII.
- C. Character and Quality of Other Uses: Uses other than multifamily, which may be proposed on Lot 2, shall be built in substantial compliance with the elevations provided in **Exhibit C,** or in substantial compliance with the character and quality consistent with the Spring Mill Station Comprehensive Plan Addendum, as determined by the Director.

5.2 Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.

- A. Required Spaces for Multi-family Dwellings: 1.6 spaces per Dwelling Unit

Section 6. **Design Standards.** The regulations of Chapter 8: Design Standards shall apply to the development in Lot 1 and Lot 2, except as otherwise modified below.

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

- A. Minimum Open Space: Minimum Open Space required to be 15%.
- B. Development Amenities: The following amenities shall be required as generally illustrated on the Site Concept Design Plan:
 - (i) Clubhouse
 - (ii) Fitness Center in Clubhouse
 - (iii) Resort style pool at Clubhouse
 - (iv) Business Center in Clubhouse
 - (v) Grilling Cabana at Clubhouse
 - (vi) Dog Park at Clubhouse
 - (vii) Fitness Trail around perimeter of site
 - (viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)

- (ix) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 10 DAY OF

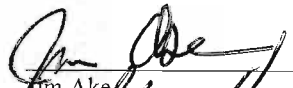
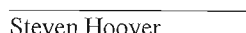
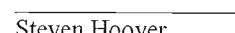
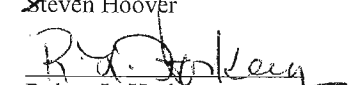
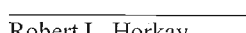
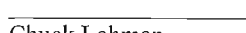
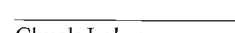
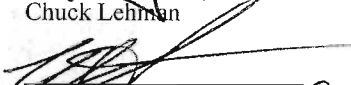
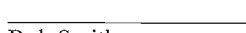
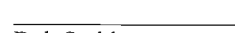
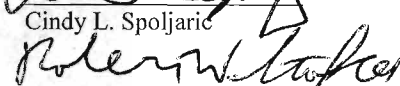
Aug, 2015.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

 Jim Ake	 Jim Ake	 Jim Ake
 Steven Hoover	 Steven Hoover	 Steven Hoover
 Robert L. Horkay	 Robert L. Horkay	 Robert L. Horkay
 Chuck Lehman	 Chuck Lehman	 Chuck Lehman
 Bob Smith	 Bob Smith	 Bob Smith
 Cindy L. Spoljaric	 Cindy L. Spoljaric	 Cindy L. Spoljaric
 Robert W. Stokes	 Robert W. Stokes	 Robert W. Stokes

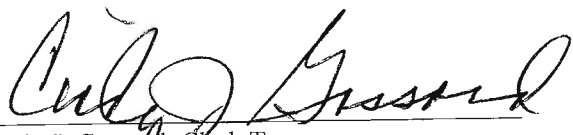
ATTEST:


Cindy J. Gosdard, Clerk-Treasurer

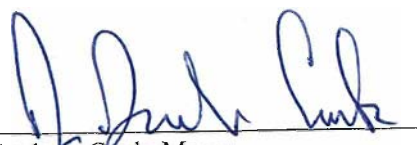
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 15-15** was delivered to the Mayor of Westfield on the 11
day of Aug, 2015.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-15
this ____ day of _____, 2015.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-15
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A

ORDINANCE 15-15
SPRING MILL STATION SWC PUD

WARRANTY DEED

RECEIVED
FOR RECORD
DEC 21 3 48 PM '88
SHARON K. BENTON
RECORDER
HAMILTON CO. TN

Polly Pearce Auditor
Hamilton County

Parcel # _____

SS: ACKNOWLEDGMENT

Return deed to _____
Send tax bills to 322 W. Main St., Westfield, In 46074

CASE NO. 89000492 Amended-2

EXHIBIT A - LEGAL DESCRIPTION

The Northwest quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, containing 39.09 acres more or less.

ALSO: A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

BEGINNING at the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 14 minutes 59 seconds West 1311.37 feet to the southwest corner of the Northeast Quarter of said Southeast Quarter; thence North 89 degrees 35 minutes 49 seconds East 657.25 feet (39 5/6 rods) on and along the south line of the Northeast Quarter of said Southeast Quarter; thence North 00 degrees 14 minutes 57 seconds East 1312.55 feet to a point on the north line of the Northeast Quarter of said Southeast Quarter, said point being 657.25 feet (39 5/6 rods) east of the Point of Beginning; thence South 89 degrees 29 minutes 38 seconds West 657.25 feet (39 5/6 rods) to the POINT OF BEGINNING. Containing 19.79 acres, more or less. Both tracts being a total of 58.88 acres, more or less.

This Instrument Recorded 12-21- 1989
Steven W. Cherry Recorder, Hamilton County, IN

8928893

EXHIBIT B

ORDINANCE 15-15
SPRING MILL STATION SWC PUD



SITE LANDSCAPE PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
August 10, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISIONDESIGNSTUDIO.COM



EXHIBIT C

ORDINANCE 15-15
SPRING MILL STATION SWC PUD



CLUBHOUSE - FRONT ELEVATION
 SPRING MILL STATION
 WESTFIELD, INDIANA
 May 26, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

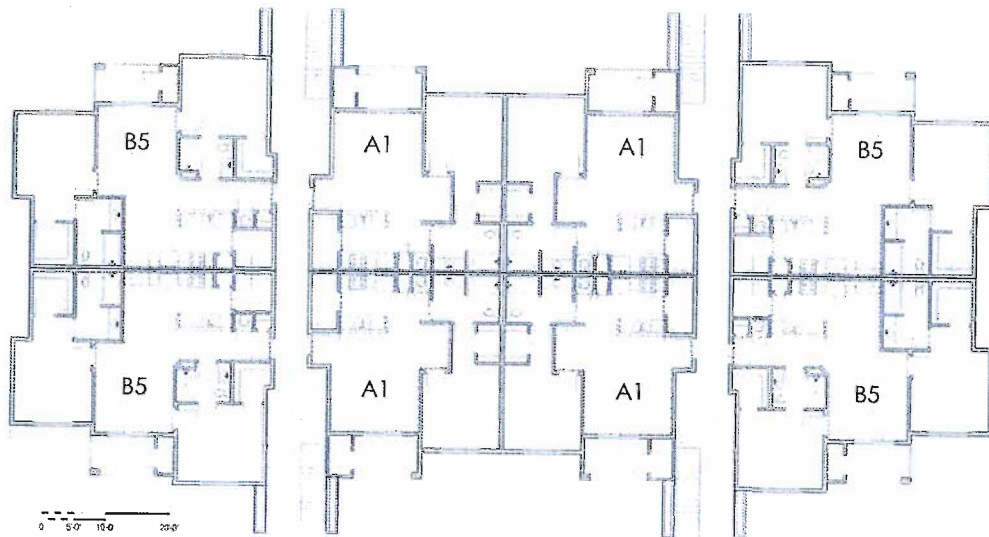
BUILDING TYPE I - EXTERIOR ELEVATIONS
 SPRING MILL STATION
 WESTFIELD, INDIANA
 May 26, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





BUILDING TYPE I - FLOOR PLAN
 SPRING MILL STATION
 WESTFIELD, INDIANA
 April 30, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

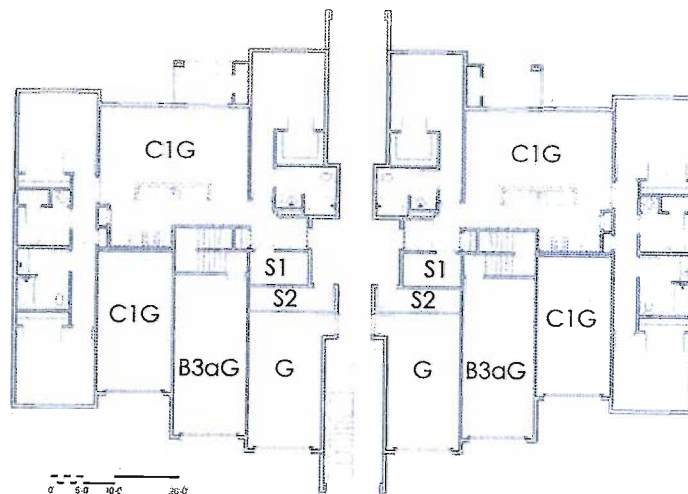


FRONT ELEVATION

BUILDING TYPE IV - EXTERIOR ELEVATIONS
 SPRING MILL STATION
 WESTFIELD, INDIANA
 May 26, 2015

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 ARCHITECTURE • INTERIOR DESIGN
 1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





BUILDING TYPE IV - FLOOR PLAN
 SPRING MILL STATION
 WESTFIELD, INDIANA
 April 30, 2015

VISION II DESIGN STUDIO, INC.
 ARCHITECTURE • INTERIOR DESIGN
 1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





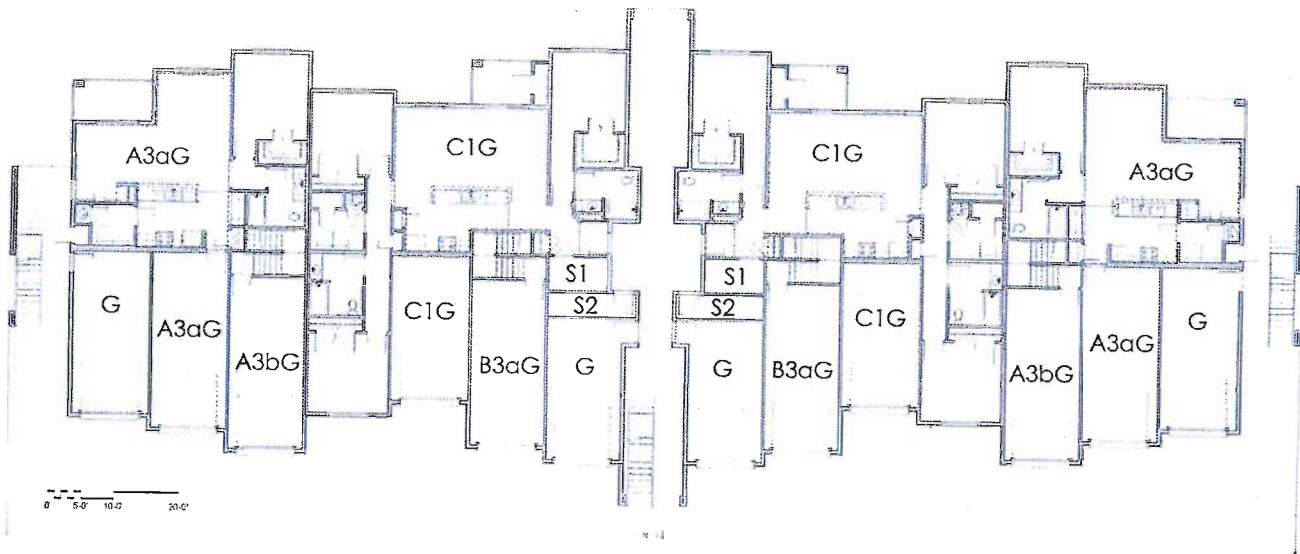
BUILDING TYPE VII - EXTERIOR ELEVATIONS
SPRING MILL STATION
 WESTFIELD, INDIANA
 July 28, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





BUILDING TYPE VII - FLOOR PLAN
 SPRING MILL STATION
 WESTFIELD, INDIANA
 July 28, 2015

VISION II DESIGN STUDIO, INC.
 ARCHITECTURE • INTERIOR DESIGN
 1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM





September 29, 2017

A 805 City Center Drive
Suite 160
Carmel IN 46032
P 317.575.9400
F 317.575.9399

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: PUD Text Amendment
SWC of 161st Street & Spring Mill Road
Westfield, IN

Ms. Howard,

Please allow this letter to serve as a narrative of our proposed development for the property located on the SWC corner of 161st Street & Spring Mill Road.

The property is currently governed by 2 PUD's. The 20 AC immediately next to Spring Mill Road is known as The Depot at Spring Mill Station. It was approved on January 9, 2017 and recorded on January 24, 2017. The property immediately west of it is known as Spring Mill Station SWC PUD. It was approved on August 10, 2015 and recorded on August 14, 2015.

Both PUD documents followed the general guidelines contained in the Spring Mill Station overlay plan. The Depot at Spring Mill Station was primarily commercial, while Spring Mill Station SWC was primarily residential. Since the adoption of each, one outlot has begun construction based on the requirements contained in the Spring Mill Station SWC corner PUD. Over time, we began discussions toward working as a more cohesive team. That would combine the construction and development strengths of the Spring Mill Station team with the brokerage strengths of The Depot at Spring Mill Station team. This has proved beneficial as we are working with specific tenants to bring the project forward. During those negotiations, some adjustments were noticed to the current PUD's. As a result, this application is a request to create a combined PUD for the remaining land. The combined PUD would adhere closely to the original PUD, but would request some text changes.

Our initial steps were to discuss the needs and goals of the adjacent areas. To do so, we held the following meetings.

- 8/17/17 Purchase Agreement between the two adjacent parcels.
- 9/20/17 Initial Meeting w/ Spring Mill Station Task Force
- 9/27/15 Pre-Application Meeting with Westfield staff
- 9/29/17 Application submitted to Westfield for Text Amendment

The above timeline is meant to share our background gathering steps as we worked to create a site plan that would be beneficial to the community.

Our proposal is still to construct a multi-family residential community on the western half of the property. This new proposal allows for the residential to have some visibility onto Spring Mill Road. All of the previous elevations, amenities and commitments remain the same. Our proposal is also to construct a commercial project on the eastern half of the property. The proposal adjusts some of the building locations based on market demand. All of the previous elevations and commitments remain the same.

We look forward to continuing to work with the Spring Mill Station Task Force group. We understand additional meetings will be required leading to a final site plan to be presented to the plan commission on November 6th.

Sincerely,

A handwritten signature in blue ink that reads "David C. George". The signature is fluid and cursive, with the first name "David" being the most prominent.

David C. George, P.E.

Westfield Residential Investors, Inc.

November 30, 2017

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: PUD Text Amendment
SWC of 161st Street & Spring Mill Road
Neighborhood Meeting
Westfield, IN

Ms. Howard,

Our development team held a Neighborhood Meeting last evening. The meeting was held at the Shamrock Springs Elementary School cafeteria. The invitations were included in the same notice letter for the upcoming December 4th Plan Commission meeting. Approximately 15 people attended the meeting.

David George of CRG Residential and Birch Dalton of EdgeRock Development (collectively Westfield Residential Investors, LLC) were at the meeting and presented the project. The presentation included a history for the full 40 acres that are SW of 161st & Spring Mill. From there, the new proposed plan was presented with details on the building layout and potential users.

There are several questions asked and summarized below:

1. There is a small airport landing strip to the east of the site. The owner was there and wanted the protect team to know that the medical building is in line with the runway. The team stated they were aware of the location.
2. A resident asked about timing. The development team stated that the timing would be based on approvals, but the potential tenants would like to be in in later 2018 or early 2019. It was also discussed that the bank and medical buildings shown would be one user and could stat earlier. The retail buildings would need to finalize leases with the various tenants before their construction could start.
3. A question was asked about the vacant lot shown to the west of the medical building. The development team stated this area would be included in the LB zoning, but no tenant was identified at this stage.
4. A question was asked about the vacant lot to the west of the daycare lot. It was answered that this lot would be included in the LB and a light intensity user similar to the daycare would be sought.

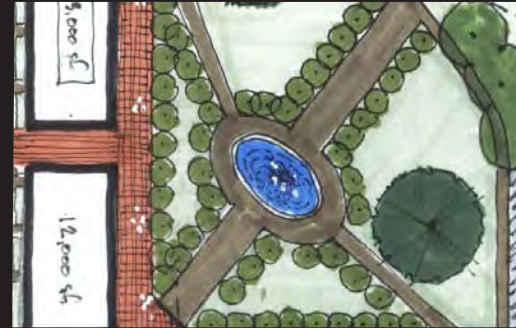
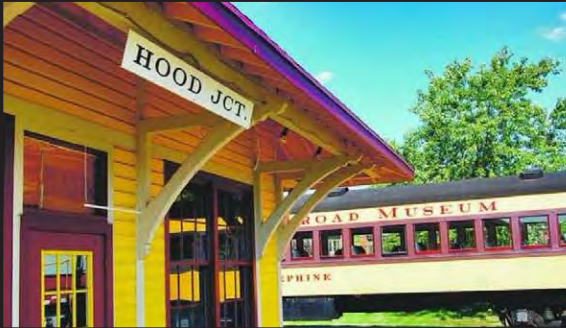
5. A question was asked about building height. It was stated that the buildings along the roads would be 1.5 stories in height. What this means is that the buildings will be 1 story but will have a raised parapet to give more presence.
6. A question was raised regarding traffic. Specifically, that this proposed plan had two drives onto Spring Mill Road. The development team presented the previously plan which also called for two drives onto Spring Mill. In addition, the team discussed the area will benefit from a roundabout at 161st Street and Spring Mill Road.

Please let me now if you have any questions regarding this summary.

Sincerely,

David C. George, P.E.
Westfield Residential Investors, Inc.

SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP
COMPREHENSIVE PLAN

V. 3/26/14



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MAYOR:

Andy Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Jim Ake, President
Steve Hoover, Vice President
Robert L. Horkey
Chuck Lehman
Bob Smith
Cindy L. Spoljaric
Robert Stokes

PLAN COMMISSION:

Ken Kingshill, President
Randy Graham, Vice President
Daniel Degnan
Andre Maue
Robert Spraetz
William Sanders
Danielle Tolan
Steve Hoover
Robert L. Horkay

DEPARTMENT HEADS:

Todd Burtron, Administration
Matt Skelton, Economic and Community Development
Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Verplank, Communications



EXECUTIVE SUMMARY:

This Spring Mill Station Plan (the “Plan”) is an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan: (1) provides a history of past events and current activities related to the vicinity of the 161st Street and Spring Mill Road intersection (named “Spring Mill Station” in this Plan); (2) identifies the geographic area of the Spring Mill Station Study Area; and (3) sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the Study Area that are suggested as being essential for achieving the Spring Mill Station vision described in this Plan.

The Spring Mill Station Plan process included several meetings, or charrettes, of the Spring Mill Station Study Group comprised primarily of community leaders from the various residential neighborhoods within close proximity of the Study Area. Through the process of these Study Group meetings and other input meetings with stakeholders, residents and developers, the Study Group arrived at the following policy recommendations which are discussed in further detail in this Plan:

1. **Spring Mill Station Task Group:** Establish the “Spring Mill Station Task Group,” which is contemplated as a neighborhood land use committee that will, among other things, review proposed zoning petitions and provide recommendations regarding such projects to City representatives.
2. **Branding:** Further develop the Spring Mill Station “brand” and incorporate such brand into development projects and public infrastructure projects.
3. **Land Uses:** Develop land uses within the Study Area in a manner consistent with the concepts envisioned the Spring Mill Station Plan (e.g., a mix of complementary uses, a neighborhood “hub”).
4. **Architecture and Site Design:** The design and quality of building architecture and site designs within the Study Area should be developed in a manner consistent with the Spring Mill Station Plan (e.g., high quality buildings, pedestrian orientation, people spaces).
5. **Development Strategy:** A coordinated development strategy for the Study Area should be developed (e.g., coordinated amenities, infrastructure, vehicular accesses and pedestrian trails).
6. **Financial Strategy:** Develop and implement a financial strategy to make desired infrastructure improvements within the Study Area.
7. **Economic Development:** Be proactive in attracting desirable development projects and businesses within the Study Area.

The Spring Mill Station Plan recommends that this planning process be revisited periodically, ideally every year: (1) to measure progress toward accomplishing the planning objectives included in the Plan; (2) to revise or refine the planning objectives of the Plan as needed; and (3) to aid in work planning and project prioritization in order to accomplish the Spring Mill Station vision.



CHAPTER 1: OVERVIEW

This document, the Spring Mill Station Plan (the “Spring Mill Station Plan”), is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Spring Mill Station Plan is to clearly identify the surrounding community’s vision for the future of the area in the vicinity of 161st Street and Spring Mill Road. Residents in the surrounding neighborhoods are hopeful that this plan will encourage coordination and cooperation among the development community and the neighborhoods within the vicinity of 161st Street and Spring Mill Road to ultimately achieve the Spring Mill Station vision.

The Spring Mill Station Plan: (1) identifies important historical events which have occurred over the past ten (10) years related to the 161st Street and Spring Mill Road area; (2) inventories the relative recent events, plans, nonconforming uses, development interests, and infrastructure plans for the area; (3) identifies the geographic scope of the study area to which the recommendations of the Spring Mill Station Plan apply; (4) identifies land uses, architectural styles, transitions, buffers, and circulation preferences in Spring Mill Station area; (5) summarizes feedback received from the development community and residents about the feasibility and desirability of the various Spring Mill Station elements; and (6) sets forth policy recommendations necessary to accomplish the Spring Mill Station vision.

The process of preparing the Spring Mill Station Plan involved a series of neighborhood charrettes hosted by a group of 161st Street and Spring Mill Road area HOA leaders, City Council Committee on Ordinance Revisions members, and the Superintendent of Westfield Washington Schools. Study group members include:

•Chris Bluto	Countryside Subdivision (Past President of Countryside HOA)
•Steve Hoover	City Council (Council Committee on Ord. Revision member)
•Jeff Boller	Countryside Subdivision
•Jeanine Fortier	Enclave at Maple Knoll Subdivision
•Dr. Mark Keen	School Superintendent (Westfield-Washington Township Schools)
•Jim Ake	City Council (Council Committee on Ordinance Revision member)
•Cindy Spoljaric	City Council (Council Committee on Ordinance Revision member)
•Mark Christoffersen	Mulberry Farms Subdivision
•Butch Meese	Enclave at Maple Knoll Subdivision (Maple Knoll Advisory Board)

The work product of the planning charrettes is included in this Spring Mill Station Plan. Each of the planning charrettes is described in much more detail within the appendices to this plan. Copies of materials discussed in the planning charrettes are also included or at least described in the appendices.



CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

Over the past several years, the area within the vicinity of 161st Street and Spring Mill Road has experienced a significant amount of attention from the development community, residents and the City of Westfield. This section of the Spring Mill Station Plan is intended to summarize the recent historical context of this area related to land use and development.

June 23, 2003 – A change in zoning request was introduced at the Westfield-Washington Township Advisory Plan (the “APC”) Commission meeting. The request was to rezone approximately 16.8 acres of property, located at the northeast corner of 161st Street and Spring Mill Road, from SF-3 and AG-SF1 zoning classifications to the General Business zoning classification (Case No. 0306-REZ-02). The proposal, filed by Flynn and Zinkan Realty Company, LLC, was to develop a retail shopping center at this location. The proposal was forwarded to a committee for analysis against the Comprehensive Plan.

The property was not within the corporate limits of Westfield at the time, but was within Washington Township. Through a joinder agreement, the Town of Westfield was given zoning jurisdiction over all of Washington Township in the late 1970’s.

August 25, 2003 – The APC held a public hearing, where 4 people spoke in favor of the project and 17 people spoke in opposition of the project. In addition to comments made at the meeting, approximately 75 pieces of written comment were received prior to the meeting, the majority of which were in opposition of the project. The Comprehensive Plan Committee of the APC recommended that the proposal receive a negative recommendation from the full APC.

The APC voted 6-1 to send a negative recommendation of Flynn and Zinkan’s rezoning petition 0306-REZ-02 to the Westfield Town Council.

October 13, 2003 – The Westfield Town Council (the “Council”) approved Ordinance 03-28, which changed the zoning of the 16.8 acres at the northeast corner of 161st Street and Spring Mill Road to the General Business District.

Winter 2003/Spring 2004 – The events surrounding the zoning decision at the intersection of 161st Street and Spring Mill Road caused many residents to voice their opinions and concerns with Westfield decision-makers about the Flynn and Zinkan project. At the time the area around 161st Street and Spring Mill Road was an unincorporated area of the township, and therefore, the residents in the area did not have the ability to vote for the Council members. Many residents were frustrated by this situation. Discussions between residents and the City of Carmel occurred regarding the possibility of the south-central/south-western portion of Washington Township being annexed into Carmel, instead of Westfield. Carmel put plans together to annex up to 10 square miles of Washington Township, which had long been assumed to be “Westfield’s territory”. Westfield leaders met with residents and ultimately convinced them that it would be in their best interest



to be annexed by Westfield instead of Carmel. A citizen group called “Citizens for Responsible Annexation” was instrumental in building support amongst the residents for incorporation into Westfield.

February 9, 2004 – Platinum Properties, LLC requested that the 24 acres located immediately north of the Flynn and Zinkan property be rezoned from SF-3 (Cluster) to Multi-Family 2 (Case No. 0312-REZ-07).

February 10, 2004 – Developer Flynn and Zinkan filed a Development Plan with the APC for a retail shopping center at the northeast corner of 161st Street and Spring Mill Road (Case No. 0402-DP-08). The shopping center was named SpringMill Commons.

March 22, 2004 – The APC was not able to obtain majority vote to either approve (3-5-1 vote) or deny (4-3-2 vote) the Development Plan for Springmill Commons. The project was continued to the April 26, 2004 APC meeting.

April 26, 2004 – Flynn and Zinkan withdrew its Development Plan item for Springmill Commons (Case No. 0402-DP-08).

June 28, 2004 – The APC voted 6-1 to send a recommendation for approval of the Platinum Properties petition 0312-REZ-07 (called “Townhomes at Countryside”) to the Council.

July 12, 2004 – The Council initiated the rezoning of the property at the northeast corner of 161st Street and Springmill Road from SF-3 (Cluster) to the MF-2 District. The Council directed the APC to hold a public hearing and send the item back to the Council with a recommendation on how to act on the case.

July 12, 2004 – The Westfield City Council approved Ordinance 04-28, changing the zoning of the area for the Townhomes at Countryside from SF-3 (Cluster) to the MF-2 District.

September 27, 2004 – The APC approved the Development Plan for the Townhomes at Countryside project (Case No. 0405-DP-24).

September 27, 2004 – The APC held a public hearing on the petition sent to them from the Council to rezone the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 zoning classifications (Case No. 0408-REZ-07). The APC voted 5-1 to send a recommendation for approval of the petition to the Council.

September 27, 2004 – Flynn and Zinkan requested that the APC suspend its rules and make a determination on the previously-withdrawn Development Plan (Case No. 0402-DP-08). The APC did not take action on this request at the September 27, 2004 meeting. This matter was never discussed again at subsequent meetings.



October 11, 2004 – Flynn and Zinkan filed a lawsuit against the Town of Westfield in Hamilton County Superior Court No. 3 (Cause No. 29D03-0410-PL-914). The lawsuit requested a judgment mandating that the Town of Westfield approve the Development Plan for Springmill Commons and issue all necessary permits for the project.

October 25, 2004 – The Council rezoned the property at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 classifications (Ordinance 04-36).

November 2, 2004 – 82 percent of Westfield voters voted to change from a Town to a City. The conversion to a City would not take effect until January 1, 2008.

August 27, 2005 – The Hamilton County Superior Court found that the Development Plan for Springmill Commons was compliant with applicable zoning regulations and ordered the Town of Westfield to approve the Development Plan (Case No. 0402-DP-08) for Springmill Commons (Cause No. 29D03-0410-PL-914).

August 31, 2005 – As ordered by the Hamilton County Superior Court, the Advisory Plan Commission approved the Development Plan for Springmill Commons (Case Nos. 0402-DP-08 and 0508-DP-32).

September 12, 2005 – The “Southwest Annexation” was approved by the Westfield Town Council (Ordinance 05-09). This was a large annexation that incorporated much of the south-central and south-western portions of Washington Township into the Town of Westfield.

November 1, 2005 – A minor amendment to the rear façade of the Kroger building in Springmill Commons was approved administratively (Case No. 04-02-DP-08). The minor amendment approved moving the truck dock forty feet towards the center of the store and adding a fourteen foot tall masonry wall to screen the trash dumpster and refrigeration equipment.

November 22, 2005 – A minor amendment to the building size, drive-thru location, and number of drive-thru lanes for the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 04-02-DP-08).

May 26, 2006 – A minor amendment to the building size of the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 0605-DP-12).

July 9, 2007 – Zinkan and Barker, successor to Flynn and Zinkan, requested that the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road (Springmill Commons plus the additional 2-acre parcel that was owned by Crossroads Church, and part of the original rezoning petition) be rezoned from SF-3 and AG-SF1 to General Business (Case No. 0707-REZ-02).

July 13, 2007 – Douglas Realty Group, LLC filed a request that the 20 acres located at the southwest corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to Local Business (Case



No. 0709-REZ-04). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Spring Mill Road Special Study to be completed.

August 1, 2007 – The City began studying the area around the intersection of 161st Street and Spring Mill Road. The study was named “161st and Spring Mill Road Special Study and Community Design Gallery Report” (the “Special Study”). The Special Study included stakeholder interviews, market analysis, capacity/demand analysis, and a community design preference survey using renderings of possible future build-out scenarios at the intersection. The Special Study also included recommendations for the area, based on information gathered at the time. The Special Study was adopted by the City Council on March 3, 2008.

August 13, 2007 – Peacock Springmill, LLC requested that the 6.9 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to General Business (Case No. 0708-REZ-03). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Springmill Road Special Study to be completed. This case was withdrawn before the July 7, 2008 APC Meeting.

November 26, 2007 – The APC voted 6-1-1 to send a negative recommendation of Zinkan and Barker’s rezoning petition (0707-REZ-02) to the Council.

December 6, 2007 – Zinkan and Barker withdrew its rezoning request, (Case No. 0707-REZ-02).

May 12, 2008 – The Special Study was presented to the Council, and the Council adopted the Special Study under Resolution 08-12.

June 9, 2008 – CrossRoads Church at Westfield, Inc. requested that approximately 2 acres located north of the Spring Mill Road entrance to Springmill Commons (the “Church Property”) be rezoned from AF-SF1 to General Business (Case No. 0807-REZ-02). This property was part of the initial rezoning request by Flynn and Zinkan in 2003.

July 7, 2008 – Peacock Springmill, LLC withdrew its rezoning request, (Case No. 0708-REZ-03).

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Douglas Realty Group’s rezoning petition 0709-REZ-04 to the Council.

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Cross Road Church’s rezoning petition 0807-REZ-02 to the Westfield City Council. The church withdrew its petition at the APC meeting.

August 11, 2008 – The Council denied Douglas Realty Group’s rezoning petition, (Ordinance 08-43).

May 9, 2011 – M & I Bank requested that the Church Property be rezoned from AF-SF1 to General



Business (Case No. 1106-REZ-02).

June 30, 2011 – M & I Bank withdrew its rezoning request, (Case No. 1106-REZ-02).

January 23, 2012 – Cross Roads Church of Westfield, Inc. requested that the Church Property be rezoned from AG-SF1 to the CrossRoads Church PUD District (Case No. 1202-PUD-01).

March 5, 2012 – The APC voted 9-0 to send a recommendation for the approval of the CrossRoads Church PUD petition (1202-PUD-01) to the Council. The PUD proposal limits the allowable uses on the site to banks and other professional office uses.

March 12, 2012 – The Council approved Ordinance 12-03, changing the zoning of the Church Property from AG-SF1 to the CrossRoads Church PUD District.

August 13, 2012 – Cooperstown Partners, LLC requested that the approximately 6.5 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to the Springmill Corner PUD District (Case No. 1209-PUD-11).

This petition remains pending as of the writing of this plan. Several other development inquiries have been received from would-be developers regarding the status of this Spring Mill Station planning initiative by the time of this writing. This would seem to indicate a substantial amount of development interest in the Spring Mill Station area.



CHAPTER 3: RECENT EVENTS

The City of Westfield (the “City”) is a dynamic development environment with several plans and projects (public and private) related to the Spring Mill Station Study Area under way. This section of the Spring Mill Station Plan is intended to provide a summary of recent activities that have occurred or that are in the process of occurring that affect (or will affect) the area in the vicinity of 161st Street and Spring Mill Road.

Spring Mill Road and 161st Street Engineering and Programming Study Summary

The Spring Mill Road and 161st Street Engineering and Programming Study was completed on April 30, 2013. The purpose of the study is to assess future traffic needs of the 161st Street and Spring Mill Road corridors to plan for future roadway improvements. A summary of the study follows:

Spring Mill Road Corridor: No additional lanes are identified as being needed through 2033. However, it is recommended that the roadway from 146th Street to 161st Street be updated by 2018 and continue to SR 32 by 2023 in accordance with the City’s Complete Streets Policy (Resolution 12-114). At the time the study was completed, 161st Street was classified as a secondary arterial which contemplates one hundred and twenty (120) feet of right-of-way. Since that time, the City’s Thoroughfare Plan was amended to identify 161st Street as a primary arterial which contemplates one hundred and fifty (150) feet of right-of-way (Resolution 13-115).

161st Street Corridor: It is recommended that an additional lane be added in each direction by 2028 to maintain an acceptable level of service and to implement the City’s Complete Streets Policy. A roundabout is scheduled to be constructed at Oak Ridge Road and 161st Street in the fall of 2014.

Existing Conditions of the 161st Street and Spring Mill Road Intersection: The signalized intersection northbound approach includes one through lane, a 170 feet long left turn lane, and a 100 feet long right turn lane. The westbound approach includes one through lane, a 460 feet long left turn lane and a 260 feet long right turn lane. The southbound approach includes one 310 feet long left turn lane and one shared through/right turn lane. The eastbound approach includes a 150 feet long left turn land and one shared through/right turn lane.

Springmill Commons Shopping Center – Zinkan and Barker

The northeast corner of 161st Street and Spring Mill Road, named “Springmill Commons,” was developed by a development firm named Flynn & Zinkan (now Zinkan & Barker) with a large grocery store anchor, with additional outlots and an in-line multi-tenant retail building in 2004. The property is presently zoned for single-family residential use. The existing commercial development constitutes a legally established nonconforming use on the property, resulting from certain legal



proceedings requiring the City's approval of the project. Any proposed changes to the existing development would require the site to be rezoned.

The Spring Mill Study Group has identified several issues associated with Springmill Commons that, if adequately addressed, would enhance the development:

1. Traffic Circulation and Parking: The traffic and pedestrian circulation patterns within the shopping center function at a suboptimal level with multiple points of conflict on the internal access ways and drive aisles in the development, leading to potentially dangerous interactions. The internal drive running north to south across the development causes confusion as stop signs control traffic movements along the access road but there are no restrictions on automobiles entering from the existing parking lot. There is no vehicular or pedestrian access planned in order to access the parcel (the "CrossRoads Church PUD" Ordinance 12-03) to the northwest of Springmill Commons from within Springmill Commons. This prohibits the shopping center and the CrossRoads Church PUD from operating as a coordinated integrated commercial center.

2. Sign Area: The sign standards applicable to Springmill Commons are lesser than what is permitted for a similar center under the present zoning ordinance. The sign standards applicable to the shopping center currently permit one (1) square foot of wall signage for each linear foot of tenant front facade while the present zoning ordinance permits two (2) square feet of signage for each linear foot of tenant front facade. Also, no sign shall be restricted to be less than twenty-five (25) square feet of sign area under the present zoning ordinance.

3. Landscaping: Compared to the normally applicable zoning standards, Springmill Commons is deficient on several landscaping standards. There is little or no landscaping along structures that exceed eighty (80) feet in length without corner breaks, which would not be permitted under current zoning requirements. Also, the site is deficient in the number of shade trees for a commercial development. Most notably the development lacks the normally applicable shade trees along the 161st Street road frontage. 161st Street also lacks the normally required buffer yard distance from the road right-of-way. As a result, the parking lot appears expansive in this area and there is insufficient landscaping to help break up the monotony of the parking lot. The interior parking lot also lacks shade trees in most parking lot islands as required by the zoning ordinance today. Such additional landscaping would greatly enhance the feel of the development. The overall development is also deficient in the number of shrubs required in buffer yards.

4. ROW Widths: 161st Street is classified as a primary arterial in the City's Thoroughfare Plan which contemplates a seventy five (75) feet wide half right-of-way. Currently, 161st Street possesses a half right-of-way of approximately forty (40') feet (which would require up to an additional thirty-five (35') feet of right-of-way in order to comply with the recommendations of the Thoroughfare Plan).



5. Architectural Standards: State Highway 32 Overlay Zone: The State Highway 32 Overlay Zone (the “32 Overlay”; WC 16.04.065) is a set of standards applicable to new developments along the State Highway 32 Corridor. The architectural standards and urban design standards included in the 32 Overlay are frequently imposed on new community development during the zoning approval process. If the Spring Mill Commons were approved today, these standards would likely apply. Compared to these standards, the strip center development does not have any building offsets for elevations that are greater than 90 feet in length. Also, the layout of the gas station would not be permitted due to location of the fuel pump canopy and the actual convenience store location under the pumps.

US 31 Major Moves Project

The U.S. Highway 31 Major Moves project will upgrade U.S. Highway 31 through Hamilton County to freeway standards from I-465 to State Highway 38. Once complete, the new highway within Westfield will be accessed via interchanges located at 146th/151st Streets, 161st Street, State Highway 32, 191st Street and at State Highway 38. The intent of the project is to reduce congestion, improve safety and provide continuity for commerce and travel on U.S. Highway 31, which extends from Michigan to Alabama.

Construction of the 161st Street bridge and interchange began in 2011 and numerous on-line and off-line improvements have been made to U.S. Highway 31 in Westfield since that time. Most notably in August 2013, a double tear drop roundabout interchange was completed at the U.S. Highway 31 and 161st Street intersection. West of the interchange, where the Monon Trail intersects with 161st Street, initial work has been completed for the Monon Trail to tunnel underneath 161st Street. The initial work included installing tunnel infrastructure under 161st Street which enables the City to extend the Monon Trail under 161st Street while keeping the road open to traffic when the rest of the tunnel project is completed. It is expected that 161st Street will be the primary east/west vehicular travel corridor for the City’s existing population.



161st Street Bridge Rendering



Possible Intersection Improvements for 161st Street/Spring Mill Road

The City Engineer has indicated the following possible future improvements to the intersection of 161st Street and Spring Mill Road. The intersection of 161st Street and Spring Mill Road currently functions at an acceptable Level of Service (“LOS”) for current traffic levels. 161st Street and Spring Mill Road both currently function at an A or B LOS for all four approaches to the intersection. A curb on the southeast corner of the intersection was installed in 2012 to prevent continued encroachment into the corner yard from automobiles driving through the corner of the intersection. Improvements to the intersection that may occur in the future include relocating electric lines that are installed at nearly the same height as the hanging street lights, creating visibility obstructions. The street light poles themselves might be updated to a higher quality pole than those that are currently in place. Lastly, reprogramming the traffic light to meet the demands of future traffic patterns may occur.

Spring Mill Road Programming and Engineering Draft Study

Future improvements to the 161st Street and Spring Mill Road area are recommended by the United Consulting Engineers’ Spring Mill Road Programming and Engineering Study. Future improvements not included in the study may be added at a later date if needed. The study recommends that a roundabout be installed at both the intersections of 161st Street and Oak Ridge Road, as well as 156th Street and Spring Mill Road. Both roundabouts are expected to be completed by fall of 2014. It is also recommended that 161st Street be widened to include an additional lane on each side of the road to allow cycle tracks to be added to the road cross section.

Grand Park

The Grand Park Sports Campus is located approximately 2.5 miles north of the Spring Mill Station Study Area and is anticipated to generate approximately 1.5 million visitors per year. This level of tourism activity will likely generate a significant amount of consumer activity in Westfield. Spring Mill Station may experience increased demand due to its proximity to the Sports Campus. Due to





the nature of how Grand Park is expected to function, extreme traffic spikes are not expected in the Study Area; however, overall traffic levels may be greater than previously expected.

The Grand Park Sports Campus may also affect the use of the southwest corner of Spring Mill Station, where approximately fourteen (14) soccer fields are currently used by the Westfield Youth Soccer Association. The Westfield Youth Soccer Association is one of the key users expected to host activities at the Sports Campus. Demand for the fields, currently owned by the Westfield-Washington School Corporation, may be reduced if the demand for fields is otherwise met at the Sports Campus.

Viking Meadows and Maple Knoll Subdivisions Permit Activity:

Located in close proximity to the Spring Mill Station study area are the subdivisions of Viking Meadows and Maple Knoll. The Viking Meadows Subdivision had the highest number of new single-family home starts in Westfield for 2013, accounting for twenty five (25%) percent of all permits. In 2012, Viking Meadows accounted for twenty five (25%) percent of all new single-family home starts in Westfield. The Maple Knoll subdivision located to the northwest of Spring Mill Station had the third highest number of new single-family housing starts at thirteen (13%) percent for 2013. In 2012, Maple Knoll accounted for twenty seven (27%) percent of all new single-family home starts in Westfield. These new homes located in close proximity to Spring Mill Station will likely increase the viability of and need for a neighborhood hub as contemplated in this Plan.

Townhomes at Countryside

On the northeast corner of 161st Street and Spring Mill Road and north of Springmill Commons is the Townhomes of Countryside, an owner occupied multi-family development. The development consists of nine (9) three (3) story townhome buildings with approximately forty-eight (48) units and three (3) single story buildings with nine (9) units. The development gained zoning approval in July of 2004 and development plan approval for the townhomes was granted in September of 2004. This approval occurred after the Springmill Commons project was approved.

Nine (9) of the three (3) story townhome buildings were constructed by Ryland Homes and the single story buildings were constructed by Shoopman Homes, who acquired the remaining unimproved building pads in the project. During the recent economic downturn, owner-occupied townhome buildings struggled to remain as viable as traditional single family homes. As a result, Shoopman Homes acquired the remaining building pads and began constructing single family attached units in 2010. Nine (9) separate single story units have been constructed by Shoopman Homes since that time and nine (9) building pads remain to complete the build out of the project. As indicated by Shoopman Homes, it chose this area because of the amenities in the immediate vicinity and easy road connections to the surrounding area.



Development Interest

The four corners of the 161st Street and Spring Mill intersection have seen an increased level of development interest over the past several years. Currently, one formal rezoning petition has been filed with the Advisory Planning Commission for the southeast corner of 161st Street and Spring Mill Road. The proposal would permit a variety of local business (LB) uses such as a drug stores, banks and medical offices on a seven (7) acre site. The proposed site plan illustrates four (4) structures with a drug store (approximately 15,000 square feet) on the corner of 161st and Spring Mill and three other separate buildings totaling 16,000 square feet.



CHAPTER 4: PLANNING AREA



The Spring Mill Station planning area consists of approximately ninety (90) acres around the four corners of the 161st Street and Spring Mill Road intersection. The area is approximately two (2) miles west of US Highway 31 and three (3) miles from downtown Westfield, also known as Grand Junction. The planning area is comprised of an existing shopping center to the northeast, residential lots and part of an airport runway to the southeast, a vacant field and soccer fields to the southwest, and residential lots and a large wooded estate to the northwest.

Rationale:

The planning area is identified in order to prevent commercial creep down the 161st Street and Spring Mill Road. Both corridors are zoned entirely for single-family residential use and the study area itself is envisioned as the only location non-residential activity may occur in this vicinity. It is not intended that the planning area be entirely commercial. Residential uses may occupy a significant portion of the planning area. Areas outside of the planning area are envisioned to remain as single-family homes. The planning area is designed to allow adequate space for internal buffering and transitions to the surrounding neighborhoods. Specific descriptions of the planning area as well as rationale for the inclusion of each individual corner of the planning area are included below:



Northwest Corner of 161st/Spring Mill Road



The northwest corner of the planning area includes approximately fourteen (14) acres of land, comprised of seven (7) parcels. The corner is bound by the Enclave at Maple Knoll residential development to the west and a five (5) acre residential parcel to the north. The area includes six (6) residential homes and a vacant parcel with a regulated drain (John Edwards Ditch) running through the center of the parcel. The west boundary along Maple Knoll includes a dense planting of trees.

Rationale: The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong

Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

Northeast Corner of 161/Spring Mill Road



The northeast corner of the planning area includes approximately fifteen (15) acres of land comprised of five (5) parcels. This corner of the Study Area is bound by the Townhomes at Countryside to the north and the Countryside Subdivision to the east. The area includes Spring Mill Commons, a Kroger anchored shopping center, which includes in-line B-shoppes, three outlots, and a gasoline fueling station. A vacant, dilapidated, single family home with a pole barn is also located

north of the gasoline fueling station. The buffer area located north of the B-shops between the townhomes of Countryside includes a large earthen mound with evergreen and deciduous landscaping. A pedestrian trail connects the shopping center with the Countryside Subdivision to the north.

Rationale: The existing and Spring Mill Commons development was included in the study area since the existing commercial center is a large component of the functional area within the vicinity of 161st Street and Spring Mill Road. A zoning nonconformity also exists for the



shopping center as the development is zoned Single-Family 3. This study acknowledges this issue and suggests that this issue be appropriately addressed in order to accommodate the further development of future redevelopment of this property. The eastern common area is also included and may be desirable to provide a trail connection area from Countryside Subdivision to 161st Street.

Southeast Corner of 161/Spring Mill



The southeast corner includes approximately twenty-two (22) acres of land, comprised of eight (8) parcels. The area follows the same eastern boundary as Spring Mill Commons to the north. The area is bound by the Mulberry Farms Subdivision to the south and a residential home to the east. The area includes a church, five (5) residential homes, two vacant lots, and approximately half of a grass airport runway. A tree stand runs intermittently along the Mulberry Farms boundary.

Rationale: The intention for the eastern boundary is to create a seamless transition on both sides of 161st Street. Mulberry Farms Subdivision serves as a natural boundary to the south. The intention of the twenty-two (22) acre area would allow for residential and commercial development to include a large buffer and landscape area to provide transition between newly developed areas and adjacent development.

Southwest Corner of 161/Spring Mill



The southwest corner includes approximately thirty-seven (37) acres, comprised of two parcels of land. The area is bounded by the Crosswind Commons Subdivision to the south and Shamrock Springs Elementary School to the west. Both parcels are approximately eighteen (18) acres in size. The parcel located on the immediate corner of Spring Mill Road and 161st Street is undeveloped and currently farmed. The school-owned parcel currently contains fourteen (14) soccer fields.

Rationale: The thirty-seven (37) acres of the corner were included to ensure coordinated design and transitioning with surrounding neighborhoods and the rest of the planning area should any redevelopment occur. The corner is not envisioned to develop entirely as neighborhood commercial and would mostly likely include a large residential or medical component. If development occurs, special attention should be given to the soccer fields as an amenity for the planning area.



CHAPTER 5: IDENTITY– “SPRING MILL STATION”

The Spring Mill Station Study Group quickly determined that establishing a clear identity for the planning area is of critical importance to create the desired neighborhood hub. The area is intended to function as a “hub” of activity and social connections for the surrounding neighborhoods and the name “Spring Mill Station” was chosen to embody that concept. The hub concept envisions local residents using multiple modes of transportation to access the various amenities that are contemplated in this plan. The hub is intended to function as both a community gathering place as well as a neighborhood center to meet the local consumer needs of the community.

To create the desired identity and community hub of activity, “Spring Mill Station” was chosen as the name of this planning area for the following reasons:

1. “Station” continues the downtown Westfield rail road-like theme of “Grand Junction” and its relation to the abandoned rail lines in the area.
2. “Station” also relates to Westfield’s involvement in the Underground Railroad and the continuation of that theme west of US 31.
3. “Spring Mill” connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.
4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

Spring Mill Station is envisioned to be a high quality development area that has a timeless feel, a place where people feel comfortable simply spending time outdoors, a place away from home and work that one can relax and play. The quality of development contemplated in this plan is intended to focus attention on aesthetic detail and reduce the generic feel of typical strip mall shopping centers. Architectural themes that possess a long lasting appeal are recommended in order to create a timeless “feel” for this area and prevent trendier architectural themes that could be outdated in a decade.

To fulfill this vision and work within the “Spring Mill Station” name, a railroad era architectural theme was chosen to be continued throughout the planning area. The theme presents an opportunity for not only railroad era architecture, but a branding of railroad style designs all throughout Spring Mill Station. Such elements can be utilized in public rights-of-way as art pieces as well as within common areas. The history of railroads in Westfield and the United States presents design opportunities that are as timeless as any architecture we have in the country. Recreating that visual effect can further the brand of this area and create the desired space that is unique from other areas.



CHAPTER 6: LAND USES



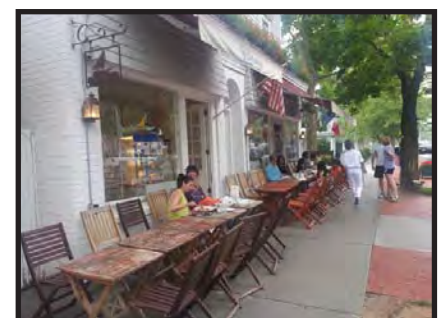
To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The contemplated land uses for Spring Mill Station are aimed to help achieve the feel of a neighborhood center and meet the needs and desires of local residents.

Recommended land uses include eating and dining establishments, convenience retail stores, food and beverage retail stores, multi-family uses, small business offices and community facilities. All of these uses are contemplated as serving the basic needs of surrounding residential neighborhoods. Below is a list of the recommended land use categories with specific local examples identified:

A. Retail sales as envisioned by the Spring Mill Station Study Group, includes the sale or rental of common goods or services. (excluding agricultural, animal, automotive, business equipment, construction sales, gas sales, prominent drive-up orientation). Retail sales can be broken into the following groups:

1) **Convenience retail sales:** As envisioned by the Spring Mill Station study group this type of use includes the sale of frequent or reoccurring small personal items or services for residents located in close proximity. Typical uses include neighborhood grocery and drug stores. *Examples: Pharmacy, Small Retail Establishment*

2) **Restaurants and Pubs:** Establishments primarily engaged in sale of foods and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or pubs. *Examples: Restaurants – Yat’s, Kona Grill, Granite City Food and Brewery, Mitchell’s Fish Market, Keltie’s, Mama Corollas Old Italian Restaurant, Aristocrat Pub and Restaurant, Ice Cream shop, Pizza Shop, Dunkin Donuts*



Unique outdoor eating establishment



3) Food and Beverage Retail Sales: Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens.

Examples: Trader Joe's, Butcher Shop, Bakery, Fresh Market

4) General Retail Sales: Sale or rental of goods and merchandise for personal or household items but different from the uses listed above. Typical uses include boutique stores, apparel stores, paint stores, hardware stores, bike shops, hobby stores and specialty stores. *Examples: Art Gallery, Design Gallery, Music Store, Florists, Pottery, Clothing Store.* Big box retail stores are not contemplated uses in this area.

B. Administrative and Professional Services refer to businesses which typically provide professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, accounting offices, and engineering or architecture firms.

C. Business and Personal Services includes the use categories of banks, financial services, medical services, and personal and repair services. Business and Personal services can be broken into the following groups:

1) Banks and Savings and Loan: Financial institutions providing on site retail services to individuals and businesses.

2) Finance, Insurance and Real Estate Services: Establishments primarily engaged in financial, insurance, real estate, or security brokerage services. Typical uses include banks, insurance agencies or real estate firms.

3) Medical Services: Personal health services for the prevention, diagnosis and treatment or rehabilitation services. Typical uses include clinics, medical specialty offices and dentist's offices.

4) Personal and Repair Services: Establishments primarily engaged in the provision of repair service to individuals and households. Typical uses include photography studios, dry cleaners, apparel repair business or musical instrument repair business.

D. Community Facilities to provide a physical meeting space for residents to hold meetings or special events/activities. (e.g. Gazebo)

E. Assisted Living Facilities to provide housing opportunities for individuals with additional needs and assistance.

F. Multi-Family housing for apartments, townhomes, and condominiums intermixed with other approved uses and as a transition from more intense uses.



G. Single Family housing as envisioned by the Spring Mill Station Study Group include village or cottage style residential development in a compact arrangement to blend in with the neighborhood hub.

Spring Mill Station Land Use Examples:



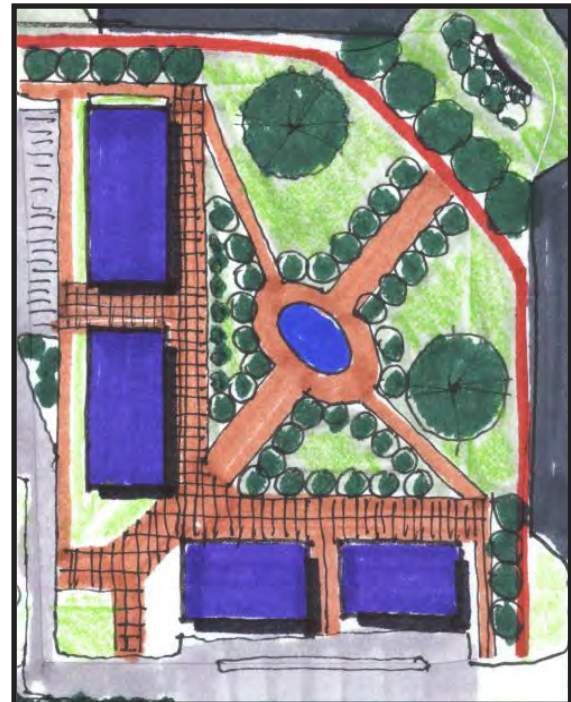


CHAPTER 7: SITE DESIGN & ARCHITECTURE

In order to create a residential neighborhood center which blends into the surrounding single-family residential fabric of the area, specific architecture and site design concepts should be thoughtfully crafted to create the desired effect. It is envisioned that the (4) four corners of the planning area should be developed in such a manner where buildings are located up closer to the street rights-of-way on two (2) or three (3) of the four (4) hard corners of 161st Street and Spring Mill Road. It is not contemplated that building should be built right along the street rights-of-way on all four (4) corners. Buildings located along the street should range between 1.5 to 2.5 stories and promote pedestrian connectivity over vehicular access. Generous buffer areas are recommended between the edge of the developed areas of the Spring Mill Station and existing residential/institutional areas. Spring Mill Station is envisioned as including a significant residential component in addition to the various commercial uses described in this plan. It is envisioned that Spring Mill Station will be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.

Village Green

A village green located near the intersection is desired by residents to provide a place to relax and socialize, and to serve as a community gathering place for the local neighborhoods. The village green is envisioned as a place including public art, outdoor seating, heavy landscaping, and mixed use buildings that front on the village green. The space is meant to be intimate and freely accessible to all while also providing a comfortable setting for restaurants or businesses to use part of the green as an amenity. Ideally the space would also include a clubhouse or community meeting room area to serve as a meeting place for the surrounding neighborhoods. The green would function to diversify the entire neighborhood center to create multiple reasons why someone might visit the area and ultimately increase impromptu interactions with others.





Thematic Design: Railroad

The Spring Mill Station study group selected a railroad style architectural theme to be carried out throughout the entire Spring Mill Station Study Area. This theme should be continued throughout the architecture of the buildings, common areas, and amenities of Spring Mill Station. This theme will help to carry a consistent vision on all four corners and create a custom feel for the area. The buildings should utilize quality building materials (e.g., brick, stone, wood) and be built at a scale that is comfortable for pedestrians using the neighborhood center. The architecture should be similar to what is described below and as illustrated in the following examples:

The following is a list of encouraged architectural designs for Spring Mill Station:

Railroad Theme Architecture: Quality and Theme

- 1) Verge board (gingerbread style detail)
- 2) Gable roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Variation of architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents/fenestration
- 11) Iron work/accents
- 12) Undulating facades to prevent box like structures
- 13) Inviting entrances/covered entrances to buildings
- 14) Pedestrian scale: windows and building massing designed for pedestrians

The following is a list of encouraged features for public art in Spring Mill Station:

Public Art (Desired Features)

- 1) Water tower feature
- 2) Railroad style public furnishings (e.g., benches, pergolas, playscapes)
- 3) Use of red/black/rust colors
- 4) Use of old railroad track or steam engine as part of common area



Site Design Concepts

To help illustrate the concepts and objectives set forth in the Spring Mill Station Plan, two conceptual renderings were created that would both be considered consistent with the vision set forth in this document. The purpose of the illustrations is to represent two potential build out scenarios of the entire planning area that are consistent with the Spring Mill Station vision. These two illustrations are not an either/or scenario, rather two of many possible build-out scenarios that could meet the intent of the Spring Mill Station Plan. Any two building locations or land uses shown on the conceptual plans could be placed many other ways on the sites. The renderings are presented to provide additional clarity to the concepts set forth in the Spring Mill Station plan.

Conceptual Plan A



Conceptual Plan B



The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.



Conceptual Plan A

Plan A is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” center is located in the center of the planning area around the ponds.
- 2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
- 6) Mix of land uses spread throughout the planning area.





Conceptual Plan B

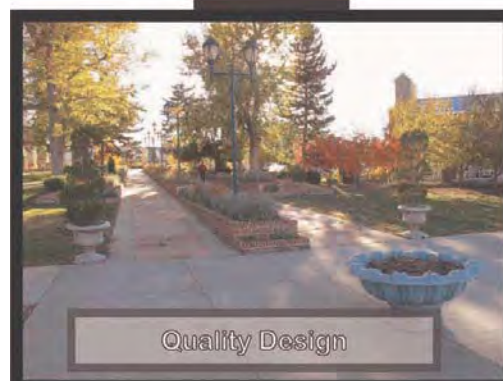
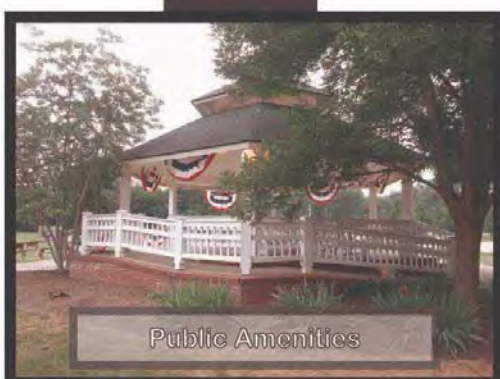
Plan B is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” area and village green is located on the southwest corner of the planning area.
- 2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
- 6) Mix of land uses spread throughout the planning area.





The following are examples of site design elements that are encouraged to be within the Spring Mill Station:



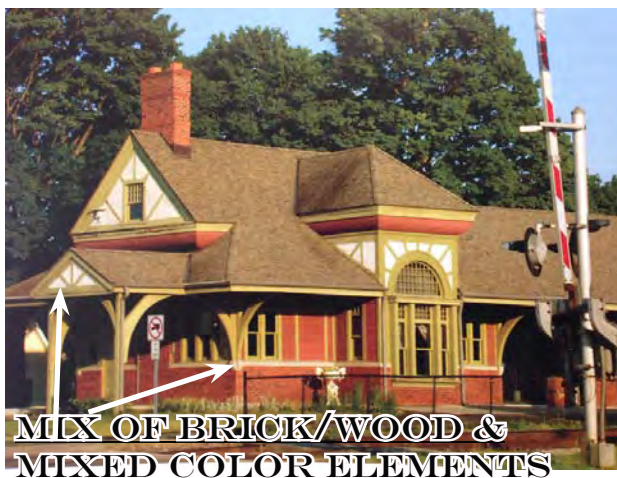
Spring Mill Station



The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:



Spring Mill Station



Spring Mill Station



The following are examples of encouraged features for public art in Spring Mill Station:



RAILROAD INSPIRED ART



WATER TOWERS



RAILROAD BENCHES



**CLOCK
TOWER**





Specific examples of site design and quality architecture to be emulated include the following:

- 1) **Buckingham Development:** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
- 2) **Scottsdale, Arizona:** Architecture and quality design that tie area together.
- 3) **Soulard in St. Louis:** Residential neighborhood with many restaurants, pubs, and other businesses.
- 4) **The Hill in St. Louis:** Family area feel with active people places on sidewalks.
- 5) **Breckenridge, Colorado:** Walkable downtown with many shoppes and restaurants.
- 6) **Downtown Zionsville, Indiana:** Smaller building massing with good internal landscaping.
- 7) **Manchester, Vermont:** Old world feel
- 8) **Bloomington, Indiana:** Hodgepodge of architecture and eclectic feel.
- 9) **Fountain Square, Indiana:** Interesting mix of architecture, dining, entertainment

Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

The following is a list of encouraged massing elements:

- 1) Curvilinear elements
- 2) Broken planes
- 3) Staggered/varied styles/textures
- 4) Trees/comfort/elements that draw people to space
- 5) Ornamental parapets
- 6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

The following is a list of discouraged massing elements:

- 1) Traditional strip center style development (e.g., lack of bump out/offsets)
- 2) Movie set look (e.g., fake design)
- 3) Lack of rooftop modulation



CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

Connected, But Protected Design

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a “hub” of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.



(Connected pedestrian path shielded from surrounding uses)



Buffering:

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

The following is a list of encouraged buffer standards:

- 1) Continuation of the “railroad theme” throughout the buffer areas.
- 2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.
- 3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.
- 4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.
- 5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.
- 6) Native plantings should be used where appropriate.
- 7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.
- 8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.
- 9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.
- 10) Delivery trucks should not be permitted to remain idling while deliveries are being made.
- 11) Trash pickup should be restricted to normal waking hours.
- 12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.



13) Lighting should be fully shielded from encroaching into neighboring residential areas.

Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.



(Earthen mound w/mix of trees and hardscapes)



(Mix of evergreen and deciduous trees w/ wrought iron fence)

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).



CHAPTER 9: ACCESS AND CIRCULATION:

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.



CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

- 1) Stakeholder Input
- 2) Public Open House Comments
- 3) Developer Input

1) Stakeholder Input:

Stakeholder Concerns:

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
 - a. Time to obtain approval and agreements.
 - b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
 - a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for “office” space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
 - a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
 - b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
 - c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.



Stakeholder Affirmations:

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
 - a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
 - b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
 - c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
 - d. Architecture: Supportive of the use of variable and high quality materials.
 - e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
 - f. Community: Supportive of designing hardscape elements to promote quality public spaces.

2) Public Open House Comments:

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as “rain gardens” for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to not affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.



15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

3) Developer Input

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
- 5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
- 6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
- 9) Consider a stronger focus on integration to the existing, surrounding land uses.
- 10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Establishes a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design Concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.



CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

1) *Spring Mill Station Task Group:* The Study Group recommends the establishment of the “Spring Mill Station Task Group.” This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: (a) it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; (b) it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; (c) it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; (d) it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and (e) it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

2) *Branding:* The Study Group recommends further development of the Spring Mill Station “brand.” Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

3) *Land Uses:* The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

4) *Architecture and Site Design:* The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.



5) *Development Strategy:* The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

6) *Financial Strategy:* The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

7) *Economic Development:* The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.



CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

- 1) **Measuring Progress:** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.
- 2) **Important Factors:** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.
- 3) **Validation of Existing Objectives:** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.
- 4) **Revising Planning Objectives:** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.
- 5) **Prepare Addendum:** A summary document, a Spring Mill Station Plan Addendum (the “Addendum”), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community’s Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood “hub” envisioned in the Plan.



APPENDICES

- Appendix A – Charrette 1: Orientation and Introduction
- Appendix B – Charrette 2: Planning Area and Land Use
- Appendix C – Charrette 3: Architecture and Urban Design
- Appendix D – Charrette 4: Transitions and Vehicular Access
- Appendix E – Charrette 5: Rail Road Era Architecture and Design
- Appendix F – Charrette 6: Stakeholder Meeting Feedback
- Appendix G – Charrette 7: Public Open House
- Appendix H – Charrette 8: Developer Input Meeting
- Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)



Appendix A – Charrette 1: Orientation and Introduction

161st/Spring Mill Plan
Charrette #1 Summary
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.



161st & Spring Mill Plan

Charrette #2 Homework Handout – Study Area & Land Use

July 31, 2013

(6:30 PM – 8:30 PM)

1. Study Area:

- a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
- b. Review the aerial photographs distributed to the group showing this geographic area.
- c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
- d. Please draw a line on at least one of the aerial photographs showing what you believe should be the limits of the study area.
- e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):

- a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
- b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
- c. Do you have any name ideas for the vicinity (if a name is desired)?
- d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

- e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
- f. If you could have any new land uses located within the study area, what would they be? Why?
- g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
- h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
- i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,



but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.



(Consensus Map Area chosen)

Planning Area Boundary





Appendix B: - Charrette 2: Planning Area and Land Use

161st/Spring Mill Plan

Charrette #2 Summary

July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the “Station” part of the name played well with the existing “Grand Junction” theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name “Station” also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name “Spring Mill” has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

Uses:

1. *The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.*
 - a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
2. *Uses*
 - a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
 - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
 - b. Ice Cream
 - c. Bakery
 - d. Florist



- e. Medical Specialty
 - i. Eye doctor, dentist, pediatrician, etc.
- f. Apartments with first floor retail were agreed as being a desirable use.
 - i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
- g. Insurance
- h. Assisted Living
- i. Art Gallery
- j. Clothing Store
- k. Design Gallery
- l. Pizza
 - i. The group identified a strong need for a good sit down pizza restaurant in the area.
- m. Dunkin Donuts or similar
- n. Pilates
- o. Music store
- p. Florists
- q. Beauty salon
- r. Pottery
- s. Rentable space for hosting
- t. Butcher shop
- u. Trader Joes or similar
- v. GNC or supplement store
- w. Upstairs office
- x. Tae kwon do or similar karate venues
- y. Church
- z. Walk-in movie theatre

The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.



The group then discussed corner development examples they feel aspects of which could work well in the area:

- 1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
- 2) Scottsdale, Arizona
 - a)Architecture and quality design that tie area together.
- 3) Souldard in St. Louis
- 4) The Hill in St. Louis
 - a)Family area feel with active people spaces on sidewalks.
- 5) Breckenridge, Colorado
- 6) Zionsville, Indiana
 - a)Smaller building massing and good internal landscaping
- 7) Manchester, Vermont
 - a)Old world feel
- 8) Bloomington, Indiana
 - a)Hodgepodge of architecture
- 9) Fountain Square, Indiana
 - a)The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

Existing preferred uses in Study Area:

The group then discussed the uses at the existing shopping center that like:

- 1) Bank
- 2) Chinese restaurant
- 3) Liquor store
- 4) The Mill
- 5) Kroger
- 6) Mexican restaurant (ability to sit outside)
- 7) Starbucks (ability to sit outside)
- 8) The convenience of having these close to homes, not the uses themselves
- 9) Gas Station

What about the center do you not like?

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

- 1) The group agreed the traffic flow in and around the development was subpar.
- 2) The aesthetic appeal of the center is poor.
- 3) Parking lot design and landscaping is poor.
- 4) No landscape buffer on south side of development between the street.



5) An overall lack of creativity in the design.

161st & Spring Mill Plan

Proposed Discussion Outline & Meeting Schedule

Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)

- a. Identifying the Planning Area – Review Results
- b. Naming the Planning Area/Community Identity
 - i. Interested in naming corner?
 - ii. Ideas
 - iii. Selection
- c. Identify/Discuss Desired Land Uses
 - iv. Is change desired?
 - v. Places you would like to replicate?
 - vi. Existing uses you like/don't like?



Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan
Charrette #3 Summary
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of “Spring Mill Station”, as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

- 1) Building Massing
 - a) review images
 - b) Discuss
 - i. The group discussed the following elements as being desirable relating to massing:
 - a. Intersection of 126th and Gray
 - b. Architectural Detail
 - c. Iron work/accents
 - d. Curvilinear elements



- e. Broken planes
- f. Staggered/varied styles/textures
- g. The Library- use of timeless architecture, elements to draw people in
- h. Dormers
- i. Use of ornamental parapets
- j. Trees/comfort/draw people to space
- k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

- a. Strip Center development
- b. Movie set look (fake)
- c. Limited amount of flat rooftops

2) Building Setbacks and Orientation

- a) review images
- b) Discuss

1. Positive elements relating to massing:

- a. hardscape and landscape elements important
- b. design for protection of pedestrian space using landscaping to create a comfortable feeling
- c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

3) Architecture and Building Materials

- a) review images
- b) Discuss

1) Positive elements relating to architecture and building materials

- 1. Heavy use of arches and angles
- 2. Unusual architecture that is not simply a box design
- 3. Need a heavy mix of materials
- 4. EIFS can be used as an accent material
- 5. Dormers to match residential character
- 6. Covered entrances to buildings
- 7. Use of window fenestration
- 8. Residential compatible design to blend into surrounding area
- 9. Use of wrought iron in building design
- 10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.



5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

Spring Mill Station Plan

Charrette 3 Discussion Outline – Architecture & Urban Design

August 7, 2013

(6:30 PM – 8:30 PM)

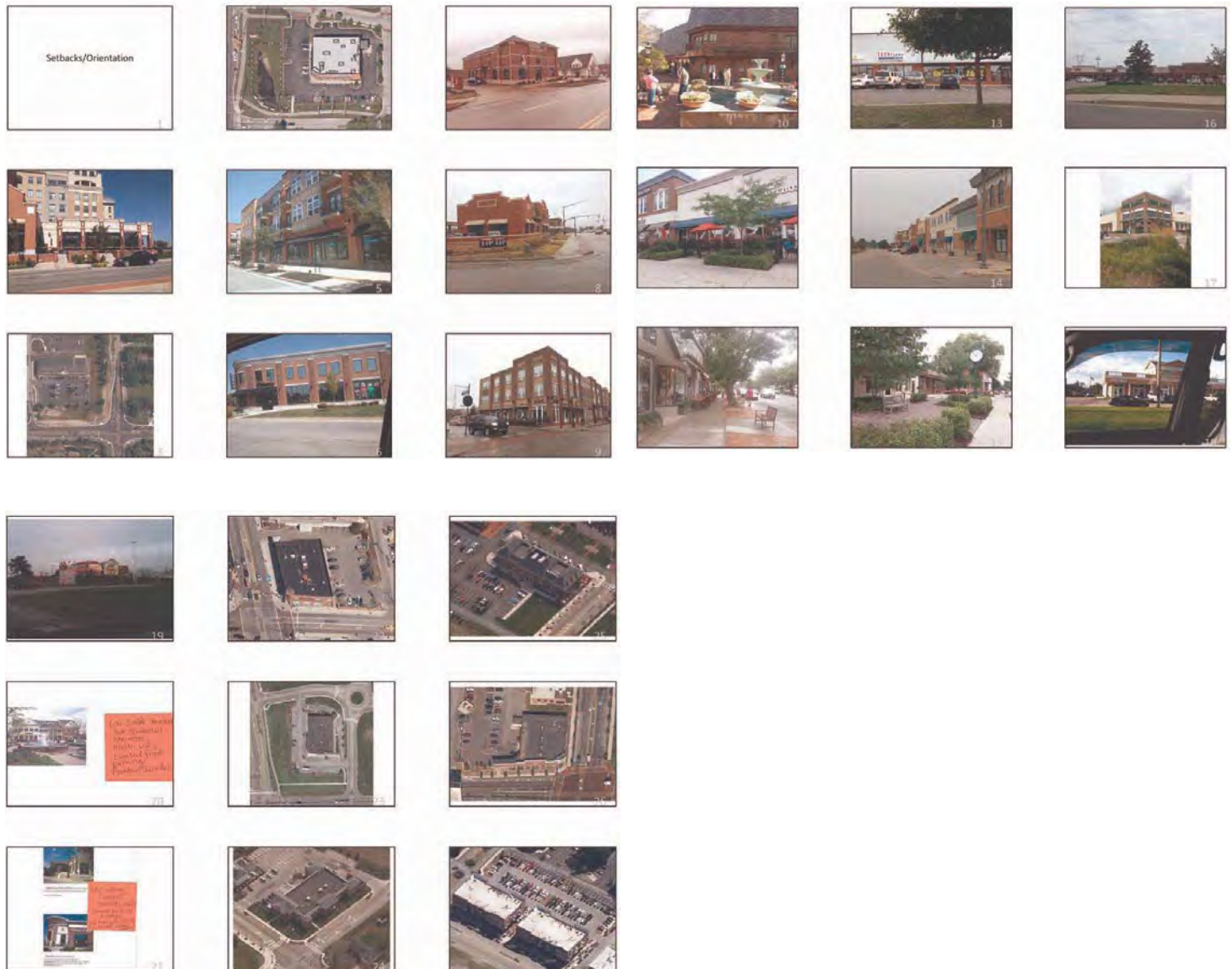
1. Building Massing: (HANDOUT #1)
 - a. Review Images
 - b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
 - a. Review Images
 - b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
 - a. Review Images
 - b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected



Handout 1: Massing

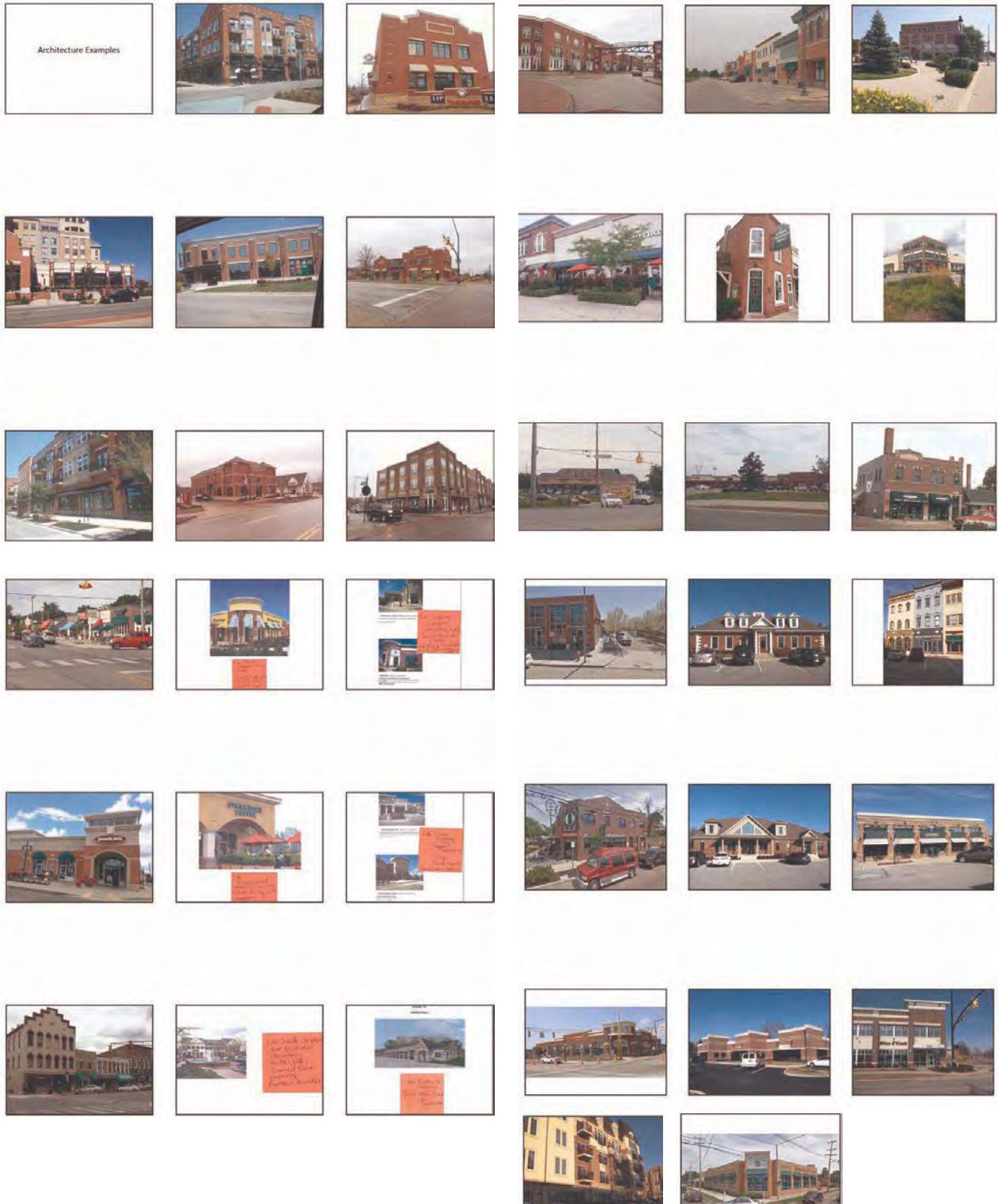


Handout 2: Setbacks





Handout 3: Architecture





Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan
Charrette #4 Summary
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charrette meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked



as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a “village green” style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

- 1) Transitions/Buffering
 - a. Connected vs protected
 - i. The group discussed the concept of protected vs connected and agreed upon the following:
 1. Protected:
 - a. Preserve property value
 - b. Traffic calming (bending roads etc)
 2. Connected:
 - a. Social connectivity in the study area
 - b. Pedestrian connectivity in the study area
 - b. Blending/Transition
 - ii. The group discussed the following areas as being more sensitive to buffer design:
 1. Enclave at Maple Knoll (NW quadrant-residential boundary)
 - a. Preservation of trees along boundary to serve as visual and sound barrier, 50' buffer preferred (including trees)
 2. Mulberry Farms (SE quadrant residential boundary)
 - a. Maintaining a 150' buffer between residential area potential commercial area to north.
 3. Crosswind Common Subdivision (SW quadrant-residential boundary)
 - a. Maintaining a considerable buffer between residential area and potential commercial area.
 - iii. The group discussed the following items as being preferences for buffer areas:
 1. Elevation changes
 2. Minimizing sound impacts
 3. Creating visual screen
 4. Combination of evergreen and shade trees
 5. Year round function
 6. Strong growth rate for landscaping (trees)
 7. Taller buildings require taller buffer blocks
 8. Native plantings where appropriate.
 9. Context sensitive design (berms that have pedestrian connectivity thru



them)

- iv. The group had the following concerns for buffer areas:
 - 1. Fences that are long, unbroken, and lacking character
 - a. Fences of this style could be ok when serving as security boundary along a residential area
- v. The group discussed keeping the “Spring Mill Station” railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

c. Site Plan Rendering

- i. The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.
 - 1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.
 - a. The following reasons were identified as why this approach was preferred:
 - i. Natural traffic calming
 - ii. Develop all corners to build how group would prefer
 - iii. Simplifies amount of landowners involved
 - 2. The group also preferred a design showing “slip lane” parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.
 - 3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighborhoods.



Spring Mill Station Plan

Charrette 4 Discussion Outline – Transitions & Vehicular Access

August 14, 2013

(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
 - a. Connected and Protected: Review & Discussion [HANDOUT #1]
 - b. Connecting: Review and Confirmation of Strategy
 - c. Protecting:
 - i. Blending/Transitioning
 - ii. Buffering/Preventing Commercial Creep
 - iii. Transition Methods [HANDOUT #2]
 1. Distance/Space
 2. Improvements
 - a. Landscaping
 - b. Mounds/Berms
 - c. Hardscapes/Walls/Fences
 3. Adjacent Buildings/Design/Scale/Architecture
 2. Vehicular Access/Circulation:
 - a. Quick Review
 - b. Review Exhibits
 - i. Preliminary Draft Design [HANDOUT #3]
 - ii. Connectivity Plan [HANDOUT #4]
 - iii. Alternative Road Configuration [HANDOUT #5]
 - iv. Village Green Concept [HANDOUT #6]
 - c. Discuss Preferences/Observations

Protected vs Connected Discussion

Ability to walk to commercial areas

Can I get there safely

Synergy across the different developments

Preservation of existing mature tree in the area

Pedestrian path network

Well planned transitions between commercial and residential areas

Foot and bike connectivity



Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan
Charrette #5 Rail Road Era Architecture and Design
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.



Spring Mill Station meeting

Protected vs Connected Discussion

<u>Connected</u>	<u>Protected</u>
Ability to walk to commercial areas	Can I get there safely
Synergy across the different developments	Preservation of existing mature tree in the area
Pedestrian path network	Well planned transitions between commercial and residential areas
Foot and bike connectivity	



Handout # 2 Transition Methods

Transitions

1



2



3



4



5



7



8



9



10



12



13



14

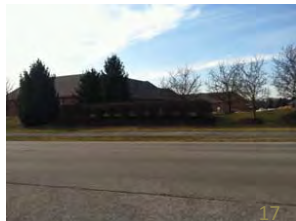


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16

Spring Mill Station



17



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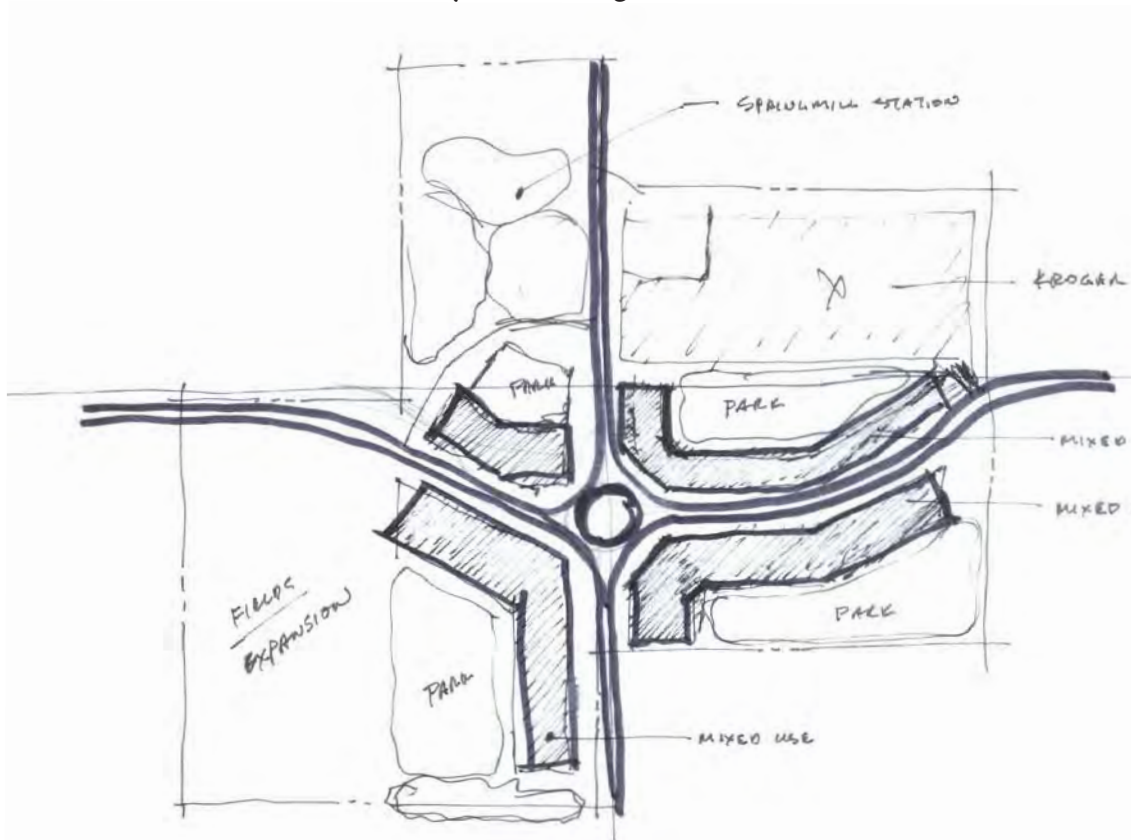
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Handout # 3 Preliminary Draft Design

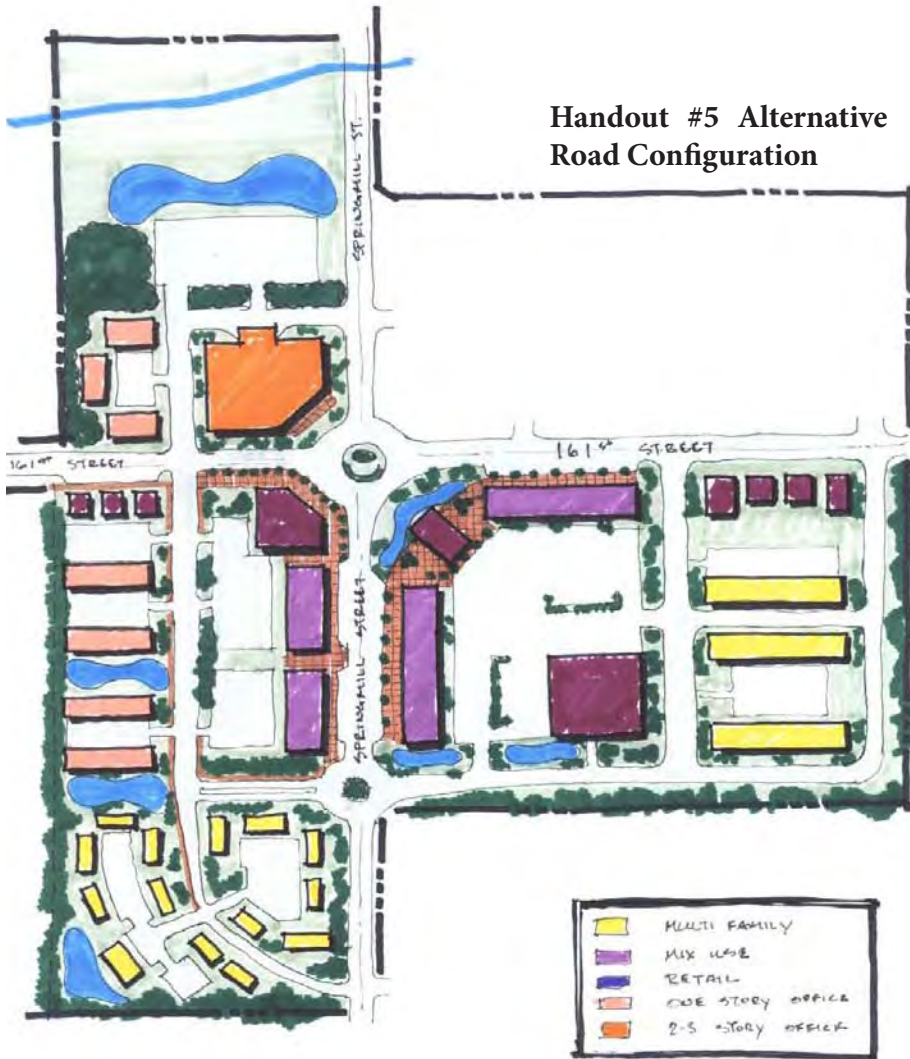


Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





Appendix E - Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan

Charrette #5 Summary

September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

1. Review Spring Mill Station Plan Text

- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – “Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
 - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10) Access and Circulation
- 11) Stakeholder Feedback
- 12) Policy Recommendations
- 13) Going Forward
- 14) Appendices

2. Review Spring Mill Station Concept Plan

- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

3. Strategy Regarding Development Input

4. Strategy Regarding Community Input

5. Process/ Timing



Handout #1 Rail Road Era public art, thematic examples and architecture quality and form

Railroad Public Art

1



2



3



4



8



9



10



11



12

Railroad Theme examples
(elements and ornamentation)

13



15



16

Spring Mill Station



Architecture Quality and Form

by Windows User



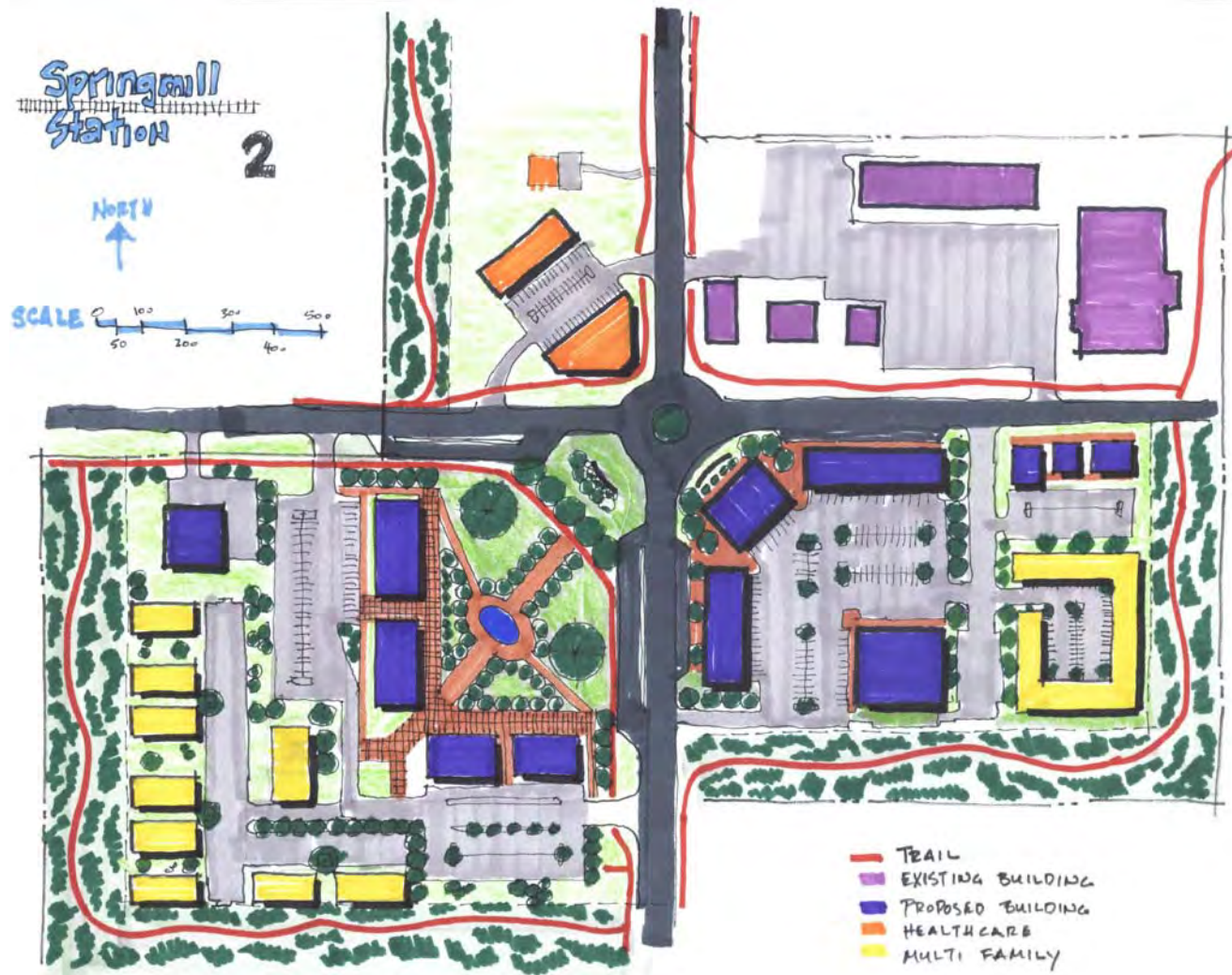


Handout #2 Spring Mill Station Concept Plan A





Handout #3 Spring Mill Station Concept Plan B





Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

Stakeholder Concerns:

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
 - a. Time to obtain approval and agreements
 - b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
 - a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
 - a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for “office” is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfield (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
 - a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
 - b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
 - c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

Stakeholder Affirmations:

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping



5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
 - a. Buffering: unified and consistent landscape plan
 - b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
 - c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
 - d. Architecture: Use of variable and high quality materials
 - e. Road improvements: Contribution to roundabout construction and required ROW
 - f. Community: Design of hardscape elements to promote public space



Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan
Charrette #7 Public Open House
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

- 1) HANDOUT #1 (Spring Mill Station Display Boards)
- 2) HANDOUT #2 (Spring Mill Station Narrative Description)

Public Open House Comments:

Community Residents Affirmations:

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station “theme” and “architecture”
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

Community Residents Concerns:

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths to close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be “rain gardens” for mitigation
11. Environmental concerns- water retention “rain gardens”, surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments



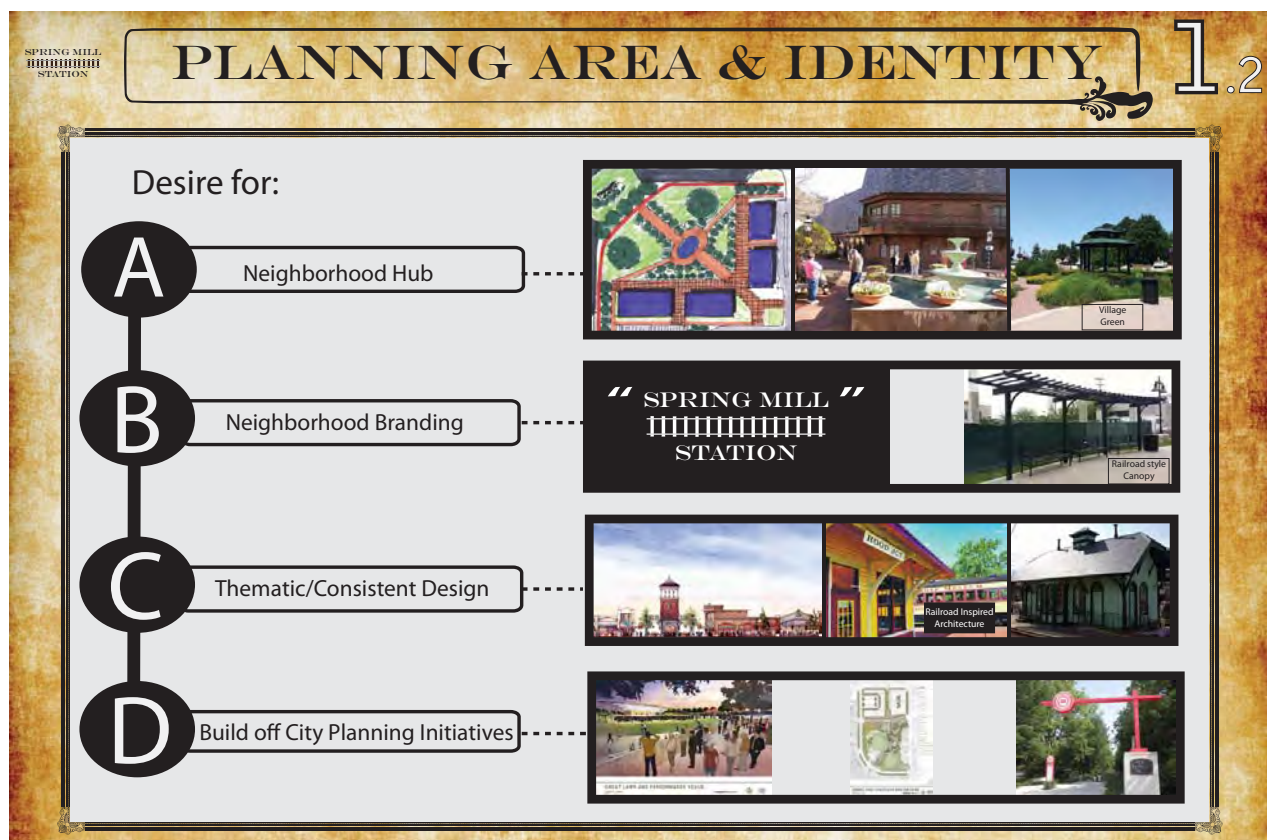
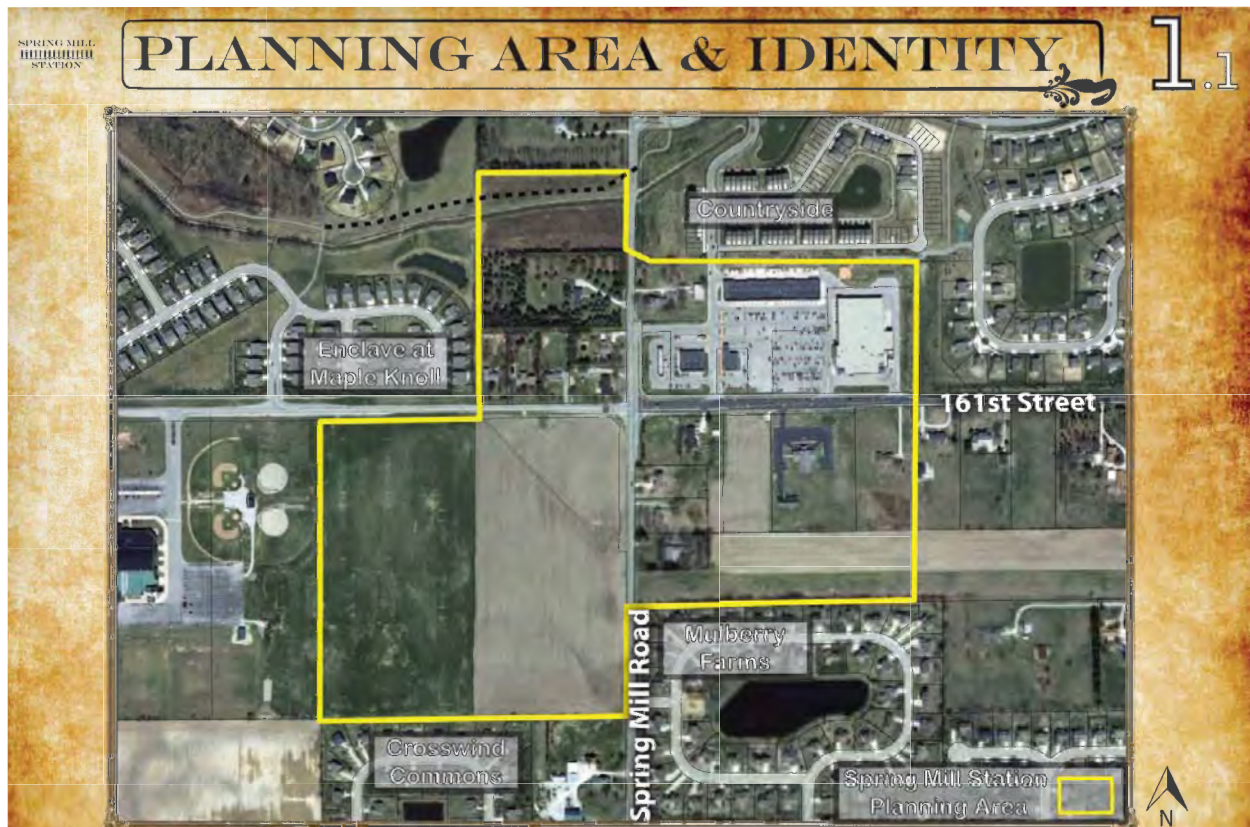
16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

Open House images:





Handout #1 Spring Mill Station Display Boards





SPRING MILL STATION

LAND USE & URBAN DESIGN

2.1

Land Use

- **Neighborhood Retail Sales** (Pharmacy, Neighborhood Grocery, Drug Store)
- **Restaurants** (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- **Food and Beverage Retail Sales** (Groceries or Delicatessens)
- **General Retail Sales** (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- **Administrative and Professional Services** (Professional, Executive, Management or Administrative Services)
- **Financial, Medical, & Personal Services** (Banks, Insurance Offices, Medical and Dentist Offices)
- **Multi-Family housing** (Apartments, Condos)
- **Assisted Living Facilities**
- **Single Family Housing**

SPRING MILL STATION

LAND USE & URBAN DESIGN

2.2

Urban Design

- **Context Sensitive Design**
- **Neighborhood Hub Concept** (Impromptu Interactions)
- **Village Green**
- **Mixed-Use Buildings Surrounding Village Green**
- **Building Massing Along Street**
- **Heightened Pedestrian Connectivity**
- **Quality Design With Public Amenities**
- **Large Buffer Areas with Pedestrian Connectivity**
- **Thematic Design and Consistent Architecture**





THEMATIC ARCHITECTURE

3

Encouraged Architecture Standards:

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

Railroad Era Architecture



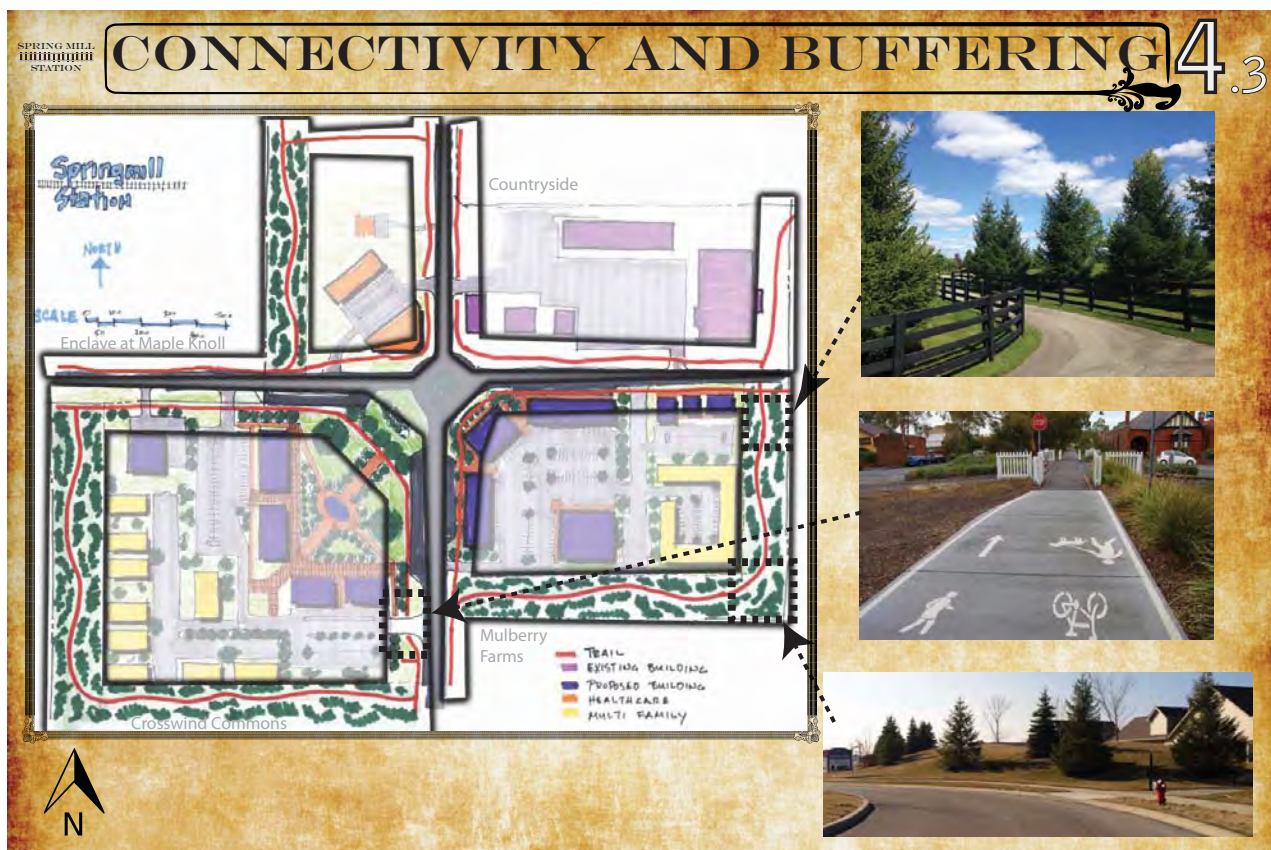
Encouraged Public Art:

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

Public Art (Desired Features)

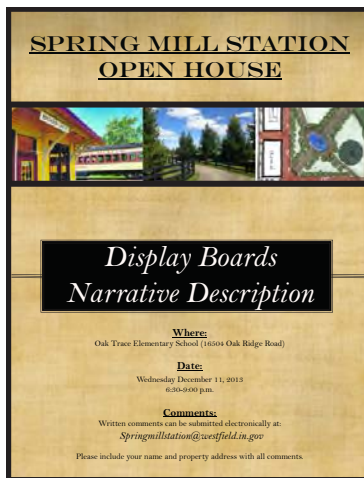








Handout #2 Spring Mill Station Display Boards Narrative Description



1) Work Station #1

a. Planning Area (1.1)

- i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.
- ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.
- iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.
- iv. Group consists of neighborhood representatives from the surrounding neighborhoods.
- v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

b. Identity (1.2)

- i. Group envisions and desires a “neighborhood hub” concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).
- ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.
- iii. “Spring Mill Station” name chosen for the following reasons:
 1. “Station” continues the Downtown Westfield theme of “Grand Junction” and acknowledges the railroad lines in the area.
 2. “Station” as a reference to the history of the underground railroad in Westfield.
 3. The prominence of “Spring Mill” Road in Indianapolis and there is a certain community pride associated with the road.
 4. Incorporation of the neighborhood “hub” concept and the concept behind multiple routes coming together in one area.



2) Work Station #2

a. Land Use (2.1)

- i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.
- ii. Heavy preference for additional restaurants and outdoor eating areas.
- iii. Heavy preference for “unique” style of stores/restaurants in the planning area.
- iv. Desired uses:
 1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
 2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
 3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
 4. Personal Services: (for example: photography studio, dry cleaner)
 5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
 6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
 7. Assisted Living: (same as multi-family)
 8. Single-Family Housing: Appropriate where supported by marketplace

b. Urban Design (2.2)

- i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.
- ii. Neighborhood “Hub” Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.
- iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.
- iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.
- v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings



- are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.
- vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity through trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.
- vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.
- viii. Thematic Design: Use components of railroad era design across the entire planning area.

3) Work Station #3

- a. Thematic Railroad Era Architecture (2)
 - i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.
 - ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.
 - iii. Public Art: Provides another method to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

4) Conceptual Plans

- a. Overview
 - i. Both conceptual plans are consistent with the vision of “Spring Mill Station” and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood “hub” concept and village greens.
 - ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.
- b. Conceptual Plan “A” (4.1)
 - i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood “hub” in center of the planning area.
- c. Conceptual Plan “B” (4.2)
 - i. Incorporates a more traditional street layout and roundabout with the village



green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

- i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.
- ii. Highlights some basic concepts incorporated into both plans.



Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan
Charrette #8 Developer Feedback
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners increase difficulty of achieving overall vision.
- 5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
- 6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
 - a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
 - a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
- 9) Stronger focus on integration to the existing, surrounding land uses.
- 10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Established a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.



Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

Julie Sole, 125 Mill Street: I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

Diane Zeph, 16310 Spring Mill Road: Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this



amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

Leighton Drake, 15873 River Birch Road: Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.

To: City of Westfield Advisory Planning Commission

From: Mark Christoffersen, Spring Mill Station Task Group (SMSTG) Chair

mark.christoffersen@gmail.com

(317) 292-2541

Date: November 29, 2017

Re: 1711-PUD-23 Spring Mill Station SWC PUD Amendment

The Spring Mill Station (SMS) Task Group has met with the petitioner multi times regarding the proposed development on the southwest corner of Spring Mill and 161st. The petitioner is seeking approval to develop this area based the proposed amended PUD along with the CRG Residential site plan presented to the Spring Mill Task Group on November 28, 2017.

The SMS Task Group **supports** this petition based current PUD language and CRG Residential site plan presented on November 28th, 2017.

Outstanding (concerns):

- Outstanding - Signage requirements regarding Apartments, Rainbow daycare and Lot 2. Additional signage beyond original PUD has not been discussed.
- Concern - Traffic impact for surrounding neighborhoods. Due to the increased traffic flow on Spring Mill, traffic impact is a concern. Mulberry Farms is across from the most southern entrance of the propose development. The proposal places a northbound left turn lane across from the Mulberry Farms entrance. Currently, both right and left turns out of the Mulberry Farms entrance is extremely difficult to navigate. To add, a southbound left turn into Mulberry Farms is problematic as there is no relief lane, causing a traffic backup traveling south on Spring Mill. Would like additional attention from public works to address these concerns.

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

Respectfully,

Mark Christoffersen
15877 River Birch Rd
Westfield, IN 46074



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 4, 2017
1711-PUD-23
Exhibit 1

Docket Number: 1711-PUD-23 (Ordinance No. 17-41)

Petitioner: Westfield Residential Investors, LLC

Representative: David George

Request: An amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Current Zoning: Spring Mill Station SWC PUD District
The Depot at Spring Mill Station PUD District

Current Land Use: Undeveloped

Acreage: 36.53 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Residential Character Exhibit
5. Commercial Character Exhibit
6. Proposed Ord. 17-41 (Spring Mill Station SWC PUD District Amendment)
7. Ordinance 15-15 (Spring Mill Station SWC PUD)
8. Ordinance 16-36 (The Depot at Spring Mill Station PUD)
9. Project Narrative
10. Neighbor Meeting Summary
11. Spring Mill Station Addendum
12. SMSTG Letter of Support

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the October 9, 2017, City Council meeting. The petition will receive a public hearing at the December 4, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner met with the Spring Mill Station Task Group a number of times, most recently on November 28, 2017. A letter of Support has been included as **Exhibit 12**.

The petitioner hosted an informational meeting on November 30, 2017, at Shamrock Springs Elementary School for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 10**.

PROJECT OVERVIEW

Location: This subject property is 36.53 acres +/- in size and is located at the Southwest Corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The 18.39 acres being incorporated into the PUD is currently zoned The Depot at Spring Mill Station Planned Unit Development District. Adjacent properties to the north and south are residential in use the property to the west contains Shamrock Springs Elementary, and the properties on the east side of Spring Mill road are commercial in use.

Property Description and History: The petitioner is requesting an amendment to the Spring Mill Station SWC PUD District (the "SWC PUD"). The amendment incorporates the 18.39 acres on the Southwest Corner of 161st Street and Spring Mill Road that is currently zoned The Depot at Spring Mill Station PUD District (the "Depot PUD"). Summaries of the existing PUD's are included below.

Spring Mill Station SWC PUD: This 18.14 acre PUD district, located on the south side of 161st Street, directly east of Shamrock Springs Elementary, was adopted on August 10, 2015. The PUD included one – 2 acre commercial area with an underlying zoning of LB: Local / Neighborhood Business District, with the rest of the development being proposed for multi-family development with MF2: Multi-Family Medium Density District as the underlying zoning. Some of the notable standards are included in the list below.

- Maximum of 292 units
- 2 story maximum height for buildings along the south property line and 3 story maximum for all other buildings, the building adjacent to 161st Street was to be 3 stories in the center but stepped down to 2 stories on the ends
- Buildings required to be constructed in substantial compliance with the character exhibits included in the ordinance
- 1.6 parking spaces per dwelling unit required
- Minimum of 15% open space
- Amenities required:
 - Clubhouse incorporating Fitness Center, Pool, Business Center, Grilling Cabana, and Dog Park
 - Perimeter Fitness Trail
 - Outdoor Classroom Area on school property including pond and trail

The Primary Plat and Overall Development Plan were approved on October 17, 2016; and the Secondary Plat was recorded on January 23, 2017. A Detailed Development Plan was approved on December 19, 2016 for a Rainbow Child Care Center to be located on the 2

acre commercial parcel. An Improvement Location Permit was issued on July 26, 2017, and the building is currently under construction.

The Depot at Spring Mill Station: This 18.39 acre PUD District, located at the Southwest Corner of 161st and Spring Mill Road, was adopted on January 9, 2017. The underlying zoning for the entire district is LB: Local / Neighborhood Business District. Some of the notable standards are included in the list below.

- Restricted the uses permitted to only:
 - o Bank, Savings and Loan, Financial Institution;
 - o Childcare / Daycare Center;
 - o Development Amenities;
 - o Hardware Store (large);
 - o Health, Fitness and Exercise Center;
 - o Grocery/Supermarket (large);
 - o Office (General Services, Medical, Professional);
 - o Public Safety and Service Use (Fire Station);
 - o Restaurant (Sit Down, Specialty, Takeout and Deli-style);
 - o Retail (Low Intensity, Medium Intensity);
 - o Tavern (Micro-Brewery); Temporary Use and Event;
 - o Utilities
- Minimum Building Height of 2 stories for the 2 retail buildings along 161st Street and Spring Mill Road, minimum 1.5 stories for all other buildings, with the half story being permitted as a raised parapet for a flat roofed building
- Character exhibits included to guide architectural design of buildings
- Materials and features list included with the requirement that each building use a certain number of options from each list
- Required a Spring Mill Station themed print to be pressed into the perimeter paths along 161st Street and Spring Mill Road, all other walkways to be delineated and distinguished from driving surface through use of alternate materials
- Permitted angled “slip lane / blister parking” along 161st Street and Spring Mill Road
- 60’ buffer required along the south property line
- Lighting standards consistent with those of other corners including decorative fixtures and reduced maximum pole height
- 2 pylon signs permitted, one each along 161st Street and Spring Mill Road, sign lighting consistent with other corners
- Drive-throughs permitted for Drug Store, Bank, or Specialty and Take Out/Deli Style Restaurants

Proposed Combined Ordinance: The proposed ordinance combines the previous two projects, and divides the site into two areas: the Commercial Area and the Multi-family Area. Most of the text and exhibits remain unchanged, though notable changes are listed below.

- The layout of the site was changed. The multi-family area no longer abuts 161st Street, but extend over to Spring Mill Road along the southern portion of the property

- The Minimum Building Height for the building along 161st Street and Spring Mill Road in the Commercial Area is proposed to be 1.5 stories for all building (with the half story being permitted as a parapet for a flat roofed building), this is a reduction for the 2 retail building which required to be 2 stories in the Depot PUD
- The angled “slip lane / blister parking” was removed from the plan and ordinance text
- In addition to the signage standards included in the Depot PUD, Lots 2 and 3 are permitted individual monument signs on their street frontages

COMPREHENSIVE PLAN

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Southwest corner was “not envisioned to develop entirely as neighborhood commercial and would most likely include a large residential or medical component.” Multi-family housing in the form of apartments, townhomes, and condominiums are contemplated as a land use, intermixed with other approved uses and as a transition from more intense uses. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 11**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 4, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the October 9, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 4, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

ORDINANCE NUMBER 16-36

The Depot at Spring Mill Station PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1610-PUD-20**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1610-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) 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 December 20, 2016;

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

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

COPY

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**THE DEPOT AT SPRING MILL STATION PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance (also referred to herein as "UDO").

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.**
- 2.3 Controlling Developer: The Controlling Developer shall initially be Quent Partners, LLC ("Quent"), its successors and assigns.
- 2.4 Right-of-Way Grant and Improvements Plan: The plan attached hereto and incorporated herein by reference as **Exhibit E.**
- 2.5 Architectural Character: The illustrations attached hereto and incorporated herein by reference as **Exhibit D.**
- 2.6 Landscape Character: The illustrations attached hereto and incorporated herein by reference as **Exhibit E.**
- 2.7 Alternate Concept Plan: The plan attached hereto and incorporated by reference as

Exhibit B-1.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B.** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan includes both the North District and the South District. The Real Estate shall be developed in substantial compliance with the Concept Plan, except that the South District may be developed in substantial compliance with the Alternate Concept Plan attached hereto as **Exhibit B-1.**

Compliance: The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximums provided for herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan, attached hereto as **Exhibit B.** or the Alternate Concept Plan attached hereto as **Exhibit B-1.** For example, the proposed bank building and the proposed restaurant (coffee shop), as depicted on the North District on the Concept Plan, may switch their locations and still be deemed by the Director to be in substantial compliance; and, one of the mixed-use/office buildings, as depicted on the South District on the Concept Plan, may be replaced by a bank, or a retail/office building, and still be deemed by the Director to be in substantial compliance.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

- 5.1 Permitted Uses. The uses permitted in this District shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively "banks"); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.
- 5.2 Service Hours. Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation. Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating from the hours of 1:00 – 5:00 a.m.

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

- 6.1 **General Requirements:** The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan attached hereto as **Exhibit B** including, but not limited to, the park and plaza on the north east corner, and the loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of the four (4) buildings fronting on 161st Street and on Spring Mill Road within the North District, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) buildings, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

The Controlling Developer of the Real Estate agrees to collaborate with those associated with future development to the west of the Real Estate to effectuate connectivity, by the use of greenspaces, pedestrian pathways and vehicular access drives, and such connectivity amenities shall be completed on or before issuance of a Certificate of Occupancy for the fifth building located within the North District, unless otherwise approved by the Director. Such amenities shall substantially comply with the connection points depicted on **Exhibit B**.

- A. **Use of Required Yards.** As depicted in **Exhibit B** and **Exhibit E**, required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) except for the angled parking spaces constructed within the rights-of-way, no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's west perimeter property line that is not right-of-way; and, (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.

B. **Maximum Building Sizes.**

- (i) The building labeled "Grocer" on Exhibit B shall contain no more than 29,000 square feet of gross leasable area if such building is used as a grocery store; no more than 25,000 square feet of gross leasable area if such building is used as a medical office building (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other retail or service retail use.

- (ii) The maximum square footage, in the aggregate, of all buildings on the Real Estate shall not exceed One Hundred Fifty Thousand (150,000) square feet of gross leasable area.

C. Minimum/Maximum Building Height.

- (i) The minimum building height for the two buildings fronting on the corner of Spring Mill Road and 161st Street and labeled as “Retail” and “Retail/Office” on Exhibit “B” shall be a minimum of two stories in height; provided, however no space on the second floor of such building needs to be finished or made available for occupancy.
- (ii) All other buildings fronting on either 161st Street or Spring Mill Road shall be a minimum of one and one half (1 ½) stories in height; provided, however, no space in the “half story” of any such building needs to be finished or made available for occupancy.
- (iii) The building labeled “Grocer” on Exhibit B shall have a minimum one and one half (1 ½) story height if the building features a pitched roof, or a minimum building height of eighteen feet (18’), if the building features a flat roof, as measured to the top of any parapet wall.
- (iv) No other building located on the Real Estate shall be subject to minimum height requirements.
- (v) The maximum height of any building or structure on the South District shall be limited to two (2) stories.
- (vi) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.1C.

D. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate.

- (i) An eight (8) foot wide path shall be provided along the Real Estate’s 161st Street and Spring Mill Road frontages, as depicted in **Exhibit E**. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular intervals basis.
- (ii) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. Notwithstanding the foregoing, there shall be raised speed table crosswalks, as depicted on the Concept Plan attached hereto as **Exhibit B**, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Director, said speed tables

shall be situated as depicted on the Concept Plan, attached hereto as **Exhibit B**.

- (iii) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the railroad theme gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or west property line buffer yards described in Section 7.1, B., and C., below, as depicted on the Concept Plan, attached hereto as **Exhibit B**.
- (iv) Bike parking and common area benches shall be provided for each building. The bike parking and common area benches shall be functional and architecturally consistent with the bike parking and common area bench facilities located, at the time of enactment of this ordinance, in the Spring Mill Station Northeast Quadrant PUD (Ordinance 14-39). Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

- 6.2 **Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the provisions of the Unified Development Ordinance with the exception that the angled parking spaces located within the adjoining rights-of-way of 161st Street and Spring Mill Road, as depicted in **Exhibits B and E**, shall count toward the minimum required number of parking spaces.

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

- 7.1 **Landscaping and Screening.** Landscaping and screening shall be provided as depicted on the Landscape Character **Exhibit E** attached hereto. Due to the constraints caused by (i) the proposed angle parking to be located in the rights-of-way of 161st Street and Spring Mill Road; (ii) the locating of approximately six (6) of the proposed buildings close to the said rights-of-way; and, (iii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e., landscaping located in public right of way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. **161st Street and Spring Mill Road.** The Real Estate's north and east property line landscaping shall be as depicted on Landscape Character **Exhibit E** attached hereto, which requires no buffer yard. Notwithstanding the foregoing,

a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road, in substantial compliance with the site layout shown in the Concept Plan **Exhibit B** attached hereto and the landscaping depicted on Landscape Character **Exhibit E** attached hereto.

- B. **West Property Line.** The Real Estate's west property line shall consist of a minimum ten (10) foot wide buffer yard along both the right-of-way of the proposed new spine road (as identified on **Exhibit B**) and the balance of the west property line, unless otherwise approved by the Director. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, provided, however, the Director may approve deviations for the requirements of the UDO by up to ten percent (10%).
- C. **South Property Line.** Except as provided hereinbelow, the Real Estate's south property line shall consist of a minimum of sixty (60) foot wide buffer yard. . Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto. The sole exception to the buffer yard and landscaping requirements pertaining to the south property line shall be that in the event that development of the south east corner of the South District is for a fire station as shown on the Alternate Concept Plan, **Exhibit B-1** attached hereto, the buffer yard and landscaping requirements set forth above shall not apply to such fire station parcel, and instead, the Westfield Fire Department shall work with the Director to reach agreement on the buffer yard and landscaping requirements for such parcel.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided, however, the Director may approve deviations from the UDO by up to ten percent (10%).
- E. The Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping, shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto, as approved by the Director. The minimum area and interior parking area islands requirements of the Interior Parking Area Landscaping and the application, design and drive aisles requirements of the Perimeter Parking Area Landscaping, as set forth in Chapter 6, shall be modified as approved by the Director in order to accomplish the proposed parking areas as shown on the Concept Plan **Exhibit B** attached hereto.

- 7.2 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially adhere to and be guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:
- A. Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
 - B. 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.
 - C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided for in Section 7.3), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
 - D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact residential areas to the south shall be dimmed after 11:00 pm to a level no greater than 65% of the maximum lighting levels.
 - E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base..
 - F. Neon Lights. Neon lighting shall not be permitted.
- 7.3 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the District. Incidental and Directional signs shall otherwise be governed by the UDO.
- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
 - B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
 - C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15)

feet in sign height and one hundred and twenty (120) square feet of sign area, per face.

- D. One internal circulation sign for each of the north and south districts, and identifying the tenants/occupants of said district, not to exceed seven feet (7') in height, and twenty two (22) square feet, shall be permitted. The square footage of said internal circulation signs shall not count toward the total permitted sign allocation which may be divided between wall, awning, and under canopy signs.
- E. Projecting signs and blade signs shall be permitted. Only one side of a projecting sign and of a blade sign shall count against sign area allocation for a site. Projecting signs and blade signs shall not exceed sixteen (16) square feet in sign area. Projection signs and blade signs shall substantially comply with those depicted on the Architectural Character **Exhibit D** attached hereto.

7.4 Drive-Through Regulations. Drive-through facilities shall only be permitted as follows and for the following uses:

- A. A Drug Store, as generally depicted in the North District on **Exhibit B** as the 15,000+/- square-foot retail building which shall be limited to one (1) drive through facility/lane.
- B. Two (2) Banks, one as generally depicted in the North District on **Exhibit B** as a bank building and another as generally depicted in the South District on **Exhibit B** as an mixed-use/office building; and, that if Bank drive-through facilities are proposed, there shall be no more than two (2) drive-through lanes (which may include either drive through window service or an ATM facility), for each bank use.
- C. A Restaurant (which shall be limited to a "Specialty" restaurant or "Take Out/Deli Style" Restaurant, as defined in the UDO) as generally depicted in the North District on **Exhibit B** as the 2,500+/- square-foot Restaurant, which shall be limited to one (1) drive through facility/lane.

Notwithstanding the foregoing, a building on the Real Estate may have a patient or customer pickup area as depicted generally on the Architectural Character Plan attached hereto as **Exhibit D**.

The stacking spaces provided for each drive-through facility shall be provided as depicted on the Concept Plan attached hereto as **Exhibit B**, and no pickup windows shall be located on a façade of a Building facing either 161st Street or Spring Mill Road, unless otherwise approved by the Director.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the

development of the District, except as otherwise modified herein.

- 8.1 Architectural Character Exhibit. The Architectural Character Exhibits, attached hereto as **Exhibit D**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. Each Building constructed in the District shall meet the intent of Exhibit D by containing a minimum number of Building Materials and Architectural Features as described in Sections 8.2 and 8.3 below.
- 8.2 Building Materials. The Building Materials Exhibit, attached hereto as **Exhibit D-1**, hereby incorporates building material requirements for each of three (3) major exterior components of each Building to be constructed in the District: Roofing; Primary Exterior Walls; and Secondary/Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **Exhibit D**, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.
- 8.3 Architectural Features. The Architectural Features Exhibit, attached hereto as **Exhibit D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the District. Each Building to be constructed in the District must contain at least four (4) of the architectural features as set forth in **Exhibit D-2**.
- 8.4 Administration. Each Building shall be certified by the Controlling Developer as containing the requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval.

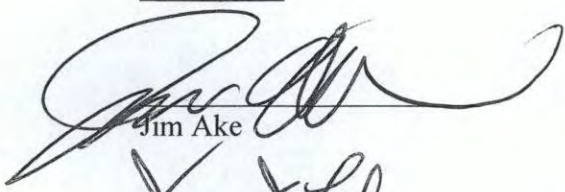
ALL OF WHICH IS ORDAINED/RESOLVED THIS 9 DAY OF Jan, 2017.

WESTFIELD CITY COUNCIL

Voting For

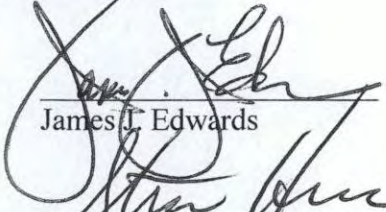
Voting Against

Abstain


Jim Ake

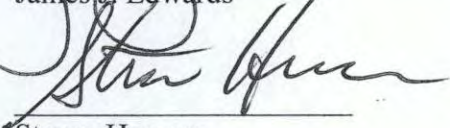
Jim Ake

Jim Ake


James J. Edwards

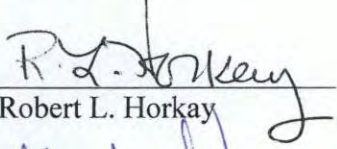
James J. Edwards

James J. Edwards


Steven Hoover

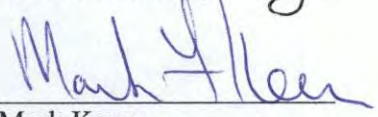
Steven Hoover

Steven Hoover


Robert L. Horkay

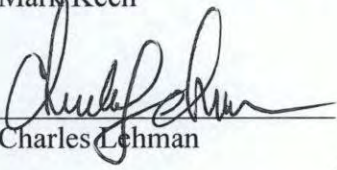
Robert L. Horkay

Robert L. Horkay


Mark Keen

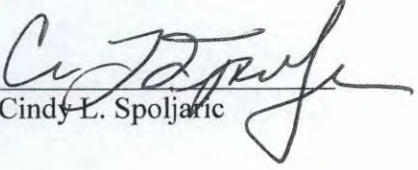
Mark Keen

Mark Keen


Charles Lehman

Charles Lehman

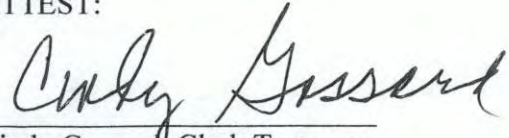
Charles Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

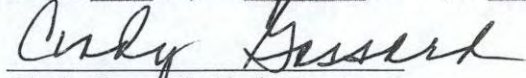
ATTEST:


Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 16-36** was delivered to the Mayor of Westfield

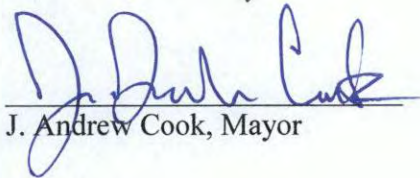
on the 10 day of Jan, 2017, at 9:30 A. m.



Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-36**

this 11 day of Jan, 2017.



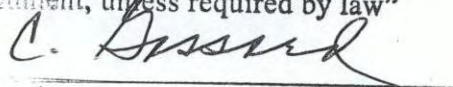
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-36**

this day of , 2017.

J. Andrew Cook, Mayor

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



This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian
St., Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit B-1	Alternative Concept Plan
Exhibit C	Intentionally Deleted
Exhibit D	Architectural Character
Exhibit D-1	Building Materials
Exhibit D-2	Architectural Features
Exhibit E	Landscape Character

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Exception: Warranty Deed - Instrument Number 9423047

As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

THE DEPOT AT SPRING MILL STATION
EXHIBIT B - CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION
EXHIBIT B1 - ALTERNATE CONCEPT PLAN



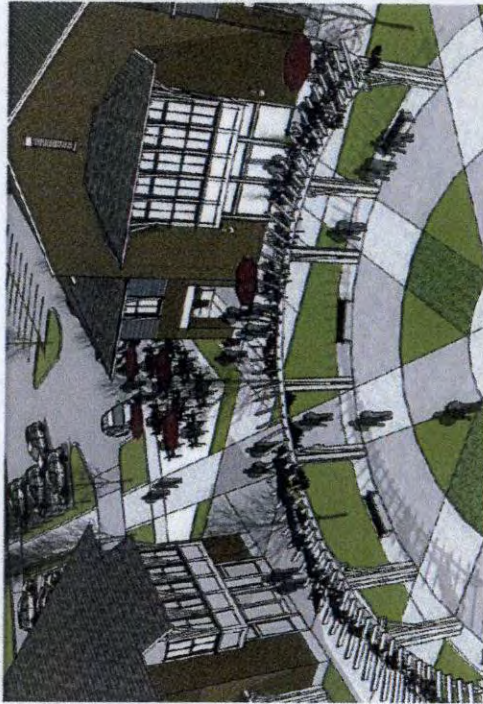
DESIGN CONCEPT: NEIGHBORHOOD CENTER



THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development

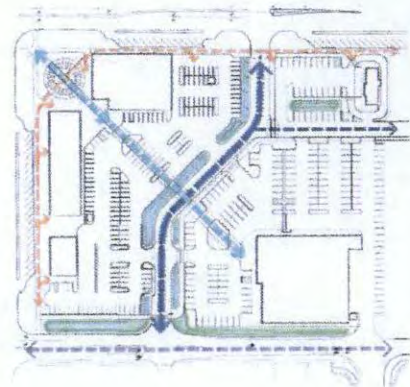


DESIGN CONCEPT: CONNECTIVITY



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

- Design Goals:
- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
 - Create a Strong Axis to Neighborhood Center
 - Engage with Green Infrastructure
 - Draw the Community Into the Site

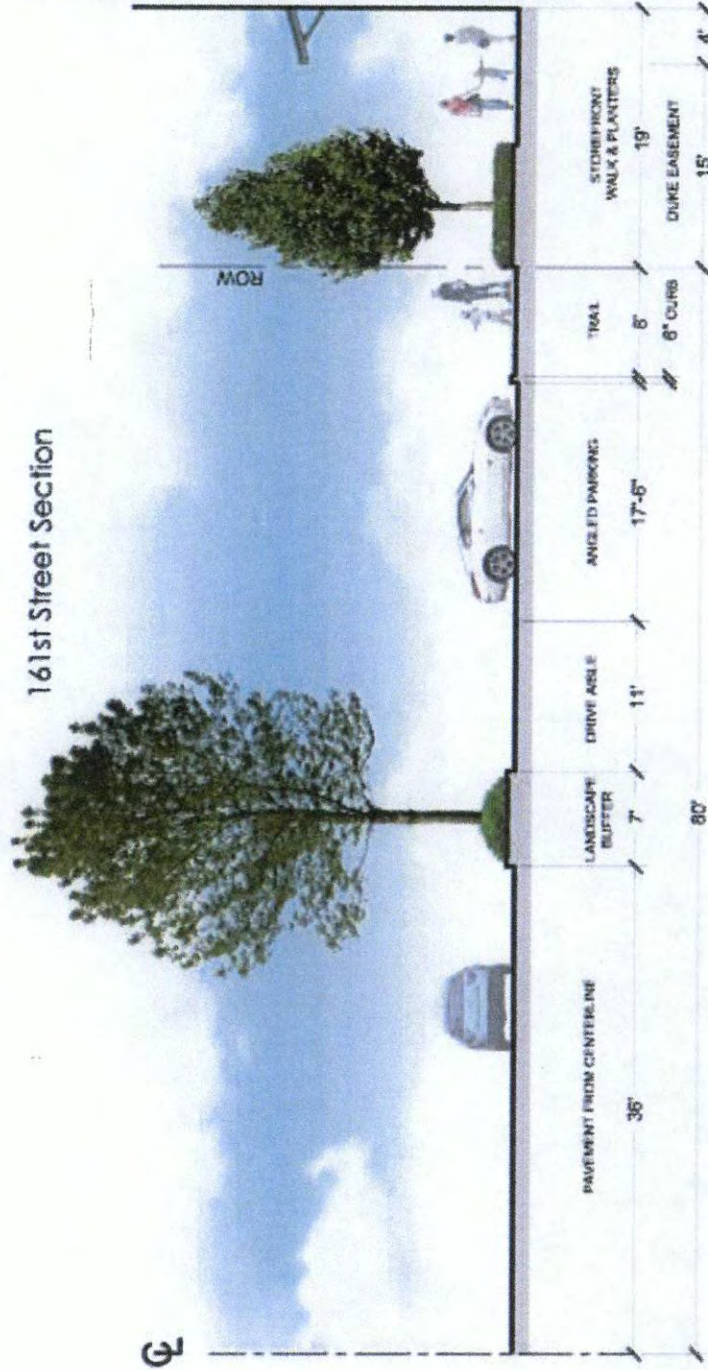


THE DEPOT AT SPRING MILL STATION

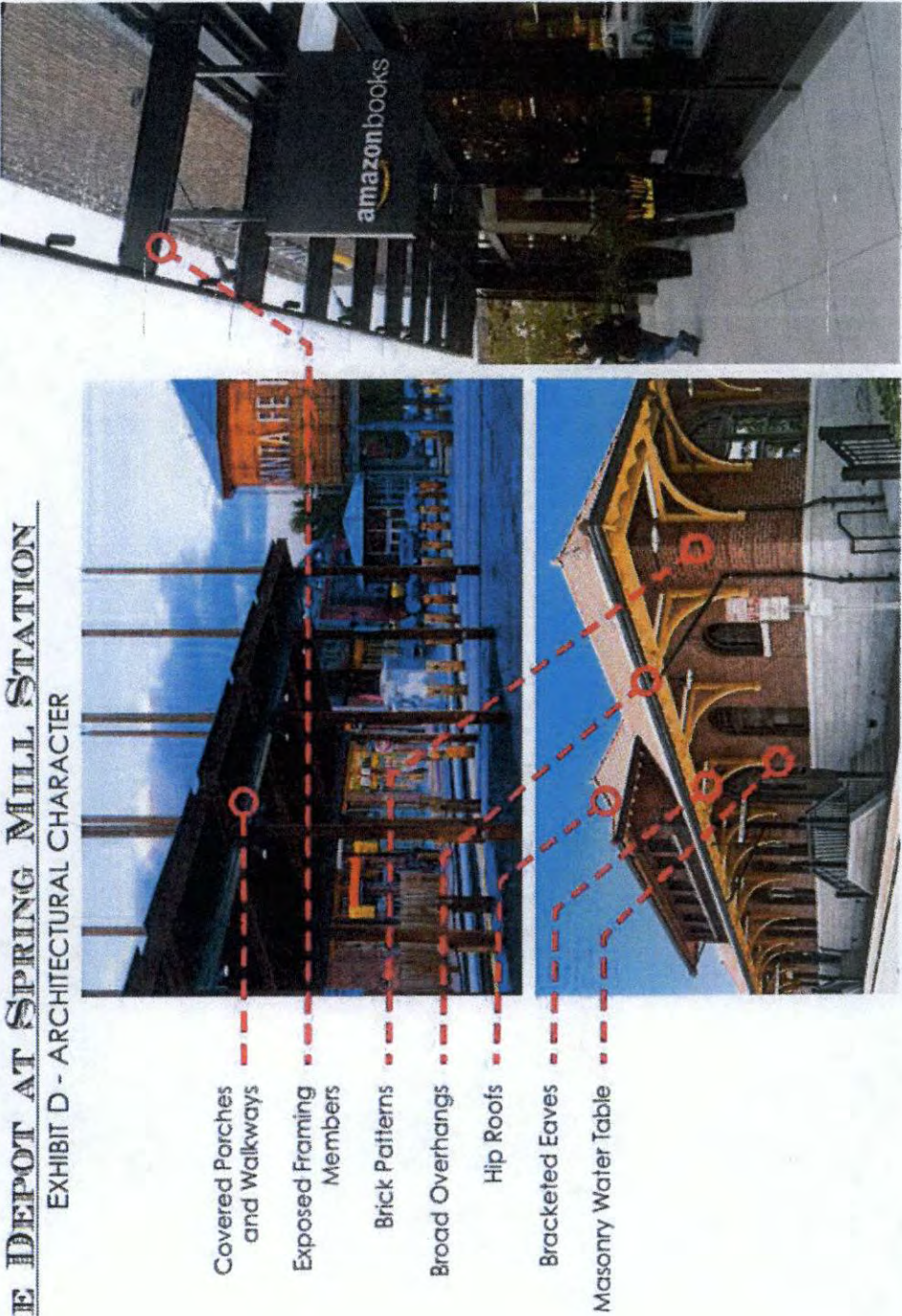
Exhibit D - Architectural Character

DESIGN CONCEPT: CONNECTIVITY

161st Street Section



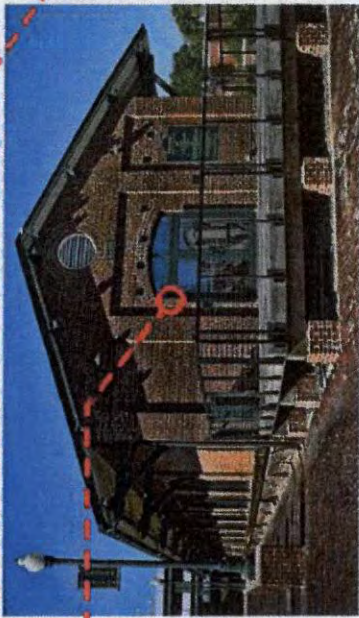
DESIGN CONCEPT: AMERICANA ARCHITECTURE



DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER



Hip Roofs

Broad Overhangs

Dormers

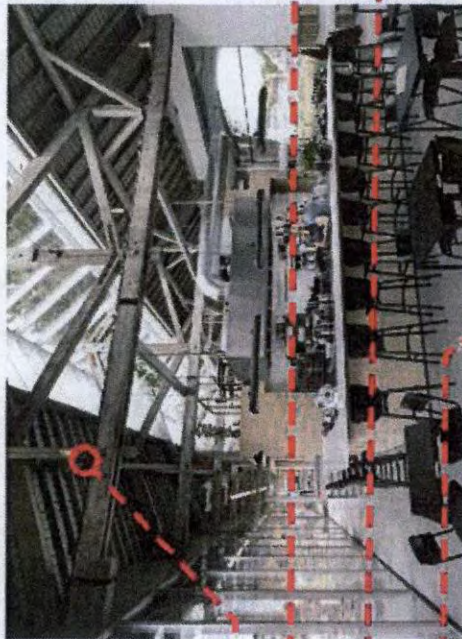
Bracketed Eaves

Masonry Patterns &
Accents

Arched Doors &
Windows

DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



Exposed Framing

Broad Overhangs

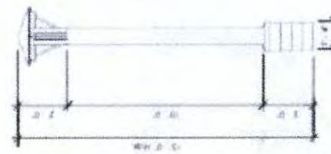
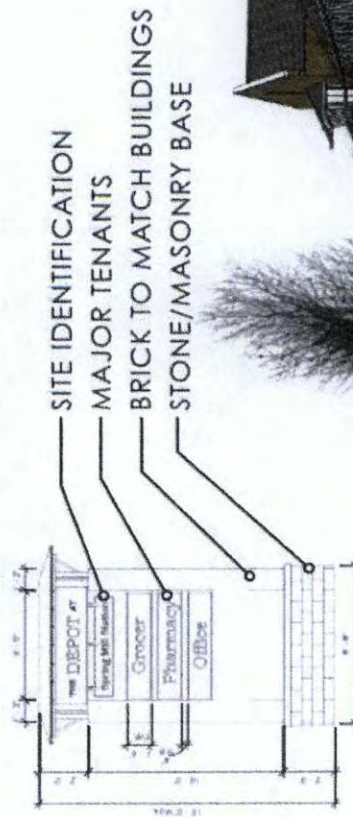
Covered Porches
and Walkways

Brick/Stone Masonry
Exterior Materials

Arched Windows

DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE

THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER



CONCEPT EXAMPLE USING DESIGN ELEMENTS

THE DEPOT AT SPRING MILL STATION
EXHIBIT D1 - BUILDING MATERIALS

Roofing Material



Slate
or Slate Look Synthetic



Metal Roofing
Standing Seam or Hidden Fastener
Metal Panels



Shingles



Flat/Low Slope with
Parapet Walls
Fully Screened Equipment

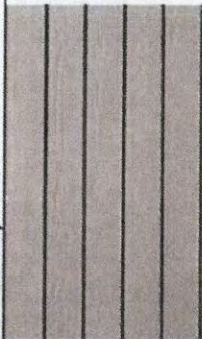
Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)



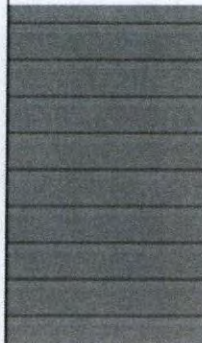
Brick Masonry



Stone Masonry



Lap Siding
Wood or Fiber Cement - No Vinyl
Siding



Board and Batten Siding
Wood or Fiber Cement - No Vinyl
Siding

Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)



Stucco/EIFS



Metal Panel Siding



Shake Shingles



Fiber Cement Panel

THE DEPOT AT SPRING MILL STATION

EXHIBIT D2 - ARCHITECTURAL FEATURES

DESIGN ELEMENTS: AMERICANA ARCHITECTURE



Sloped Roofs - Gable Roofs,
Hip Roofs, Shed Roofs



Roof Elements - Dormers,
Turrets, Cupolas, Chimneys,
etc.



Entrance Canopies, Porches,
and Covered Walkways



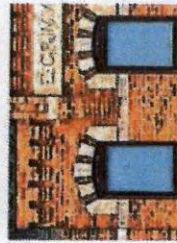
Masonry Water Table/Base Detail



Arched Windows or Doors



Columns with an Articulated
Base, Middle, and Top,



Prominent Masonry Patterns,
accents, and textures. Stone
Sills & Lintels in Brick Walls, Etc.



Broad Overhangs, Eaves
with Brackets, or Exposed
Framing Members

THE DEPOT AT SPRING MILL STATION
EXHIBIT E - CONCEPT LANDSCAPE PLAN

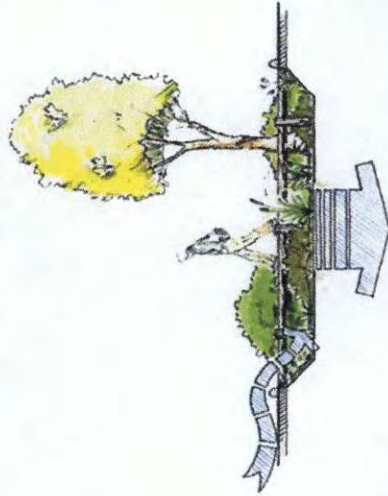


THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

Natural Water Infiltration
Improved Water Quality
Protected Local Ecology
Public Furniture/Amenities
Delineated Pedestrian Paths
Coordinated Site Lighting

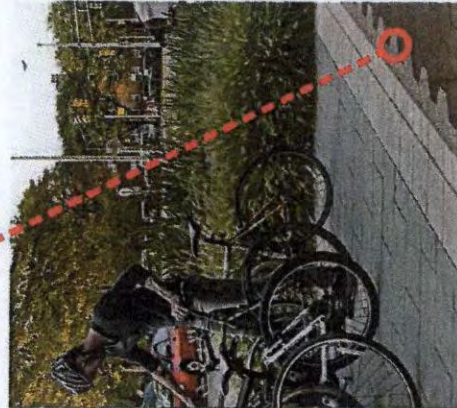


THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

- Natural Water Infiltration
- Improved Water Quality
- Protected Local Ecology
- Public Furniture/Amenities
- Delineated Pedestrian Paths
- Coordinated Site Lighting



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION
EXHIBIT E - LANDSCAPE CHARACTER

Internal Drive Section



THE DEPOT AT SPRING MILL STATION
EXHIBIT E - CONCEPT LANDSCAPE PLAN





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 4, 2017
1712-PUD-24
Exhibit 1

Docket Number: 1712-PUD-24 (Ordinance No. 17-46)

Petitioner: Platinum Properties Management Company, LLC by Nelson and Frankenberger, LLC (the "Petitioner")

Request: A change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

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

Current Land Use: Undeveloped / Residential / Agriculture / Golf Course

Acreage: 309 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner's Project Overview
4. Concept Plan
5. Home Illustrations
6. Proposed Ord. 17-46 (Westchester PUD)
7. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the November 13, 2017, City Council meeting. The petition will receive a public hearing at the December 4, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

At the publishing of this report, the Petitioner is scheduled to host a neighborhood meeting on November 30, 2017, for neighbors and other interested parties.

PROJECT OVERVIEW

Location: This subject properties (collectively, the "Property") encompass approximately three hundred and nine (309) acres and includes real estate extending from 151st Street north to nearly 166th Street, on the east side of Towne Road (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recent developments (e.g., Liberty Ridge, Central Christian/Thrive Church, Bent Creek, and Harmony), as well as large lot residential and agricultural properties (see **Figure 1**).

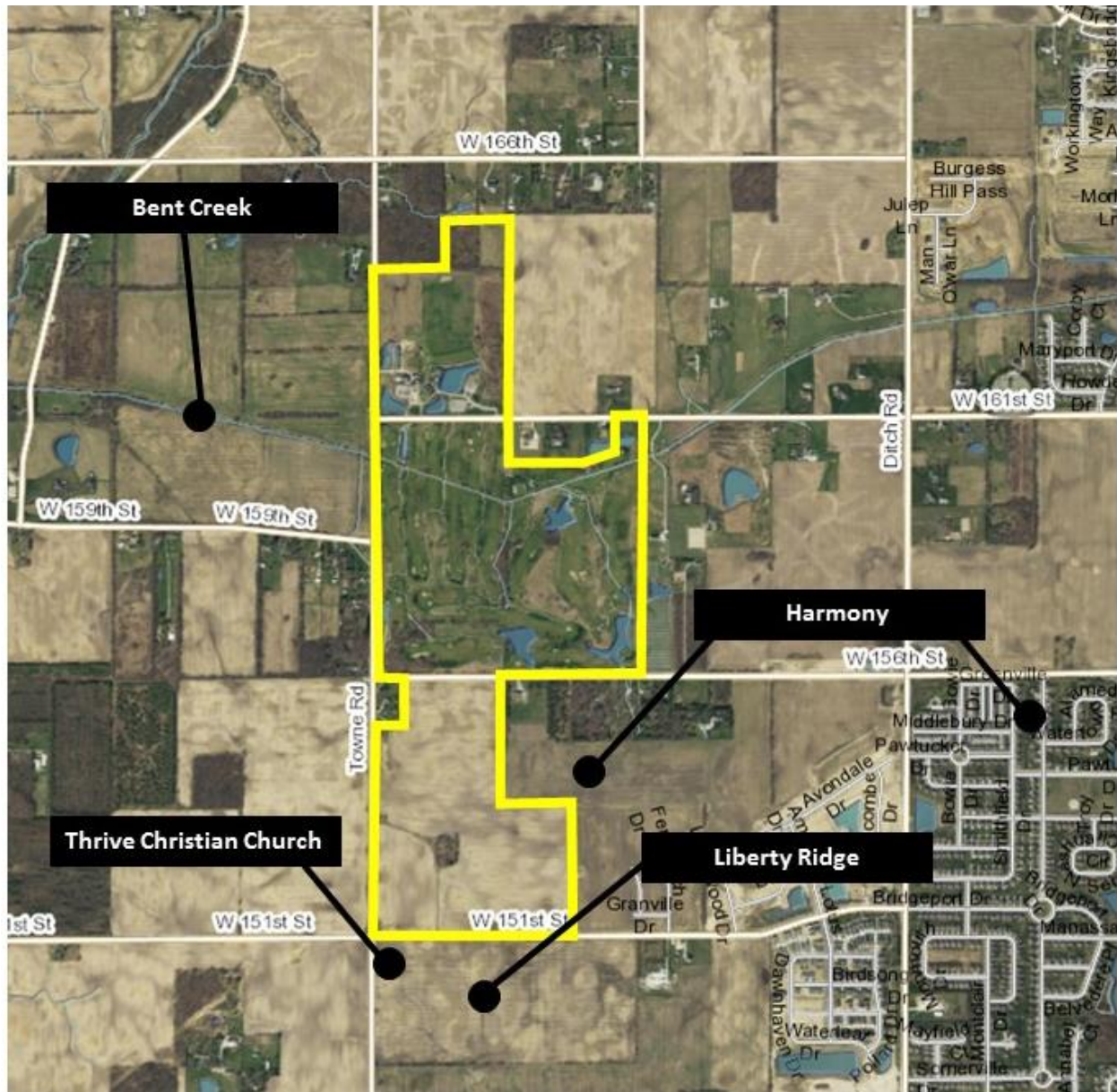


Figure 1: Contextual Exhibit

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Westchester”, that would allow for a residential golf course development. The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the Concept Plan (see [Exhibit 4](#)). The nature of each area is generally described below:

Area A: This single-family residential area is located south of the existing Wood Wind Golf Course, between 151st Street and 156th Street. As proposed, it would default to SF4: Single Family High Density standards, however, some of the standards would be modified by the PUD (see the Bulk and Density Standards Table below). The maximum number of lots within Area A would be 190 lots.

Area B: This single-family residential area is located in two geographic areas, both within the existing Wood Wind Golf Course property: 1) an area within the main golf course property on the north side of 156th Street, and 2) an area near the existing clubhouse and driving range on the north side of 161st Street. The proposal would include the relocation of two (2) golf holes and the development of single-family lots within and around the existing golf course property.

As proposed, it would default to SF4: Single Family High Density standards, however, several of the standards would be modified by the PUD (see the Bulk and Density Standards Table below). Collectively, the maximum number of lots within both parts of Area B would be 170 lots.

Area C: The balance of the Property would consist of the golf course, including all golf-related amenities. As proposed, it would default to AG-SF1: Agriculture / Single-Family Rural standards. The proposal would not allow single-family residential uses within Area C, and adds Development Amenities as a permitted use.

Bulk and Density Standards:

The table below outlines the lot standards for each residential area (Areas A and B), as compared to the UDO's requirements for and SF4 lot (the proposed underlying zoning district).

	AREA A	AREA B	UDO (SF4)
Min. Lot Area	9,000 SF	7,200 SF	9,000 SF
Min. Lot Frontage	40'	35'	40'
Min. Front Yard Setback	25'	25'	25'
Min. Side Yard Setback	0'	0'	8'
Min. Separation Between Buildings	10'	10'	N/A
Min. Rear Yard Setback	25'	20'	25'
Min. Lot Width	70'	60'	50'
Max. Building Height	2 ½ stories	2 ½ stories	25'
Min. Living Area			
One Story	1,400 SF	1,200 SF	1,000 SF
Two Story	1,600 SF	1,400 SF	750 SF
Story and one-half	1,400 SF	1,200 SF	70 SF

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; exterior trim materials; windows; overhangs roof pitches; roof materials; garages; and side elevation architecture. The PUD Ordinance also incorporates character images that are "designed to capture the intended architecture of Dwellings to be constructed..."

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, except as follows:

As proposed, none of the landscaping requirements of Article 6.8 would apply to Area C (golf course).

As proposed, Area B would only be subject to the Street Tree; Minimum Lot Landscaping; and External Street Frontage requirements of Article 6.8. As proposed, Detention and Retention Area landscaping; Foundation Planting requirements (to the extent required along fences/walls); and Buffer Yard landscaping requirements would not apply to Area B.

Open Space/Amenities: As proposed, Area C (the golf course and its amenities) would account for the open space requirements for Areas B and C. Area A would default to the UDO requirement for open space (15% minimum requirement, per Article 8.6 (B)). The amenities within Area C would provide the development amenities for both Areas A and B.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

New Suburban: The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.¹

¹ Comprehensive Plan, page 39.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Roads: 151st Street and 156th Street and (ii) Primary Arterials: 161st Street and Towne Road; and, (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 4, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the November 13, 2017, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the December 4, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

December 4, 2017
1712-ODP-13 & 1712-SPP-13
Exhibit 1

Petition Number: 1712-ODP-13 & 1712-SPP-13

Subject Site Address: Southwest corner of 191st Street and US Highway 31

Petitioner: Pryam, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 3 commercial lots on approximately 12.2 acres +/- located in the pending Hittle at ThirtyOne PUD District.

Current Zoning: Hittle at ThirtyOne PUD District Ordinance No. 17-45 (pending)

Current Land Use: Residential/Vacant

Approximate Acreage: 12.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Illustrative Site Layout from PUD Ordinance

Staff Reviewer: Daine Crabtree, Associate 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 12.2 acre +/- site is located on the southwest corner of 191st Street and US Highway 31 (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibits 3 and 4**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the pending Hittle at ThirtyOne PUD District Ordinance No. 17-45 (the "PUD Ordinance"). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district for site.



The petition was reviewed by the Technical Advisory Committee at its November 14, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's December 4, 2017.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.



- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

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

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Final hotel footprints and square footages will be provided on the Detailed Development Plan.

- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) 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 (Article 10.7(E) of the UDO)

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) 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.
- 45) 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.

- 46) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements
- 47) Lot Standards (Article 6.10)
- 48) Setback Standards (Article 6.16)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)



HITTLE AT THIRTYONE PUD (PROPOSED ORDINANCE 17-45)

The plans comply.

- 62) Concept Plan (Section 3)
- 63) Illustrative Layout (Section 4)
- 64) General Regulations (Section 7)
- 65) Development Standards (Section 9)
- 66) Design Standards (Section 11)

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the December 4, 2017, APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.



HITTLE AT THIRTYONE OVERALL DEVELOPMENT PLAN

DATE: 11/28/17

LAND DESCRIPTION

Parcel: 1
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 454.47 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 393.25 feet; thence South 05 degrees 09 minutes 16 seconds West a distance of 275.59 feet; thence South 11 degrees 44 minutes 49 seconds West a distance of 176.00 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 334.23 feet to the point of beginning. Containing 3.82 acres, more or less.

Parcel: 2
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 395.02 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 370.62 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 284.09 feet; thence South 05 degrees 09 minutes 14 seconds West a distance of 113.20 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 393.25 feet to the point of beginning. Containing 3.54 acres, more or less.

Parcel: 3
to the Point of Beginning; thence North 00 degrees 09 minutes 41 seconds East a distance of 479.91 feet; thence South 82 degrees 46 minutes 36 seconds East a distance of 210.81 feet; thence South 84 degrees 58 minutes 28 seconds East a distance of 186.08 feet; thence South 20 degrees 03 minutes 14 seconds East a distance of 350.02 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 107.22 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 370.62 feet; thence South 88 degrees 54 minutes 32 seconds West a distance of 157.18 feet to the point of beginning. Containing 4.88 acres, more or less.

DEVELOPMENT SUMMARY

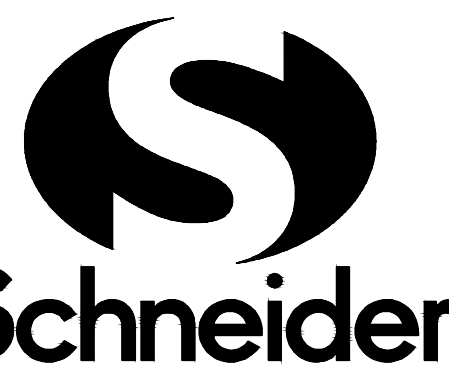
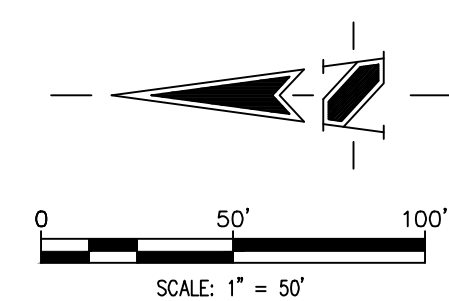
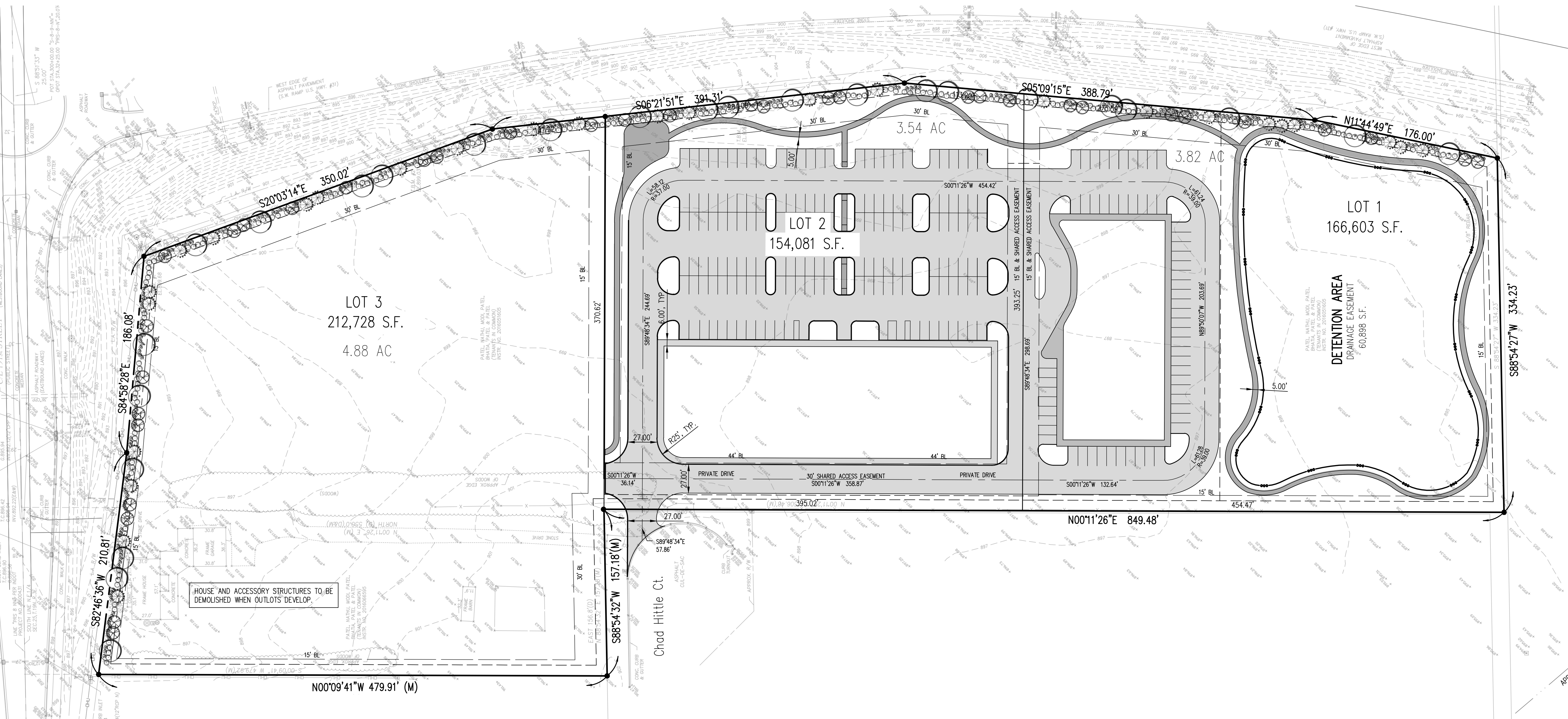
No. OF LOTS - 3
AREA - 12.25 Ac.
MINIMUM SETBACK LINES:
DISTRICT PERIMETER: 15'
DISTRICT PERIMETER ABUTTING EXTERNAL STREET: 30'
ALL OTHER: NO MINIMUM
MINIMUM BUILDING HEIGHT:
AREA I HOTELS: FOUR (4) STORIES OR SIXTY (60) FEET WHICHEVER IS LESS
AREA II OUTLOTS: ONE (1) STORY
NO MAXIMUM
MINIMUM BUILDING SIZE:
AREA I HOTELS: FORTY THOUSAND (40,000) SQUARE FEET
AREA II OUTLOTS: THREE THOUSAND (3,000) SQUARE FEET
AND SHALL INCLUDE OUTDOOR SEATING AREA(S)

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB

LANDSCAPING AREA MINIMUM DEPTH: 10 FEET
LANDSCAPING AREA SHALL INCLUDE AT MINIMUM (PER 100 LINEAL FEET):

- THREE (3) SHADE OR EVERGREEN TREES
- TWO (2) ORNAMENTAL TREES
- TWENTY-FIVE (25) SHRUBS



THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

Civil Engineering
GIS * LIS
Land Surveying
Landscape Architecture

Minutes of the November 20, 2017 APC Meeting*Presented for approval: December 4, 2017***Page 1 of 3**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 20, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Ginny Kelleher and Robert Horkay

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: November 6, 2017 Meeting Minutes.

Motion: Approve November 6, 2017 Meeting Minutes as presented.

Motion: Woodard; Second: Willis. Motion passed. Vote: 7-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS**1711-ODP-11 &
1711-SPP-11****Osborne Trails Hills**

193rd Street and Six Points Road, 191st Street and Horton Road

Osborne Trails Developer, LLC by Nelson & Frankenberger, LLC request an Overall Development Plan and Primary Plat review of 474 lots on 291.4 acres +/- within the Osborne Trails PUD District.

Pleasant presented an overview of the petition. He indicated that the petitioner modified the pedestrian network and vehicular connectivity, as required by staff. He added that the petitioner has requested a reduction in the buffer yard standards for buffer areas C, D, E, and F, as indicated on the landscape plan. He noted that the APC will need to vote on the buffer yard reduction separately from Overall Development Plan and Primary Plat. He requested that the final landscape plan be delegated to staff.

Skelton commented about the differences of the proposed layout versus the concept plan from the PUD Ordinance. He stated that the changes were primarily made to the internal road network, and that most of the changes either maintain or enhance the view of the project from its perimeter.

Willis asked about the status of the amenity center.

Steven Edwards, Platinum Properties, handed out preliminary drawings of the amenity center to the Commission members, stating that it would be a substantial amenity for the neighborhood. He added that it will be filed for Detailed Development Plan review in the coming months.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Minutes of the November 20, 2017 APC Meeting*Presented for approval: December 4, 2017***Page 2 of 3**

Discussion took place regarding buffering, especially in relation to preserved tree lines. It was reiterated that the landscape plan has been requested to be delegated to staff for tree inventory confirmation.

Smith said he felt the buffering width is important and is not in favor of changing the original buffering barrier.

Rick Lawrence, attorney with Nelson & Frankenberger, addressed the differences in the plat layout compared to the concept plan layout. He noted that wetland locations and fire department requirements played into layout changes.

Motion: Approve 1711-ODP-11 request for the reduction of buffer yard standards to Buffer Yards C, D, E and F as depicted in the Overall Development Plan and Primary Plat (per UDO Article 6.8(N)(5)).

Motion: Maue; second, Graham. Motion passed. Vote: 7-0.

Hoover requested that the petitioner take another look at this layout to make it more interesting and more similar to the concept plan.

Edwards stated that they would be willing to table this and wait until the items discussed can be addressed.

Maue asked for clarification of “interesting”, asking if adding more curvilinear roads would meet that expectation.

Hoover agreed that this is part of what he is looking for, in addition to fronts of homes facing the perimeter streets and tree preservation.

Edwards requested to continue 1711-SPP-11 to the next meeting.

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision***17200 Foundation Parkway*

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Agendas for all City meetings are updated and available at our website.

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Minutes of the November 20, 2017 APC Meeting

Presented for approval: December 4, 2017

Page 3 of 3

Motion: Schmitz; second, Woodard. Motion passed. Vote: 7-0.

The meeting adjourned at 7:42 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

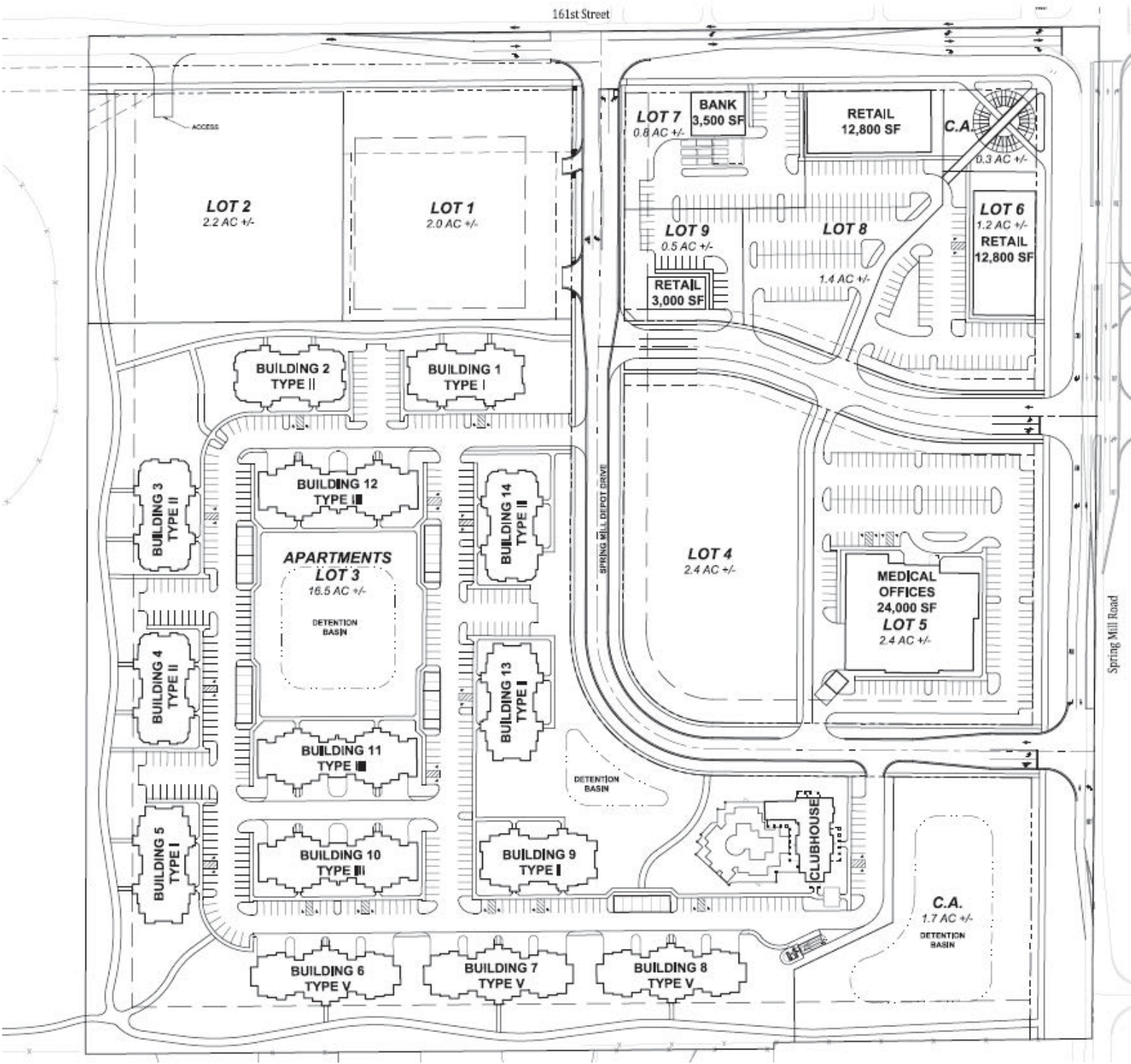
Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail:
community@westfield.in.gov

Previous Site Plans



Proposed Site Plan





The Depot at Spring Mill Station

Plan Commission

12/4/17

Spring Mill Station - Overall



The Depot at Spring Mill Station - SWC

- Residential Property Approved in 2015.
- Began Negotiations with Commercial Property for shared drive.
- Commercial Property Approved in 2016.
- Began negotiations for a combined project. Agreement final in August 2017.
- This proposal is for a joint project, which includes tenant requests.
- The architecture, landscaping, trail and amenities remain the same.

Current Residential Site Plan



SITE LANDSCAPE PLAN
 SPRING MILL STATION
 WESTFIELD, INDIANA
 August 10, 2015

VISION II DESIGN STUDIO, INC.
 ARCHITECTURE • INTERIOR DESIGN
 1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
 317-281-7982
 MIKE@VISION-DESIGNSTUDIO.COM



Current Commercial Site Plan

THE DEPOT AT SPRING MILL STATION
EXHIBIT B1 - ALTERNATE CONCEPT PLAN

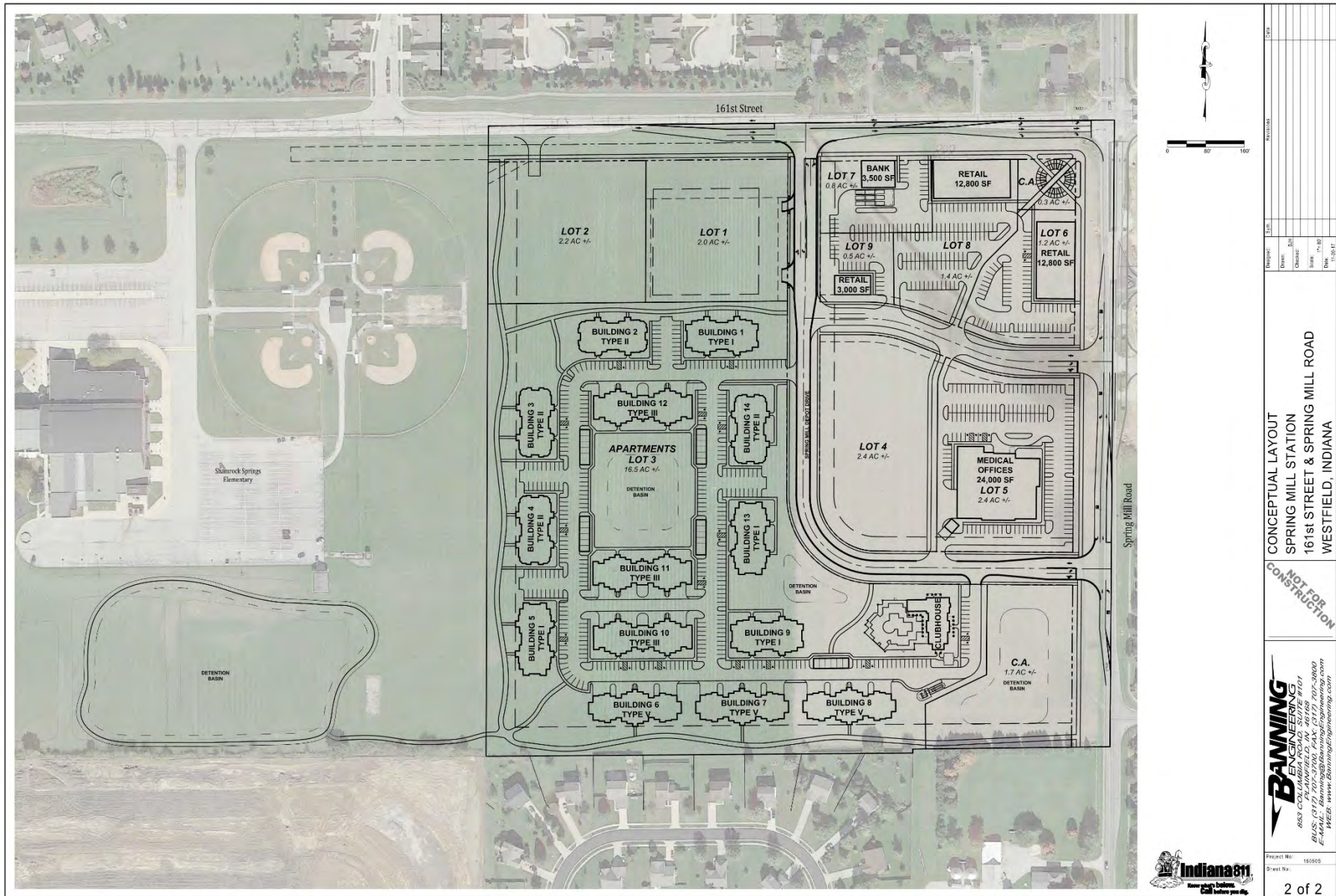


Current Combined Residential & Commercial Site Plan



The Depot at Spring Mill Station - Neighborhood Meeting

Proposed Combined Plan



CONCEPTUAL LAYOUT SPRING MILL STATION 161st STREET & SPRING MILL ROAD WESTFIELD, INDIANA	
NOT FOR CONSTRUCTION	
BANNING ENGINEERING 883 CO. PLAINFIELD, IN 46168 PHONE: (317) 833-1111 FAX: (317) 833-1112 EMAIL: Banning@banningengineering.com WEB: www.banningengineering.com	
Project No:	150505
Sheet No:	2 of 2

The Depot at Spring Mill Station - Neighborhood Meeting





Architecture - Residential



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE I - EXTERIOR ELEVATIONS
SPRING MILL STATION

The Depot at Spring Mill Station - Neighborhood Meeting



REAR ELEVATION



SIDE ELEVATION



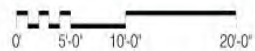
SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE IV - EXTERIOR ELEVATIONS SPRING MILL STATION

The Depot at Spring Mill Station - Neighborhood Meeting



CLUBHOUSE - FRONT ELEVATION
SPRING MILL STATION

The Depot at Spring Mill Station - Neighborhood Meeting

Architecture - Commercial

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

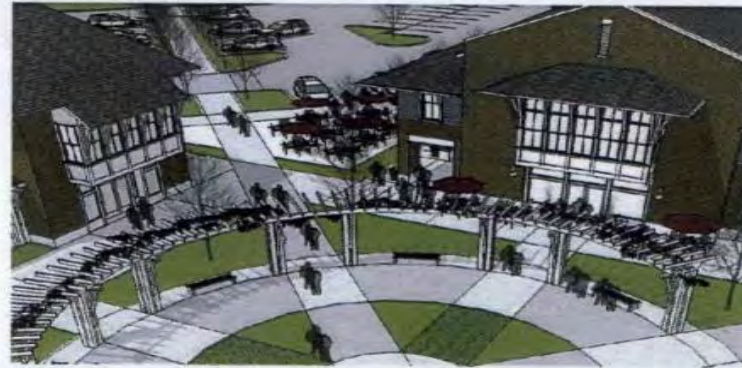
Design Goals:

Foster Community Activity

Promote Local Economy

Enhance Community Identity

Provide Site for a Flexible Event Space, Drawing People into the Development



DESIGN CONCEPT: NEIGHBORHOOD CENTER

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION **EXHIBIT D - ARCHITECTURAL CHARACTER**

- Covered Porches and Walkways
- Exposed Framing Members
- Brick Patterns
- Broad Overhangs
- Hip Roofs
- Bracketed Eaves
- Masonry Water Table



DESIGN CONCEPT: AMERICANA ARCHITECTURE

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER

- Exposed Framing
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Arched Windows



DESIGN CONCEPT: AMERICANA ARCHITECTURE

The Depot at Spring Mill Station PUD District

The Depot at Spring Mill Station - Summary

- Pond to be constructed for the school along with a path. Can be used for various class activities.
- Residential portion including architecture and amenities remains the same.
- Drainage is more efficient by designing together.
- Commercial portion including architecture and amenities remains the same. Still reviewing on street parking.
- Sidewalks throughout site. In addition, a path will be constructed and will be 1.25 miles when complete.

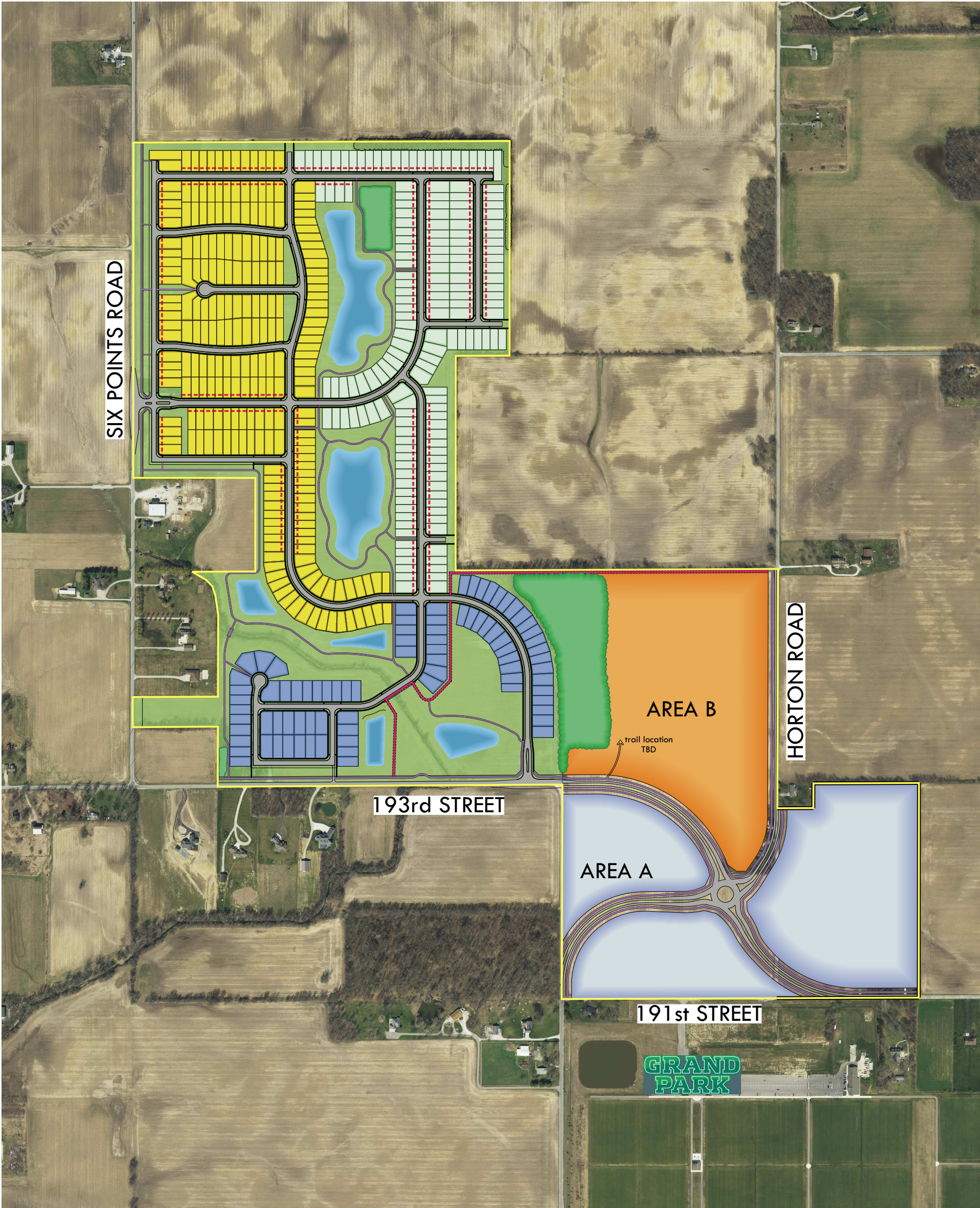
The Depot at Spring Mill Station

- Questions?



OSBORNE TRAILS

Westfield, Indiana





49'x130'

50'x130'

60'x130'

 5' sidewalk

 8' trail

 12' little eagle creek trail

21'	23'	25'	27'	25'	23'	21'
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staggered building setback



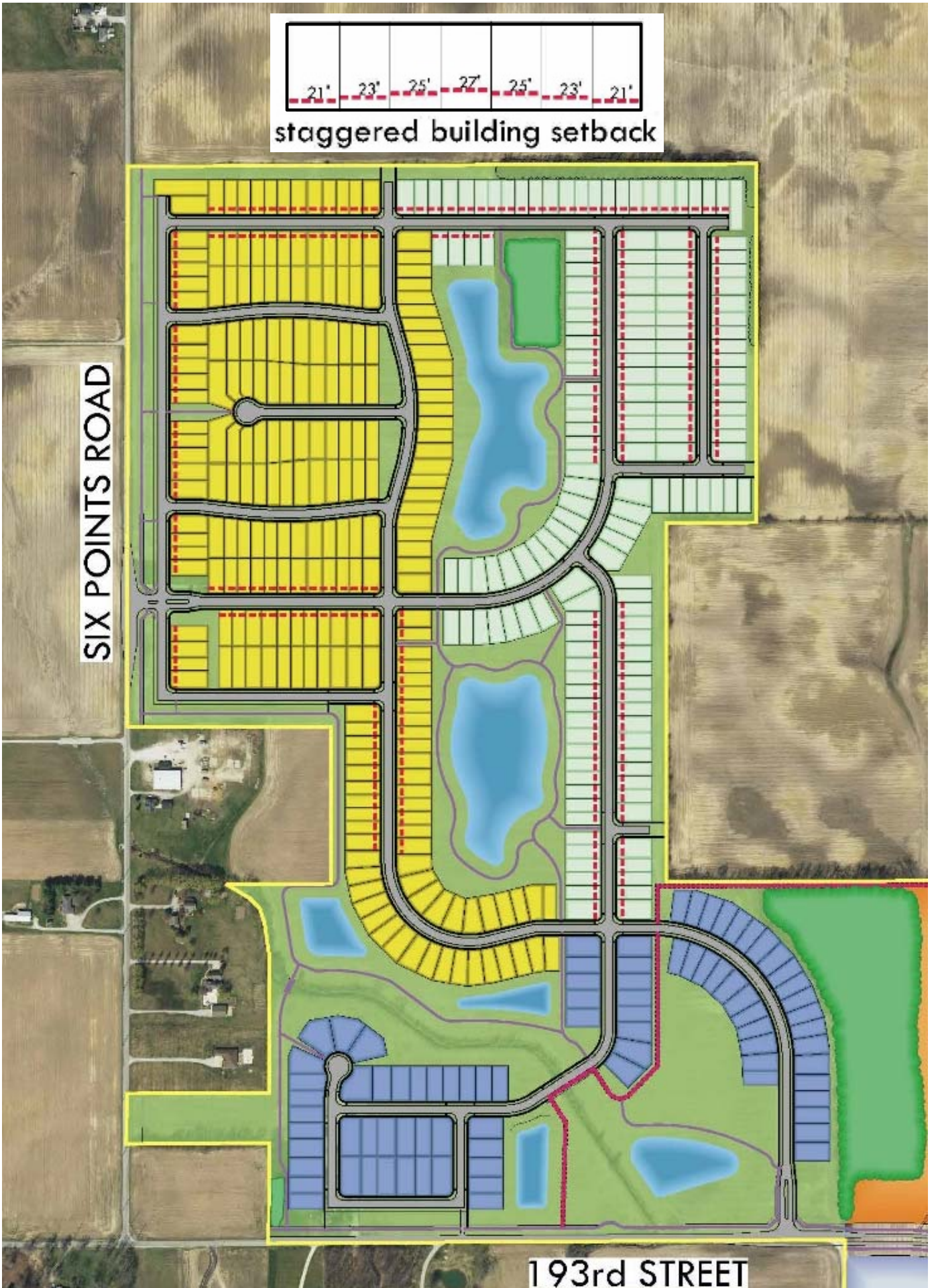
STOEPPELWERTH

21'	23'	25'	27'	25'	23'	21'
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staggered building setback

SIX POINTS ROAD

193rd STREET



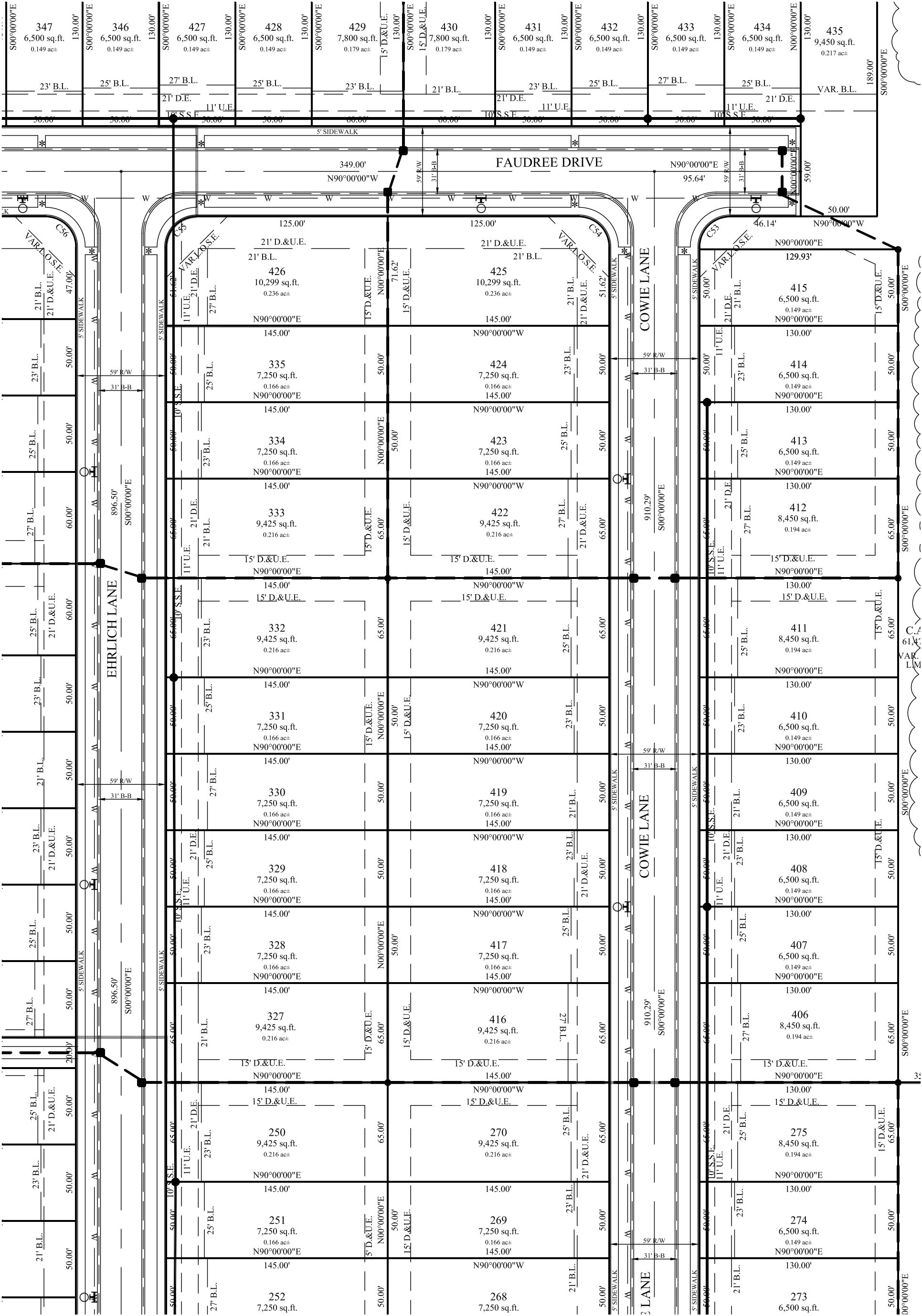


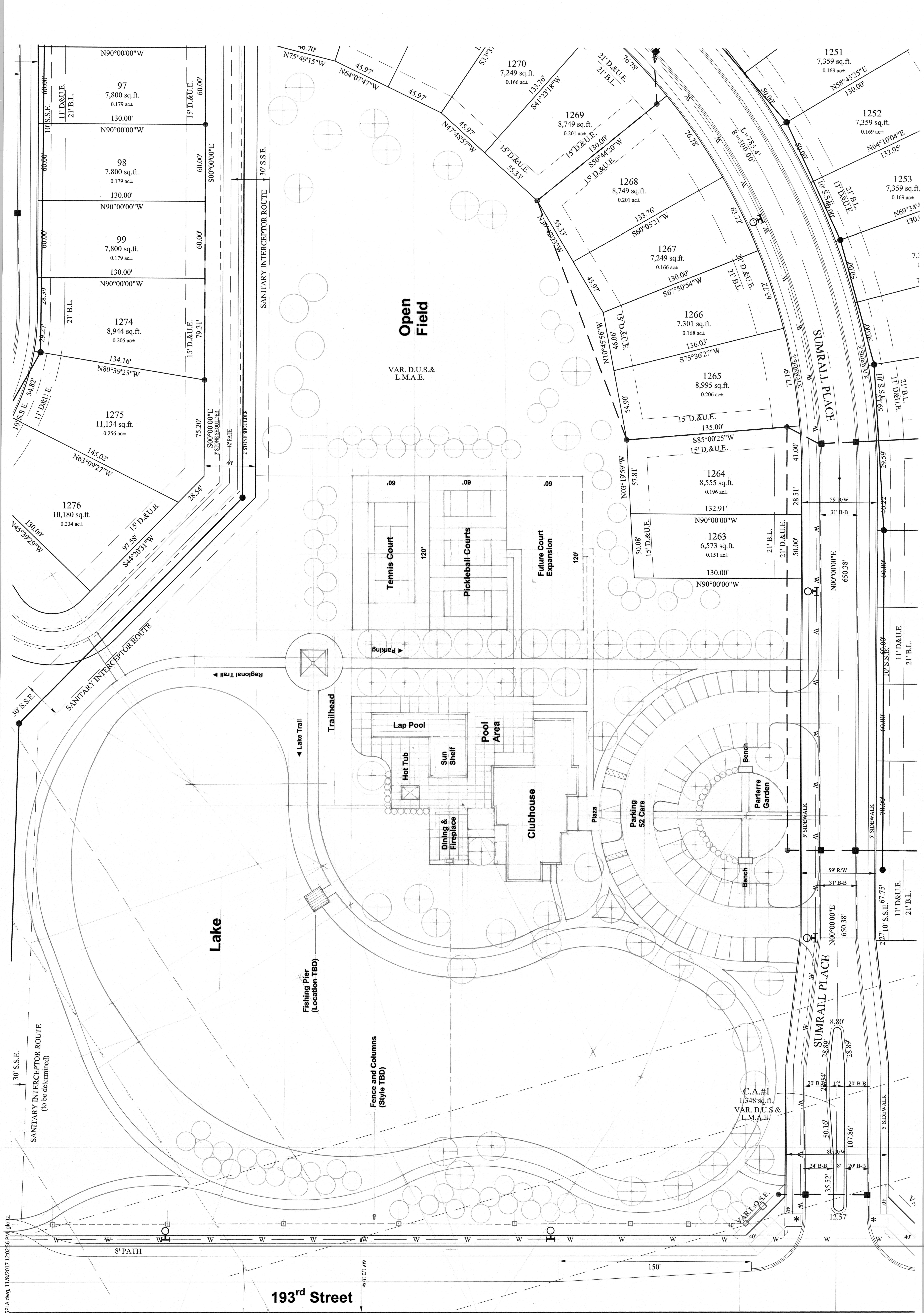
Parcel No. 06-05-22-00-00-00-001
Dashed Center Lines Only
Property Use: Low Density Residential

Dashed Center Lines Only
Property Use: Ag - Vineyard

Parcel No. 06-05-22-00-00-00-001
Dashed Center Lines Only
Property Use: Commercial

Parcel No. 06-05-22-00-00-00-001
Dashed Center Lines Only
Property Use: Ag - Vine





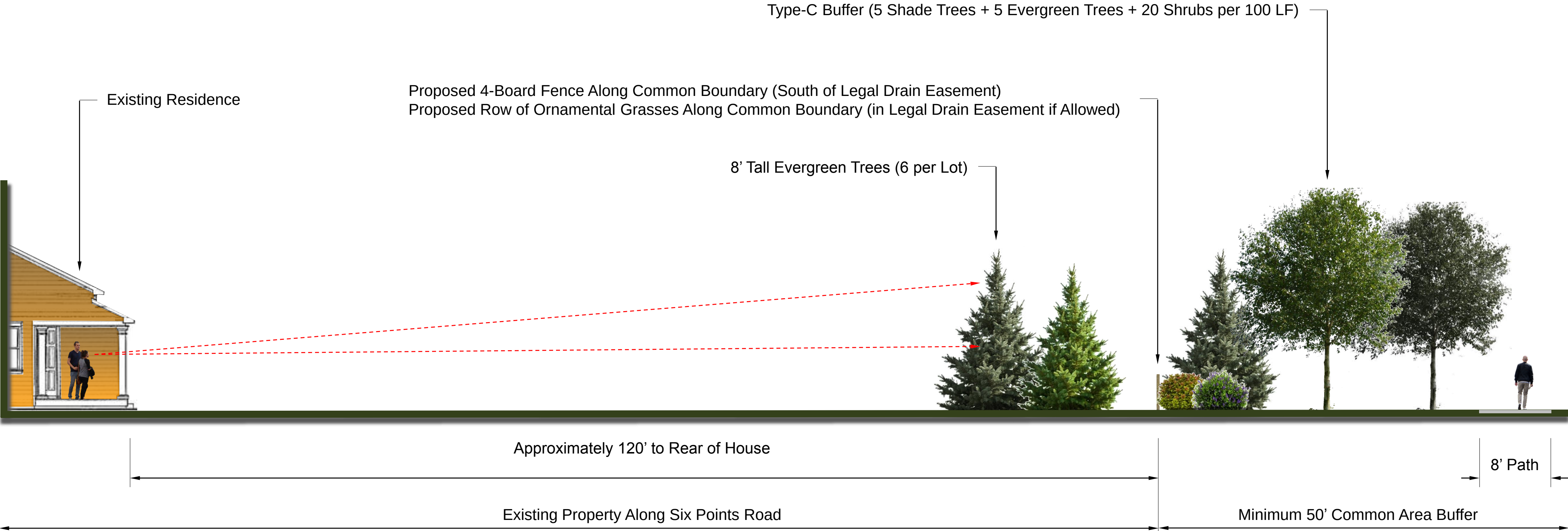
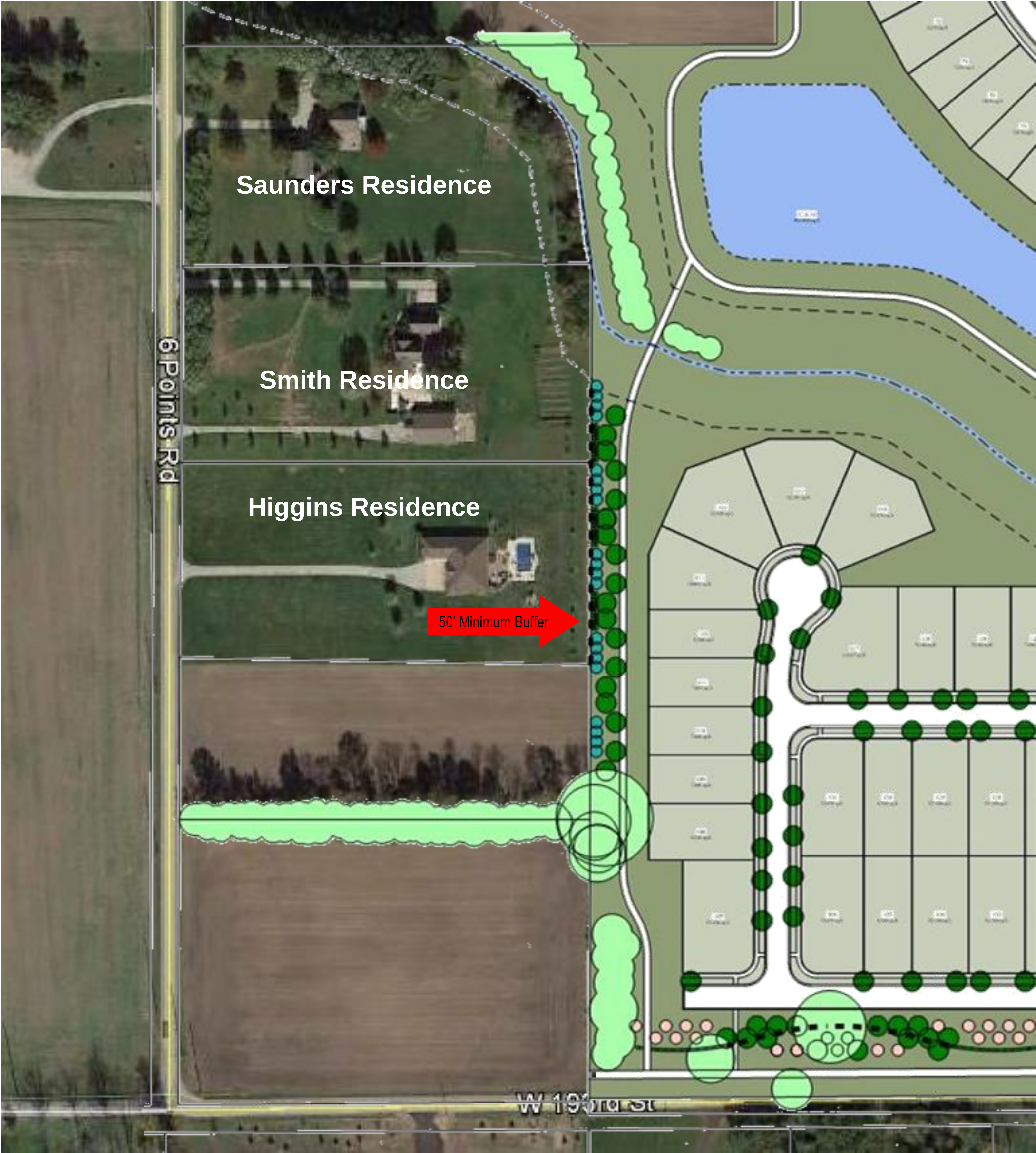
Osborne Trails

Amenity Center Sketch

193rd STREET
November 13, 2017
Scale: 1" = 30'



S:\7651\PLANDWG\7651PLA.dwg, 11/8/2017 12:02:46 PM, gldcz
1:30



Proposed Buffer to East of Existing Homes

WRITTEN PUBLIC COMMENTS

Docket Number: 1712-PUD-24

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

Request: A change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

Enclosed Attachments:

- | | | |
|------------------------------|-------------------------------|------------|
| 1. Ken Kingshill | | (11/15/17) |
| 2. Sarah Gillim | 16505 Little Eagle Creek Ave. | (11/16/17) |
| 3. Tom & Tracy Pielemeier | | (11/30/17) |
| 4. Ken Fineis | Little Eagle Creek Ave. | (11/30/17) |
| 5. Erin & Rick Gibson | | (11/30/17) |
| 6. Tom & Tracy Pielemeier | | (11/30/17) |
| 7. Greg Moyer | 15001 Shelborne Rd. | (12/02/17) |
| 8. Bruce VanNatta | 1812 W. 156 th St. | (12/02/17) |
| 9. Derek & Cherie Cook | | (12/03/17) |
| 10. Mindy Martin | 1839 W. 166 th St. | (12/03/17) |
| 11. Stacy Hall | 2001 W. 166 th St. | (12/03/17) |
| 12. Tom Pielemeier | | (12/03/17) |
| 13. Richard Passman | 3510 W. 151 st St. | (12/03/17) |
| 14. Richard & Sandy Levins | 15630 Towne Rd. | (12/04/17) |
| 15. Cynthia & Steve Stafford | | (12/04/17) |
| 16. Lisabeth Armstrong | 16414 Towne Rd. | (12/04/17) |
| 17. Adam Goodnight | 955 W. Edenbridge Way | (12/04/17) |
| 18. David & Cynthia Sochar | | (12/04/17) |
| 19. Suzy DuBois | | (12/04/17) |
| 20. Ross & Tina Laufter | | (12/04/17) |
| 21. Kristen Burkman | | (12/04/17) |
| 22. Mike & Laurie Busch | | (12/04/17) |
| 23. Ken Kingshill | 15606 Towne Rd. | (12/04/17) |

24. Rita Watkins		(12/04/17)
25. Kim Shields	17021 Joliet Rd.	(12/04/17)
26. Patricia Wiggers	3434 W. 151 st St.	(12/04/17)
27. Karen Hymbaugh	2929 W. 159 th St.	(12/04/17)
28. Linda Naas		(12/04/17)
29. Todd Severson	2223 W. 166 th St.	(12/04/17)

Kevin M. Todd, AICP

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Wednesday, November 15, 2017 5:01 PM
To: Council Members; APC
Cc: Jon Dobosiewicz
Subject: Westchester PUD

Dear Council and APC Members:

I wanted to share a preliminary thought about the Westchester PUD with you.

As most of you know, I am an immediate neighbor of the project. I am not generally opposed to development in the area. My biggest concern is preserving the golf course. From my initial review of the PUD, I don't see ANY language that ties this project and the golf course together. For any such development to be acceptable, in my opinion, it needs to be tied to the hip with the golf course. There are references to the golf course, but only with regard to credit for green space and for amenities.

Maybe there's a separate agreement. In any case, the relationship needs to be spelled out clearly and it needs to be stated within the PUD ordinance.

Thank you,

Ken Kingshill

Kevin M. Todd, AICP

From: Matt Skelton
Sent: Thursday, November 16, 2017 3:53 PM
To: Kevin M. Todd, AICP
Subject: Fwd: westchester PUD

Matthew S. Skelton, Esq., AICP
CITY OF WESTFIELD
Director | Economic & Community Development
Direct: 317.508.6288
www.westfield.in.gov

Matt Skelton | Director

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
mskelton@westfield.in.gov | 317-508-6288



Begin forwarded message:

From: Jim Ake <jake@westfield.in.gov>
Date: November 16, 2017 at 3:47:44 PM EST
To: s Gillim <bufogil@gmail.com>
Cc: Matt Skelton <mskelton@westfield.in.gov>
Subject: Re: westchester PUD

Thank you Sarah for your input. The plan we saw that was introduced is lacking detail. Chuck Lehman and I made our comments to give direction to the petitioner. It will be up to the petitioner to respond to council concerns, public comment, and the APC process. I am copying Matt Skelton on this email so that he can pass on your comments and put them in the record. As to the schools, you may approach them with your questions. I have also asked these questions. Dr. Grate and her team have planned for coming growth. I also have looked at their which supports their plan.

Regards,

Jim Ake

President, Westfield City Council

PH: 317-730-4959

Email: jake@westfield.in.gov

From: s Gillim <bufogil@gmail.com>

Sent: Monday, November 13, 2017 5:31 PM

To: Council Members

Subject: westchester PUD

Dear Westfield City Council Members

I am writing to express some concerns, suggestions for the proposed Westchester PUD. I notice that the proposed development has no green space other than the golf course. I also noticed there is a wooded area in the northeast corner of the proposed development that is slated to become housing. This is adjacent to another wooded area. These wooded areas are critical for natural drainage and water quality as well as wildlife habitat. I know Westfield has done much to promote the planting of trees throughout the city to improve aesthetic as well as environmental quality. It seems counter productive to approve the zoning change and allow the developer to bulldoze the woods on the property. Perhaps this wooded area could be utilized as natural green space in the development and not be bulldozed.

Secondly, I think the council should consider all the current subdivisions being built at this time in Westfield and how much stress this is placing on the schools before approving such a zoning change. Because of the property tax cap on residential development I do not think the city and schools can recoup what it costs to service all the residential development currently being constructed.

Thank you for your time and consideration

Sincerely

Sarah Gillim
16505 Little Eagle Creek Ave
Westfield

Kevin M. Todd, AICP

From: Tracy P <netherfield101@gmail.com>
Sent: Thursday, November 30, 2017 11:47 AM
To: APC; Council Members; Andy Cook
Subject: Platinum Properties proposal

Dear Officials:

Tom and I were very disappointed with what we heard at last month's City Council meeting after the Platinum Properties proposal...that proposal is SO FAR below what we accomplished with Pulte, it should have been sent packing immediately.

Thanks to Cindy Spoljaric for saying what we were all thinking. Did Platinum Properties even read through the history of the Pulte PUD, so they would know the 10 miles of hard road we have all been down? If so, they should have started where that proposal stopped. And why wouldn't the city officials call them on it??

It is super-frustrating to be a citizen, knowing we will have a teeny, weeny little 3 minutes to say anything, and there will be no response from Petitioner or Council, and yet, the obvious is not getting said. Our schools are drowning in students. There are enough homes being built right now to keep the school system overflowing for a decade. And, Platinum Properties is bringing in Pulte as a builder? The same builder we saw umpteen pics of weak design and poor execution that we already are full of, all over town? Sounds like there might be a method to this madness.

PLEASE stand up for us! This goes far beyond any golf course. Plum Creek Golf Club in Carmel is zoned as a park. That helps them with tax rates, and assures the homeowners and citizens that even if the golf course folds (golf is shrinking nationwide), that the land will remain a park, FOREVER. It is not the city's job to keep a private entity in business. It is the city's job to protect and preserve the residents' investments; their home values and their school quality.

As I have said at every single APC, BZA and Council meeting I could....there is a reason that high-quality cities remain high-quality...THEY INSIST ON IT. The developers will jump through whatever hoop you hold up...it's your job to hold it HIGH. We don't NEED more homes at this time. We need high standards.

Tom and Tracy Pielemeier

Kevin M. Todd, AICP

From: Ken Fineis <ceo811@aol.com>
Sent: Thursday, November 30, 2017 7:32 PM
To: Kristen Burkman; APC; Kevin M. Todd, AICP
Subject: Pulte Development in Westfield

Dear Members of Westfield Government ,

I am writing you about the development of our city. The current Pulte plan jeopardizes not only our property values, but the way we have enjoyed our home. I have lived in Westfield for nearly 15 years. One of the primary reasons for choosing Westfield was the lifestyle the city offered. There are a limited number of areas in Westfield that offer country living with larger parcels. It is my hope Westfield wishes to preserve some of it's heritage by protecting these areas.

Most of us living in Westfield are not interested in living in a community with densities similar to Fishers or Carmel. Our schools are struggling to keep up with the growing number of students and our roadways are beginning to have above normal congestion.

I do understand most cities progress with development however, I feel we are at a very important stage of our city's growth and should give careful consideration on how Westfield is developed.

Also, please note, some of the large parcels of farm land are owned by individuals who do not live in our city and have little or no concern of our city's well being.

Just think, this is only the beginning of the housing boom. What issues will we encounter over the years if we don't act responsible now?

I thank you for your time and consideration for our city's future.

Sincerely,
Ken Fineis
Little Eagle Creek Ave.

Kevin M. Todd, AICP

From: Erin Gibson <elmgib@aol.com>
Sent: Thursday, November 30, 2017 11:08 AM
To: APC
Subject: New Development

Hello to the APC,

I am writing to express concern over the developments that are being approved around my neighborhood. We live on 166th Street in Westfield. I just have one question.

Why wasn't the last Pulte Comprehensive plan approved?? Everyone that lives on 166th Street were happy with the changes that were made for the better. To save the golf course, put in a family entertainment area (pool, etc), the buffer zones. The price ranges of the homes were acceptable.

Now sporadically, neighborhoods are popping up with no long term plan, and this is NOT acceptable!!

Erin and Rick Gibson

Kevin M. Todd, AICP

From: Tracy P <netherfield101@gmail.com>
Sent: Thursday, November 30, 2017 11:47 AM
To: APC; Council Members; Andy Cook
Subject: Platinum Properties proposal

Dear Officials:

Tom and I were very disappointed with what we heard at last month's City Council meeting after the Platinum Properties proposal...that proposal is SO FAR below what we accomplished with Pulte, it should have been sent packing immediately.

Thanks to Cindy Spoljaric for saying what we were all thinking. Did Platinum Properties even read through the history of the Pulte PUD, so they would know the 10 miles of hard road we have all been down? If so, they should have started where that proposal stopped. And why wouldn't the city officials call them on it??

It is super-frustrating to be a citizen, knowing we will have a teeny, weeny little 3 minutes to say anything, and there will be no response from Petitioner or Council, and yet, the obvious is not getting said. Our schools are drowning in students. There are enough homes being built right now to keep the school system overflowing for a decade. And, Platinum Properties is bringing in Pulte as a builder? The same builder we saw umpteen pics of weak design and poor execution that we already are full of, all over town? Sounds like there might be a method to this madness.

PLEASE stand up for us! This goes far beyond any golf course. Plum Creek Golf Club in Carmel is zoned as a park. That helps them with tax rates, and assures the homeowners and citizens that even if the golf course folds (golf is shrinking nationwide), that the land will remain a park, FOREVER. It is not the city's job to keep a private entity in business. It is the city's job to protect and preserve the residents' investments; their home values and their school quality.

As I have said at every single APC, BZA and Council meeting I could....there is a reason that high-quality cities remain high-quality...THEY INSIST ON IT. The developers will jump through whatever hoop you hold up...it's your job to hold it HIGH. We don't NEED more homes at this time. We need high standards.

Tom and Tracy Pielemeier

Kevin M. Todd, AICP

From: Greg Moyer <moyer43@gmail.com>
Sent: Saturday, December 2, 2017 2:40 PM
To: APC; Kevin M. Todd, AICP
Subject: Westchester PUD

Dear Advisory Plan Commission Members,

Thank you for the opportunity to review and comment on the proposed Westchester PUD district in advance of your discussion of the proposal. I greatly appreciate the significant amount of time and effort that commission members spend in considering these proposals. Through your efforts, the city has established a high bar for development. This proposal requires improvements in several areas in order to meet Westfield's standards. Please consider the following:

Preservation of Open Space & Amenities

The golf course is the only amenity provided by this PUD. The presence of the golf course and the associated open space will be integral to the decision of homeowners to purchase in the development. Thus, an easement or covenant should run with the land to ensure that this land is protected from future development and will remain an amenity should the golf course cease to be financially viable. This is consistent with section 8.6 (E) of the UDO: "The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development [emphasis added], and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded."

Providing a credible mechanism for preserving the golf course's open space is also central to ensuring that the development's overall density remains consistent with the transition called for in the comprehensive plan. Area residents see the proposed overall density of 1.17 DUA (360 homes / 309 acres) as one of the main strengths of the proposal and this is only achieved by restraining development on much of the golf course's acreage.

I believe that the neighborhood would be extremely receptive to a conservation easement intended to preserve the golf course's open space for the scenic enjoyment of the general public and allow for the conversion of the golf course into a nature preserve should it cease to function for an extended period. It would be reasonable to exclude the clubhouse and cart barn from such an easement in order to provide re-development opportunities and avoid long-term maintenance concerns.

Buffering Requirements

The comprehensive plan for the New Suburban Southwest establishes a preference for reforestation buffers intended to achieve natural conditions where new suburban development interfaces with large lot residential property (pages 42-43). A reforestation buffer at least 40 feet in width should be established along the property lines shared with large residential lots. To help ensure that the development is context-sensitive, the general landscaping requirements for the development should favor naturalistic plantings (native grasses and forbs, prairie restoration, reforestation, etc.) to compliment and blend into the surrounding large lot residential and rural properties.

Architectural Requirements

The comprehensive plan encourages attractive streetscapes that minimize front-loading garages and avoid house orientations where the back sides face the public right of way (page 43). There is much that could be done to improve the current proposal in this regard. Single-loaded streets should be encouraged along arterial roads to preserve the open feel of the area and improve house orientations. A minimum % of homes with side or rear load garages should be encouraged, particularly on the golf course.

Pedestrian Circulation Plan

Under the proposed trail plan, it appears pedestrians would need to cross Towne Road twice in order to travel from the south end of the development to the north end. Towne will eventually be expanded to four lanes and the proposed

crossing points are currently located in areas where the terrain limits sight lines. Are there alternative routes for pedestrian trails that would not require crossing Towne and provide a more direct route to the clubhouse? If not, are any additional improvements needed to make these crossing points safe for pedestrians?

Sincerely,

Greg Moyer

15001 Shelborne Rd

Kevin M. Todd, AICP

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Saturday, December 2, 2017 8:06 PM
To: APC; Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: Westchester PUD

Westfield Area Plan Commission

Westfield City Council

Mayor Andy Cook

Mr. Kevin Todd

Re: Westchester PUD

Dear Westfield Officials,

I appreciate the opportunity to share a few thoughts on the Westchester PUD.

To begin with, and perhaps most critical, the petitioner acknowledges that they will not own, operate or in any way control the golf course—it will remain privately owned. There is no deed restriction. Petitioner's attorney, Jon Dobosiewicz, repeatedly stated at the Neighborhood meeting this past week: "The goal is the economic preservation of the golf course." While that concept is indeed laudable, it offers no responsibility by the petitioner or guarantee that the golf course will continue. The PUD language keeps it as a golf course and prohibits single family dwellings—and nothing more. If the golf course owners fail to be financially successful or simply decide they no longer wish to operate a golf course, they could petition a future APC and Council to change the zoning and allow additional development.

I am not a conspiracy theorist but I do suspect that something along this line of reasoning is in the works: If this PUD is approved and the golf course just happens to "fail" in a few short years, the developer and national builders involved with Westchester could then find it very convenient to petition to fill in area C with similar minimal product. The fact that they are eliminating the driving range is quite suspect. Golf professionals have stated that it would be extremely difficult to operate a financially successful course without a driving range. If you aren't really planning on the golf course continuing however, eliminating the range wouldn't be a concern.

Another glaring issue is the size of the homes proposed in the PUD. These range from 1200-1600 square feet. The petitioner insists that the price point for the homes will be mid \$300's-\$500,000. This translates to construction costs of over \$300/sq. ft which is an astronomical and unbelievable number. Reference communities (Wilshire, West Rail and Lantern Park) of the three national builders involved have construction costs of \$100-\$146/sq ft.—the petitioner's numbers are simply suspect.

The architectural standards cited in the PUD are minimal at best. The reality is that this development would simply add more of the lower end product that is already in abundance and is continuing to be built out. We know that homes in this range are an economic drag on Westfield from the standpoint of schools, infrastructure, etc.

The petitioner is once again claiming the golf course as credit for their green space and for inflating the numbers of houses per acre. They get credit for the green space with absolutely no control or financial responsibility for it. What happens to the home owners inside the golf course proper or north of 161st Street when and if the golf course no longer exists? There is NO green space in either of these areas and the absolute minimum required in area A. If the golf course goes all of these homeowners are left high and dry.

Finally, Mr. Dobosiewicz repeatedly stated at the Neighborhood meeting that: "The golf course is the amenity" when asked if there would be a pool, tennis courts, etc. Where does this leave children in this development? They can't play on the golf course, ride their bikes on the cart paths. There are no other amenities provided. Even if they stuck a small pool and play area near the clubhouse, how

would kids from the 151st Street side of this development or those in the center of the course get there? Trails are minimal or nonexistent and even if they are created it would be over a mile for a child to ride their bike to get there!

In conclusion, I believe, as do many others, that this PUD is woefully inadequate, fails to even remotely meet the Comprehensive Plan guidelines and places additional burden on Westfield financially. It is truly disrespectful to the neighbors, the city officials and the process. It should be rejected outright. Westfield deserves much better and should demand it.

Respectfully submitted,

Bruce W. Van Natta

1812 W. 156th Street

1881 W. 161st Street

Bruce W. Van Natta, MD
170 West 106th Street
Indianapolis, IN 46290

317-575-0330 Office
317-442-4181 Cell
bvannatta@indy.rr.com

www.indyplastic.com

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Kevin M. Todd, AICP

From: Cook Family <cookhouse3841@comcast.net>
Sent: Sunday, December 3, 2017 3:48 PM
To: APC
Subject: Westchester PUD

Good afternoon,

Derek and I are very disappointed and frustrated to see that ZERO changes have been made to the Westchester PUD since being introduced at last month's City Council meeting. This PUD doesn't even begin to start where the Pulte PUD left off and this was brought to their attention at last month's meeting. They either didn't hear or are choosing not to listen. We are not opposed to development but it needs to be in the best interest of our city and schools. This proposal, as written, falls extremely short in both areas. Our concerns remain the same:

- no guarantee golf course stays
- no green space other than the golf course
- architectural standards need to be improved (front load garage, no 4 sided architecture, etc)
- home prices (based on sq footage minimums, lot sizes, character exhibits) do not meet the AV needed to support our city and schools
- schools are already crowded and improvements/additions to the intermediate, middle and high school are 2-3 years from being completed

These are some of the same issues City Council voiced in May and yet here we are again rehashing the same concerns. Please consider sending this PUD back to the drawing board until they listen and make meaningful improvements/changes.

Thank you for your time,

Derek and Cherie Cook

Kevin M. Todd, AICP

From: mindy martin <mindy.martin@att.net>
Sent: Sunday, December 3, 2017 5:11 PM
To: APC; Kevin M. Todd, AICP
Subject: Westchester PUD

APC,

Thank you for taking the time to hear the concerns of the neighbors and the people of the town with the proposal of the Westchester PUD. I would like to thank everyone who was involved with the proposed Woodwind PUD also. It was a very long and stressful process for all involved and hopefully we have all learned a thing or two of what needs to be done in this situation that has been brought to us once again.

It was a wonderful thing to see the neighbors and townspeople get together to see that this country area in and around the golf course remains at least somewhat "country". We all know that there will be growth but please, let's be responsible about it. It is very saddening to have to hear a proposal that isn't in anyway near what the standards should be in this area. As a matter of fact it is quite a slap in Westfield's face. This plan being proposed is just as bad if not worse than the Pulte plan that was turned down (THANK YOU). I would think that the developers would have reviewed what just happened in the past and come to the town with something that they knew would be more pleasing. We didn't get that lucky! We keep hearing about the golf course being saved but yet there are no plans to make sure that it really will be there. I realize the golf course is a business and could go under at anytime. Why the neighbors and the town should have to suffer from someone else's failing business is beyond me! This land has so much potential for something really great that doesn't destroy the environment, the animals and the neighbors way of life. These developers come in here and tell us what would be good for us and how great this will be for everyone and they have never once stepped foot in the country to even get a feel of how wonderful it is to not be surrounded by people. Let alone know how we live our lives and how much this would impact us and the animals and disrupt it all. Tiny little lots with insufficient architecture on all the houses that sit right on top of each other, some rear facing the roads, smothering the spacious land that all of us live out here for is not something that in anyway is acceptable to us and shouldn't be with the town either!

GREED is something that I thought I knew what it was. I was wrong. I have met people now that have shown me what that is. How very sad that people don't care what they destroy or who they hurt just so they can see how much money they can make by shoving as many houses into the smallest spaces possible. Can we please keep a piece of Westfield that isn't engulfed in vinyl? A piece that isn't stripped of all the natural beauty. A piece of Westfield that actually has trees and grasses that naturally have grown there. Not all the "ornamental landscaping" that has been strategically placed and chemicals sprayed to kill off anything that could possibly have been there or be there for years to come. Can we please have the country area that has had the Comprehensive Plan drawn up especially for it be saved and have the respect that it deserves?!

There are many problems with this plan that is being proposed. I hope you as the town representatives see this as you thoroughly go through this plan to realize how wrong it would be for this area. Obviously you had enough respect for the people and this country area in the past to not let just anything out of line be done here. Hopefully you remember that and don't settle for anything less than what Westfield deserves. Please don't wear out on trying to find the RIGHT proposal for this area.

Mindy Martin
mindy.martin@att.net

1839 w 166 st
Westfield, IN. 46074

Kevin M. Todd, AICP

From: Stacy Hall <smhall729@gmail.com>
Sent: Sunday, December 3, 2017 9:08 PM
To: APC; Kevin M. Todd, AICP
Subject: Westchester PUD

To Whom it May Concern,

I am writing today against the Westchester development. This development does not meet the standards of the comprehensive plan for this area. A zero lot line, dense development is not what should be in this area. Golf course homes should come with a higher standard. There is no guarantee that they will even keep the golf course once the neighborhood is built.

Schools are still overcrowded! Even with the funding that has been approved, it will take time to add on to the schools. There are still many neighborhoods in the works that are compounding the problem at the schools before they even get started with the construction process.

There are many more reasons why this plan should not be approved at this time.

Thank you for your time.

Sincerely,

Stacy Hall
2001 W 166th St

Kevin M. Todd, AICP

From: Tracy P <netherfield101@gmail.com>
Sent: Sunday, December 3, 2017 9:11 PM
To: APC; Council Members; Andy Cook
Subject: Westchester proposal

Dear Commission Members:

Let's compare this community proposal to other golf communities in the Hamilton County area: Chatham Hills, Bridgewater, Plum Creek, Prairie View. Typically homes situated on a golf course are highly-desirable, high-end homes. Why is it that those types of homes are built on golf courses all over Hamilton County, including in Westfield's east and north side, but not on this course? Why?! As we have said 10,000 times--THERE IS NO RUSH.

Golf courses are special and desirable places--does this SW quadrant not deserve the high-quality treatment that the other golf courses get? The schools are swamped and there is a 10-year glut of homes in the \$300K range, in Westfield.

Eliminating the driving range is a mistake and is a step to set the golf course up for failure. Every golf course has one. Having a driving range is definitely a draw. Simulators are great---but not a replacement for a range. The only reason they are getting rid of the range is so they can cram in more homes, and let's remember that the northern section is the one with the butts of houses pointing at Towne Road.

My brother was Director of Golf for Plum Creek Golf Club in Carmel for 12 years. When I told him that they were getting rid of the driving range, this was his response: "That's crap! How can you grow the game without a range!" I told him that they said the range was operating at a loss. He said, "Everyone likes hitting balls after work. That's not factual. Now they're blowing smoke. Most golf courses have driving ranges. And the ones that don't, wish they did." Do you think driving ranges don't make money?? Ever heard of Top Golf? The multi-million dollar driving range just built in Fishers?

But maybe there is a bigger plan here... Maybe, since Pulte is unable to return to Westfield with a proposal this year, they just came up with a different way to go around the rules. So it seems very plausible that this is just a different spin on the same deal. Just in smaller bites, and with a couple more "moves" required.

It seems logical that they would have started with the design standards where we left off with Pulte, rather than starting over from scratch. But they didn't. The residents were almost insulted that the developer pretty-much cast aside all the standards and requirements that were come to after MONTHS and MONTHS of work. It was made painfully clear that they intend to do nothing above the bare minimum requirements of the UDO. Barely any buffers. No transitions. No real "green space" aside from the golf course--and NOTHING in place to keep the golf course an "amenity" for the development, as required in the UDO. In fact, NO other amenities and people are supposed to pay \$500K+ for small homes in an area with no amenities.

AS PREVIOUSLY STATED: This is a one-time opportunity to develop this golf course and set the standards for other development in this area. Shouldn't the standards be at least what they are for Bent Creek??? How about the homes at Derby Ridge? Have you driven through Derby Ridge? Those are exactly what we are looking for.

The process for Bent Creek was such an encouraging one...A developer who actually listened to neighbors, and made all sorts of changes to accommodate us. (Too bad we lost Langston.) This proposal, on the other hand...It was pretty disheartening to hear time after time, "whatever is in the UDO." No creativity, care for area, etc. Nuttin. Just the absolute bare minimums.

My other concern is that the petitioner can meet with City Council members behind closed doors--while saying they want to be transparent--but cannot meet with residents or residents representatives. How is that "transparent?" Once again, citizens are left with the feeling that the Council and the Staff work for the developer...not the other way around. I am always amazed at the amount of work that "staff" does for developers.

Please don't even entertain something at this level. There are currently 6 neighborhoods under construction within 3 miles of Woodwind. Let's let the school system catch up while we wait for a terrific proposal.

Tom Pielemeier

Richard Passman
3510 W 151 St
Westfield, IN 46074
rpassman@indy.rr.com

December 3, 2017

Westfield-Washington Advisory Plan Commission Members

RE: PUD-?;

Westchester Planned Unit Development (PUD) District

Dear Westfield-Washington Advisory Plan Commission Members:

On Thursday, 11/30/17, I attended a public info meeting by representatives for a developer proposing a Westchester PUD at the Woodwind Golf Facility. I want you to know that I was very disappointed to learn that their proposal was created to meet the minimum requirements by law, and was far from conforming to Westfield's Comprehensive Plan. I did not see any detail beyond a general site plan, but they gave some verbal descriptions, and I came away with many concerns, including:

The golf course is not part of the development; it is / will be a separate property, owned by another party. However, the developer presents average houses per acre, and % green space as if it was part of the development property. They made it clear that the golf course could be sold and or changed to other uses at any time, completely independent of the development. It seemed to be the same as proposing a development next to a farm field owned by someone else, and counting the farm field acres as part of the green space. Excluding the golf course, the development has very low but undefined green space, no amenities.

Focusing on the section just North of 151st St. (Area A? – I could not see a label on their site drawing): It is just a lower end, high density housing area. Lot size of 8,000 square feet, and houses from 1400 – 1600 square feet, with 10 feet spacing between them, that they claim they will be selling in the \$300s (wow). All front load garages, backs of houses facing Towne and 151st St. Minimum buffers, and only where required by law. Obviously lower standards than Liberty Ridge near the new Church.

They seemed to be aware of what the Westfield community and Pulte had worked out just months ago in that same area. Those efforts / public records provided a pretty good idea of what the local community wanted with regards to new housing in that same area. However, they chose to ignore all of it and offer something far from acceptable.

My wife and I selected this area for our home because it was a rural setting, away from commercial, apartments, and typical neighborhoods, with a great school system. Many other people feel the same way. **This is one of the few areas in Westfield that offer this type of rural environment.** We are not

opposed to housing development in our area, as outlined in the Comprehensive Plan. The Comprehensive Plan guidelines, if followed, do an acceptable job of retaining the rural environment in this small, far corner of Westfield.

Please request that this developer review the public comments on record from the Pulte PUD, and most importantly read and adhere to the Westfield Comprehensive Plan. They should come back with a revised proposal that fits better with the current area and residents. This is a big deal to the current residents. It greatly affects their quality of life, the traffic past their homes, the immediate area in which they live. It affects the value of their homes, their taxes, their schools. Thank you for your consideration.

Sincerely,

Richard Passman

12/4/2017

Advisory Plan Commission

Westfield IN 46074

Westchester PUD

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Westchester which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. We need more housing options with more amenities. We would like to see homes in the \$500,000-750,000 range not \$350,000-\$500,000. Who is going to build that price of a home on 10,000 sq. ft.? Westfield already has enough cookie cutter homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the needs of Westfield and certainly not of us neighbors or the comprehensive plan.

What about the Golf course? Appears that only open space is mentioned?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

A handwritten signature in cursive script, appearing to read "Richard & Sandy Levins".

Richard & Sandy Levins

Kevin M. Todd, AICP

From: Stephen Stafford <staffordhouse92@att.net>
Sent: Monday, December 4, 2017 9:38 AM
To: APC; Andy Cook; Council Members; Kevin M. Todd, AICP
Cc: Kristen Burkman
Subject: Change of zoning/rezone request for Westchester

Dear Mayor Cook, Commission members and Council members,

Imagine New York City without Central Park. Or Chicago without Grant Park. Or Carmel without its parks. Think about Westfield without Asa Bales Park. Natural outdoor spaces enhance even the largest cities' quality of life. Not only that, these spaces attract people to live in or visit cities that value them.

We, as the residents who elected you, have a responsibility to remind you why we chose to live in Westfield. Many are here because of the schools. Many because of the area's relaxed, rural feel, and others because it is close to Indianapolis, yet offers more open spaces. Why would you give your approval to housing developments that destroy the amenities that bring people to Westfield?

Grand Park has consumed a great deal of time and money in the recent past. It will pay off in terms of ROI in the future. But Grand Park is mostly flat, turf fields, large structures, and asphalt. It is not a natural setting with mature trees, lakes, and vegetation.

Another costly City project is Grand Junction. The amount of earth moving and environmental design involved in its creation underscores the fact that you, our City leaders, believe large, open spaces attract people. The Wood Wind Golf Course property is such an open space. It is already the open, environmental space you are creating in Grand Junction. Why would you vote to replace it with homes and roads?

We encourage you enter into a public/private partnership and preserve the Wood Wind property in perpetuity. We would be happy to serve on a citizen task force to investigate possible solutions to keep the property from becoming just another sea of rooftops. Approving that type of development would be short-sighted and irresponsible.

We urge you to vote against the Westchester proposal and consider long-term, proactive opportunities to preserve Westfield's existing resources.

Sincerely,
Cynthia and Steve Stafford

Kevin M. Todd, AICP

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, December 4, 2017 10:13 AM
To: Andy Cook; APC
Subject: Westchester PUD

Dear Mr. Mayor and APC,

This letter is being directed to you as a statement of opposition to the proposed Westchester PUD. Because this PUD doesn't even come close to the standards of the previous PUD proposed by Pulte, I would expect that after the Public Hearing tonight there will be a "no" recommendation by the APC to proceed any further. In a discussion I had this past week with a project manager, who will remain anonymous, who was asked to look at the PUD by Platinum he said that these homes were around the \$300 mark, not above (as Jon said at the neighborhood meeting), and more importantly that after they lost at least half a million dollars on Woodwind that there would be HUGE backlash if this PUD was ever approved. I would hope that after what happened with the Woodwind PUD that clearly the acceptable standards have been defined, the City has already spoken, and anything less than that should not even be considered. Frankly, I don't understand why that wasn't made apparent to Platinum's lawyer when it was first revealed!

Sincerely,
Lisabeth Armstrong
16414 Towne Rd.

Kevin M. Todd, AICP

From: Adam Goodnight <agoodnig@umail.iu.edu>
Sent: Monday, December 4, 2017 10:47 AM
To: Andy Cook; APC; Council Members; Kevin M. Todd, AICP
Subject: Westchester Development

Dear Officials,

I'm very disappointed to hear about the new development that starts far below where the recently rejected Pulte PUD left off. It is surprisingly such a low quality development would even be considered for a golf course, especially after the widespread rejection of Pulte's plan. I would hope everyone rejects this proposal and sends them back to the drawing board. Any development in this area should feature larger lot sizes and custom homes. Think Chatham Hills, the original Viking Meadows, or similar as a starting point if it's going to be a neighborhood. We have enough cookie cutter neighborhoods already (including the Pulte and Drees development going on already on Towne Road) and approving another large development after we've experienced two costly school referendums is irresponsible and mind boggling. This entire area should be reserved for larger lots and larger homes. Development is a way of life and we all know it's coming, but think quality over quantity. You only get one shot at this so please consider something everyone will be comfortable and proud of long term. Let's be real, 1500 square foot homes with front load garages on a golf course.....not even close to the target.

Thank you,

Adam Goodnight
955 W. Edenbridge Way

Advanced Planning Committee Members

WoodWind Presentation

12/4/17

This is, by my count, the 10th time I have written in defense of my neighborhood over the real estate in question. My neighbors will do a fine job of presenting the case for denying the current petitioner regarding the Woodwind and adjacent property. They can make a clear case, and their vigilance and commitment is appreciated. I do not need to waste your time with repetition.

My voice today will address the fact that this is the 10th time I have written. Plus the meetings, the emails, the reading; all the time spent. Many others have also done this. One can easily see that with no limit on the number or type of developments, we can all – you and I- spend all our time just trying to keep these underwhelming projects at bay, one after another. Until we give up, or one meets (exceeds?) all the requirements.

How many times do we need to say “does not fit comprehensive plan”, “will not positively add to the tax base” and “will not guarantee the golf course”? I can try to be creative, but the message is clear today, as it has been all the past times.

The development is inappropriate.

In fact, one might make the argument for the low level of respect (apprehension?) for the APC shown by such presentations that clearly do not fit the requirements. This was apparent in the last Pulte series that lasted over 10 months. Several times they came back to one Council or the other, with no real changes to the plan, just a vague hope that the citizens would wear down, we were all easily fooled, or worse. Is this continuing today? These people are being paid and directed to do what they do. My neighbors and I are paid nothing for our efforts.

The fact is that this plan shows some level of disrespect for your time and effort, as well as the citizens involved. I think a solid chastisement of them is in order.

I have written before that the process is clearly backward. The burden is now on the citizens to fight a proposal and try to win various Councils agreement. This divides the citizens from our Councils and creates distrust and animosity. The process also divides the community, pitting landowners against neighbors and Councils.

None of this is desirable. But today, it is all we have, and I see no one moving to change it.

Let us set an example and make it easy to dismiss these inappropriate projects quickly and decisively without the marshaling of forces that citizens now feel we must do in order to avoid a blindside by an unforeseen approval.

As stated previously, the facts are clear, the reasoning is sound, the history is relevant, the future is ours if only we understand where we are today. Please vote no on the Woodwind Project.

Sincerely,

David R Sochar

Cynthia R Sochar

Kevin M. Todd, AICP

From: dub164@aol.com
Sent: Monday, December 4, 2017 11:46 AM
To: Andy Cook; APC; Council Members; Kevin M. Todd, AICP
Subject: Westchester

Dear ladies and gentlemen,

I am writing to express my concerns with the recently proposed Westchester development on the west side of our city.

Following is a list of concerns related to the proposed PUD:

- Doesn't guarantee keeping the golf course
- There is no driving range for lessons and camps
- Homes do not meet architectural standards for the area and are not in context with homes in the area
- Homes do not have 4-sided architecture
- Written specifications would point to a conclusion that homes will be priced below what is needed for school and city operations (\$350,000-\$375,000)
- Golf course homes and the beauty of this area should require much higher priced homes than \$350,000 to maximize AV for the city and schools.
- Homes are not front facing the roads
- Open space beyond the golf course is almost non-existent
- No amenity center for the parcel not connected to the golf course furthermore, golf course does not meet amenity requirements in UDO.
- This PUD has 360 homes - within 2 miles of the course, 4 new neighborhoods with almost 600 lots have become available since May. These are additional lots available to the 700-800 still available from the last PUD presented.
- This means we have over 1,200 lots ready (or almost ready) to be built upon right now on the west side.
- 360 homes is a lot of homes and the roads out here can barely support what is happening now. .
- No landscaping plan with black fencing and rural plantings and trees.
- No character exhibits to show how the entrances and landscaping will look

These are a few of the issues related to the comp plan but there are more that apply.

- Density decreases and open space increases as you move north of 146th Street, south of 32 and west of Ditch Road. While the open space is fine now on the course, it won't be when it's developed in the future as the PUD reads. The density is SF4 for the parcel between 156th and 151st Streets. This is not decreasing from Harmony or Liberty Ridge. The open space is practically non-existent. This will set the tone for the parcels to the west so this one needs to be right.
- Homes built within context architecturally - doesn't meet this
- Buffering long term rural neighbors is required to prevent the degradation of their lifestyles/property values - this is not being done thoughtfully for any of the close adjoiners to this property. They will be negatively impacted.
- The majority of homes in any development will NOT have front loading garages. - It appears they all have front loading garages on this plan.

General Issues:

- Schools, schools, schools - Does anyone in our city government care about our kids in this community and the conditions of the overcrowding they face everyday. The fixes are at least 3 years away. Every new development compounds the problems. Unless a new development truly is responsible and helps our community, it should be denied at this moment of overcrowding crisis
- We are now paying what appears to be the highest referendum in the state of Indiana for our schools.

Thanks for your time and effort on this! We need thoughtful development that follows the comprehensive plan for this area. This PUD is about as far from this as it gets so please say no and be patient for the right development for our community.

Thank you for your consideration,

Suzy DuBois

Kevin M. Todd, AICP

From: Ross Laufert <rosslaufert@hotmail.com>
Sent: Monday, December 4, 2017 11:56 AM
To: Andy Cook; APC; Council Members; Kevin M. Todd, AICP
Subject: Westchester PUD

Please keep the area residents best interests in mind for new development in our great community. Make this development to the highest standards and with less density like the existing homes in this area.

Best Regards,

Ross and Tina Laufert

From: Lisabeth Armstrong via [Change.org](https://change.org)
Sent: Monday, December 4, 2017 10:21 AM
To: rosslaufert@hotmail.com
Subject: URGENT: Another Irresponsible Development on APC Agenda Tonight



Lisabeth Armstrong shared an update on ***Westfield City Council & Mayor: Stop Rampant Residential Development in Westfield, IN***
Check it out and leave a comment:

PETITION UPDATE

URGENT: Another Irresponsible Development on APC Agenda Tonight

We are calling on all of you once again to tell the city administration that Westfield citizens will no longer tolerate irresponsible development in our community. Another proposal, called Westchester, will be presented tonight at a Public Hearing during the APC Meeting at City Hall at 7:00 pm.

You are welcome to come and speak and will have 3 minutes.
However, sending an email is just as...

[Read full update](#)

You signed Lisabeth Armstrong's petition, "[Westfield City Council & Mayor: Stop Rampant Residential Development in Westfield, IN](#)", on Nov 10, 2016

The person (or organization) who started this petition is not affiliated with Change.org. [Change.org](#) did not create this petition and is not responsible for the petition content. [Click here](#) to stop receiving updates about this petition.

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This email was sent by [Change.org](#) to rosslaft@hotmail.com, because you registered as a [Change.org](#) user on 11/10/2016. We'd love to hear from you! [Send us feedback](#) or [contact us](#) through our help center.

[Change.org](#) · 548 Market St #29993, San Francisco, CA 94104-5401, USA

Kevin M. Todd, AICP

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, December 4, 2017 12:07 PM
To: Andy Cook; Council Members; APC; Kevin M. Todd, AICP
Subject: Westchester PUD

Dear Mr. Mayor, City Councilors, APC and Mr. Todd,

Tonight, a development named Westchester is on the agenda for a public hearing. This is the third attempt by these landowners to solve their problem of selling their land. All three proposals have overt commonality which is the desire to maximize their profits at the expense of the Westfield citizens. None of the proposals, including this one, have been presented in a thoughtful, respectful partnership to create a win-win for the landowner, neighbors and our community. The result is valuable resources of our Mayor, City Council, APC, Planning Department and Westfield citizens have been wasted.

Any new residential development at this point in our city's juncture, needs to be evaluated at a level that is non-precedented by all gatekeepers within the process. I am not judging the past decisions because every moment in a city's history has its purpose. However, I would like to suggest that the process for evaluation going forward needs alteration. We are now a city of 38,000 people and the development strategy for the future needs to optimize our city's resources to create neighborhoods that this city will be proud of in 20 years and beyond. Let's look at Fishers for a moment. They don't like the way their neighborhoods are aging so they are asking for 20% open space not including retention ponds on ALL new developments. The article link is below for details. The point is, there's a bar being set for developers to even walk through the door. With over 1,200 lots (my estimate based on Market Graphics research and 2016 Westfield housing permits-staff can verify) available to build upon on the west side, we need baseline requirements for developers to walk through the door. This is our city, not a branch of the Indianapolis Builders' Association.

<https://www.indystar.com/story/news/local/hamilton-county/2017/08/22/when-retention-ponds-arent-enough-fishers-wants-end-cookie-cutter-outdoor-spaces/565745001/>

My suggestion is the result of my disbelief that we are having a Public Hearing this evening on this PUD. It is not even close to the comprehensive plan, doesn't save the golf course, doesn't properly buffer long term rural residents, squanders the high potential AV for the area, doesn't highlight the rural landscape with black fencing and rural plantings, has home designs literally being built down the road, home prices won't meet school (\$375,000) or city infrastructure (\$350,000) costs, no amenity for the residents, retention ponds and road buffering for open space (the golf course cannot be counted on for this figure), mature tree lines cut down and destroyed, rears of homes facing the roads, doesn't fill a market opportunity for custom homes on the west side, and adds another 180 children to the overcrowding crisis at our schools.

It's always my goal to stay fact based so below is a bulleted summary of information to aid in your decision-making process. This one is so incredibly clear – it's a "NO" recommendation. We then need to move to our new vision for development in this city and stop burdening citizens to organize remonstrations every six months on ludicrous PUDs. Let's keep everyone's valuable resources aligned and focused on continuing all the great things happening in Westfield.

I thank you for your time and service to our community,

Kristen Burkman

Facts for your Consideration:

- Saving the golf course has been noted as the baseline for entry to analyze a development. As this PUD reads, there is no longterm guarantee for the course to stay. On this alone, this PUD should not move forward.
- Jim Ake asked at the Council Introduction to look around the area and see what is in context. The petitioner repeatedly referred to Liberty Ridge during the Neighbor Meeting. Here is a reminder of the standards approved at Liberty Ridge.
 - **It's a transition parcel from commercial and apartments. Still, that developer, Cal Atlantic, designed a neighborhood with almost 30% open space, a swimming pool, a playground and new home designs not already available in Westfield. Additionally, a thoughtful buffer averaging 100 feet with tree plantings was given to the long term rural neighbor. Cal Atlantic also agreed to front face the homes along 151st Street and incorporate rural landscaping with a black fence.**
- This Westchester PUD literally has none of these standards. The golf course cannot be counted in the density and open space numbers because there's no long term guarantee. And according to the comprehensive plan, these standards should even get better moving north and west.
- What's in context around the golf course?
 - **All the homes in the area around the golf course are custom with unique character and 4-sided architecture with averaging property values between \$500,000 - \$2,000,000. Why would the city, for one moment, entertain taking one of the highest potential areas for accessed value in all of Westfield and allow 1,200 square feet homes to be built. Very similar home designs are being built just down the street in Wilshire, West Rail and Lantern Park.**
- Again, this Westchester PUD is completely out of context with the surrounding homes.
- We have approximately 1,200 lots ready to build upon right now or very soon on the west side. The homes proposed in this PUD are the same price point as Wilshire, West Rail and Liberty Ridge which make up approximately 415 lots that are just starting to sell.
- There are 35 neighborhoods on the west side of Westfield. This would be the 8th largest. With 360 homes, this is NOT a small neighborhood.
- Of the 35 west side neighborhoods, only 2 neighborhoods are custom homes and they are sold out. How many custom neighborhoods are on the east side? Let's just say there is an incredible misbalance.
- In the last six months, almost 600 new construction lots have become available or are close to ready at Wilshire, West Rail, Bent Creek and Liberty Ridge.
- Please see list in main body copy for the multitude of problems with the PUD.

Kevin M. Todd, AICP

From: Laurie Busch <busch_laurie@yahoo.com>
Sent: Monday, December 4, 2017 12:11 PM
To: APC
Subject: Opposed to Westchester Development

To Whom It May Concern,

My name is Laurie Busch and my family moved to Westfield six years ago from Indianapolis primarily because of the excellent school system. This move added to my husband's commute, but he sacrificed this so that my son could attend a good school. I love living here in Westfield, as it has a wonderful small town feel with so many amenities and one of the best public school systems in the state. When I see articles in national magazines and newspapers listing Westfield as one of the top places to live in the United States, I am not surprised. I can't think of a better place to raise my son.

At first, I was happy to see all the housing developments going in. A sign of progress, I thought. However, it has become apparent to me that Westfield is developing at such a rapid rate that it is putting a huge strain on our public school system. There are numerous problems due to the overcrowding in our schools right now. My 6th grade son has been affected. And now, thanks to the referendum that was snuck in during a special election, we will be paying an additional \$500 per year to remedy all of these problems in the schools. Although the school board may have mismanaged funds and we do not agree with all of their decisions, we put most of the blame on the city council. The school board was put between a rock and a hard place to figure out how to deal with the surge in student enrollment. If the city council had not approved all of these developments, especially the Section 8 apartments, we would not be in such a mess! To say we are not happy with the city council is an understatement!

We are adamantly opposed to the proposed Westchester development because we believe it will aggravate an already bad situation in the public schools.

Sincerely,

Mike and Laurie Busch

Sent from my iPad

Kevin M. Todd, AICP

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Monday, December 4, 2017 12:39 PM
To: APC
Subject: Westchester PUD

Dear APC Members:

There is only one possible justification for rezoning the subject real estate to an underlying zoning classification of SF4 and that is the preservation of Woodwind Golf Course for a significant period of years. However, the Westchester PUD ordinance is completely silent regarding its relationship to the Golf Course (other than to include it as part of the green space calculation).

Please do not consider this petition without a written, airtight plan for the preservation of the Golf Course included as part of the ordinance. That plan should be the starting point, before any consideration of rezoning, as it will provide the justification for a certain minimum number of rooftops necessary to keep the golf course financially viable. From there we can then better determine how to rezone the real estate. As you know, if it is not part of the ordinance, there is no way for the city to enforce it.

After the extended process that the Pulte Woodwind PUD went through, please do not settle for a PUD that is as vague and devoid of details as this one is.

Thank you,

Ken

Ken Kingshill
15606 Towne Rd
Westfield, IN 46074
kenkingshill@gmail.com

Kevin M. Todd, AICP

From: Cindy Spoljaric
Sent: Monday, December 4, 2017 1:10 PM
To: APC
Subject: Fwd: Unwanted Westfield Growth

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

Begin forwarded message:

From: Rita Watkins <rwatk42374@aol.com>
Date: December 4, 2017 at 11:16:46 AM EST
To: councilmembers@westfield.in.gov
Subject: Unwanted Westfield Growth

Time to step back. Growth can be devastating to families with children in school. Schools become overcrowded; taxes inflate to build more schools; re-districting areas so you never know from one year to the next where you young children will be attending school; streets that are over crowded and not maintained; losing the beautiful open land in the area-what the Westfield area was ONCE known for-but no longer; need I go on?

STOP THIS EXCESSIVE BUILDING!
IT IS NOT NEEDED NOR WANTED BY THE RESIDENTS WHO VOTE FOR YOU!

Thank you.

Sent from my iPhone

Kevin M. Todd, AICP

From: Cindy Spoljaric
Sent: Monday, December 4, 2017 1:18 PM
To: APC
Subject: Fwd: Westchester development

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

Begin forwarded message:

From: Kimberly Shields <kimembs@me.com>
Date: December 4, 2017 at 11:13:30 AM EST
To: councilmembers@westfield.in.gov
Subject: Westchester development

I'm emailing to send a big "No "to the development. Please stop this over development of Westfield . I have 2 children in intermediate school at the moment and the over growth is being felt by students ,teachers and parents .
We do not want this !!!!!
Kim Shields
17021 Joliet Rd
Westfield

Sent from my iPhone

Kevin M. Todd, AICP

From: Trish Wiggers <bonnielass2@icloud.com>
Sent: Monday, December 4, 2017 1:33 PM
To: APC
Cc: Council Members; Kevin M. Todd, AICP
Subject: Fwd: New possible development Westchester

Begin forwarded message:

From: Trish Wiggers <bonnielass2@icloud.com>
Date: December 4, 2017 at 1:23:09 PM EST
To: acook@westfield.in.gov
Subject: New possible development Westchester

Mayor Andy Cook,

Please once again consider the ramifications of this very large development being presented tonight on our schools, taxes & urban sprawl. If you are to approve this they really need to provide protection for the golf course without eliminating the driving range. Whoever heard of a course without one. That to me indicates they don't really plan on keeping it.

Also again with the area green space is a must, protection of neighbors privacy & limiting noise & light pollution directed at their homes is important. Don't destroy what makes this area of Westfield special.

Our roads & infrastructure can't handle the huge increase in traffic. There has to be a way to pass the cost of improvement on to the developers, who are making millions on these developments instead of passing costs on to local residents that don't want or approve of this urban sprawl & irresponsible development. Our taxes are making people look at other cities to move to instead of Westfield.

Please do the responsible thing & tell the developers NO!!. If you do approve it make sure they are really preserving the golf course, that it's a lower density quality neighborhood that Westfield can be proud of & not a ugly eyesore of siding. Also please find a way that they pay for infrastructure upgrades to make cost to taxpayers minimal. That is only fair. We shouldn't have to pay so they make huge amounts of money.

Thank you for your help & understanding of these issues. Please put Westfield & her residents and schools first over developers greed.

Sincerely,
Patricia Wiggers
3434 W. 151st Street
Westfield, IN

Kevin M. Todd, AICP

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, December 4, 2017 1:33 PM
To: Andy Cook; Council Members; APC; Jesse Pohlman; Kevin M. Todd, AICP
Cc: Ginny Kelleher; Matt Skelton; Steve Hoover; Cari Hahn; Cindy Spoljaric
Subject: Against the latest Towne Road / Woodward, AKA "Westchester" Platinum Properties, insulting PUD

Dear Honorable Mayor, City Council and Planning Commission Members,

I regret that I cannot make the APC meeting tonight. I really didn't expect that we would start this Towne Road / Woodward area planning all over again from a PUD that is worse than what the mayor and we had all agreed earlier this year was not appropriate for Westfield at this time.

I honestly believed that Westfield City Planners would have brought in a plan to local residents that at least started off at the same or better place than what was voted down earlier this year. I remember the Mayor saying that the Pulte PUD was not right for Westfield at this time. He was right – spot on. What has changed in these few short months that anyone would even consider that this proposal could even remotely be right for Westfield?

What has been brought to the table is an insult to every single person who worked hard to voice concerns and voted against the earlier proposal. Can someone please explain to me (and I am sure everyone else who worked hard and attended all the earlier meetings, read proposals, made comments, provided feedback, and gave up a lot of their precious time to be heard) how the city of Westfield can even send this current "Westchester" PUD forward in light of what we have all been through earlier this year? According to my research, this group – Platinum Properties – is the exact same group that proposed the earlier PUD last year. This is not only insulting to you and me but they are trying to pull the wool over our eyes and wasting our precious time. Do they think we are too tired to continue fighting and that we don't see their deception in their proposal?

Let me guess what their strategy is:

- Put in an initial proposal so bad, so far below the minimal standard that they have plenty of room to go back and make minor changes to make it look like they are listening to the public,
- Make the proposal look bad in the beginning, let the city and local residents complain at numerous meetings, over and over again,
- Come back with a few more minor changes and get someone on the planning commission to side with them and be their advocate,
- Keep this going back and forth for months pretend like the poor developer is making so many concessions to the city and local resident demands,
- Keep this pretense up till everyone is so fatigued that they don't care what gets built and they get approval by pushing it through at a time when people are distracted elsewhere.

I keep hearing so much about saving the golf course. Why is that such a priority, shouldn't we all be worried about saving the open green space in this area? It is almost gone and that will be irreversible. There is no guarantee in this proposal anyway for saving the golf course.

Every day now, all day long I hear beep, beep, beep, boom, boom, boom, beep, beep, beep with the Bent Creek development. There seems to be no place, anywhere in Westfield where you cannot drive and see mega building development going on. Let's create more mini-farms, something pleasant in the few remaining acres left in Westfield.

Do you know that they are now selling the property next to me and breaking it up in 10-acre plots? Believe it or not, they are selling those plots for \$450,000 each. Yes, \$450,000 per 10 acres. That is pure greed, then they will put 20 – 40 homes or apartments on each of the 10-acre plots. When is this going to slow down? The “Westchester” proposal has sooooo many flaws, I don’t even know where to start – housing prices, lot sizes, architectural standards, already overcrowded schools, all the same issues that we had before and more. Please, please tell me that you all are going to tell them once and for all that Westfield deserves a lot better than this and don’t insult us with this substandard proposal. At least start where we left off earlier this year with the PULTE PUD.

I again invite you all to come visit my mini-farm and see what we could have here in Westfield (I will even give you fresh eggs). This summer, I had visits from residents of the Carmel Manor House nursing home. What a great experience we all had here as they revisited memories from their childhood and a way of life almost gone. Westfield could become known as a place that is eco-friendly and supportive of mini-farms producing local products for all of us.

Please do the right thing again for the residents of Westfield and thank you for your service.

With best regards,

Karen Hymbaugh

Red Wing Farm

2929 W. 159th Street

Kevin M. Todd, AICP

From: Linda Naas <linaas@logickey.com>
Sent: Monday, December 4, 2017 2:46 PM
To: APC
Subject: Westchester PUD

1712-PUD-24

We ask that you not approve this PUD as SF4 Density is not allowed in the Comprehensive Plan and does not fit this area.

There has not been financial transparency or conflicts of interest revealed regarding the golf course. However, it is not the City's responsibility to financially advance the golf course. We do not believe this high density development will support the golf course. Financial business plans have not been submitted to the public/City.

Please deny this PUD.

Sincerely,

161st Street Neighbors
Linda Naas

Sent from my iPhone

Kevin M. Todd, AICP

From: T <stillerfan6x@gmail.com> on behalf of Todd Severson <Todd@Lseverson.com>
Sent: Monday, December 4, 2017 4:14 PM
To: Andy Cook; APC; Council Members; Kevin M. Todd, AICP
Subject: Weschester

Hello,

We would like let you know as landowners that border this proposed cookie cutter development, we strongly oppose this rezoning and development as presented.

How about Westfield cultivate more quality developments instead of the same production building look alike everywhere.

Westfield has a chance to do something different with growth.

Hopefully you, as leaders can see a quality, responsible vision of Westfield, not a cookie cutter, irresponsible, quantity vision.

We do not want to become Fishers West, which is what we will be if you keep approving these developments such as Westchester.

Thanks you for your service and time.

Sincerely ,

Todd Severson

2223 W 166th st

Westfield, IN

--
Todd Severson

November 30, 2017 Westchester PUD - Neighborhood Meeting Summary

Project: Proposed Westchester Planned Unit Development

Ordinance Number 1712-PUD-24

Date: November 30, 2017 at 6:30pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana.

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankengerger
Paul Rioux – Platinum Properties Management Company, LLC
Kevin Todd – Westfield Planning Staff
See Exhibit A Sign In Sheet

Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. Can you guarantee that the golf course will stay open?

Response: The golf course is a business and we cannot guarantee what will continue in the future. The PUD is drafted to require the golf course to be retained as open space if it no longer operates.

2. The UDO requires neighborhood amenities to be owned and maintained “in common.” If the golf course is the amenity, who maintains it and if it no longer operates, does the neighborhood still have an amenity to comply with the UDO? Where is the requirement that the neighborhood have an amenity? What are the permitted uses under AGSF-1?

Response: The golf course is the amenity and the PUD requires the golf course, open space and any other amenities in Area C. The PUD states that Area C is to remain either a golf course, open space or have other amenity developments. If someone feels that the PUD language needs to further limit what can be done with Area C, please provide those suggestions or proposed language to staff.

3. Will the tree area located at the northern most section of Area B be preserved?

Response: A portion of the tree area along the boarder of northern most section of Area B will be preserved as a buffer. The centrally located trees in that area will be removed to accommodate the development of lots in that vicinity.

4. What can be done to make the development more unique such as rain barrels or solar panels?

Response: The petitioner will consider any comments or suggestions submitted to staff regarding suggestions the public has regarding items like that.

5. Will there be changes to the roads?

Response: The development of the real estate will require installation of acceleration/deceleration lanes where required. The City is already in the process of upgrading Towne Road north of 156th Street and improvements have already been completed to 151st Street east of Towne Road along our south perimeter.

6. The community put a lot of time into responding to the Pulte project, including raising the bar for architecture. Why has the petitioner not taken that into consideration and included things such as front loaded garages? There were comments in the past as to higher expectations for this area.

Response: Every project has its own set of considerations. The current proposal exceed the architectural standards of the UDO. The petitioner will consider any comments or suggestions submitted to staff.

7. The comprehensive plan discourages front load garages, which Pulte eliminated. We are insulted that the current proposal contains all front loaded garages.

Response: The petitioner will consider any comments or suggestions submitted to staff.

8. What does the PUD include for proposed square footage?

Response: Area B is 1,200-1,400 square feet and Area A is 1,400 for single story and 1,600 for two story.

9. What is the price point?

Response: high \$300k to \$500k with the expectation that there will be homes along the gold cours that exceed \$500k.

10. That equates to \$357/square foot. That doesn't make sense.

Response: That does not take into account basements, 2nd story square footage and uses the minimum standards.

11. Does Area B have zero set back?

Response: There is no side yard set back on an individual lot, but there is a 10 foot separation between adjacent homes.

12. Has the developer developed this type of project before?

Response: Platinum has developed 8,000+ lots in the greater Indianapolis area and developed neighborhoods around the existing Pebble Brook golf course in Noblesville and is developing around the existing Golf Club of Indiana in Whitestown.

13. How does zero lot line work without a golf course? Is that not too many homes without the golf course amenity?

Response: There will still be open area if the golf course is no longer operated.

14. What do Area B products compare to? Where are these type of homes being built?

Response: Plum Creek in Carmel and some areas in Bridgewater have similar lot layouts.

15. We want to see new product from builders to the area, not a redesign of already existing homes being built.

Response: The petitioner will consider any comments or suggestions submitted to staff. Additionally the product proposed by Beazer Homes and Drees homes is not currently being built in the Indianapolis market.

16. How many houses per acre? And what is the largest lot in the neighborhood?

Response: Approximately 1.9 homes per acre in Area A and 0.8 homes per acre in Area B/C and the largest lots are approximately 0.25 acres.

17. What type of buffering is being proposed?

Response: No additional buffer is being proposed around Area B due to the golf course and open space where adjacent to neighboring properties. Minimum 40 feet common area with 4 foot mound and planting as required by the UDO, Type B buffer where homes area adjacent to larger lot residential that is zoned AGSF-1. The proposal is meeting the buffering requirements of the UDO where adjacent to existing homes. The Petitioner will consider any comments or suggests submitted to staff.

18. I live across the street from the golf course. What are the buffering requirements along the street?

Response: The UDO requires no buffers along streets. The Street Frontage requirements will be met where homes are proposed. The petitioner will consider any comments or suggestions submitted to staff.

19. What are the size of the lots along Towne Road?

Response: 8-10k square feet.

20. What side of the home faces Towne Road?

Response: The rear of the home will face Towne Road. There will be increased architectural requirements for the rear of these homes.

21. Who are the builders in each area?

Response: Pulte Homes and Drees Homes in Area B and Beazer Homes in Area A.

22. Would like to see more natural landscaping and fencing. The proposal was too low.

Response: The petitioner will consider any comments or suggestions submitted to staff.

23. The Petition has failed to listen to comments and suggestions that came from the Pulte proposal.

Response: This is a different proposal. The petitioner will consider any comments or suggestions submitted to staff.

24. Jon Dobosiewicz was involved with the Liberty Ridge proposal and was aware of the increased expectations in this area and did include those in this proposal.

Response: We represented CalAtlantic who met the Council's expectations regarding architecture. We now represent the petitioner in this matter and the petitioner will consider any comments or suggestions submitted to staff.

25. What buffering is required and how does the comprehensive plan requirements factor into this, including reforestation? What about screening for homes that back-up to Towne?

Response: The petition proposes to meet the requirements of street frontage plantings which is required as to homes that back-up to a road along with the architectural standards. The petitioner will consider any comments or suggestions submitted to staff.

26. How is the golf course protected from future development and who will own the golf course and amenities?

Response: The golf course is protected from future development by the zoning ordinance. If someone wants to develop the golf course, they would have to obtain the Council's approval via the rezoning process. The golf course is owned by Thompson who anticipates selling it to another party to own and operate.

27. Will the developer have a financial interest in the golf course?

Response: No.

28. Will the removal of the driving range not be detrimental to the operation of the course?

Response (by the current golf course operator): No, the driving range operates at a loss now, accounting for only about 2 percent of revenue. The plan is to bring in more up to date technology which is desired by schools and clubs today.

29. Would there be sufficient green space for Area B if the golf course is removed?

Response: Yes because it remains open space.

30. Comment: Please consider deed restriction language similar to what Pulte proposed.

31. Comment: I do not trust what people say when relying on the comprehensive plan, as the counter argument is the comprehensive plan is a living document that needs to be interpreted for current situation.
32. What does this proposal do for the area?

Response: My opinion, it preserves the viability of the area.

33. Comment: Please let plan commission members and council members know of dissatisfaction with the development proposal and suggested standards.
34. Comment: Is the golf course eligible for federal wetland protection?
35. What does “delivering completely new product” mean?

Response: It means the product is not being built in the Indianapolis market today.

EXHIBIT "A"

Neighborhood Meeting Sign In-Sheet

Proposed Westchester Planned Unit Development

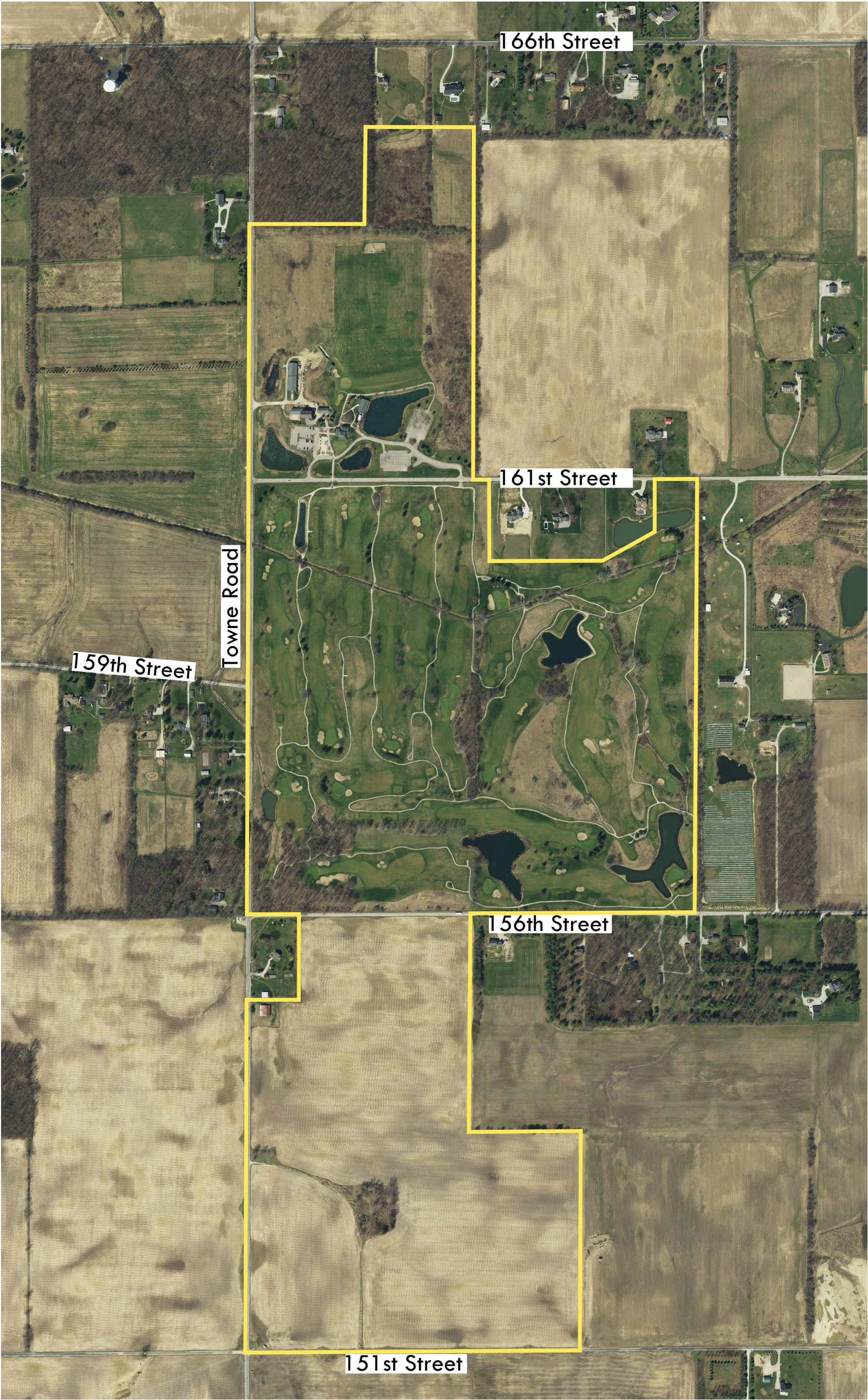
Platinum Properties Management Company, LLC.

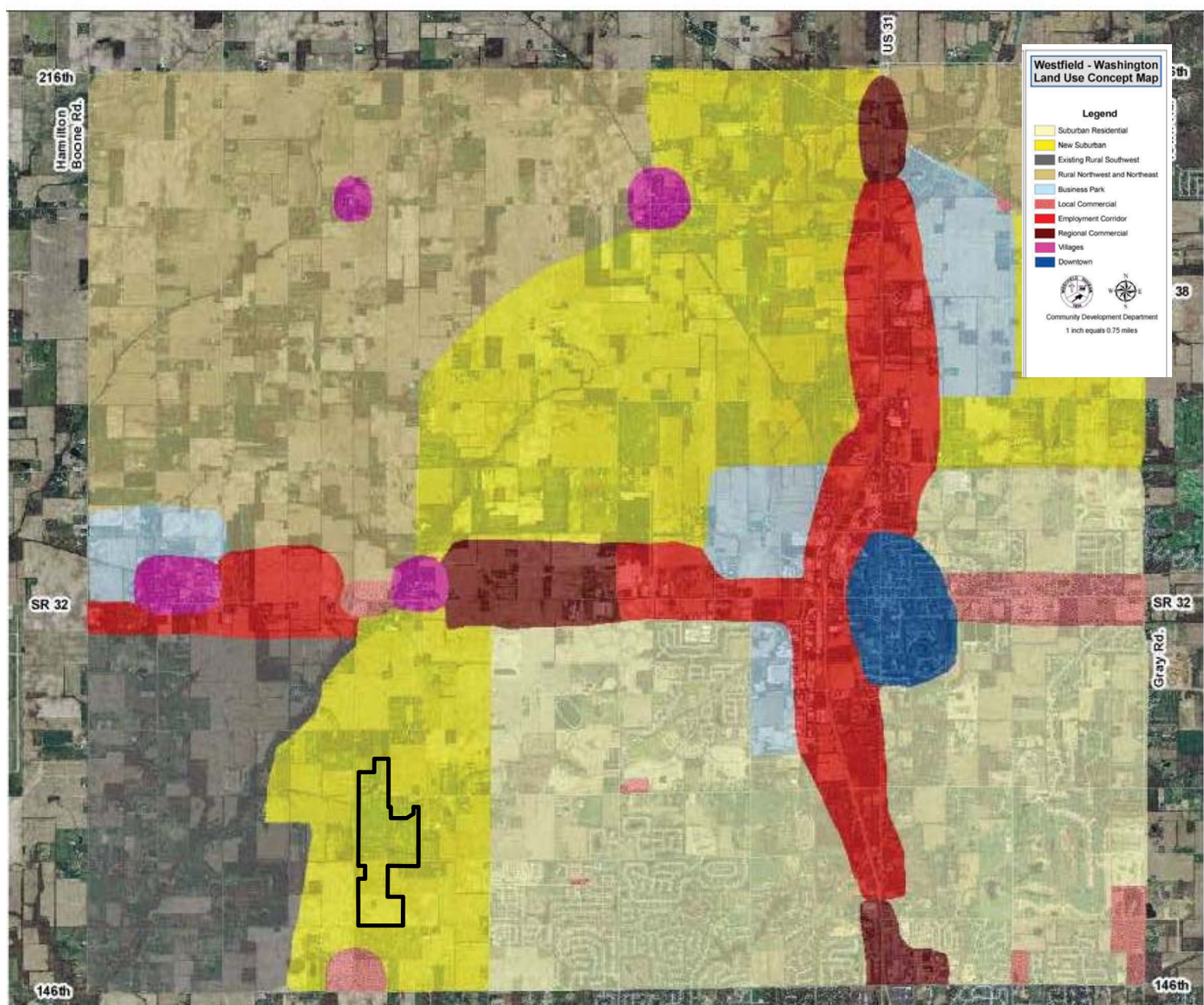
Ordinance Number: 1712-PUD-24

Thursday, November 30, 2017 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN.

NAME	ADDRESS	PHONE	EMAIL
1. Cindy Spoljaric	COUNCIL		
2. BRUCE VAN NATTA	1812 W 156 TH ST 1881 W. 161 ST ST	317-442-4181	brannatta@indy.rr.com
3. Suz D. Bois	1719 W. 161 ST ST	317-867-3691	dob164@aol.com
4. Sarah Gillim	16505 Little Eagle Creek	239-565-6549	butogil@gmail
5. Tracy Pielemeier	16101 Little Eagle Creek Ave.		netuerfield101@gmail.com
6. TOM PIELEMEIER	"	"	TOM.LIGHTSCAE@GMAIL.COM
7. Dick Lewis	15630 TOWNE RD	317-439-1239	RL@arrayapplications.com
8. Rick & Kristen Burkman	1924 W 161 ST St	317-867-3582	rkburkman@gmail.com
9. MICHAEL FRANKS	Central Ave	772,341,6151	MLFRANKS@INDIANA.EDU
10. BEN ESSEX	1929 W. 156 TH ST.	317-432-8347	bessex83@gmail.com
11. Adam Essex	1933 W 156 TH ST.	(317) 867-2185	adamjessex@hotmail.com
12. MATT COHOAT	1939 W. 161 ST ST.	(317) 250-4814	mcohoat@becknellindustrial.com
13. SCOTT & KARLA FREI	2045 W. 166 TH ST	(317) 435-7784	SCOTT.FREI@TABS.TOSHIBA.COM
14. Sarah & Gary Watkins	2191 W. 166 TH ST.	(317) 501-0898	sarahwatkins99@gmail.com
15. Beth Armstrong	16414 Towne Rd	317 418 5320	lisabeth.armstrong84@gmail.com
16. Rick & Erin Gibson	2131 N 166 TH ST	317/867-0860	ELMGIB@AOL.COM
17. KEVIN TODD			ktodd@westfield.in.gov
18. Steve Hoover			sahoover@westfield.in.gov
19. Ross Lauter	2702 W 146 th	317 672 0430	ROSSLAUTER@HOTMAIL

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
20. Mindy Martin	1839 W. 166 St.	317 443 2318	mindymartine@aol.com
21. Mike + Katy Kaylor	2101 W. 161 st St.		meyer43@gnail.com
22. Kody & Greg Meyer	15001 Shelburne		jch@goliteodaly.com
23. JOHN DALY	15936 Little Eagle Creek		PAULZERB@YAHOO.COM
24. PAUL A. ZAWADZKI	16409 LITTLE EAGLE CREEK		
25. Mike & Karna Baker	1816 West 161st		
26. STEVE EDWARDS	9757 WESTPOINT DRIVE ^{INDY} 46256	317-590-8814	
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Westchester
Westfield Comprehensive Plan Map

