



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_20_2017

Monday, November 20, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 20, 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 6, 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.

Documents: [Exhibit 1 Staff Report](#) | [Exhibit 2 Location Map](#) | [Exhibit 3 Concept Plan](#) | [Exhibit 4 Overall Development Plan](#) | [Exhibit 5 Primary Plat](#) | [Exhibit 6 Plan Comparison](#)

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.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

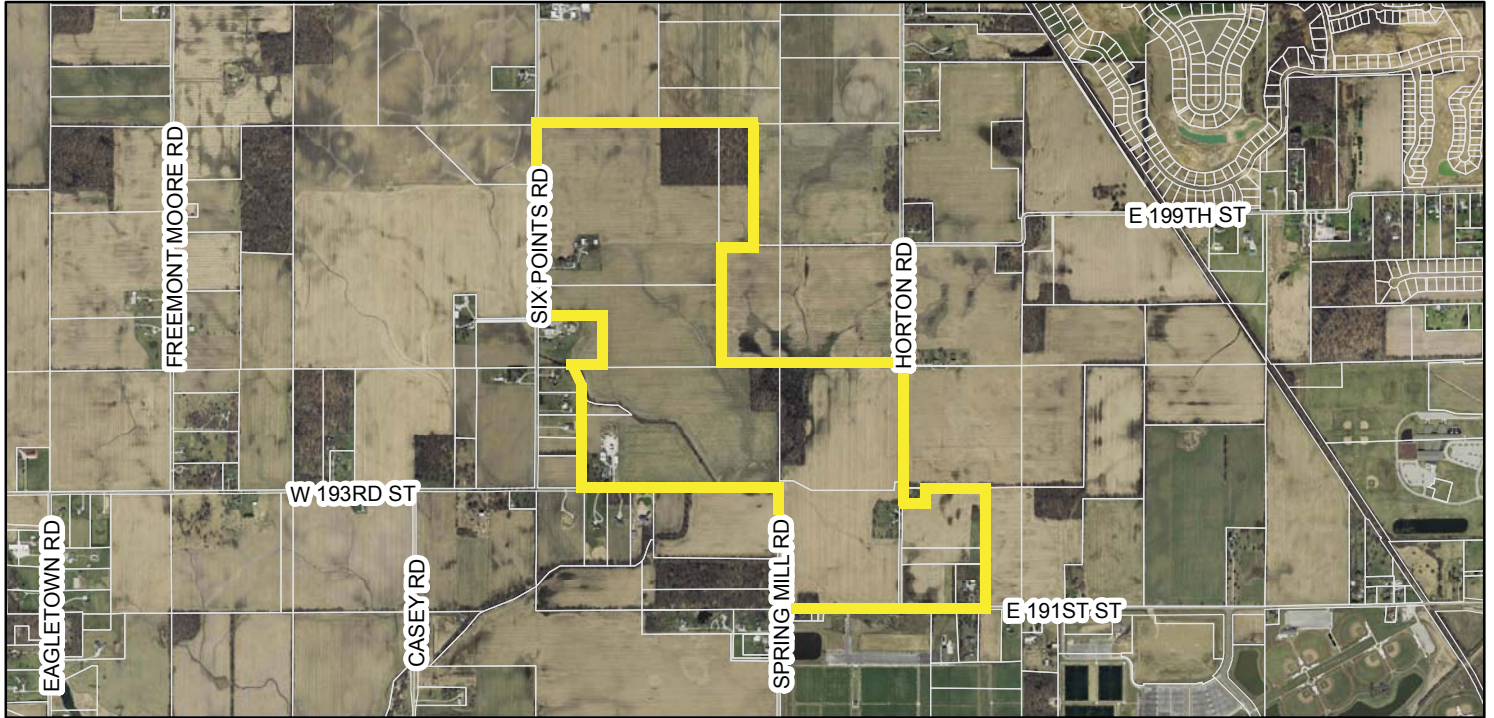
ADJOURNMENT



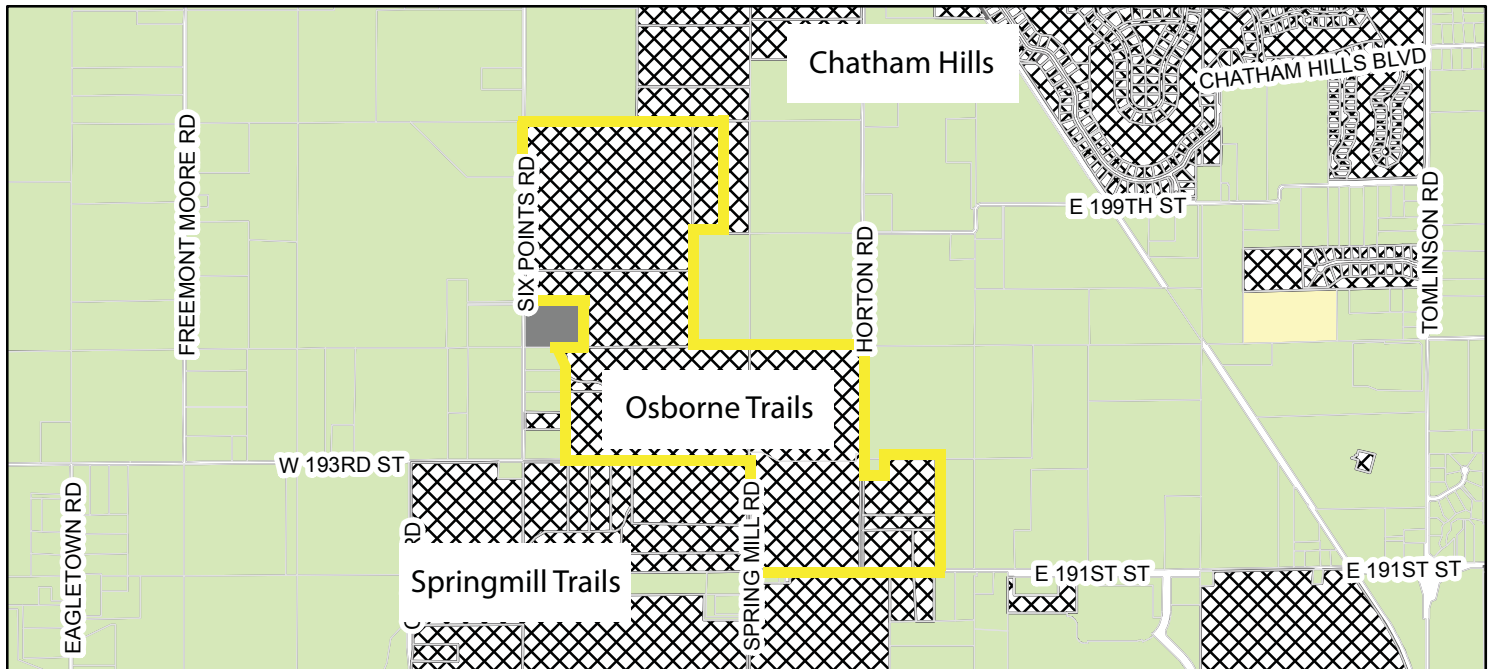
Property Location Map
1711-ODP-11 & 1711-SPP-11
Osborne Trails



Aerial Location Map



Zoning Map

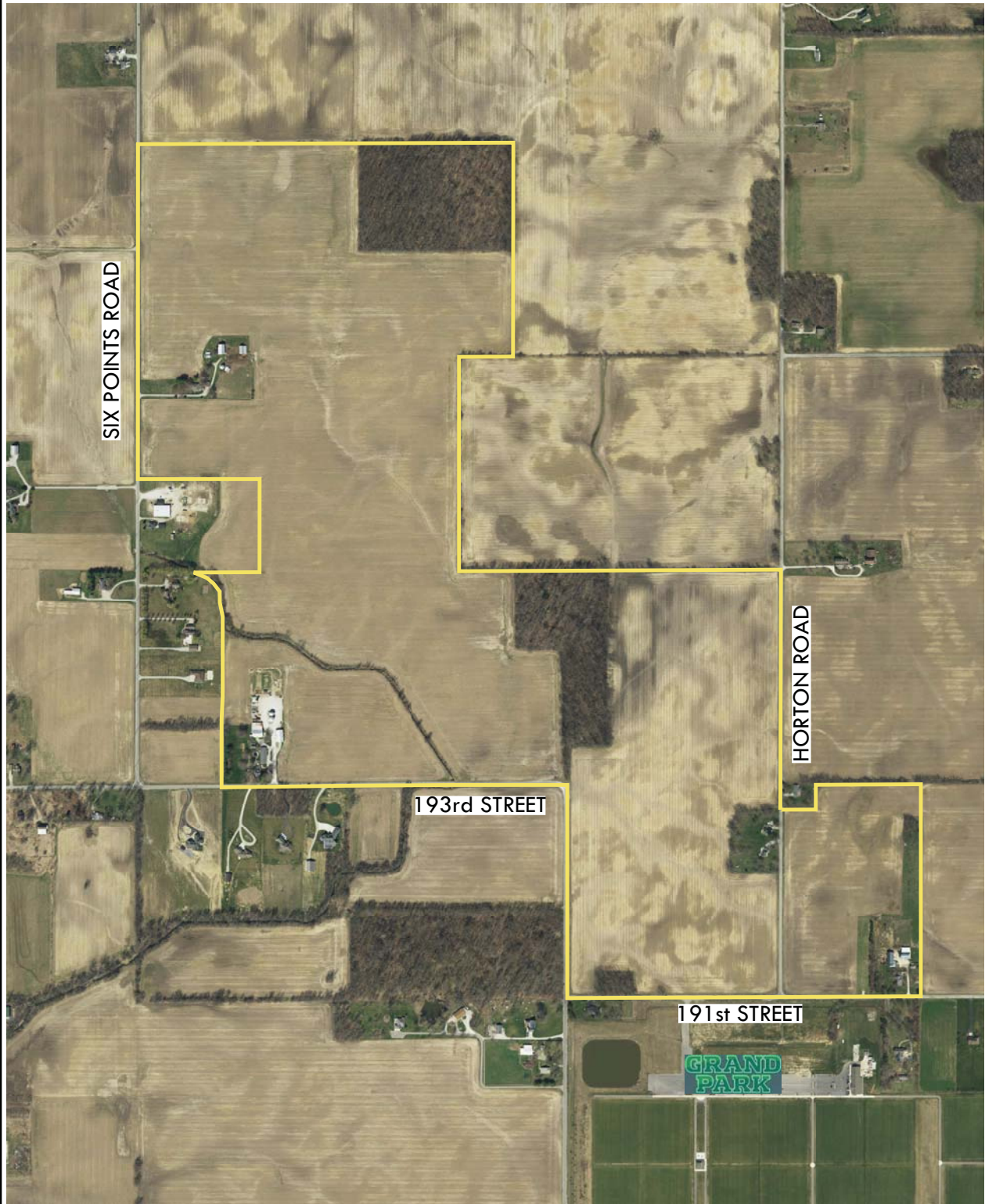


Legend

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

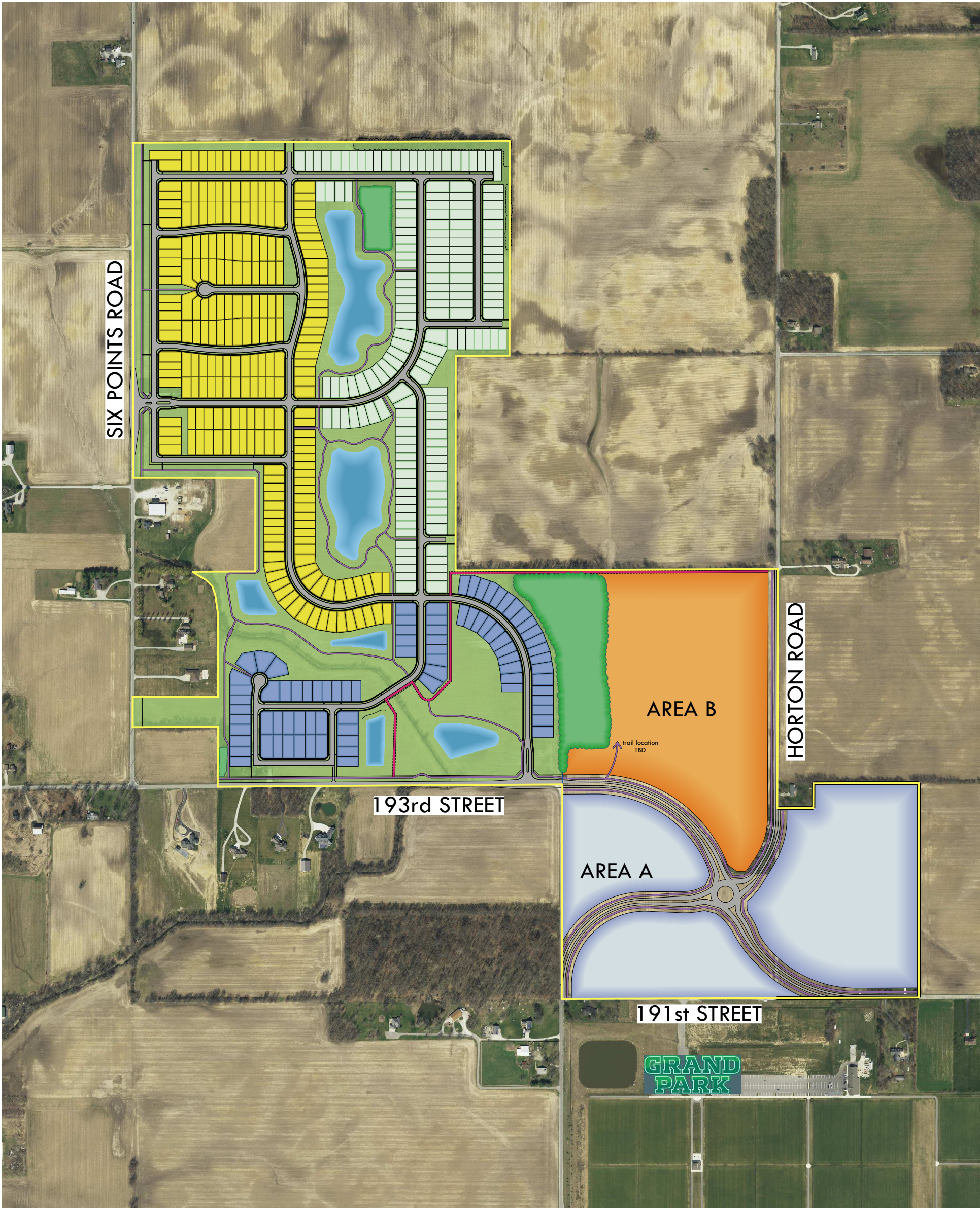
OSBORNE TRAILS

Westfield, Indiana



OSBORNE TRAILS

Westfield, Indiana



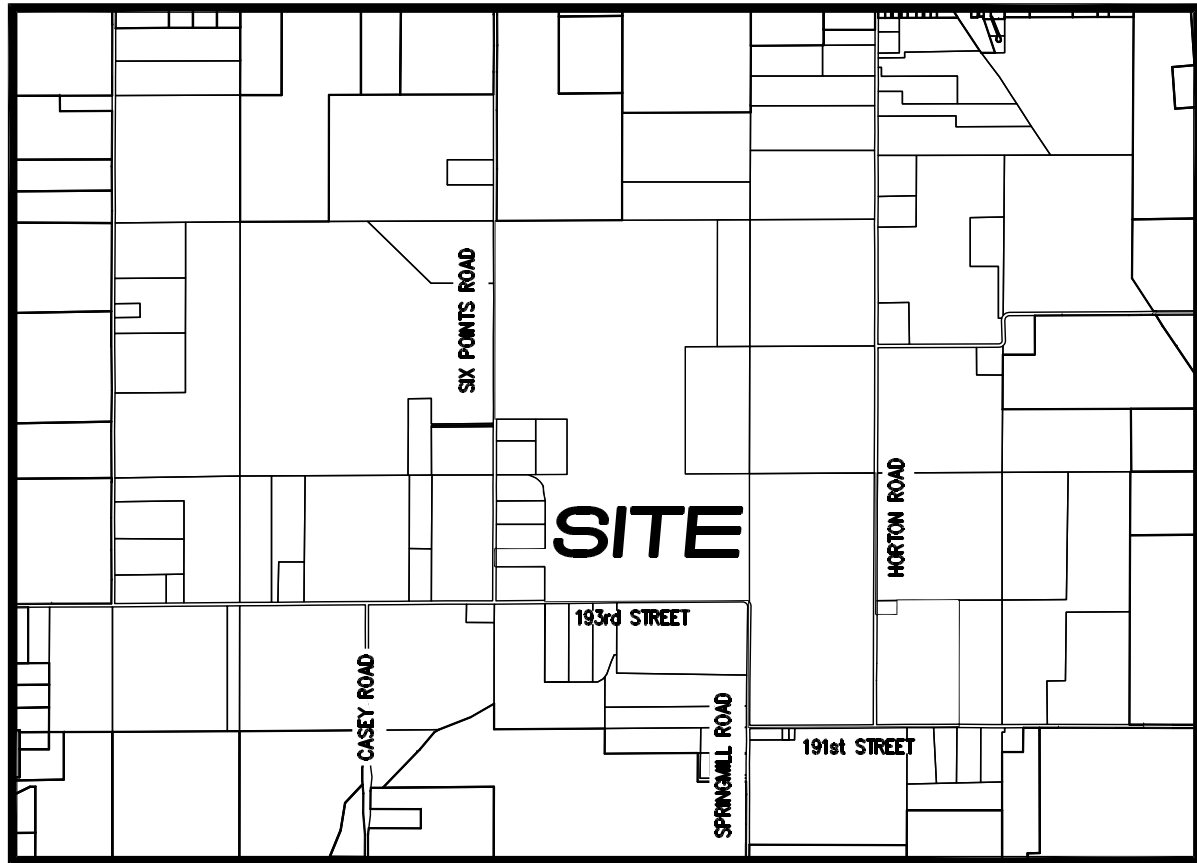
- 49'x130'
- 50'x130'
- 60'x130'
- 5' sidewalk
- 8' trail
- 12' little eagle creek trail



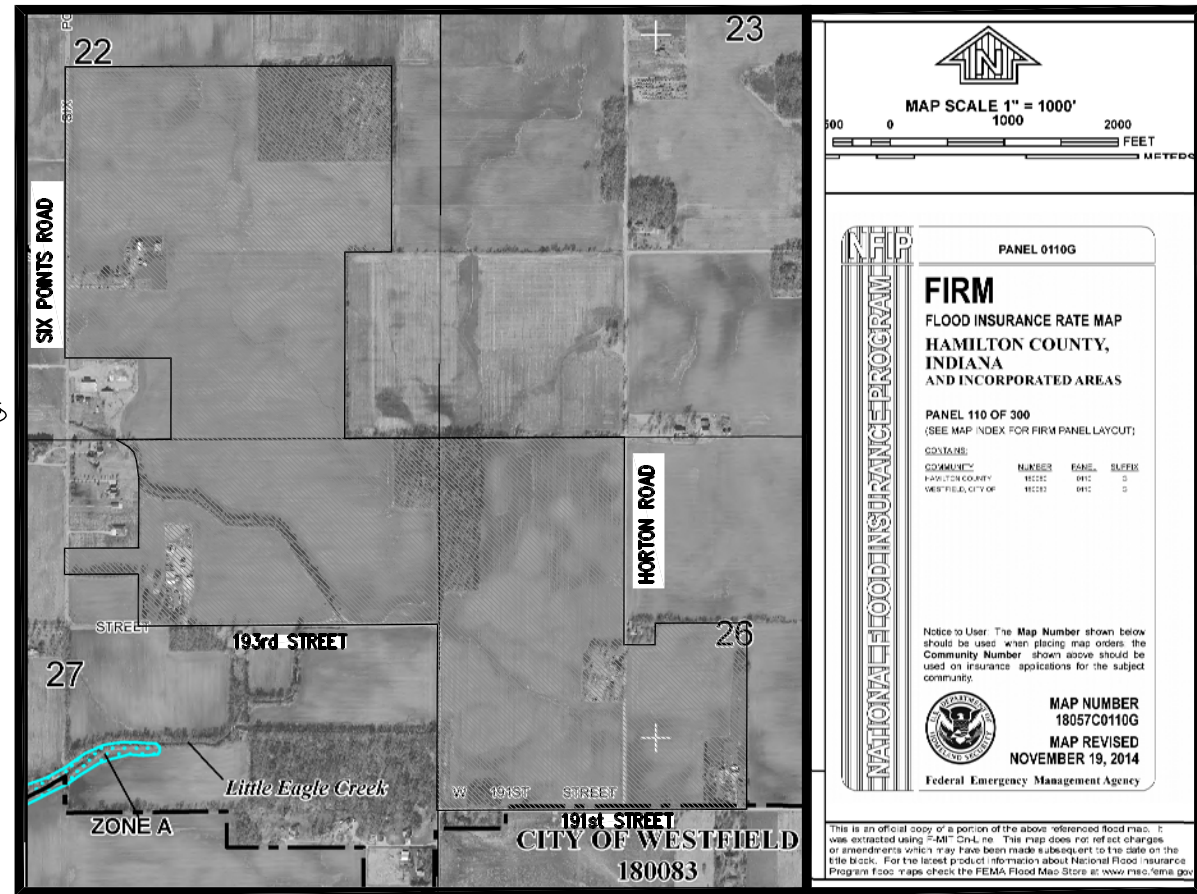
STOEPPELWERTH

THIS INSTRUMENT PREPARED 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 ROLIX
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:

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 said East Half to the Southeast corner of said West Half; thence South 89 degrees 44 minutes 37 seconds West 330.91 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. 9709756552 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the west and south lines of said 60 acre parcel: (1) South 00 degrees 02 minutes 47 seconds West 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 North 89 degrees 43 minutes 52 seconds East 1,323.21 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 26; thence South 00 degrees 10 minutes 08 seconds West along the East line thereof 1,473.64 feet; thence North 89 degrees 46 minutes 58 seconds East 222.09 feet; thence North 00 degrees 13 minutes 46 seconds East 151.90 feet; thence North 89 degrees 45 minutes 18 seconds East 649.83 feet; thence South 00 degrees 03 minutes 26 seconds West 1,322.17 feet to a point on the South line of the Northwest Quarter of said Section 26; thence South 89 degrees 46 minutes 58 seconds West along said South line 874.65 feet to the Southeast corner of the West Half of the Northwest Quarter of said Section 26; thence North 00 degrees 10 minutes 36 seconds East along the South line thereof 1,323.57 feet to the Southwest corner of said Northwest Quarter of Section 26; thence North 00 degrees 10 minutes 36 seconds East along the West line thereof 1,321.30 feet to the Southeast corner of the North Half said Northeast Quarter; thence South 89 degrees 37 minutes 54 seconds West 2,122.72 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 West line of said Northeast Quarter of Section 27; thence North 00 degrees 09 minutes 03 seconds East along said west line 185.56 feet; thence North 89 degrees 43 minutes 26 seconds East 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) courses 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 53 seconds West 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 Boulder Investments, LLC as recorded in Instrument No. 2015-057262 in said Recorder's Office; thence the next two (2) courses are along the East and North lines of said 9.99 acre parcel: (1) North 00 degrees 02 minutes 35 seconds East 576.03 feet; (2) North 89 degrees 57 minutes 25 seconds West 752.56 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 293.590 acres, more or less.

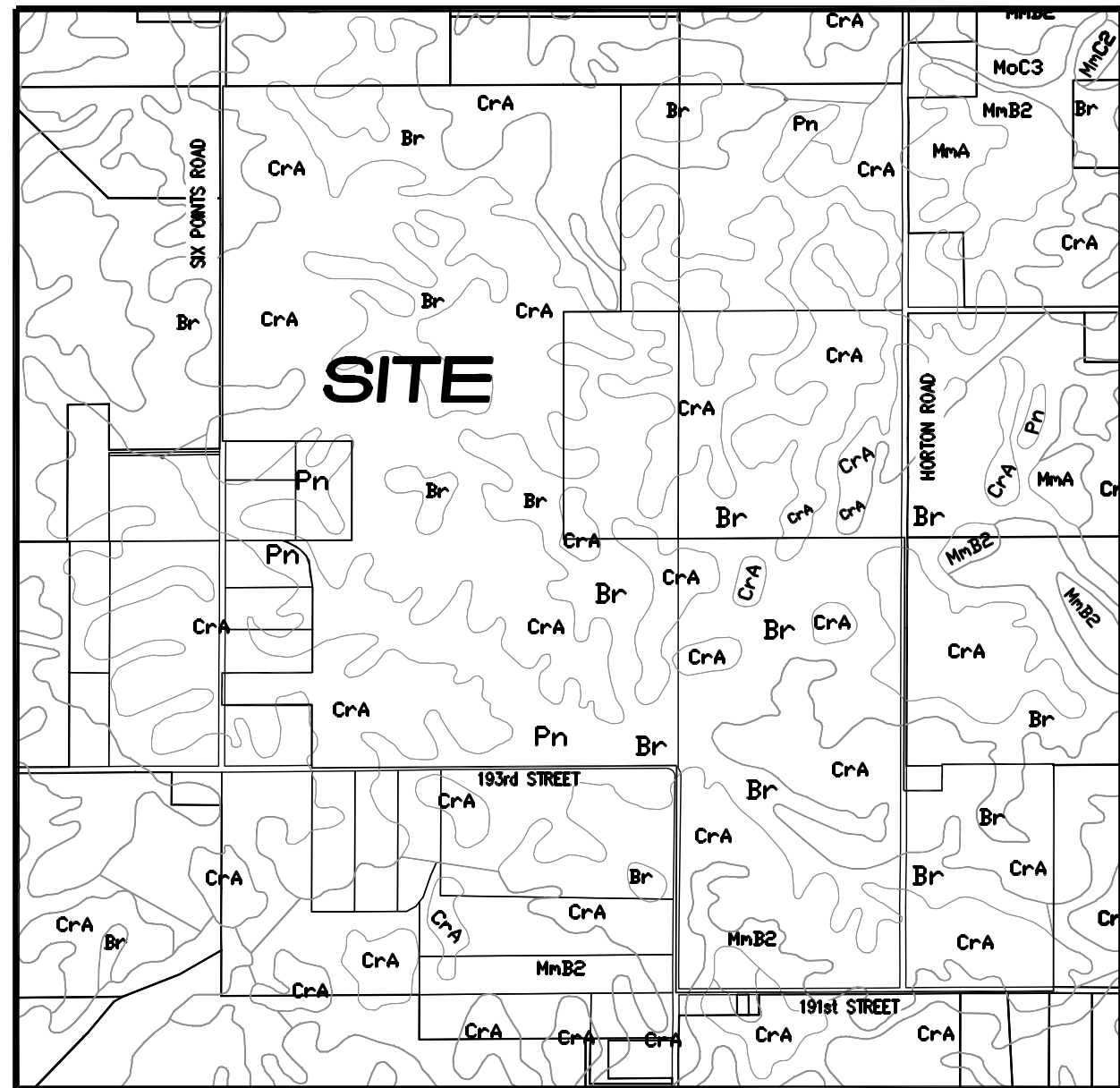
SF 4 Zoning:

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 said East Half to the Southeast corner of said West Half; thence South 89 degrees 44 minutes 37 seconds West 330.91 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. 9709756552 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the west and south lines of said 60 acre parcel: (1) South 00 degrees 02 minutes 47 seconds West 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 said Northeast Quarter; thence South 89 degrees 37 minutes 54 seconds West 2,122.72 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 West line of said Northeast Quarter of Section 27; thence North 00 degrees 09 minutes 03 seconds East along said west line 185.56 feet; thence North 89 degrees 43 minutes 26 seconds East 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) courses 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 53 seconds West 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 Boulder Investments, LLC as recorded in Instrument No. 2015-057262 in said Recorder's Office; thence the next two (2) courses are along the East and North lines of said 9.99 acre parcel: (1) North 00 degrees 02 minutes 35 seconds East 576.03 feet; (2) North 89 degrees 57 minutes 25 seconds West 752.56 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 187.56 acres, more or less.

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

GRAPHIC SCALE
300' 0 150' 300'
(IN FEET)
1" = 300 FT



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MnB2

SITE = 187.56c.± (SF4)
TOTAL LOTS = 483
DENSITY = 2.58 u/a
TOTAL COMMON AREA = 63.90 Ac.± (34.1%)
(residential)

NOTE:

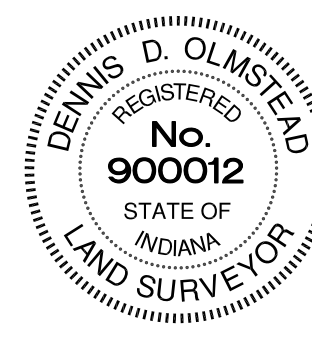
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

RESIDENTIAL DESIGN DATA

483 LOTS	
187,560 AC.	= 2.58 LOTS/ACRE
COMMON AREA	= 63.90 Ac. +/-
SUMRALL PLACE	5,157.18 L.F.
EHRICH 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	849.74 L.F.
BULGER LANE	849.74 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.

D. D. OLMEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

9/29/17
DATE



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.

Parcel No: 08-05-26-00-00-002.001
Deeded Owner: Cullin, Paul & Jane
Property Use: Ag - Vacant lot

Parcel No: 08-05-26-00-00-002.002
Deeded Owner: Cullin, Paul & Jane
Property Use: Ag - Vacant lot

Parcel No: 08-05-26-00-00-002.003
Deeded Owner: Cullin, Paul & Jane
Property Use: Ag - Vacant lot

Parcel No: 08-05-26-00-00-015.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-018.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-019.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-020.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-021.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-022.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-023.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-024.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-025.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-026.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-027.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-028.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-029.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-030.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-031.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-032.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-033.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-034.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-035.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-036.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-037.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-038.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-039.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-040.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-041.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-042.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-043.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-044.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-045.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-046.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-047.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-048.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-049.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-050.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-051.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-052.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-053.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-054.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-055.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-056.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-057.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-058.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-059.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-060.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-061.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-062.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-063.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-064.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-065.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-066.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-067.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-068.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-069.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-070.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-071.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-072.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-073.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-074.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-075.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-076.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-077.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-078.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-079.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-080.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-081.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-082.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-083.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-084.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-085.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-086.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-087.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-088.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-089.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-090.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-091.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-092.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-093.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-094.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-095.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-096.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-097.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-098.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

Parcel No: 08-05-26-00-00-099.000
Deeded Owner: City of Westfield
Property Use: Exempt Municipality
Grand Junction W/ Expansion Area 1

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"

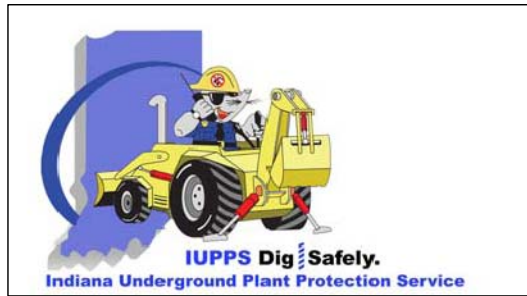
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C61	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C62	31.42'	20.00'	20.00'	N45°00'00"E	28.28'	90°00'00"
C63	31.42'	20.00'	20.00'	N45°00'00"W	28.28'	90°00'00"
C64	35.03'	50.00'	18.27'	N69°55'40"W	34.32'	40°08'40"
C65	14.83'	54.00'	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

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

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

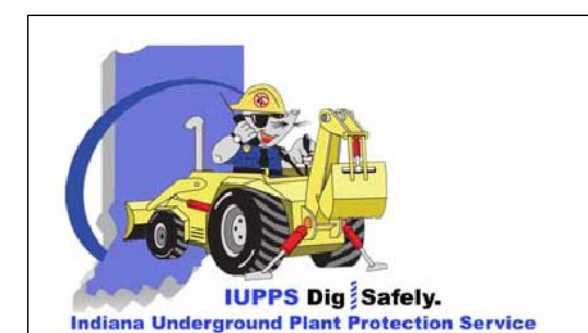
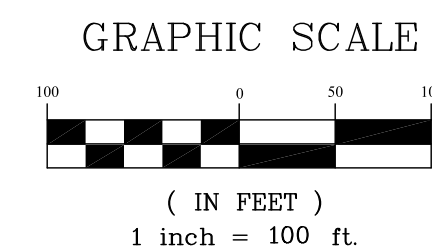
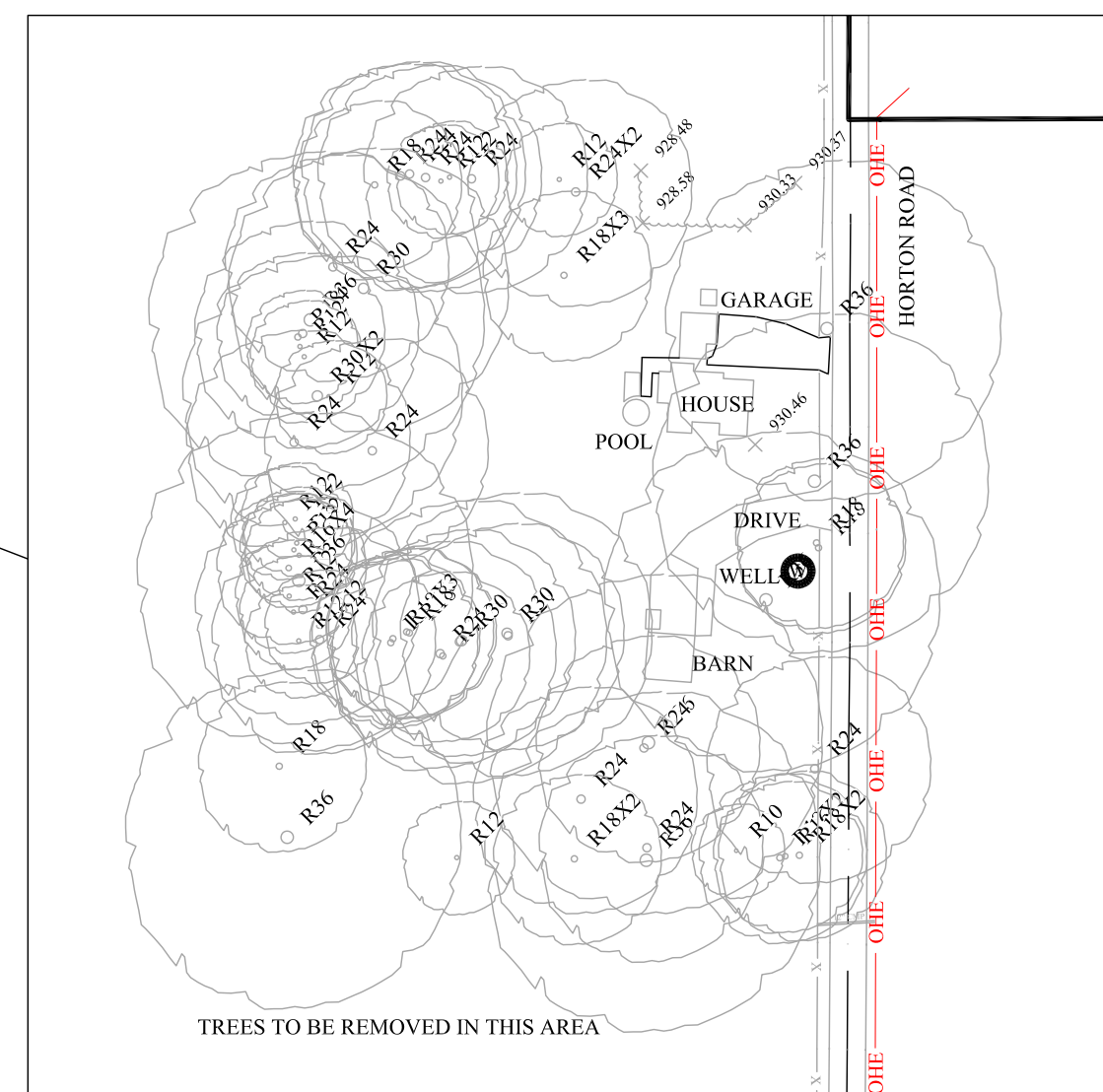
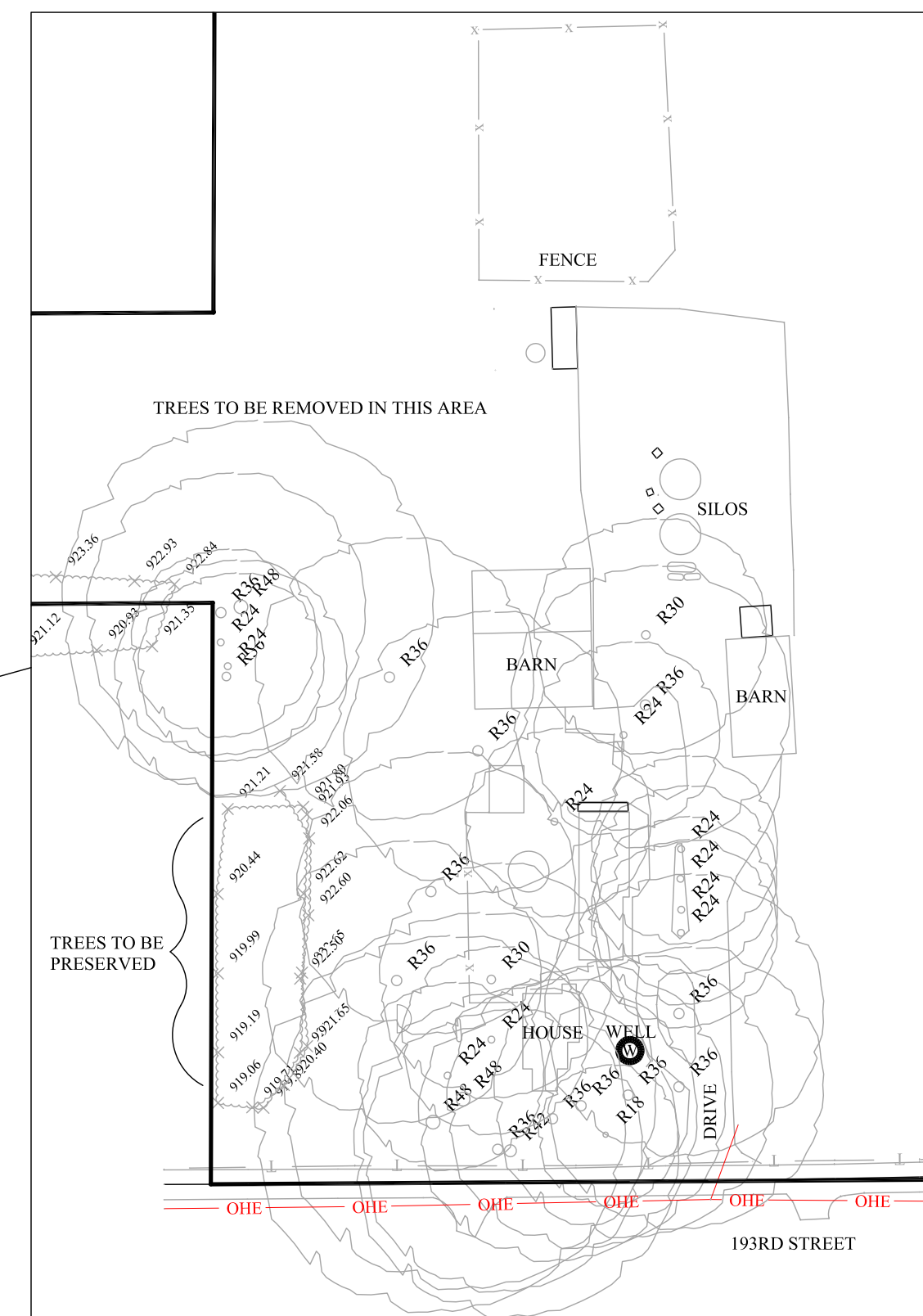
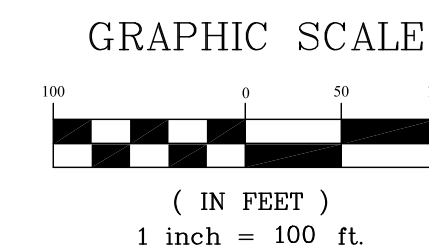
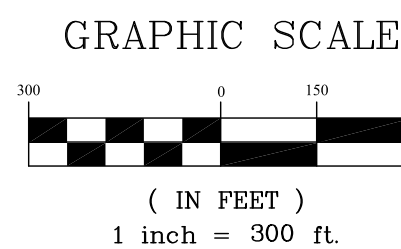
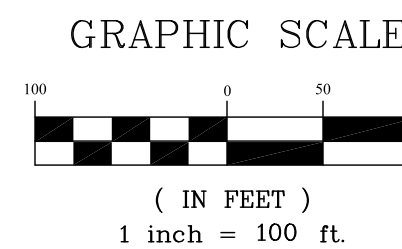
REVISIONS

DATE

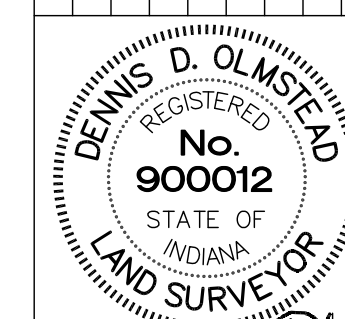
11/09/17

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

A detailed site plan map of a property. The map shows a large area enclosed by a fence, with a 'SIX POINTS ROAD' running vertically along the left side. Inside the property, there are several buildings labeled 'BARN', a 'SILO', and a 'HOUSE'. A 'DRIVE' is shown on the left side of the property. Numerous trees are marked with circles and labeled with codes such as R36STUMP, R36, R24, R30, R34, R38, R40, R42, R44, R46, R48, R50, R52, R54, R56, R58, R60, R62, R64, R66, R68, R70, R72, R74, R76, R78, R80, R82, R84, R86, R88, R90, R92, R94, R96, R98, R100, R102, R104, R106, R108, R110, R112, R114, R116, R118, R120, R122, R124, R126, R128, R130, R132, R134, R136, R138, R140, R142, R144, R146, R148, R150, R152, R154, R156, R158, R160, R162, R164, R166, R168, R170, R172, R174, R176, R178, R180, R182, R184, R186, R188, R190, R192, R194, R196, R198, R200, R202, R204, R206, R208, R210, R212, R214, R216, R218, R220, R222, R224, R226, R228, R230, R232, R234, R236, R238, R240, R242, R244, R246, R248, R250, R252, R254, R256, R258, R260, R262, R264, R266, R268, R270, R272, R274, R276, R278, R280, R282, R284, R286, R288, R290, R292, R294, R296, R298, R300, R302, R304, R306, R308, R310, R312, R314, R316, R318, R320, R322, R324, R326, R328, R330, R332, R334, R336, R338, R340, R342, R344, R346, R348, R350, R352, R354, R356, R358, R360, R362, R364, R366, R368, R370, R372, R374, R376, R378, R380, R382, R384, R386, R388, R390, R392, R394, R396, R398, R400, R402, R404, R406, R408, R410, R412, R414, R416, R418, R420, R422, R424, R426, R428, R430, R432, R434, R436, R438, R440, R442, R444, R446, R448, R450, R452, R454, R456, R458, R460, R462, R464, R466, R468, R470, R472, R474, R476, R478, R480, R482, R484, R486, R488, R490, R492, R494, R496, R498, R500, R502, R504, R506, R508, R510, R512, R514, R516, R518, R520, R522, R524, R526, R528, R530, R532, R534, R536, R538, R540, R542, R544, R546, R548, R550, R552, R554, R556, R558, R560, R562, R564, R566, R568, R570, R572, R574, R576, R578, R580, R582, R584, R586, R588, R590, R592, R594, R596, R598, R600, R602, R604, R606, R608, R610, R612, R614, R616, R618, R620, R622, R624, R626, R628, R630, R632, R634, R636, R638, R640, R642, R644, R646, R648, R650, R652, R654, R656, R658, R660, R662, R664, R666, R668, R670, R672, R674, R676, R678, R680, R682, R684, R686, R688, R690, R692, R694, R696, R698, R700, R702, R704, R706, R708, R710, R712, R714, R716, R718, R720, R722, R724, R726, R728, R730, R732, R734, R736, R738, R740, R742, R744, R746, R748, R750, R752, R754, R756, R758, R760, R762, R764, R766, R768, R770, R772, R774, R776, R778, R780, R782, R784, R786, R788, R790, R792, R794, R796, R798, R800, R802, R804, R806, R808, R810, R812, R814, R816, R818, R820, R822, R824, R826, R828, R830, R832, R834, R836, R838, R840, R842, R844, R846, R848, R850, R852, R854, R856, R858, R860, R862, R864, R866, R868, R870, R872, R874, R876, R878, R880, R882, R884, R886, R888, R890, R892, R894, R896, R898, R900, R902, R904, R906, R908, R910, R912, R914, R916, R918, R920, R922, R924, R926, R928, R930, R932, R934, R936, R938, R940, R942, R944, R946, R948, R950, R952, R954, R956, R958, R960, R962, R964, R966, R968, R970, R972, R974, R976, R978, R980, R982, R984, R986, R988, R990, R992, R994, R996, R998, R1000, R1002, R1004, R1006, R1008, R1010, R1012, R1014, R1016, R1018, R1020, R1022, R1024, R1026, R1028, R1030, R1032, R1034, R1036, R1038, R1040, R1042, R1044, R1046, R1048, R1050, R1052, R1054, R1056, R1058, R1060, R1062, R1064, R1066, R1068, R1070, R1072, R1074, R1076, R1078, R1080, R1082, R1084, R1086, R1088, R1090, R1092, R1094, R1096, R1098, R1100, R1102, R1104, R1106, R1108, R1110, R1112, R1114, R1116, R1118, R1120, R1122, R1124, R1126, R1128, R1130, R1132, R1134, R1136, R1138, R1140, R1142, R1144, R1146, R1148, R1150, R1152, R1154, R1156, R1158, R1160, R1162, R1164, R1166, R1168, R1170, R1172, R1174, R1176, R1178, R1180, R1182, R1184, R1186, R1188, R1190, R1192, R1194, R1196, R1198, R1200, R1202, R1204, R1206, R1208, R1210, R1212, R1214, R1216, R1218, R1220, R1222, R1224, R1226, R1228, R1230, R1232, R1234, R1236, R1238, R1240, R1242, R1244, R1246, R1248, R1250, R1252, R1254, R1256, R1258, R1260, R1262, R1264, R1266, R1268, R1270, R1272, R1274, R1276, R1278, R1280, R1282, R1284, R1286, R1288, R1290, R1292, R1294, R1296, R1298, R1300, R1302, R1304, R1306, R1308, R1310, R1312, R1314, R1316, R1318, R1320, R1322, R1324, R1326, R1328, R1330, R1332, R1334, R1336, R1338, R1340, R1342, R1344, R1346, R1348, R1350, R1352, R1354, R1356, R1358, R1360, R1362, R1364, R1366, R1368, R1370, R1372, R1374, R1376, R1378, R1380, R1382, R1384, R1386, R1388, R1390, R1392, R1394, R1396, R1398, R1400, R1402, R1404, R1406, R1408, R1410, R1412, R1414, R1416, R1418, R1420, R1422, R1424, R1426, R1428, R1430, R1432, R1434, R1436, R1438, R1440, R1442, R1444, R1446, R1448, R1450, R1452, R1454, R1456, R1458, R1460, R1462, R1464, R1466, R1468, R1470, R1472, R1474, R1476, R1478, R1480, R1482, R1484, R1486, R1488, R1490, R1492, R1494, R1496, R1498, R1500, R1502, R1504, R1506, R1508, R1510, R1512, R1514, R1516, R1518, R1520, R1522, R1524, R1526, R1528, R1530,



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

[illegible]

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

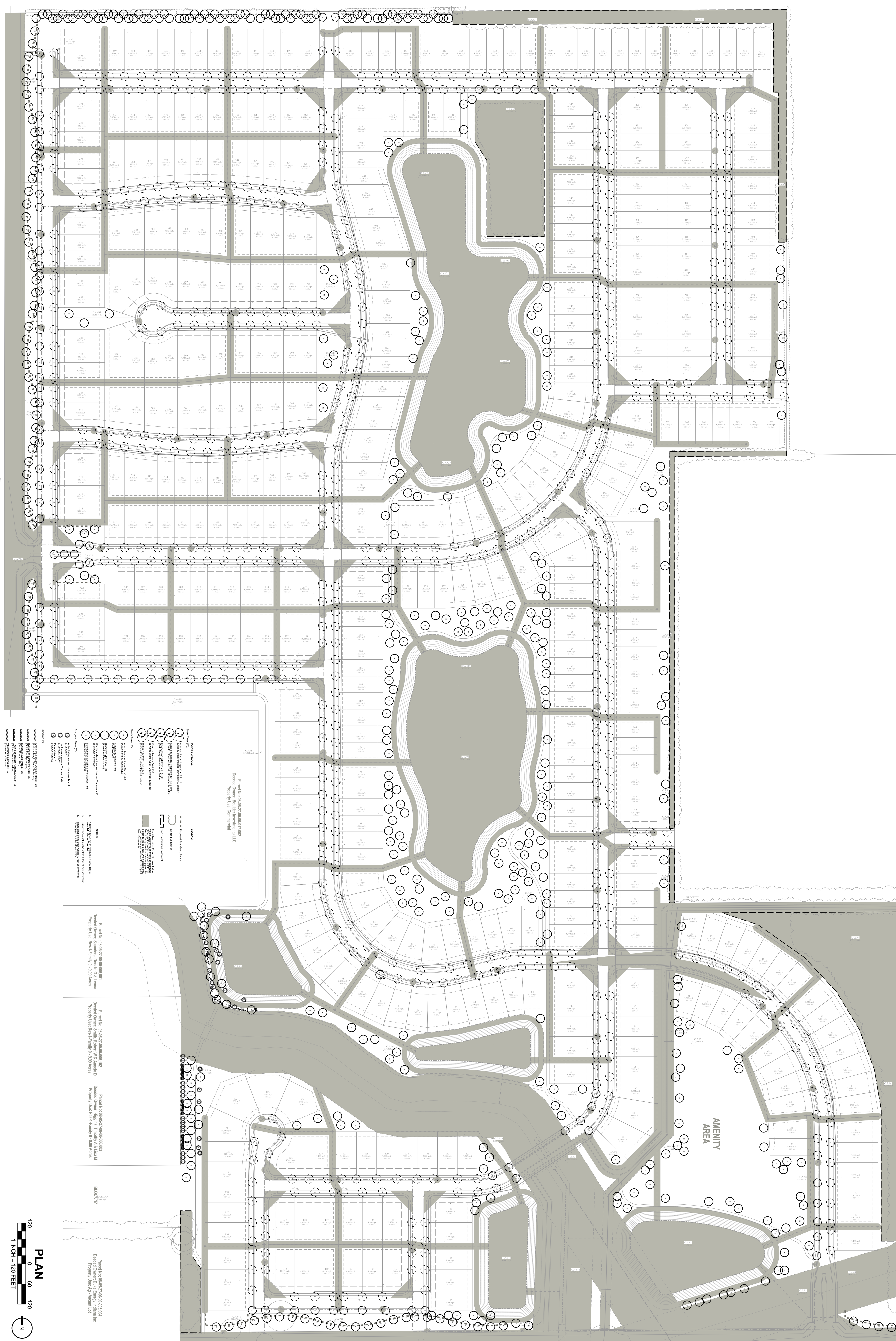
CERTIFIED: 09/29/17

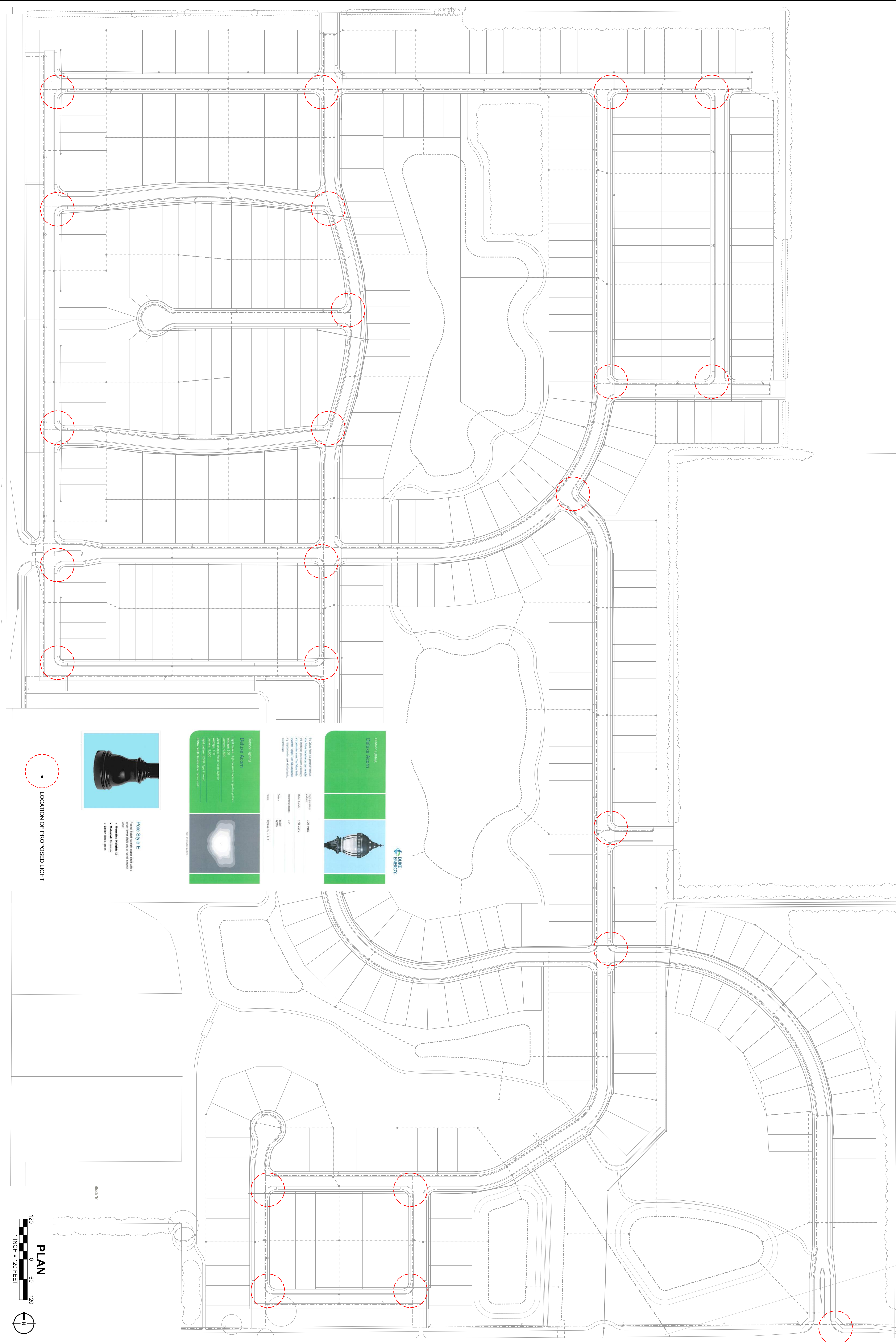
[Signature]

STOEPPELWERTH
ALWAYS ON.

7965 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

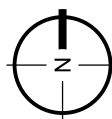
DEMOLITION PLAN OSBORNE TRAILS		
PREPARED FOR:		
SECTION 26	TOWNSHIP 19N	RANGE R3E
DRAWN BY: GDK	CHECKED BY: GDK	
SHEET NO. C134		
S.A. & FOR NO. 7651SPLA		





- LOCATION OF PROPOSED LIGHT

PLAN



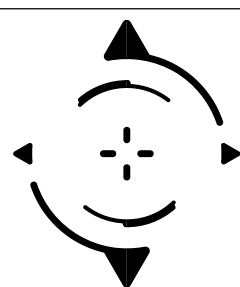
LIGHTING PLAN & DETAIL

OSBORNE TRAILS

PREPARED FOR:

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA



STOEPPELWERTH

ALWAYS ON.

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

CERTIFIED:

DATE	REVISIONS	BY

Minutes of the November 6, 2017 APC Meeting*Presented for approval: November 20, 2017***Page 1 of 4**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 6, 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, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Scott Willis, and Chris Woodard.

Members Absent: Steve Hoover and Robert Smith

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner, Associate Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 16, 2017 Meeting Minutes.

Motion: Approve October 16, 2017 Meeting Minutes as presented.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 7-0.

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS**1711-DDP-18****Spring Mill Station SEC multi-tenant building**

16072 Spring Mill Station Drive

Cooperstown Partners, LLC requests Detailed Development Plan approval for a 10,068 square-foot multi-tenant building on 2.74 acres +/- in the Spring Mill Station SEC PUD District.

Motion: Approve all Consent Agenda Items as presented.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 7-0.

ITEMS OF BUSINESS**1711-ODP-11 &****1711-SPP-11**

[PUBLIC HEARING]

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.

Todd presented an overview of this petition and stated the staff is currently working with the petitioner on connectivity and landscaping issues.

Public Hearing for 1711-ODP-11 & 1711-SPP-11 opened at 7:04 p.m.

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 6, 2017 APC Meeting*Presented for approval: November 20, 2017***Page 2 of 4**

Chuck Plumer, 19030 Spring Mill Road; asked about Area A architecture.

Public Hearing for 1711-ODP-11 & 1711-SPP-11 closed at 7:05 p.m.

Kelleher had comments regarding amenities and subdivision layout. She stated that the plan looks different than what was voted upon. She said she feels there are a lot of things that need work.

1711-PUD-22**[PUBLIC HEARING]****Park Street at the Junction II PUD***231 Park Street*

Grand Junction Properties, LLC by OnPointe Land Matters, LLC requests a change in zoning of 0.25 acre +/- from the GB: General Business District to the Park Street in the Junction II PUD District.

Crabtree presented an overview of this request for a change of zoning.

Jesse Pohlman with Onpointe Land Matter presented a summary of this request noting that a supportive neighborhood meeting had taken place. He also stated that a letter of support was submitted by the Grand Junction Task Group.

Public Hearing for 1711-PUD-22 opened at 7:11 p.m.

Steve Reitmeyer, 15725 Westfield Boulevard; Grand Junction Task Group (GJTG) stated the Task Group's full and unanimous support of this request.

Melody Jones, 211 Mill Street; stated that as a neighbor and a member of the GJTG that she fully supports of this petition.

Public Hearing for 1711-ODP-11 & 1711-SPP-11 closed at 7:13 p.m.

Action: Forward 1711-PUD-22 with a positive recommendation to the City Council.

Motion: Woodard; Second: Kelleher. Motion passed. Vote: 7-0.

1711-CPA-01**[PUBLIC HEARING]****Road Impact Fee Zone Improvement Plan**

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

1711-ZOA-02**[PUBLIC HEARING]****Road Impact Fee**

The City of Westfield requests a public hearing on City Ordinance 17-43, Road Impact Fee.

Public Hearing for 1711-CPA-01 opened at 7:18 p.m.

Linda Naas, 1122 East 161st Street, on behalf of the 161st Street Neighbors; questioned how this compares to the last plan. She also asked if this is a Comprehensive Plan amendment, and if so, what that means regarding future land use decisions. She also had questions about the map and uses.

Public Hearing for 1711-CPA-01 closed at 7:22 p.m.

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 6, 2017 APC Meeting*Presented for approval: November 20, 2017***Page 3 of 4**

Kelleher asked how the land uses and densities were determined and questioned the decision for a new engineer.

Jeremy Lollar, director of Public Works responded that A & F engineering was chosen base on its expertise, experience, and cost. He added that there had been meetings with the Economic and Community Development team where the Comprehensive Plan was used a reference.

Public Hearings for 1711-CPA-01 & 1711-ZOA-02 opened at 7:18 p.m.

Action: Approve 1711-CPA-01 as presented.

Motion: Woodard; Second: Horkay. Motion passed. Vote: 6-0 with 1 abstention.

Action: Forward 1711-ZOA-02 with a favorable recommendation to the City Council.

Motion: Woodard; Second: Horkay. Motion passed. Vote: 7-0.

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.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 7-0.

The meeting adjourned at 7:35 p.m.

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 6, 2017 APC Meeting

Presented for approval: November 20, 2017

Page **4** of **4**

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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

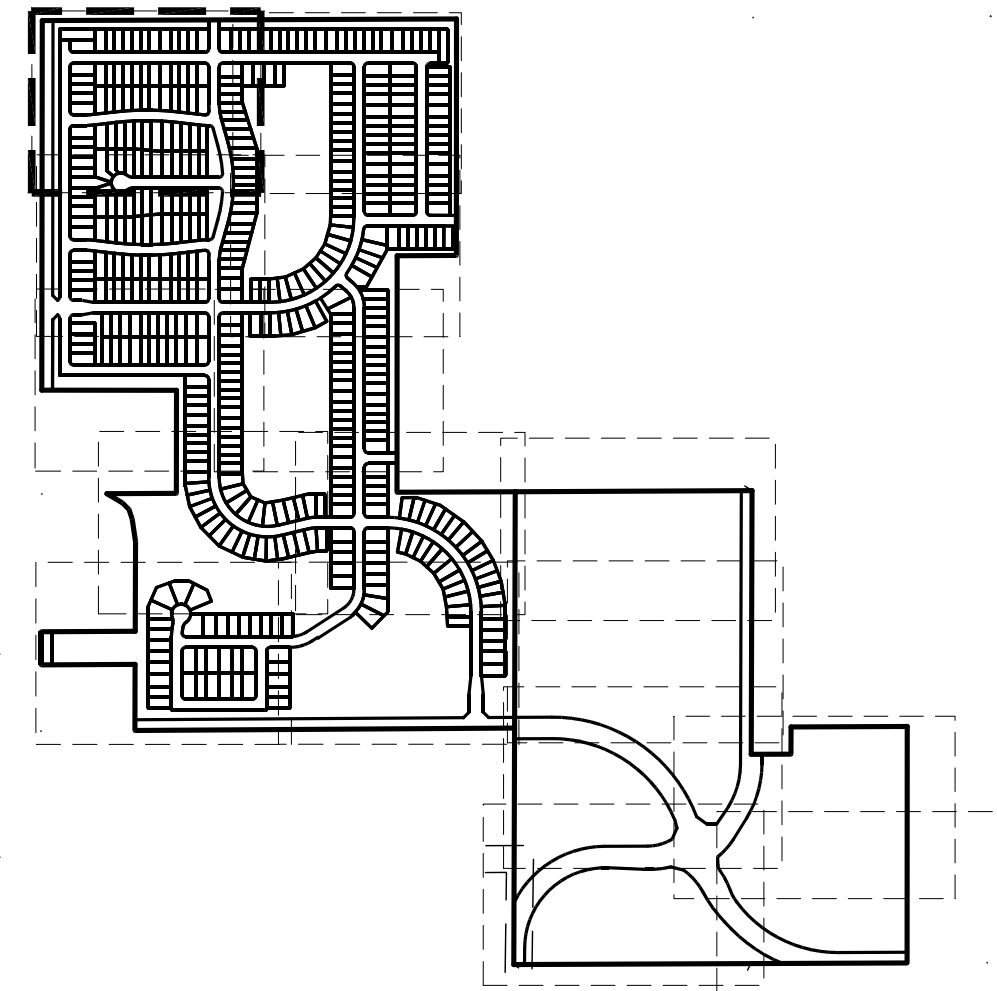
OSBORNE TRAILS

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

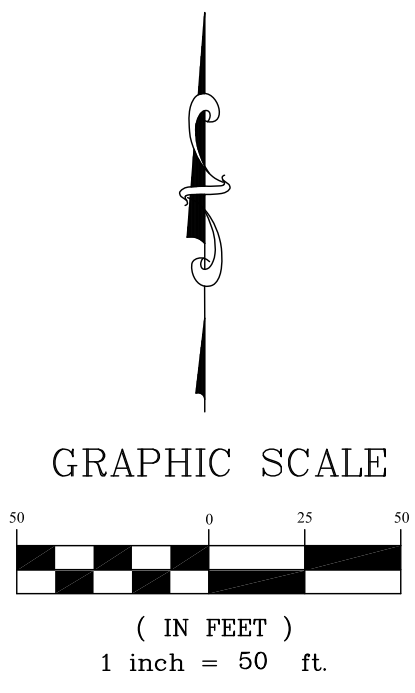
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- W.E. WATER EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- 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

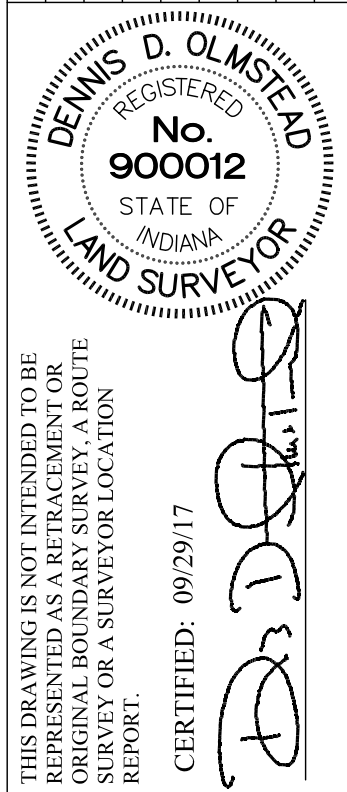
TOTAL COMMON AREA= 63.9Ac.± (34.1%)
(residential)

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



811
Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE
REPRODUCED OR COPIED FOR ANY
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 09/29/17

STOEPPELWERTH
ALWAYS ON.

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

PREPARED FOR:
SECTION: 26 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO. C101
S & A JOHNSON 76515PLA

PRIMARY PLAT
OSBORNE TRAILS
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-2935

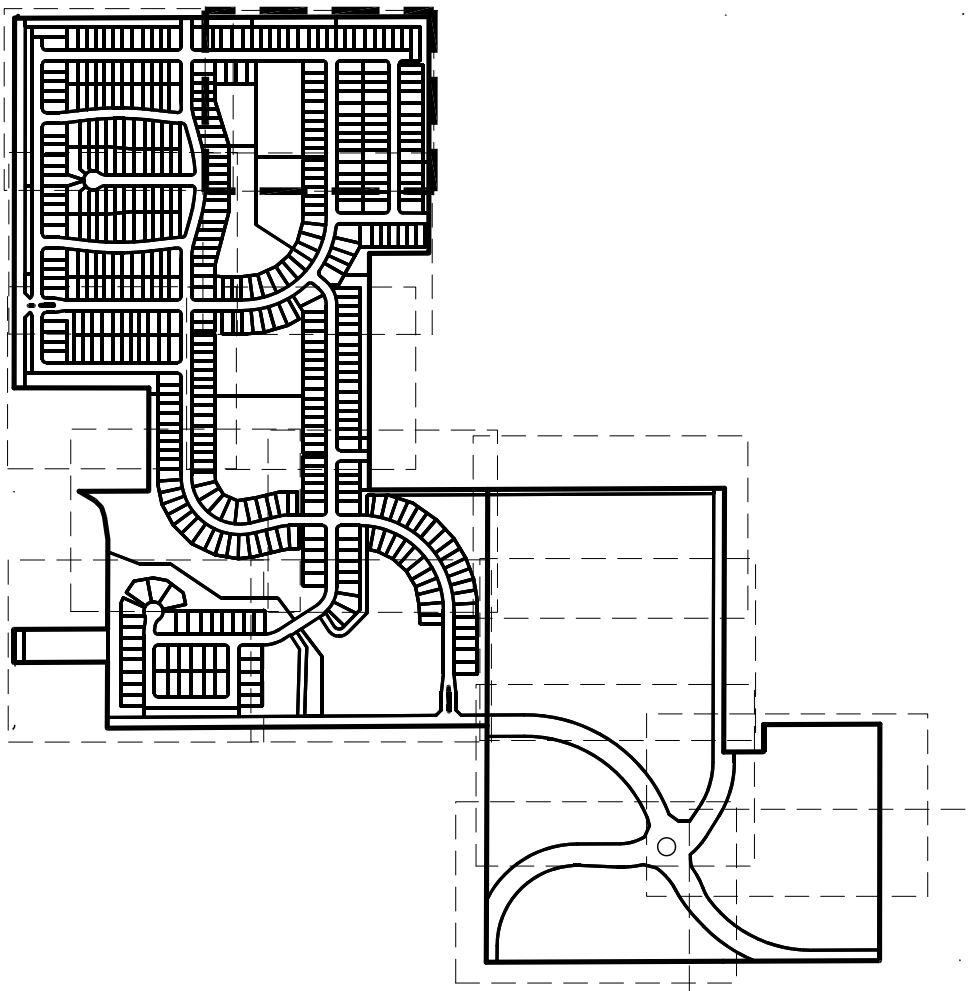
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIQUX
PHONE: (317) 863-2053

OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

Parcel No: 08-05-22-00-00-013.001
Deeded Owner: Chatham Oaks LLP
Property Use: Ag - Vacant lot



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

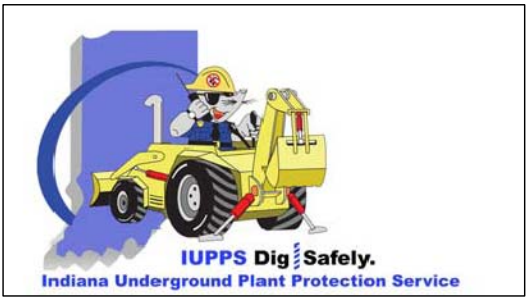
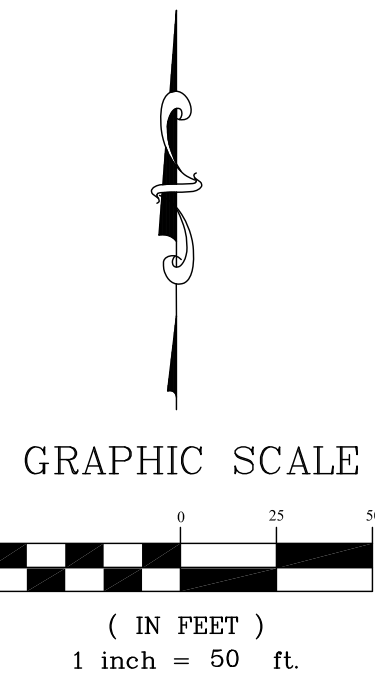
SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

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



SECTION 26			TOWNSHIP 19N	RANGE R3E
DRAWN BY: GDK			CHECKED BY: GDK	SHEET NO. C102
S&A JOB NO. 76515PLA			PREPARED FOR: OSBORNE TRAILS	
HAMILTON CO., INDIANA			WASHINGTON TOWNSHIP	
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFERENCE TO AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.				
CERTIFIED: 09/29/17				
REGISTERED LAND SURVEYOR				
No. 900012				
STATE OF INDIANA				
DENNIS D. OLMSTEAD				
REVERSE PER TAC COMMENTS				
DATE 11/9/17				
BY GDK				

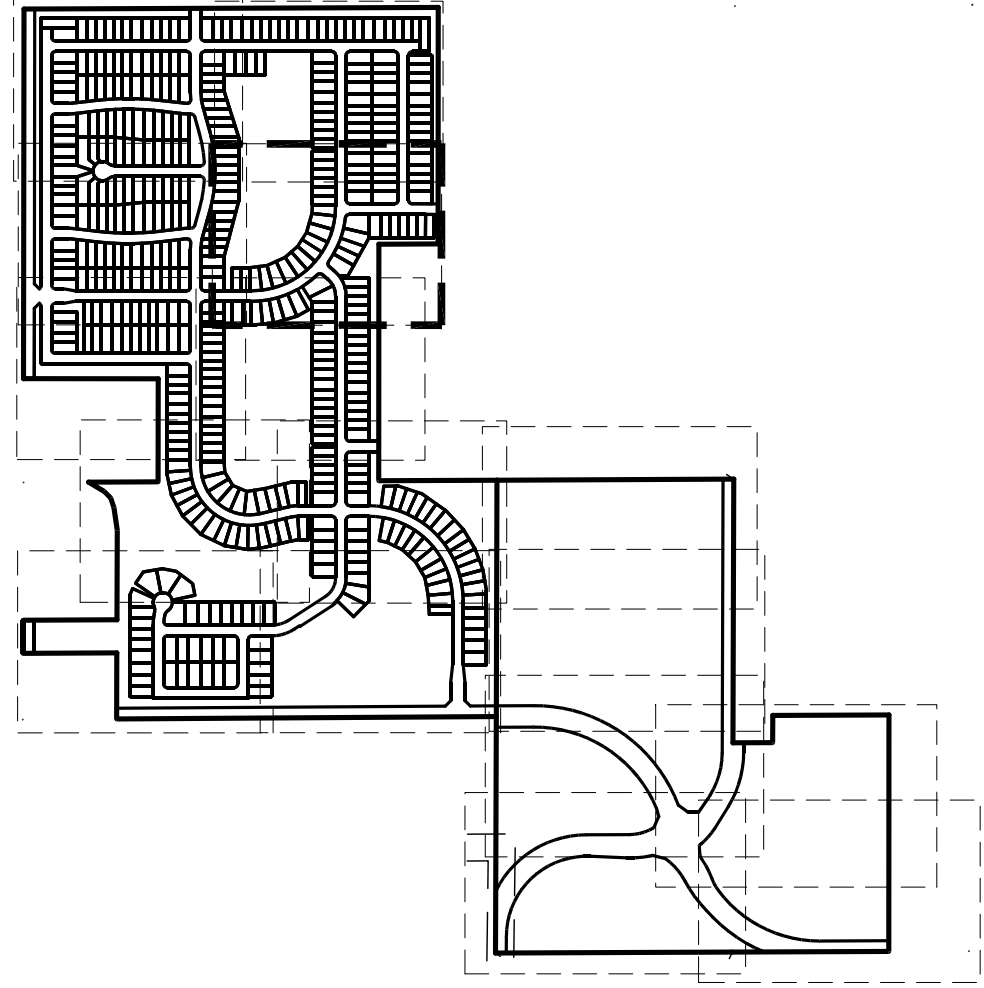
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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



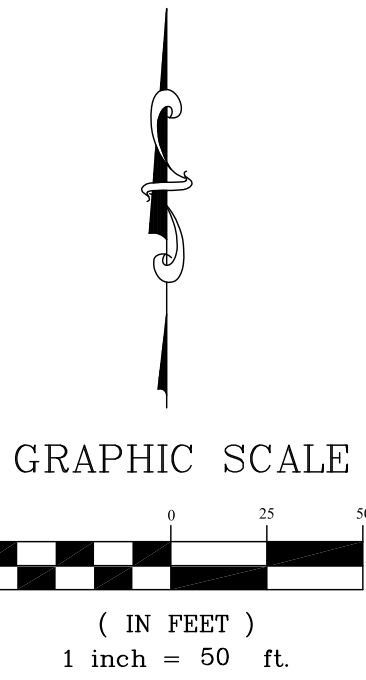
LEGEND

- 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

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



811
Know what's below.
Call before you dig.

SECTION: 26			TOWNSHIP: 19N			RANGE: R3E		
DRAWN BY: GDK			CHECKED BY: GDK			SHEET NO.		
PREPARED FOR: PRIMARY PLAT			OSBORNE TRAILS			WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA			HAMILTON CO., INDIANA			HAMILTON CO., INDIANA		
REVISIONS			REVISIONS			REVISIONS		
DATE			DATE			DATE		
BY			BY			BY		
GDK			GDK			GDK		
REVISE PER TAC COMMENTS			REVISE PER TAC COMMENTS			REVISE PER TAC COMMENTS		
11/9/17			11/9/17			11/9/17		
CERTIFIED: 09/29/17			CERTIFIED: 09/29/17			CERTIFIED: 09/29/17		
REGISTERED			REGISTERED			REGISTERED		
No. 900012			No. 900012			No. 900012		
STATE OF INDIANA			STATE OF INDIANA			STATE OF INDIANA		
LAND SURVEYOR			LAND SURVEYOR			LAND SURVEYOR		
THIS DRAWING IS NOT INTENDED TO BE A PART OF THE ORIGINAL BOUNDARY SURVEY, A ROUTE REPORT, OR A SURVEYOR LOCATION REPORT.			THIS DRAWING IS NOT INTENDED TO BE A PART OF THE ORIGINAL BOUNDARY SURVEY, A ROUTE REPORT, OR A SURVEYOR LOCATION REPORT.			THIS DRAWING IS NOT INTENDED TO BE A PART OF THE ORIGINAL BOUNDARY SURVEY, A ROUTE REPORT, OR A SURVEYOR LOCATION REPORT.		
East Line: W. 1/2, E. 1/2, NE 1/4, SE 1/4, Sec. 22-T19N-R3E			East Line: W. 1/2, E. 1/2, NE 1/4, SE 1/4, Sec. 22-T19N-R3E			East Line: W. 1/2, E. 1/2, NE 1/4, SE 1/4, Sec. 22-T19N-R3E		

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



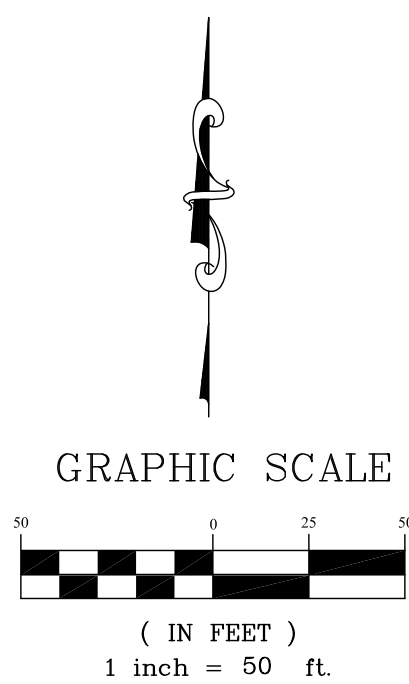
- SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENISTY - 2.58 u/a

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



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

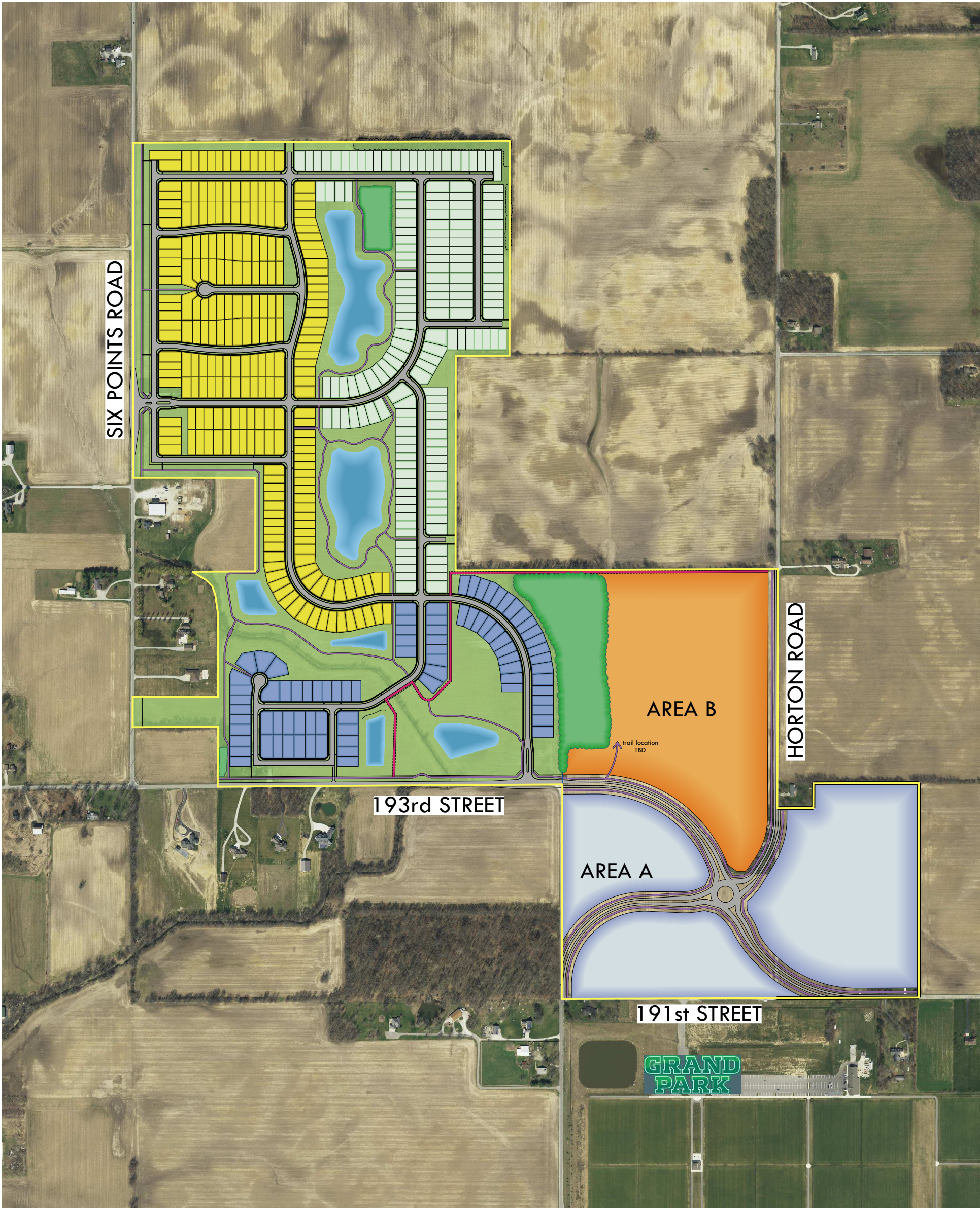
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH

SECTION 26		TOWNSHIP 19N		RANGE R3E	
DRAWN BY: GDK		CHECKED BY: GDK			
SHEET NO. C106 S & A JOB NO. 76515PLA					

OSBORNE TRAILS

Westfield, Indiana

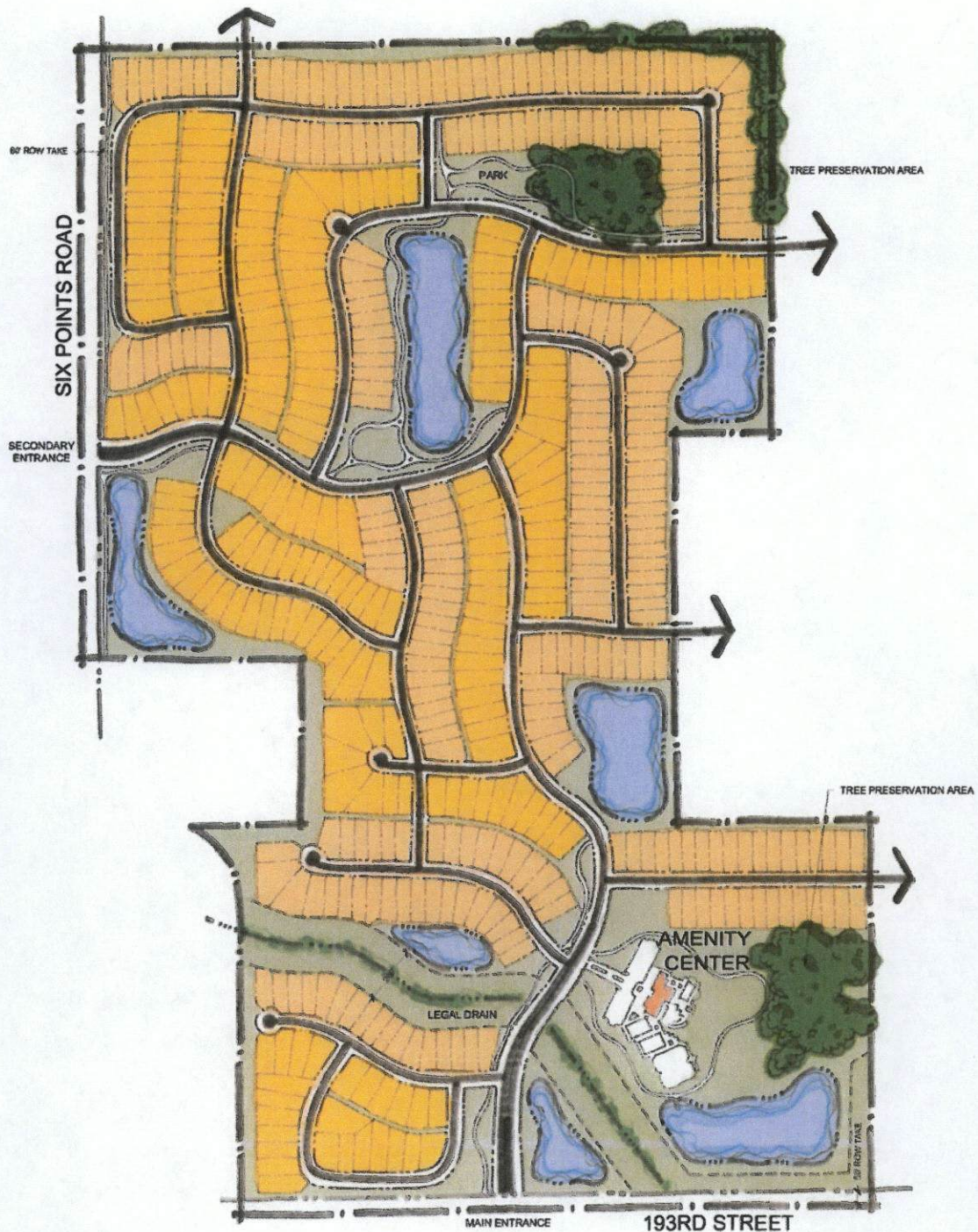


- 49'x130'
- 50'x130'
- 60'x130'
- 5' sidewalk
- 8' trail
- 12' little eagle creek trail



EXHIBIT C

AREA "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 1610-PUD-17.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 20, 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
6. Plan Comparison

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.



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.

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.

Compliant.

- 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.

Compliant: The petitioner has updated plans to show the Little Eagle Creek Trail.



- 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.

Compliant: The petitioner has submitted a Demolition Plan.

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

Compliant: The petitioner has updated plans to show the Amenity Area on the plans.

- 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

Comment: Reduction of Buffer Yard to 15' abutting AG-SF1 zoning must be approved by Plan Commission. A motion will be made at time of adoption.

- 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 trees 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.

Compliant: Petitioner has updated a compliant path network plan.

b) Perimeter/External Pedestrian Network Standards

c) Little Eagle Creek Trail

Compliant: The petitioner has updated plans to show the 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)

Compliant.

65) Street Light Standards (Article 8.10)

Compliant: Petitioner has submitted a compliant Lighting Plan.

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **ACTION: Approve the reduction of buffer yard standards to apply to buffer yards C, D, E, and F as depicted in the Overall Development Plan and the Primary Plat (UDO Article 6.8(N)(5)).**
2. **ACTION: If the Plan Commission has approved the requested buffer yard reduction (Action Item 1 above), then the Staff recommends approving 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.**



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 20, 2017
1711-ODP-11 & 1711-SPP-11

3. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
4. 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.