



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_05_2018

Monday, November 05, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 05, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - October 15, 2018

Documents: [APC Minutes - October 15, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1810-DDP-28

Citizens Westfield North Water Tank

98 West 193rd Street

Citizens Water - Westfield requests Detailed Development Plan approval of a new elevated water tank on approximately 3.0 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

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

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

ITEMS OF BUSINESS

1806-PUD-14

Lindley Run PUD

Southeast Corner of 196th Street and Grassy Branch Road

Otlhof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Lindley Run PUD Ordinance](#) | [Exhibit 5: Proposed Lindley Run PUD Ordinance \(Redline\)](#) | [Exhibit 6: Comp Plan Exhibit](#) | [Exhibit 7: Concept Plan](#) | [Exhibit 8: District Map](#) | [Exhibit 9: Character Exhibits](#) | [Exhibit 10: Townhome Facade Exhibits](#) | [Exhibit 11: Landscape Plan \(PUD Exhibit\)](#) | [Exhibit 12: Engineered Landscape Plan](#) | [Exhibit 13: Proposed Plant List](#) | [Exhibit 14: Amenity Exhibits](#) | [Exhibit 15: Neighborhood Meeting Summary](#) | [Exhibit 16: Public Comments](#) | [Lindley Run Presentation \(11/5/18\)](#)

1810-PUD-28

Grand Junction PUD Amendment

202 Mill Street

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Lighting Plan](#) | [Exhibit 6: Signage Character Exhibit](#) | [Exhibit 7: Ord 18-40 Grand Junction PUD Ordinance](#) | [Exhibit 8: Ord 18-40 Grand Junction PUD Ordinance Redline Version](#) | [Exhibit 9: Public Comment](#)

PUBLIC HEARING ITEMS

1811-ODP-16& 1811-SPP-16 [PUBLIC HEARING]

Northpoint, Phase 2

Southeast Corner of State Road 38 and Grassy Branch Road

CR White Aurora by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 4 lots on 31.92 acres +/- in the Northpoint PUD District.

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

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

1811-ODP-17 & 1811-SPP-17 [PUBLIC HEARING]

Northpoint, Phase 3

Northwest Corner of 196th Street and Grassy Branch Road

Northpoint Owners, LLC by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 5 lots on 81.95 acres +/- in the Northpoint PUD District.

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

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

1811-ODP-18 & 1811-SPP-18 [PUBLIC HEARING]

The Lakes at Shady Nook, Section 3C

West side of Shady Nook Road, approximately 3,600 feet north of SR 32

Langston Residential Development, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 40 lots on 27.3 acres +/- in the Andover PUD District.

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

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

1811-PUD-29 [PUBLIC HEARING]

Bordeaux Walk PUD

16707 Ditch Road

Bordeaux Walk by Beazer Homes Indiana, LLP requests a change of zoning of 33 acres +/- from SF2: Single-Family Residential Low Density District to the Bordeaux Walk PUD District.

(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-49](#) | [Exhibit 6: Presentation](#)

1811-ODP-19 & 1811-SPP-19 [PUBLIC HEARING]

Bordeaux Walk Subdivision

16707 Ditch Road

Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat review of 72 lots on 33 acres +/- in the proposed Bordeaux Walk PUD District.

(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-49](#) | [Exhibit 6: Presentation](#)

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

(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



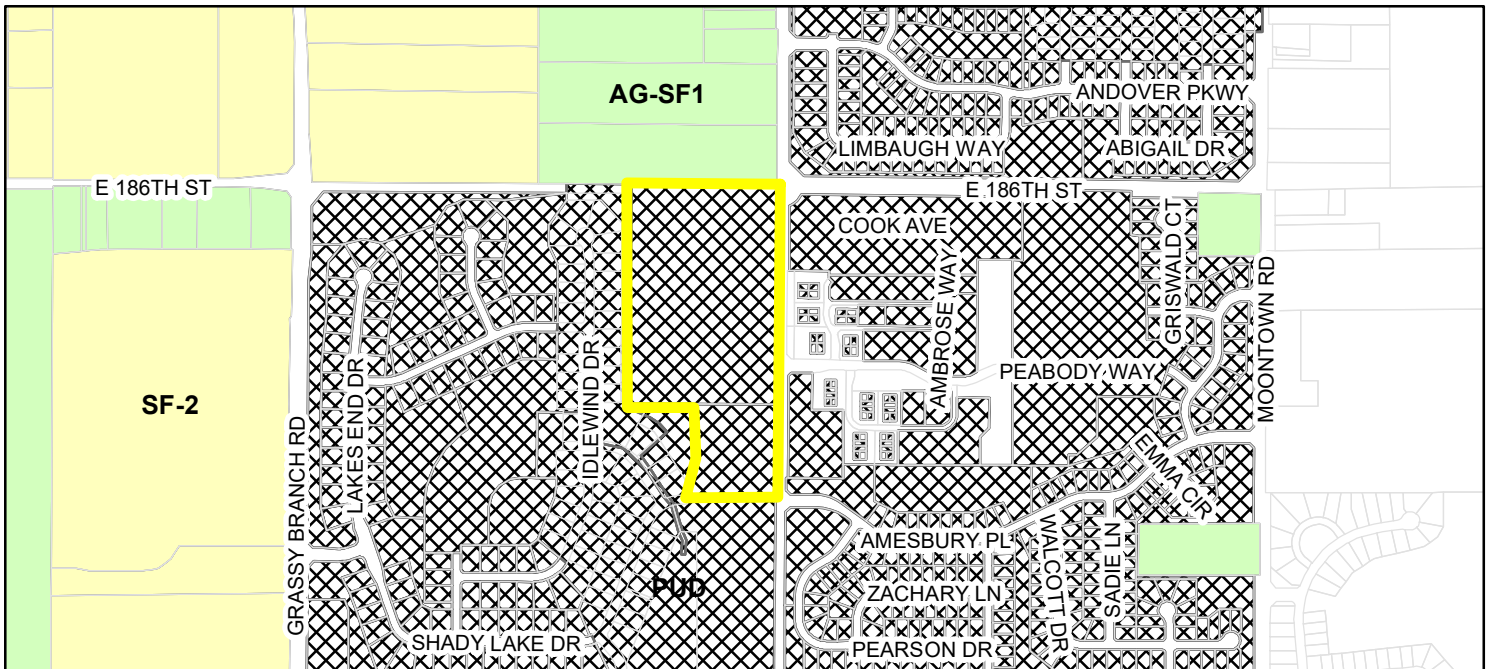
Property Location Map
The Lakes at Shady Nook, Section 3C
Overall Development Plan & Primary Plat
1811-ODP-18 & 1811-SPP-18



Aerial Location Map



Zoning Map



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

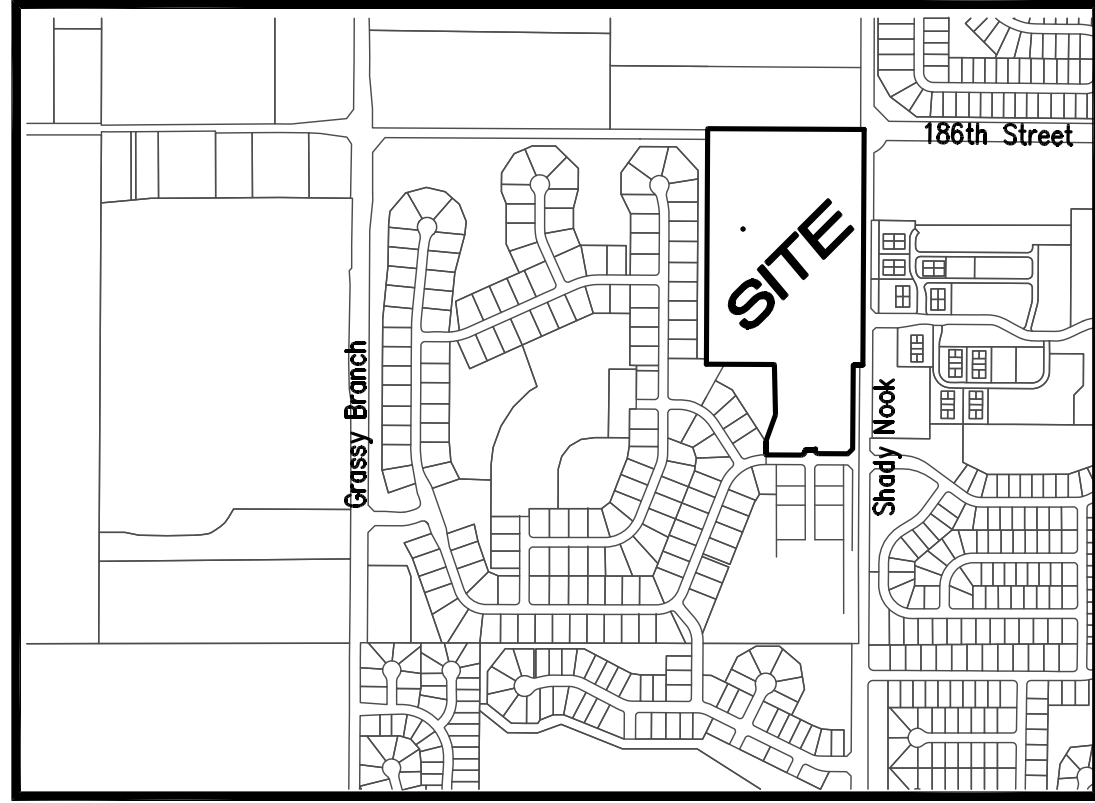
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

CURRENT LANDOWNER(S):
LANGSTON RESIDENTIAL
DEVELOPMENT, LLC
1132 SOUTH RANGELINE RD., SUITE 100
CARMEL, INDIANA 46033

AND

J O ROUDEBUSH, LP
18377 SHADY NOOK RD.
WESTFIELD IN, 46062



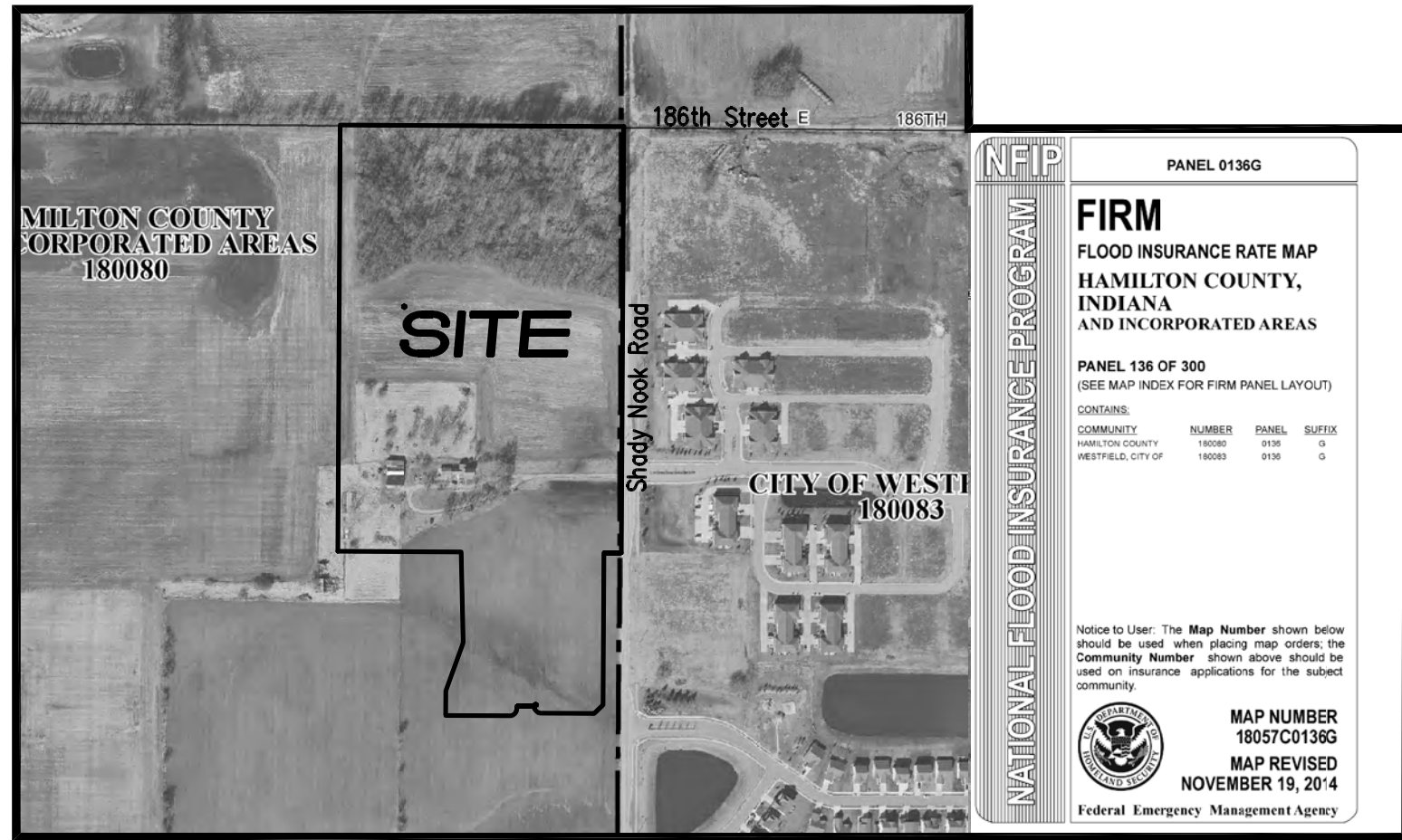
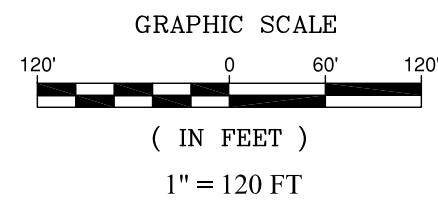
LOCATION MAP
SCALE: 1"=1000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	158.49'	150.00'	87.55'	N30°19'06"W	151.22'	60°32'20"
C2	159.46'	150.00'	88.20'	S30°07'57"E	152.06'	60°54'37"
C3	31.42'	20.00'	20.00'	S44°40'39"E	28.28'	90°00'00"
C4	31.42'	20.00'	20.00'	N45°19'21"E	28.28'	90°00'00"
C5	236.59'	150.00'	150.98'	N45°08'13"E	212.82'	90°22'17"

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100 - 103	PRIMARY PLAT / DEVELOPMENT PLAN
L100 - 102	LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 10-29-18

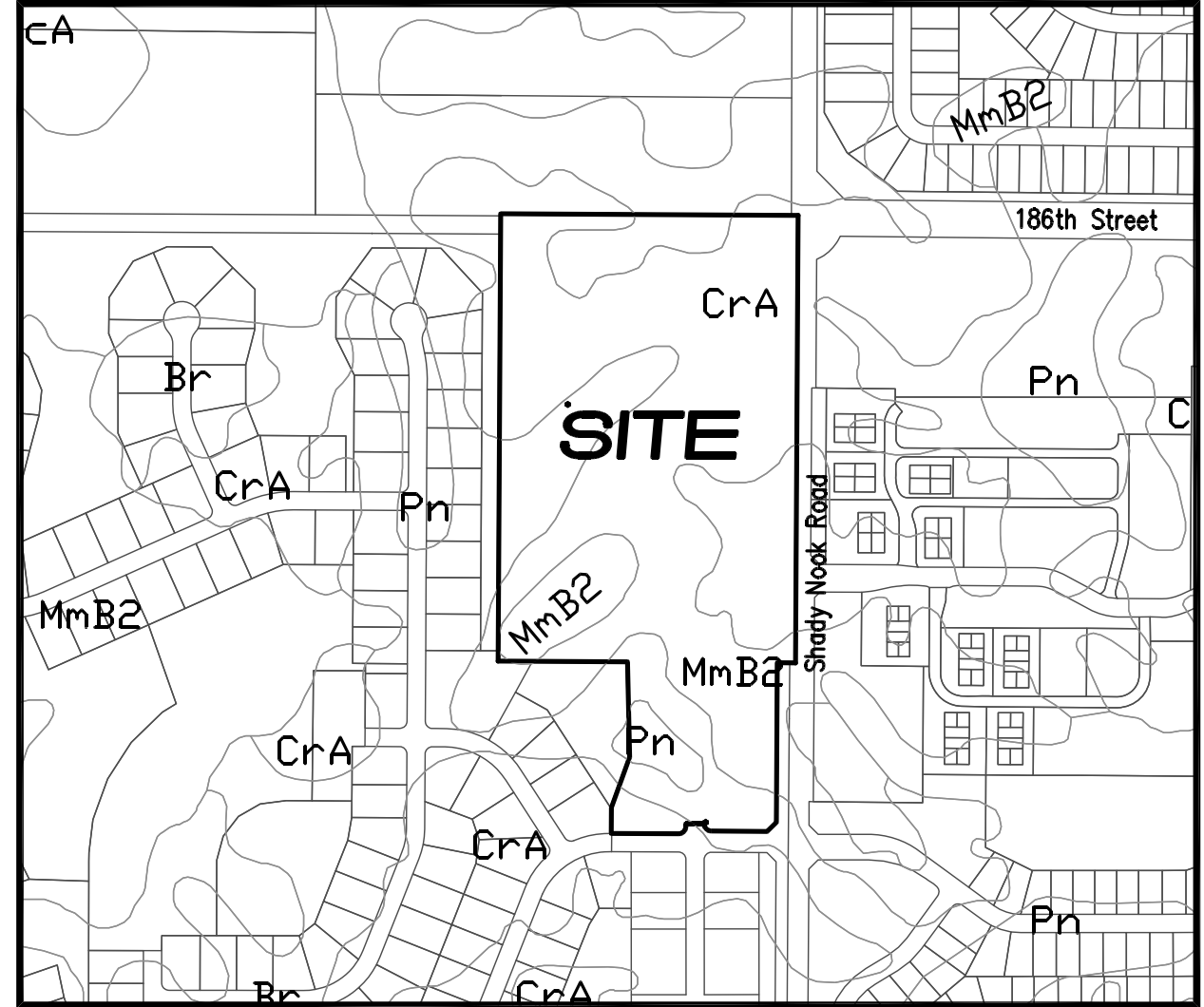
ZONING - PUD
LOT WIDTH - 90' min.
FRONT SETBACK - 25'
SIDE YARD - 8' / 16' BLDG. SEPARATION
REAR YARD - 25'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0136G DATED NOVEMBER 19, 2014
SCALE: 1"=500'

PRIMARY PLAT LAKES AT SHADY NOOK SECTION 3

WESTFIELD, INDIANA
ZONING - PUD



SOILS MAP
SCALE: 1"=500'
CrA, MmB2, Br, Pn

Part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,226.50 feet along the East line of said Northwest quarter; thence North 89 degrees 39 minutes 38 seconds West 50.00 feet; thence South 00 degrees 20 minutes 22 seconds West 437.45 feet; thence South 45 degrees 20 minutes 18 seconds West 35.36 feet; thence North 89 degrees 39 minutes 46 seconds West 152.79 feet to a point on a curve concave northeasterly, the radius point of said curve being North 00 degrees 20 minutes 14 seconds East 20.00 feet from said point; thence northwesterly along said curve 31.28 feet to a point on said curve, said point being North 89 degrees 57 minutes 05 seconds West 20.00 feet from the radius point of said curve; thence South 89 degrees 57 minutes 05 seconds West 50.00 feet; thence South 00 degrees 02 minutes 55 seconds West 7.39 feet to the point of tangency of a curve concave northwesterly, the radius point of said curve being North 89 degrees 54 minutes 55 seconds West 20.00 feet from said point; thence southwesterly along said curve 31.55 feet to the point of tangency of said curve, said point being South 00 degrees 20 minutes 14 seconds West 20.00 feet from the radius point of said curve; thence North 89 degrees 39 minutes 46 seconds West 184.45 feet to a point on the east boundary line of The Lakes at Shady Nook, Section 2A recorded as Inst. No. 2017037455, Plat Cabinet 5, Slide 712 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) calls being along said East boundary line of The Lakes at Shade Nook, Section 2A; (1) North 00 degrees 20 minutes 14 seconds East 70.58 feet; (2) North 19 degrees 51 minutes 54 seconds East 147.15 feet; (3) North 01 degrees 15 minutes 19 seconds West 261.31 feet; (4) North 89 degrees 39 minutes 38 seconds West 354.59 feet extended to a point on the East line of The Lakes at Grassy Branch, Section 2B, recorded as Inst. No. 2016063525, Plat Cabinet 5, Slide 604 in said recorder's office; thence North 00 degrees 19 minutes 22 seconds East 1,226.15 feet along said East line to a point on the North line of said Quarter Section; thence South 89 degrees 41 minutes 06 seconds East 815.23 feet to the place of beginning of this description, containing 27.399 acres, more or less.

NOTE:

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-18".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 8" WATER MAIN EXTENDED FROM THE LAKES AT SHADY NOOK SECTION 2A WAS DESIGNED TO ACCEPT THIS SITE.

EXISTING LAKE #3 IN THE LAKES AT SHADY NOOK SECTION 2A WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

EXISTING 8" SANITARY WHICH SERVES THE OVERALL DEVELOPMENT WAS DESIGNED TO ACCEPT THIS SITE.

STREET DATA

EDINBROOK LANE	1,310.94 L.F.
EDINBROOK COURT	730.65 L.F.
TOTAL	2,041.59 L.F.


DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
DATE 09/28/18



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



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LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

AND

THE LAKES AT GRASSY BRANCH
SECTION 2B
Inst. No. 2016063525
Plat Cabinet 5, Slide 604

Deed Owner: Roudy3 LLC
Parcel No. :08-06-29-00-00-027.000
Property Use Ag - Vacant lot

WESTFIELD, INDIANA
ZONING - PUD

LEGEND

- | | | | |
|---|---|---|------------------------------|
|  | DENOTES HANDICAP RAMPS |  | EXISTING POWER POLE |
|  | PROPOSED SUB SURFACE DRAIN |  | EXISTING LIGHT POLE |
|  | PROPOSED SENE LINE, MANHOLE |  | EXISTING ELEC. TRANSFORMER |
|  | PROPOSED STORM SEWER LINE:
CURB INLET, MANHOLE & END SECTION |  | EXISTING ELEC. PEDESTAL |
|  | PROPOSED WATER LINE |  | EXISTING ELEC. METER |
|  | PROPOSED STREET LIGHT |  | EXISTING GUY WIRE |
|  | |  | EXISTING TELEPHONE POLE |
|  | FLOWWAY FRANGE |  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING FLOW LINE |  | EXISTING TELEPHONE MANHOLE |
|  | EXISTING BURIED ELECTRIC LINE |  | EXISTING CABLE T.V. POLE |
|  | EXISTING OVERHEAD ELECTRIC LINES |  | EXISTING CABLE T.V. PEDESTAL |
|  | EXISTING BURIED TELEPHONE LINE |  | EXISTING TRAFFIC SIGNAL POLE |
|  | EXISTING TELEPHONE LINE |  | EXISTING TRAFFIC MANHOLE |
|  | EXISTING BURIED CABLE T.V. LINE |  | EXISTING TRAFFIC CONTROL BOX |
|  | EXISTING CABLE T.V. LINE |  | EXISTING GAS VALVE |
|  | EXISTING GAS LINE |  | EXISTING GAS METER |
|  | EXISTING WATER LINE |  | EXISTING WATER METER |
|  | EXISTING SANITARY SENE LINE; MANHOLE |  | EXISTING WATER VALVE |
|  | EXISTING SANITARY CLEANOUT |  | EXISTING FIRE HYDRANT |
| | |  | EXISTING MAILBOX |

200	LOT NUMBER
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
VAR.	VARIABLE
C.A.	COMMON AREA
L.O.S.E.	LINE OF SITE EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT

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

CERTIFIED: 09/28/18

[Signature]

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

STOEPPELWERTH

ALWAYS ON

965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

LAKEs AT SHADY NOOK, SECTION 3

WASHINGTON TOWNSHIP, CITY OF WESTFIELD HAMILTON COUNTY, INDIANA

DRAWN BY: GDK	CHECKED BY: GDK
SHEET NO. C100	
S & A JOB NO. 45815LAN-SNC3	

S & A JOB NO.
45815LAN-SNC3

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLIVESTAD
STOEPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
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AND
J O ROUDEBUSH, LP
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WESTFIELD IN, 46062

THE LAKES AT GRASSY BRANCH
SECTION 2B
Inst. No. 2016063525
Plat Cabinet 5, Slide 604

THE LAKES AT GRASSY BRANCH
SECTION 2B
Inst. No. 2016063525
Plat Cabinet 5, Slide 604

THE LAKES AT SHADY NOOK
SECTION 2A
Inst. No. 2017037455
Plat Cabinet 5, Slide 712

THE LAKES AT SHADY NOOK
SECTION 2C
(not recorded)

ANDOVER
SECTION 1
Inst. No. 200500014993
Plat Cabinet 3, Slide 594

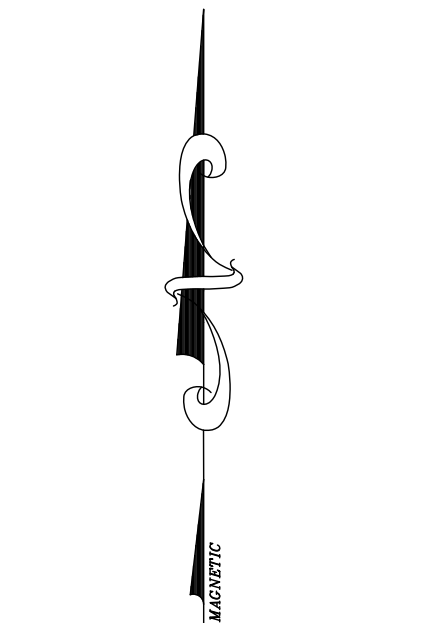
PRIMARY PLAT

The Lakes at Shady Nook

Section 3

WESTFIELD, INDIANA

ZONING - PUD



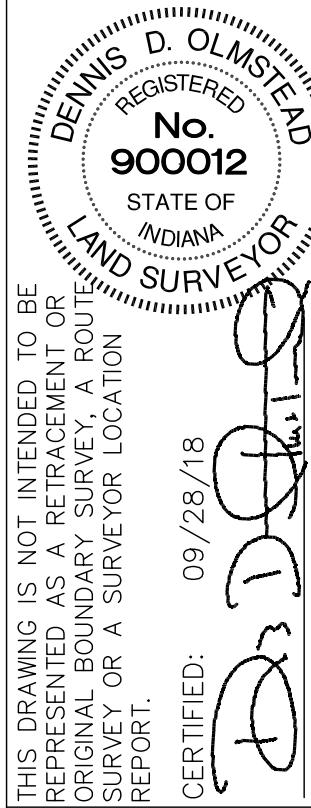
GRAPHIC SCALE
(IN FEET)
1" = 50 FT

LEGEND

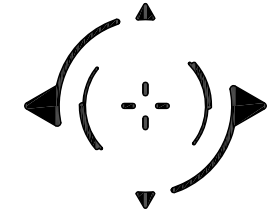
- * DENOTES HANDICAP RAMPS
- PROPOSED SUB SURFACE DRAIN
- PROPOSED SEWER LINE, MANHOLE
- PROPOSED STORM SEWER LINE, CURB INLET, MANHOLE & END SECTION
- PROPOSED WATER LINE
- PROPOSED STREET LIGHT
- F.W.F. FLOODWAY FRINGE
- EXISTING FLOW LINE
- B.E.C. EXISTING BURIED ELECTRIC LINE
- E. EXISTING OVERHEAD ELECTRIC LINES
- B.T.C. EXISTING BURIED TELEPHONE LINE
- T. EXISTING TELEPHONE LINE
- B.C.T.V. EXISTING BURIED CABLE T.V. LINE
- C.T.V. EXISTING CABLE T.V. LINE
- G.A.S. EXISTING GAS LINE
- W. EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE, MANHOLE
- EXISTING SANITARY CLEANOUT
- P.W.P. EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING ELECT. TRANSFORMER
- EXISTING ELECT. PEDESTAL
- EXISTING ELECT. METER
- EXISTING GUY WIRE
- EXISTING TELEPHONE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
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- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX

200
D.U.&S.E.
D.&U.E.
D.E.
L.M.A.E.
B.L.
VAR.
C.A.
L.O.S.E.
T.P.E.

LOT NUMBER
DRAINAGE UTILITY & SANITARY SEWER EASEMENT
DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT
LANDSCAPE MAINTENANCE ACCESS EASEMENT
BUILDING LINE
VARIABLE
COMMON AREA
LINE OF SITE EASEMENT
TREE PRESERVATION EASEMENT



STOEPELWERTH



PRIMARY PLAT

LAKES AT SHADY NOOK, SECTION 3

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

DRAWN BY: GDK
CHECKED BY: GDK
SHEET NO.
C101
S & A JOB NO.
45815LAN-SNC3

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

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1132 SOUTH RANGELINE ROAD, SUITE 100
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PHONE: 317-846-7017

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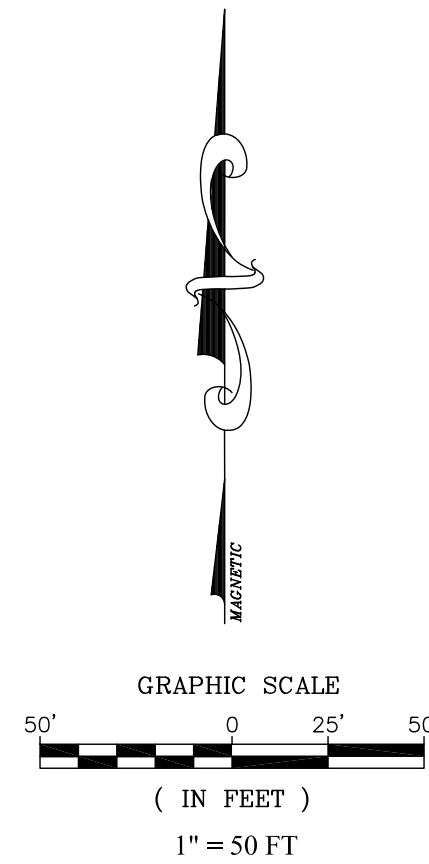


PRIMARY PLAT

The Lakes at Shady Nook

Section 3

WESTFIELD, INDIANA
ZONING - PUD



LEGEND

- * DENOTES HANDICAP RAMPS
- PROPOSED SUB SURFACE DRAIN
- PROPOSED SEWER LINE, MANHOLE
- PROPOSED STORM SEWER LINE, CURB INLET, MANHOLE & END SECTION
- PROPOSED WATER LINE
- PROPOSED STREET LIGHT
- FLOODWAY FRINGE
- EXISTING FLOW LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING BURIED TELEPHONE LINE
- EXISTING TELEPHONE LINE
- EXISTING BURIED CABLE T.V. LINE
- EXISTING CABLE T.V. LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE, MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING ELECT. TRANSFORMER
- EXISTING ELECT. PEDESTAL
- EXISTING ELECT. METER
- EXISTING GUY WIRE
- EXISTING TELEPHONE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE T.V. POLE
- EXISTING CABLE T.V. PEDESTAL
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TRAFFIC MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX

200
D.U.&S.S.E.
D.&U.E.
D.E.
L.M.A.E.
B.L.
VAR.
C.A.
L.O.S.E.
T.P.E.

LOT NUMBER
DRAINAGE UTILITY & SANITARY SEWER EASEMENT
DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT
LANDSCAPE MAINTENANCE ACCESS EASEMENT
BUILDING LINE
VARIABLE
COMMON AREA
LINE OF SITE EASEMENT
TREE PRESERVATION EASEMENT

THIS DRAWING IS NOT INTENDED TO BE
PRESENTED AS A TRACKMENT FOR
DESIGN OR CONSTRUCTION OF A
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 09/28/18

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

REV. PER TAC COMMENTS
DATE MARK

BY

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

DEVELOPMENT PLAN

LAKES AT SHADY NOOK, SECTION 3

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

DRAWN BY: GDK CHECKED BY: GDK

SHEET NO. C102

5 & A JOB NO. 458151LAN-SNC3

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AND
J O ROUDEBUSH, LP
18377 SHADY NOOK RD.
WESTFIELD, IN 46062

THE LAKES AT GRASSY BRANCH
SECTION 2B
Inst. No. 2016063525
Plat Cabinet 5, Slide 604



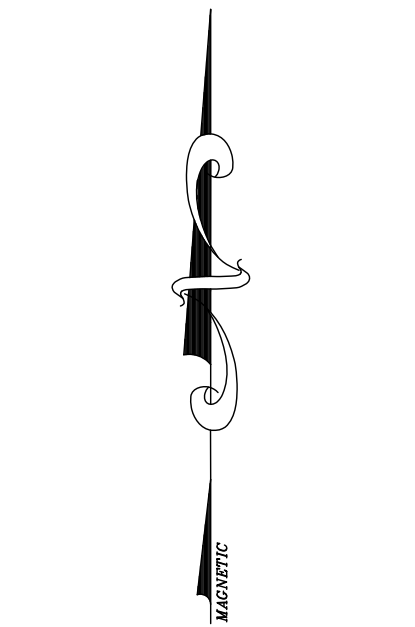
PRIMARY PLAT

The Lakes at Shady Nook

Section 3

WESTFIELD, INDIANA

ZONING - PUD



GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

LEGEND

- * DENOTES HANDICAP RAMPS
- PROPOSED SUB SURFACE DRAIN
- PROPOSED SEWER LINE, MANHOLE
- PROPOSED STORM SEWER LINE, CURB INLET, MANHOLE & END SECTION
- PROPOSED WATER LINE
- PROPOSED STREET LIGHT
- F.W.F. FLOODWAY FRINGE
- EXISTING FLOW LINE
- BEC EXISTING BURIED ELECTRIC LINE
- E EXISTING OVERHEAD ELECTRIC LINES
- BTC EXISTING BURIED TELEPHONE LINE
- T EXISTING TELEPHONE LINE
- BCTV EXISTING BURIED CABLE T.V. LINE
- CTV EXISTING CABLE T.V. LINE
- GAS EXISTING GAS LINE
- W EXISTING WATER LINE
- C.O. EXISTING SANITARY SEWER LINE, MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING ELECT. TRANSFORMER
- EXISTING ELECT. PEDESTAL
- EXISTING ELECT. METER
- EXISTING GUY WIRE
- EXISTING TELEPHONE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE T.V. POLE
- EXISTING CABLE T.V. PEDESTAL
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TRAFFIC MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE VALVE
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX

200
D.U.&S.S.E.
D.&U.E.
D.E.
L.M.A.E.
B.L.
VAR.
C.A.
L.O.S.E.
T.P.E.

LOT NUMBER
DRAINAGE UTILITY & SANITARY SEWER EASEMENT
DRAINAGE EASEMENT
LANDSCAPE MAINTENANCE ACCESS EASEMENT
BUILDING LINE
COMMON AREA
LINE OF SITE EASEMENT
TREE PRESERVATION EASEMENT

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STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

phone: 317.849.5935 fax: 317.849.5942

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

LAKES AT SHADY NOOK, SECTION 3

DEVELOPMENT PLAN

DRAWN BY: GDK

CHECKED BY: GDK

SHEET NO. C103

5 & A JOB NO. 458151AN-SNC3

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

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

CURRENT LANDOWNER(s):
LANGSTON RESIDENTIAL
DEVELOPMENT, LLC
1132 SOUTH RANGELINE RD., SUITE 100
CARMEL, INDIANA 46033

AND
J O ROUDEBUSH, LP
18377 SHADY NOOK RD.
WESTFIELD, IN 46062

THE LAKES AT GRASSY BRANCH
SECTION 2B
Inst. No. 2016063525
Plat Cabinet 5, Slide 604

THE LAKES AT SHADY NOOK
SECTION 2A
Inst. No. 2017037455
Plat Cabinet 5, Slide 712

THE LAKES AT SHADY NOOK
SECTION 2C
(not recorded)

THE LAKES AT SHADY NOOK
SECTION 2D
(not recorded)

10/29/18

09/28/18

DATE

REV. PER TAC COMMENTS

MARK

REVISIONS

BY

GDK

THIS INSTRUMENT PREPARED BY:
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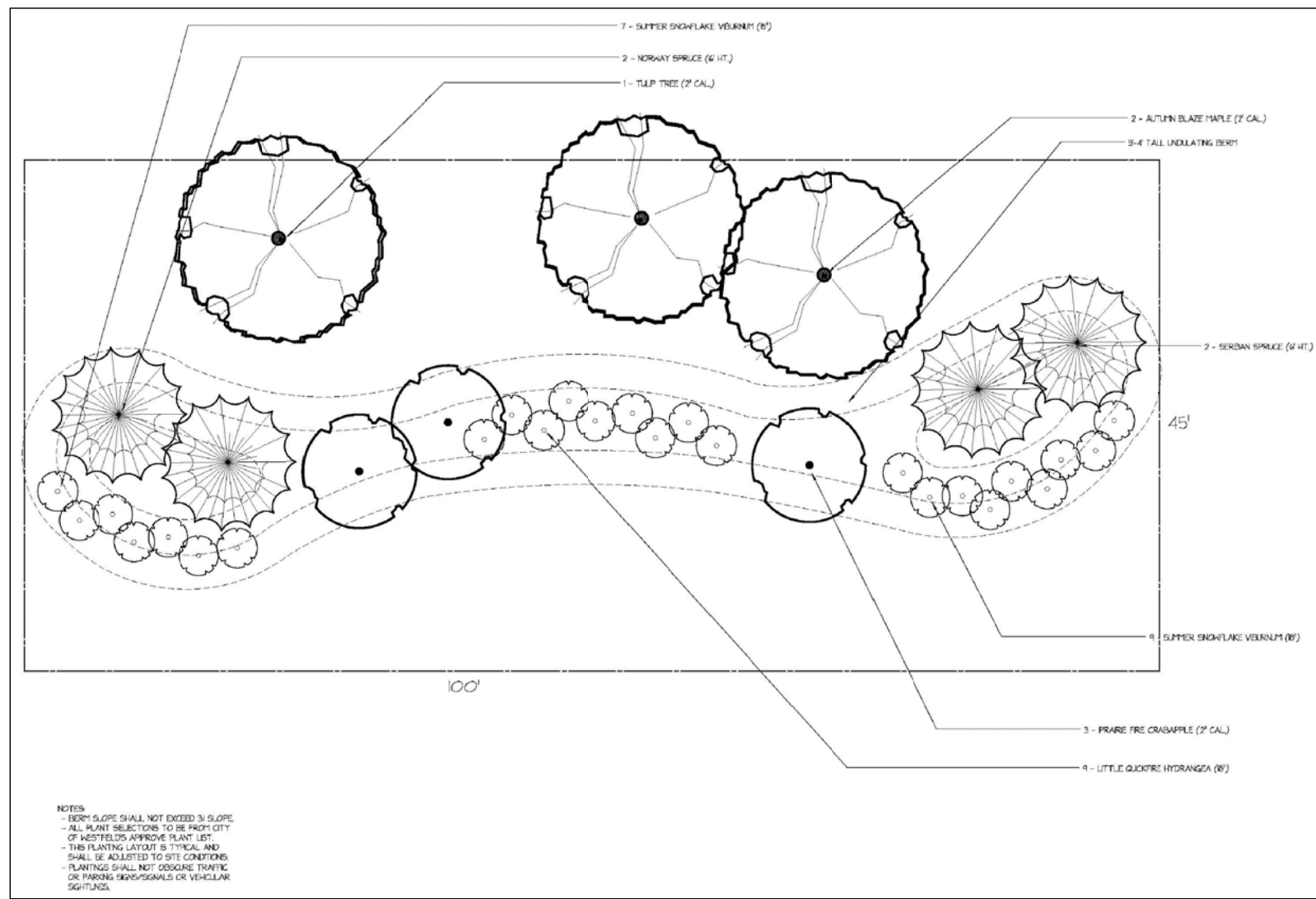
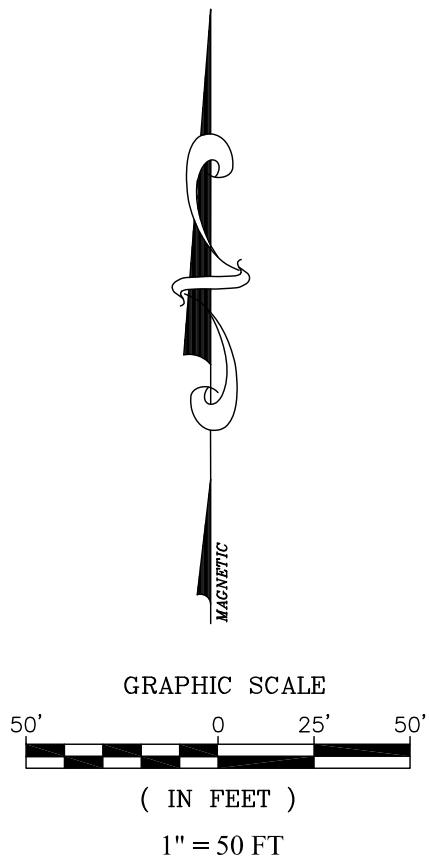
Deed Owner: Roudy3 LLC
Parcel No. 08-06-29-00-00-027.000
Property Use Ag - Vacant lot

LANDSCAPE PLAN

The Lakes at Shady Nook

Section 3

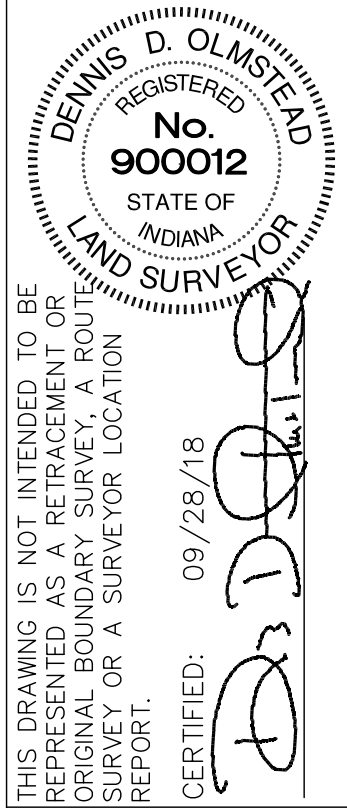
WESTFIELD, INDIANA
ZONING - PUD



- OCTOBER GLORY MAPLE
- SCARLET OAK
- SERBIA SPRUCE
- NORWAY SPRUCE

Potential Street Trees
Red Maple
Sugar Maple
Shelbark Hickory
Bitternut Hickory
Thornless Honeylocust
Tulip
White Oak
Bur Oak
Red Oak
Shingle Oak
Silver Linden
London Planetree
Winter King Hawthorn
Washington Hawthorn

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 SSO
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT
TO CHANGE DURING CONSTRUCTION PLANS.



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LANDSCAPE PLAN
LAKES AT SHADY NOOK, SECTION 3
WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

DRAWN BY: GDK
CHECKED BY: GDK
SHEET NO. L100
5 & A JOB NO. 458151LAN-SNC3

THIS INSTRUMENT PREPARED BY:
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THE LAKES AT SHADY NOOK
SECTION 2A
Inst. No. 2017037455
Plat Cabinet 5, Slide 712

THE LAKES AT SHADY NOOK
SECTION 2C
(not recorded)

BIRDVIEW COURT

SHADY LAKE DRIVE

SHADY NOOK ROAD

East Line, NW 1/4, Sec. 32, T19N, R4E

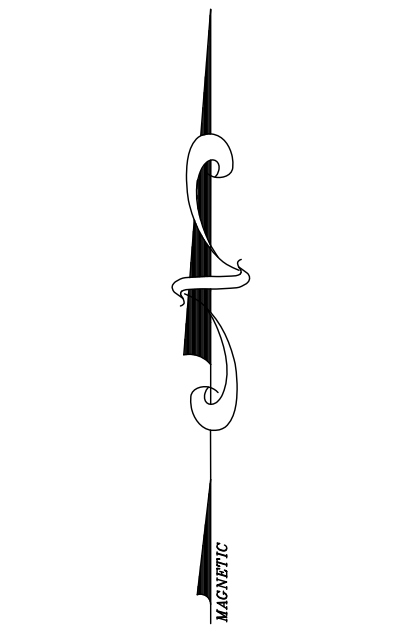
LANDSCAPE PLAN

The Lakes at Shady Nook

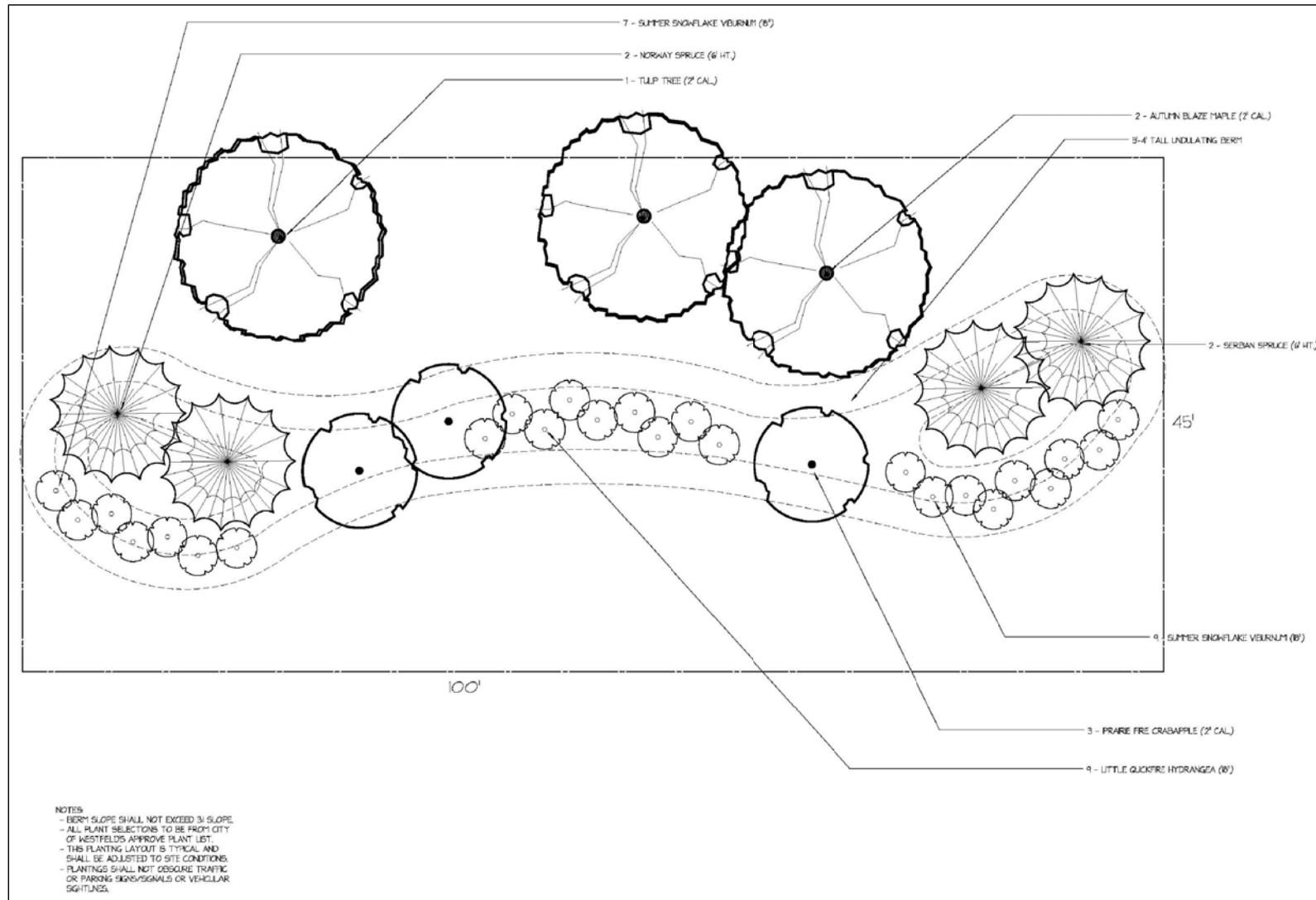
Section 3

WESTFIELD, INDIANA

ZONING - PUD



GRAPHIC SCALE
(IN FEET)
1" = 50 FT



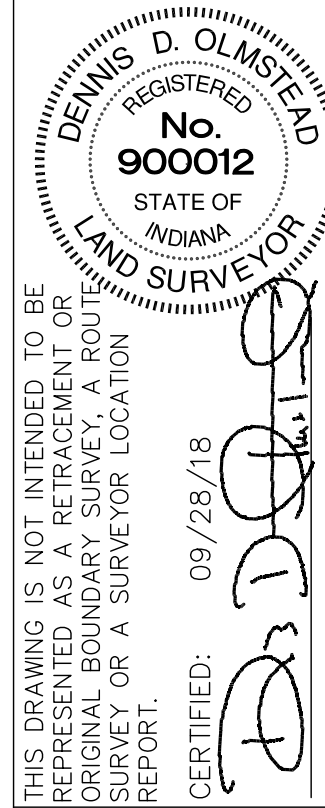
- OCTOBER GLORY MAPLE
- SCARLET OAK
- SERBIA SPRUCE
- NORWAY SPRUCE

Potential Street Trees

- Red Maple
- Sugar Maple
- Shelbark Hickory
- Bitternut Hickory
- Thornless Honeylocust
- Tulip
- White Oak
- Bur Oak
- Red Oak
- Shingle Oak
- Silver Linden
- London Planetree
- Winter king Hawthorn
- Washington Hawthorn

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 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.



STOEPPELWERTH

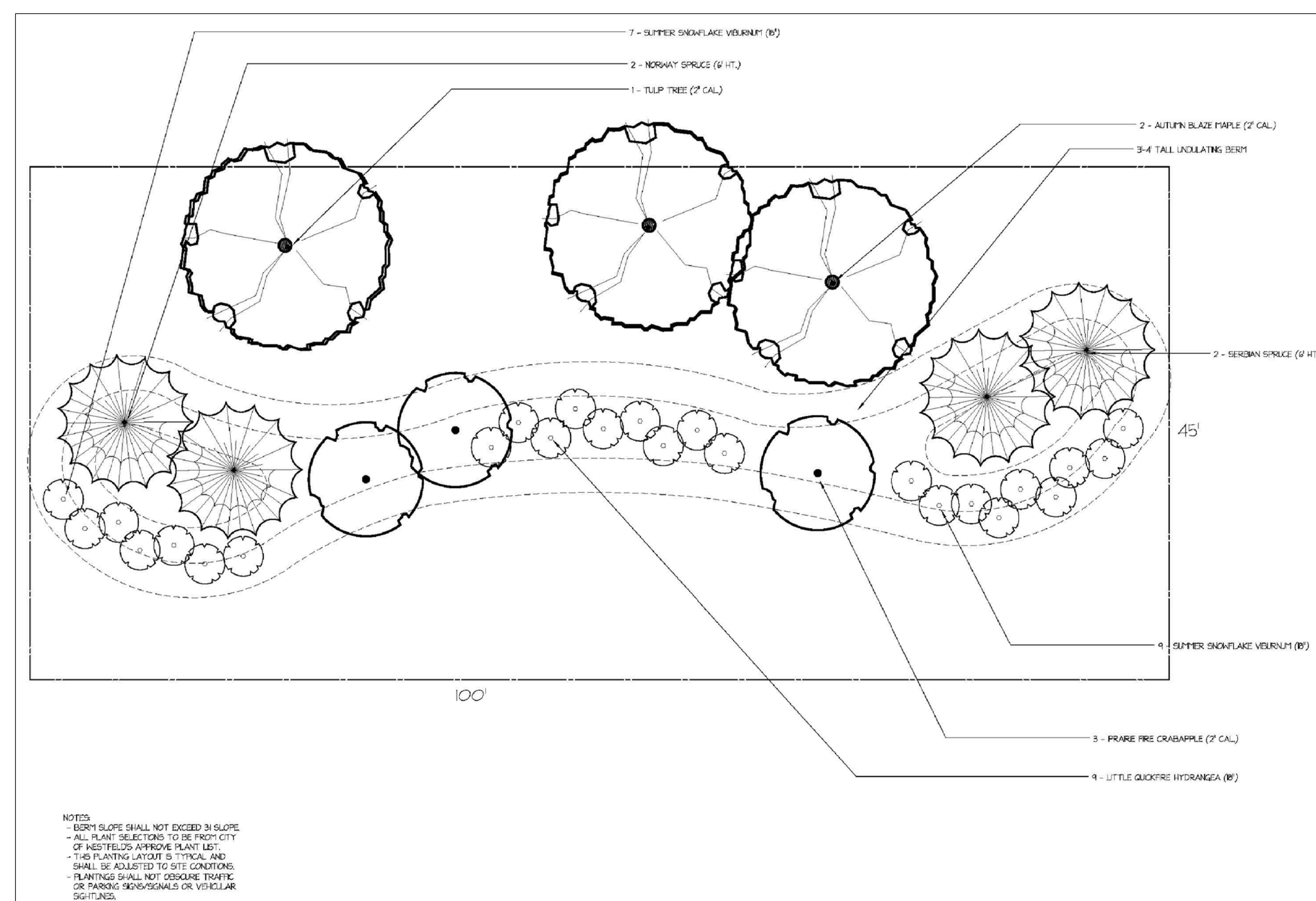
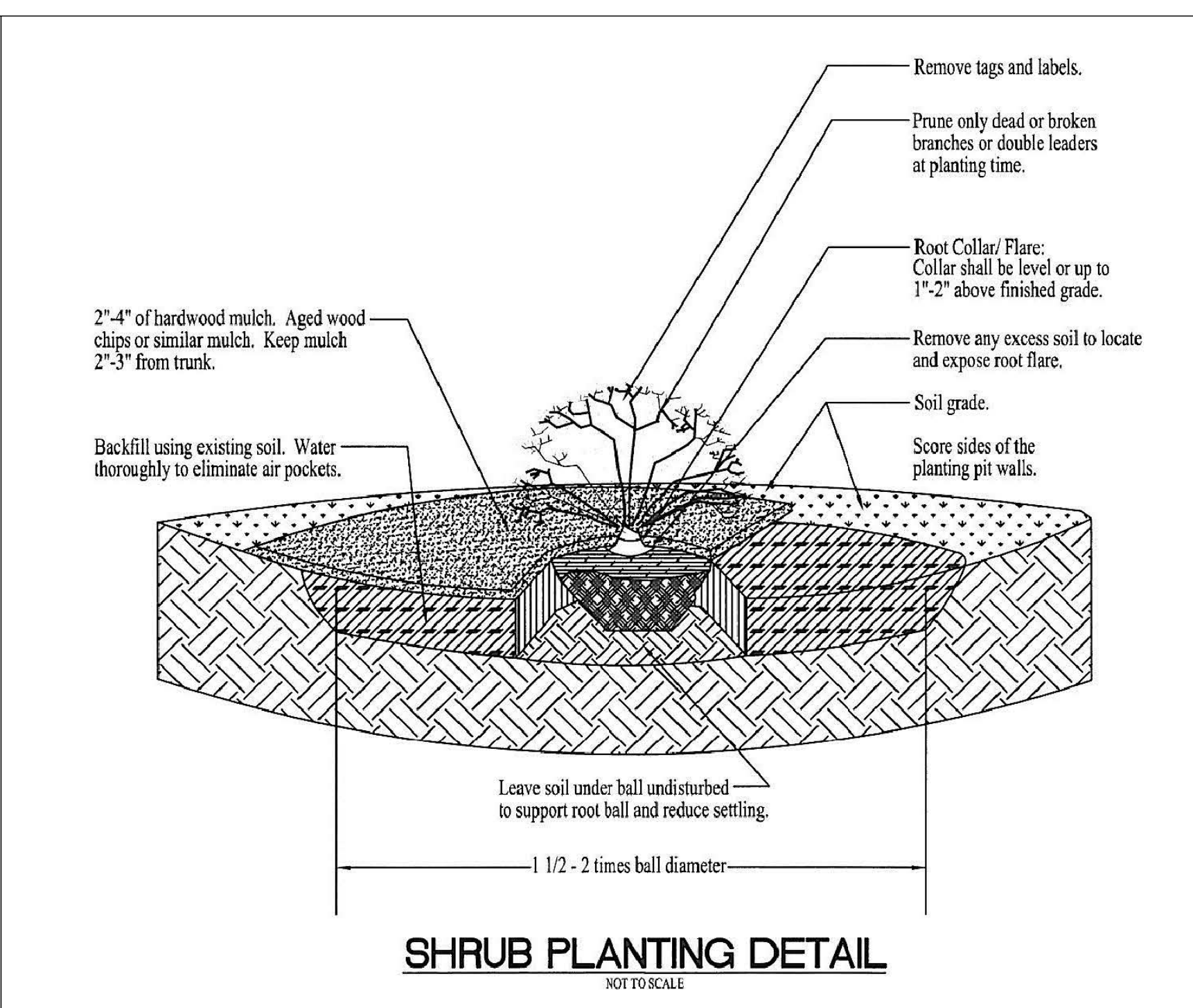
ALWAYS ON

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LANDSCAPE PLAN	
LAKES AT SHADY NOOK, SECTION 3	
WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA	
DRAWN BY: GDK	CHECKED BY: GDK
SHEET NO. L101	
S & A JOB NO. 45815LAN-SNC3	

J O ROUDEBUSH, LP
18377 SHADT NOOK RD.
WESTFIELD IN, 46062

ZONING - PUD



- 
 OCTOBER GLORY MAPLE
- 
 SCARLET OAK
- 
 SERBIA SPRUCE
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 NORWAY SPRUCE

Red Maple
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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 5, 2018
1811-ODP-16 and 1811-SPP-16

Petition Number: 1811-ODP-16 and 1811-SPP-16

Project Name: Northpoint, Phase 2

Subject Site Address: Southeast corner of State Road 38 and Grassy Branch Road

Petitioner: CR White Aurora, LLC

Representative: Stoeppelwerth & Associates, Inc.

Request: Overall Development Plan & Primary Plat review of 4 lots on 32.00 acres +/- in the Northpoint Planned Unit Development District.

Current Zoning: Aurora PUD District (Ord. 17-51)

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 32.00 acres+/-

Zoning History: 0607-PUD-07 Aurora PUD District (Ord. 06-55)
1609-PUD-19 Aurora PUD District Amend. (Ord. 16-35)
1710-PUD-19 Aurora PUD District Amend. (Ord. 17-30)
1801-PUD-03 Aurora PUD District Amend. (Ord. 17-51)
1811-ODP-17 & 1811-SPP-17 Northpoint, Phase 3 (*pending*)

Exhibits: 1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Planned Unit Development Amendment for Aurora (Ord. 17-51) was approved at the August 13, 2018 City Council meeting. The Overall Development Plan (1811-ODP-17) and Primary Plat (1811-SPP-17) for Northpoint, Phase 3 are currently *pending* review and approval.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 23, 2018, Technical Advisory Committee meeting.

PROCEDURAL

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



The petition was reviewed by the Technical Advisory Committee at its October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 32.00 acres +/- and is located at the southeast corner of State Road 38 and Grassy Branch Road (see **Exhibit 2**). The property is currently zoned the Aurora PUD District. Adjacent properties to the east are zoned the AG-SF1: Agriculture and Single-Family Rural District. Adjacent properties to the west are zoned the Aurora PUD District and the AG-SF1: Agriculture Single-Family Rural District. Adjacent properties to south are zoned AG-SF1: Agriculture Single-Family Rural District and GB: General Business District. To the north is State Road 38.

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

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

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

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

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

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

- 5) Easements (locations, widths and purposes). (Article 8.3)

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.



- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards Section.

- 12) Legend and notes.

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

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

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

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



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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

- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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

- 21) Proposed name of the development.

- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

- 23) Address and legal description of the property.

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

- 24) Boundary lines of the property including all dimensions.

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

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



- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District), and the Aurora PUD (Ordinance 17-51) unless otherwise noted below.

39) **Aurora PUD District Standards:** The underlying zoning district of each District shall be:

<u>Business Parke</u>	GB: General Business District
<u>Commerce Parke</u>	EI: Enclosed Industrial District
<u>The Shoppes</u>	LB: Local and Neighborhood Business District
<u>The Townes</u>	SF4: Single-Family High Density District MF2: Multi-Family Medium Density District
<u>The Villas</u>	SF4: Single-Family High Density District SFA: Single-Family Attached District

40) **Section 3. Concept Plan:**

- a) Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

41) **Section 4. Underlying Zoning District(s):**

- a) The Underlying Zoning District of each District shall be:
 - i) Commerce Park: EI
- b) Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

42) **Section 5. Permitted Uses:**

43) **Section 6. General Regulations**

- a) Lot Standards for Commerce Parke:

44) **Section 7. Development Standards:**

- a) Article 6.8 Landscaping Standard:
 - i) A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Brand Road. The buffer yard shall be improved as follows:
 - (1) The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

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



- (2) A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.
- (3) A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.
- (4) Buffer along the northern, western, southern and eastern borders of Commerce Parke:

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

- (a) A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - (i) The buffer yard shall have a six foot (6') mound
 - (ii) Shall be landscaped per this Ordinance
 - (iii) Evergreen trees shall be planted on or near the top of the mound
- (b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
- ii) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one hundred (100) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

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

- b) Section 9. Design Standards.
- c) Section 10. Amenities.

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

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

- 45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards.

- 46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.



- 47) 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.
- 48) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 49) Architectural Standards (Article 6.3)

Comment: Please see Comment 44.

- 50) Building Standards (Article 6.4)

- 51) Fence Standards (Article 6.5)

- 52) Height Standards (Article 6.6)

Comment: Please see Comment 44.

- 53) Landscaping Standards (Article 6.8)

Comment: Please see Comment 44.

- 54) Lighting Standards (Article 6.9)

Comment: Please see Comment 67.



55) Lot Standards (Article 6.10)

Comment: Please see District Standards.

56) Setback Standards (Article 6.16)

Comment: Please see District Standards.

57) Vision Clearance Standards (Article 6.19)

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

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

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

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 8 of PUD Ordinance)

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



64) Pedestrian Network Standards (Article 8.7)

65) Storm Water Standards (Article 8.8)

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

67) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- d) Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminares shall be shielded to prevent glare on residential properties.

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

68) Street Sign Standards (Article 8.11)

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

69) Surety Standards (Article 8.12)

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



70) Utility Standards (Article 8.13)

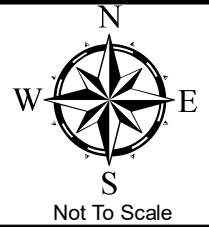
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

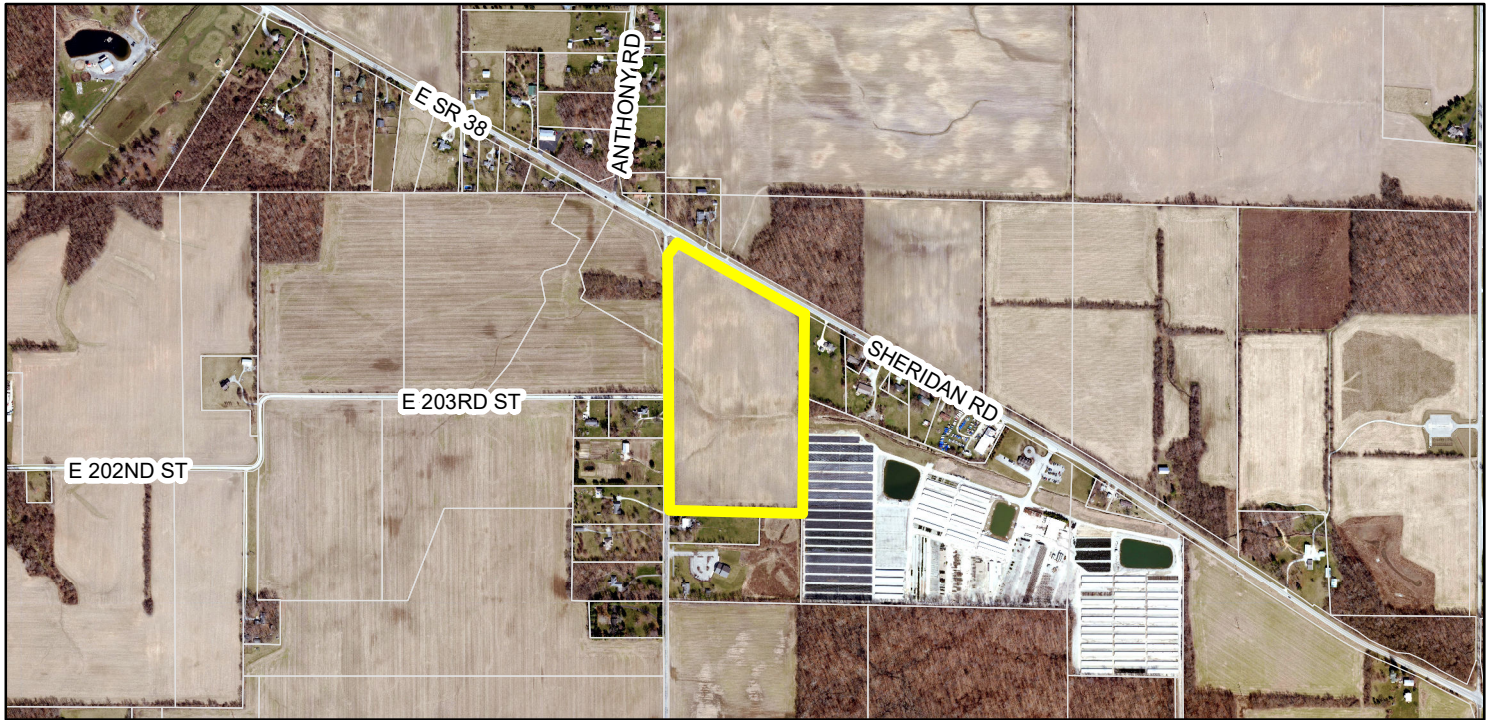
- (1) **Action: Hold a public hearing at the November 5, 2018, Plan Commission Meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



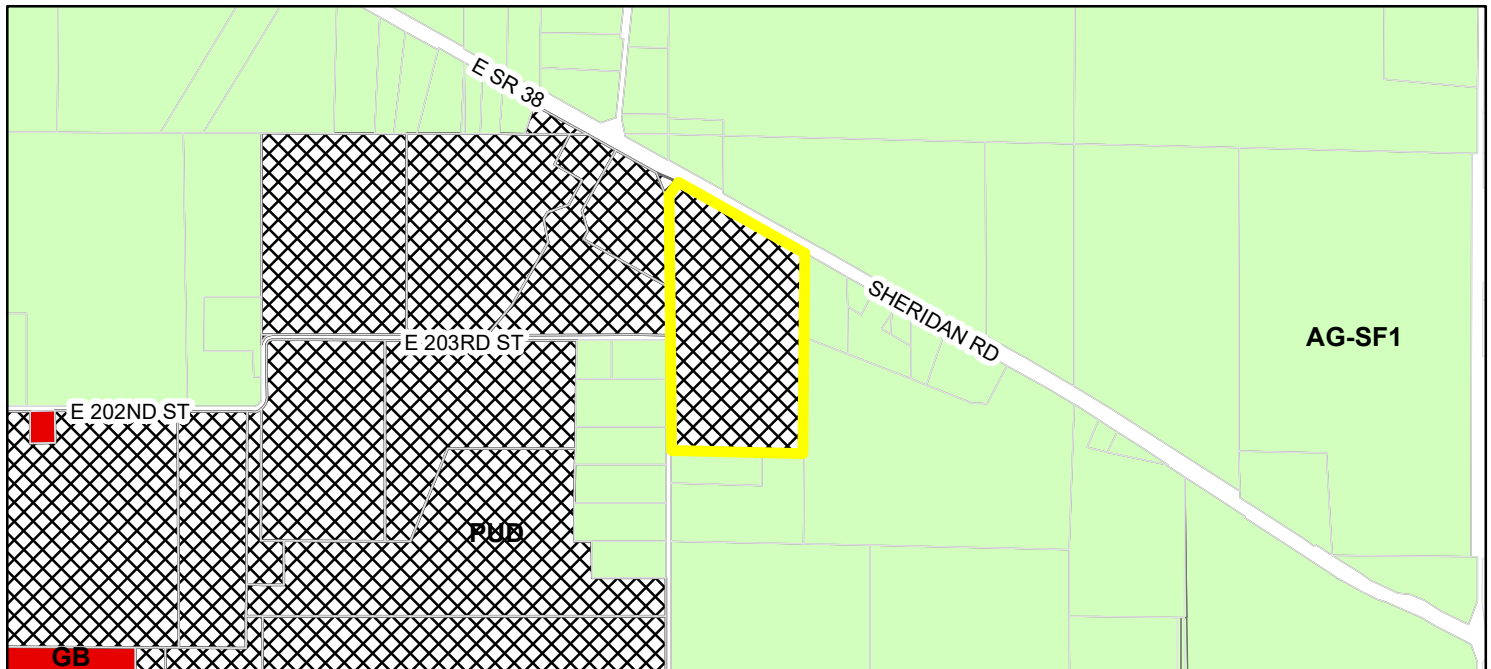
Property Location Map
Northpoint, Phase 2
Overall Development Plan & Primary Plat
1811-ODP-16 & 1811-SPP-16



Aerial Location Map



Zoning Map



- Parcel **Zoning**
- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
 - GB (General Business)
 - PUD (Planned Unit Development)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 5, 2018
1811-ODP-17 and 1811-SPP-17

Petition Number: 1811-ODP-17 and 1811-SPP-17

Project Name: Northpoint, Phase 3

Subject Site Address: Northwest corner of 196th Street and Grassy Branch Road

Petitioner: Northpoint Owners, LLC

Representative: Site Solutions Group, LLC

Request: Overall Development Plan & Primary Plat review of 5 lots on 80.00 acres +/- in the Northpoint Planned Unit Development District.

Current Zoning: Aurora PUD District (Ord. 17-51)

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 80.00 acres+/-

Zoning History: 0607-PUD-07 Aurora PUD District (Ord. 06-55)
1609-PUD-19 Aurora PUD District Amend. (Ord. 16-35)
1710-PUD-19 Aurora PUD District Amend. (Ord. 17-30)
1801-PUD-03 Aurora PUD District Amend. (Ord. 17-51)
1811-ODP-16 & 1811-SPP-16 Northpoint, Phase 2 (*pending*)

Exhibits: 1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Planned Unit Development Amendment for Aurora (Ord. 17-51) was approved at the August 13, 2018 City Council meeting. The Overall Development Plan (1811-ODP-16) and Primary Plat (1811-SPP-16) for Northpoint, Phase 2 are currently *pending* review and approval.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 23, 2018, Technical Advisory Committee meeting.

PROCEDURAL

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



The petition was reviewed by the Technical Advisory Committee at its October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 80.00 acres +/- and is located at the northwest corner of 196th Street and Grassy Branch Road (see **Exhibit 2**). The property is currently zoned the Aurora PUD District. Adjacent properties to the east and west are zoned the AG-SF1: Agriculture Single-Family Rural District. Adjacent properties to the south are zoned the SF2: Single-Family Low Density District.

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

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

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

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

- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards Section.

- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

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

- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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



- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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

- 21) Proposed name of the development.

- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

- 23) Address and legal description of the property.

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

- 24) Boundary lines of the property including all dimensions.

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

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

- 26) 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.



- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District), and the Aurora PUD (Ordinance 17-51) unless otherwise noted below.

39) Aurora PUD District Standards: The underlying zoning district of each District shall be:

<u>Business Parke</u>	GB: General Business District
<u>Commerce Parke</u>	EI: Enclosed Industrial District
<u>The Shoppes</u>	LB: Local and Neighborhood Business District
<u>The Townes</u>	SF4: Single-Family High Density District MF2: Multi-Family Medium Density District
<u>The Villas</u>	SF4: Single-Family High Density District SFA: Single-Family Attached District

40) Section 3. Concept Plan.

41) Section 4. Underlying Zoning District(s):

a) The Underlying Zoning District of each District shall be:

i) Commerce Park: EI

b) Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

42) Section 5. Permitted Uses:

43) Section 6. General Regulations

a) Lot Standards for Commerce Parke:

44) Section 7. Development Standards:

a) Article 6.8 Landscaping Standard:

i) A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Brand Road. The buffer yard shall be improved as follows:

(1) The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

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

(2) A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.



(3) A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.

(4) Buffer along the northern, western, southern and eastern borders of Commerce Parke:

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

(a) A forty foot (40') buffer yard shall be required and shall be improved as follows:

(i) The buffer yard shall have a six foot (6') mound

(ii) Shall be landscaped per this Ordinance

(iii) Evergreen trees shall be planted on or near the top of the mound

(b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

ii) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one hundred (100) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

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

b) Section 9. Design Standards.

c) Section 10. Amenities.

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

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

45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards.

46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

47) 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.
- 48) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 49) Architectural Standards (Article 6.3)

Comment: Please see Comment 44.

- 50) Building Standards (Article 6.4)

- 51) Fence Standards (Article 6.5)

- 52) Height Standards (Article 6.6)

Comment: Please see Comment 44.

- 53) Landscaping Standards (Article 6.8)

Comment: Please see Comment 44.

- 54) Lighting Standards (Article 6.9)

Comment: Please see Comment 67.

- 55) Lot Standards (Article 6.10)

Comment: Please see District Standards.



56) Setback Standards (Article 6.16)

Comment: Please see District Standards.

57) Vision Clearance Standards (Article 6.19)

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

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

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

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 8 of PUD Ordinance)

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

64) Pedestrian Network Standards (Article 8.7)

65) Storm Water Standards (Article 8.8)



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

67) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- d) Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminares shall be shielded to prevent glare on residential properties.

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68) Street Sign Standards (Article 8.11)

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

69) Surety Standards (Article 8.12)

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



70) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

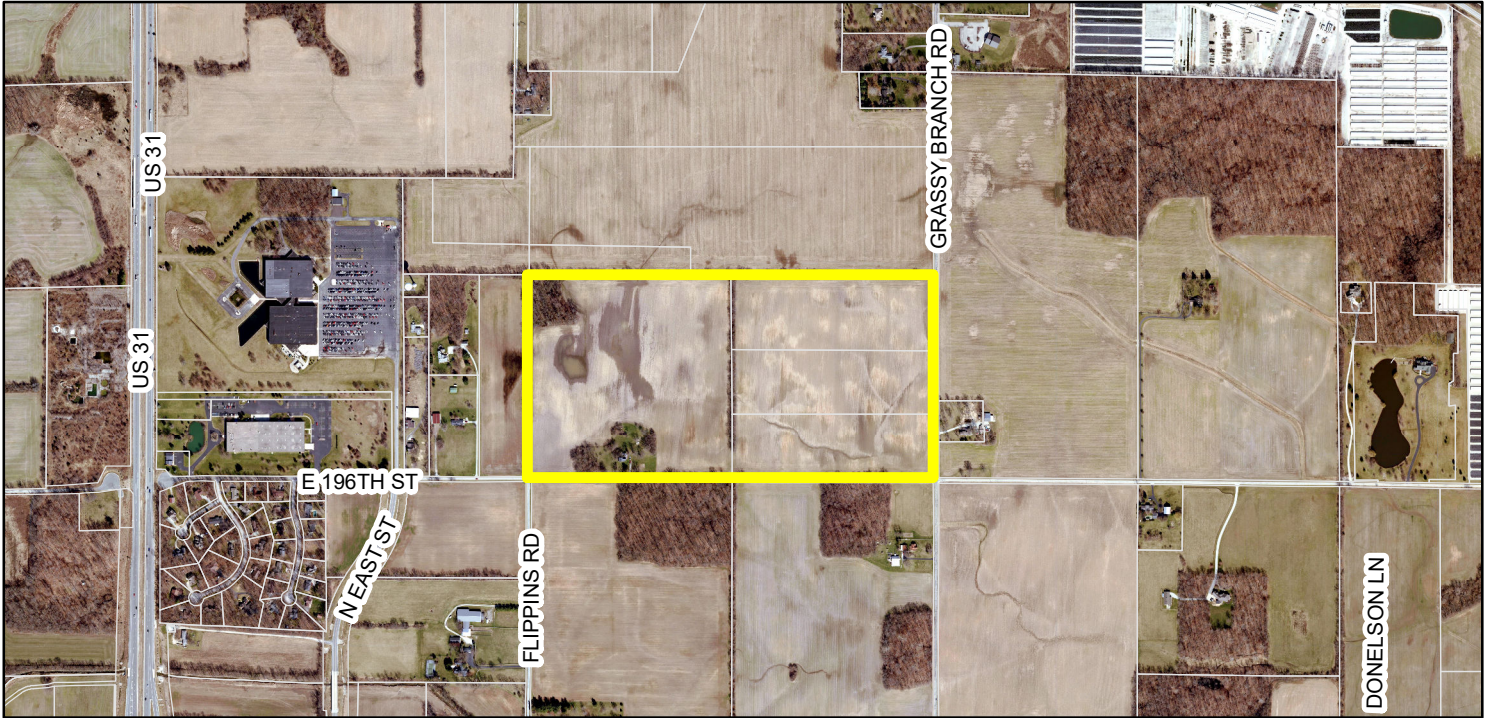
- (1) **Action: Hold a public hearing at the November 5, 2018, Plan Commission Meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



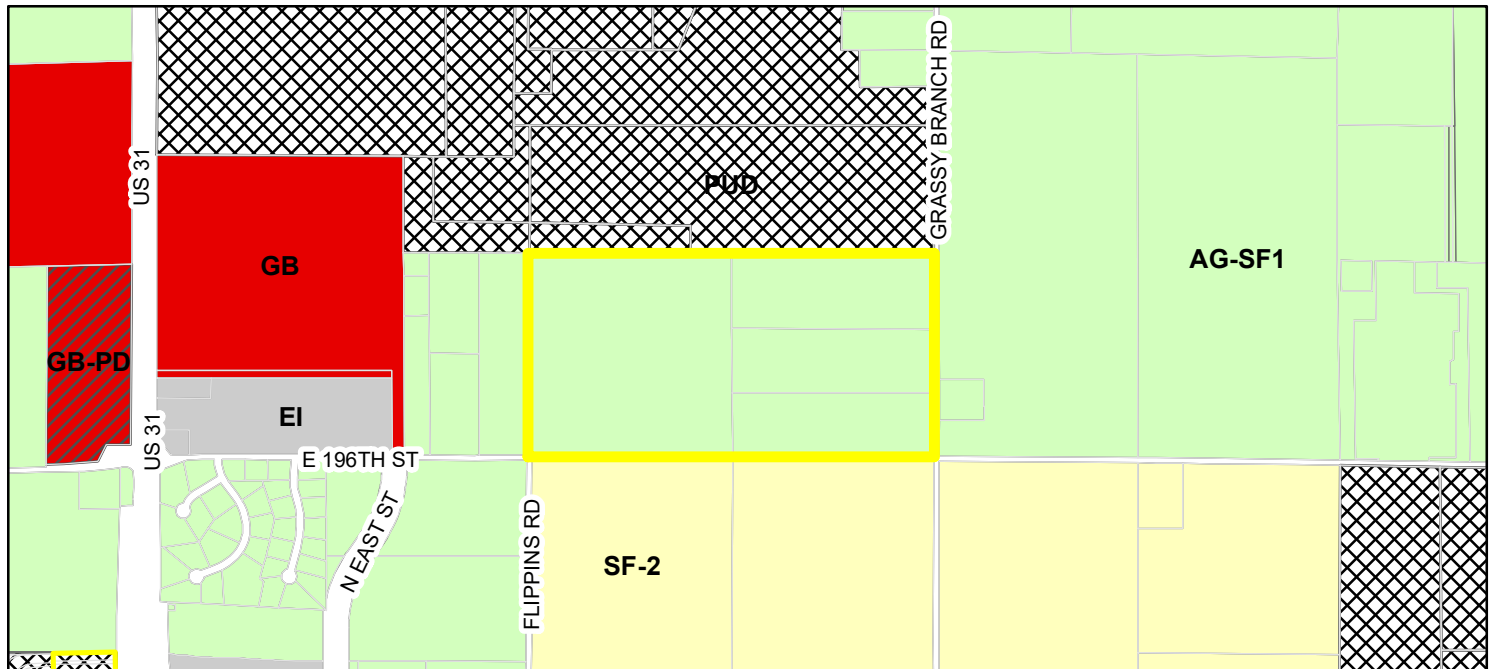
Property Location Map
Northpoint, Phase 3
Overall Development Plan & Primary Plat
1811-ODP-17 & 1811-SPP-17



Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | GB (General Business) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) |
| EI (Enclosed Industrial) | |



Petition Number: 1811-PUD-29

Project Name: Bordeaux Walk PUD District

Subject Site Address: 16707 Ditch Road (the "Property")

Petitioner: Beazer Homes Indiana, LLP (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Requests a change in zoning review of 33.0 acres +/- from the SF2: Single-family Residential Low-Density District to the Bordeaux Walk Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Agricultural

Approximate Acreage: 33.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-49

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 22, 2018, City Council meeting. The Petitioner held a neighborhood meeting at West Rail at The Station Model Home (16040 Trestle Drive, Westfield) on October 25, 2018. The petition will receive a public hearing at the November 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 16707 Ditch Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Bordeaux Walk PUD District (Ordinance 18-49, *pending*). The proposed PUD Ordinance establishes the SF4: Single-Family High Density District as the Underlying Zoning District.

Permitted Uses: the proposed PUD Ordinance defaults to the permitted and prohibited uses of the Underlying Zoning of SF4: Single-Family High Density District and enhances the following:



Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed seventy-two (72) Single-Family Dwellings.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), and as modified below:

	Proposed PUD	SF4: Single-Family High Density
Minimum Lot Area:	Nine thousand (9,000) square feet	Nine thousand (9,000) square feet
Minimum Lot Frontage:	Thirty-five (35) feet	Forty (40) feet
Minimum Building Setback Lines:		
Front Yard:	Twenty (20) feet*	Twenty-five (25) feet
Side Yard:	Six (6) feet	Eight (8) feet
Rear Yard:	Twenty-five (25) feet	Twenty-five (25) feet
Minimum Lot Width:	Sixty-five (65) feet	Fifty (50) feet
Maximum Building Height:	One and a half (1.5) story	Twenty-five (25) feet
Minimum Living Area:		
Single (1) Story:	One thousand, eight hundred (1,800) square feet	One thousand (1,000) square feet**
One and a half (1.5) Story:	Two thousand (2,000) square feet	Seven hundred and fifty (750) square feet**

*The minimum Front Yard Setback shall be randomly set and vary by six (6) feet in two (2) foot increments along all street segments as displayed on Primary Plat and Secondary Plat documents.

**Based on UDO requirements (Article 4.7 (G)) of Minimum Living Area of Ground Floor.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Architectural Standards:

- i. **The Character Exhibits:** (see **Exhibit 4**) is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in

- the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - iii. Additional enhancements to Architectural Standards have been added, such as required choices in decorative detailing and improvements to the front and side façades.

Landscaping Standards: Article 6.8 shall apply, except as otherwise modified or enhanced below.

- i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - a. A minimum of two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) Shrubs shall be required.
 - b. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
- ii. Required Buffer Yard: Article 6.8(N) Shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:

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

- i. Minimum Open Space: Shall be enhanced to require a minimum of twenty-three (23) percent of the Real Estate, as generally shown on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the Existing Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 will be held on the November 5, 2018, 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 22, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 5, 2018, 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 Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



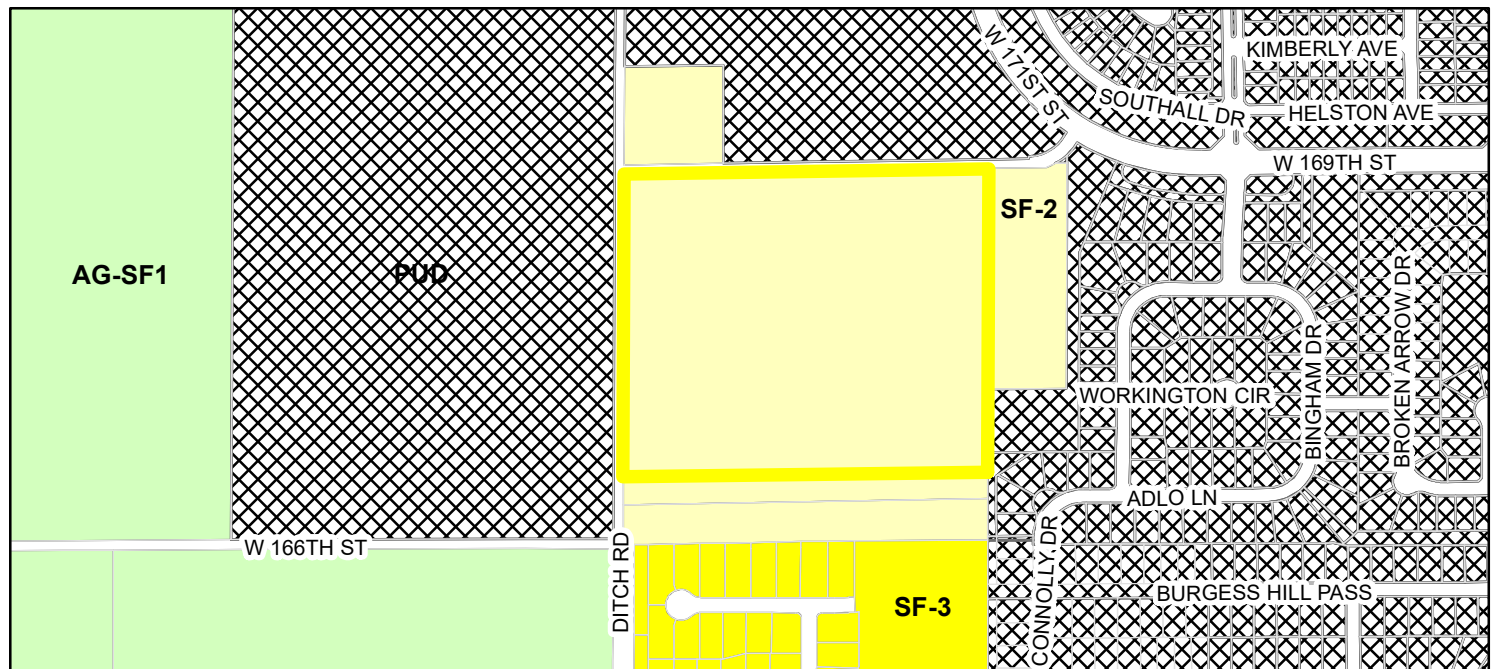
Property Location Map
Bordeaux Walk PUD District
Planned Unit Development
1811-PUD-29



Aerial Location Map



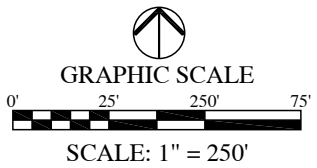
Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)

Plot Date: Sep 12, 2018 Plot Time: 12:28pm File Name: \\HWC-DC1\Projects\Beezer Homes\2018-109 Beazer - Lando Property Westfield\Design\Renderings\Garstein Property MColor Exhibit.dwg Layout: MColor Exhibit By: Smith

BORDEAUX WALK



WESTFIELD, INDIANA
SEPTEMBER 12, 2018

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



ORDINANCE NUMBER 18-__

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 "**BORDEAUX WALK 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. 18__-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. 18__-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 "**Bordeaux Walk 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 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 B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be SF-4: Single-Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed seventy-two (72) Single-Family Dwellings.

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

Standard	
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	6’
Rear Yard	25’

Minimum Lot Width	65'
Maximum Building Height	1 ½ Story
Minimum Living Area (Total)	
Single Story	1,800sqft
1 ½ Story	2,000sqft

- 6.1 The Minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all the street segments. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.
- 6.2 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:
- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards: Article 6.3(C) shall apply except as modified below:
- i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation: The following shall apply:
 - a) All Dwellings shall have a minimum of a two (2) car attached garage.
 - b) All Dwellings shall include decorative garage doors including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the Dwelling.

- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, windows and door wraps, and as transitional material between two different materials.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - d) Roof Design featuring a hip roof, dormers, a reverse gable, a shed roof accent, or two (2) or more roof planes.
 - e) All Dwellings shall have a minimum of two (2) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architecture elements on each Side Building Façade. Side Building Façades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade:
 - a) Hip Roof.
 - b) Roofline direction change, or roofline heights change or two (2) or more Roof Planes.
 - c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - d) A minimum of two (2) or more windows with a minimum of thirty-six (36) square feet in size, on the Side Building Façade.
 - e) Architecturally-enhanced trim a minimum of five and one-half inches (5 ½") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, and pediments).
 - f) Sunroom, screened porch, or covered porch (a minimum of one hundred and fifty (150) square feet in size).

- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
- i. A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - ii. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
- B. Required Buffer Yard: Article 6.8(N) shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-three (23%) of the Real Estate, as generally shown on the Concept Plan.

[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: Matt Pleasant, AICP

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, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana described as follows:

COMMENCING at the southwest corner of said Quarter-Quarter section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter section a distance of 233.87 feet to the POINT OF BEGINNING, said point being the northwest corner of a 3.00-acre tract of land described in Instrument Number 9809838966 in the Office of the Recorder of Hamilton County, Indiana; thence continuing North 00 degrees 17 minutes 37 seconds East along said west line a distance of 1099.71 feet to the northwest corner of said Quarter-Quarter section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter section of a distance of 1301.80 feet to the northeast corner thereof; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter section of a distance of 1082.44 feet to the northeast corner of said 3.00-acre tract; thence South 88 degrees 75 minutes 01 seconds West along the north line of said tract a distance of 1303.48 feet to the POINT OF BEGINNING, containing 32.457 acres, more or less.

EXHIBIT B
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 18__-PUD-__.

EXHIBIT C
CHARACTER EXHIBIT
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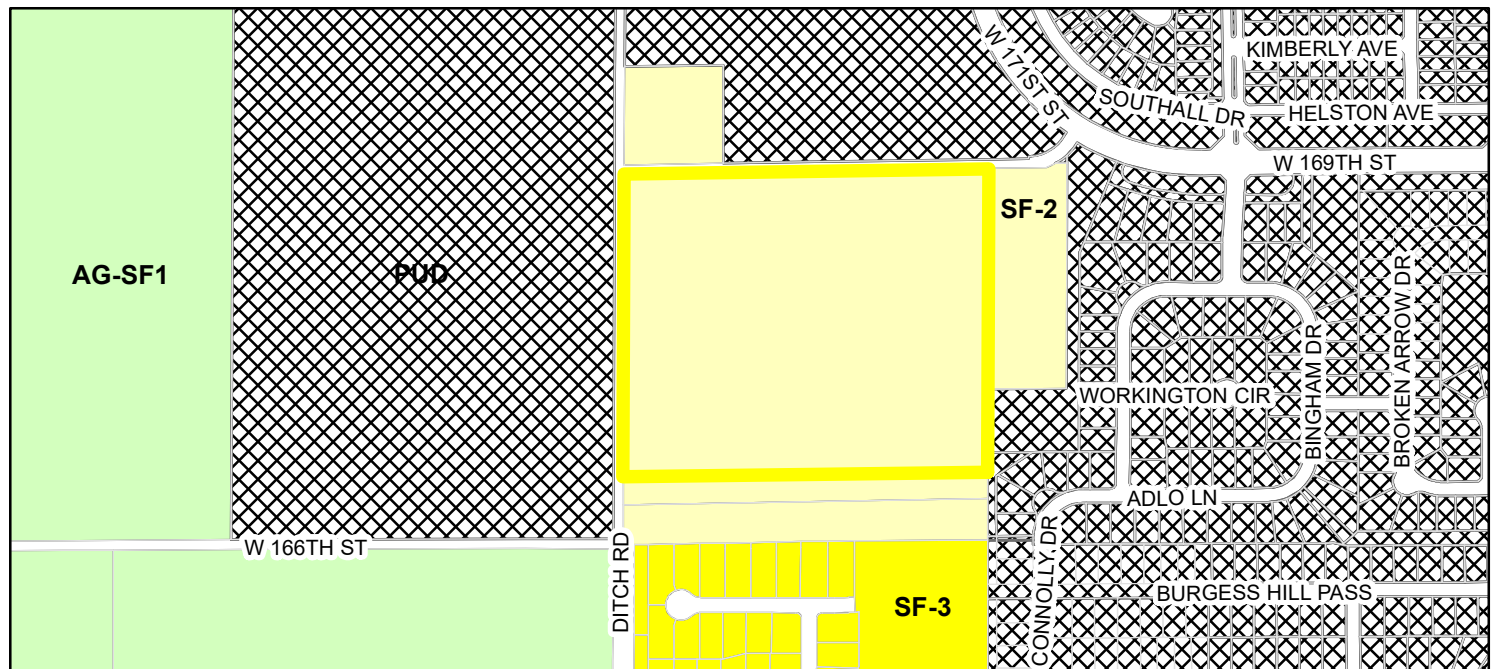
Property Location Map
Bordeaux Walk PUD District
Planned Unit Development
1811-PUD-29



Aerial Location Map



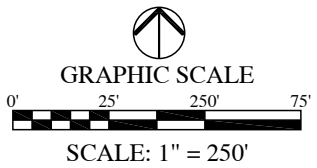
Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)

Plot Date: Sep 12, 2018 Plot Time: 12:28pm File Name: \\HWC-DC1\Projects\Beezer Homes\2018-109 Beazer - Lando Property Westfield\Design\Renderings\Garstein Property MColor Exhibit.dwg Layout: MColor Exhibit By: Smith

BORDEAUX WALK



WESTFIELD, INDIANA
SEPTEMBER 12, 2018

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(Page 1 of 5)



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(Page 2 of 5)



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EXHIBIT C
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(Page 5 of 5)



ORDINANCE NUMBER 18-__

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 "**BORDEAUX WALK 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. 18__-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. 18__-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 "**Bordeaux Walk 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 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 B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be SF-4: Single-Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed seventy-two (72) Single-Family Dwellings.

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

Standard	
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	6’
Rear Yard	25’

Minimum Lot Width	65'
Maximum Building Height	1 ½ Story
Minimum Living Area (Total)	
Single Story	1,800sqft
1 ½ Story	2,000sqft

- 6.1 The Minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all the street segments. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.
- 6.2 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:
- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards: Article 6.3(C) shall apply except as modified below:
- i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation: The following shall apply:
 - a) All Dwellings shall have a minimum of a two (2) car attached garage.
 - b) All Dwellings shall include decorative garage doors including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the Dwelling.

- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, windows and door wraps, and as transitional material between two different materials.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - d) Roof Design featuring a hip roof, dormers, a reverse gable, a shed roof accent, or two (2) or more roof planes.
 - e) All Dwellings shall have a minimum of two (2) windows on the Front Façade.
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 - a) Hip Roof.
 - b) Roofline direction change, or roofline heights change or two (2) or more Roof Planes.
 - c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - d) A minimum of two (2) or more windows with a minimum of thirty-six (36) square feet in size, on the Side Building Façade.
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 - f) Sunroom, screened porch, or covered porch (a minimum of one hundred and fifty (150) square feet in size).

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

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:

- i. A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
- ii. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.

B. Required Buffer Yard: Article 6.8(N) shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-three (23%) of the Real Estate, as generally shown on the Concept Plan.

[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

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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: Matt Pleasant, AICP

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, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana described as follows:

COMMENCING at the southwest corner of said Quarter-Quarter section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter section a distance of 233.87 feet to the POINT OF BEGINNING, said point being the northwest corner of a 3.00-acre tract of land described in Instrument Number 9809838966 in the Office of the Recorder of Hamilton County, Indiana; thence continuing North 00 degrees 17 minutes 37 seconds East along said west line a distance of 1099.71 feet to the northwest corner of said Quarter-Quarter section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter section of a distance of 1301.80 feet to the northeast corner thereof; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter section of a distance of 1082.44 feet to the northeast corner of said 3.00-acre tract; thence South 88 degrees 75 minutes 01 seconds West along the north line of said tract a distance of 1303.48 feet to the POINT OF BEGINNING, containing 32.457 acres, more or less.

EXHIBIT B
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 18__-PUD-__.

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT C
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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 5, 2018
1806-PUD-14
Exhibit 1

Docket Number: 1806-PUD-14 (Ord. No. 18-17)

Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")

Request: A change of zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

Current Zoning: SF2: Single-Family Low Density

Current Land Use: Undeveloped / Agriculture

Acreage: 106.5 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ordinance 18-17
5. Proposed Ordinance 18-17 (Redline Version)
6. Comprehensive Plan Exhibit
7. Concept Plan
8. District Map
9. Character Exhibits
10. Townhome Façade Exhibits
11. Landscape Plan (PUD Exhibit)
12. Engineered Landscape Plan
13. Proposed Plant List
14. Amenity Exhibits
15. Neighborhood Meeting Summary
16. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petition received a public hearing at the October 1, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighborhood meeting on September 19, 2018 at the Crossroads Church in Westfield. A summary of this meeting can be viewed in **Exhibit 15**.

PROJECT OVERVIEW

Location: This subject properties (collectively, the “Property”) encompass approximately one hundred six and a half (106.5) acres and includes real estate east of Grassy Branch Road between 191st and 196th Street (see **Exhibit 2**). The Property is zoned SF2: Single-Family Low Density but is currently vacant or used for agricultural purposes. Other properties to the west and south of the Property are zoned SF2 while AG-SF1: Agriculture/Single-Family zoned properties exist to the north and south, the Northpoint PUD (residential (SF4 underlying zoning) and industrial uses) exist to the northwest, and the Scofield Farms PUD (residential (SF4 underlying zoning)) exists to the east.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Lindley Run” which plans for 130 single-family detached homes and approximately 300 attached for sale duplexes and townhomes.

The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the District Map (see **Exhibit 8**):

- **Area A:** ‘The Villas’ – ranch-style homes
- **Area B:** Mix of ranches and two-story homes
- **Area C:** Duplexes (aka ‘Paired Villas’) and townhomes

Concept Plan: A Concept Plan (see **Exhibit 7**) is made a part of the PUD, in which the Real Estate must be developed in substantial compliance.

Underlying Zoning: The proposed underlying zoning of the PUD is SF4: Single-Family High Density for Areas A & B, while Area C proposes an underlying zoning of SFA: Single-Family Attached.

Maximum Dwelling Units: The PUD proposes a maximum number of dwelling units for each area:

- **Area A:** 45 Single-family dwellings
- **Area B:** 85 Single-family dwellings
- **Area C:** 60 Duplex dwellings, 240 Townhome dwellings

The PUD also states that the maximum number of dwellings permitted throughout the entire district is four hundred and twenty-five (**425**).

General Regulations: The PUD sets forth specific lot area, frontage, width, building setback, height and living area standards. The tables below outline the lot standards for each area as compared to the Westfield-Washington Township Unified Development Ordinance (the “UDO”) requirements for SF4 lots and SFA lots.

	Area A	Area B	UDO (SF4)
Min. Lot Area	6,700 SF	8,400 SF	9,000 SF
Min. Lot Frontage	35'	35'	40'
Min. Lot Width	55'	70'	50'
Min. Front Yard Setback	20'	20'	25'
Min. Side Yard Setback	5'	6'	8'
Min. Rear Yard Setback	20'	20'	25'
Max. Building Height	1 Story	2 ½ Stories	25 Feet
Min. Living Area – Single Story	1,400 SF	1,900 SF	1,000 SF
Min. Living Area – Two Story	N/A	2,000 SF	750 SF (Ground Floor)

	Paired Villas	Townhomes	UDO (SFA)
Min. Lot Area	5,000 SF	1,700 SF	None
Min. Lot Frontage	40'	20'	None
Min. Lot Width	45'	20'	None
Min. Front Yard Setback	25'	20'	20' - 50'
Min. Front Yard Setback Facing Perimeter Streets	N/A	0'	20' – 50'
Min. Side Yard Setback	5'	0'	None
Min. Rear Yard Setback	20'	0'	None
Min. Distance Between Buildings	10'	30'	25' – 30'
Max. Lot Coverage	No Max	No Max	No Max
Max. Dwelling Units Per Building	2	12	4
Min. Living Area (Total) Per Dwelling	1,300 SF	1,000 SF	Single: 1,300 SF Two Story: 1,800 SF

Development Standards

Architectural Standards: Article 6.3 of the UDO ('Architectural Standards') shall apply except for the following:

- **Character Exhibit:** The PUD includes a Character Exhibit which sets a benchmark for quality in the development.
- Article 6.3(C) of the UDO ('Single-Family Districts (Residential Uses)') shall apply to Areas A & B except that the PUD proposes modifications and/or commitments regarding Building Materials (vinyl & aluminum siding prohibited), Overhangs, Garage Compositions and Orientation, Front Building Façade and Side Building Façade (implementation of a pick-list) standards. The UDO's Streetscape Diversity standards will be followed.
- Article 6.3(C) of the UDO shall not apply to Area C. Rather, the following shall apply:
 - **Building Materials:** Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters shall be permitted.
 - **Overhang:** The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of Masonry Materials.
 - **Paired Villas:** The PUD proposes modifications and/or commitments regarding Streetscape Diversity (specific diversity requirements implemented), Garage Composition and Trim, Roof Pitch, and Front, Side, and Rear Building Façade requirements.
 - **Townhomes:** The PUD proposes modifications and/or commitments regarding Garages (alley-load and overhang), Roof Pitch, and Front, Side, and Rear Building Façade standards.

Landscaping: Article 6.8 of the UDO ('Landscaping Standards') shall apply, except that

- The PUD proposes a modified Landscape Plan (see **Exhibit 11**) and references a more detailed, engineered Landscape Plan (see **Exhibits 12** and **13**) that is applicable to the Real Estate.
- **Lot Landscaping:** The PUD modifies lot landscaping requirements for each home product type including specific landscaping requirements for the Townhome area. The tables below outlines the landscaping standards proposed for Single-Family Residential Lots and Paired Villas as compared to the UDO requirements.

	Area A Single-Family	UDO (Under 8,000 SF)	Area B Single-Family	UDO (Over 8,000 SF)
Shade Tree	2*	2	2	4
Ornamental Tree	2*	1	2	2
Shrub	8	4	8	4

*Lots that are within 100 feet of the 191st Street Right of Way of Area A shall have a minimum of two (2) evergreen and one (1) shade tree in the Rear Yard.

	Paired Villa	UDO (Under 8,000 SF)
Shade Tree	1*	2
Ornamental Tree	1*	1
Shrub	8	4

*Corner lots are required to have an additional tree in a Yard adjoining a street.

Open Space and Amenity Standards: The PUD sets forth a twenty-five percent (25%) Open Space requirement. Twenty-five percent (25%) is an increase from the fifteen percent (15%) required by the UDO for SF4 Districts, but a decrease from the thirty-five percent (35%) required by the UDO for SFA Districts.

A commitment to providing amenities including a dog park, swimming pool and clubhouse, passive amenities, a playground, picnic shelter, fitness trail and community fire pit are required by the PUD.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has added PUD language requiring a minimum one-half acre dog park as well as a swimming pool and clubhouse as amenities for the Real Estate (see **Exhibit 14** for visual depictions of amenities).

The petitioner has revised the Landscape Plan made a part of the PUD to include the entirety of required Landscaping instead of only Perimeter Landscaping. The PUD language references a detailed, engineered Landscape Plan and proposed planting list which can be viewed as **Exhibits 12** and **13**. Additionally, the petitioner has added language requiring that lots within 100 feet of the 191st Street Right of Way in Area A install a minimum of two (2) evergreen and one (1) shade tree in the Rear Yard.

Several grammatical and formatting changes were made for clarification purposes.

The Economic and Community Development Department has received public comments since the public hearing from neighbors. These comments can be viewed in **Exhibit 16**.

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.

Per the Comprehensive Plan, detached dwellings and attached dwellings are considered appropriate land uses in New Suburban areas.¹

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms, and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for more dense development in this area. It is expected that over time, the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout new suburban areas².

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 196th Street, (ii) Primary Arterials: 191st Street, Grassy Branch 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 was held at the October 1, 2018, 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.

¹ Comprehensive Plan, page 41

² Comprehensive Plan, page 40

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.

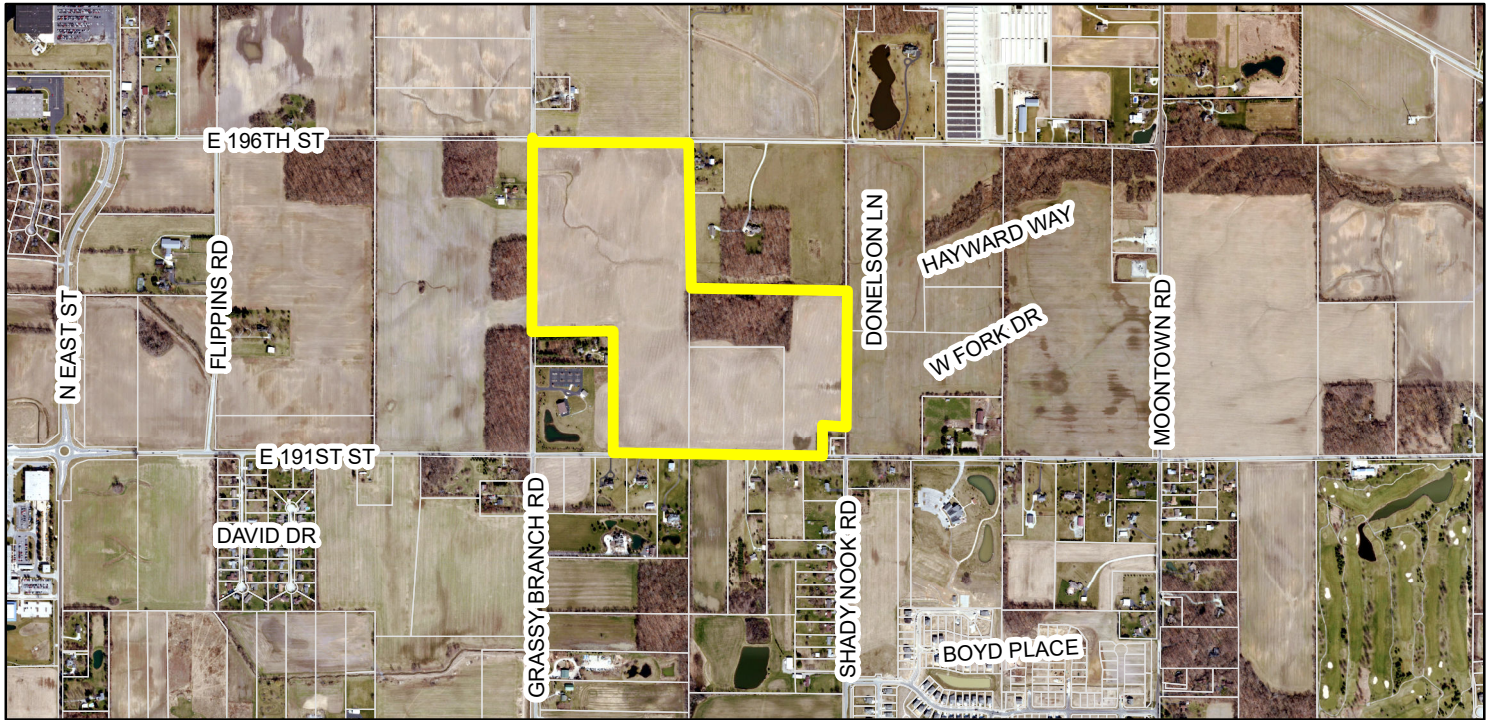
Council Introduction: The petition was introduced at the September 10, 2018, Council meeting.

DEPARTMENT COMMENTS

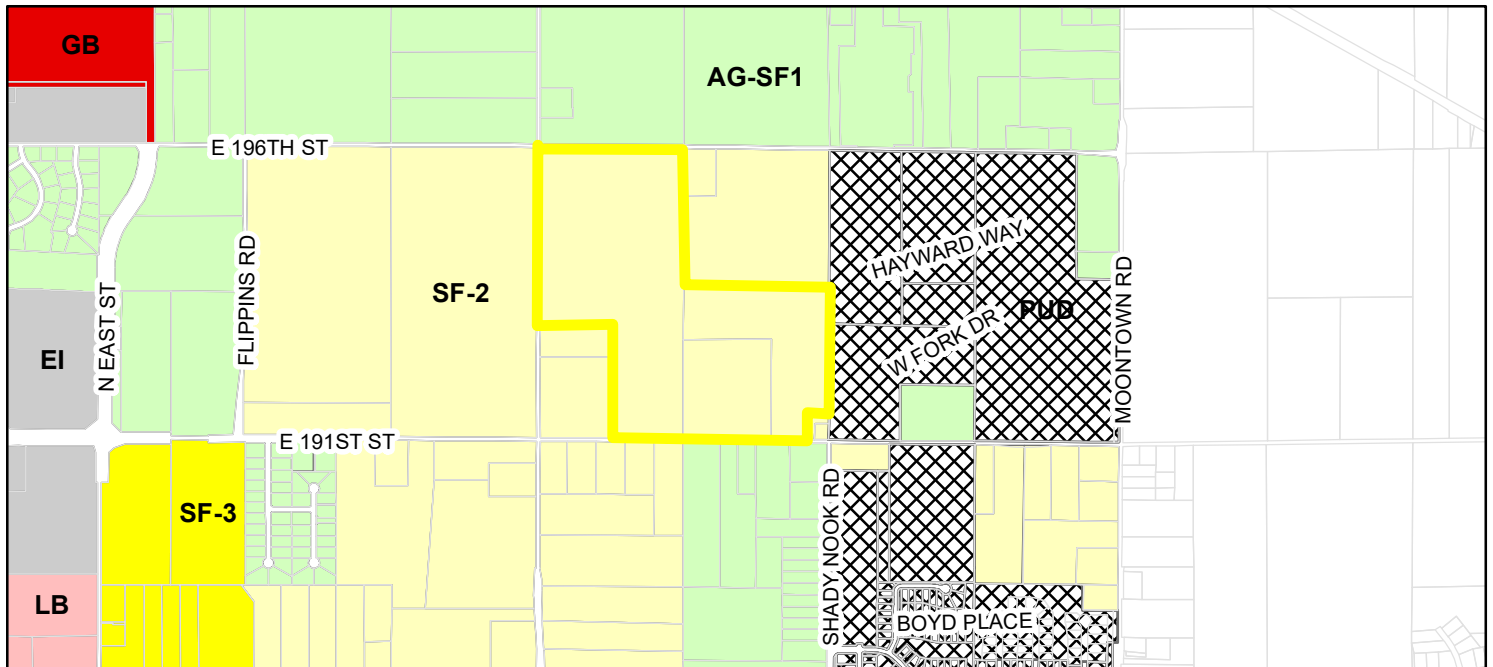
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



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

NARRATIVE STATEMENT

“Lindley Run” is a proposed residential Planned Development consisting of approximately 107 acres +/- . The site is generally located between 191st Street and 196th Street, east of and adjacent to Grassy Branch Road and across from the Northpoint PUD, and west of and adjacent to the Scofield Farms development and is shown on the aerial photograph (see **Exhibit A** page 2) included with this application. The property is currently zoned AGSF-1 and the applicant, Olthof Homes, LLC, is seeking rezone approval to a Planned Development District to permit the neighborhood layout including the associated architectural and site plan standards as provided in the PUD.

As proposed, Lindley Run will incorporate a diverse mix of residential home offerings within three districts (see page 5) including approximately 130 single-family detached homes and 300 attached for-sale homes (townhomes and duplex dwellings) as shown on the Concept Plan and attached as **Exhibit B** (see page 3). The development will connect with the neighboring Scofield Farms.

This proposed Lindley Run will provide over 25% open space, both passive and active amenities, and provide a unique landscaping plan that will include specifically positioned native plantings and a detailed four-board fence. The Lindley Run PUD is proposing to provide: a large picnic shelter, a community firepit, a fitness trail that will include multiple fitness stations, and a large playground. These amenities, found on **Exhibit D** (pages 13-15), will be open to the entire development maintained by an HOA.

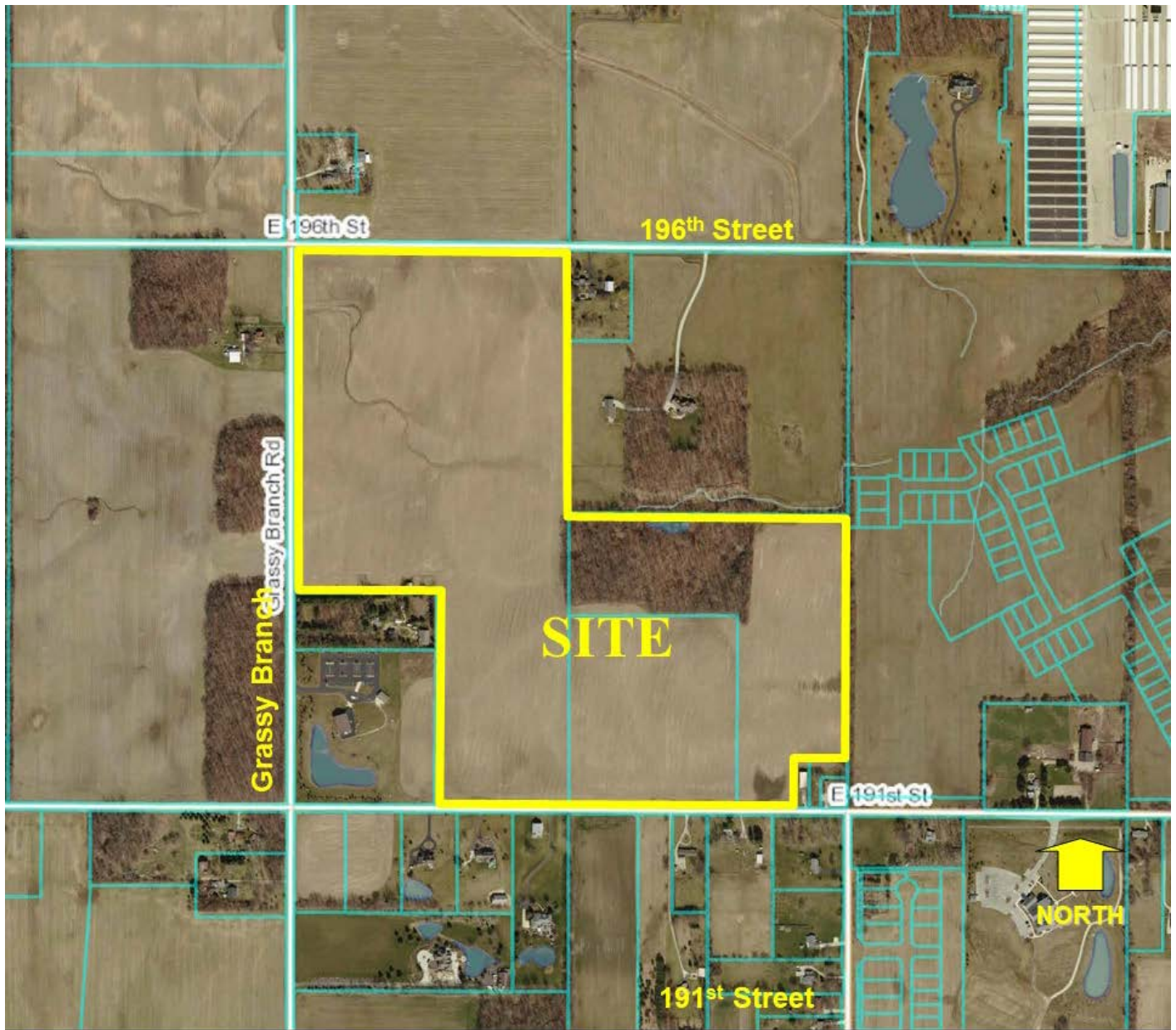
The residential product types associated in this proposal will satisfy the goal of “aging in place” by offering diverse housing options. These options include townhomes, duplexes, detached ranch homes, and two-story detached homes to capture all homebuying stages from first-time homebuyers to second and third homes, to downsizing for the empty-nester community. Examples of the home products have been included in **Exhibit C** (see page 6).

The duplexes, also called “Paired Villas”, and the townhomes can be found within Area C. The Paired Villas (see pages 9-10) are anticipated to sell in the low \$200,000’s. The individually for sale townhomes offer a variety of colors and building materials complimented with an extensive landscape plan as required by the proposed PUD which will result in an attractive and desirable investment. Each townhome will include detached alley-load two-car garage for each unit and provide extra parking for guests. A townhome dwelling (see pages 11-12) is expected to have an average sales price in the high \$100,000’s.

The Area A and Area B will have high architectural standards (see page 6). The Villas, a ranch style home, will be located in Area A and are anticipated to sell in the mid \$200,000’s. The homes within Area B will be a mix of ranches and two-story homes that can accommodate a three-car garage (see pages 7-8). The average home price within Area B is anticipated to be in the low-mid \$300,000’s.

In conclusion, Lindley Run will foster and encourage the concept of “aging in place”, provide diverse active and passive amenities unique to Westfield, and implement multiple housing options lacking in Westfield today. With over 50 years of homebuilding experience, Olthof Homes accommodates homes for multiple stages in life while maintaining the quality of product and lifestyle. We are excited for this development to be included in the Westfield community. As always, if you should have any questions, please feel free to contact us throughout this zoning review process.

EXHIBIT A
LOCATION MAP



Lindley Run
Site Location Map

EXHIBIT B
CONCEPT PLAN

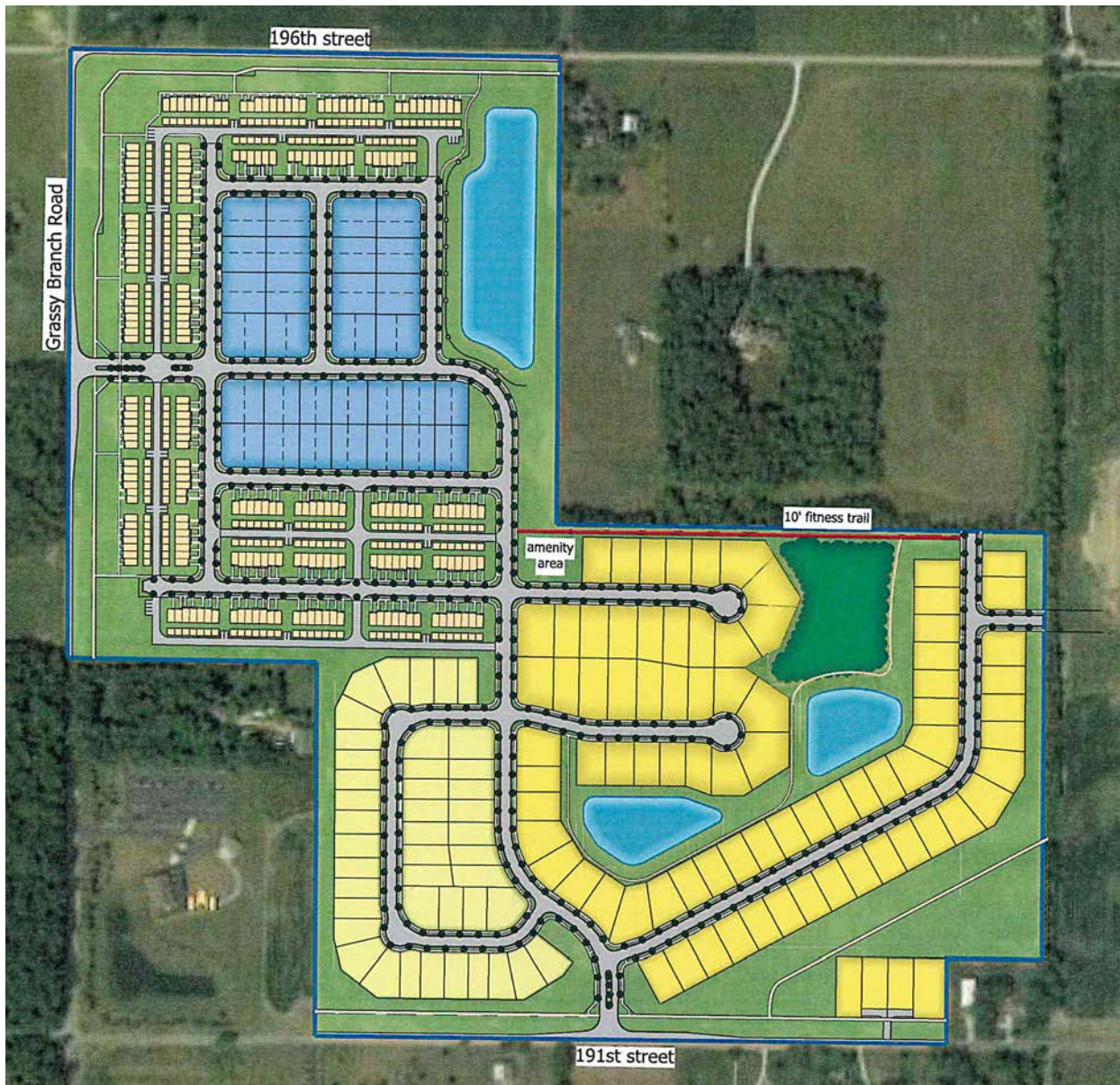


EXHIBIT B
CONCEPT PLAN

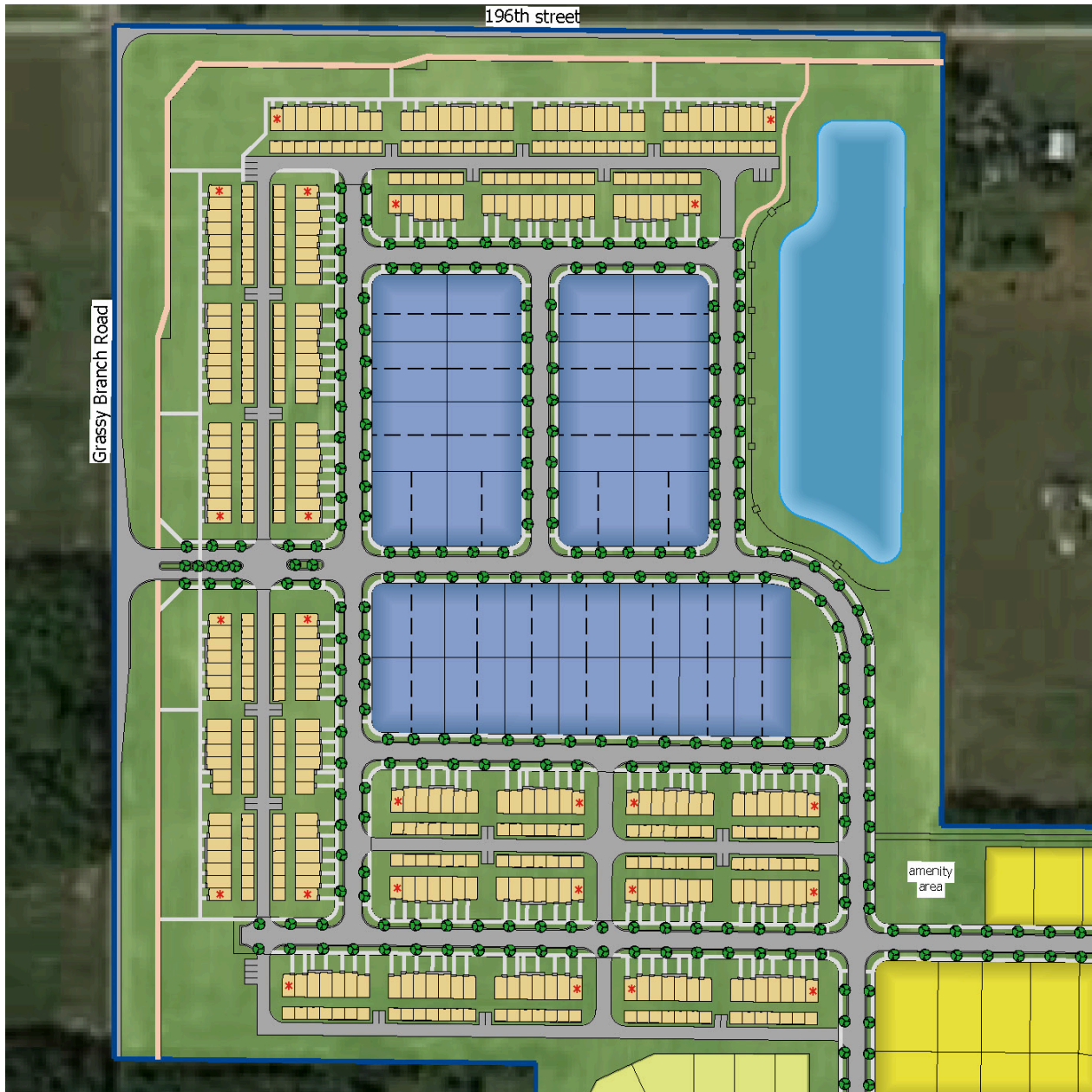


EXHIBIT B
District Map

AREA MAP

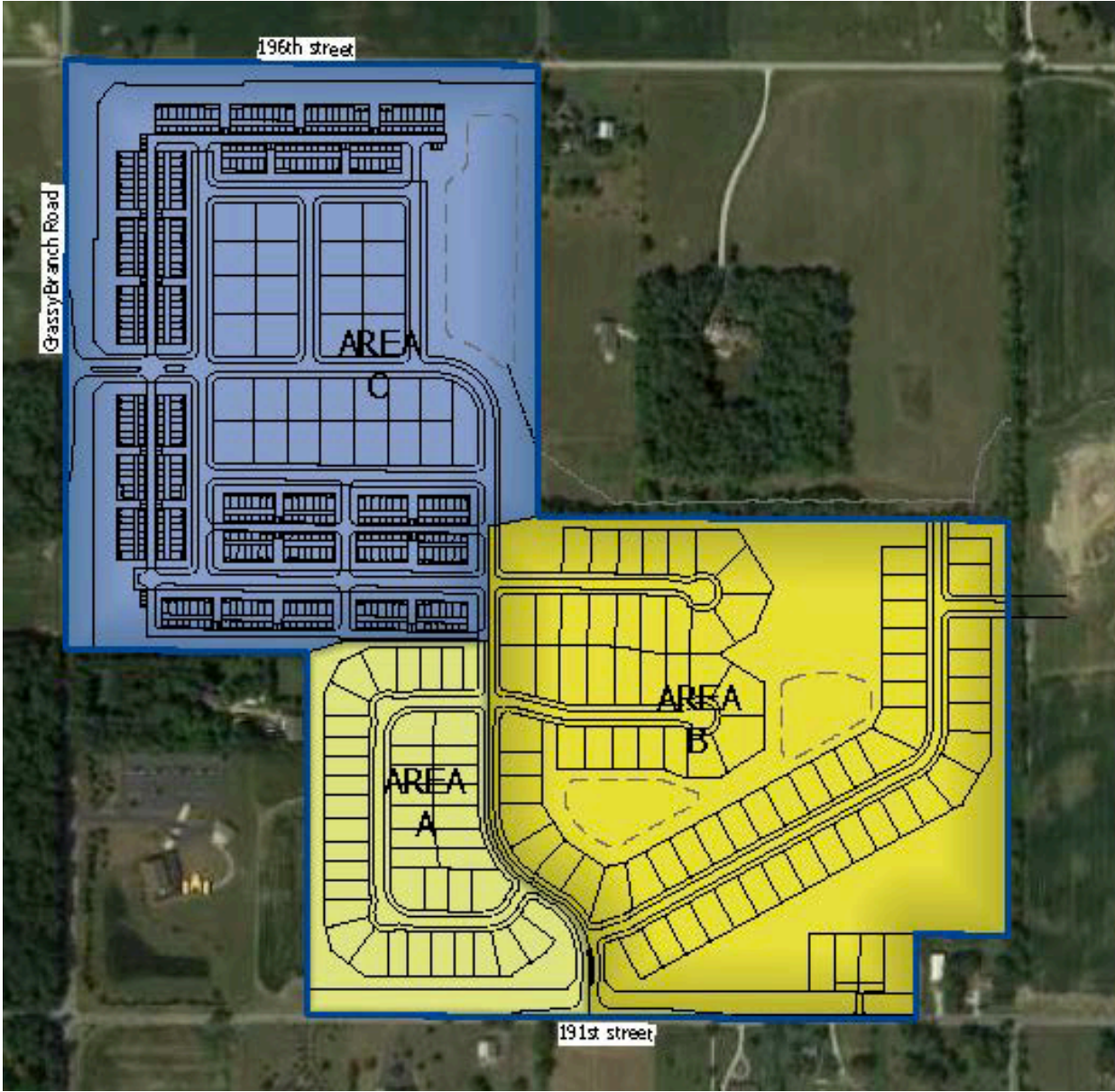


EXHIBIT C
CHARACTER EXHIBITS

AREA A



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C - Townhomes



EXHIBIT C
Townhome Façade Exhibit

Abutting Common Area or ROW



EXHIBIT D Perimeter Landscape Plan

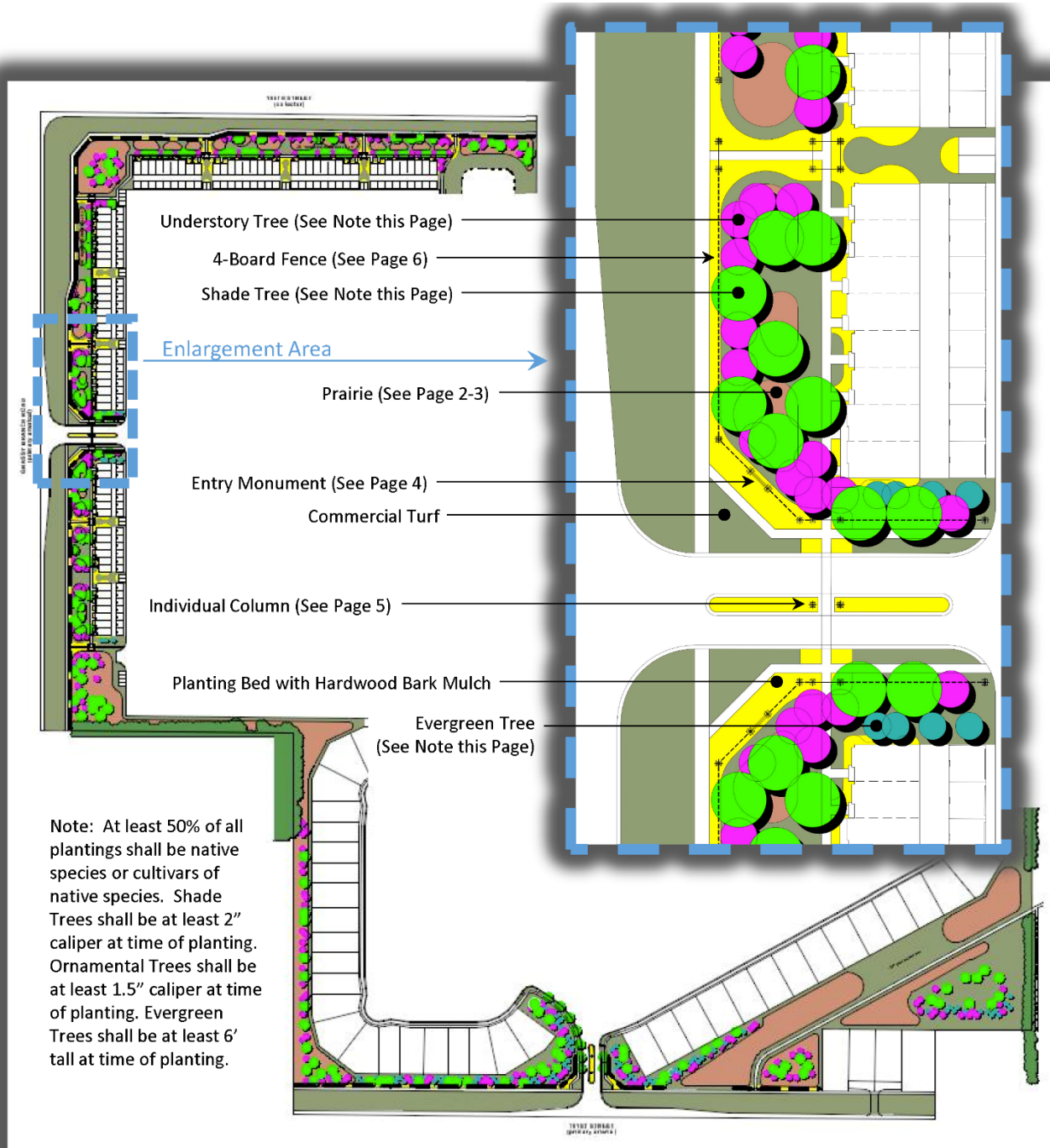


EXHIBIT D
Perimeter Landscape Plan

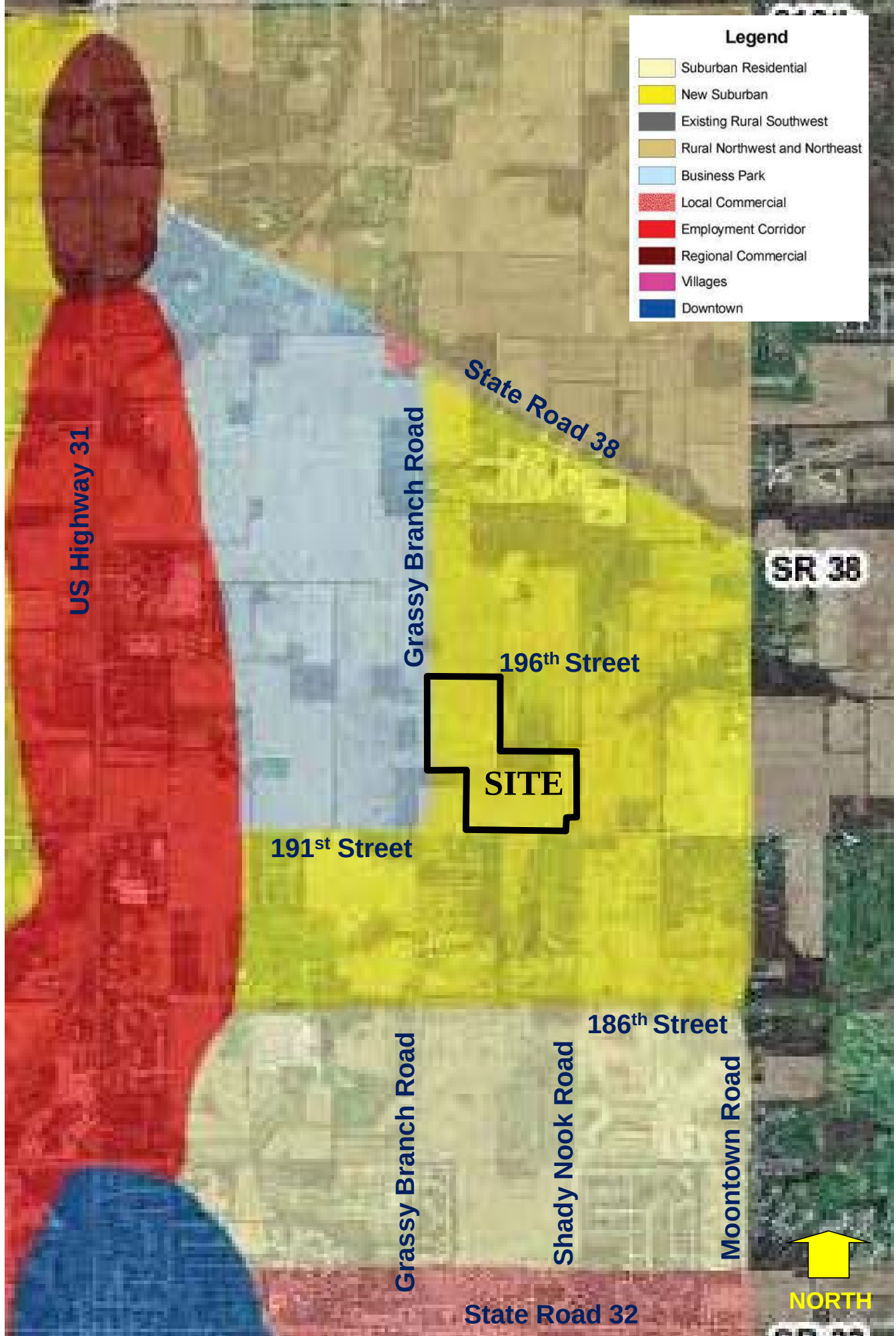


Note: At least 50% of total fence length shall be fronted with planting bed and plantings.



EXHIBIT D
Amenity Exhibit





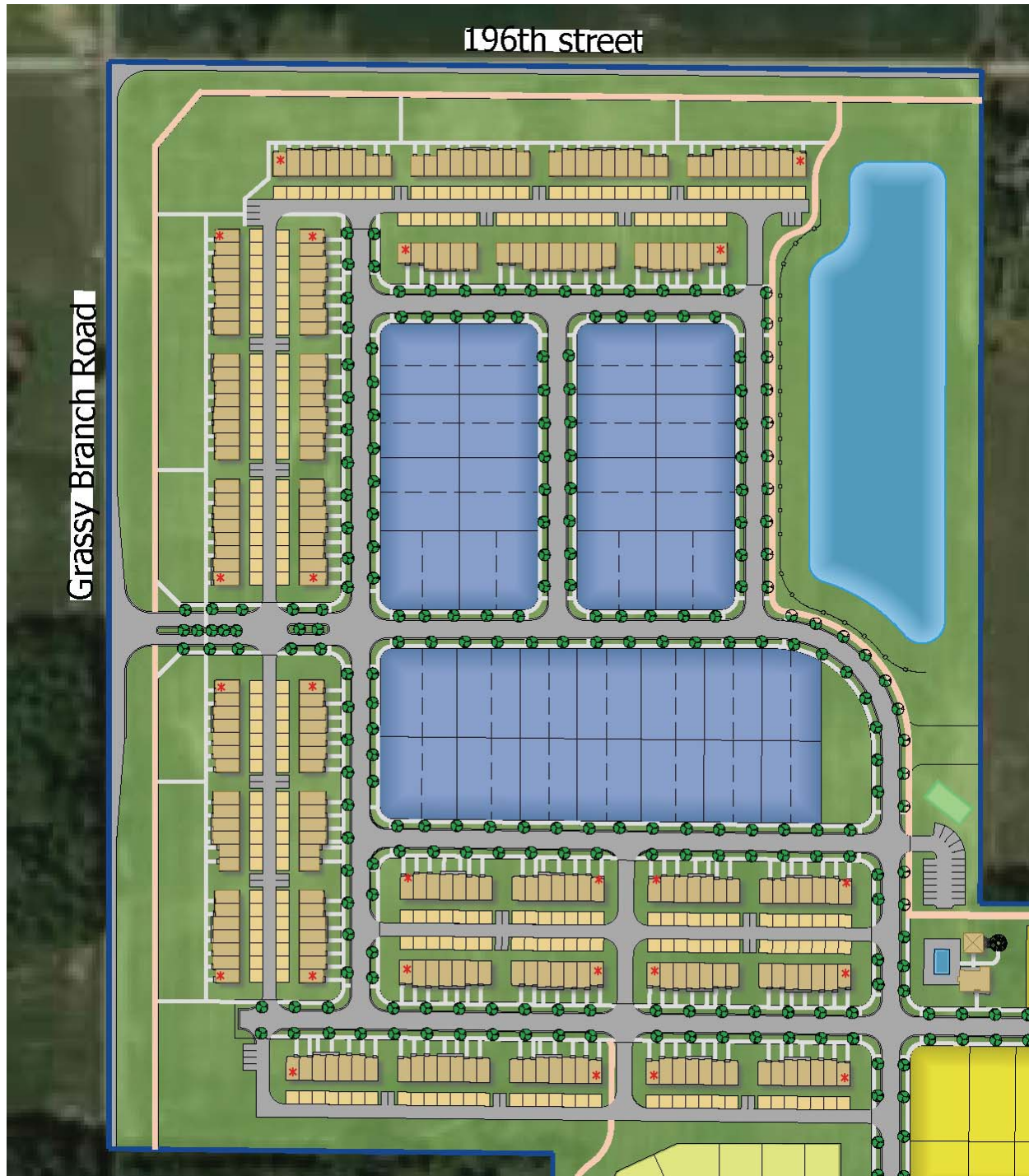
Lindley Run- Westfield Comprehensive Plan

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

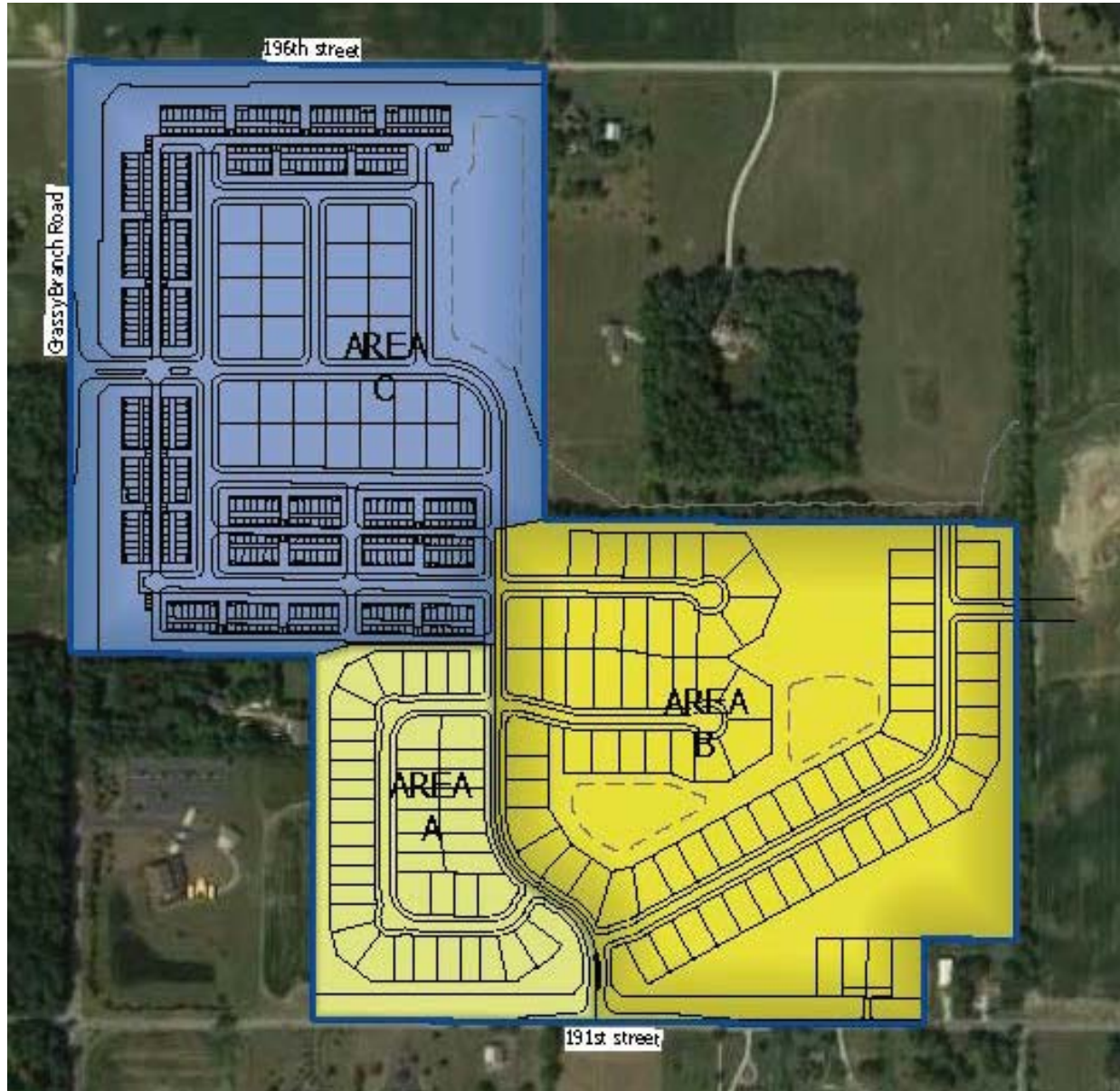


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



b. Dormer



c. Dutch hip (Gable over hip roof)



d. Jerkinhead (Hip over gable roof)



e. Shed roof accent



f. Cornice returns (Full & partial shown)



g. Multiple gables



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

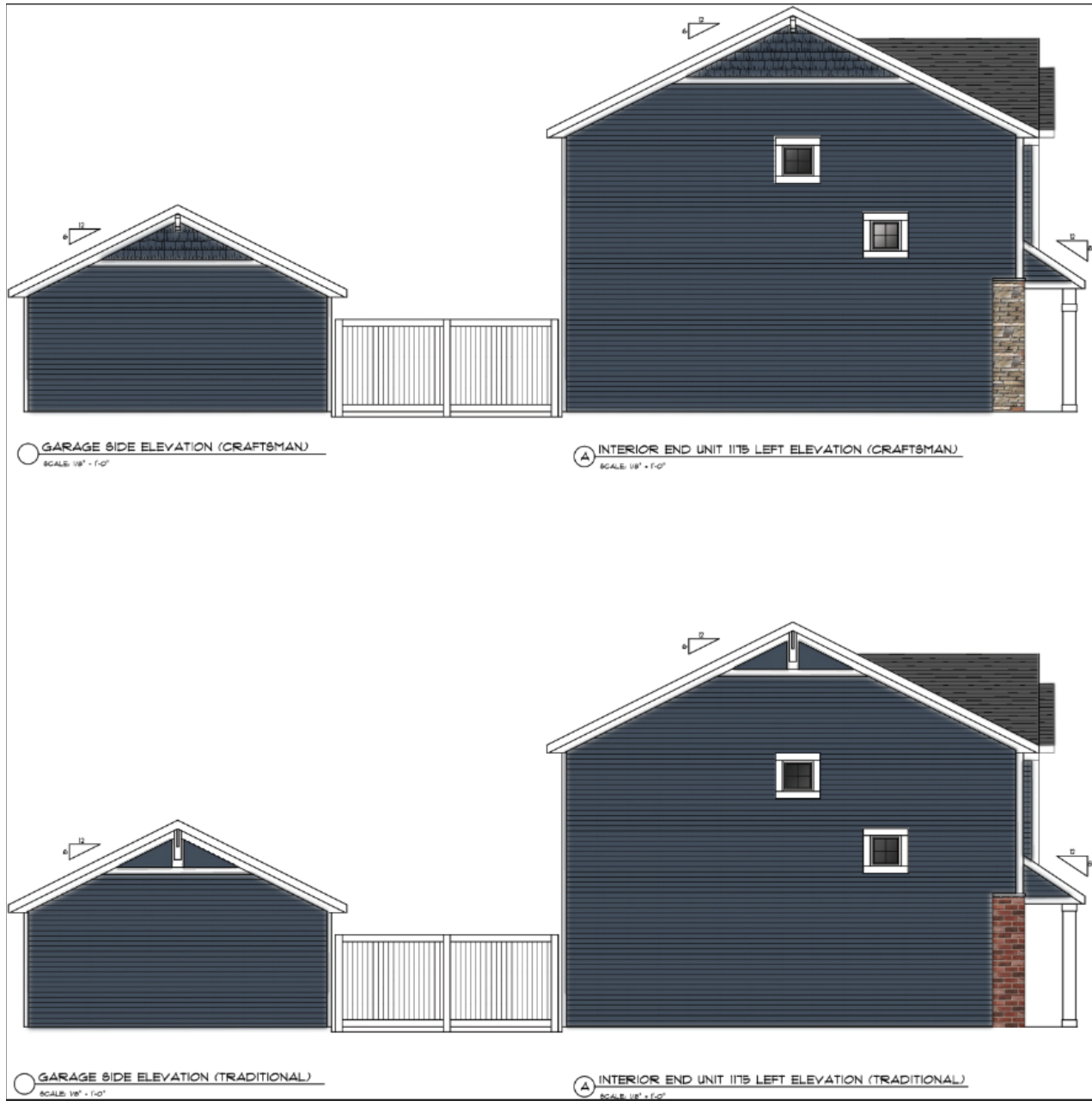


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

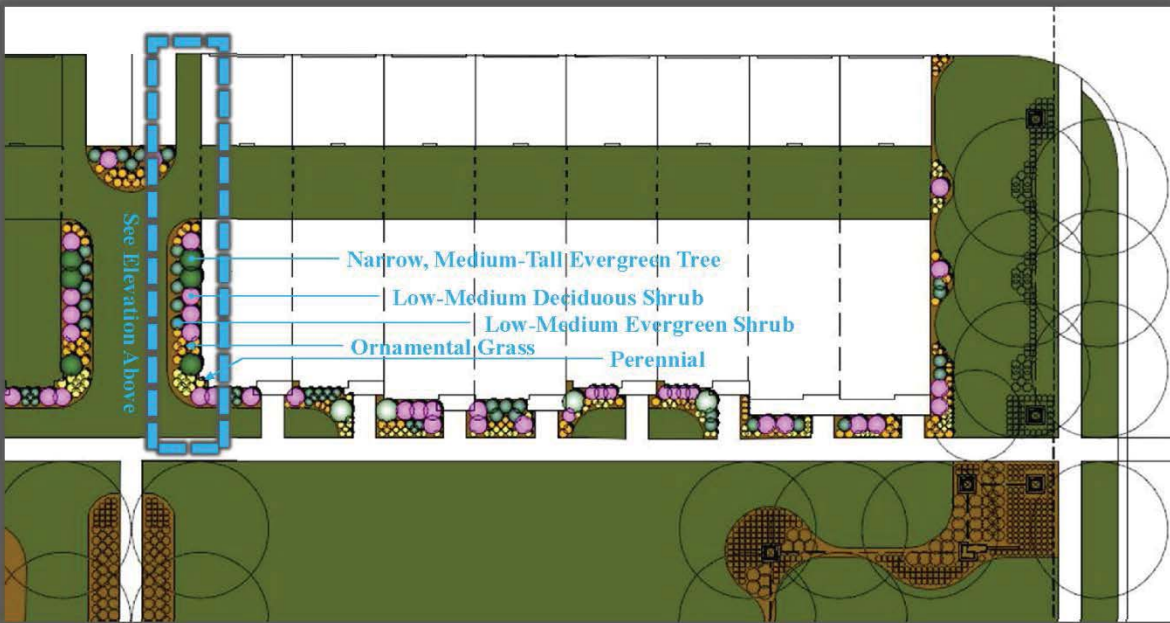
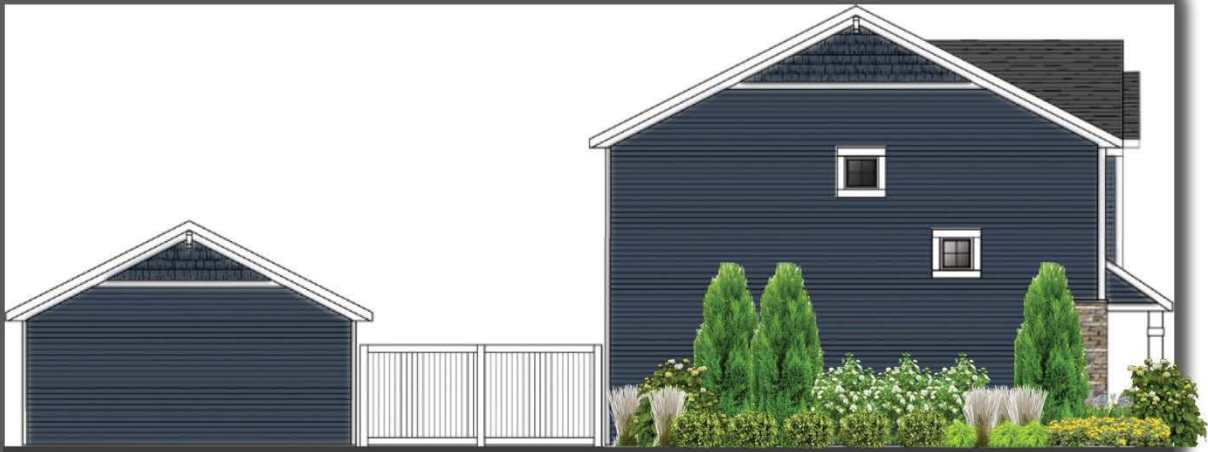


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

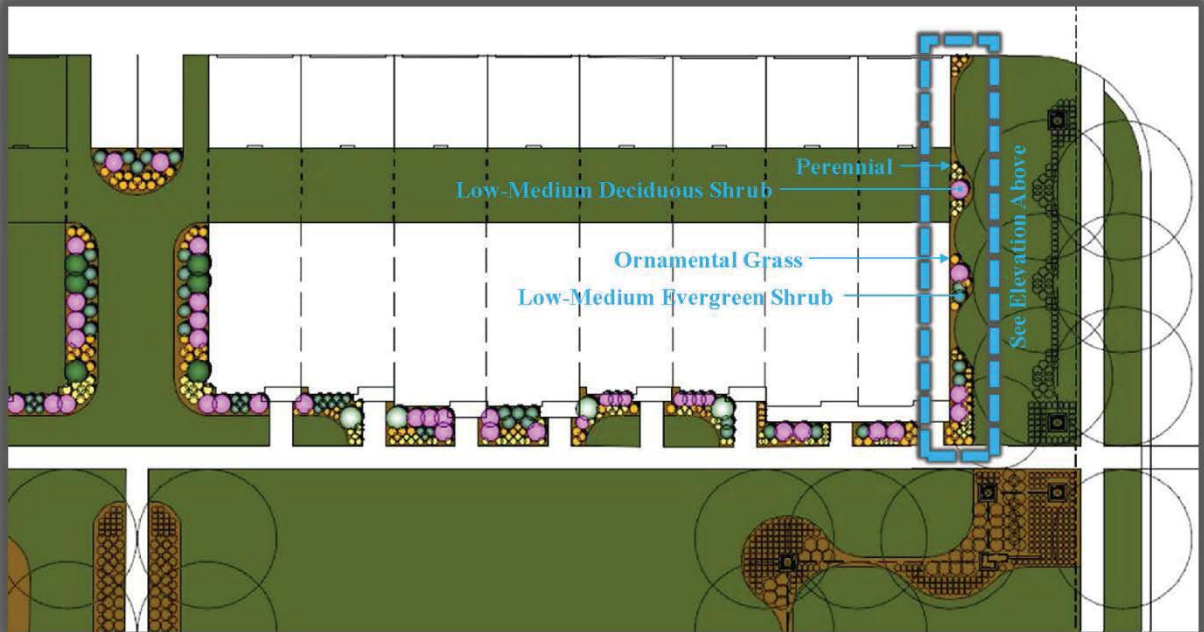


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

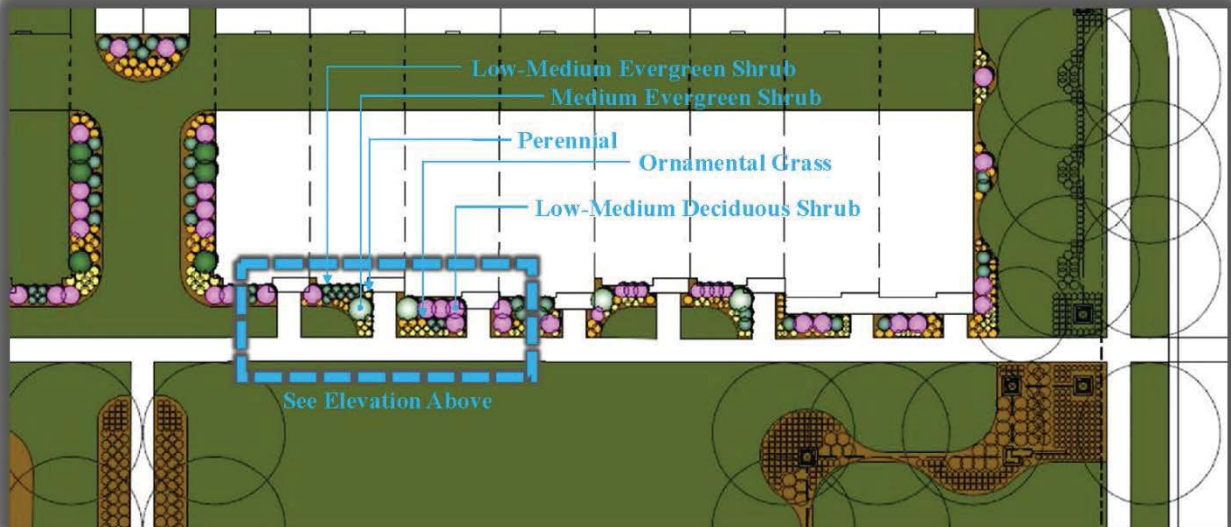
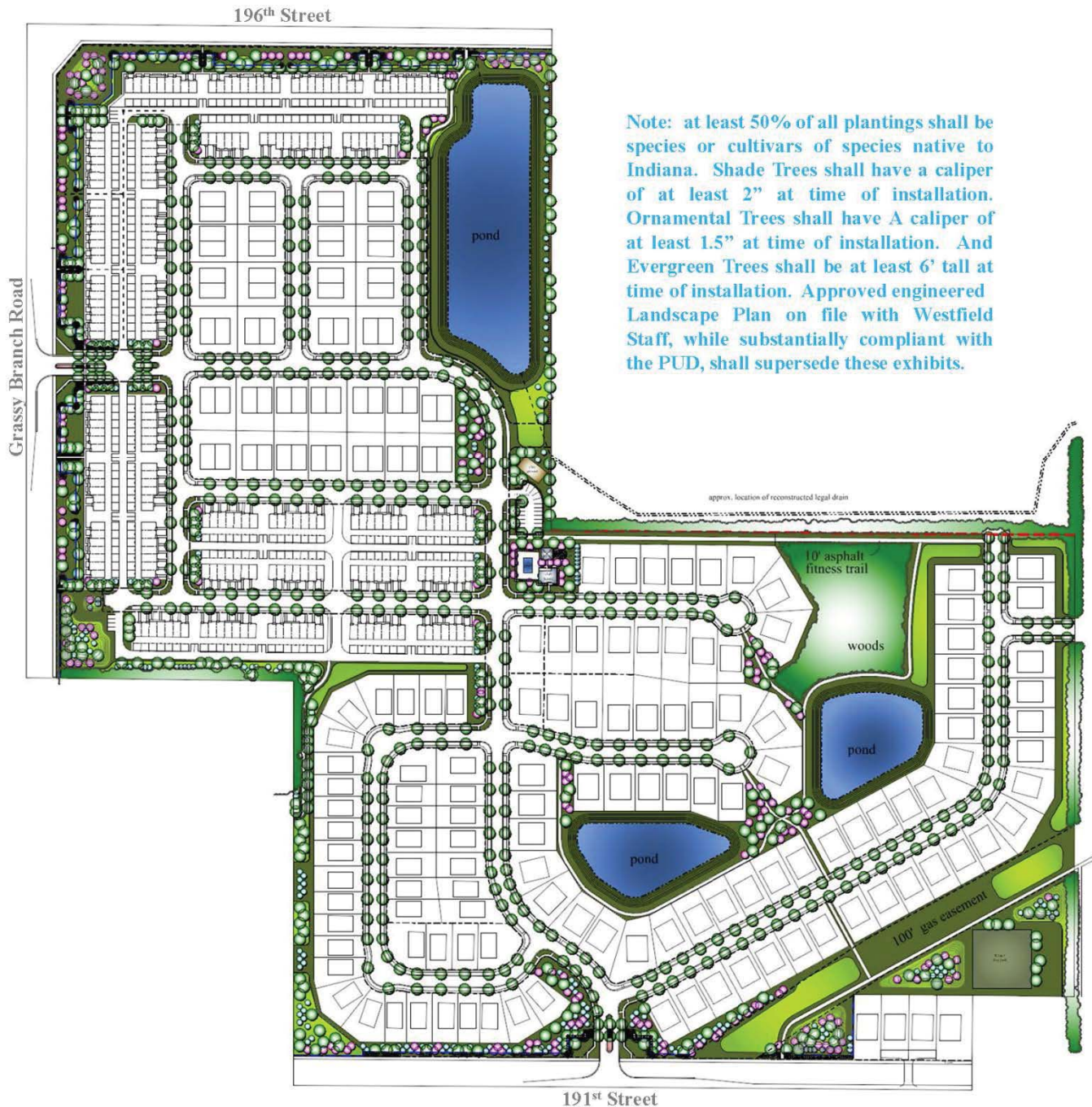


EXHIBIT F
Landscape Plan
(Page 1 of 2)

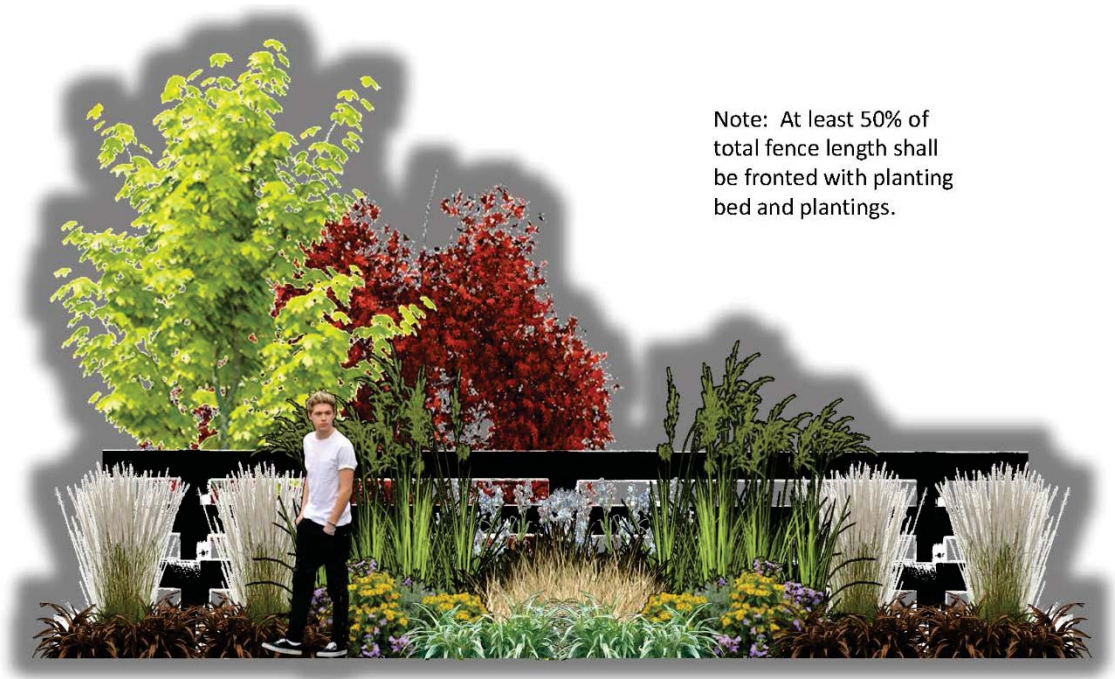


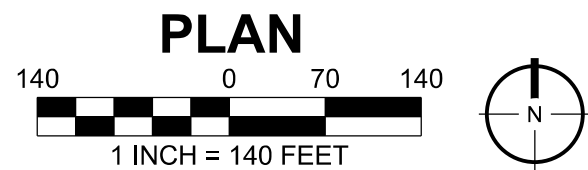
Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
Landscape Plan
(Page 2 of 2)



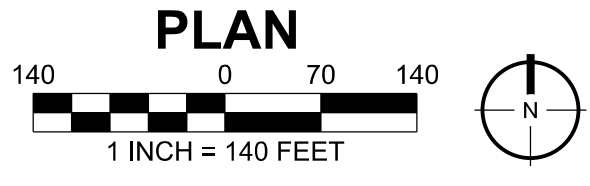
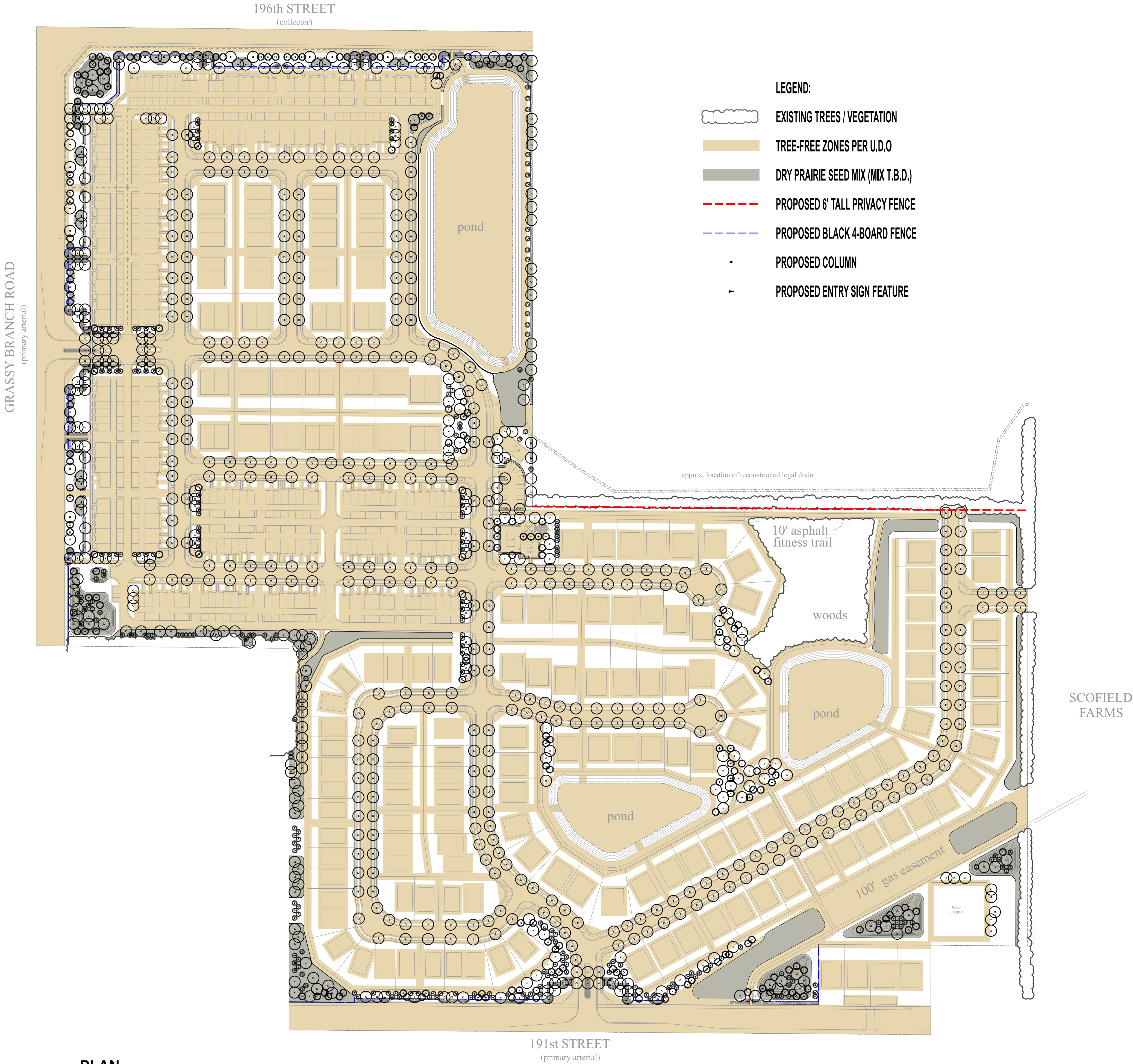
Note: At least 50% of total fence length shall be fronted with planting bed and plantings.





AREA	ZONING OF ADJACENT PARCEL	DISTANCE/AREA	PROPOSED STRATEGY
FRONTAGE #1	196TH STREET (COLLECTOR)	1,185 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #2	INTERSECTION (PRIMARY ARTERIALS)	103 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #3	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	657 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #4	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	493 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #5	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	222 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #6	191ST STREET (PRIMARY ARTERIAL)	572 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #7	191ST STREET (PRIMARY ARTERIAL)	120 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #8	191ST STREET (PRIMARY ARTERIAL)	245 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #9	191ST STREET (PRIMARY ARTERIAL)	301 LF	DWELLINGS FACE AND PERIMETER STREET. NO PLANTINGS PROPOSED.
BUFFER #1	SF2	600 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #2	SF2	914 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #3	SF2	134 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #4	SF2	257 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #5	P.U.D. (SF4 UNDERLYING)	317 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS .
BUFFER #6	P.U.D. (SF4 UNDERLYING)	463 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS .
BUFFER #7	P.U.D. (SF4 UNDERLYING)	211 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS .
BUFFER #8	SF2	170 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #9	SF2	1,094 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #10	SF2	212 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
BUFFER #11	SF2	915 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
OPEN SPACE #1	N/A	8.76 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #2	N/A	4.96 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #3	N/A	6.29 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #4	N/A	0.39 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #5	N/A	10.22 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #6	N/A	0.36 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
STREET TREES	N/A	VARIABLE	ONE (1) TREE PER SIDE PER FIFTY (50) LINEAL FEET OF DOUBLED LOADED STREET SPACED TWENTY-SIXTY (20-60) FEET O.C.

- NOTE: 1) NO TREE SHALL BE INSTALLED WITHIN VISION CLEARANCE TRIANGLES OR TOP OF BANK EASEMENTS.
- 2) NO TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET C. TO ANY CURB, SIDEWALK, PATH, DRIVEWAY OR ALLEY.
- 3) NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET C. FROM ANY STORM PIPE, SUB-SURFACE DRAIN, FIRE HYDRANT OR MAILBOX.
- 4) TREES SHALL BE PLANTED SO THAT WHEN THEY REACH MATURITY, THERE WILL BE A MINIMUM OF FIVE (5) FEET OF CLEARANCE BETWEEN TREE TRUNKS AND ANY VERTICAL STRUCTURES OR OTHER TREE TRUNKS.
- 5) AT THE TIME OF INSTALLATION THE MINIMUM PLANT SIZE SHALL BE TWO (2) INCH CALIPER FOR SHADE/TREE TREES, ONE AND ONE HALF (1.5) INCH CALIPER OR EIGHT (8) FEET TALL FOR CLUMP FORMS FOR ORNAMENTAL/UNDERSTORY TREES, SIX (6) FEET TALL FOR EVERGREEN TREES, EIGHTEEN (18) INCHES FOR SHRUBS, TWO (2) GALLON CONTAINER FOR MEDIUM-LARGE STATURE ORNAMENTAL GRASSES, ONE (1) QUART FOR LOW STATURE ORNAMENTAL GRASSES AND FORBS, AND TWO AND FIVE EIGHTHS (2-5/8) INCH POTS FOR GROUNDCOVERS.



- PLANT SCHEDULE:
- Street / Shade Trees (Minimum 2" Caliper):
- Acer rubra - 10 @ 12' Tall (Red Maple)
 - Acer saccharum 'Legacy' - 111 (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 10 @ 12' Tall (Skyline Honeylocust)
 - Gleditsia triacanthos var. inermis 'Street Keeper' - 103 (Street Keeper Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' - 100 (Worplesdon Sweetgum)
 - Liriodendron tulipifera - 105 (Tulip Tree)
 - Quercus bicolor - 110 (Swamp White Oak)
 - Quercus coccinea - 106 (Scarlet Oak)
 - Quercus x warei 'Long' - 90 (Regal Prince English Oak)
- Ornamental / Understory Trees (Minimum 1.5" Caliper or 8' Tall):
- Amelanchier laevis - 55 (Allegheny Serviceberry)
 - Carpinus caroliniana - 55 (Ironwood)
 - Cercis canadensis 'Greswan' - 58 @ 8' Clump Form (Burgandy Hearts Eastern Redbud)
 - Crataegus viridis 'Winer King' - 55 (Winter King Hawthorn)
- Evergreen Trees (Minimum 6' Tall):
- Abies concolor - 69 (White Fir)
 - Juniperus virginiana 'Canaertii' - 23 (Canaerti Eastern Red Cedar)
 - Picea abies - 20 @ 10' (Norway Spruce)
 - Picea glauca var. densata - 80 (Black Hills White Spruce)
 - Pinus virginiana - 26 (Virginian Pine)
 - Thuja plicata 'Green Giant' - 19 (Green Giant Western White Cedar)

- NOTES:
1. All Street Trees are to match the current City of Westfield Master Tree List.
 2. Street Trees shall not be within 4 feet of any pavement.
 3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.
 4. Actual tree locations may be adjusted in the field to accommodate currently unknown but future utilities and/or driveway locations.

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.
7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN (TREES)

PREPARED FOR:
LINDLEY RUN
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

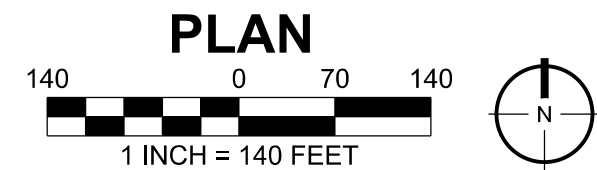
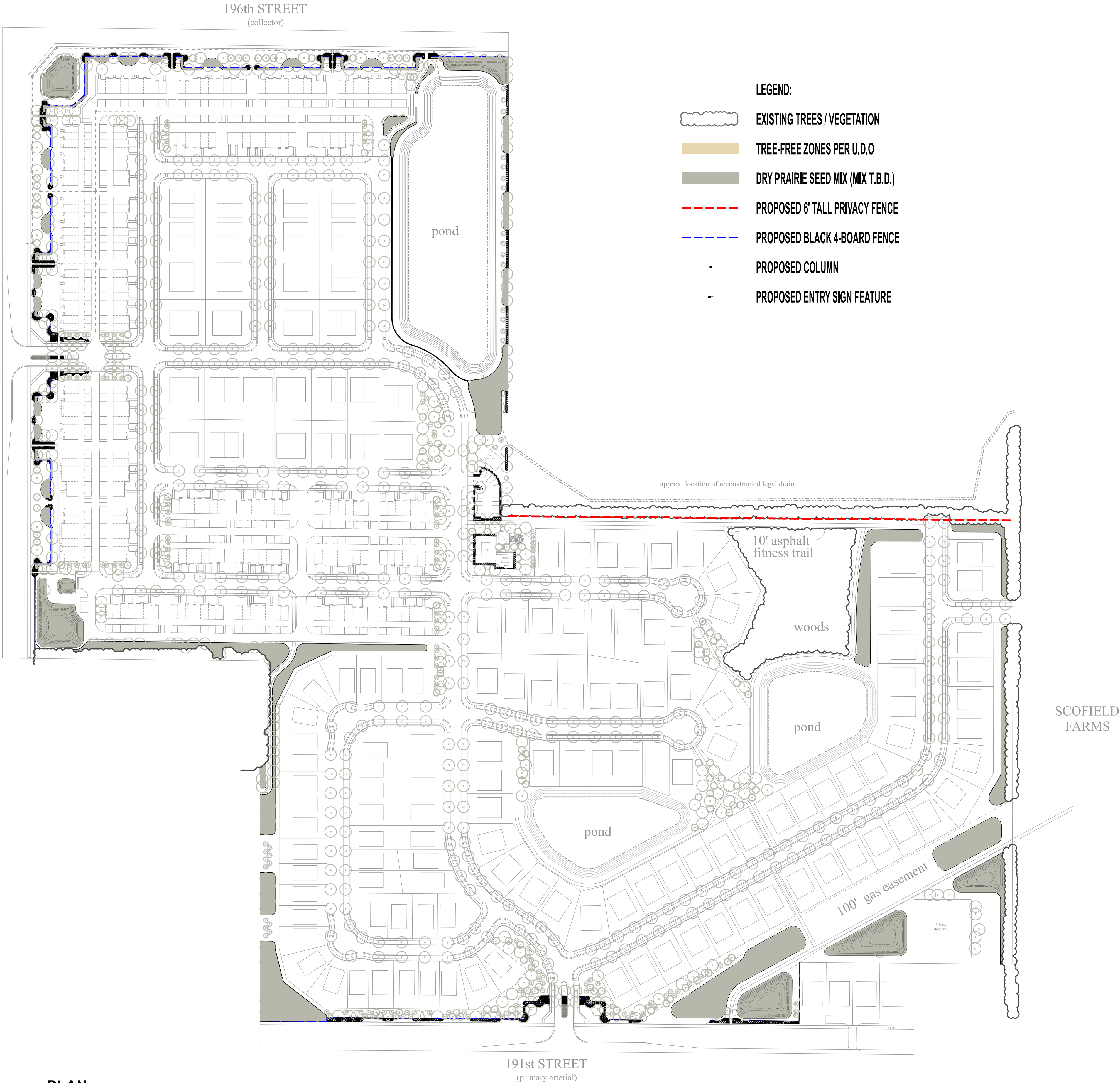
SECTION:	TOWNSHIP:	RANGE:
29	19N	4E
DRAWN BY:	DATE:	
EWS	10-15-18	
SHEET NO.		
C901		
S & A JOB NO. 81635OLF		

REV

DATE

REVISIONS

BY



- PLANT SCHEDULE:
- Shrubs (Minimum 18"):
- Aronia melanocarp 'Viking' - 48 (Viking Black Chokeberry)
 - Ceanothus americanus - 76 (New Jersey Tea)
 - Itea virginica 'Little Henry' - 177 (Little Henry Sweetspire)
 - Physocarpus opulifolius 'Seward' - 78 (Summer Wine Ninebark)
 - Potentilla 'Goldfinger' - 187 (Goldfinger Bush Cinquefoil)
 - Rhus aromatica - 10 (Fragrant Sumac)
 - Sambucus nigra 'Gerda' - 24 (Black Beauty Elderberry)
 - Viburnum dentatum 'Christom' - 50 (Blue Muffin Arrowwood Viburnum)

- Graminoids (Minimum 2 Gallon Container):
- Calamagrostis x acutifolia 'Karl Foerster' - 171 (Karl Foerster Feather Reed Grass)
 - Helictotrichon sempervirens 'Saphirsprudel' - 102 (Sapphire Blue Oat Grass)
 - Miscanthus sinensis 'Morning Light' - 35 (Morning Light Maiden Grass)
 - Miscanthus sinensis 'Variegatus' - 51 (Variegated Japanese Silver Grass)
 - Panicum 'Shenandoah' - 61 (Shenandoah Switch Grass)
 - Schizchyrium scoparium 'The Blues' - 168 (The Blues Little Bluestem)
 - Sporobolus heterolepis - 108 (Prairie Dropseed)

- Forbs and Low Stature Graminoids (Minimum 1 Quart Container):
- Asclepias tuberosa - 495 (Butterfly Weed)
 - Aster novi-belgii 'Professor Kippenburg' - 468 (Professor Kippenburg New York Aster)
 - Baptisia alba - 170 (White False Indigo)
 - Coreopsis verticillata 'Zagreb' - 722 (Zagreb Tickseed)
 - Echinacea purpurea 'Magnus' - 298 (Magnus Purple Coneflower)
 - Festuca ovina glauca 'Elijah Blue' - 877 (Elijah Blue Fescue)
 - Liatris spicata 'Kobold' - 402 (Kobold Spiked Gayfeather)
 - Nepeta faassenii 'Walkers Low' - 129 (Walkers Low Catmint)
 - Penstemon digitalis 'Husker Red' - 129 (Husker Red Beardtongue)
 - Rudbeckia fulgida 'Goldstrum' - 35 (Goldstrum Black-Eyed Susan)

- Groundcover (Minimum 2-5/8" Pot):
- Sedum spurium ' Dragons Blood' - 3,140 (Dragons Blood Stonecrop)

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN (SHRUBS & GRAMINOIDS)

PREPARED FOR:

LINDLEY RUN

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

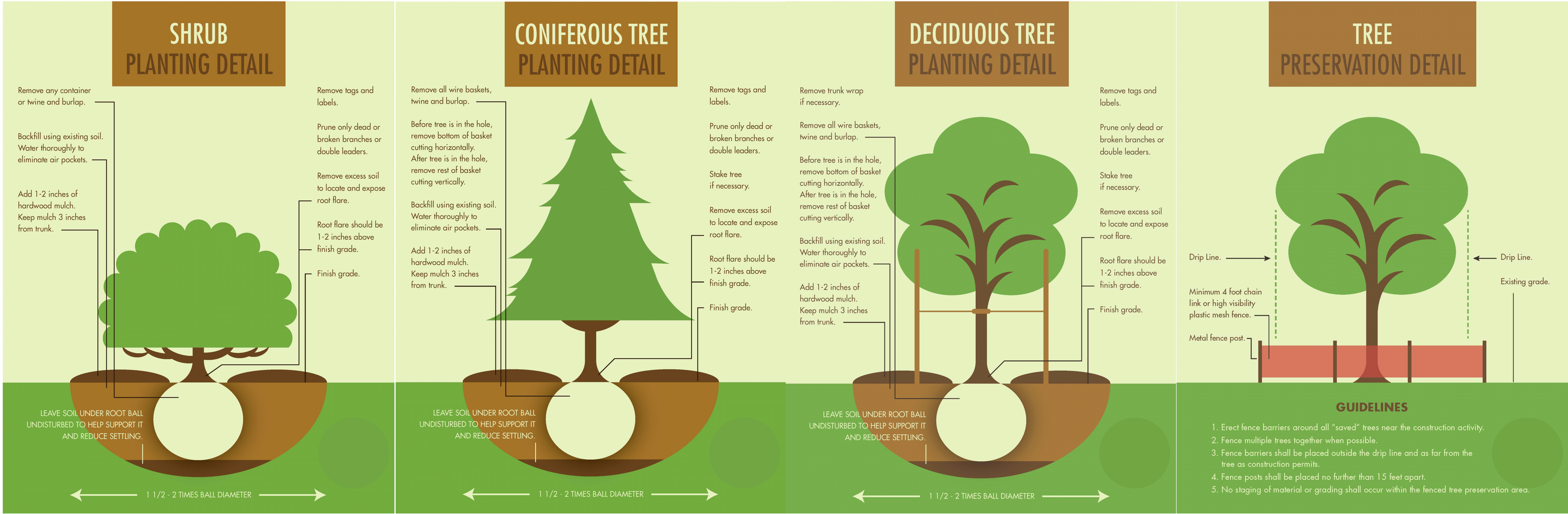
SECTION: 29 TOWNSHIP: 19N RANGE: 4E

DRAWN BY: EWS DATE: 10-15-18

SHEET NO.

C902

S & A JOB NO. 81635OLF



PROPOSED PLANT LIST FOR LINDLEY RUN

	Street/Canopy Trees		Ornamental/Understory Trees		Evergreen Trees		Shrubs		Graminoids/Ornamental Grasses		Forbs/Perennials
10	Acer rubra - 12' (Red Maple)	55	Amelanchier laevis (Allegheny Serviceberry)	69	Abies concolor (White Fir)	48	Aronia melanocarpa 'Viking' (Viking Black Chokeberry)	171	Calamagrostis x acutifolia 'Karl Foerster' (Karl Foerster Feather Reed Grass)	495	Asclepias tuberosa (Butterfly Weed)
111	Acer saccharum 'Legacy' (Legacy Sugar Maple)	55	Carpinus caroliniana (Ironwood)	23	Juniperus virginana 'Canaertii' (Canaerti Eastern Red Cedar)	76	Ceanothus americanus (New Jersey Tea)	877	Festuca ovina glauca 'Elijah Blue' (Elijah Blue Fescue)	468	Aster novi-belgii 'Professor Kippenburg' (Professor Kippenburg New York Aster)
10	Gleditsia t. var. inermis 'Skycole' - 12' (Skyline Honeylocust)	58	Cercis canadensis 'Greswan' (Burgandy Hearts Eastern Redbud)	20	Picea abies - 10' (Norway Spruce)	177	Itea virginica 'Little Henry' (Little Henry Sweetspire)	102	Helictotrichon sempervirens 'Saphirsprudel' (Sapphire Blue Oat Grass)	170	Baptisia alba (White False Indigo)
103	Gleditsia t. var. inermis 'Street Keeper' (Street Keeper Honeylocust)	55	Crataegus viridis 'Winter King' (Winter King Hawthorn)	80	Picea glauca var. densata (Black Hills Spruce)	78	Physocarpus opulifolius 'Seward' (Summer Wine Ninebark)	35	Miscanthus sinensis 'Morning Light' (Morning Light Maiden Grass)	722	Coreopsis verticulata 'Zagreb' (Zagreb Tickseed)
100	Liquidambar styraciflua 'Worplesdon' (Worpleson Sweetgum)			26	Pinus virginiana (Virginia Pine)	187	Potentilla 'Goldfinger' (Goldfinger Bush Cinquefoil)	51	Miscanthus sinensis 'Variegatus' (Variegated Japanese Silver Grass)	298	Echinacea purpurea 'Magnus' (Magnus Purple Coneflower)
105	Liriodendron tulipifera (Tuliptree)			19	Thuja plicata 'Green Giant' (Green Giant Arborvitae)	10	Rhus aromatica (Fragrant Sumac)	61	Panicum 'Shenandoah' (Shenandoah Switch Grass)	402	Liatris spicata 'Kobold' (Kolbold Spiked Gayfeather)
110	Qercus bicolor (Swamp White Oak)					24	Sambucus nigra 'Gerda' (Black Beauty Elderberry)	168	Schizchyrium scoparium 'The Blues' (The Blues Little Bluestem)	129	Nepeta faassenii 'Walkers Low' (Walkers Low Catmint)
106	Quercus coccinea (Scarlet Oak)					50	Viburnum dentatum 'Christom' (Blue Muffin Arrowwood Viburnum)	108	Sporobolus heterolepis (Prairie Dropseed)	129	Penstemon digitalis 'Husker Red' (Huskers Red Beadrtongue)
90	Quercus x warei 'Long' (Regal Prince English Oak)									35	Rudbeckia fulgida 'Golstrum' (Goldstrum Black-Eyed Susan)
											Groundcover
										3140	Sedum spurium 'Dragons Blood' (Dragons Blood Stonecrop)
745		223		237		650		1573		5988	
1205						2223				5988	

EXHIBIT G
Amenity Exhibit
(Page 1 of 5)



EXHIBIT G
Amenity Exhibit
(Page 2 of 5)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)



EXHIBIT G
Amenity Exhibit
(Page 5 of 5)



September 19, 2018 Lindley Run PUD - Neighborhood Meeting Summary

Project: Proposed Lindley Run Planned Unit Development

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Date: September 19, 2018 at 6:30pm

Location: Crossroads Church, 19201 Grassy Branch Rd., Westfield, Indiana.

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Jeffrey Pape – Olthof Homes
Gordan Kritz – Stoeppelwerth & Associates, Inc.
Daine Crabtree – Westfield Planning Staff
Joe Edwards – City Council
See **Exhibit A: Sign In Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. From my estimate, there will be over 840 cars in and out of the development. Will there be widening on 191st Street?

Response: We went through TAC and improvements at the entrance will be required, as well as road impact fees to offset traffic impacts.

2. 191st Street needs improvements. The intersection at 191st Street and Shady Nook Road needs to be addressed.

Response: We will share the concerns with Staff and the City prioritizes the road improvements.

3. High density will have more cars in the area. 196th Street and Grassy Branch Road and 191st Street are dangerous right now.

Response: Our understanding is that a roundabout is planned for the intersection of Grassy Branch Road and 191st Street.

4. Who is the target housing?

Response: Empty-nesters, first-time homebuyers, and all stages of life with multiple product types.

5. I am concerned about first-time homebuyers being low-income people

Response: The homes will be from \$150,000 range in the mid to high \$100s for the townhomes.

6. When will the engineered drawings be available?

Response: If zoning is approved then a Primary Plat and Overall Development Plan will be filed. If you received a letter for this request, you will receive a letter in the mail just as you did for this proposal.

7. Explain the ponds and the drainage issues.

Response: We are responsible to keep all water on the development discharged into an approved outlet.

8. We are in the County and we have guns and pigs. What will you do to address the people coming in?

Response: The project will be annexed into the City. We can consider adding language in the CCRs recognizing the surrounding area.

9. How will the trash be taken care of in Area C?

Response: There will be individual pick up from the City.

10. I do not like high density homes in this area.

Response: We understand. The proposal is responsive to the Comprehensive Plan and a gap in available housing in Westfield.

11. Does the pipeline need to approve it?

Response: All plans will need to comply with the pipeline easement requirements.

12. Drainage in section A?

Response: We will capture all water and put it into ponds. We can also allow some water if you request it for your existing pond.

13. What improvements are being done with the legal drain.

Response: Currently goes through the middle of the site. The legal drain will be moved to the north side of the property and redirected.

14. What are the lot dimensions of the duplexes?

Responses: 45' lot widths and 5,000sqft lots per home.

15. We don't want any rentals.

Response: The plan will include language in the CCRs that only 15% can be rented and the owners must show hardship.

16. What is the background of Olthof.

Response: Jon and Jeff provided a summary of information of the background of Olthof.

17. It is my experience that first-time homebuyers don't take care of their property. They will lose the house and it will be boarded up.

Response: These owners will have the same responsibilities for property. The HOA will maintain the landscaping and lawns of Area C.

18. Are there other communities in Westfield that Olthof has?

Response: Yes. Shelton Cove on the southeast corner of Casey Road and 186th Street behind the church.

19. Has Olthof ever done townhomes?

Response: Yes, Olthof currently has two active projects in Northwest Indiana.

20. Will there be a pool?

Response: Council has asked us to provide a pool and is being considered.

21. Where would the pool go?

Response: Within the central amenity area if the decision is made to provide a pool.

The meeting ended at 7:36p

Neighborhood Meeting Sign In-Sheet

Proposed Lindley Run Planned Unit Development

Olthof Homes, LLC

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Wednesday, September 19, 2018 at 6:30 p.m., Crossroads Church, 19201 Grassy Branch Rd., Westfield, IN.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Joe Edward			joe.
2. Linda Bocchetta	19002 Shadybrook Rd		lmbj5b@frontier.com
3. Mary Kathleen Whitaker	3702 East 196 th St.	317 349 9497	Katmilwh@gmail.com
4. Joseph R. Roberts		317 896 3380	
5. Jeff Strickland	4130 PONCE DE LEON CT	317-289034	
6. Downy McKinnon	19629 Grassy Branch Rd	317-690-2120	dmmckinnon@att.net
7. JESHA MORRIS	19024 SHADY BROOK RD.		jeshua.morristy@gmail.com
8. JANIS & TOM MORRIS	3501 E 191st St		TGMORRIS99@GMAIL.COM
9. MICK SCHNEZ	270 E. CARMEL DR.	317-418-9878	MSCHNEZ@CZ1SCHNEZ.COM
10. Michael Todd McQueen	19329 Grassy Branch	317-880-3117	MTMFB@MNTB.COM
11. Jeff Roudabush	3911 E 191	317 896 3088	Jroudebush1150@gmail.com
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

WRITTEN PUBLIC COMMENTS

Docket Number: 1806-PUD-14

Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")

Request: A change in zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

Enclosed Attachments:

November 5, 2018 Advisory Plan Commission Meeting

- | | |
|---------------------------------------|--------------|
| 1. Brian/Melissa Johnson Email/Letter | (10/3/2018) |
| 2. Brian/Melissa Johnson Email/Letter | (10/19/2018) |
| 3. Tom and Doris Wimmer Email | (10/31/2018) |

Daine Crabtree

From: Brian Johnson <brian.johnson1966@gmail.com>
Sent: Wednesday, October 3, 2018 9:32 AM
To: APC
Subject: Lindley Run project
Attachments: Westfield planning Lindley project.docx

My name is Brian Johnson. My wife Melissa and I were at the meeting on Oct 1 regarding the Lindley Run project but did not make public comment.

My wife and I put together the attached letter in hopes to fix that mistake and let you know our feelings/observations regarding the project.

I appreciate your time and consideration as you make decisions about the future of this project.

Brian Johnson
3801 E 196th St
Westfield, IN
317-654-4554

Re: Lindley Run Project

My name is Brian Johnson. My wife Melissa and I live on land that will be highly impacted by Lindley Run. Our address is 3801 E 196th St. The Lindley Run project runs the entirety of our west and southern property lines. Melissa and I attended the October 1 meeting but did not speak up. . .which we now realize was a mistake. Please understand we are not practiced how this is handled and should have aired our concerns. A representative from Olthoff Homes had reached out to us and we believe we had gotten some “concessions” and were concerned that we might reduce our opportunity to protect our property. We realize that we should have spoken up at the meeting and hope this letter will express our concerns.

Melissa and I had a vision to buy and build on a place that allowed us to create our dream home. We wanted a piece of land where we could have horses, dogs, maybe some goats. A piece of land where we could have privacy . We found that piece of land in 2000 in Westfield, IN. We invested a year working every weekend to clean the property. We took down old fences, cut down dead trees and started to mow and care for the land. We then invested everything we had in 2001 to begin building our dream. It was a tough go we had a baby on the way and we still owned a house in Fishers right in the middle of the housing crash. Once we recovered some we were able to build the barn put the fence and finally bring in our first horse.

We have invested a lot of ourselves and our money in this property and we are deathly afraid that these Lindley Run and Scofield developments will hurt what we have worked so hard to build.

We appreciate progress and believe it is a good thing (in most cases). We acknowledge that our property and our voice will not stop the progress of land around us. Our goal with this letter/plea is to ask you to help minimize the impact on us.

I would prefer that the zoning not go to the SF4 density. While we understand the desire for lower cost housing we are concerned that this has been tried before and has not been successful. When townhomes are built but not selling, I do not want to see them turn to apartments. We were surprised that no one brought up Andover as part of the discussion last night.

With that being said we have 4 main concerns outside the zoning change; 1. good borders/blockage of sight of the townhomes from our property, 2. light pollution from the safety/street lighting that will most assuredly be in place, 3. drainage of Ellis Barker and 4. trespass.

1. Borders/Buffers – seeing other homes or buildings is not what is nice about the countryside. We love the sunsets over the fields and the woods and these townhomes will be dead west of us. I would like to make sure there are some good buffer zones and substantial trees and plantings to shield us from the buildings as much as possible. The standard for trees in this buffer zone I believe is 8 feet for shade and 6 feet for evergreen. I would like to see if we could up the shade tree to 12 feet and evergreen to 10. I think the spacing should be greater to ensure the health of the trees long-term but that can be filled in with shrubs and grasses. The retention pond is a good buffer but some tall trees would make that view much nicer.
2. Lighting – street and building lighting create a tremendous amount of light pollution. We are avid star gazers and bat watchers and the street light emissions will make it difficult if not impossible. I know there are some very good directional lighting options that put more light down on the streets and less into the sky. We would like to see requirements for more of that kind of lighting so we can still enjoy the nights.

3. Ellis Barker – we have struggled with the drainage of the Ellis Barker drain since we bought the property. Heavy spring and/or fall rains would create big holes, heavy surface flow and ponding. The holes were often so big that we had to call the surveyor to fix. This often took many weeks since the surveyor was busy with not just our job. I would really like to see a plan that takes the Ellis Barker entirely onto the Lindley Run property. They stand to be enriched the most by this project and if the drain/ditch stays on our property, we have less usable land with no compensation for that lack of use. Not to mention the additional extensive tree loss on our property to put drain on the proposed path. We have already lost a good section of our woods to previous drainage maintenance and would like to keep as much of our privacy/sanctuary as possible intact.
4. Trespass – We currently have some very nice tree lines that border the property with a mix of healthy and sick trees that still work very well as borders. All of the development pictures I see have the trees taken down (even in the area that was designated as wetlands). This lack of trees will leave open our property lines and the ease of people and their dogs or other animals to access our property is a concern. (Dr. Kelleher mentioned a dog park and I can guess that our property will become an impromptu dog park without some definitive borders). We would like to see a fence of some substance on the north border of sections A and B. We have requested the developer provide a fence along the southern border of the property. We have not gotten confirmation and we would appreciate your assistance in adding this into the plan. We have four dogs and they have free roam of the property. We are concerned for their safety as well as others who might want to wander onto our property.

Again, we realize we should have spoken up last evening and we apologize for our naivete in these matters.

Thank you for your time and hearing our concerns. We truly appreciate anything you can do to help us preserve our dream. The Scofield project steamrolled us. We are trying to stand up for ourselves a little better on this one.

Sincerely,

Brian & Melissa Johnson
3801 E 196th St
Westfield, IN 46062
Brian: 317-654-4554
Melissa: 317-654-5445

Daine Crabtree

From: mel.bri0803@gmail.com
Sent: Friday, October 19, 2018 10:04 AM
To: APC
Cc: 'Joe Lenehan'; 'Jeffery Pape'
Subject: Melissa and Brian Johnson & Lindley Run project
Attachments: Johnson Letter - Lindley Run.docx; Johnson-Olthof Agreement Letter executed.pdf; Lindley Run buffers-landscape plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Westfield APC,

After working closely with Olthoff Homes on our concerns regarding the Lindley Run project Melissa and I have reached an agreement with the Olthoff Homes people.

That agreement is attached along with an exhibit regarding the desired landscaping and fence that is referenced in the agreement.

As a result of the negotiations and the agreement, Melissa and I are in support of the Lindley Run project with the accommodations of the agreement.

If you have any questions about our position or the attachments, please do not hesitate to contact us.

Thank you,

Brian Johnson
3801 E 196th St
Westfield, IN 46062
Mel.bri0803@gmail.com
317-654-4554

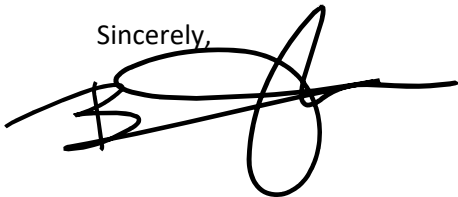
October _19__, 2018

Dear City of Westfield Staff and Area Plan Commission Members:

My name is Brian Johnson and on October 3, 2018 I sent you a letter expressing concerns my wife Melissa and I shared about the Lindley Run Project and objecting to the proposed zoning classification being requested. Based on discussions and agreement with the Olthof Homes reached since that time, I would like to withdraw my prior letter and acknowledge support for the project at this time.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'B' followed by a large loop and a horizontal line extending to the right.

Brian & Melissa Johnson
3801 E. 196th Street
Westfield, IN 46062



This Letter Agreement is hereby made this 16 day of October, 2018 by and between Brian & Melissa Johnson (3801 E. 196th Street, Westfield, IN 46074) hereinafter referred to as "Neighboring Property Owner" and Olthof Homes, LLC (8051 Wicker Avenue, Suite A, St. John, IN 46373) hereinafter referred to as "Developer" to address concerns expressed by Neighboring Property Owner with respect to the Lindley Run Project proposed by Developer:

1. Borders/Buffers – Developer agrees to submit a landscaping plan on or before October 19, 2018 as a part of its resubmittal of its proposed PUD Ordinance for the City of Westfield's review and approval that includes the landscaping and fencing shown on Exhibit A attached hereto.
2. Lighting – Developer agrees to comply with Chapter 6.9 of the Westfield-Washington Township Unified Development Ordinance with respect to Lighting for its proposed Lindley Run project (copy attached hereto).
3. Elis Barker Legal Drain – Developer and Neighboring Property Owner acknowledge that the Hamilton County Surveyor's Office ("Surveyor's Office") has provided notification of proposed improvements to the subject legal drain. Based on discussions with the Surveyor's Office it was the original intent that the legal drain improvements would consist of an open ditch across both the Developer's proposed project area and Neighboring Property Owner's parcel(s) as well across a portion of the Scofield project. Developer has proactively met on several occasions with the Hamilton County Surveyor's Office regarding its proposed Lindley Run project and has proposed a closed (piped) system as it relates that portion of the legal drain improvements that impact its project area. While official approval of any such proposed improvements will not come until later (detailed development plan and construction drawing phases of the project), if Developer's proposed improvements across its project area are ultimately approved they would provide the following benefits: (a) the legal drain improvements proposed by Developer would be constructed by the Developer at Developer's expense resulting in less improvement cost and associated assessments to all parties affected by the legal drain improvements (including Neighboring Property Owner); and (b) the closed (piped) system would discharge into a retention pond proposed by Developer with an outfall/overflow discharging downstream at a more controlled rate. During the course of discussions with the Surveyor's Office, at the request of Neighboring Property Owner, Developer expressed to the Surveyor's Office that the portion of the open ditch that was shown in some very preliminary stages of design across Neighboring property Owner's parcel(s) was a concern to Neighboring Property Owner with respect to location and impact on their parcel(s). The Surveyor's Office was open to working with Neighboring Property Owner with respect to the final location of the open ditch and Developer put the parties in touch with each other to further discuss the final location. Since Developer's understanding of the proposed improvements is that they would occur and were already planned as an open ditch across Neighboring Property Owner's parcel(s) prior to our Lindley





Johnson-Olthof Letter Agreement
October 16, 2018
Page 2

Run project being proposed, and absent the Lindley Run project, would likely occur as originally planned, the Developer will not commit to moving the entirety of the legal drain within the Lindley Run project area. However, Developer is willing to continue to work with Neighboring Property Owner and encourage the Surveyor's Office to work with the Neighboring Property Owner to come to a mutually agreeable location for legal drain improvements as its impacts their parcel(s).

4. Trespass/Fence/Dog Park - Developer agrees to submit a landscaping plan on or before October 19, 2018 as a part of its resubmittal of its proposed PUD Ordinance that includes a six (6) foot tall board on board fence along the entirety of the length Neighboring Property Owner's south property line where it adjoins the proposed project. Developer and Neighboring Property Owner will work together once Developer takes title to the property to resolve a deed gap of approximately 28 feet in width x 1320 feet in length along the south property line of Neighboring Property Owner's parcel(s) and split this subject property equally. When and if this occurs (presuming no unknown title issues that would prevent it from occurring), then Neighboring Property Owner acknowledges that Developer may locate the fence within the area resolved by the deed gap correction as described. Should the City of Westfield not approve the fence, then the Developer agrees to install landscaping consistent to with what is described in item #1 herein along with shrubbery between trees to deter trespass to Neighboring Property.

Developer agrees to submit a landscaping plan on or before October 19, 2018 and related amenity commitment as a part of its resubmittal of its proposed PUD Ordinance that includes a Dog Park area within the Developer's proposed project area.

5. Developer and Neighboring Property Owner acknowledge that the foregoing agreements contained herein are conditioned on the following:
 - (a) Agreements contained herein being approved by the requisite governmental authorities, agencies and utilities having jurisdiction over the proposed Lindley Run project;
 - (b) The Developer actually taking title to property for the Lindley Run proposed project;
 - (c) The timing of any improvements discussed herein would occur when the respective section(s) of the development occur (fence improvement to be installed within 90 days (or as soon as reasonably possible due to any delays related to weather and resulting ground conditions) following completion of paving of the 10' Asphalt Fitness Trail shown on the attached Exhibit A and landscape improvements to be installed during the next Planting Season (defined as those periods between April 1st and June 30th or September 1st through November 30th of each calendar year) following completion of construction of the Pond, and ownership of the property is vested in Developer's name, it being acknowledged that Development activities occur in phases. It being noted that the Pond referenced herein is



Johnson-Olthof Letter Agreement
October 16, 2018
Page 3

the Pond running parallel to the Neighboring Property Owner's westernmost property line and,

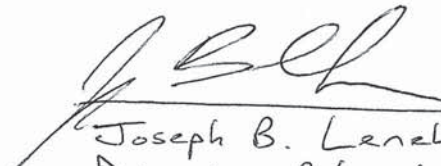
- (d) Neighboring Property Owner sending the attached letter to the Area Plan Commission and Staff of City of Westfield on or before October 19, 2018 withdrawing their prior written objections and concerns about the project in the letter sent to City Officials and Staff on October 3, 2018 (same recipients).
- (e) This agreement is binding upon, and inures to the benefit of, the parties and their respective successors and assigns.

By signature below the parties hereto accept and acknowledge the agreements contained herein.

~~"Developer"~~

~~Jeffery L. Pape
Land Acquisition & Entitlement Manager
Olthof Homes, LLC~~

~~Date: _____~~



Joseph B. Lenehan
Director of Land Development
Olthof Homes LLC
10-17-18

Date

~~"Neighboring Property Owner"~~

~~Brian Johnson~~

~~Date: 10/16/18~~

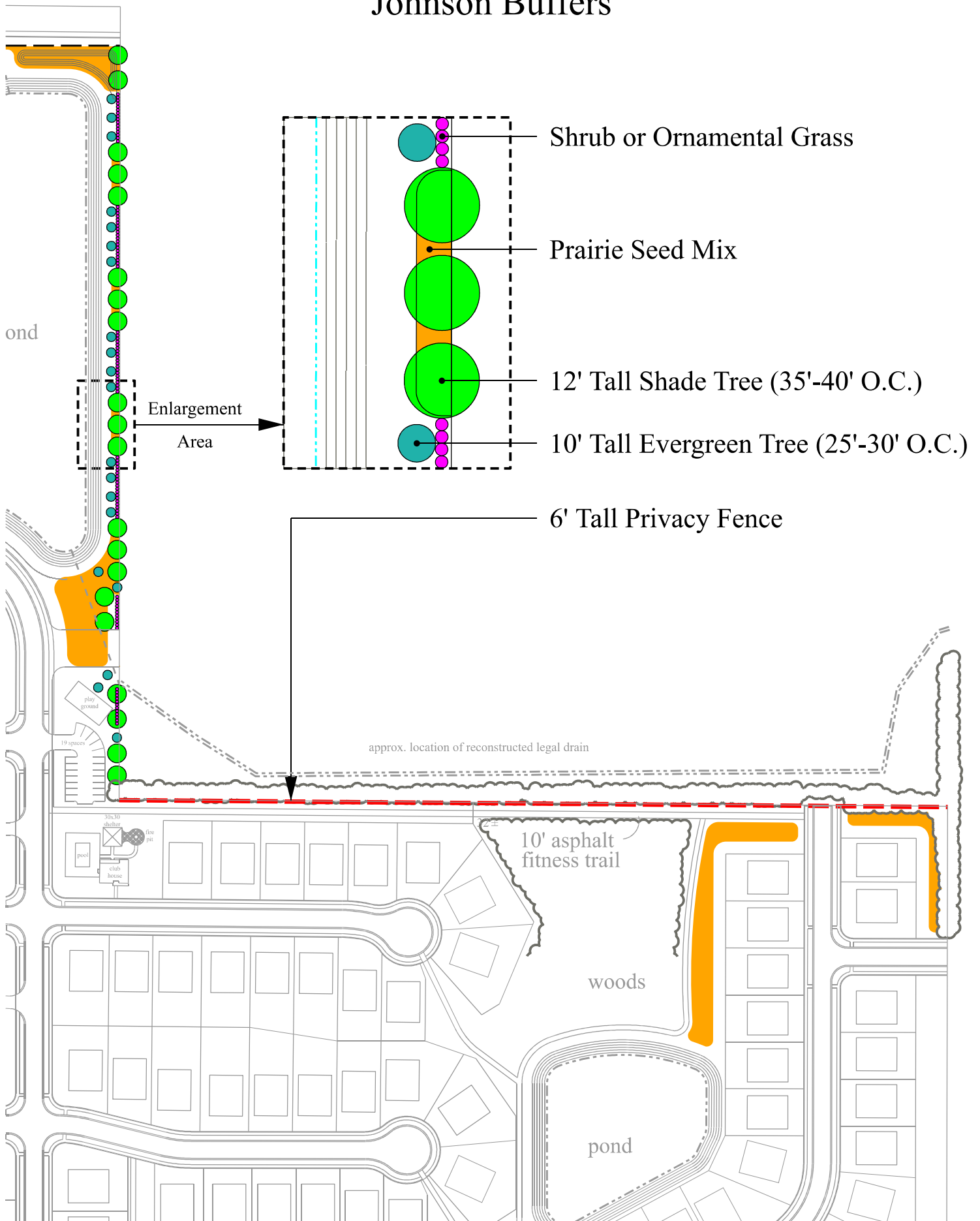
~~Melissa Johnson~~

~~Date: 10/16/18~~



EXHIBIT-A

Johnson Buffers



Daine Crabtree

From: twimmer53@aol.com
Sent: Wednesday, October 31, 2018 7:01 PM
To: Daine Crabtree
Cc: twimmer53@aol.com
Subject: Re: Zoning Board Meeting of October 1, 2018

Hello,
Please forward to the members of the APC:

As landowners across from the proposed development of Lindley Run on 106.5 acres between 196th and 191st Streets on the north and south, and adjacent to Grassy Branch Road, we would like to voice concerns of the proposed development. We are also proposing appropriate changes that will enhance the development and our current neighborhood. We have been residents at our current location, 3733 East 191st Street, since 1988 and have pride in the development of this area.

Concerns

- Negative impact on the image of Westfield and Grand Park - high density, clustered housing along the main corridors to the park will detract from what Westfield is trying to establish, a community with attractive and desirable homes
- Increase in Traffic Flow - since the development of Grand Park and the US 31 and 191st street interchange, traffic has easily tripled on 191st with up to 10 minute waits before there is a break to enter the roadway
- Proposal of Affordable Housing for Future Developments - if more affordable housing is going to be included in all future developments, why is there such a heavy concentration of townhomes in this one development
- Safety - an increase in the population leads to an increase crime
- Drainage - added housing will increase the water runoff due to infrastructure
- Contradicts the approved growth and development plan set forth in the Master Plan for the entire Westfield Community
- \$150,000 Townhouses - below Westfield standards, leading to lower quality structures
- Decrease in Property Value - clustered, high density housing negatively impacts existing homes and future housing decisions
- Maintenance of Proposed Town homes - proposed development does not guarantee an ongoing quality of maintenance, impacting property values of the neighborhood
- Snow Removal - it's unclear who's responsible

Proposals

- Add Entrance and Exit to 196th - direct link to East Street
- Reduce Density of Town Homes From 300 units to 100 Units
- Increase Town Home Pricing to \$200,000
- Upgrade Exterior Siding and Trim on the Town Homes in Area C
- Increase Lot Size to Reduce Density
- Eliminate the 4 Cluster Home Sites in Area B on 191st - safety issue with the intersection of 191st and Shady Nook
- Add more Trails and Parks for continuity of the 3 separate building style sites

Conclusions

- Provides Needed Affordable Housing
- Maintains Image of Desirable Westfield Neighborhoods
- Ensures Quality Structures and Green Space

- Reduces Traffic Flow vs. the Proposed Developments
- Maintains Property Values and Tax Base
- Reduces Density and supports a Safer and more Manageable Neighborhood

As the committee tasked with the responsibility of reviewing and recommending housing developments, we hope you seriously consider the above concerns and proposals.

Thank you for your consideration.

Tom and Doris Wimmer

Minutes of the October 15, 2018 APC Meeting*Presented for approval: November 5, 2018*

Page 1 of 4

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 15, 2018, 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, Ginny Kelleher, Robert Horkay, Andre Maue, Robert Smith, and Scott Willis.

Members Absent: Steve Hoover, Dave Schmitz, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Daine Crabtree, Associate Planner; and Brian Zaiger, Esq., Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve October 1, 2018 meeting minutes.

Motion: Horkay; Second: Willis. Motion passed. Vote: 6-0.

REVIEW OF RULES AND PROCEDURES

Crabtree reviewed the meeting rules and procedures.

APPROVAL OF 2019 APC SCHEDULE OF MEETINGS AND FILING DATES

Motion: Approve the 2019 APC Schedule of Meetings and Filing Dates.

Motion: Willis; Second: Maue. Motion passed. Vote: 6-0.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS**1810-PUD-26****Hahn Plaza PUD**

West Side of Wheeler Road between Grand Park Boulevard and 186th Street

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural District and the GB: General Business District to the Hahn Plaza PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree presented an overview of this request. He stated that the petitioner revised the character exhibit to show additional architectural variations and that language was added to provide wall screening of utility meters.

Maue thanked the petitioner for the addition of the screening.

Motion: Forward 1810-PUD-26 to the City Council with a positive recommendation.

Motion: Willis; second, Smith. Motion passed. Vote: 6-0.

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 October 15, 2018 APC Meeting*Presented for approval: November 5, 2018*

Page 2 of 4

**1810-ODP-14 &
1810-SPP-14****Hahn Plaza***Southeast Corner of 191st Street and Chad Hittle Drive*

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat approval of three (3) commercial blocks on 12.5 acres +/- in the proposed Hahn Plaza PUD District.

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

No discussion.

Motion: Approve 1810-ODP-14 & 1810-SPP-14 with the following conditions:

1. The approval of 1810-ODP-14 and 1810-SPP-14 is contingent upon the Hahn Plaza PUD (Ord. 18-38) being approved by the City Council at a future date.
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; second, Horkay. Motion passed. Vote: 6-0.

1810-PUD-27**Stuckey Farm PUD***19975 Hamilton-Boone County Road*

Stuckey Farm Orchard and Cider Mill by Onpointe Land Matters, LLC requests a change of zoning of 40 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm PUD District.

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

Skelton summarized this request and modifications that applied to the administration of the PUD and details of outdoor storage.

Motion: Forward 1810-PUD-27 to the City Council with a positive recommendation to the City Council.

Motion: Horkay; second, Willis. Motion passed. Vote: 6-0.

**1810-ODP-15
1810-SPP-15****Chatham Hills, Section 5***Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane*

Chatham Hills LLP by Cripe Solutions by Design requests Overall Development Plan and Primary Plat approval of 37 residential lots on 184.614 acres +/- in the Chatham Hills PUD District.

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

Skelton overviewed this project and its request.

Motion: Approve 1810-ODP-15 & 1810-SPP-15 to the City Council with a positive recommendation to the City Council with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Smith; second, Kelleher. Motion passed. Vote: 6-0

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Minutes of the October 15, 2018 APC Meeting*Presented for approval: November 5, 2018*

Page 3 of 4

PUBLIC HEARING ITEMS*No Public Hearing Items.***CONTINUED ITEMS****1806-PUD-14****Lindley Run PUD***Southeast Corner of 196th Street and Grassy Branch Road*

Otlhof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.

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

1810-PUD-28**Grand Junction Plaza PUD***202 Mill Street*

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Lyons Team PUD*750 Liberty Drive*

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn meeting.

Motion: Willis; second, Kelleher. Motion passed. Vote: 6-0.

The meeting adjourned at 7:13 p.m.

Minutes of the October 15, 2018 APC Meeting

Presented for approval: November 5, 2018

Page 4 of 4

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



Petition Number: 1810-DDP-28

Subject Site Address: 98 West 193rd Street (the "Property")

Petitioner: Citizens Water - Westfield

Request: Petitioner requests Detailed Development Plan review for a new elevated water tank on approximately 3.0 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

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

Current Land Use: Vacant

Approximate Acreage: 3.0 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Development Plan

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

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

BACKGROUND

The applicable zoning district is the AG-SF1: Agriculture / Single-Family Rural District. The project is for the construction of a new elevated water tank.

The Technical Advisory Committee reviewed the petition at their September 18, 2018, meeting.



DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

AG-SF1: Agriculture / Single-Family Rural District

- | | |
|---------------------------------|-----------------------------------|
| 1. <u>Permitted Land Uses:</u> | Utilities – regulated by the IURC |
| 2. <u>Minimum Lot Area:</u> | Three (3) acres |
| 3. <u>Minimum Lot Frontage:</u> | 250 feet |

Comment: Lot has approximately 233' of frontage, however, the lot complies with Article 9.4, Nonconforming Lots of Record, and can be used as it exists today.

- | | |
|---|-------------|
| 4. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 5. <u>Minimum Lot Width:</u> | 100 feet |
| 6. <u>Maximum Building Height:</u> | 2.5 stories |

Comment: Not applicable to water towers, which are exempted from height requirements under Article 6.6 (E).

- | | |
|---|-------------------|
| 7. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment: Not applicable.

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

The plans comply.

8. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
9. General Plan Requirements: An Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
10. Title, scale, north arrow and date



11. Proposed name of the development
12. 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
13. Address and legal description of the property
14. Boundary lines of the property including all dimensions
15. 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
16. 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
17. 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
18. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
19. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
20. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
21. Location and dimensions of all existing structures and paved areas
22. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
23. Location of all Floodplain areas within the boundaries of the property
24. Names of legal ditches and streams on or adjacent to the site

25. 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, telephones and cable
26. Identify buildings proposed for demolition
27. Areas of the property reserved for Development Amenities, Open Space and other similar uses
28. 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)
29. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
30. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*).
31. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements.
32. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*).
33. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan.
34. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to

approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection.

Comment: Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.

35. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*).
36. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
37. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
38. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development.

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

The plans comply.

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

39. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

40. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: The property is not within any Overlay District of the UDO.

41. 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.

42. 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.

43. Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))
- b) Trash Enclosures (Section 4.1(D) of Ord. 14-22): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.



44. Architectural Standards (SF Districts, Non-Residential Uses)(Article 6.3, D)

- a) No loading spaces or loading docks shall be permitted to face a Street.
- b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
- c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

45. Building Standards (Article 6.4)

46. Fence Standards (Article 6.5)

47. Height Standards (Article 6.6)

Comment: Water towers are exempted from height requirements under Article 6.6 (E).

48. Landscaping Standards (Article 6.8)

- a) Heating/Cooling Facilities Screening.
- b) Detention and Retention Areas.
Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- c) Minimum Lot Landscaping
- d) Foundation Plantings
- e) External Street Frontage Requirements

193 rd Street (233')	Required	Provided	Difference
Shade or Evergreen Trees	7	7	COMPLIANT
Ornamental Trees	5	5	COMPLIANT
Shrubs	58	58	COMPLIANT



- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

49. Lighting Standards (Article 6.9)

50. Lot Standards (Article 6.10)

51. Parking and Loading Standards (Article 6.14)

- a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

- b) Bicycle Parking (Article 6.14, H)

52. Performance Standards (Article 6.15)

53. Setback Standards (Article 6.16)

54. Vision Clearance Standards (Article 6.19)

55. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

56. Block Standards (Article 8.1)

57. Easement Standards (Article 8.3)

58. Monument and Marker Standards (Article 8.5)



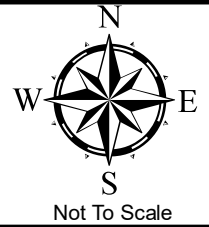
59. Open Space and Amenity Standards	(Article 8.6)
60. Pedestrian Network Standards	(Article 8.7)
61. Storm Water Standards	(Article 8.8)
62. Street and Right-of-Way Standards	(Article 8.9)
63. Street Light Standards	(Article 8.10)
64. Street Sign Standards	(Article 8.11)
65. Surety Standards	(Article 8.12)
66. Utility Standards	(Article 8.13)

DEPARTMENT COMMENTS

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Action:** Staff recommends approving the petition with the following conditions:
 - All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to the approval of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



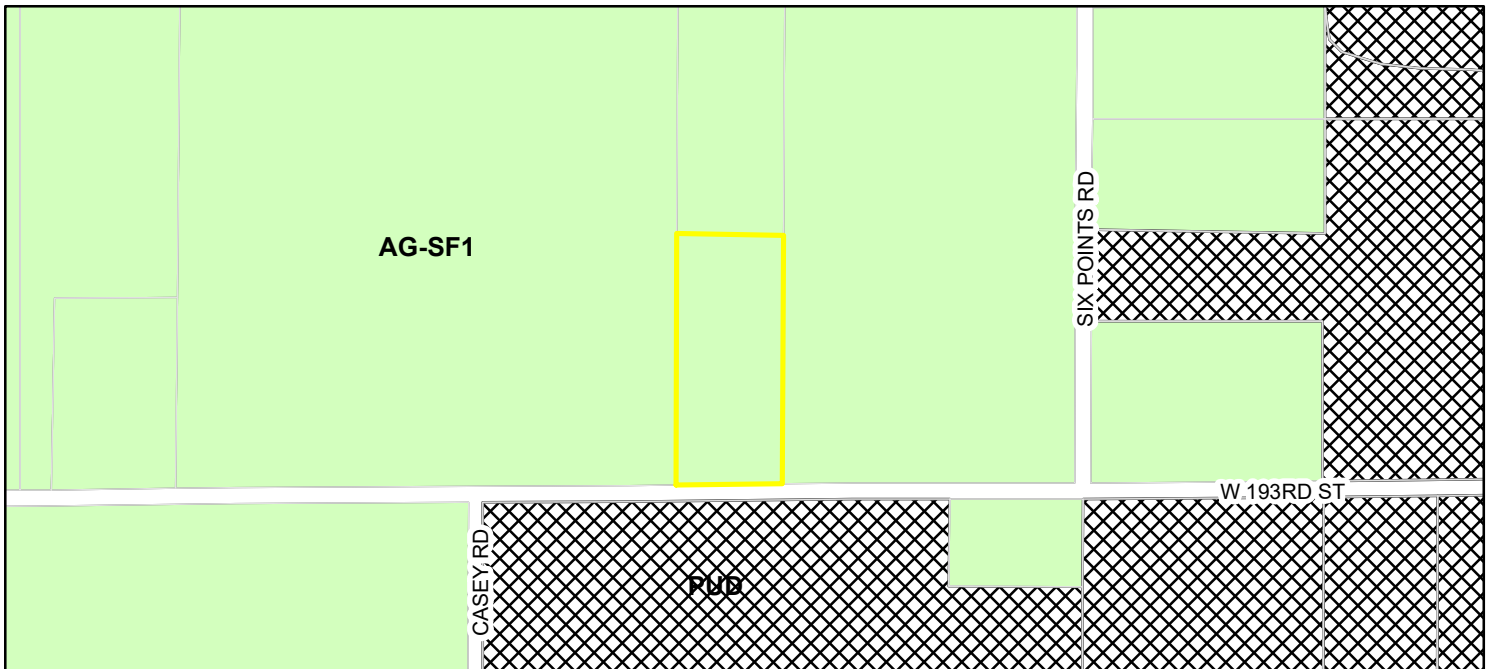
Property Location Map
Citizens Westfield North Water Tank
Detailed Development Plan
1810-DDP-28



Aerial Location Map



Zoning Map



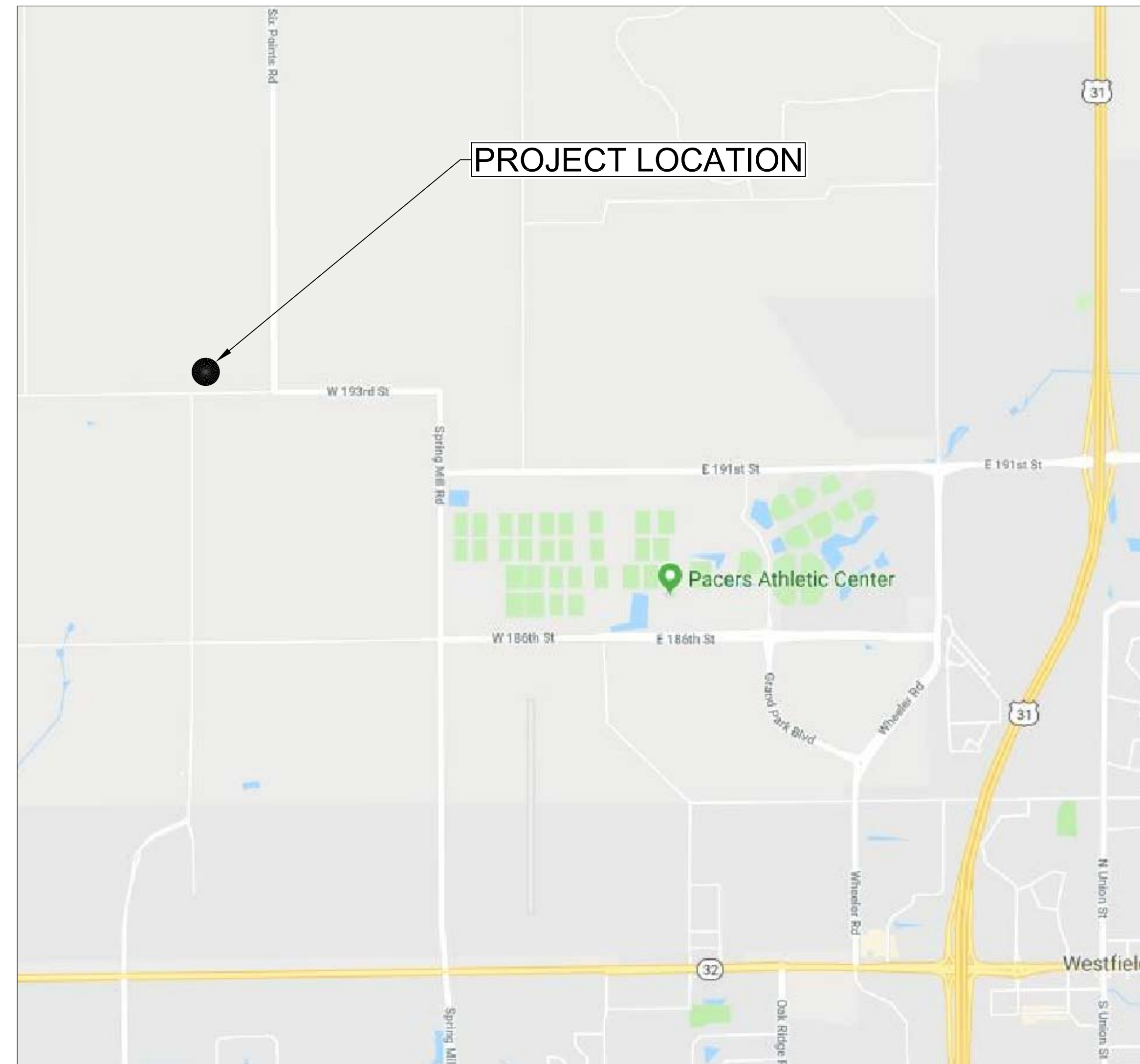
Parcel Zoning
Zoning - All AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)



2150 DR. MARTIN LUTHER KING JR STREET
INDIANAPOLIS, IN 46202
WWW.CITIZENSENERGYGROUP.COM
(317) 639-1501

CITIZENS PROJECT CONTACT INFORMATION

Project Manager, Ryan Taylor 317-927-6053
rtaylor@citizensenergygroup.com



PROJECT LOCATION MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
3	DETAILED DEVELOPMENT PLAN
4	SITE PLAN
5	DISCHARGE/SUCTION PIPING
6	TANK ELEVATION
7	DETAILS
8	EROSION CONTROL PLAN

GENERAL NOTES:

1. FOLLOW CITIZENS WESTFIELD WATER STANDARD PRACTICE AND ENGINEERING REQUIREMENTS FOR INSTALLATION OF WATER MAINS, SERVICE LINES, METERS AND APPURTANCES PER CITIZENSENERGYGROUP.COM
2. CONTRACTOR IS RESPONSIBLE FOR LOCATES 2 DAYS PRIOR TO DIGGING.
3. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING LOCAL AGENCY TRAFFIC CONTROL REQUIREMENTS.
4. ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
5. THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS



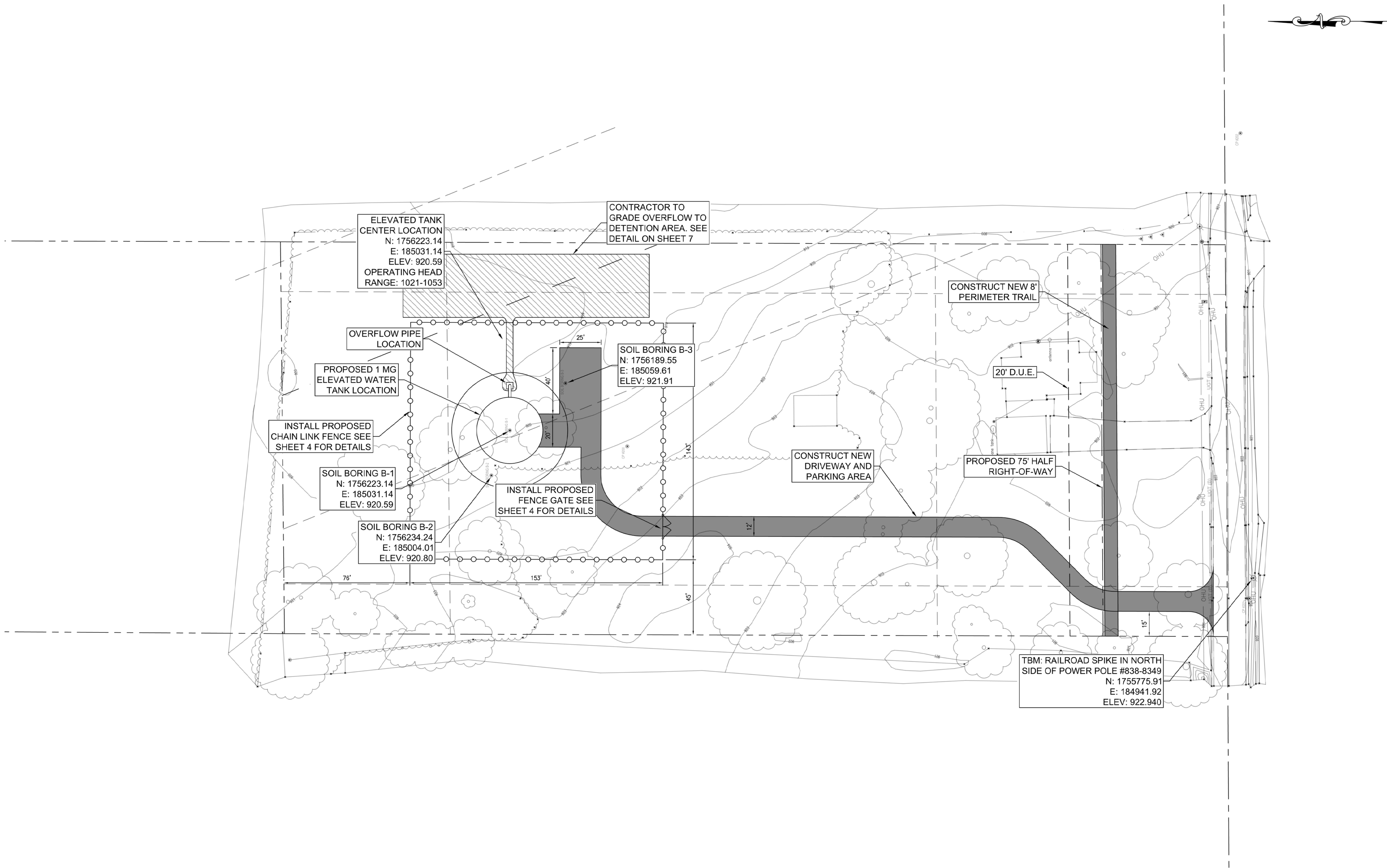
CITIZENS WESTFIELD
NORTH ELEVATED WATER TANK
PROJECT # 48TK03017

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SHEET NUMBER

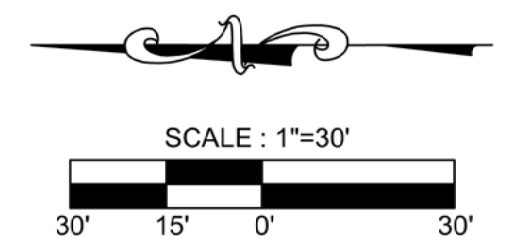
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1 of 8



CITIZENS WESTFIELD NORTH ELEVATED WATER TANK SITE PLAN		Project Manager RYAN TAYLOR	
Scale: 1"=30'		Drawn By RYAN TAYLOR	
Project No.: 48TK03017		DATE	
Date: 08/20/2018		REVISIONS	
SHEET NUMBER 3		BY	
3 of 8		*	

	BLACK HILLS SPRUCE - 7 EACH
	PRAIRIE FIRE CRABAPPLE - 5 EACH
	KOREAN SPIRCE VIBURNUM - 36 EACH
	MISS KIM LILAC - 11 EACH
	GOLDEN VICARY PRIVET - 11 EACH

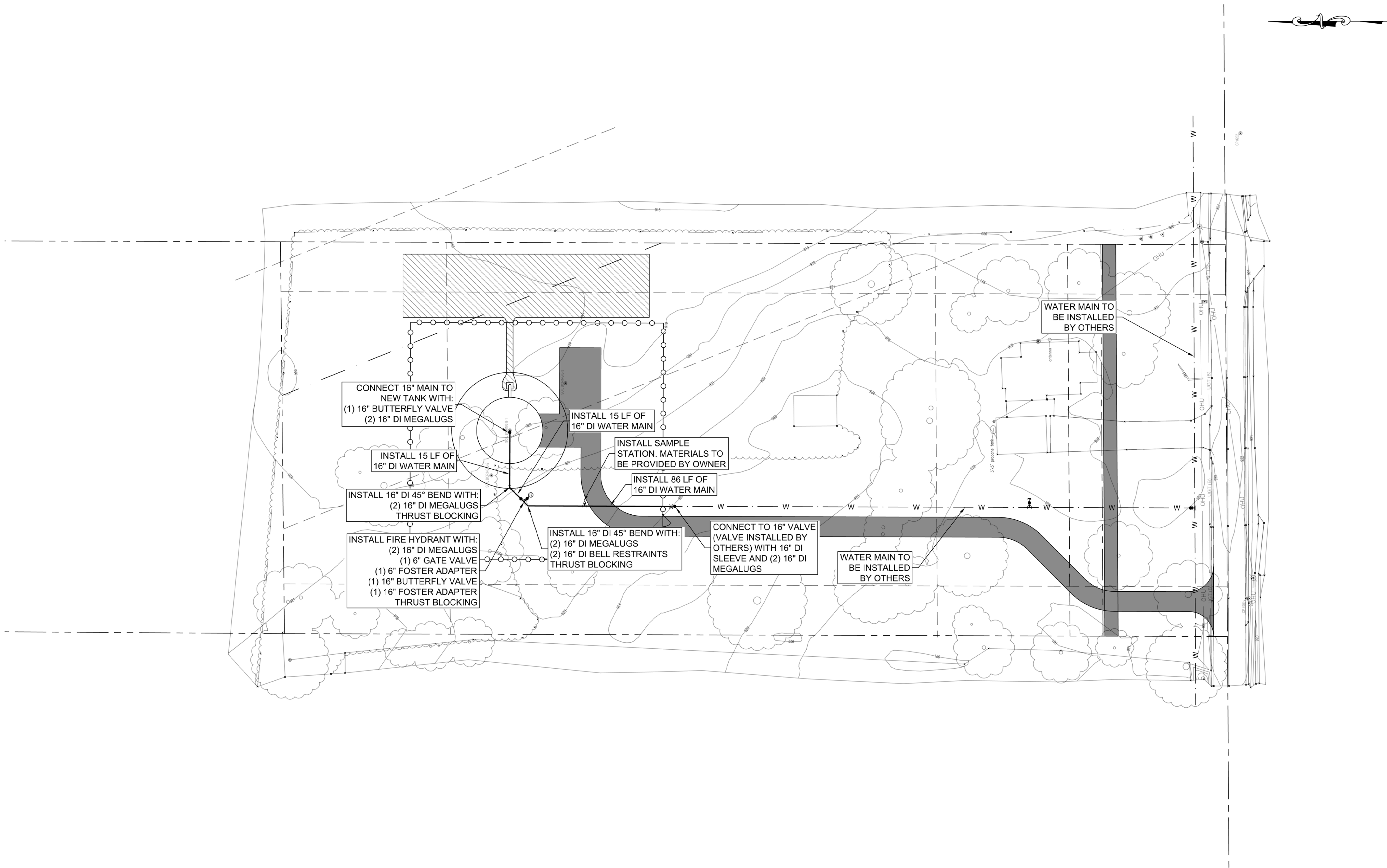


NOT TO SCALE

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 44 SECONDS WEST (ASSUMED BEARING) 660.00 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF A 20 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 292, PAGE 806; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST 755.26 FEET PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER AND ON AND ALONG THE WEST LINE OF SAID 20 ACRE TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF A 4.08 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 296, PAGE 391; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST 564.74 FEET ON AND ALONG THE WEST LINE OF SAID 20 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID 20 ACRE TRACT, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF A 40 ACRE TRACT DESCRIBED IN DEED RECORD 286, PAGE 286; THENCE NORTH 89 DEGREES 28 MINUTES 44 SECONDS WEST 236.62 FEET ON AND ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 563.81 FEET TO THE SOUTHWEST CORNER OF SAID 4.08 ACRE TRACT, SAID SOUTHWEST CORNER BEING SOUTH 00 DEGREES 14 MINUTES 31 SECONDS WEST 756.22 FEET FROM THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 15 MINUTES 17 SECONDS EAST 236.62 FEET TO THE POINT OF BEGINNING, CONTAINING 3.06 ACRES, MORE OR LESS.

Drawn By RYAN TAYLOR		Project Manager RYAN TAYLOR
FOR CITIZENS WESTFIELD NORTH ELEVATED WATER TANK 98 W 193rd STREET		
CITIZENS WESTFIELD 2150 DR. MARTIN LUTHER KING JR STREET INDIANAPOLIS, IN 46202 (317) 639-1501		
		
* * *		
DATE		
REVISIONS		
BY		



CITIZENS WESTFIELD
NORTH ELEVATED WATER TANK
DISCHARGE/SUCTION PIPING

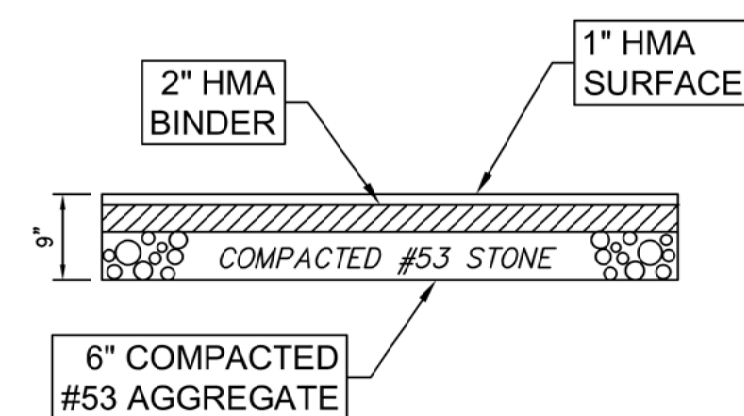
Drawn By: RYAN TAYLOR
Project Manager: RYAN TAYLOR



CITIZENS WESTFIELD
2150 DR. N. WILKINS STREET
INDIANAPOLIS, IN 46202
(317) 633-1501



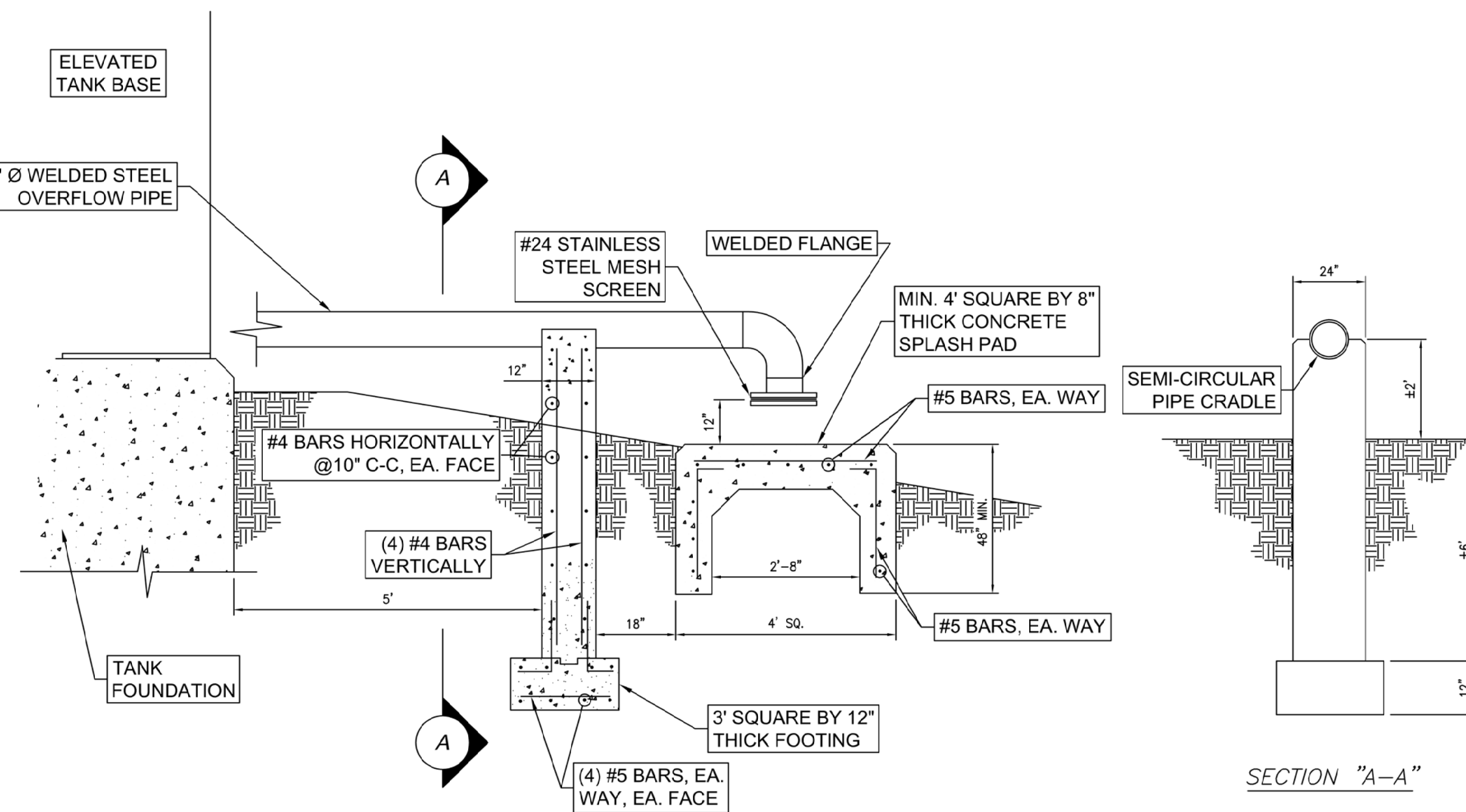
DATE	REVISIONS	BY
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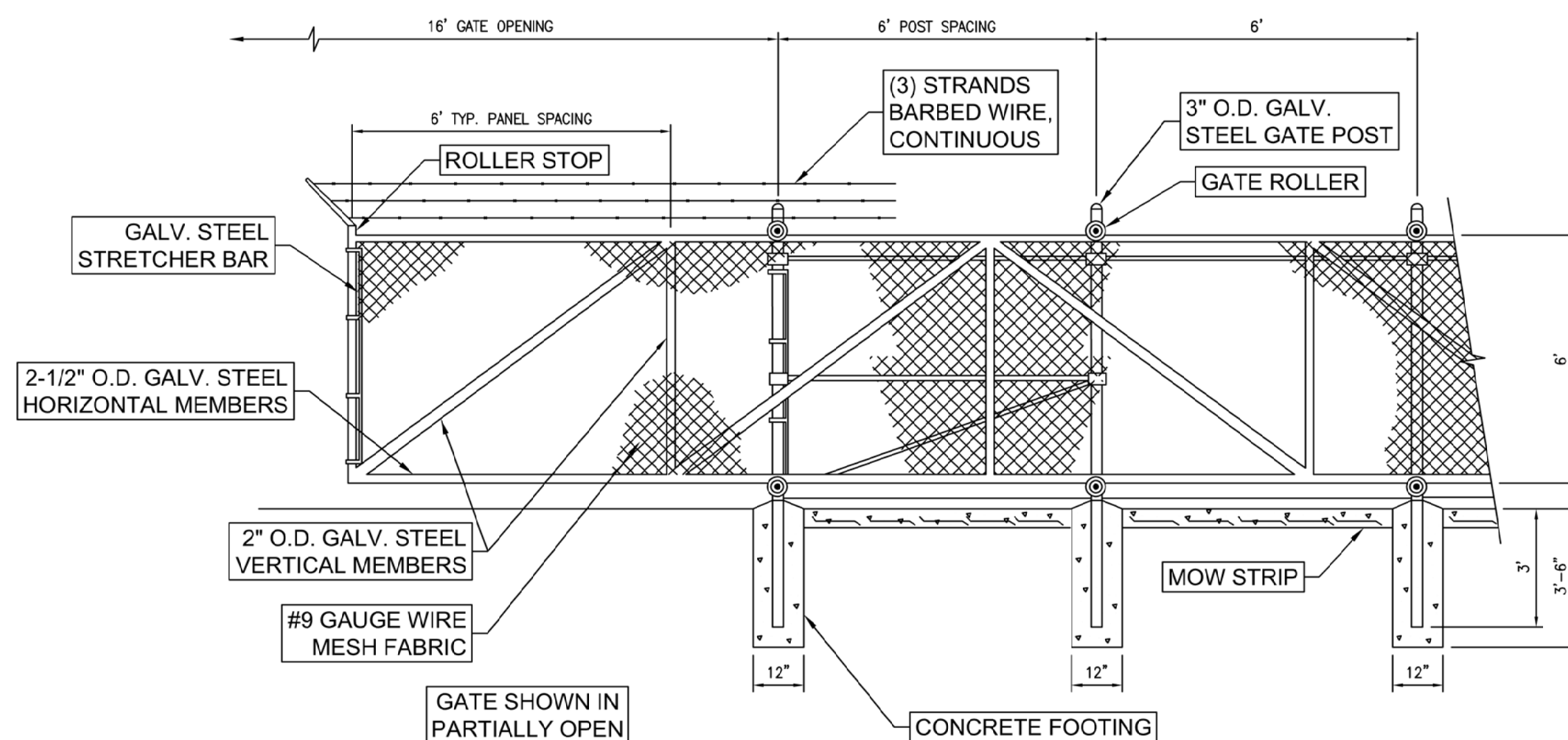
NOTE:
WATER MAINS INSTALLED UNDER
AND WITHIN 5' OF PAVEMENT SHALL
BE BACKFILLED WITH GRANULAR
BACKFILL OR FLOWABLE FILL AS
DESCRIBED IN THE SPECIFICATIONS

NOTE:
BEDDING FOR PAVEMENT SECTION
SHALL CONFORM TO THE
RECOMMENDATIONS OF THE
GEOTECHNICAL INVESTIGATION
REPORT

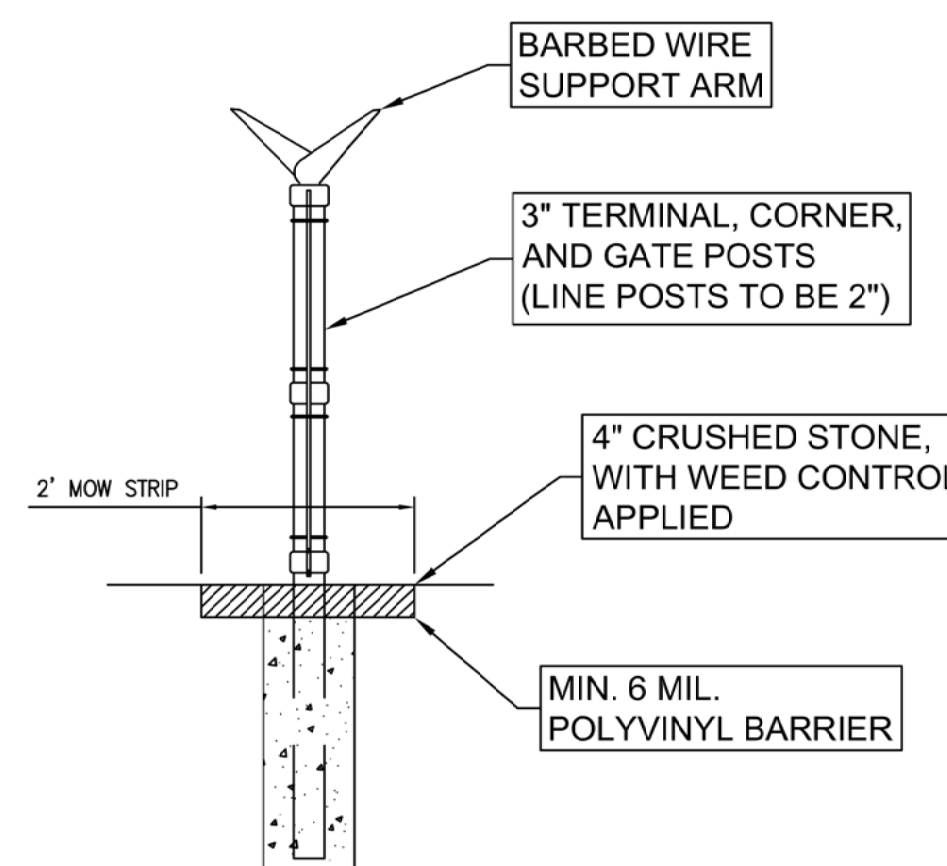
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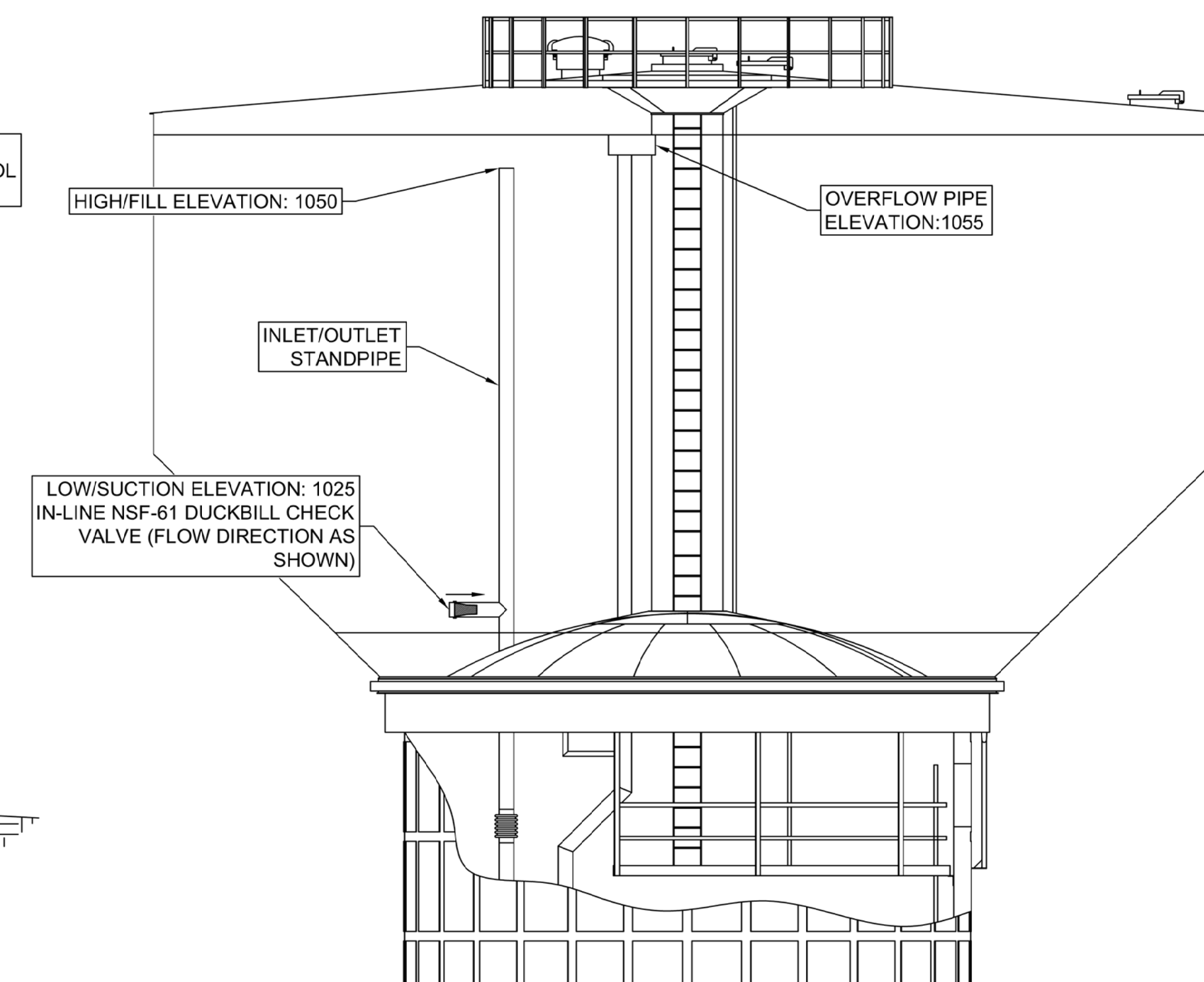
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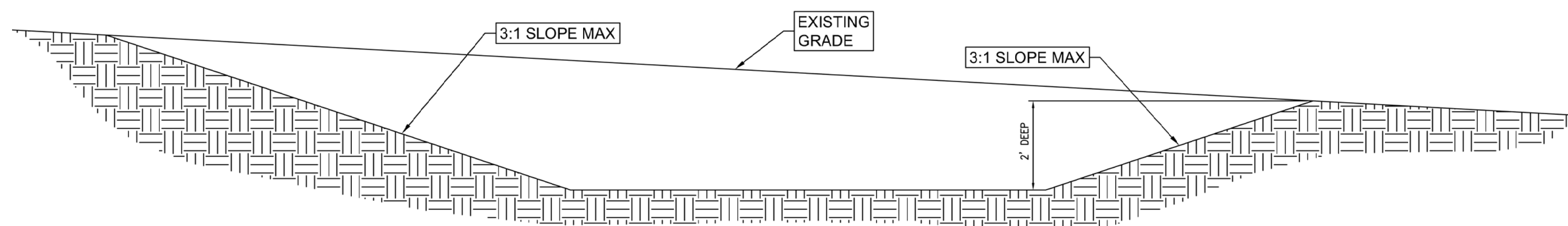
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SECTION



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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 5, 2018
1810-PUD-28
Exhibit 1

Docket Number: 1810-PUD-28 (Ordinance No. 18-40)

Petitioner: City of Westfield (the “Petitioner”)

Request: A change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

Current Zoning: MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District

Current Land Use: Vacant/Storm Water Detention

Acreage: 12.52 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Lighting Plan
6. Signage Character Exhibit
7. Proposed Ord. 18-40 (Grand Junction Plaza PUD)
8. Proposed Ord. 18-40 (Grand Junction Plaza PUD – Redline Version)
9. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petition received a public hearing at the October 1, 2018, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The subject properties (collectively, the “Property”) encompass approximately 12.52 acres +/- and includes real estate located at the southwest corner of Union Street and Jersey Street (see **Exhibit 2**). The Property is currently zoned a combination of the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District.

Project Description and Analysis: The purpose of the proposed PUD Ordinance is to support the vision of the Westfield-Washington Township Comprehensive Plan’s [Grand Junction Addendum](#). The proposed PUD Ordinance also establishes the regulatory framework to allow the Real Estate to be platted and developed in accordance with that vision. Having the entire Grand Junction Plaza area under a single zoning classification would simplify future platting of the Property.

The proposed PUD Ordinance establishes the underlying zoning of the Property to be LB-H: Local Business / Historical District (“LB-H”). The southern portion of the Property incorporates a large storm water detention area, and the northern portion of the Property will be home to the Grand Junction Plaza (the “Plaza”). The proposal accommodates the development of the Plaza by including character exhibits of the Plaza’s design, development features, and signage.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing on October 1, 2018, a couple modifications were made to the proposal in response to APC and City Council member comments. The modifications are highlighted below:

1. Permitted Uses. The Permitted Uses section was modified to clarify that all uses listed as Special Exceptions in the Underlying Zoning District are not permitted, unless otherwise allowed by the PUD Ordinance. The Permitted Uses section was also modified to allow Farm Stands and Special Events as permitted uses on the Real Estate.
2. Lighting. An exhibit which depicts the schematic lighting design for the Grand Junction Plaza was added and referenced as an exhibit to the PUD Ordinance. Lighting is to be installed in substantial compliance with this lighting plan.

COMPREHENSIVE PLAN

The Property falls within the “Junction Sub-District” of Downtown Westfield, as identified in the Westfield-Washington Township Comprehensive Plan’s [Grand Junction Addendum](#). The Addendum describes the Grand Junction Plaza as the geographic and activity centers of downtown. It further describes the Plaza as follows:

Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield’s complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 1, 2018, 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 September 10, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a favorable recommendation to the City Council.
2. 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.

GRAND JUNCTION PLAZA PUD





AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Mill
Stream

I B
Anderson

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Roberts
Addition To
Westfield



GRAND
**JUNC-
-TION**
PLAZA

LAND
COLLECTIVE



NARRATIVE AND PROJECT GOALS

Grand Junction Plaza, a new six acre park in Westfield, Indiana, is primed to become the landmark park of the Midwest. LAND COLLECTIVE has worked with the City of Westfield to design a civic space that will be the central focus of the City's development plan while mitigating regional stormwater and facilitating the restoration of Grassy Branch Creek to its pre - Swamp Act beauty. LAND COLLECTIVE and the City of Westfield have worked with the Army Corps of Engineers, Indiana Department of Environmental Management (IDEM), and the Hamilton Drainage Board to facilitate the remediation of the stream central to the site and to tie it into the regional stormwater mitigation system. Doing so has allowed the design of the park to engage the citizens of Westfield and their friends, giving everyone access to Grassy Branch Creek once more — an opportunity lost in Westfield's history but something for which the City was once known.

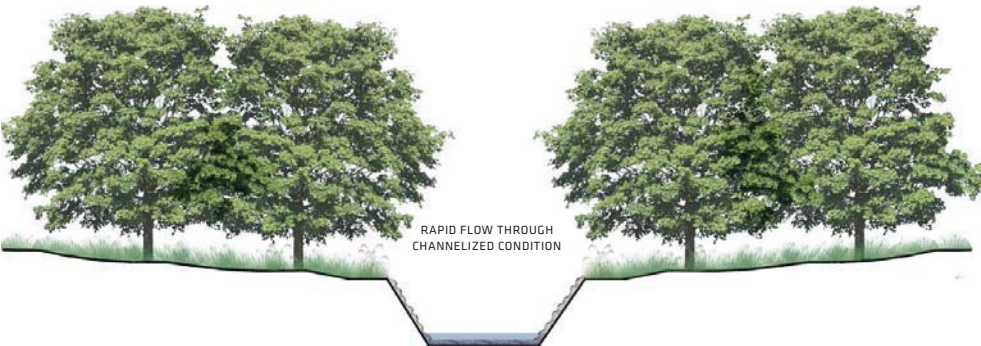
The park incorporates four key spaces, imaginatively extracted from a singular cube of limestone. They consist of three pavilions: an outdoor performance venue, a café, and a trailhead pavilion at the convergence of several highly utilized bicycle and pedestrian thoroughfares, and a children's play area defined by the fourth missing piece of the cube. In concert with these pavilions, the park features fountains, a winter ice skating loop, and age-specific child play areas. The Plaza area at the northwest quadrant of the park will become a central gathering place for festivals, markets, and other events hosted by the City throughout the year. In collaboration with the City, LAND COLLECTIVE has designed this signature park along with a team of extraordinary collaborators, including: Hollwich Kushner Architects (HWKN), Ratio Architects, Linnaea Tillett Lighting Design Associates, Bruce Mau Design, Stantec, ETM Associates, and FlatLand Resources.



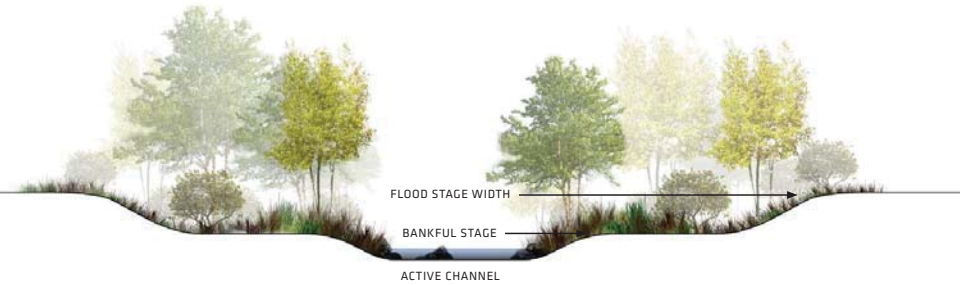
PROJECT ORIGINS
STORMWATER MANAGEMENT, RIPARIAN
RESTORATION AND THE SWAMP ACT OF 1850

In 1850, Indiana adopted the Swamp Act, channelizing streams as a way to turn “useless” wetland into profitable and productive agricultural fields. As a result, naturally stable stream conditions deteriorated rapidly and tons of topsoil has been lost to erosion in times since, affecting silt build-up as far south as the Mississippi Delta.

Upon accepting the commission for the design of Grand Junction Plaza, LAND COLLECTIVE identified the instability of Grassy Branch Creek’s channel as a condition in need of repair, if the project was to be successful. Although Westfield’s plans for a regional stormwater mitigation area were underway, its completion was months shy of the 500-year storm event that made evident the challenges of stream channelization undertaken 163 years earlier. In April 2013, a major storm event took place in Westfield. Debris in the channelized stream was constrained by a 48 inch pipe, blocking the flow of water downstream. As a result, a flash flood broke the levee and flooded the project site and significant portions of downtown Westfield. This event highlighted the necessity of the Grand Junction Plaza project and the restoration of the riparian corridor to its pre - Swamp Act conditions, as well as the establishment of a new levee, Mill Street, and weir. This opportunity for a healthy riparian corridor allows the citizens of Westfield to engage with the Grassy Branch Creek, turning the waterway into a public amenity once more.



CHANNELIZED SECTION, SWAMP LAND ACT OF 1850



PROPOSED CROSS SECTION OF RESTORED RIPARIAN CORRIDOR

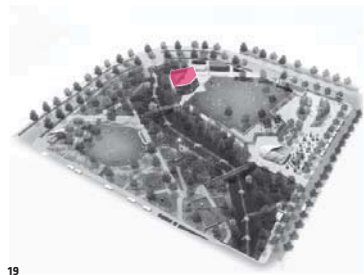
- 1 Stage Pavilion / Amphitheater
- 2 Riparian Corridor Restoration
- 3 Ice Skating Loop and Support Structure
- 4 Cafe Pavilion
- 5 Cascading Fountain
- 6 Trailhead Pavilion
- 7 Stage Support Structure / Green Room
- 8 Children's Play Area 5-12 Years
- 9 Children's Play Area 2-5 Years
- 10 Plaza Overlook and Terrace Seating
- 11 Wetland Amphitheater
- 12 Boardwalk
- 13 Confluence Seating
- 14 Jet Fountain
- 15 Plaza Garden and Seating
- 16 Northern Bridge
- 17 Southern Bridge
- 18 Meadow Overlook
- 19 Meadow Lawn
- 20 Plaza Lighting

Plaza Furniture
 Plaza Pillows
 Meadow Furniture
 Inflatable Movie Screen
 Benches
 Planting Areas / Gardens
 Trees



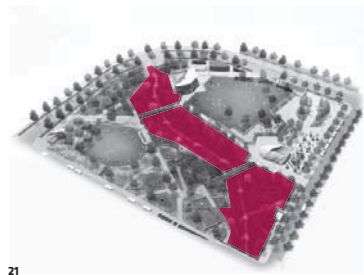
1 - STAGE PAVILION / AMPHITHEATER

Grand Junction Plaza will be one of the premiere outdoor performance venues in Indiana and the Midwest. The Stage Pavilion and Amphitheater Lawn are designed with careful thought to elevate the performance possibilities of an outdoor venue. Inspired by the breaking of a limestone block, the Stage Pavilion is comprised of thousands of square stones that form a unique aesthetic, but more importantly, an acoustic backdrop capable of diffusing sound efficiently, providing optimal sound for performers and attendees alike. This is an asset that will entice performers to frequent this new venue, including the Indianapolis Symphony Orchestra and other headliners. Supported by the Great Lawn, visitors will experience exceptional sound quality. The Lawn has the capacity to formally seat up to 3,000, but can also accommodate smaller events whilst providing ample space for people picnicking on blankets or relaxing on lawn chairs.



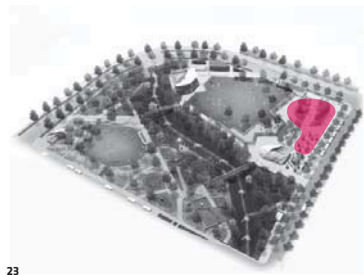
2 - RIPARIAN CORRIDOR RESTORATION

What makes Grand Junction Plaza one of the most unique parks in Indiana is the Grassy Branch Creek that bisects the site, creating two distinct sides. At the onset of this project, the Creek was challenged with ever-eroding banks, downed trees, and uncontrolled flooding. To make this park a success, the first step was to ensure the Riparian Corridor became a healthy, stable ecosystem and an amenity for the people of Westfield. To do this, the stream is undergoing rehabilitation with the implementation of a series of stone weirs that allow for pooling and rippling to slow and aerate the water, establishing new habitats for wildlife. At the same time, the Riparian Corridor will be widened to broaden stream banks, reconstituting the channelized creek allowing for the eradication of erosion. With these steps, the revitalized Riparian Corridor will become a place for everyone to engage with their natural environment.



3 - ICE SKATING LOOP AND SUPPORT STRUCTURE

In the cold winter weather, citizens of Westfield will stay warm gliding along Jersey Plaza's winter ice loop. Grand Junction Plaza will feature one of the first outdoor ice ribbons in the area. The loop allows for changing perspectives as you glide around under the warm glow of the catenary lights. Novices just starting out can learn to skate and practice their pirouettes in the small ellipse closest to the Café pavilion. The Ice Loop allows the community to engage in the park throughout the winter, whether skating or enjoying hot chocolate on the nearby terrace seating. The ice loop becomes a draw for people across the county to enjoy a winter outing filled with fun, laughter, holiday music and hot treats!



4 - CAFE PAVILION



The Café Pavilion will be one of the most iconic and functionally important structures in the park. While the outer facade displays the highly articulated stone pixel concept, the interior is lined with warm wood, embracing visitors in comfort. In the summer months, guests

can enjoy sandwiches, coffee, or cool iced tea, and in the winter the café will provide a plentiful supply of hot chocolate and homemade soups. It is here in the winter months where visitors will rent their skates and buy a ticket for an afternoon of fun on the Ice Loop.

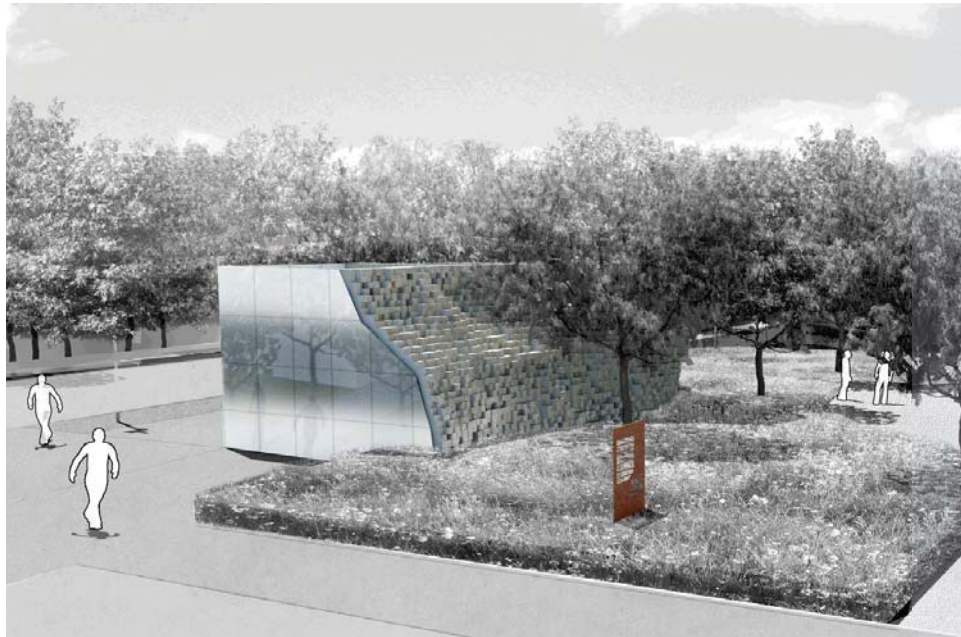
5 - CASCADING FOUNTAIN



The Cascading Fountain is a whimsical element that adds levity and play to the plaza. The water overflows from the top of the Café Pavilion and spills down the side of the facade falling onto hundreds of stone "pixels," creating an enchanting experience. At times the water will

well up, creating a deluge down the side; at other times it will gently cascade. Additional spouts in the wall shoot out water at unexpected intervals.

6 - TRAILHEAD PAVILION



The Trailhead Pavilion plays a key role in the southeast portion of the park. It sits at the intersection of the Midland Trace Trail and Natalie Wheeler Trail. As cyclists, runners, and walkers arrive, they will find respite at the Trailhead Pavilion. Here visitors will be able to find restroom facilities as well as information on local downtown restaurants, trail connections, and upcoming events in the park, region, and city. This pavilion will be the home of Welcome Westfield and be accessible year - round.

7 - STAGE SUPPORT STRUCTURE / GREEN ROOM



Although disguised in vines, the Stage Support Structure / Green Room houses extremely important functional equipment in support of the performance venue. It also houses highly flexible space to accommodate family and group gatherings, birthdays, wedding parties, or additional event space, as needed. During performances, this space becomes essential as a changing and green room space for performers.

8 - CHILDREN'S 5 - 12 YEAR PLAY AREA



Children need challenges to grow. When engaged in running, swinging, and climbing on the rope structure, they learn how to deal with challenges in a fun and interactive way. The Wave is a simple form that incorporates a range of obstacles and rope constructions.

Children (and adventurous adults) will love hanging upside down, scaling the rope ladders, sliding down the slick rubber mats, and relaxing in the rope "nests" hanging below.

9 - CHILDREN'S 2 - 5 YEAR PLAY AREA



Even younger visitors to the Park can engage in play specifically designed for their skill sets. This play area is designed for families with young children in the 2-5 year age range. Mom's, dad's and baby-sitters can sit on one of the many benches in the area and keep an eye on their toddler while still seeing their older children playing on the adjacent Wave structure. The close proximity allows children to gradually expand their skills and move to the larger play structure when they feel ready.

10 - PLAZA OVERLOOK AND TERRACE SEATING



The southern side of the plaza is an articulated seating element that rises in three distinct tiers. Here, the community can gather to connect with one another and engage in conversation or simply people-watch. The tiered seating is a combination of local Indiana limestone and

wood slat seating that provides a comfortable material to sit upon. The terrace offers an elevated perspective over the plaza where one can observe the festivities below.

11 - WETLAND AMPHITHEATER



The Wetland Amphitheater offers space for people to gather nestled into the slope of the Riparian corridor. Very few places offer this unique engagement with the creek. The amphitheater allows for a new perspective and opportunities for performance with a stage

surrounded by wetland reeds. The intimacy of the space is ideal for small performances, Shakespearean readings, music events, or small weddings.

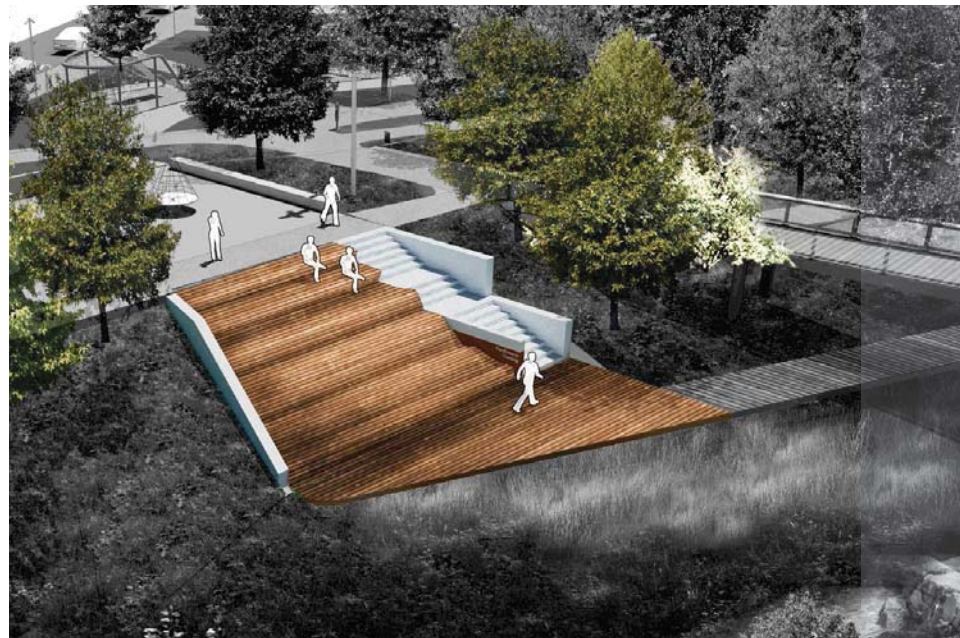
12 - BOARDWALK



The Riparian Boardwalk is one of the most important elements in the project, as it allows people to get down close to the Creek. The Boardwalk connects the Confluence Seating with the stage at the Wetland Amphitheater. Here children can see fish swimming and other

flora and fauna that comprise a healthy ecosystem. The boardwalk also provides a unique opportunity to walk within the riparian corridor and view the park from a new perspective.

13 - CONFLUENCE SEATING



The Confluence Seating is designed for the sole purpose of gathering and relaxation. This will be one of the most engaging elements in the park as the wood form pours down the side of the hill to create distinctive ergonomic seating. Here on the wooded hillside, your

body can melt into the sculpted forms, a perfect place to observe the confluence of the two streams whilst listening to the splashing of the creek below.

14 - JET FOUNTAIN



The Jet Fountain is a key element of the plaza design. The fountain is comprised of nine jets that will allow for varying heights set in a shallow skim of water. Lights integrated into the paving provide additional interest during the evening hours. The fountain provides a focal point in the Plaza area set under the dappled light of a grove of columnar Ginkgo trees.

15 - PLAZA GARDEN AND SEATING



Located within the heart of the Plaza, the Plaza Garden and Seating allows for small groups to gather in a quiet setting, separated from the offer a more intimate gathering experience. Surrounded by a grove of Quaking Aspen and a perennial garden, this inward-facing bench activity of the surrounding Plaza.

16 - NORTHERN BRIDGE



The Northern Bridge unites the childrens' play area with the Cafe Pavilion and Jersey Plaza across Grassy Branch Creek. At the same time, it provides a unique view above the Riparian Corridor for visitors to watch the Creek flowing by below.

17 - SOUTHERN BRIDGE



The Southern Bridge has a distinct humpback form to comply with flood regulations, and has a comfortable wood lean for people to observe the Riparian Corridor below. From this spot you can look out to the water below and beyond, observing friends in the Wetland Amphitheater or kids engaging in play along the creek edge.

18 - MEADOW OVERLOOK



The Meadow Overlook is an elevated plateau where visitors can observe the activity of the meadow and lawn. This overlook is set within a bosque of Yellowwood trees complete with Adirondack chairs.

19 - MEADOW AND MEADOW LAWN



The meadow lawn provides a space in the park that is tucked away, with Adirondack chairs scattered throughout and three long benches forming the perimeter. The meadow itself recalls the local prairie typologies that are ubiquitous across the Indiana landscape.

20 - PLAZA LIGHTING



Bringing the plaza to life after the sun has set is crucial for the success of Grand Junction Plaza. After enjoying a dinner at local restaurants, people will gather at the Plaza guided by the distinct illumination.

The unique quality and warm nature of the catenary lights provides memorable evening experiences and adds a festival vibe for visitors throughout the year.

JERSEY PLAZA DONOR WALL



The Donor Wall, located on the Ice Rink Support Structure green wall at Jersey Plaza, will be used to recognize those who helped make Grand Junction Plaza a reality. Individual Corten Steel plaques will be

available for donors and memorial or legacy donation names.

PLAZA FURNITURE



Moveable tables, bistro chairs, and umbrellas allow for flexible seating and the accommodation of multiple events.

MEADOW FURNITURE



Adirondack Chairs offer a comfortable means to rest your feet and enjoy the beauty of the meadow. Name plaques located on the back of the chairs are available for recognition.

PLAZA PILLOWS



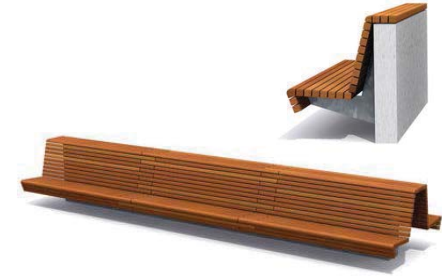
Branded pillows brighten the plaza in vibrant colors and heighten the comfort of the lounge experience.

INFLATABLE MOVIE SCREEN



Bring your living room into the park for movie nights, sporting events, concerts, and more!

BENCHES



Beautiful wood benches fold over concrete forms to provide unique linear seating where people can relax in the meadow. Plaques are available to memorialize / recognize donors.

TREES



What makes a public space more inviting than trees? Breathe new life into the park and leave a legacy for many generations to come. Name plaques are available for recognition.

PLANTING AREAS/ GARDENS



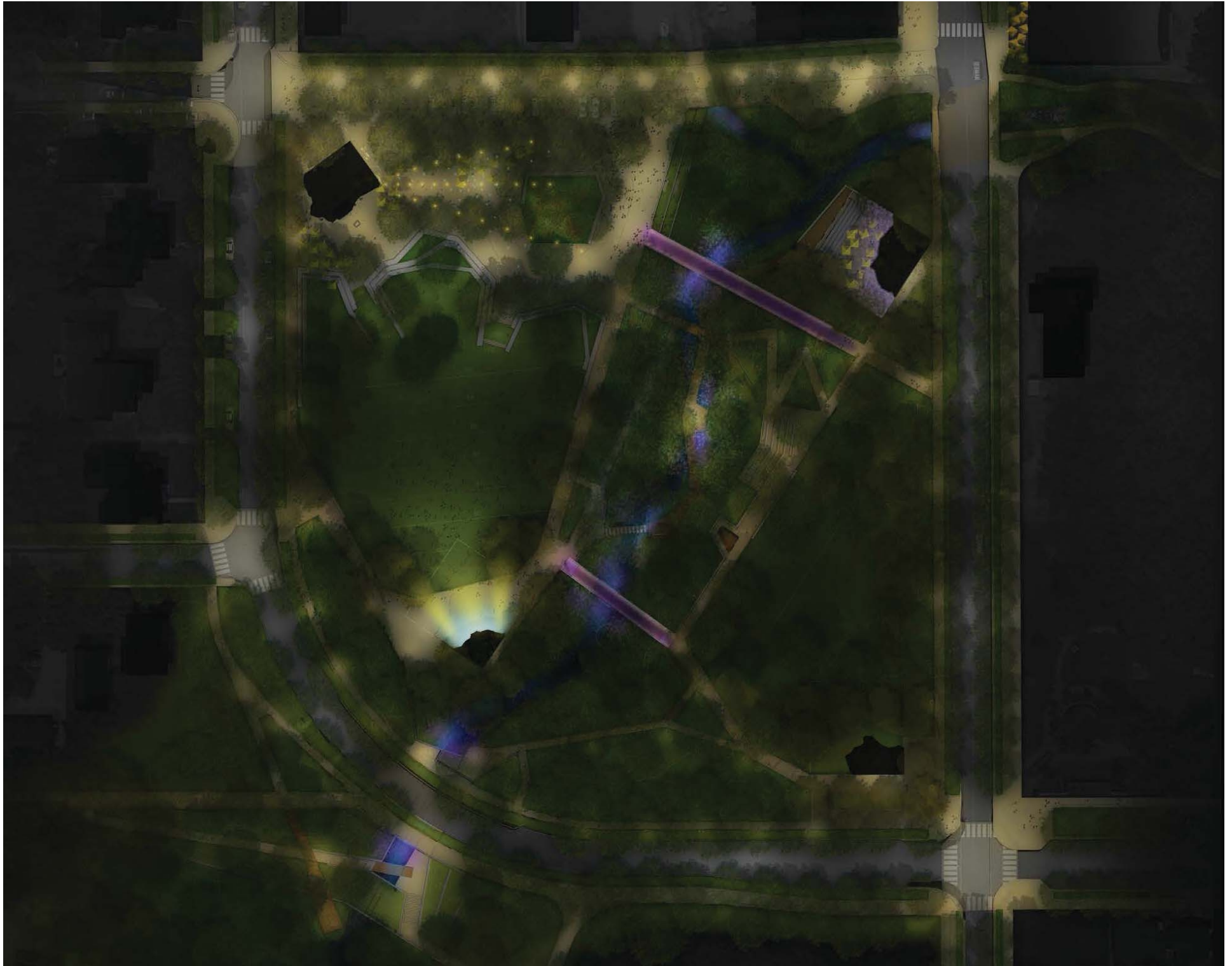
Enhance the project with lush plantings and scented blooms. Have your name or the name of a loved one located on a plaque within the garden.

GRAND JUNCTION PLAZA

Schematic Design

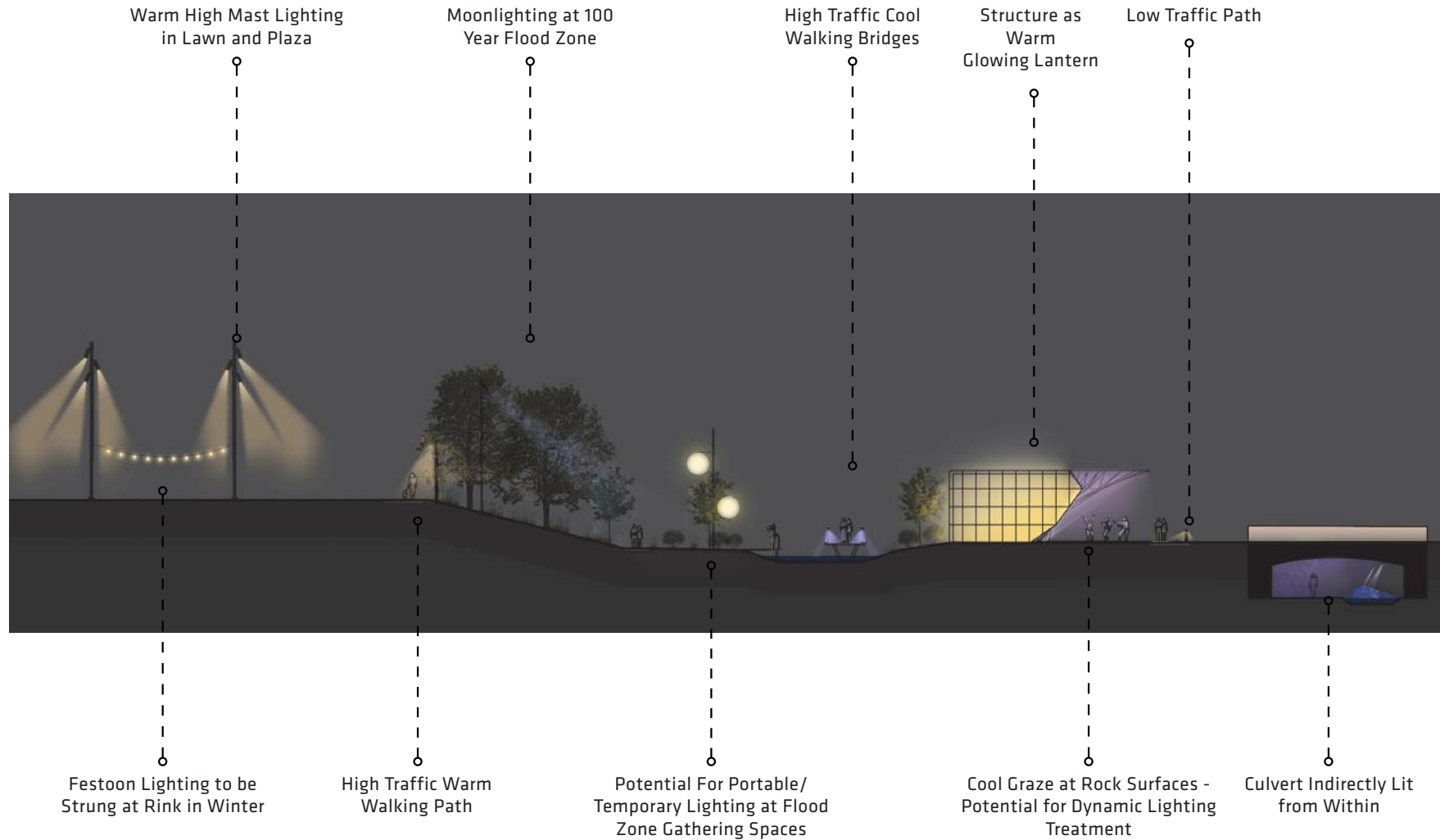
LAND
COLLECTIVE

LIGHTING PLAN



An aerial night view of a park with various lighting fixtures and circular callouts showing close-ups of the lighting effects. The park features a central path, a large open area, and a building on the right. The lighting includes warm white, cool white, and purple hues. Circular callouts provide detailed views of specific lighting elements: a path light, a building light, a tree light, a path light, a building light, a tree light, a path light, a building light, and a tree light. The overall scene is dark, with the lights creating a vibrant contrast.

LIGHTING KIT OF PARTS - ELEVATION

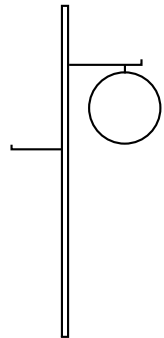


KIT OF PARTS - SITE LIGHTING



HIGH MAST LIGHTING

Stages, Great Lawn, Ice Rink, Moonlighting in Flood Zones



Portable Lighting



PORTABLE LIGHTING

For Flood Zones



PRIMARY PATHS

Shielded, high performance fixtures compliment landscape and allows Pavilions to stand out.



SECONDARY PATHS

Smaller more private paths that allow users to view landscape without any light obstruction.

KIT OF PARTS - STRUCTURE



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.

CULVERT LIGHTING

Spot Lighting to accentuate caustic net.



BRIDGE LIGHTING

Lighting to create reflective image on water.

CULVERT LIGHTING AT MILL STREET



Entry ID



Entry ID — Trailhead Pavilion



Facility ID — Wetland Amphitheater



Facility ID — Jersey Plaza



Facility ID — The Great Lawn



Facility ID — Meadow Lawn



Facility ID — Stage Pavilion



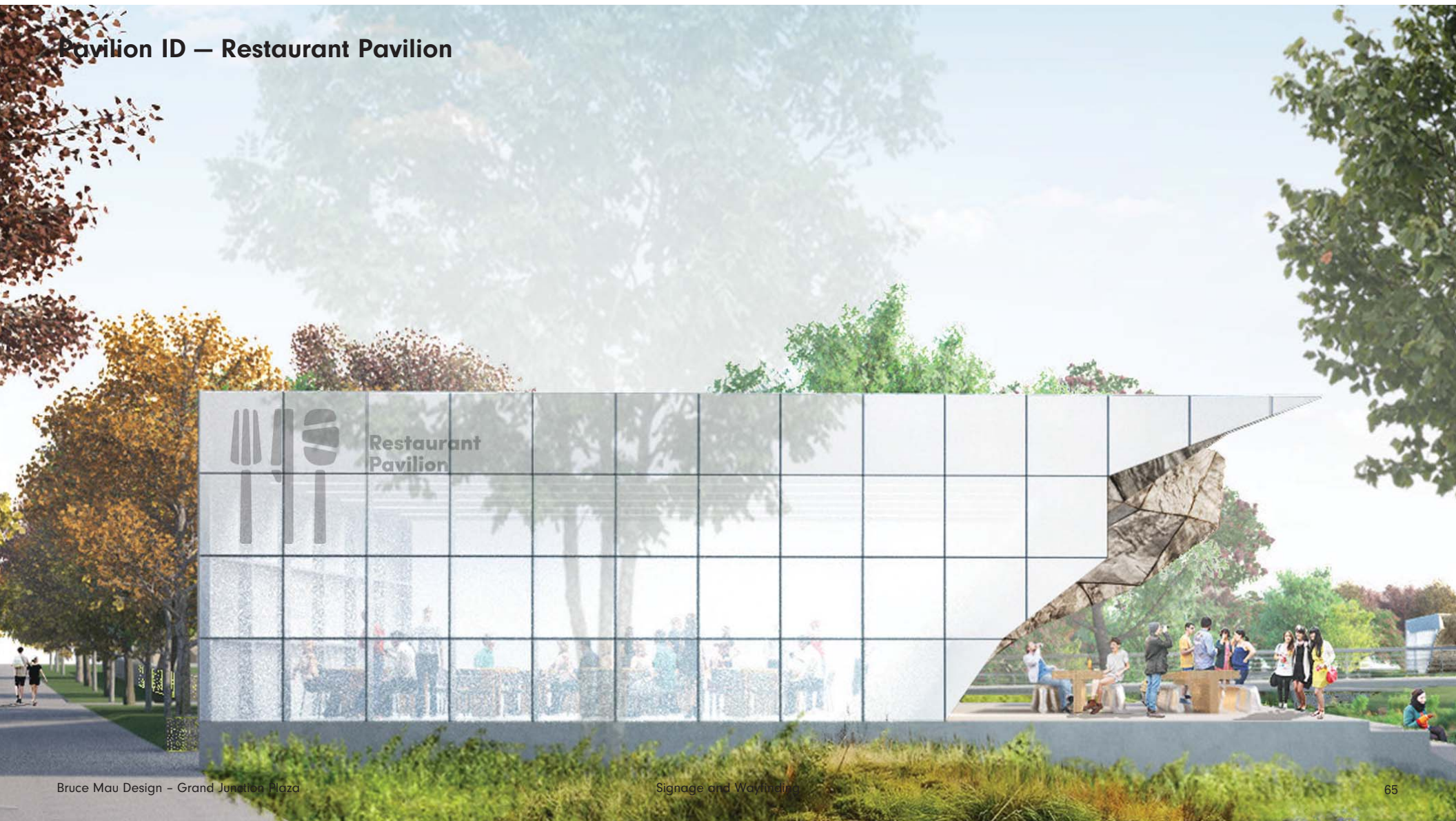
Wayfinding — Stackable System



Wayfinding — Large Pillar



Pavilion ID — Restaurant Pavilion



Pavilion ID — Cafe Pavilion



Brueggen Design - Grand Junction Plaza

Signage and Wayfinding



66

Pavilion ID — Trailhead Pavilion



Pavilion ID — Stage Pavilion



ORDINANCE NUMBER 18-40

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 “**Grand Junction Plaza 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 "Plan Commission") considered a petition (**Petition No. 1810-PUD-28**), 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. 1810-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Grand Junction Plaza 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 Special Events: The use of the Real Estate for activities and events that typically include cultural, community, entertainment, and other similar uses.

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 is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area A, Area B, and Area C. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical District (the “Underlying Zoning District”).

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

- 5.1 All uses listed as Permitted Uses in the Underlying Zoning District shall be permitted. All uses listed as Special Exceptions in the Underlying Zoning

District shall not be permitted unless otherwise permitted below.

5.2 Additional Uses: The following additional uses shall be permitted:

- A. Assembly halls / auditoriums
- B. Farm Stands.
- C. Park, public or private.
- D. Recreational Facility, Commercial.
- E. Special Events.

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.

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

Character Exhibit. New building(s) in Area A, as identified on the Concept Plan, shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control. Area B, as identified on the Concept Plan, shall remain as a passive use Park area. No additional buildings are contemplated in Area B. Area C, as identified on the Concept Plan, shall be platted as public right-of-way.

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

- A. Article 6.8(H)(2) Service and Loading Areas: Shall not apply to the Real Estate.
- B. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Real Estate.
- C. Article 6.8(L) Foundation Plantings: Shall not apply to the Real Estate.
- D. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall

not apply to the Real Estate.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.

F. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

7.3 Article 6.9 Lighting Standards: Shall not apply to the Real Estate. Lighting shall be installed in substantial compliance with the Lighting Plan, attached hereto as **Exhibit D**.

7.4 Article 6.12 Outside Storage and Display: Shall not apply to the Real Estate.

7.5 Article 6.14 Parking and Loading Standards: Shall not apply to the Real Estate.

7.6 Article 6.15 Performance Standards: Shall not apply to the Real Estate.

7.7 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

A. Signs that are substantially similar to the concepts depicted in **Exhibit E**. Modifications to the signage depicted in **Exhibit E** may be made, as approved by the Director.

B. Temporary Signs, as approved by the Director.

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 in consideration to the unique design intent of the District.

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

8.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

Section 10. **Right-of-Way Vacation.** All portions of Park Street contained within Area A of the Concept Plan are hereby vacated.

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 18-40** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

This document prepared by: Kevin M. Todd, Senior Planner; City of Westfield; 2728 E. 171st Street; Westfield, IN 46074; 317.804.3170.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Lighting Plan
Exhibit E	Signage Character Exhibit

EXHIBIT A
REAL ESTATE

Legal Description

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows: Commencing at northeast corner of said Section 1; thence South 0 degrees 19 minutes 13 seconds East (assumed) 375.60 feet along the east line of said quarter section to the point of beginning of this description: thence continuing along said east line, South 0 degrees 19 minutes 13 seconds East 673.93 feet to the northeast corner of that 0.86 acre parcel described in the Warranty Deed recorded as Instrument Number 9352599; thence South 89 degrees 58 minutes 9 seconds West 297.73 feet along the northern line of said 0.86 acre parcel to the northeast corner of that 0.198 acre parcel described in the Warranty Deed recorded as Instrument Number 2014057661; thence South 22 degrees 18 minutes 31 seconds West along the southeastern line of said 0.198 acre parcel and along the southeastern lines of "Parcels 6, 6A and 6B" as described in the Warranty Deed recorded as Instrument Number 2014018490, 323.26 feet to the southeast corner of said "Parcel 6"; thence South 89 degrees 49 minutes 12 seconds West 203.44 feet along the southern line of said "Parcel 6" to the eastern line of "Parcel 5A" as described in the Warranty Deed recorded as Instrument Number 2014022899; thence South 01 degree 50 minutes 41 seconds East 4.50 feet along the east line of said "Parcel 5A" to the southeast corner thereof; thence North 87 degrees 51 minutes 42 seconds West along the southern lines of said "Parcel 5A", "Parcel 4" as described in the Warranty Deed recorded as Instrument Number 2014018487 and "Parcel 5" as described in said Warranty Deed recorded as Instrument Number 2014022899, 399.87 feet to the southwest corner of said "Parcel 5"; thence North 20 degrees 18 minutes 3 seconds East along the northwestern line of said "Parcel 5", 61.26 feet to the western line of said "Parcel 4"; thence along the western, northern and eastern lines of said "Parcel 4" the following three (3) courses: 1) North 01 degree 20 minutes 5 seconds West 173.31 feet; 2) South 89 degrees 56 minutes 0 seconds East 93.39 feet; 3) South 01 degree 20 minutes 5 seconds East 77.12 feet to the northwest corner of the aforementioned "Parcel 5A"; thence along the northern lines of said "Parcel 5A" the following two (2) courses: 1) North 81 degrees 53 minutes 36 seconds East 230.60 feet; 2) North 49 degrees 3 minutes 4 seconds East 67.52 feet; thence North 01 degree 50 minutes 41 seconds West 180.03 feet; thence South 89 degrees 55 minutes 49 seconds East 38.34 feet; thence North 0 degrees 19 minutes 13 seconds West 186.07 feet, more or less, to the center of Park Street; thence South 89 degrees 55 minutes 49 seconds East 50.11 feet, more or less, to the centerline extension of Mill Street; thence North 0 degrees 16 minutes 56 seconds West along said centerline 367.85 feet, more or less, to the centerline of Jersey Street; thence South 89 degrees 55 minutes 49 seconds East 548.06 feet along said centerline to the point of beginning and containing 12.52 acres, more or less.

EXHIBIT B
CONCEPT PLAN



AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Roberts
Addition To
Westfield

Mill
Stream

I B
Anderson

Parkway

Blvd
Poplar St

Poplar St

Jersey St

Park St

Mill St

S Union St

Roosevelt St

Bluff Ct

EXHIBIT C
CHARACTER EXHIBIT



GRAND
**JUNC-
-TION**
PLAZA

LAND
COLLECTIVE



NARRATIVE AND PROJECT GOALS

Grand Junction Plaza, a new six acre park in Westfield, Indiana, is primed to become the landmark park of the Midwest. LAND COLLECTIVE has worked with the City of Westfield to design a civic space that will be the central focus of the City's development plan while mitigating regional stormwater and facilitating the restoration of Grassy Branch Creek to its pre - Swamp Act beauty. LAND COLLECTIVE and the City of Westfield have worked with the Army Corps of Engineers, Indiana Department of Environmental Management (IDEM), and the Hamilton Drainage Board to facilitate the remediation of the stream central to the site and to tie it into the regional stormwater mitigation system. Doing so has allowed the design of the park to engage the citizens of Westfield and their friends, giving everyone access to Grassy Branch Creek once more — an opportunity lost in Westfield's history but something for which the City was once known.

The park incorporates four key spaces, imaginatively extracted from a singular cube of limestone. They consist of three pavilions: an outdoor performance venue, a café, and a trailhead pavilion at the convergence of several highly utilized bicycle and pedestrian thoroughfares, and a children's play area defined by the fourth missing piece of the cube. In concert with these pavilions, the park features fountains, a winter ice skating loop, and age-specific child play areas. The Plaza area at the northwest quadrant of the park will become a central gathering place for festivals, markets, and other events hosted by the City throughout the year. In collaboration with the City, LAND COLLECTIVE has designed this signature park along with a team of extraordinary collaborators, including: Hollwich Kushner Architects (HWKN), Ratio Architects, Linnaea Tillett Lighting Design Associates, Bruce Mau Design, Stantec, ETM Associates, and FlatLand Resources.



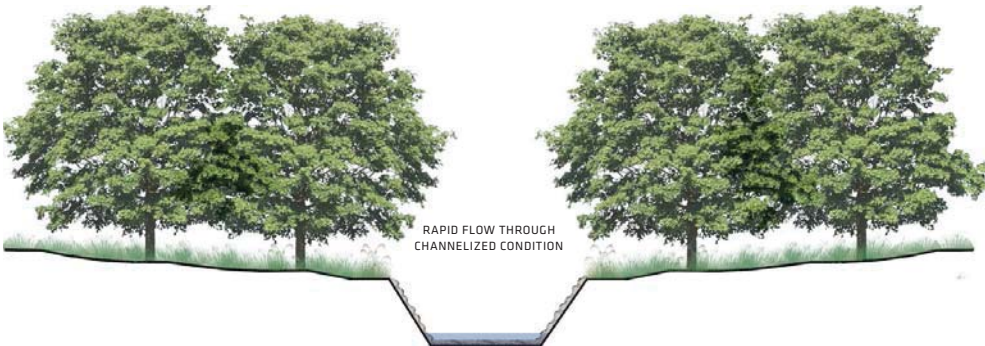
PROJECT ORIGINS STORMWATER MANAGEMENT, RIPARIAN RESTORATION AND THE SWAMP ACT OF 1850

In 1850, Indiana adopted the Swamp Act, channelizing streams as a way to turn “useless” wetland into profitable and productive agricultural fields. As a result, naturally stable stream conditions deteriorated rapidly and tons of topsoil has been lost to erosion in times since, affecting silt build-up as far south as the Mississippi Delta.

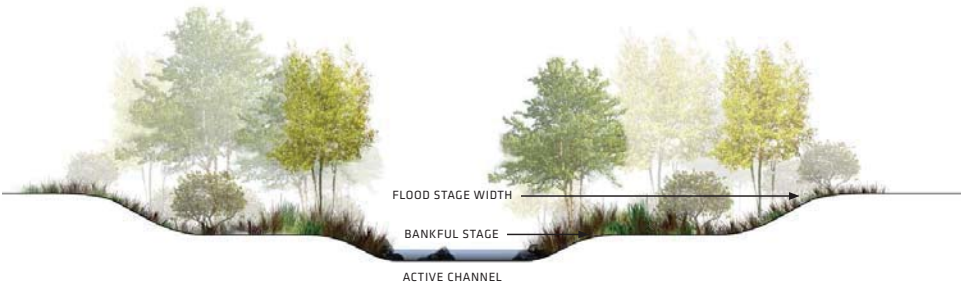
Upon accepting the commission for the design of Grand Junction Plaza, LAND COLLECTIVE identified the instability of Grassy Branch Creek’s channel as a condition in need of repair, if the project was to be successful. Although Westfield’s plans for a regional stormwater mitigation area were underway, its completion was months shy of the 500-year storm event that made evident the challenges of stream channelization undertaken 163 years earlier. In April 2013, a major storm event took place in Westfield. Debris in the channelized stream was constrained by a 48 inch pipe, blocking the flow of water downstream. As a result, a flash flood broke the levee and flooded the project site and significant portions of downtown Westfield. This event highlighted the necessity of the Grand Junction Plaza project and the restoration of the riparian corridor to its pre - Swamp Act conditions, as well as the establishment of a new levee, Mill Street, and weir. This opportunity for a healthy riparian corridor allows the citizens of Westfield to engage with the Grassy Branch Creek, turning the waterway into a public amenity once more.



STORM OF APRIL 10, 2013



CHANNELIZED SECTION, SWAMP LAND ACT OF 1850



PROPOSED CROSS SECTION OF RESTORED RIPARIAN CORRIDOR

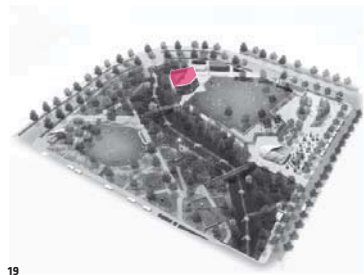
- 1 Stage Pavilion / Amphitheater
- 2 Riparian Corridor Restoration
- 3 Ice Skating Loop and Support Structure
- 4 Cafe Pavilion
- 5 Cascading Fountain
- 6 Trailhead Pavilion
- 7 Stage Support Structure / Green Room
- 8 Children's Play Area 5-12 Years
- 9 Children's Play Area 2-5 Years
- 10 Plaza Overlook and Terrace Seating
- 11 Wetland Amphitheater
- 12 Boardwalk
- 13 Confluence Seating
- 14 Jet Fountain
- 15 Plaza Garden and Seating
- 16 Northern Bridge
- 17 Southern Bridge
- 18 Meadow Overlook
- 19 Meadow Lawn
- 20 Plaza Lighting

Plaza Furniture
 Plaza Pillows
 Meadow Furniture
 Inflatable Movie Screen
 Benches
 Planting Areas / Gardens
 Trees



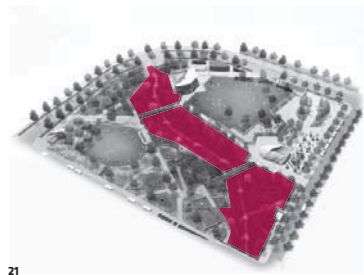
1 - STAGE PAVILION / AMPHITHEATER

Grand Junction Plaza will be one of the premiere outdoor performance venues in Indiana and the Midwest. The Stage Pavilion and Amphitheater Lawn are designed with careful thought to elevate the performance possibilities of an outdoor venue. Inspired by the breaking of a limestone block, the Stage Pavilion is comprised of thousands of square stones that form a unique aesthetic, but more importantly, an acoustic backdrop capable of diffusing sound efficiently, providing optimal sound for performers and attendees alike. This is an asset that will entice performers to frequent this new venue, including the Indianapolis Symphony Orchestra and other headliners. Supported by the Great Lawn, visitors will experience exceptional sound quality. The Lawn has the capacity to formally seat up to 3,000, but can also accommodate smaller events whilst providing ample space for people picnicking on blankets or relaxing on lawn chairs.



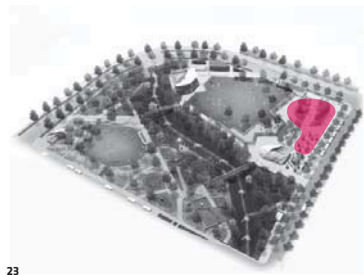
2 - RIPARIAN CORRIDOR RESTORATION

What makes Grand Junction Plaza one of the most unique parks in Indiana is the Grassy Branch Creek that bisects the site, creating two distinct sides. At the onset of this project, the Creek was challenged with ever-eroding banks, downed trees, and uncontrolled flooding. To make this park a success, the first step was to ensure the Riparian Corridor became a healthy, stable ecosystem and an amenity for the people of Westfield. To do this, the stream is undergoing rehabilitation with the implementation of a series of stone weirs that allow for pooling and rippling to slow and aerate the water, establishing new habitats for wildlife. At the same time, the Riparian Corridor will be widened to broaden stream banks, reconstituting the channelized creek allowing for the eradication of erosion. With these steps, the revitalized Riparian Corridor will become a place for everyone to engage with their natural environment.



3 - ICE SKATING LOOP AND SUPPORT STRUCTURE

In the cold winter weather, citizens of Westfield will stay warm gliding along Jersey Plaza's winter ice loop. Grand Junction Plaza will feature one of the first outdoor ice ribbons in the area. The loop allows for changing perspectives as you glide around under the warm glow of the catenary lights. Novices just starting out can learn to skate and practice their pirouettes in the small ellipse closest to the Café pavilion. The Ice Loop allows the community to engage in the park throughout the winter, whether skating or enjoying hot chocolate on the nearby terrace seating. The ice loop becomes a draw for people across the county to enjoy a winter outing filled with fun, laughter, holiday music and hot treats!



4 - CAFE PAVILION



The Café Pavilion will be one of the most iconic and functionally important structures in the park. While the outer facade displays the highly articulated stone pixel concept, the interior is lined with warm wood, embracing visitors in comfort. In the summer months, guests

can enjoy sandwiches, coffee, or cool iced tea, and in the winter the café will provide a plentiful supply of hot chocolate and homemade soups. It is here in the winter months where visitors will rent their skates and buy a ticket for an afternoon of fun on the Ice Loop.

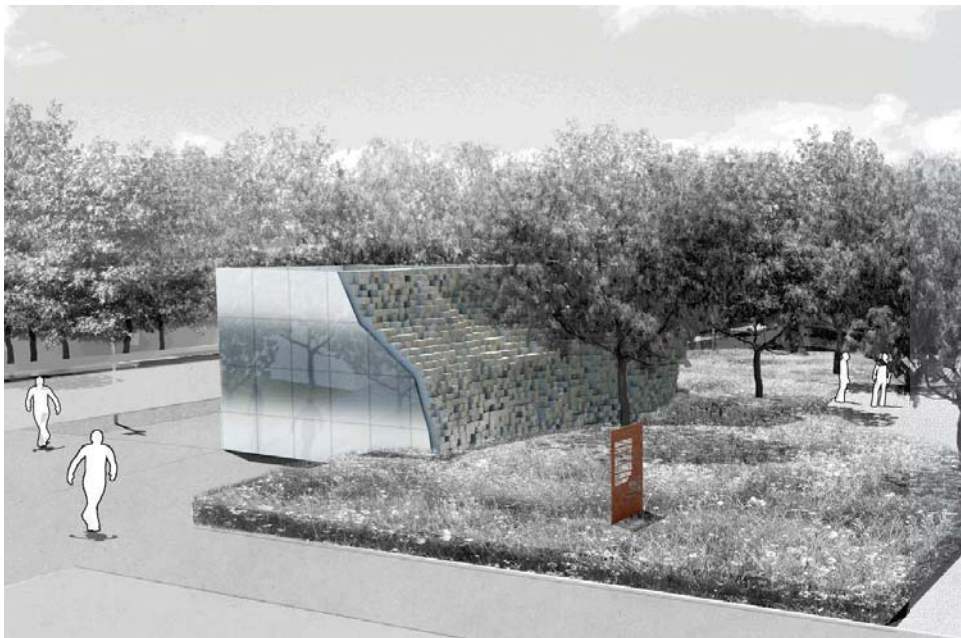
5 - CASCADING FOUNTAIN



The Cascading Fountain is a whimsical element that adds levity and play to the plaza. The water overflows from the top of the Café Pavilion and spills down the side of the facade falling onto hundreds of stone "pixels," creating an enchanting experience. At times the water will

well up, creating a deluge down the side; at other times it will gently cascade. Additional spouts in the wall shoot out water at unexpected intervals.

6 - TRAILHEAD PAVILION



The Trailhead Pavilion plays a key role in the southeast portion of the park. It sits at the intersection of the Midland Trace Trail and Natalie Wheeler Trail. As cyclists, runners, and walkers arrive, they will find respite at the Trailhead Pavilion. Here visitors will be able to find restroom facilities as well as information on local downtown restaurants, trail connections, and upcoming events in the park, region, and city. This pavilion will be the home of Welcome Westfield and be accessible year - round.

7 - STAGE SUPPORT STRUCTURE / GREEN ROOM



Although disguised in vines, the Stage Support Structure / Green Room houses extremely important functional equipment in support of the performance venue. It also houses highly flexible space to accommodate family and group gatherings, birthdays, wedding parties, or additional event space, as needed. During performances, this space becomes essential as a changing and green room space for performers.

8 - CHILDREN'S 5 - 12 YEAR PLAY AREA



Children need challenges to grow. When engaged in running, swinging, and climbing on the rope structure, they learn how to deal with challenges in a fun and interactive way. The Wave is a simple form that incorporates a range of obstacles and rope constructions.

Children (and adventurous adults) will love hanging upside down, scaling the rope ladders, sliding down the slick rubber mats, and relaxing in the rope "nests" hanging below.

9 - CHILDREN'S 2 - 5 YEAR PLAY AREA



Even younger visitors to the Park can engage in play specifically designed for their skill sets. This play area is designed for families with young children in the 2-5 year age range. Mom's, dad's and baby-sitters can sit on one of the many benches in the area and keep an

eye on their toddler while still seeing their older children playing on the adjacent Wave structure. The close proximity allows children to gradually expand their skills and move to the larger play structure when they feel ready.

10 - PLAZA OVERLOOK AND TERRACE SEATING



The southern side of the plaza is an articulated seating element that rises in three distinct tiers. Here, the community can gather to connect with one another and engage in conversation or simply people-watch. The tiered seating is a combination of local Indiana limestone and

wood slat seating that provides a comfortable material to sit upon. The terrace offers an elevated perspective over the plaza where one can observe the festivities below.

11 - WETLAND AMPHITHEATER



The Wetland Amphitheater offers space for people to gather nestled into the slope of the Riparian corridor. Very few places offer this unique engagement with the creek. The amphitheater allows for a new perspective and opportunities for performance with a stage

surrounded by wetland reeds. The intimacy of the space is ideal for small performances, Shakespearean readings, music events, or small weddings.

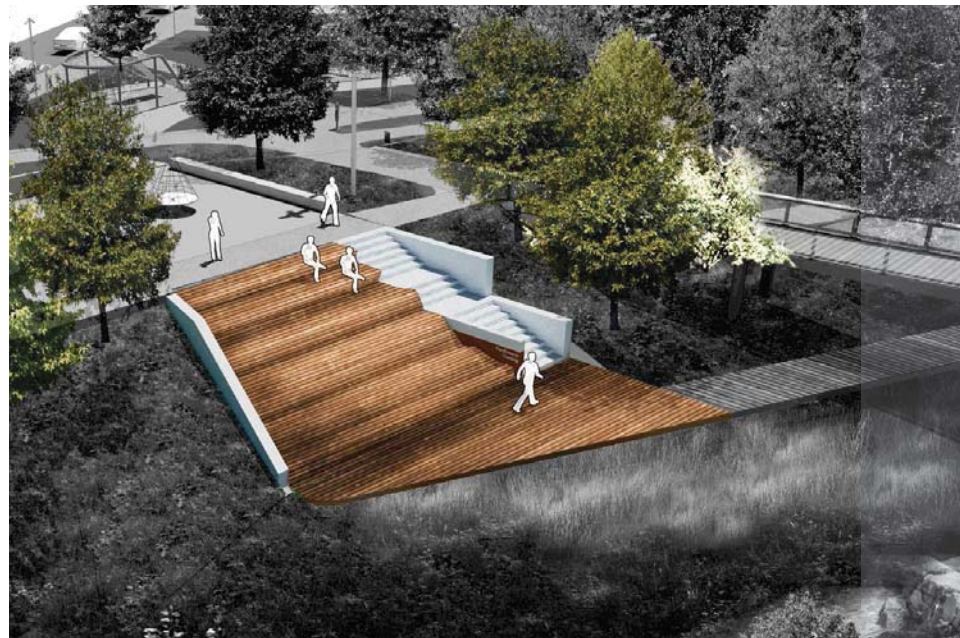
12 - BOARDWALK



The Riparian Boardwalk is one of the most important elements in the project, as it allows people to get down close to the Creek. The Boardwalk connects the Confluence Seating with the stage at the Wetland Amphitheater. Here children can see fish swimming and other

flora and fauna that comprise a healthy ecosystem. The boardwalk also provides a unique opportunity to walk within the riparian corridor and view the park from a new perspective.

13 - CONFLUENCE SEATING



The Confluence Seating is designed for the sole purpose of gathering and relaxation. This will be one of the most engaging elements in the park as the wood form pours down the side of the hill to create distinctive ergonomic seating. Here on the wooded hillside, your

body can melt into the sculpted forms, a perfect place to observe the confluence of the two streams whilst listening to the splashing of the creek below.

14 - JET FOUNTAIN



The Jet Fountain is a key element of the plaza design. The fountain is comprised of nine jets that will allow for varying heights set in a shallow skim of water. Lights integrated into the paving provide additional interest during the evening hours. The fountain provides a focal point in the Plaza area set under the dappled light of a grove of columnar Ginkgo trees.

15 - PLAZA GARDEN AND SEATING



Located within the heart of the Plaza, the Plaza Garden and Seating allows for small groups to gather in a quiet setting, separated from the offer a more intimate gathering experience. Surrounded by a grove of Quaking Aspen and a perennial garden, this inward-facing bench activity of the surrounding Plaza.

16 - NORTHERN BRIDGE



The Northern Bridge unites the childrens' play area with the Cafe time, it provides a unique view above the Riparian Corridor for visitors to watch the Creek flowing by below.

17 - SOUTHERN BRIDGE



The Southern Bridge has a distinct humpback form to comply with flood regulations, and has a comfortable wood lean for people to observe the Riparian Corridor below. From this spot you can look out to the water below and beyond, observing friends in the Wetland Amphitheater or kids engaging in play along the creek edge.

18 - MEADOW OVERLOOK



The Meadow Overlook is an elevated plateau where visitors can observe the activity of the meadow and lawn. This overlook is set within a bosque of Yellowwood trees complete with Adirondack chairs.

19 - MEADOW AND MEADOW LAWN



The meadow lawn provides a space in the park that is tucked away, with Adirondack chairs scattered throughout and three long benches forming the perimeter. The meadow itself recalls the local prairie typologies that are ubiquitous across the Indiana landscape.

20 - PLAZA LIGHTING



Bringing the plaza to life after the sun has set is crucial for the success of Grand Junction Plaza. After enjoying a dinner at local restaurants, people will gather at the Plaza guided by the distinct illumination.

The unique quality and warm nature of the catenary lights provides memorable evening experiences and adds a festival vibe for visitors throughout the year.

JERSEY PLAZA DONOR WALL



The Donor Wall, located on the Ice Rink Support Structure green wall at Jersey Plaza, will be used to recognize those who helped make Grand Junction Plaza a reality. Individual Corten Steel plaques will be

available for donors and memorial or legacy donation names.

PLAZA FURNITURE



Moveable tables, bistro chairs, and umbrellas allow for flexible seating and the accommodation of multiple events.

MEADOW FURNITURE



Adirondack Chairs offer a comfortable means to rest your feet and enjoy the beauty of the meadow. Name plaques located on the back of the chairs are available for recognition.

PLAZA PILLOWS



Branded pillows brighten the plaza in vibrant colors and heighten the comfort of the lounge experience.

INFLATABLE MOVIE SCREEN



Bring your living room into the park for movie nights, sporting events, concerts, and more!

BENCHES



Beautiful wood benches fold over concrete forms to provide unique linear seating where people can relax in the meadow. Plaques are available to memorialize / recognize donors.

TREES



What makes a public space more inviting than trees? Breathe new life into the park and leave a legacy for many generations to come. Name plaques are available for recognition.

PLANTING AREAS/ GARDENS



Enhance the project with lush plantings and scented blooms. Have your name or the name of a loved one located on a plaque within the garden.

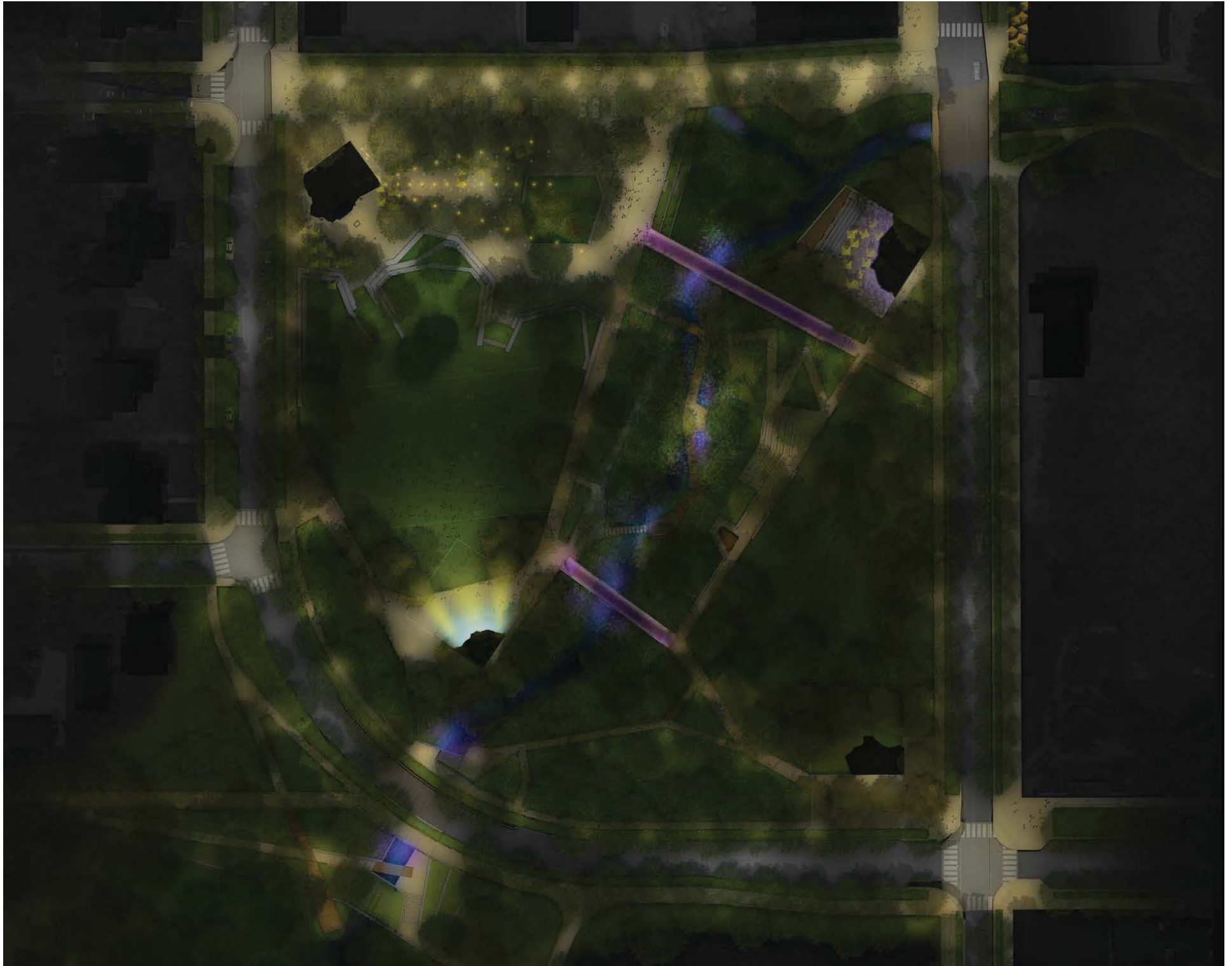
EXHIBIT D
LIGHTING PLAN

GRAND JUNCTION PLAZA

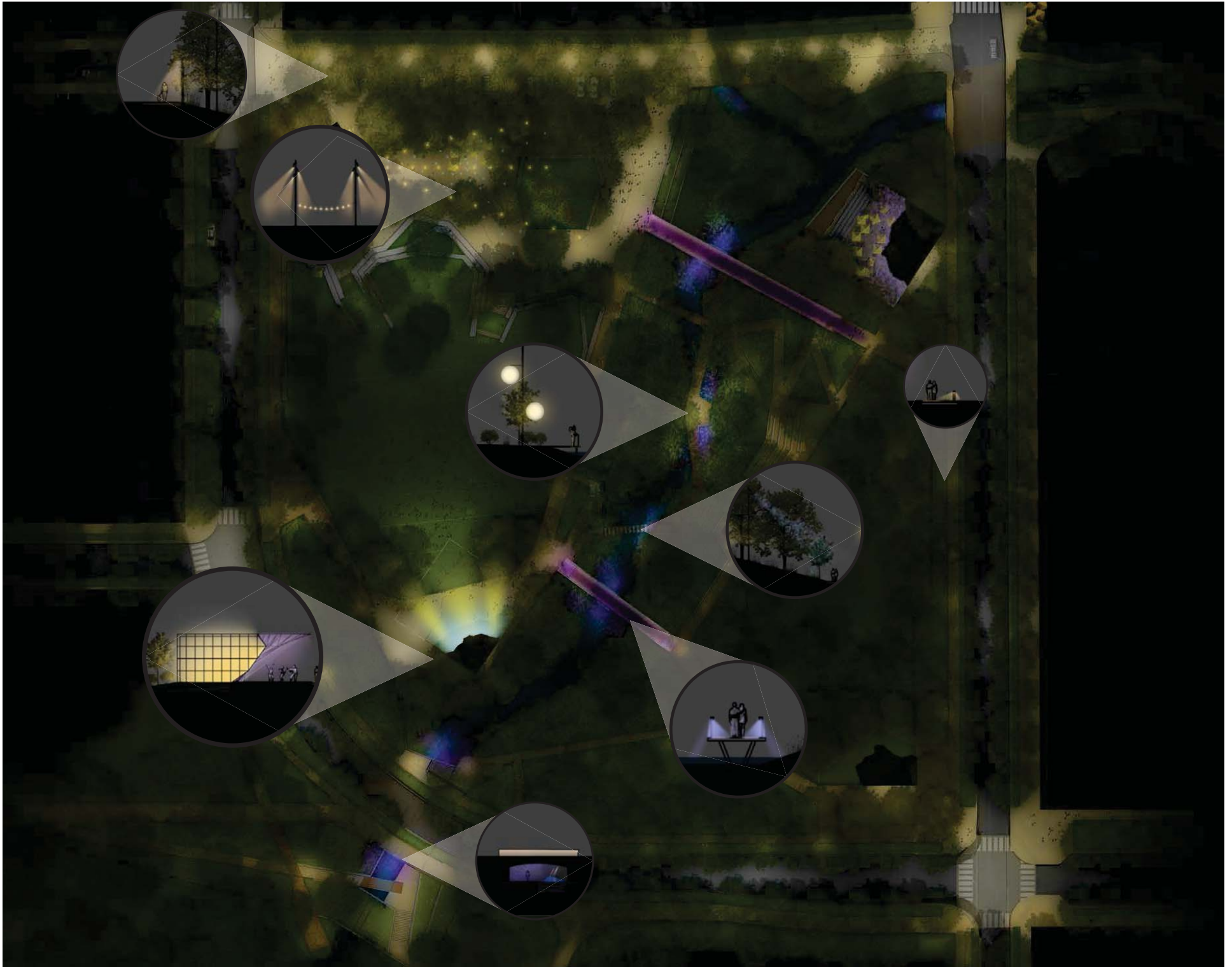
Schematic Design

LAND
COLLECTIVE

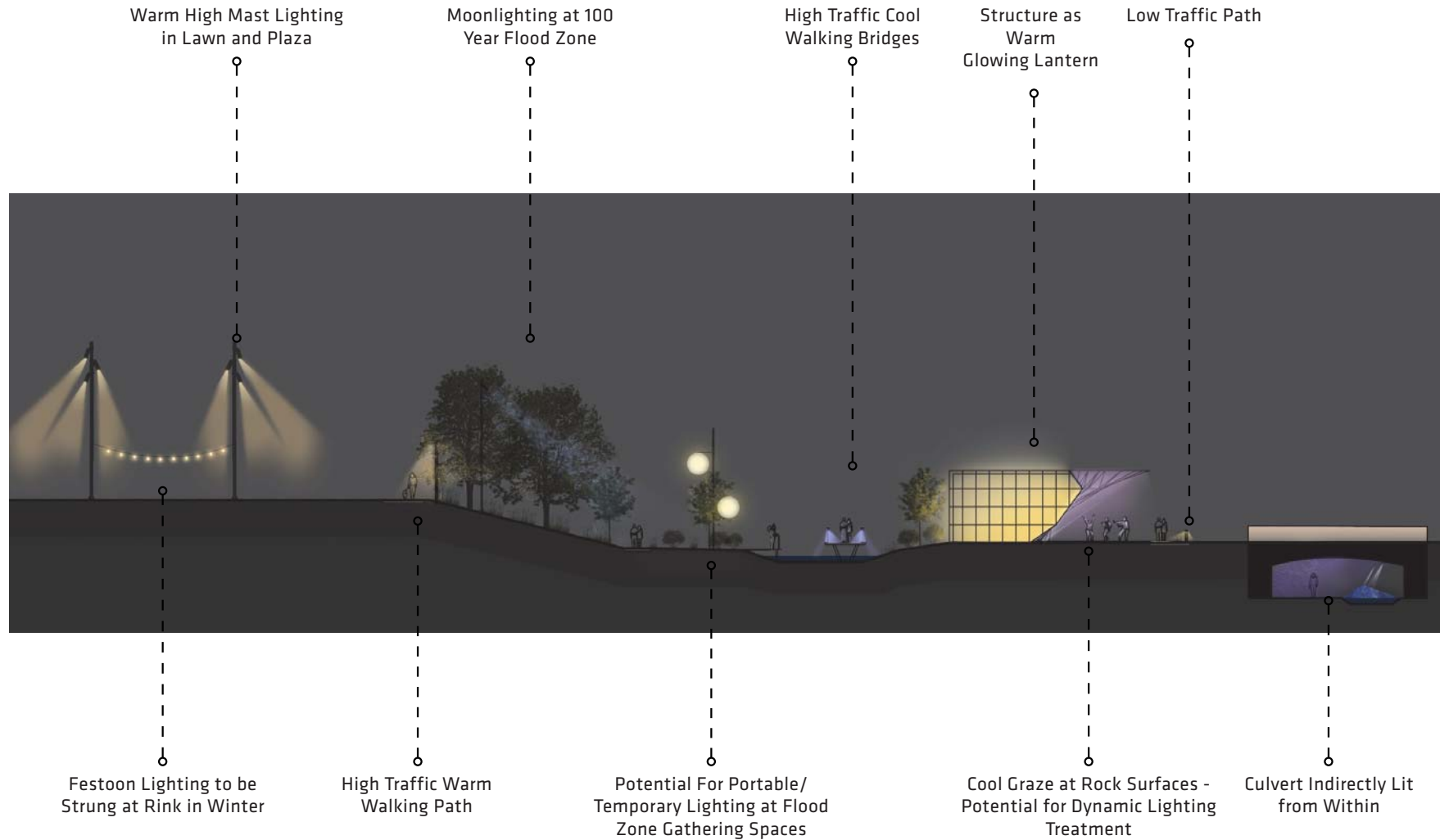
LIGHTING PLAN



LIGHTING KIT OF PARTS - PLAN



LIGHTING KIT OF PARTS - ELEVATION

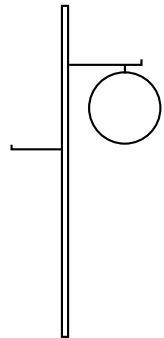


KIT OF PARTS - SITE LIGHTING



HIGH MAST LIGHTING

Stages, Great Lawn, Ice Rink, Moonlighting in Flood Zones



Portable Lighting



PORTABLE LIGHTING

For Flood Zones



PRIMARY PATHS

Shielded, high performance fixtures compliment landscape and allows Pavilions to stand out.



SECONDARY PATHS

Smaller more private paths that allow users to view landscape without any light obstruction.

KIT OF PARTS - STRUCTURE



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.

CULVERT LIGHTING

Spot Lighting to accentuate caustic net.



BRIDGE LIGHTING

Lighting to create reflective image on water.

CULVERT LIGHTING AT MILL STREET



EXHIBIT E
SIGNAGE CHARACTER EXHIBIT

Entry ID



Entry ID — Trailhead Pavilion



Facility ID — Wetland Amphitheater



Facility ID — Jersey Plaza



Facility ID — The Great Lawn



Facility ID — Meadow Lawn



Facility ID — Stage Pavilion



Wayfinding — Stackable System



Wayfinding — Large Pillar



Pavilion ID — Restaurant Pavilion



Pavilion ID — Cafe Pavilion



Brueggli Design - Grand Junction Plaza

Signage and Wayfinding



66

Pavilion ID — Trailhead Pavilion



Pavilion ID — Stage Pavilion



ORDINANCE NUMBER 18-40

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 “**Grand Junction Plaza 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 "Plan Commission") considered a petition (**Petition No. 1810-PUD-28**), 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. 1810-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Grand Junction Plaza 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 Special Events: The use of the Real Estate for activities and events that typically include cultural, community, entertainment, and other similar uses.

Section 2.

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 is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area A, Area B, and Area C. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical District (the “Underlying Zoning District”).

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

- 5.1 All uses listed as Permitted Uses in the Underlying Zoning District shall be permitted. All uses listed as Special Exceptions in the Underlying Zoning

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District shall not be permitted unless otherwise permitted below.

~~5.1 All uses permitted in the Underlying Zoning District shall be permitted.~~

5.2 Additional Uses: The following additional uses shall be permitted:

A. Assembly halls / auditoriums

B. Farm Stands.

B-C. Park, public or private.

D. Recreational Facility, Commercial.

E. Special Events.

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.

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

Character Exhibit. New building(s) in Area A, as identified on the Concept Plan, shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C.** If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control. Area B, as identified on the Concept Plan, shall remain as a passive use Park area. No additional buildings are contemplated in Area B. Area C, as identified on the Concept Plan, shall be platted as public right-of-way.

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

A. Article 6.8(H)(2) Service and Loading Areas: Shall not apply to the Real Estate.

B. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Real Estate.

C. Article 6.8(L) Foundation Plantings: Shall not apply to the Real Estate.

D. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall

not apply to the Real Estate.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.

F. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

7.3 Article 6.9 Lighting Standards: Shall not apply to the Real Estate. Lighting shall be installed in substantial compliance with the Lighting Plan, attached hereto as Exhibit D.

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7.4 Article 6.12 Outside Storage and Display: Shall not apply to the Real Estate.

7.5 Article 6.14 Parking and Loading Standards: Shall not apply to the Real Estate.

7.6 Article 6.15 Performance Standards: Shall not apply to the Real Estate.

7.7 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

A. Signs that are substantially similar to the concepts depicted in Exhibit DE. Modifications to the signage depicted in Exhibit D-E may be made, as approved by the Director.

B. Temporary Signs, as approved by the Director.

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 in consideration to the unique design intent of the District.

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

8.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

Section 10. Right-of-Way Vacation. All portions of Park Street contained within Area A of the Concept Plan are hereby vacated.

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 18-40** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

This document prepared by: Kevin M. Todd, Senior Planner; City of Westfield; 2728 E. 171st Street; Westfield, IN 46074; 317.804.3170.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

Exhibit D Lighting Plan

Exhibit ~~D~~E Signage Character Exhibit

EXHIBIT A
REAL ESTATE

Legal Description

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows: Commencing at northeast corner of said Section 1; thence South 0 degrees 19 minutes 13 seconds East (assumed) 375.60 feet along the east line of said quarter section to the point of beginning of this description: thence continuing along said east line, South 0 degrees 19 minutes 13 seconds East 673.93 feet to the northeast corner of that 0.86 acre parcel described in the Warranty Deed recorded as Instrument Number 9352599; thence South 89 degrees 58 minutes 9 seconds West 297.73 feet along the northern line of said 0.86 acre parcel to the northeast corner of that 0.198 acre parcel described in the Warranty Deed recorded as Instrument Number 2014057661; thence South 22 degrees 18 minutes 31 seconds West along the southeastern line of said 0.198 acre parcel and along the southeastern lines of "Parcels 6, 6A and 6B" as described in the Warranty Deed recorded as Instrument Number 2014018490, 323.26 feet to the southeast corner of said "Parcel 6"; thence South 89 degrees 49 minutes 12 seconds West 203.44 feet along the southern line of said "Parcel 6" to the eastern line of "Parcel 5A" as described in the Warranty Deed recorded as Instrument Number 2014022899; thence South 01 degree 50 minutes 41 seconds East 4.50 feet along the east line of said "Parcel 5A" to the southeast corner thereof; thence North 87 degrees 51 minutes 42 seconds West along the southern lines of said "Parcel 5A", "Parcel 4" as described in the Warranty Deed recorded as Instrument Number 2014018487 and "Parcel 5" as described in said Warranty Deed recorded as Instrument Number 2014022899, 399.87 feet to the southwest corner of said "Parcel 5"; thence North 20 degrees 18 minutes 3 seconds East along the northwestern line of said "Parcel 5", 61.26 feet to the western line of said "Parcel 4"; thence along the western, northern and eastern lines of said "Parcel 4" the following three (3) courses: 1) North 01 degree 20 minutes 5 seconds West 173.31 feet; 2) South 89 degrees 56 minutes 0 seconds East 93.39 feet; 3) South 01 degree 20 minutes 5 seconds East 77.12 feet to the northwest corner of the aforementioned "Parcel 5A"; thence along the northern lines of said "Parcel 5A" the following two (2) courses: 1) North 81 degrees 53 minutes 36 seconds East 230.60 feet; 2) North 49 degrees 3 minutes 4 seconds East 67.52 feet; thence North 01 degree 50 minutes 41 seconds West 180.03 feet; thence South 89 degrees 55 minutes 49 seconds East 38.34 feet; thence North 0 degrees 19 minutes 13 seconds West 186.07 feet, more or less, to the center of Park Street; thence South 89 degrees 55 minutes 49 seconds East 50.11 feet, more or less, to the centerline extension of Mill Street; thence North 0 degrees 16 minutes 56 seconds West along said centerline 367.85 feet, more or less, to the centerline of Jersey Street; thence South 89 degrees 55 minutes 49 seconds East 548.06 feet along said centerline to the point of beginning and containing 12.52 acres, more or less.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D
LIGHTING PLAN

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EXHIBIT EB
SIGNAGE CHARACTER EXHIBIT

Kevin M. Todd, AICP

From: Lee Harmon <theharmonhouse@yahoo.com>
Sent: Monday, October 1, 2018 10:02 PM
To: Matthew S. Skelton, Esq., AICP; APC
Cc: Andy Cook
Subject: Grand Junction Plaza PUD (Advisory Plan Commission Meeting of October 1, 2018)

Dear Mr. Skelton,

I was in attendance this evening at the Advisory Plan Commission. While I am not nearly as knowledgeable as I should be on these proceedings, I felt that the Grand Junction Plaza PUD being on the docket was far too important for me to miss. My understanding of zoning is very limited and it was extremely interesting to witness the process involved in changing designations.

During the meeting, it was said that the Grand Junction Plaza is "the most talked about 10.5 acres in Westfield". That makes me glad to hear. There is no area of Westfield that is even closely more important to me personally. We live at 323 South Union Street and every thing you decide I wake up to each and every morning. That is why I take offense to the glib nature of your response to Dr. Kelleher's logical question on the park's lighting. Once your park is active it will be the City of Westfield that determines when I might be able to sleep at night. When you host thousands of guests it will be the immediate neighbors that listen to the loud speaker systems and music permitted until whatever time you decide. I ask you sir, would you want that in your side yard?

Grand Junction Plaza will happen and some one was going to be impacted. That is inevitable. Please for the sense of decorum at least pretend those residents are of minimal concern to you. I was not nearly as concerned that the City was taking responsible steps in the institution of Grand Junction Plaza as I am after this evening. Where can an average citizen like myself gain access to the specific plans being proposed? Who will be monitoring the institution of those agreed plans?

My family has lived in Westfield for decades and our house occupied it's location since 1873. We deserve to be part of the equation.

I thank you for your time and look forward to your response.

Sincerely,
Lee Harmon

The Harmon House, LLC
323 S. Union Street
Westfield, IN 46074

theharmonhouse@yahoo.com
317.809.8400 c

ORDINANCE NUMBER 18-17

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 "**LINDLEY RUN 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. 1806-PUD-14**), 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. 1806-PUD-14** 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 "**Lindley Run 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 C** which outlines the three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Single-family Residential Lots: Lots consisting of Single-Family homes in Area A and Area B.
- 2.4 Private Courtyard: Within the Townhomes, the area located between the unit and the alley-loaded garage.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

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.

- 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 Concept Plan 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 District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A and Area B: SF4: Single-Family High Density District.

4.2 Area C: SFA: Single-Family Attached 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 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	
45 Single-Family Dwelling Units	85 Single-Family Dwelling Units	60 Duplex Dwelling Units	240 Townhome Dwelling Units

5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed four hundred and twenty-five (425).

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 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards for Area A and Area B shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B
Minimum Lot Area	6,700sqft	8,400sqft
Minimum Lot Frontage	35'	35'
Minimum Building Setback		
Front Yard	20'	20'
Side Yard	5'	6'
Rear Yard	20'	20'
Minimum Lot Width	55'	70'
Maximum Building Height	1 Story	2 ½ Stories
Minimum Living Area (Total)		
Single Story	1,400sqft	1,900sqft
Two Story	N/A	2,000sqft

6.3 The following standards for Area C shall be applied to the Area as depicted on the

District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	5,000sqft	1,700sqft
Minimum Lot Frontage	40'	20'
Fronting Common Area	N/A	0'
Minimum Building Setback		
Front Yard	25'	20'
Front Yard Facing Perimeter Streets	N/A	0'
Side Yard	5'	0'
Rear Yard	20'	0'
Minimum Distance Between Buildings	10'	30'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	45'	20'
Maximum Dwelling Units Per Building	2	12
Minimum Living Area (Total) Per Dwelling	1,300sqft	1,000sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.

- b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style. Examples are illustrated on **Exhibit D**.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. A gabled end, hip roof, or jerkinhead roof shall be required.
- iv. **Front Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- a) At a minimum, the Front Building Façade shall have a two (2) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) All front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes. Examples of designs are illustrated on page 10 of **Exhibit D**.
- v. **Side Building Façade Requirements:** Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum

of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room with a minimum 100 square feet of additional living space located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

- i. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iii. Paired Villas: The following standards shall apply to the Paired Villas of Area C:
 - a) Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
 - b) Garages:

- i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 5 of **Exhibit D**.
 - iii. All garage doors shall have trim of not less than six (6) inch nominal width.
- c) **Roof Pitch:** The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- d) **Front Building Façade Requirements:** At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:
- i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - ii. All windows shall have either shutters or a nominal six inch (6") trim board.
 - iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- e) **Side Building Façade Requirements:** At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of five (5) windows shall apply to each Dwelling.
 - ii. All windows shall have a minimum four (4) inches nominal width trim.
- iv. Townhomes: The following standards shall apply to the Townhomes of Area C:
 - a) Garages:
 - i. All Dwellings shall have an alley-loaded two (2) car detached garage.
 - ii. The garage buildings shall have a twelve (12) inch overhang on all façades.
 - b) Roof Pitch:
 - i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - ii. Shed roof dormer accents shall be no less than 3:12.
 - c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.

- ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of five (5) windows. Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
 - v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any Masonry Material).
 - vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- i. A minimum of two (2) windows.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of Masonry Material extending from the front on the first floor, as shown on page 2 of **Exhibit E**.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

- v. For all Townhomes abutting a Common Area or Public Street, as identified with an asterisk (“*”) on **Exhibit B**, a two-foot (2’) masonry knee wall shall apply to the exposed façade(s) and garages, as generally depicted on page 1 of **Exhibit E**.
 - e) **Rear Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
- 7.2. **Article 6.8 Landscaping Standards:** Shall apply, except as otherwise modified or enhanced below.
- A. **Landscape Plan Standard:** Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit F**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. **Single-Family Residential Lots:** The following shall apply to all Single-Family Residential Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - b) Lots that are within 100 feet of the 191st Street Right-of-Way of Area A shall have a minimum of two (2) evergreens and one (1) shade tree in the Rear Yard.
 - iii. **Paired Villas:** The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.

- iv. Townhomes: The following shall apply to the Townhomes within Area C:
 - a) The Front and Side Yard landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
 - b) Private Courtyards shall include a minimum ten-foot-wide by ten-foot-deep (10' X 10') concrete patio. Mulch shall be placed in any remaining areas.
 - c) The Private Courtyard shall include a white PVC privacy fence between units (including end units) that extend from the Dwellings rear façade to the garage façade.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Shall be a minimum of twenty-five (25%) percent of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. That portion of the trails labeled Fitness Trail on the Concept Plan shall be 10' in width. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Playground. Playground equipment, as generally depicted on **Exhibit G**, shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iii. Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit G**, with a minimum of five (5) picnic tables and five (5) grills shall be

provided within the area labeled “amenity area” as depicted on the Concept Plan.

- iv. Fitness Stations. A minimum of five (5) fitness stations and related signage, as generally depicted on **Exhibit G**, shall be located along the Fitness Trail as labeled on the Concept Plan.
- v. Dog Park / Dog Service Stations/Benches: A minimum one-half acre (1/2 ac) dog park, as generally depicted on **Exhibit G**, shall be provided within the labeled “dog park” area as depicted on the Concept Plan. The dog park shall be enclosed with a decorative fence (a chain-link fence shall be prohibited) with a minimum height of thirty-six (36) inches and provide a minimum of two (2) benches. A minimum of two (2) dog service stations shall be provided in Area C.
- vi. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- vii. Clubhouse Building. A common indoor facility, as generally depicted on **Exhibit G**, shall be provided as depicted on the Concept Plan. The following shall apply:
 - a) Elevations: The Clubhouse Building shall be a one (1) story building, a minimum 1,500 square feet and will include a front and rear porch, multi-purpose room, exercise room and related equipment, restrooms and pool equipment. The structure shall be of Craftsman style architecture. All windows shall have a minimum four (4) inch nominal width trim.
 - b) Materials: The Clubhouse Building shall consist of a combination of Masonry Material, lap and shake siding, vinyl shutters and composite trim. A masonry knee-wall shall wrap around the entire building exclusive of the area under the porch on the rear elevation. Vinyl siding shall be prohibited.
 - c) Roof: The main roof pitch shall be a minimum of 6:12.
 - d) Overhangs: The Clubhouse Building shall have a minimum twelve (12) inch overhangs as measured prior to installation of masonry materials.
 - e) Mechanical Equipment: Shall not be located in the front of the building. Exposed metal flues and vents shall be painted to match the roof color.

viii. Community Pool: A swimming pool, as generally depicted on **Exhibit G**, shall be provided within the labeled “amenity area” as depicted on the Concept Plan. The following shall apply:

- a) The Community Pool shall be a minimum sixteen (16) feet wide and forty-two (42) feet long and encompassed by a pool deck. The deck area and swimming pool shall be enclosed by decorative fencing.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

[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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Townhome Façade Exhibits
Exhibit F	Landscape Plan
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

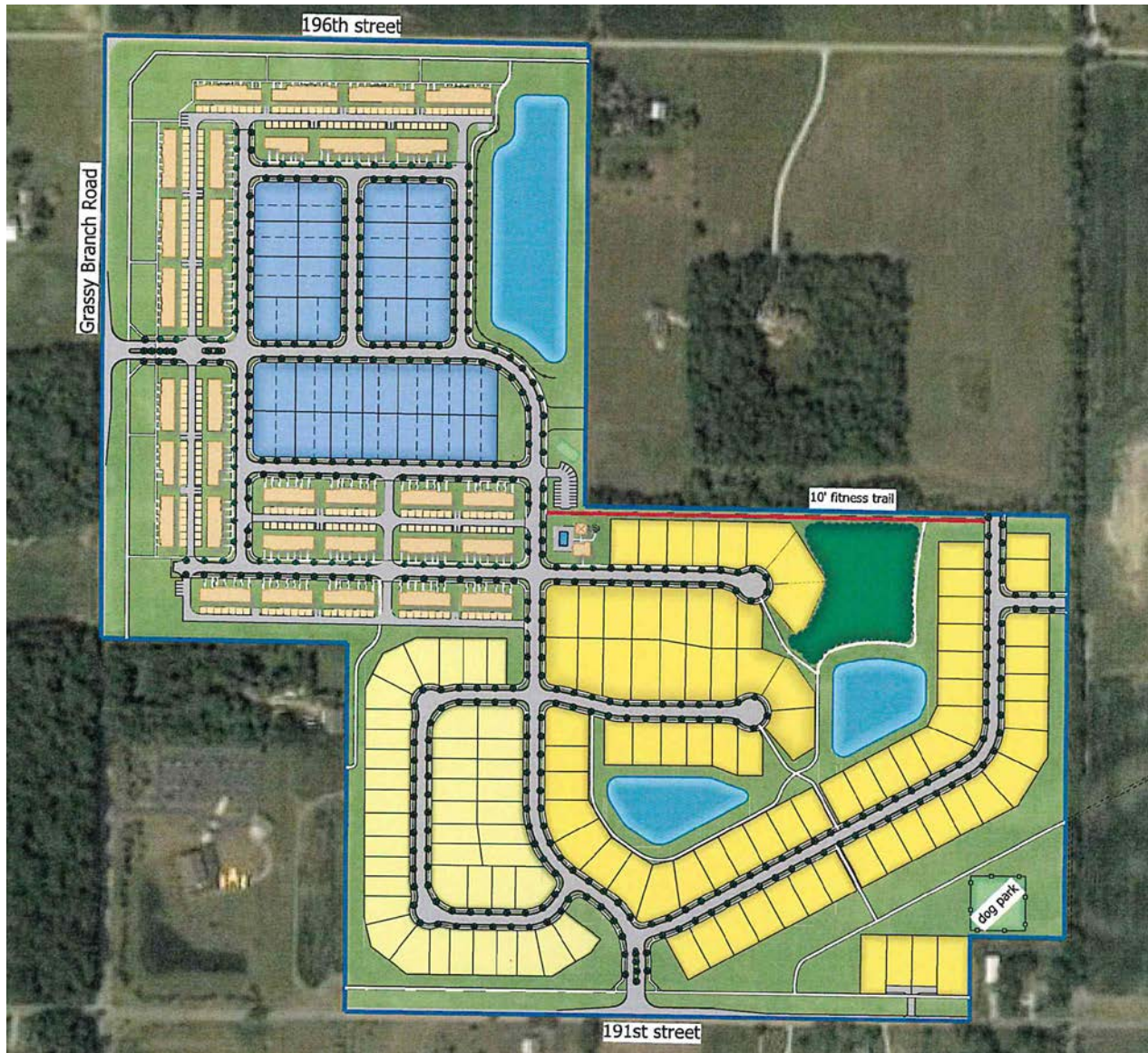
Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

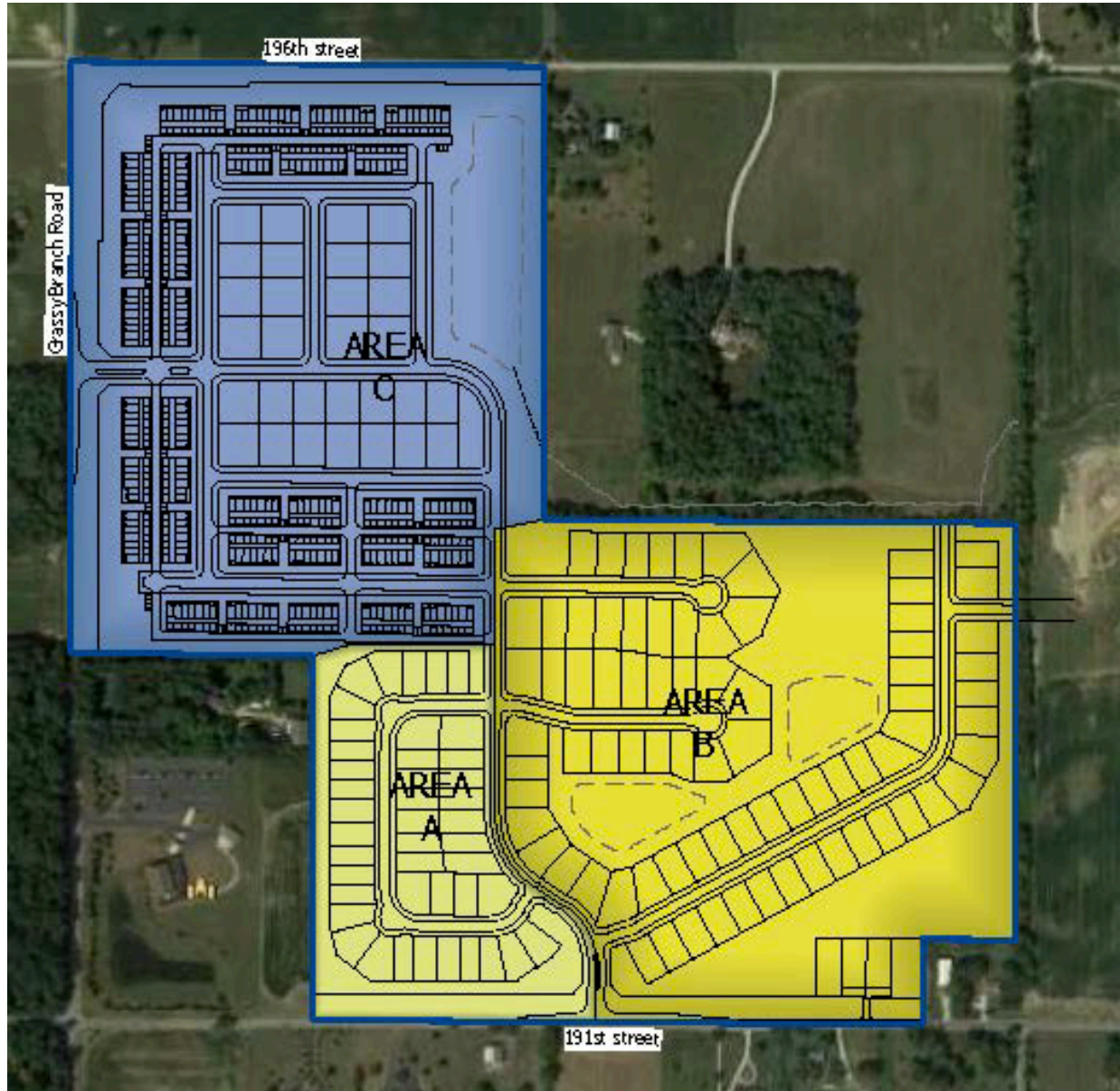


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



e. Shed roof accent



b. Dormer



f. Cornice returns (Full & partial shown)



c. Dutch hip (Gable over hip roof)



g. Multiple gables



d. Jerkinhead (Hip over gable roof)



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

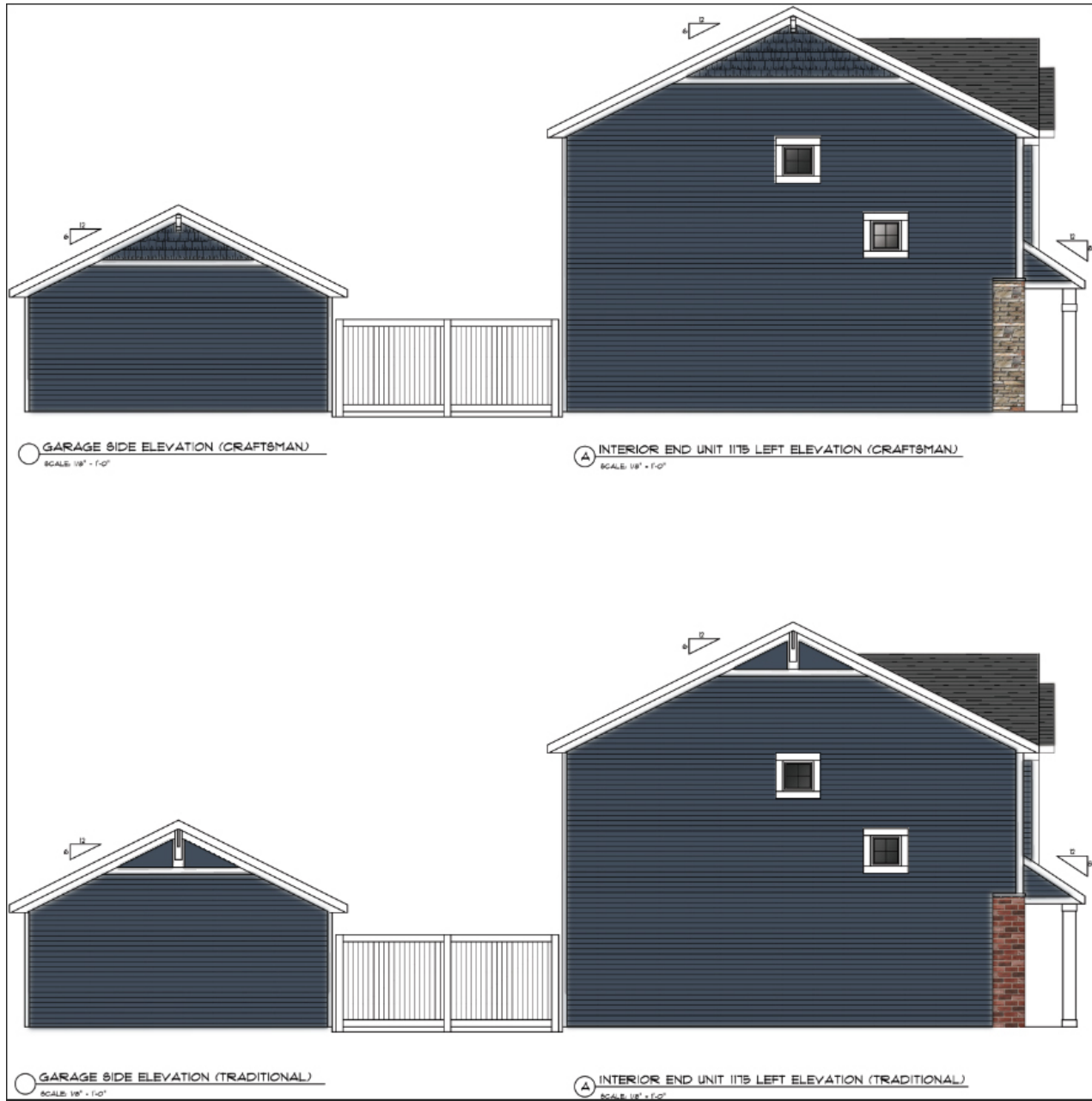


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

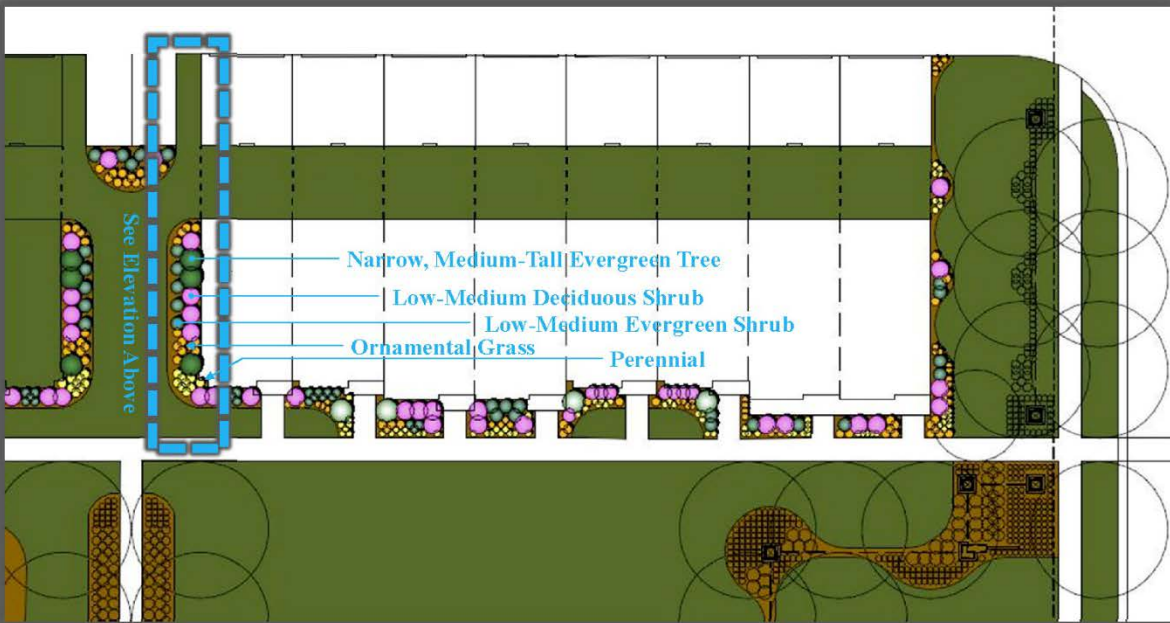
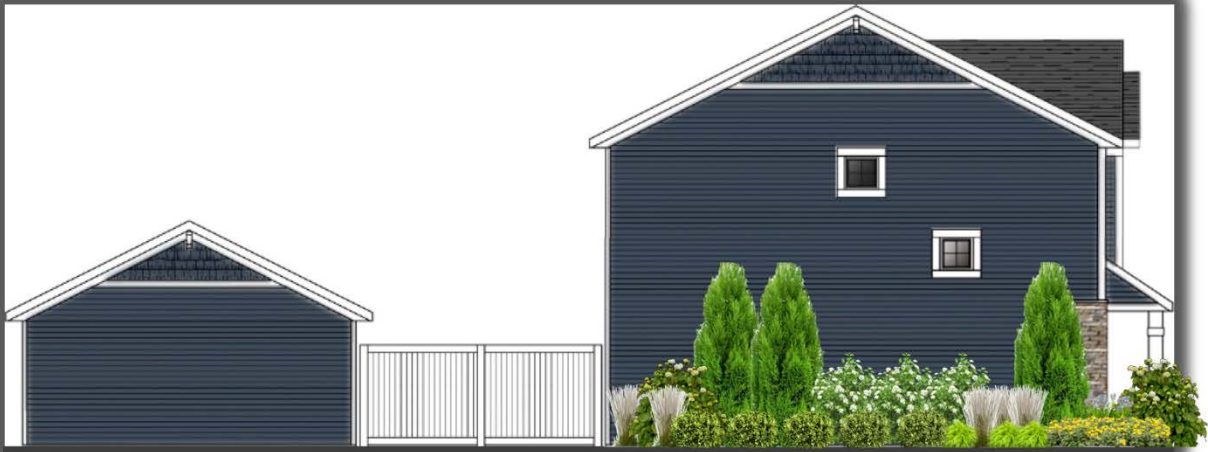


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

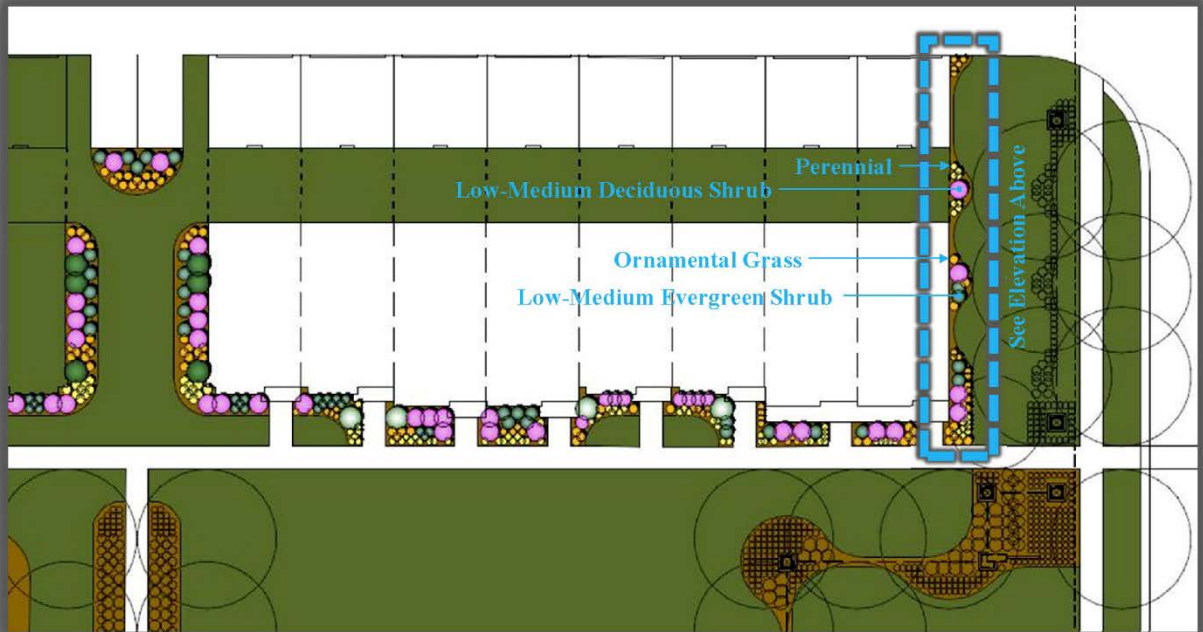


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

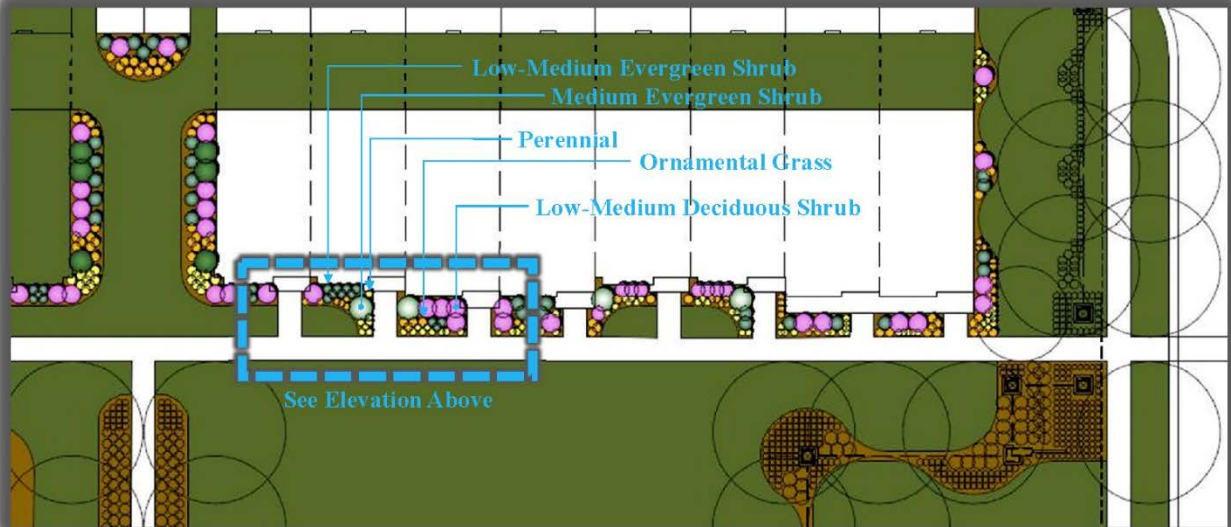
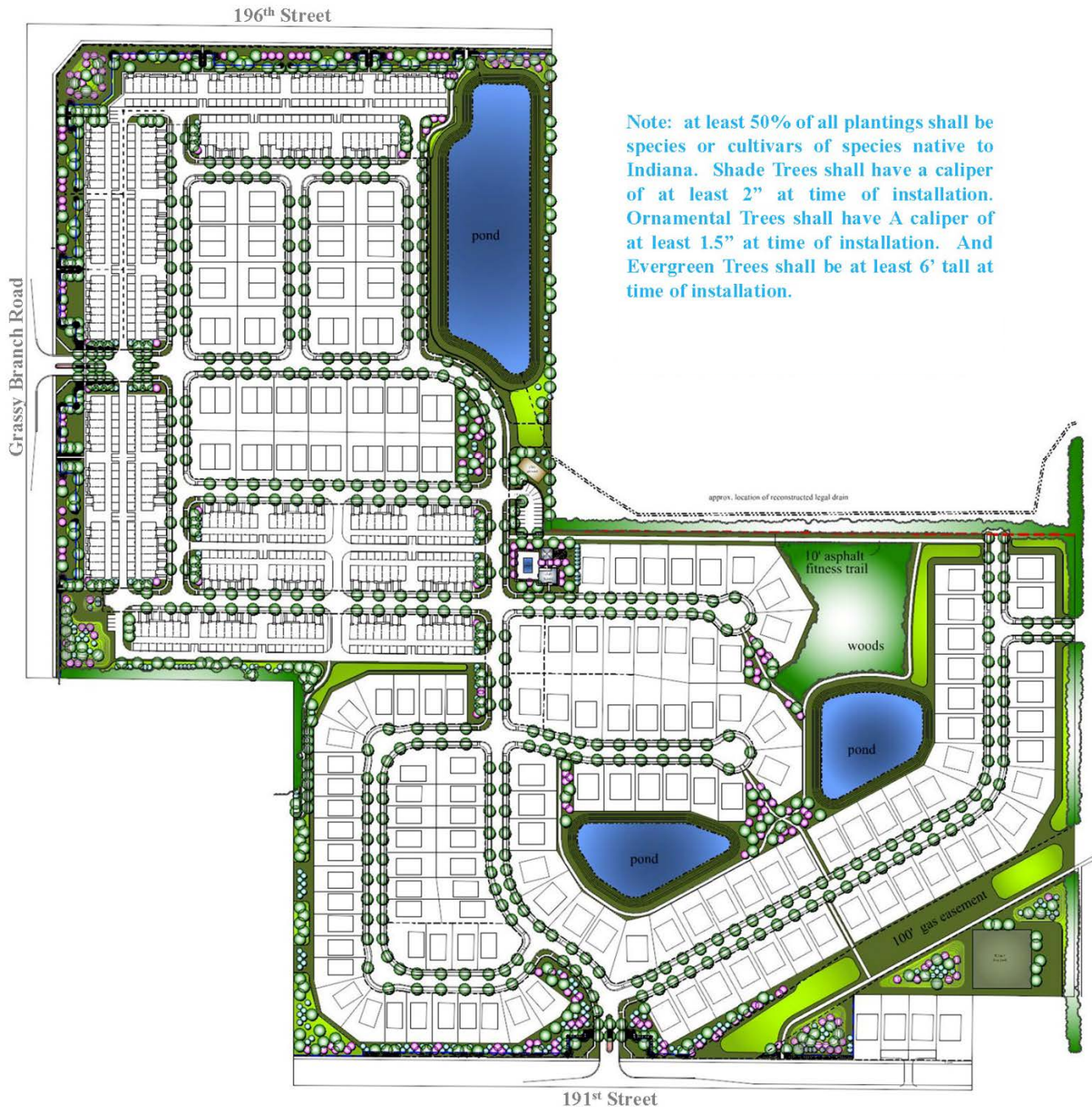


EXHIBIT F
Landscape Plan
 (Page 1 of 2)



Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
Landscape Plan
(Page 2 of 2)



Note: At least 50% of
total fence length shall
be fronted with planting
bed and plantings.



EXHIBIT G
Amenity Exhibit
(Page 1 of 5)



EXHIBIT G
Amenity Exhibit
(Page 2 of 5)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)

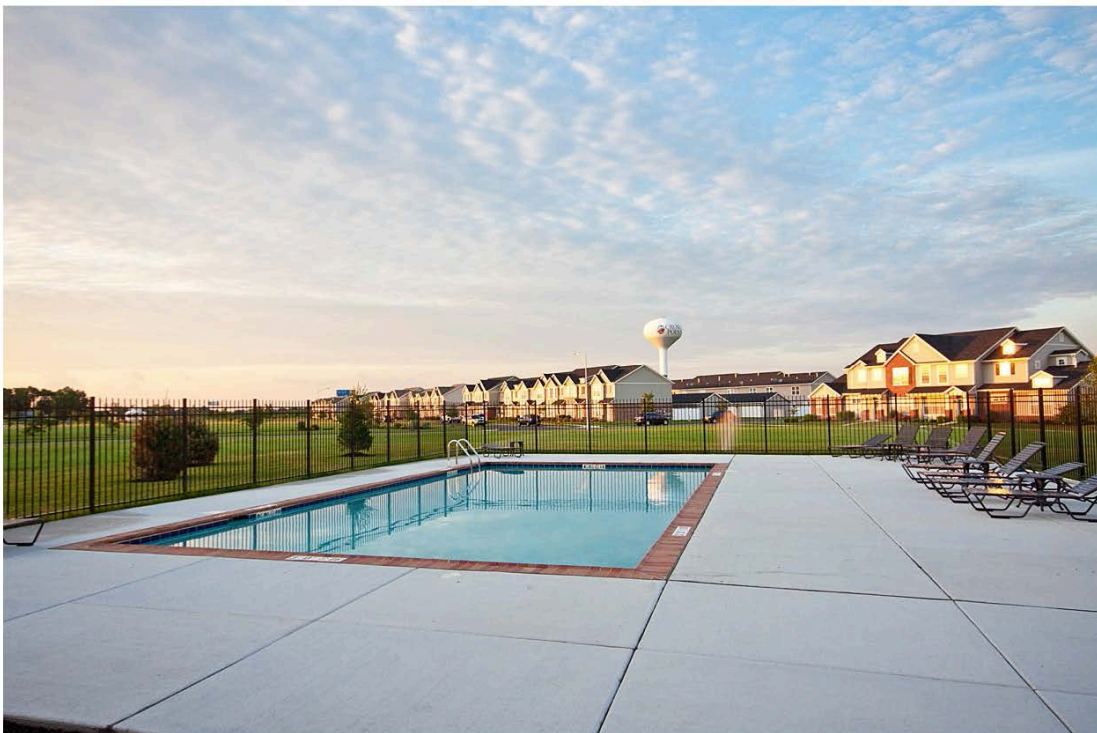


EXHIBIT G
Amenity Exhibit
(Page 5 of 5)



ORDINANCE NUMBER 18-17

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 "**LINDLEY RUN 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. 1806-PUD-14**), 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. 1806-PUD-14** 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 "**Lindley Run 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 C** which outlines the ~~four~~ (4)three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) ~~living units~~ Dwelling Units.
- 2.3 Single-family Residential Lots: Lots consisting of Single-Family homes in Area A and Area B.
- 2.4 Private Courtyard: Within the Townhomes, the area located between the unit and the alley-loaded garage.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

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.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- ~~3.2~~ 3.2—The District is hereby divided into three (3) areas as illustrated on the Concept Plan 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 District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A and Area B: SF4: Single-Family High Density District.
- 4.2 Area C: SFA: Single-Family Attached 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 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	
45 Single-Family Dwellings <u>Dwelling</u> Units	85 Single-Family Dwellings <u>Dwelling</u> Units	60 Duplex Dwellings <u>Dwelling</u> Units	240 Townhome Dwelling Units

- 5.3 Maximum Dwellings: The total number of ~~Dwellings~~Dwelling Units permitted in the District shall not exceed four hundred and twenty-five (425).

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 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area A and Area B shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B
Minimum Lot Area	6,700sqft	8,400sqft
Minimum Lot Frontage	35'	35'
Minimum Building Setback		
Front Yard	20'	20'
Side Yard	5'	6'
Rear Yard	20'	20'
Minimum Lot Width	55'	70'
Maximum Building Height	1 Story	2 ½ Stories
Minimum Living Area (Total)		
Single Story	1,400sqft	1,900sqft
Two Story	N/A	2,000sqft

- 6.3 The following standards for Area C shall be applied to the Area as depicted on the

District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	5,000sqft	1,700sqft
Minimum Lot Frontage	40'	20'
<u>Fronting Common Area</u>	<u>N/A</u>	<u>0'</u>
Minimum Building Setback		
Front Yard	25'	20'
Front Yard Facing Perimeter Streets	N/A	0'
Side Yard	5'	0'
Rear Yard	20'	0'
Minimum Distance Between Buildings	10'	30'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	45'	20'
Maximum Dwellings <u>Dwelling Units</u> Per Building	2 Dwellings	12 Dwellings
Minimum Living Area (Total) Per Dwelling	1,300sqft	1,000sqft

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

~~i.~~ Building Materials:

~~a)i.~~ In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

iii. Garage Composition and Orientation:

- a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles ~~will~~shall be utilized. Different windows and door hardware do not count as a different style. Examples are illustrated on Exhibit D.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. ~~Both designs shall include a~~ gabled end, hip roof, or jerkinhead roof. ~~7.1(B)(iii)(b) of this Ordinance shall also apply be required.~~
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- ~~a) Wood, Composite, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.~~
 - a) At a minimum, the Front Building Façade shall have a two (2) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) All front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof; ~~2~~ dormer; ~~2~~ Dutch hip, jerkinhead roof, shed

roof accent, cornice returns, multiple gables, or two (2) or more roof planes. Examples of designs are illustrated on page 10 of Exhibit D.

- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room ~~(square footage range of with a~~ minimum 100 square feet ~~to 160 square feet~~ of additional living space) located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.
- ~~i) Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted above on the Side Building Façade that adjoins the internal street.~~

- C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

~~i.~~ Building Materials:

- ~~a)~~ i. Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels,

vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.

~~ii.~~ Minimum Overhang:

~~a)ii.~~ The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.

iii. Paired Villas: The following standards shall apply to the Paired Villas of Area C:

~~a)~~ Streetscape Diversity Standards:

~~i.a)~~ Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.

b) Garages:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors ~~will~~shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 5 of **Exhibit D.**

iii. All garage doors shall have trim of not less than six (6) inch nominal width.

~~e)~~ Roof Pitch:

~~i.c)~~ The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.

d) Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. The exterior Building Materials shall consist of ~~not less than three (3)~~ Masonry Material and two (2) of the following ~~material combinations one of which shall be of Masonry Material~~ materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding, ~~and Masonry Materials~~.
 - ii. All windows shall have either shutters or a nominal six inch (6") trim board.
 - iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- e) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each ~~Dwelling~~ Exterior Side Elevation.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. ~~Architectural treatment, which includes~~ Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern, ~~shall be utilized on gable ends~~.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of five (5) windows shall apply to each Dwelling.
 - ii. All windows shall have a minimum four (4) inches nominal width trim.
- iv. Townhomes: The following standards shall apply to the Townhomes of Area C:

a) Garages:

- i. All Dwellings shall have an alley-loaded two (2) car detached garage.
- ii. The garage buildings shall have a twelve (12) inch overhang on all façades.

b) Roof Pitch:

- i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12 ~~other than shed~~.

~~i.ii.~~ Shed roof dormer accents ~~which~~ shall be no less than 3:12.

c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

- i. Shall consist of ~~not less than three (3)~~ Masonry Material and two (2) of the following ~~material combinations one of which shall be masonry: masonry (brick or cultured stone); materials:~~ composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
- ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
- iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
- ~~iv.~~ A minimum of five (5) windows.
- ~~iv.~~ Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
- v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any ~~masonry material~~ Masonry Material).

- vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
- vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
- ~~viii.i. Faux shutters may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.~~
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - i. A minimum of two (2) windows ~~shall apply.~~
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of ~~masonry material~~ Masonry Material extending from the front on the first floor, as shown on page 2 of Exhibit E.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends ~~of end units that and~~ shall be required on the corresponding end unit's garage side elevation.
 - v. For all Townhomes abutting a Common Area or Public ~~Streets~~ Street, as identified with an asterisk ~~"*"~~ ("*") on Exhibit B, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages, as generally depicted on page 1 of Exhibit E.
- e) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.

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

- A. ~~Perimeter~~-Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit F**. If a provision of Article 6.8 Landscaping Standards is in conflict with the ~~Perimeter~~-Landscape Plan, then the ~~Perimeter~~-Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. Single-Family Residential Lots: The following shall apply to all Single-Family Residential Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - b) Lots that are within 100 feet of the 191st Street Right-of-Way of Area A shall have a minimum of two (2) evergreens and one (1) shade tree in the Rear Yard.
 - iii. Paired Villas: The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa ~~Dwelling lot~~Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either ~~the front yard or in the side yard adjoining the street~~Front Yards.
 - iv. Townhomes: The following shall apply to the Townhomes within Area C:
 - a) The Front and Side Yard landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
 - b) Private Courtyards shall ~~not be subject to 7.2(i)(a) of this Ordinance, rather, the Private Courtyard shall~~ include a minimum ten-foot-wide by ten-foot-deep (10' X 10') concrete patio. Mulch shall be placed in any remaining areas.

- c) The Private Courtyard shall include a white PVC privacy fence between units (including end units) that extend from the Dwellings rear façade to the garage façade.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Shall be ~~enhanced to require~~ a minimum of twenty-five (25%) ~~percent~~ of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. That portion of the trails labeled Fitness ~~Path~~Trail on the Concept Plan shall ~~by~~be 10' in width. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations ~~may~~shall be approved by the Director ~~that still provide access and connectivity to the District's Open Space.~~
- ii. Playground. Playground equipment, as generally depicted on Exhibit G, shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iii. Picnic Shelter. A picnic shelter, as generally depicted on Exhibit G, with a minimum of five (5) picnic tables and five (5) grills shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iv. Fitness Stations. A minimum of five (5) ~~Fitness Stations~~fitness stations and related signage, as generally depicted on Exhibit G, shall be located along the Fitness Trail as labeled on the Concept Plan.
- v. Dog Park / Dog Service Stations/Benches: A minimum one-half acre (1/2 ac) dog park, as generally depicted on Exhibit G, shall be provided

within the labeled “dog park” area as depicted on the Concept Plan. The dog park shall be enclosed with a decorative fence (a chain-link fence shall be prohibited) with a minimum height of thirty-six (36) inches and provide a minimum of two (2) benches. A minimum of two (2) dog service stations shall be provided in Area C.

vi. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.

vii. Clubhouse Building. A common indoor facility, as generally depicted on **Exhibit G**, shall be provided as depicted on the Concept Plan. The following shall apply:

a) Elevations: The Clubhouse Building shall be a one (1) story building, a minimum 1,500 square feet and will include a front and rear porch, multi-purpose room, exercise room and related equipment, restrooms and pool equipment. The structure shall be of Craftsman style architecture. All windows shall have a minimum four (4) inch nominal width trim.

b) Materials: The Clubhouse Building shall consist of a combination of Masonry Material, lap and shake siding, vinyl shutters and composite trim. A masonry knee-wall shall wrap around the entire building exclusive of the area under the porch on the rear elevation. Vinyl siding shall be prohibited.

c) Roof: The main roof pitch shall be a minimum of 6:12.

d) Overhangs: The Clubhouse Building shall have a minimum twelve (12) inch overhangs as measured prior to installation of masonry materials.

e) Mechanical Equipment: Shall not be located in the front of the building. Exposed metal flues and vents shall be painted to match the roof color.

viii. Community Pool: A swimming pool, as generally depicted on **Exhibit G**, shall be provided within the labeled “amenity area” as depicted on the Concept Plan. The following shall apply:

a) The Community Pool shall be a minimum sixteen (16) feet wide and forty-two (42) feet long and encompassed by a pool deck. The deck area and swimming pool shall be enclosed by decorative fencing.

Section 9. Annexation. The Real Estate, or parts thereof that may be the subject of a

~~secondary plat~~Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

[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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Townhome Façade Exhibits
Exhibit F	Perimeter Landscape Plan
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

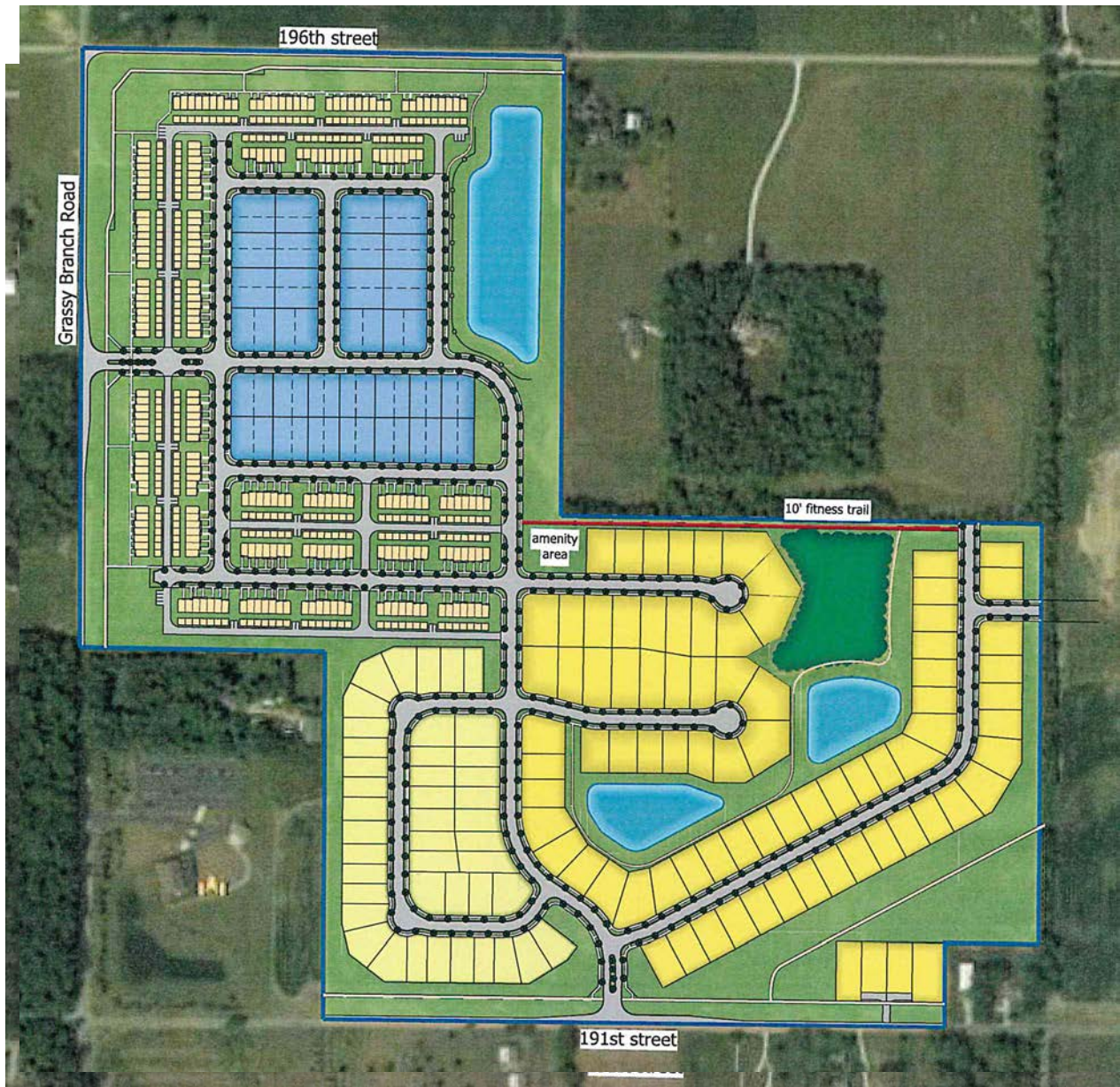
Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

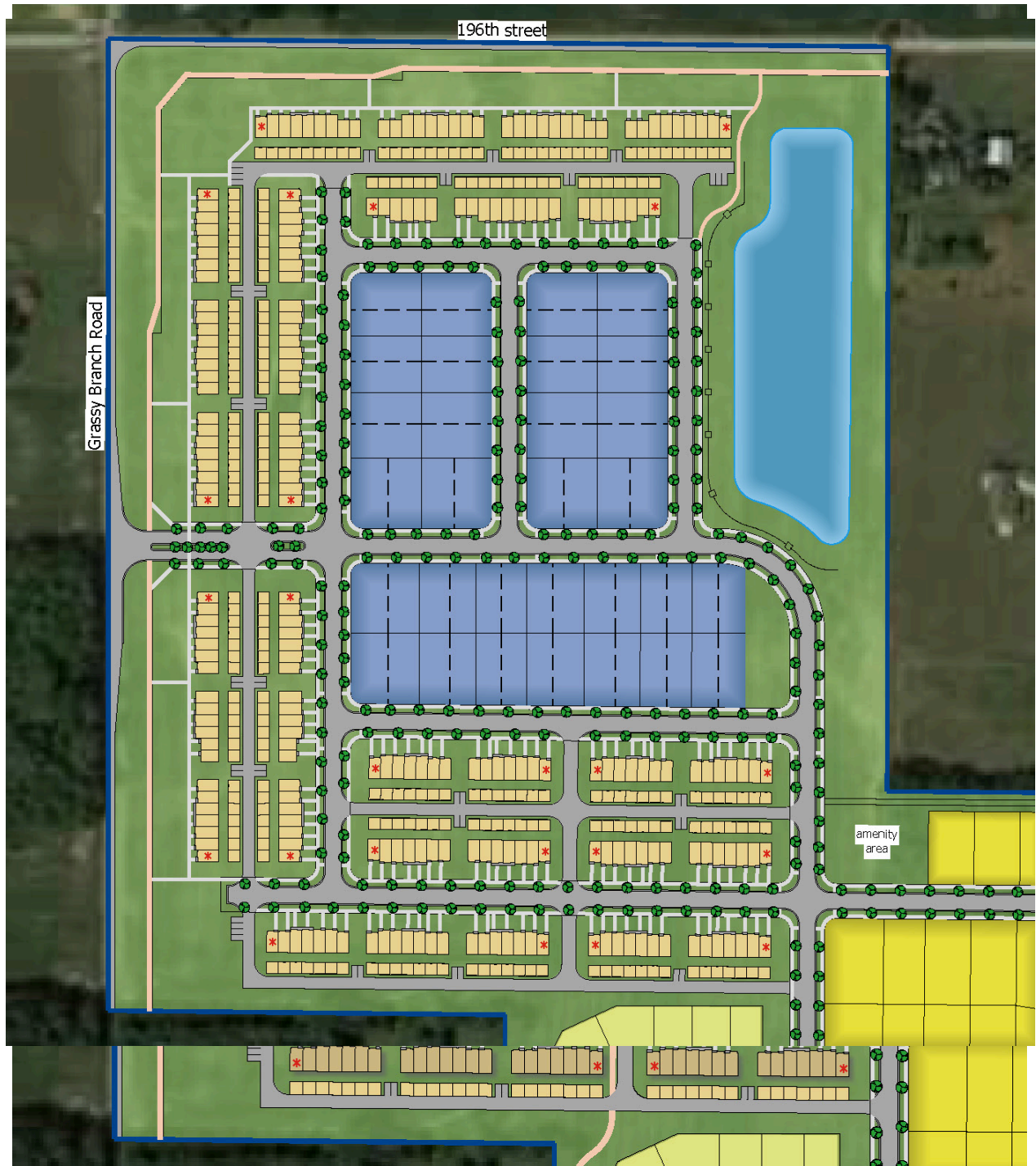
Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

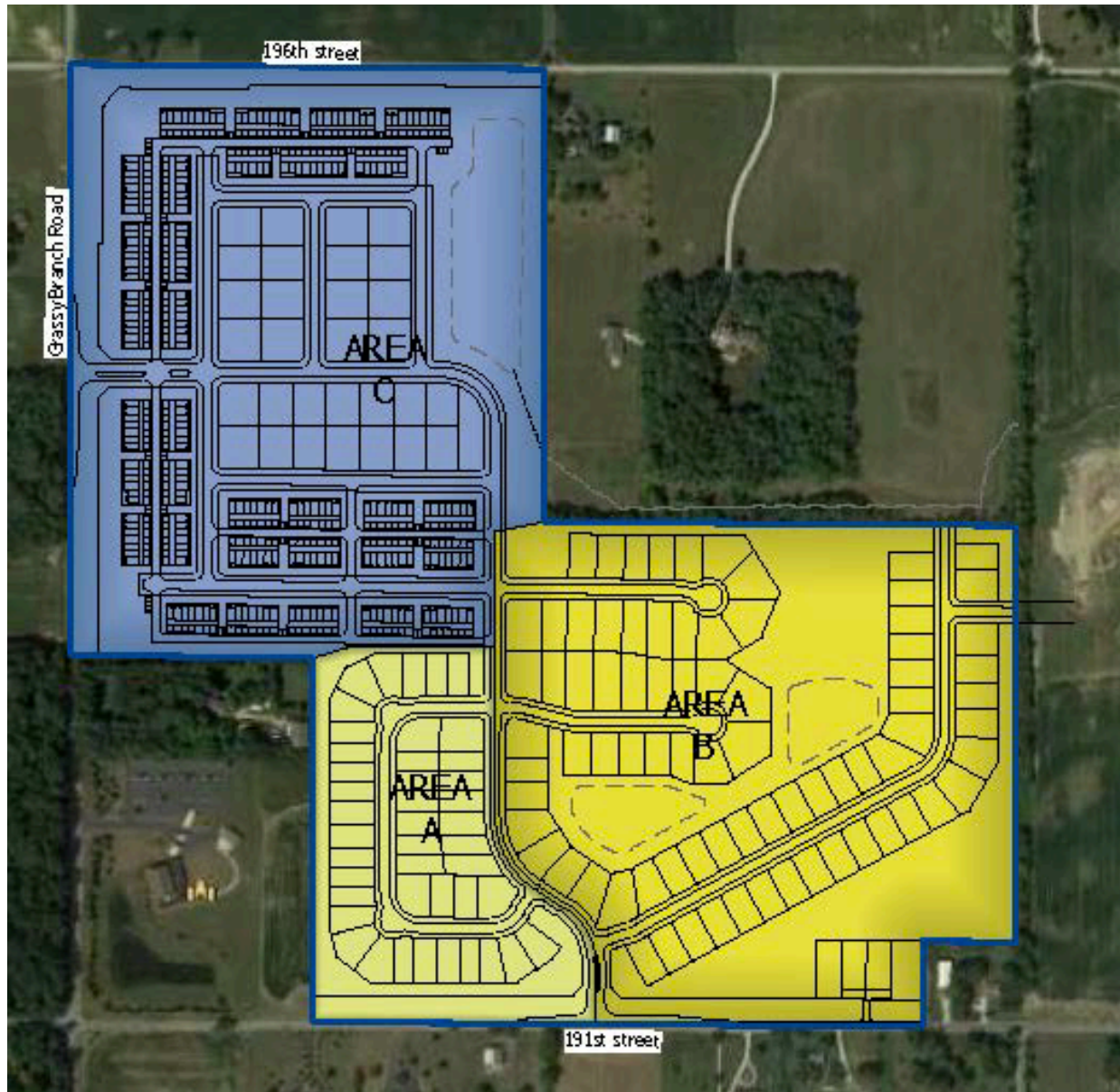


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 910)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 910)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 910)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 910)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of [910](#))

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 910)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



b. Dormer



c. Dutch hip (Gable over hip roof)



d. Jerkinhead (Hip over gable roof)



e. Shed roof accent



f. Cornice returns (Full & partial shown)



g. Multiple gables



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

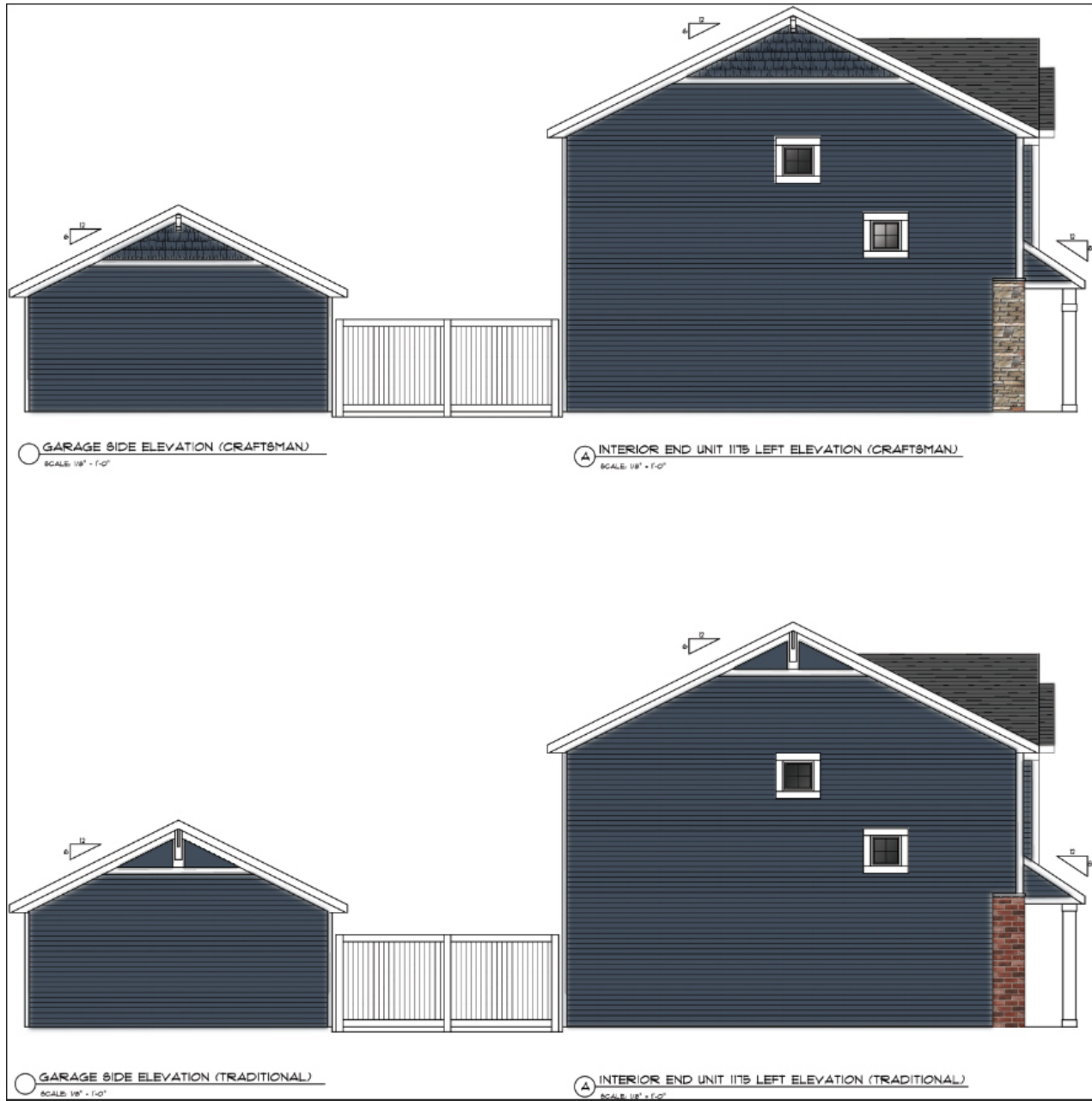


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

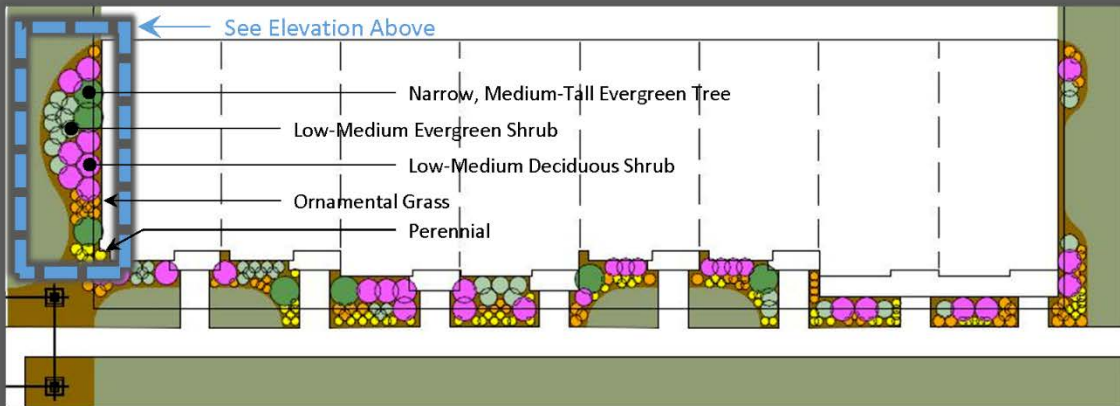


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

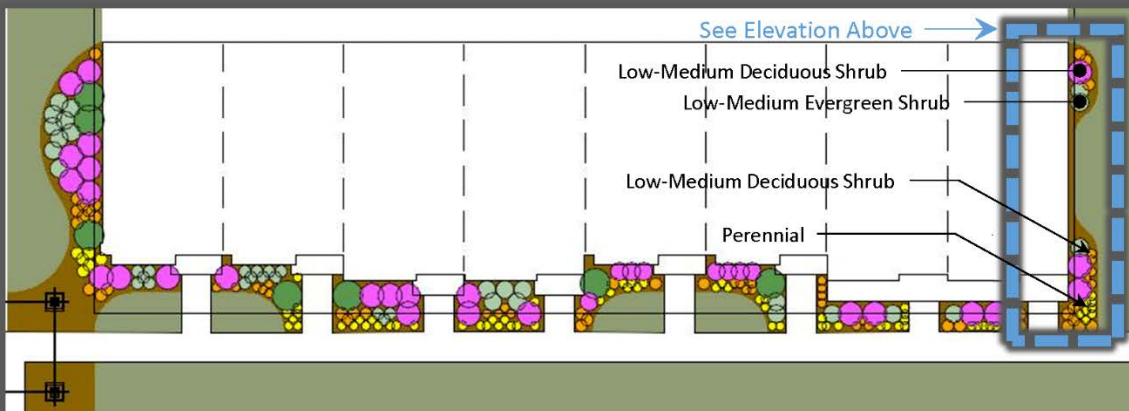
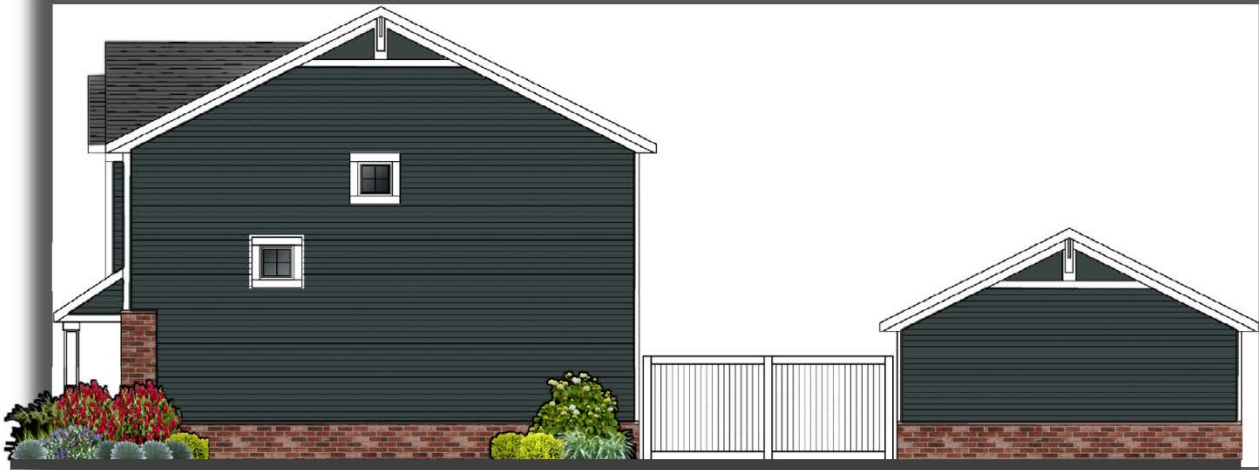


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

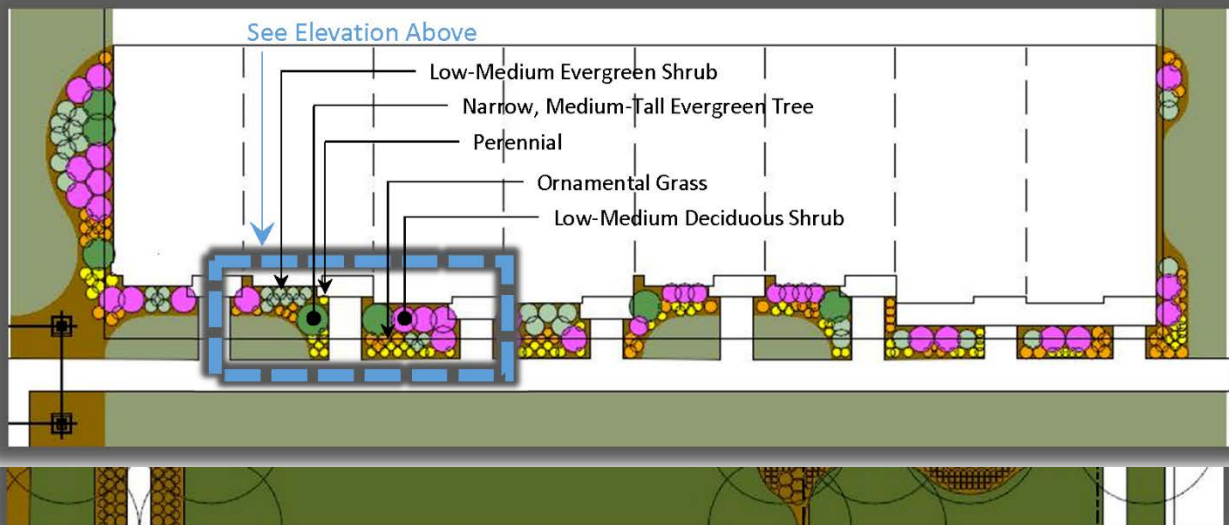
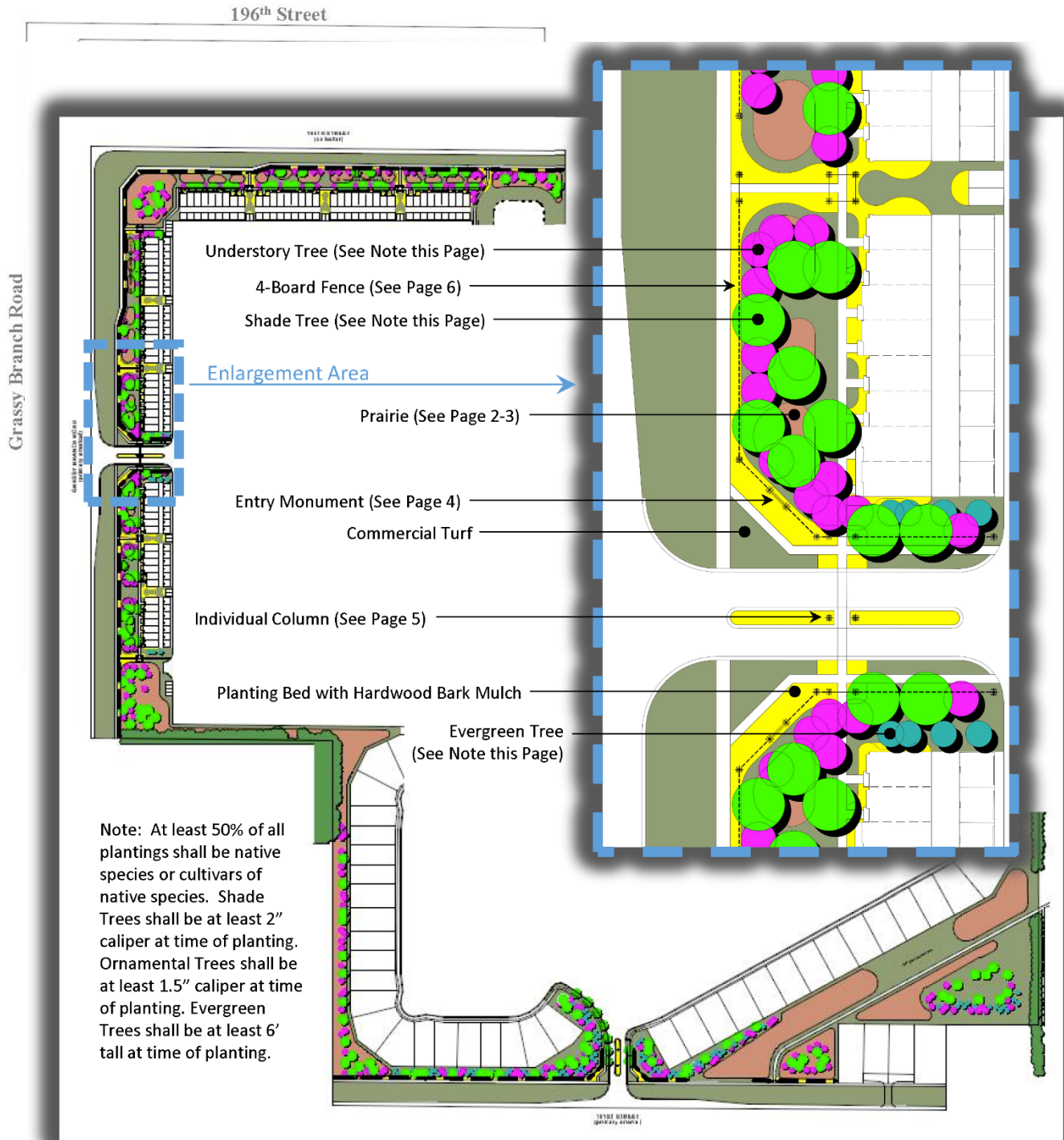


EXHIBIT F
Perimeter Landscape Plan
 (Page 1 of 2)



Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
~~Perimeter~~ Landscape Plan
(Page 2 of 2)





EXHIBIT G
Amenity Exhibit
(Page 1 of 25)

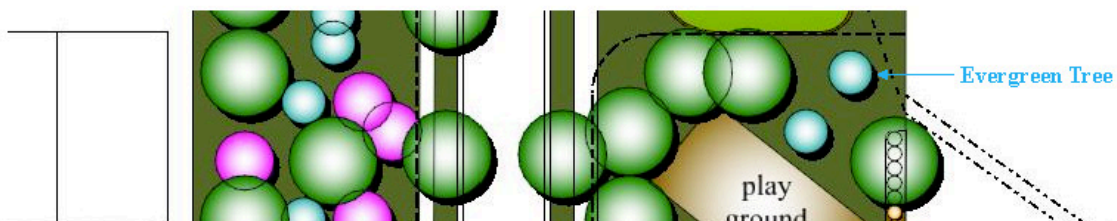




EXHIBIT G
Amenity Exhibit
(Page 2 of 25)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)

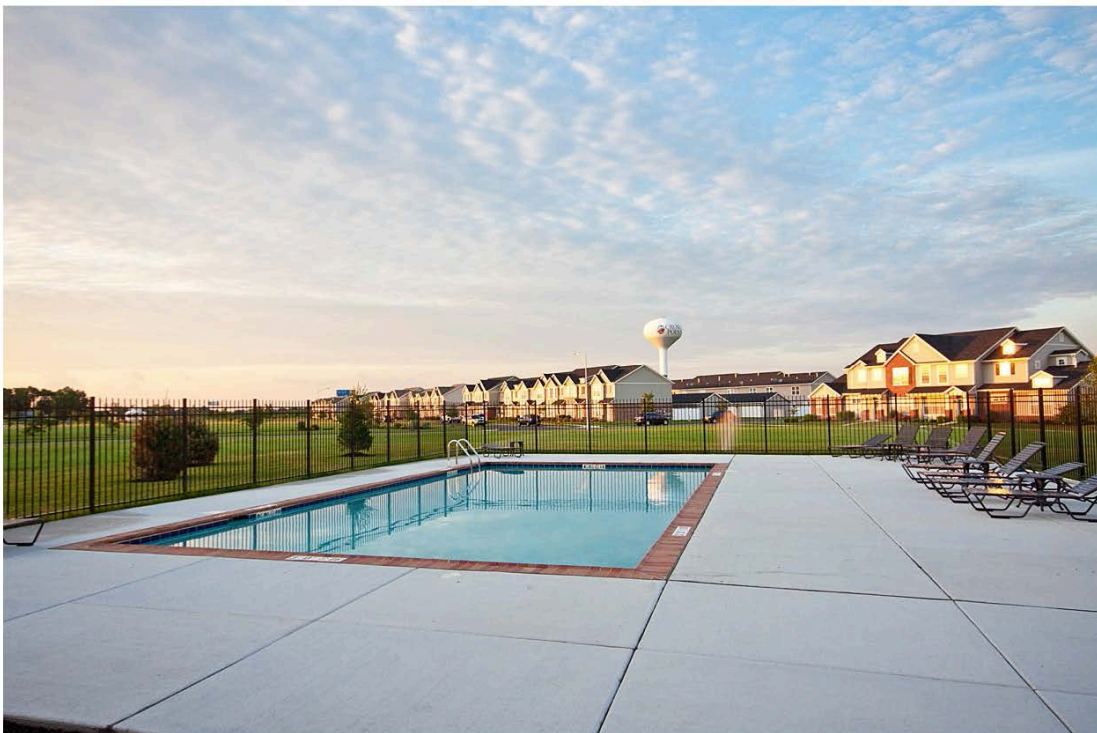


EXHIBIT G
Amenity Exhibit
(Page 5 of 5)





Petition Number: 1811-ODP-18 & 1811-SPP-18

Project Name: The Lakes at Shady Nook, Section 3C

Subject Site Address: West side of Shady Nook Road, approximately 3,600 feet north of SR 32

Petitioner: Langston Residential Development, LLC

Representative: Stoeppelwerth & Associates, Inc.

Request: Overall Development Plan & Primary Plat review of 40 lots on 27.3 acres +/- in the Andover Planned Unit Development (PUD) District.

Current Zoning: Andover PUD Ordinance No. 03-40 Parcels A, B, C, D, H, I, and J

Current Land Use: Residential/Agricultural

Approximate Acreage: 27.3 +/-

Property History: 0306-PUD-03 Andover PUD District (Ord. 03-40)
0403-DP-13 Overall Development Plan ("Original DP")
0403-SPP-03 Overall Primary Plat (03/22/04)
1403-SPP-03 Lakes of Westfield Primary Plat (04/07/14)
1403-DP-06 Lakes of Westfield Development Plan (04/07/14)
1507-PUD-13 Andover PUD Amendment (Ord. 15-19) (06/22/15)
1508-PUD-14 Andover PUD Amendment (Ord. 15-23) (07/27/15)
1809-PUD-24 Andover PUD Amendment (Ord. 18-39) (09/10/18)

Exhibits: 1. Staff Report
2. Location Map
3. Overall Development Plan and Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Development Plan and Primary Plat for Lakes of Westfield (137.6 acres +/-) was approved by the Plan Commission at its April 7, 2014, meeting, subject to:

1. The necessary approvals and permits are obtained from the Hamilton County Surveyor's Office prior to the issuance of a building permit for the property.
2. The 90'-wide lots shall be subject to the standards of the Andover PUD Ordinance applicable to Parcel B and the 100'-wide lots shall be subject to the standards of the Andover PUD Ordinance applicable to Parcel A.



3. The property, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the property.
4. The petitioner shall file a development plan application for amenity improvements that meet the requirements of the Andover PUD Ordinance. The amenity development plan shall be administratively reviewed and approved by the Economic and Community Development Department, in accordance with the Andover PUD Ordinance, prior to the issuance of a building permit for the property. The amenity improvements shall then be installed by the petitioner when the secondary plat section with the corresponding common area is developed.

Section 3C of Shady Nook is proposed as 40 single-family residential lots on 27.3 acres +/- . The Property is zoned Andover PUD District (Ordinance 03-40) and as amended in the Andover PUD Amendments (Ordinances 15-19, 15-23, 18-35).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 23, 2018, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 27.3 acres +/- and is located at the west side of Shady Nook Road, approximately 3,600 feet north of SR 32 (see **Exhibit 2**). The property is currently zoned the Andover PUD District. Adjacent properties to the north are zoned the AG-SF1: Agriculture and Single-Family Rural District. Adjacent properties to the west, east and south are zoned the Andover PUD District.



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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see Andover PUD Ordinance Standards.

- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.



- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) 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.



- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) 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).

ANDOVER PUD ORDINANCE STANDARDS (ORDINANCE 03-40)

The plans comply with Article 4.5 (SF2 District) and the Andover PUD Ordinance.

The standards noted below are from the PUD Ordinance as applicable:

- 39) Lot Standards: Exhibit 7 of the PUD Ordinance:

- a) Parcel B (90'-wide lots) Development Standards: (Exhibit 7 of the PUD Ordinance):
 - i) Minimum Lot Width: 90 feet
 - ii) Minimum Lot Depth: 140 feet
 - iii) Minimum Lot Area: 12,600 sq. ft.
 - iv) Maximum Lot Coverage: 30%
 - v) Minimum Setback Lines:
 - (1) Front Yard: 25 feet
 - (2) Side Yard: 8 feet
 - (3) Rear Yard: 25 feet
 - vi) Minimum Building Separation: 16 feet
 - vii) Maximum Building Height: Two and one-half (2 ½) stories (as amended by Ord. 15-23)
- 40) Streetscape Standards: (Exhibit 8 of the PUD Ordinance):
 - a) Street Lights: Shall be installed at the intersections of Internal Streets. All street lighting shall comply with the Lighting Ordinance. Custom street lights are permitted if installed at Developer's expense and maintained by the owner or Homeowners' Association.
 - b) Street Signage: Custom street signs are permitted if installed at Developer's expense and maintained by the owner or Homeowners' Association.
- 41) Common Areas and Amenities:
 - a) Amenities: (Section 11 of the PUD Ordinance) At least three (3) of the following shall be provided: clubhouse, swimming pool, playground, dedicated open space of park (at least 5,000 sq. ft.), trail, basketball court, tennis court, volleyball court, formal garden (at least 2,500 sq. ft.) or picnic area.
 - b) Development Plan Review of Amenities: (Section 6(A)(2) of the PUD Ordinance): Permitted uses include residential common areas and amenity areas (to be owned and maintained by the homeowners' association) along with accessory uses, structures and improvements located thereon...The construction of said amenity improvements shall be approved by the Department and shall not require an additional Development Plan Review.
 - c) Open Space: Exhibit 7 of the PUD Ordinance (Concept Plan) establishes Parcel H as open space consisting of 34.7 acres. Section 6 of the PUD Ordinance provides that the size, dimensions and acreage of the PUD Parcels may be decreased by up to fifteen percent (15%), so long as the maximum number of units is not exceeded. As a result, open space is required to be a minimum of 29.5 acres.
- 42) Primary Plat Conditions:
 - a) The necessary approvals and permits are obtained from the Hamilton County Surveyor's Office prior to the issuance of a building permit for the property.

- b) The 90'-wide lots shall be subject to the standards of the Andover PUD Ordinance applicable to Parcel B and the 100'-wide lots shall be subject to the standards of the Andover PUD Ordinance applicable to Parcel A.
- c) The property, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the property.

Comment: The annexation petition was adopted by the Council on August 11, 2014.

- d) The petitioner shall file a development plan application for amenity improvements that meet the requirements of the Andover PUD Ordinance. The amenity development plan shall be administratively reviewed and approved by the Economic and Community Development Department, in accordance with the Andover PUD Ordinance, prior to the issuance of a building permit for the property. The amenity improvements shall then be installed by the petitioner when the secondary plat section with the corresponding common area is developed.

Comment: Detailed Development Plan (1507-DDP-12) for the amenity improvements reviewed and approved by the Department per Letter of Grant dated June 5, 2015.

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

Development Plans comply.

- 43) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 44) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 45) 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.

- 46) 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.

- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)

Comment: Please see Andover PUD Ordinance Standards.

- 51) Landscaping Standards (Article 6.8):

a) Detention and Retention Areas:

i) Natural Appearance:

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

- b) The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are to be set forth in the following table (this table shall replace the provisions of Table 16.06.050-01 of the Zoning Ordinance)



i) Single family detached:

(1) Shade trees, 1 per dwelling unit

(2) Ornamental or evergreen trees, 1 per dwelling unit

(3) Shrubs, 4 per dwelling unit

c) Buffer yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook nor along the southern border of the Real Estate. Within buffer yards, material substitutions may be made with approval of department staff.

52) Lighting Standards (Article 6.9)

53) Lot Standards (Article 6.10)

Comment: Please see Andover PUD Ordinance Standards.

54) Setback Standards (Article 6.16)

Comment: Please see Andover PUD Ordinance Standards.

55) Vision Clearance Standards (Article 6.19)

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

56) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

1) Block Standards (Article 8.1)

2) Easement Standards (Article 8.3)



3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

4) Open Space and Amenity Standards (Article 8.6)

Comment: Please see Andover PUD Ordinance Standards.

5) Infrastructure Standards (Section 20 of PUD Ordinance)

6) Pedestrian Network Standards (Article 8.7)

7) Storm Water Standards (Article 8.8)

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

9) Street Light Standards (Article 8.10)

10) Street Sign Standards (Article 8.11)

11) Surety Standards (Article 8.12)

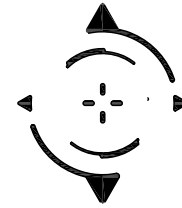
12) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 5, 2018, Plan Commission Meeting. Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends approving 1811-ODP-18 & 1811-SPP-18 with the following condition:**

(a) That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

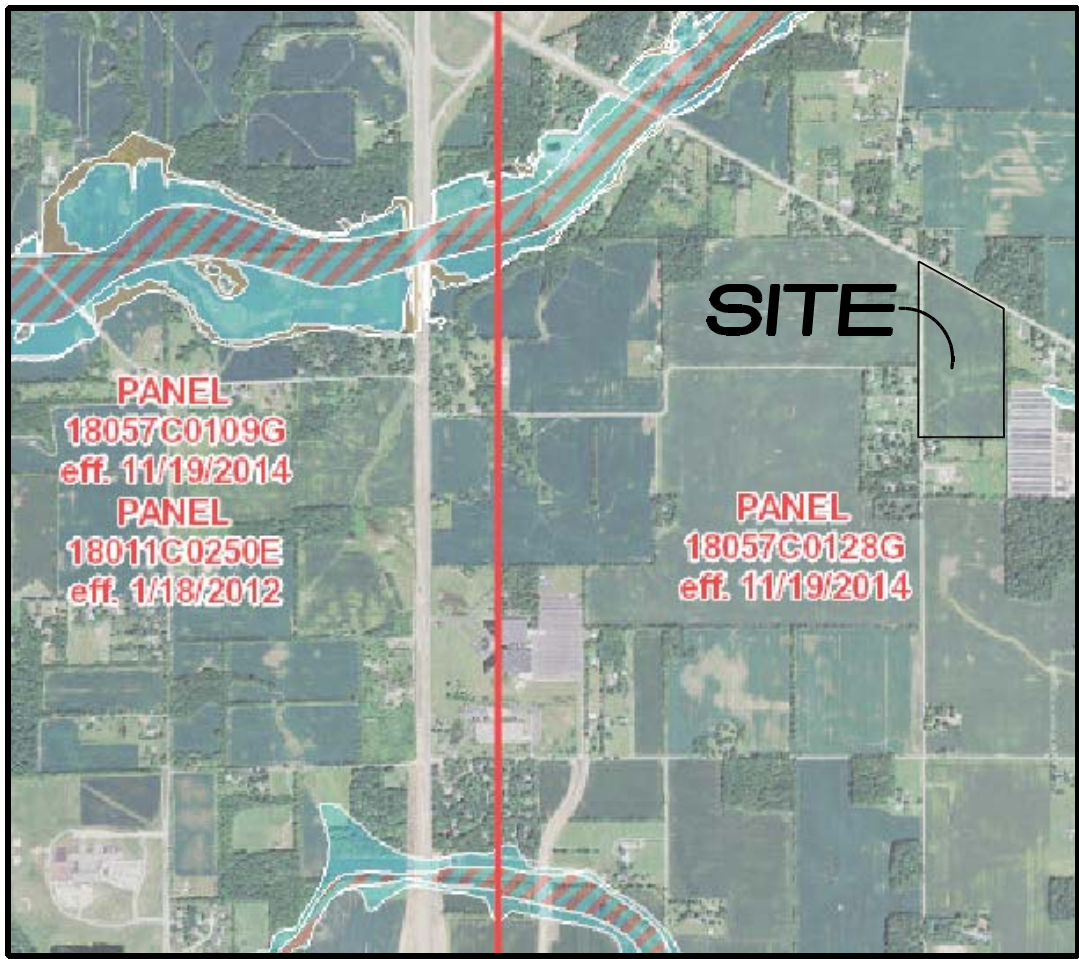
2. If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



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

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
1565N BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

LAND OWNER:
ALICE E. & PHYLLIS JEAN DREXLER
0 SHERIDAN RD
WESTFIELD, IN 46062



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0128G & 18057C0109G
DATED NOVEMBER 19, 2014

Land Description

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 00 minutes 54 seconds East (assumed bearing) 406.68 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 06 seconds East 16.50 feet to the east Right-of-way line of Grassy Branch Road and the East line of the 0.072 acre property (Parcel 14A, Code 4162) owned by State of Indiana as recorded in, Inst. No. 2006-041657, dated: July 20, 2006 in said Recorders Office; thence North 29 degrees 40 minutes 08 seconds East 101.82 feet along said East line to the Southwesterly Right-of-Way line for State Road 38; thence along the lines of said Southwesterly Right-of-Way, by the next two (2) courses: (1) thence South 60 degrees 41 minutes 09 seconds East 615.03 feet; (2) South 60 degrees 52 minutes 35 seconds East 345.98 feet to the East line of the 3.040 acre property owned by Alice E. Drexler et al, as recorded in Inst. No. 2007-063319, dated: November 9, 2007 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 34 minutes 59 seconds West 1,306.76 feet to the East prolongation of the North line of the 9.15 acre property owned by The First Baptist Church of Westfield, Inc., as recorded in Inst. No. 2005-068167, dated: October 17, 2005 in said Recorders Office; thence North 88 degrees 51 minutes 00 seconds West 289.89 feet along the East prolongation of said North line, the North line and the West prolongation of said North line to the North prolongation of the East line of the three (3) acre property owned by William R. Stubbs as recorded in, Inst. No. 2003-028318, dated: March 24, 2003 in said Recorders Office; thence South 00 degrees 00 minutes 36 seconds East 0.75 feet along said North prolongation of the East line to the North line of said three (3) acre property; thence North 88 degrees 50 minutes 42 seconds West 240.38 feet along said North line to the South line of said 3.040 acre property; thence North 88 degrees 37 minutes 02 seconds West 361.62 feet along said South line to the West line of said Northwest Quarter; thence North 00 degrees 00 minutes 54 seconds West 1,669.09 feet to the Place of Beginning, containing 31.920 acres, more or less.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	58.85'	200.00'	29.64'	N78°42'05"E	58.64'	16°51'34"
C2	577.59'	300.00'	430.93'	N54°34'21"W	492.42'	110°18'40"
C3	31.21'	20.00'	19.79'	S45°17'03"W	28.14'	89°24'07"
C4	31.62'	20.00'	20.21'	N44°42'57"W	28.43'	90°35'53"
C5	38.15'	50.00'	20.06'	S68°07'30"W	37.23'	43°43'12"
C6	141.16'	60.00'	144.13'	N66°20'10"W	110.78'	134°47'51"
C7	138.90'	60.00'	136.82'	N67°23'02"E	109.90'	132°38'32"
C8	38.15'	50.00'	20.06'	S68°09'18"E	37.23'	43°43'12"

INDEX

SHT.	DESCRIPTION
1	COVER SHEET
2-4	PRIMARY PLAT / DEVELOPMENT PLAN / LANDSCAPE PLAN

REVISIONS

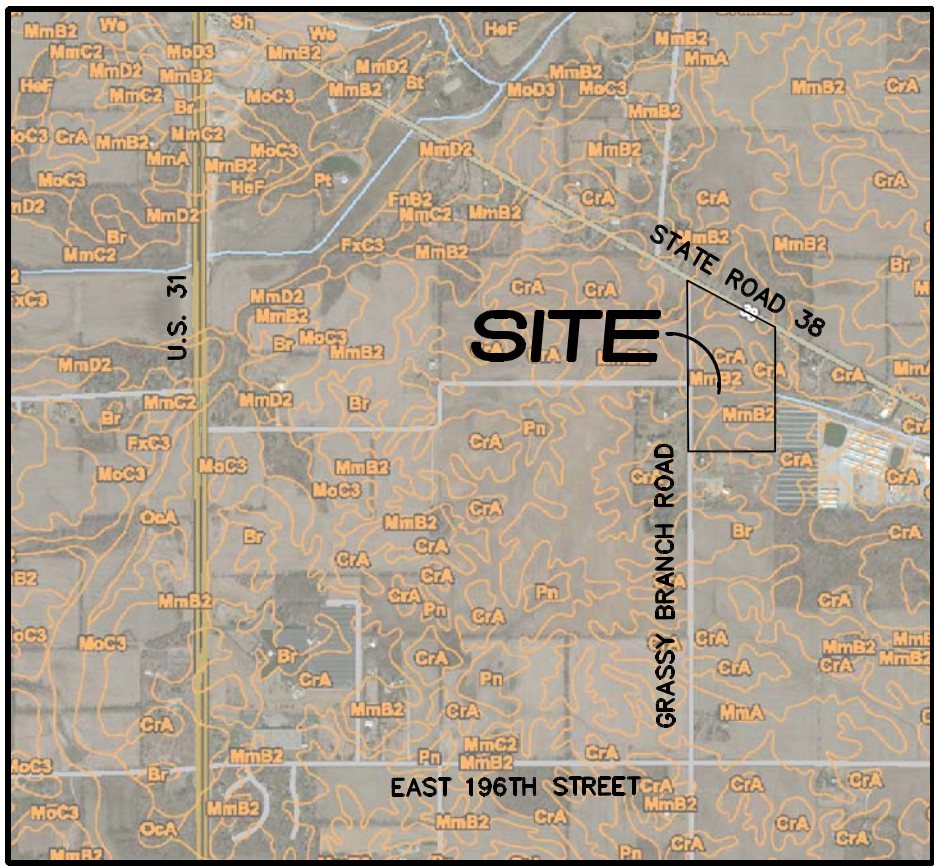
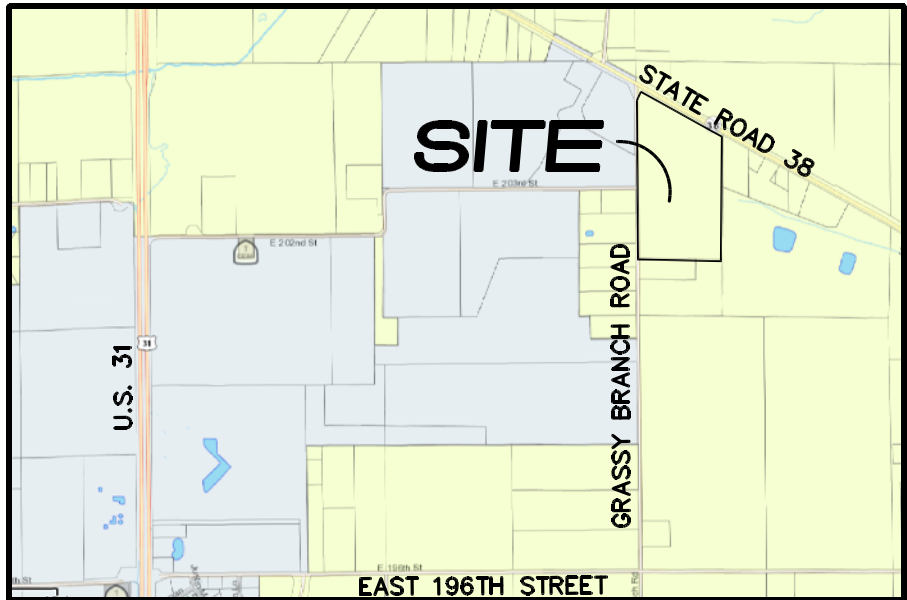
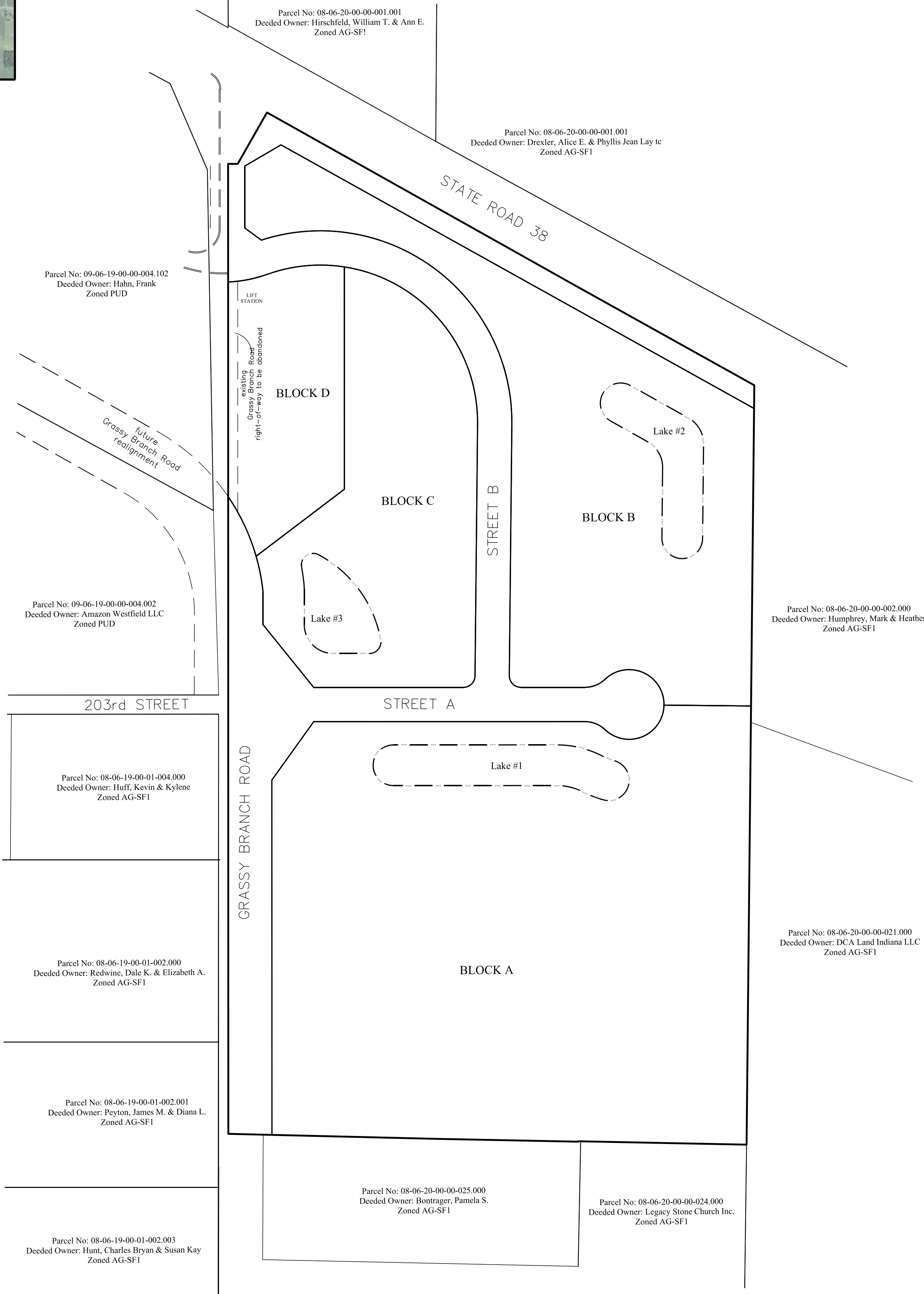
SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 10-30-18 GDK

NORTHPOINT

PHASE II

DEVELOPMENT PLAN

ZONING - AURORA PUD



SOILS MAP
Br, CFA, MmB2, MoC3 & Pn
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CFA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

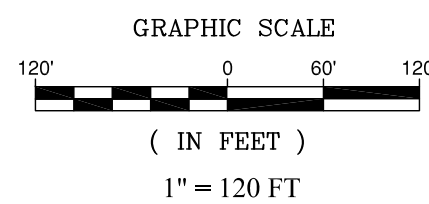
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

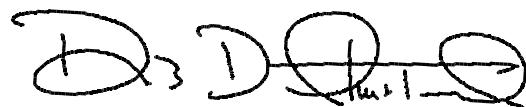
Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.



NOTES:

RETENTION PONDS SHAPE, SIZE AND LOCATION ARE
CONCEPTUAL ONLY AND SUBJECT TO CHANGE.
RETENTION NEEDS WILL BE DETERMINED AT THE
TIME EACH BLOCK IS DEVELOPED.

 09/28/18

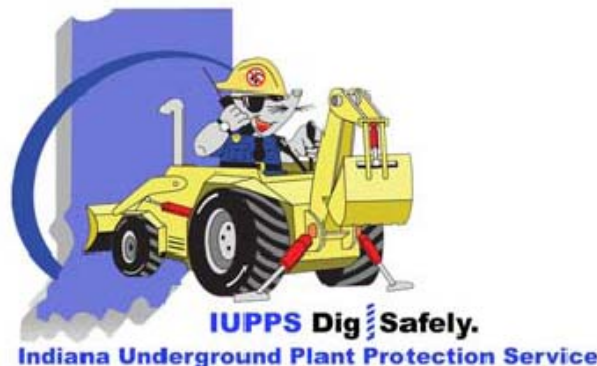
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

DATE

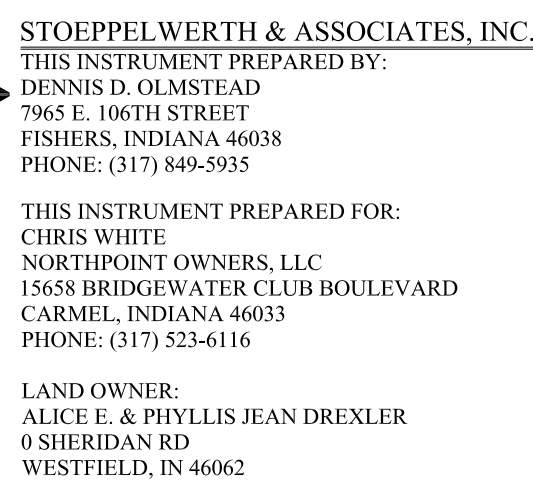


PLANS PREPARED BY:

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.

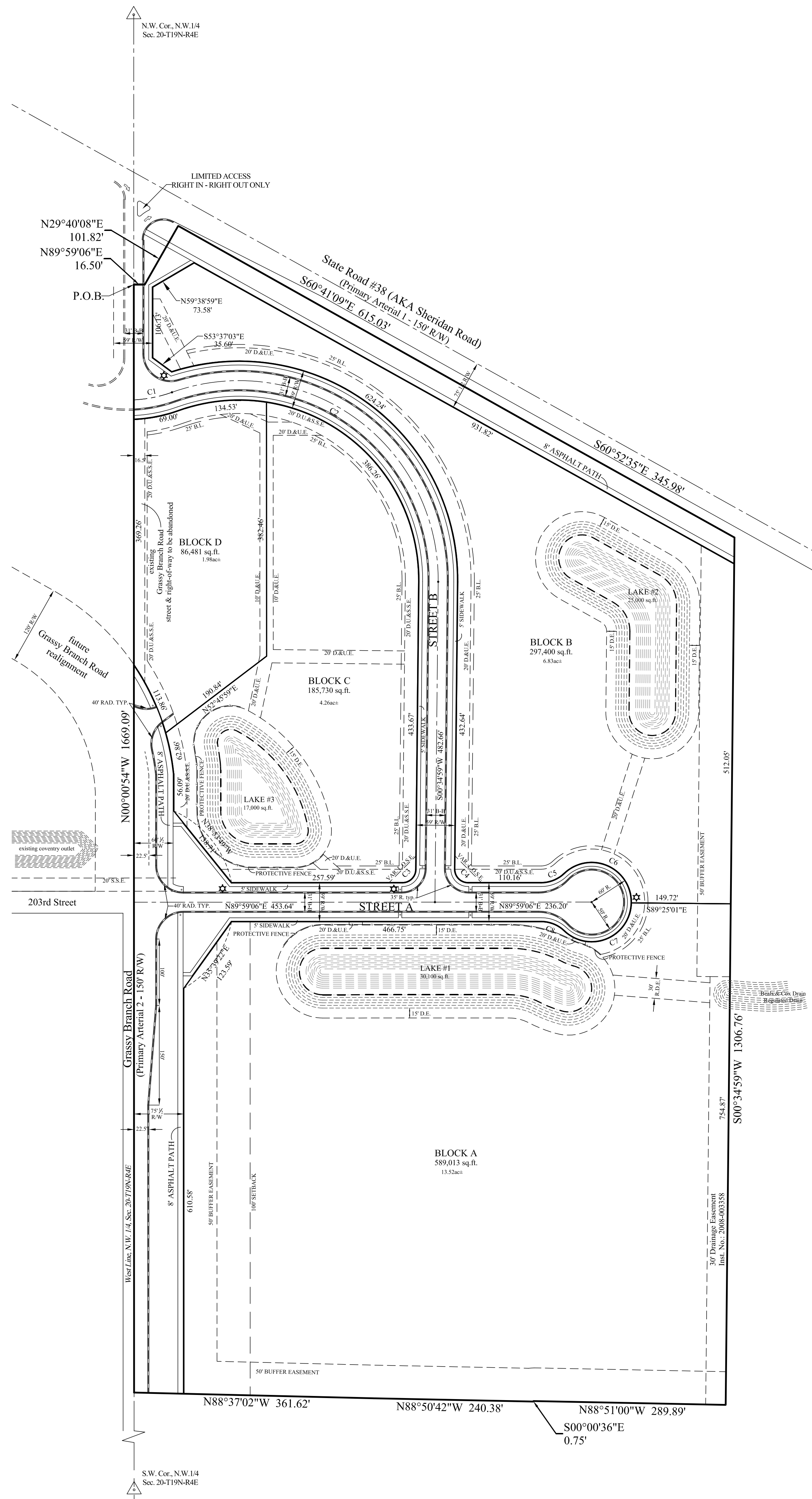


NORTHPOINT

PHASE II

PRIMARY PLAT

ZONING - AURORA PUD



LEGEND

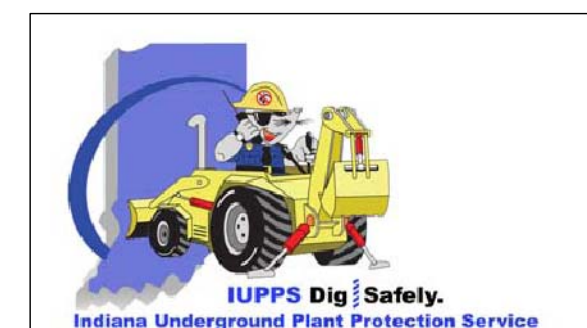
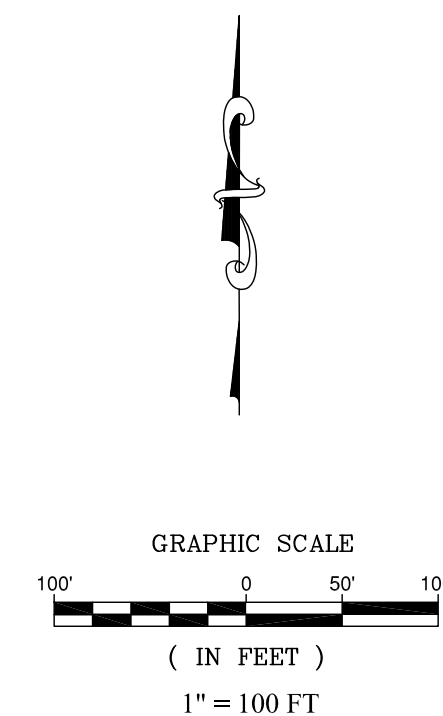
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D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
	STREET LIGHT

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

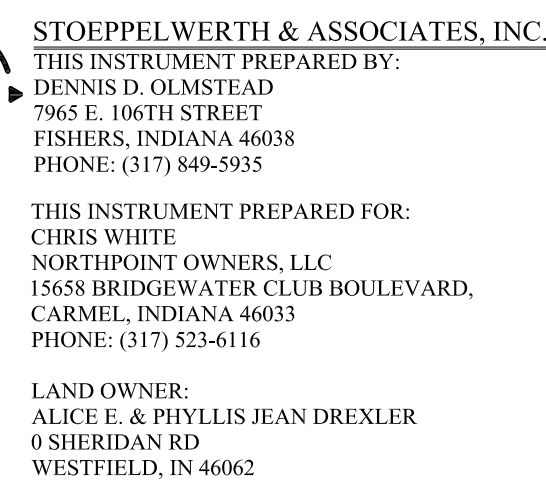
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BUSLERS. INSTEAD, A LANE SHIFT IS SHOWN ON 196TH STREET AND GRASSY BRANCH ROAD.



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

PRIMARY PLAT		NORTHPOINT PHASE II		WASHINGTON TOWNSHIP		HAMILTON CO. INDIANA	
PREPARED FOR:							
SECTION: 20	TOWNSHIP: 19N	RANGE: 4E					
DRAWN BY: GDK		CHECKED BY: GDK					
SHEET NO.							
2							
S & A JOB NO.							
55285SSG-P2							

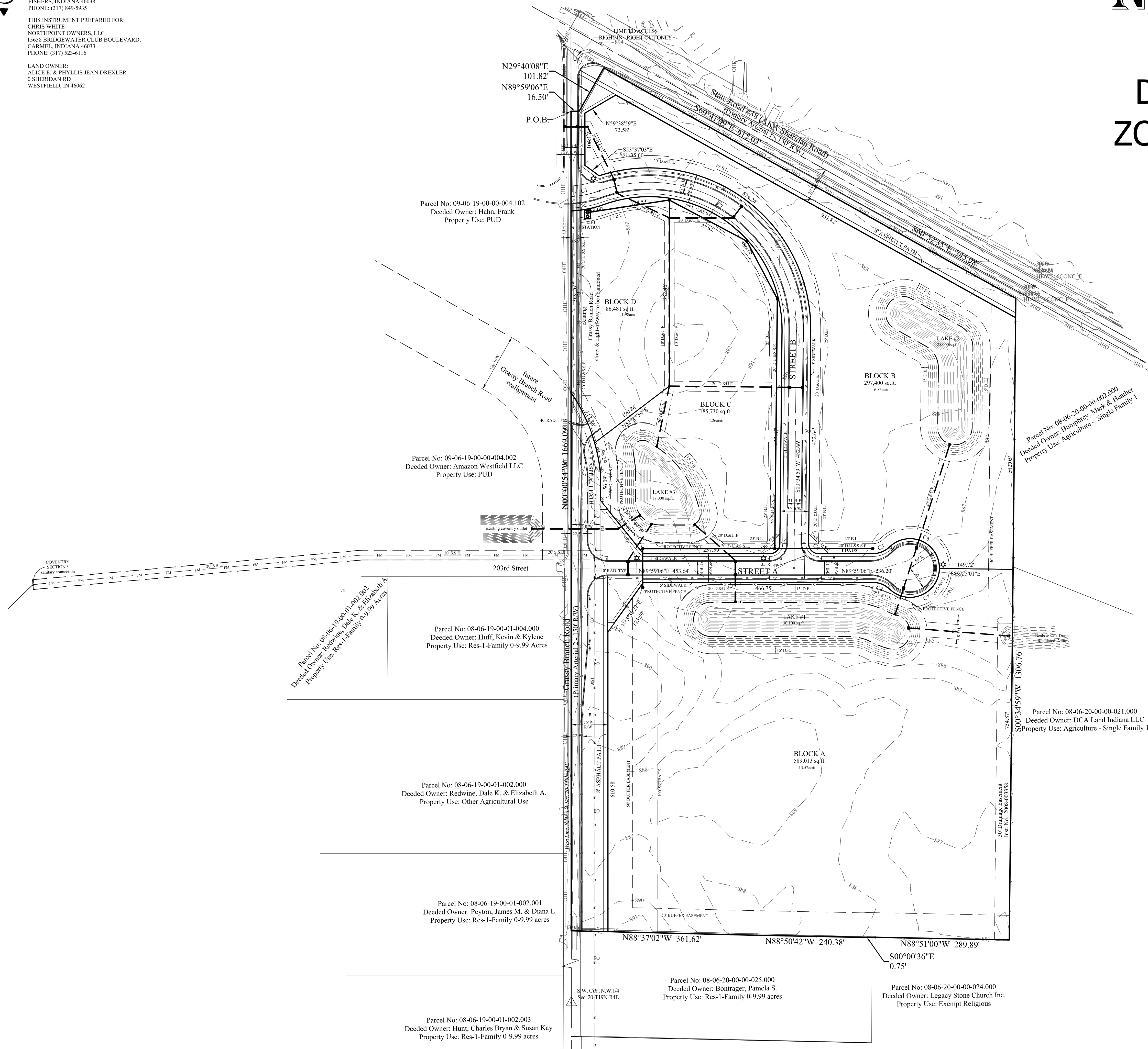


NORTHPOINT

PHASE II

DEVELOPMENT PLAN

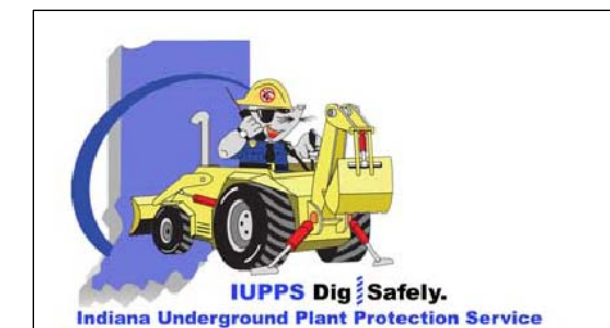
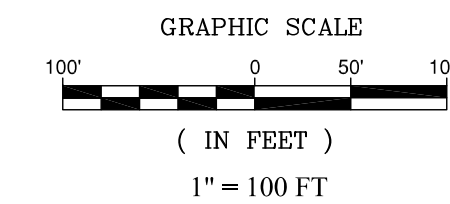
ZONING - AURORA PUD



LEGEND

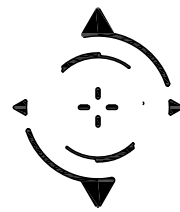
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D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
	STREET LIGHT

	830	EXISTING CONTOUR
	W	EXISTING WATER LINE
		PROPOSED SANITARY SEWER
		PROPOSED STORM SEWER
	W	PROPOSED WATER LINE
	FM	PROPOSED FORCE MAIN
		PROPOSED LIFT STATION



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

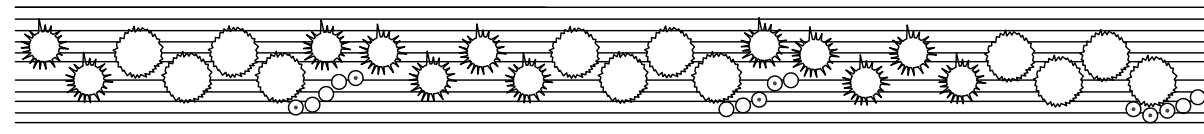
DEVELOPMENT PLAN NORTHPOINT, PHASE II WASHINGTON TOWNSHIP HAMILTON CO., INDIANA						STOEPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942			THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT. REGISTERED No. 900012 STATE OF INDIANA AND SURVEYOR CERTIFIED: 09/28/18  DENNIS D. OLMSTEAD			DATE 10/30/18 REV. PER TAC COMMENTS REVISIONS GDK BY		
--	--	--	---	--	--	--	--	--	---	--	--	---	--	--



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

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

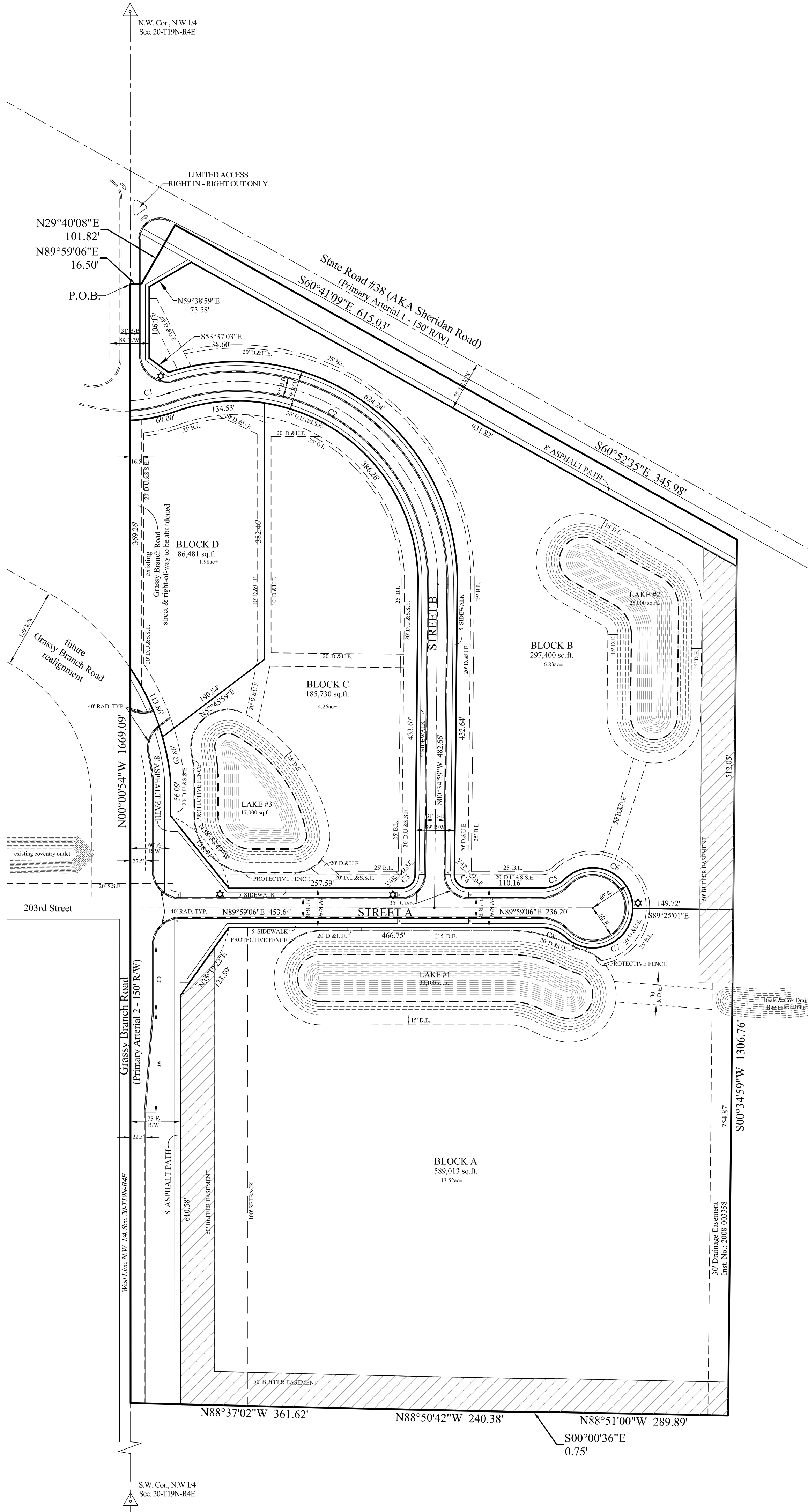
LAND OWNER:
ALICE E. & PHYLLIS JEAN DREXLER
0 SHERIDAN RD
WESTFIELD, IN 46062



BUFFER #2
MODIFIED BUFFER PER PUD - USE OF 6' MOUND (7.3 c #2 OF PUD)
300' TYP. LAYOUT

WITHIN BUFFER YARDS AT LEAST EIGHT (8) EVERGREEN
TREES PER ONE HUNDRED (100) LINEAR FEET AND FIVE (5)
EVERGREEN SHRUBS PER ONE HUNDRED (100) LINEAR FEET
SHALL BE PLANTED.

- VARYING EVERGREEN SPECIES
- VARYING EVERGREEN SHRUBS



NORTHPOINT

PHASE II

LANDSCAPE PLAN

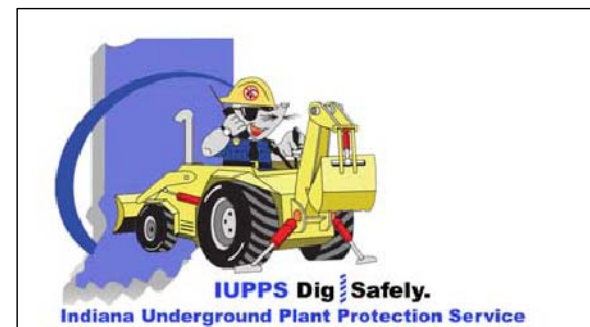
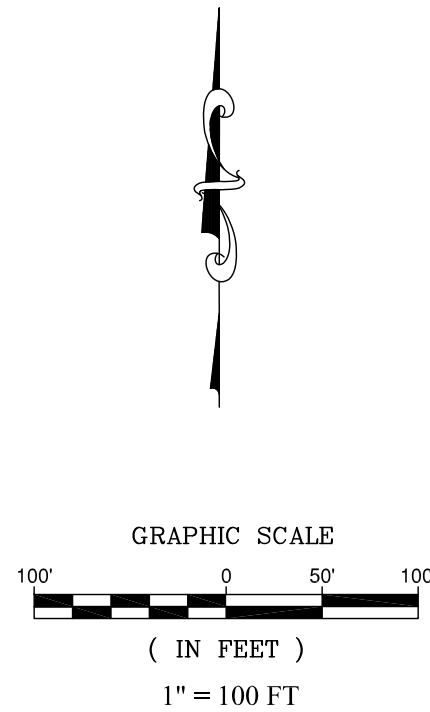
ZONING - AURORA PUD

- LEGEND
- | | |
|-------------|--|
| BLOCK A | BLOCK NUMBER |
| D.E. | DRAINAGE EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
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| | STREET LIGHT |

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ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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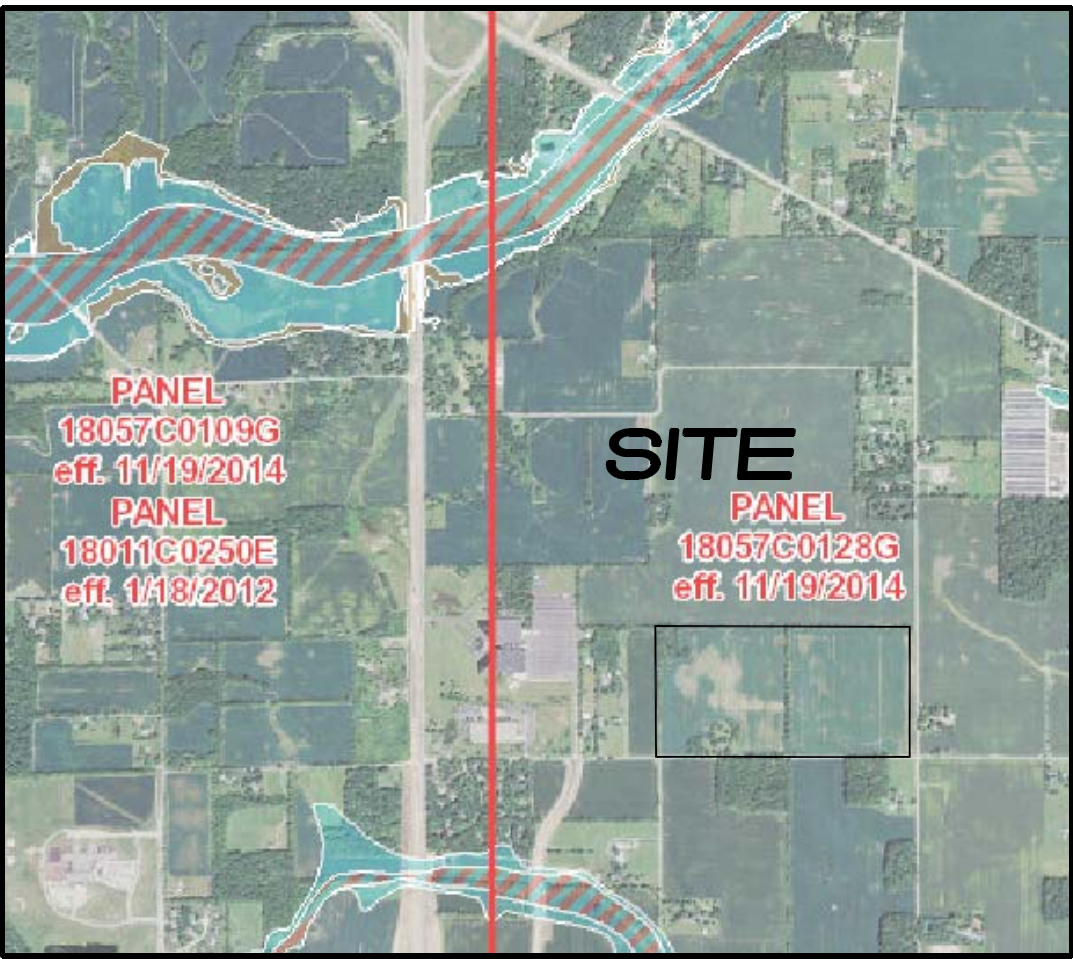
Know what's below.
Call before you dig.

LANDSCAPE PLAN			PREPARED FOR:			SHEET NO. 4		
NORTHPOINT PHASE II			DRAWN BY: GDK			S & A JOB NO. 55285SSG-P2		
HAMILTON CO., INDIANA			CHECKED BY: GDK			OF 4 SHEETS		
WASHINGTON TOWNSHIP			SECTION: 20			S & A JOB NO. 55285SSG-P2		
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HAMILTON CO., INDIANA			DRAWN BY: GDK			REV. PER TAC COMMENTS		
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THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

OWNER:
CAREY CORPORATION
2612 E. 196th STREET
WESTFIELD, INDIANA 46074



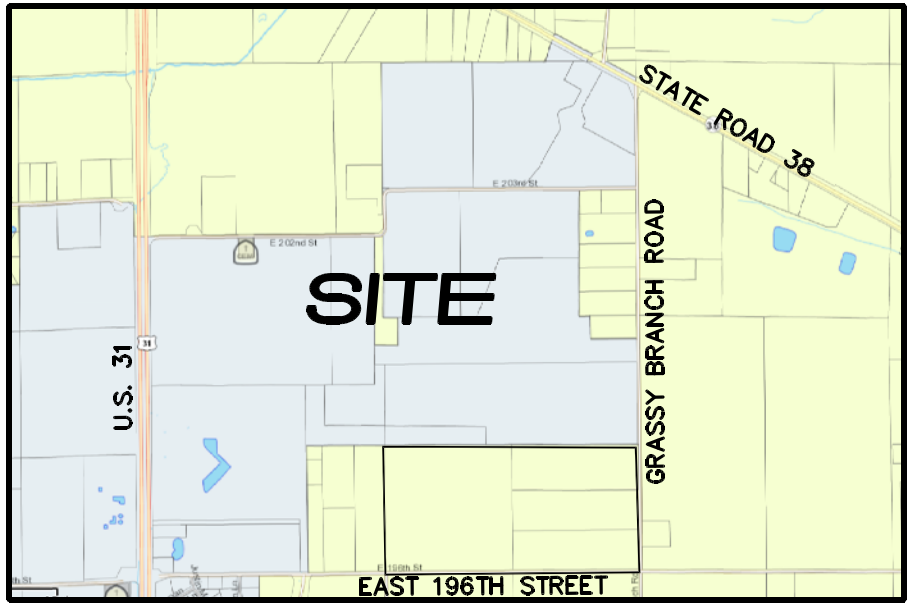
FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0128G & 18057C0109G
DATED NOVEMBER 19, 2014

NORTHPOINT

PHASE III

PRIMARY PLAT

ZONING - AURORA PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CFA, MmB2, MoC3 & Pn
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CFA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knolls and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

Parcel No: 08-06-19-00-00-010.101
Deeded Owner: Citizens Water of Westfield LLC
Property Use: Local Water Dist. Cmrl.
ZONED: AG-SF1

Parcel No: 08-06-19-00-00-010.201
Deeded Owner: Pierce, Lou Ann
Property Use: House Trailer 0-9.99 Acres
ZONED: AG-SF1

Parcel No: 08-06-19-00-00-011.000
Deeded Owner: Moore, Byron E. & Elizabeth S.
Property Use: Res-1-Family 0-9.99 Acres
ZONED: AG-SF1

Parcel No: 08-06-19-00-00-011.001
Deeded Owner: Moore, Byron E. & Elizabeth S.
Property Use: Res-1-Family 0 - 9.99 acres
ZONED: AG-SF1

Parcel No: 08-06-19-00-00-010.000
Deeded Owner: Chance, Ronald E. & Carolyn A.
Property Use: Ag - Vacant Lot
ZONED: AG-SF1

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
ZONED: AURORA PUD

COVENTRY
Deeded Owner: CalAtlantic Homes of Indiana Inc
Property Use: Single-family residential
ZONED: AURORA PUD

Parcel No: 08-06-20-00-00-023.000
Deeded Owner: Roberts, Joseph G.
Property Use: Other Agricultural Use
ZONED: AG-SF1

Parcel No: 08-06-20-00-00-023.001
Deeded Owner: McKinnon, Allison S
Property Use: Res-1-Family 0 - 9.99 acres
ZONED: AG-SF1

Parcel No: 08-06-29-00-00-001.001
Deeded Owner: Goins, Thomas E
Property Use: Cash grain/general farm
ZONED: SF-2

Parcel No: 08-06-30-00-00-007.000
Deeded Owner: Chance, Ronald E & Carolyn A Trustees of Ronald E Chance Lvg Trust 1/2 int
& Caroyln A & Ronald E Chance Trustees of Carolyn A Chance Lvg Trust 1/2 int
Property Use: Cash grain/general farm
ZONED: SF-2

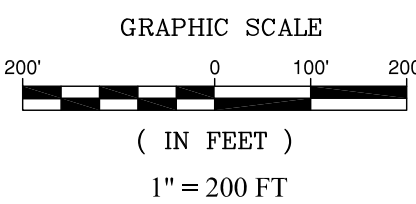
Parcel No: 08-06-30-00-00-009.000
Deeded Owner: Roberts, Leanna K
Property Use: Cash grain/general farm
ZONED: SF-2

NORTHPOINT Phase III

A part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 19; thence North 89 degrees 48 minutes 33 seconds West along the South line thereof 2672.59 feet; thence North 00 degrees 15 minutes 27 seconds East 1336.15 feet; thence South 89 degrees 50 minutes 02 seconds East 2666.81 feet to a point on the East line of said Southeast Quarter; thence South 00 degrees 00 minutes 36 seconds West along said East line 1337.30 feet to the place of beginning, containing 81.925 acres, more or less.

This description was prepared without the benefit of an accurate survey and is subject to change.



Dennis D. Olmstead
REGISTERED LAND SURVEYOR
NO. 900012

09/28/18
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



INDEX	
SHT.	DESCRIPTION
1	COVER SHEET
2-4	PRIMARY PLAT / DEVELOPMENT PLAN / LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 10/29/18 GDK

NOTES:

RETENTION PONDS SHAPE, SIZE AND LOCATION ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. RETENTION NEEDS WILL BE DETERMINED AT THE TIME EACH BLOCK IS DEVELOPED.

INGRESS/EGRESS LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. CURB CUTS WILL BE DETERMINED AT THE TIME EACH BLOCK IS DEVELOPED.

OWNER:
CAREY CORPORATION
2612 E. 196th STREET
WESTFIELD, INDIANA 46074

[illegible]

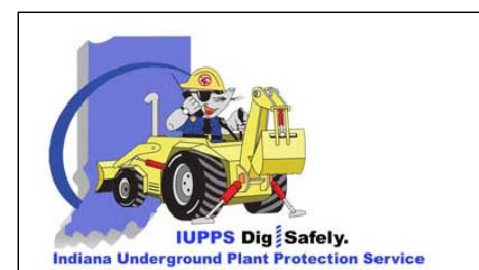
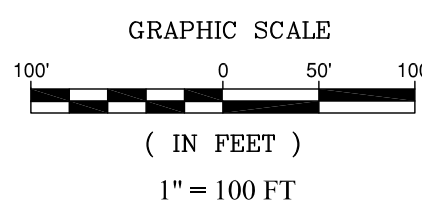
 830 EXISTING CONTOUR
 W EXISTING WATER LINE
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 W PROPOSED WATER LINE

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BLINDS; INSTEAD, A LANE SHIP IS SHOWN ON 196TH STREET AND GRASSY BRANCH ROAD.



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

DEVELOPMENT PLAN

NORTHPOINT PHASE III

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

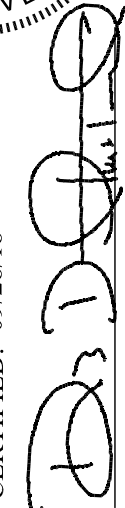
STOEPPELWERTH

ALWAYS ON.

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

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

CERTIFIED: 09/28/18



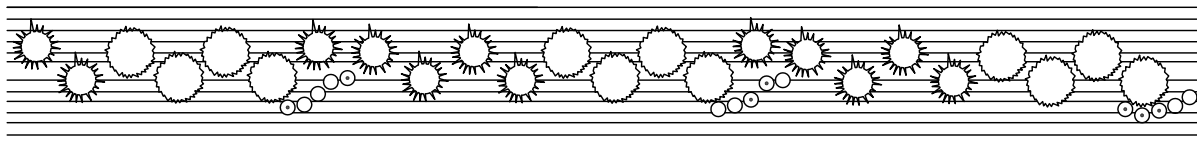
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REVISIONS	BY

DATE 0/29/18

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

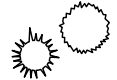
THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

OWNER:
CAREY CORPORATION
2612 E. 196th STREET
WESTFIELD, INDIANA 46074



BUFFER #2
MODIFIED BUFFER PER PUD - USE OF 6' MOUND (7.3 c #2 OF PUD)
300' TYP. LAYOUT

WITHIN BUFFER YARDS AT LEAST EIGHT (8) EVERGREEN
TREES PER ONE HUNDRED (100) LINEAR FEET AND FIVE (5)
EVERGREEN SHRUBS PER ONE HUNDRED (100) LINEAR FEET
SHALL BE PLANTED.



VARYING EVERGREEN SPECIES



VARYING EVERGREEN SHRUBS



40' BUFFER

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BLISTERS; INSTEAD, A LANE SHIFT IS SHOWN ON 196th STREET AND GRASSY BRANCH ROAD.

Parcel No: 09-06-19-00-001-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future County, Section 5)
ZONED: AURORA PUD

Parcel No: 09-06-19-00-001-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future County, Section 5)
ZONED: AURORA PUD

Parcel No: 09-06-19-00-001-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future County, Section 5)
ZONED: AURORA PUD

Parcel No: 08-06-20-00-001-001.000
Deeded Owner: Roberts, Joseph G
Property Use: Other agricultural use
ZONED: AG-SF1

Parcel No: 08-06-20-00-001-001.001
Deeded Owner: McKinnon, Allison S
Property Use: Row-cash grain
ZONED: AG-SF1

Parcel No: 08-06-20-00-001-001.001
Deeded Owner: McKinnon, Allison S
Property Use: Cash grain general farm
ZONED: AG-SF1

40' BUFFER EASEMENT

20' S.S.E.

20' S.S.E.

20' S.S.E.

100' SETBACK

40' R. TYP.

FULL ACCESS

40' R. TYP.

FULL ACCESS

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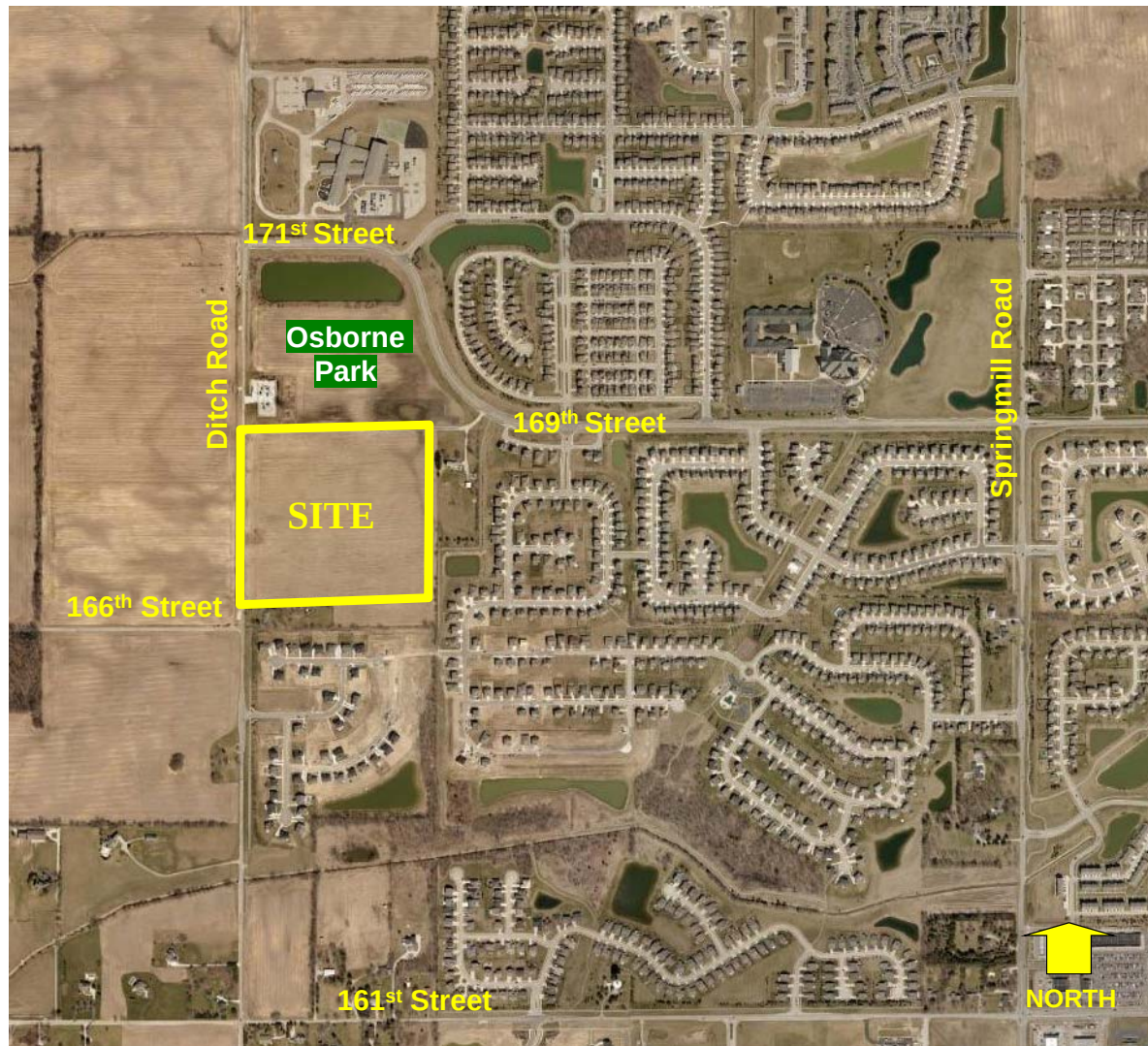
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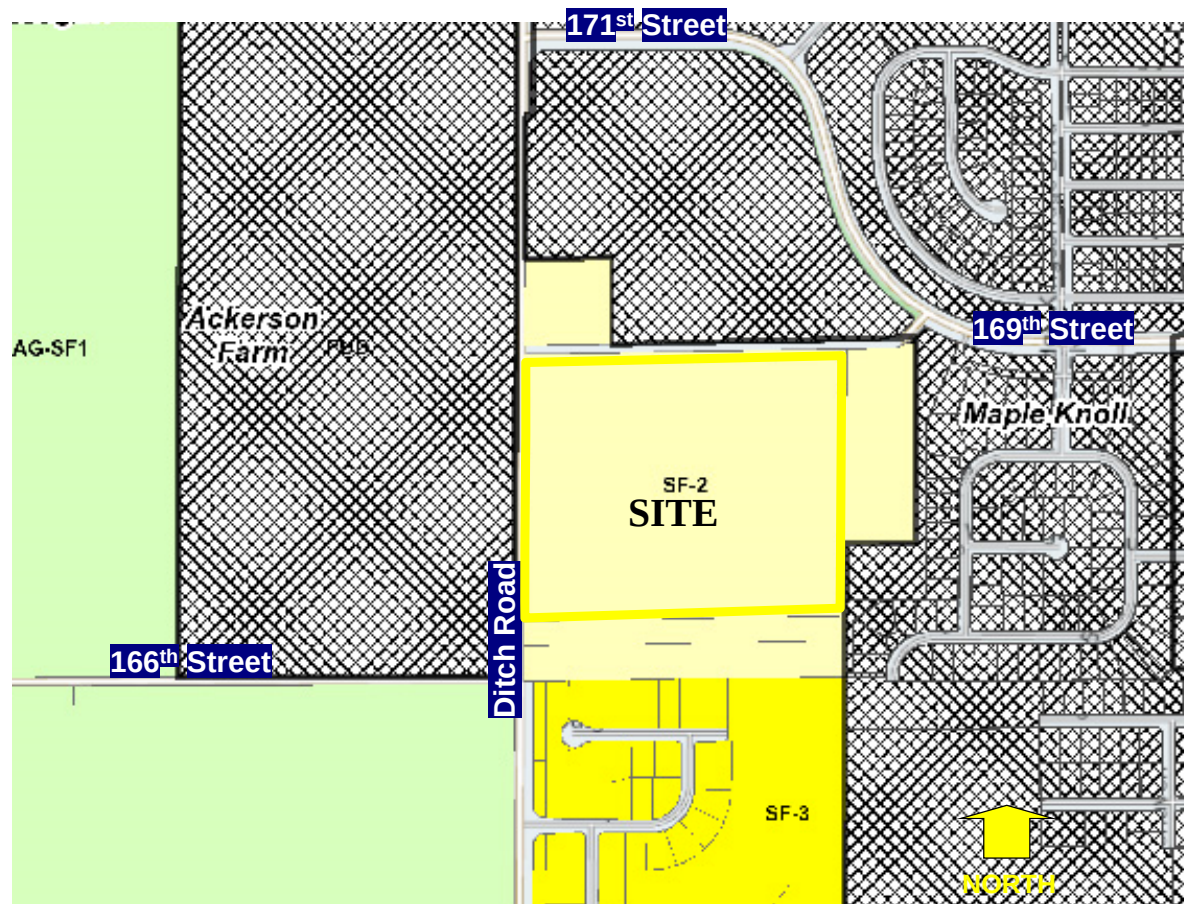
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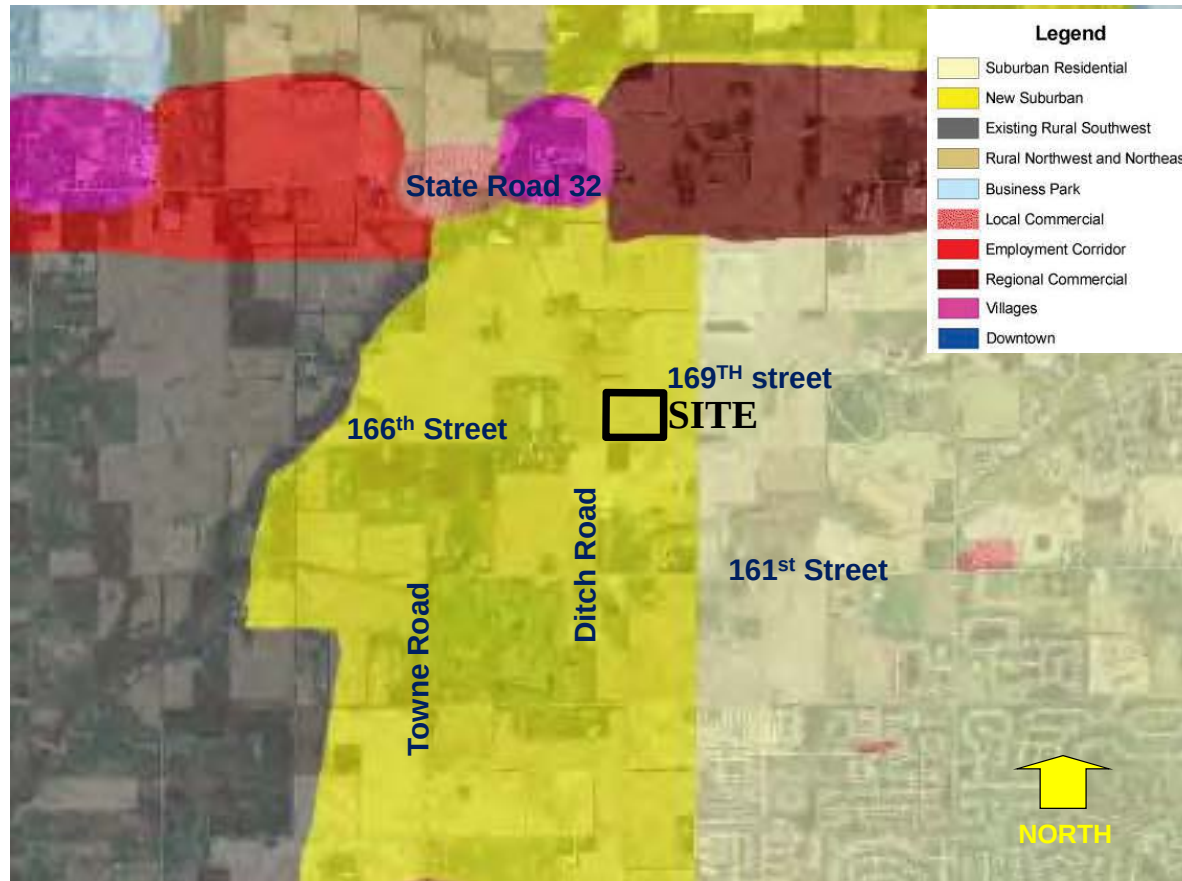
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BORDEAUX WALK – SITE LOCATION MAP



BORDEAUX WALK – ZONING MAP



BORDEAUX WALK – COMPREHENSIVE PLAN MAP



BORDEAUX WALK – CONCEPT PLAN



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CONCEPT PLAN



OSBORNE PARK– CONCEPT PLAN



Petition Number: 1811-SPP-19, 1811-ODP-19

Project Name: Bordeaux Walk PUD District

Subject Site Address: 16707 Ditch Road (the "Property")

Petitioner: Beazer Homes Indiana, LLP (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Requests an Overall Development Plan and Primary Plat review of 72 lots on 33 acres +/- in the proposed Bordeaux Walk Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Agricultural

Approximate Acreage: 33.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-49

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 22, 2018, City Council meeting. The Petitioner held a neighborhood meeting at West Rail at The Station Model Home (16040 Trestle Drive, Westfield) on October 25, 2018. The petition will receive a public hearing at the November 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property is located at 16707 Ditch Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Bordeaux Walk PUD District (Ordinance 18-49, *pending*). The proposed PUD Ordinance establishes the SF4: Single-Family High Density District as the Underlying Zoning District.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 5) Easements (locations, widths and purposes). (Article 8.3)

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

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

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

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

- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see General Regulations.

- 12) Legend and notes.

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

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

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

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

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

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

- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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

- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.

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

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

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

- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

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

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

Comment: Please see District Standards for Building Setback Lines.

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

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.

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

- 34) Names of legal ditches and streams on or adjacent to the site.

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

- 35) 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.

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

- 36) Identify buildings proposed for demolition.

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

- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Bordeaux Walk PUD Ordinance, except for those items identified as outstanding below.

- 39) **Bordeaux Walk PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)

- a) Permitted Uses (Section 5)
- b) General Regulations (Section 6)
 - i) Minimum Lot Width – 65’
 - ii) Minimum Lot Frontage – 35’
 - iii) Minimum Lot Area – 9,000 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—6’
 - (3) Rear—25’



Maximum Density (number of dwellings) – 72

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

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

- 40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards.

- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 42) 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.

- 43) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

44) Architectural Standards (Article 6.3)

45) Building Standards (Article 6.4)

46) Fence Standards (Article 6.5)

47) Height Standards (Article 6.6)

48) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

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

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

b) Selection, Installation, and Maintenance of Plant Materials:

c) General Landscape Design Standards:

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

d) Detention and Retention Areas:

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

e) Street Trees:

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

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

- f) Minimum Lot Landscaping Requirements:

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.

- g) External Street Frontage Landscaping:

- h) Buffer Yard Requirements:

- 2) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9).

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

- 3) Lot Standards (Article 6.10)

Comment: Please see District Standards.

- 4) Setback Standards (Article 6.16)

Comment: Please see comments in District Standards.

- 5) Vision Clearance Standards (Article 6.19)

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

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

- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)

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

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)

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

- 5) Pedestrian Network Standards (Article 8.7)
- 6) Storm Water Standards (Article 8.8)
- 7) Street and Right-of-Way Standards (Article 8.9)
- 8) Street Light Standards (Article 8.10)

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

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required

to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

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

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

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

- 9) Street Sign Standards (Article 8.11)

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

- 10) Surety Standards (Article 8.12)

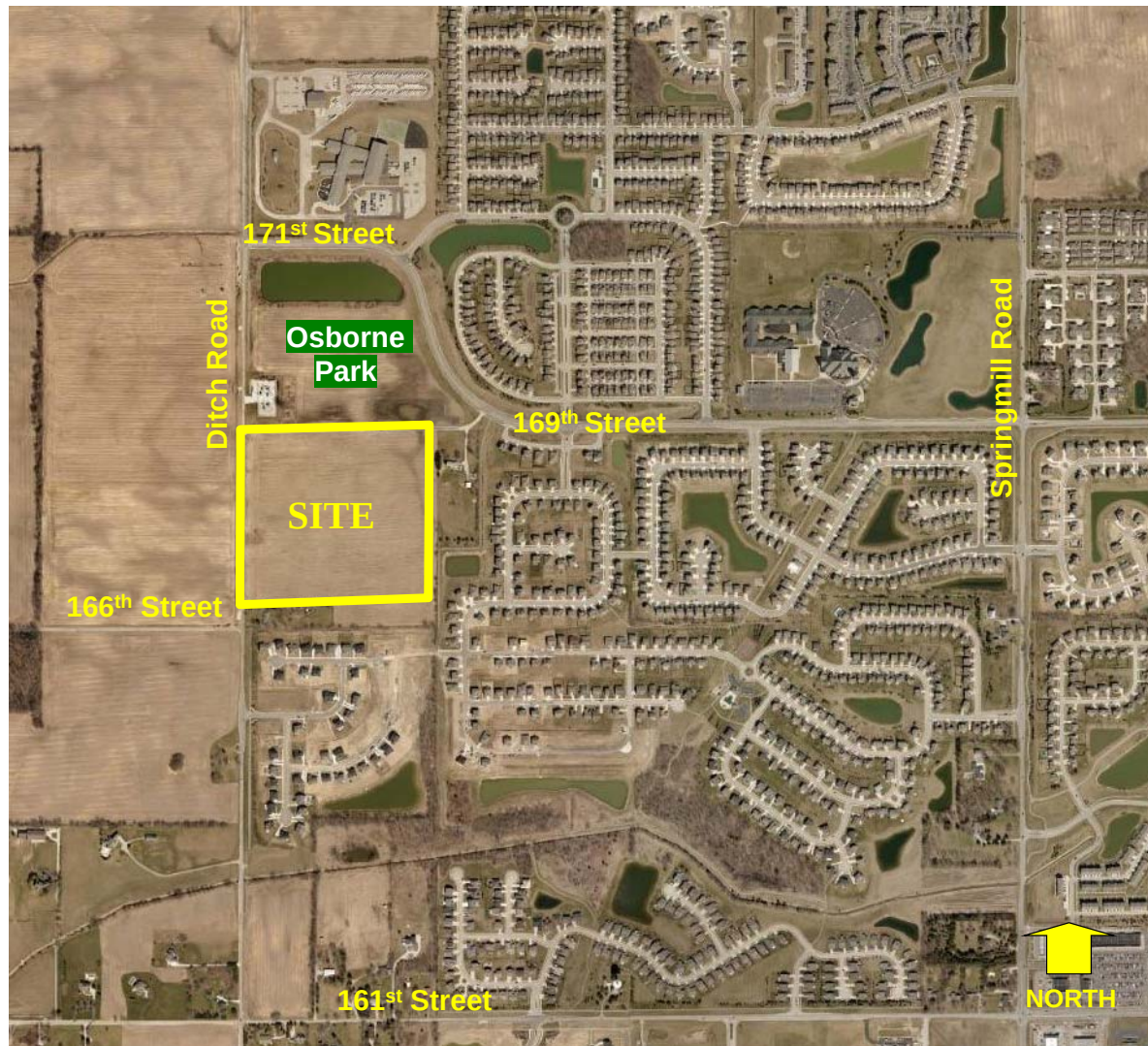
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

- 11) Utility Standards (Article 8.13)

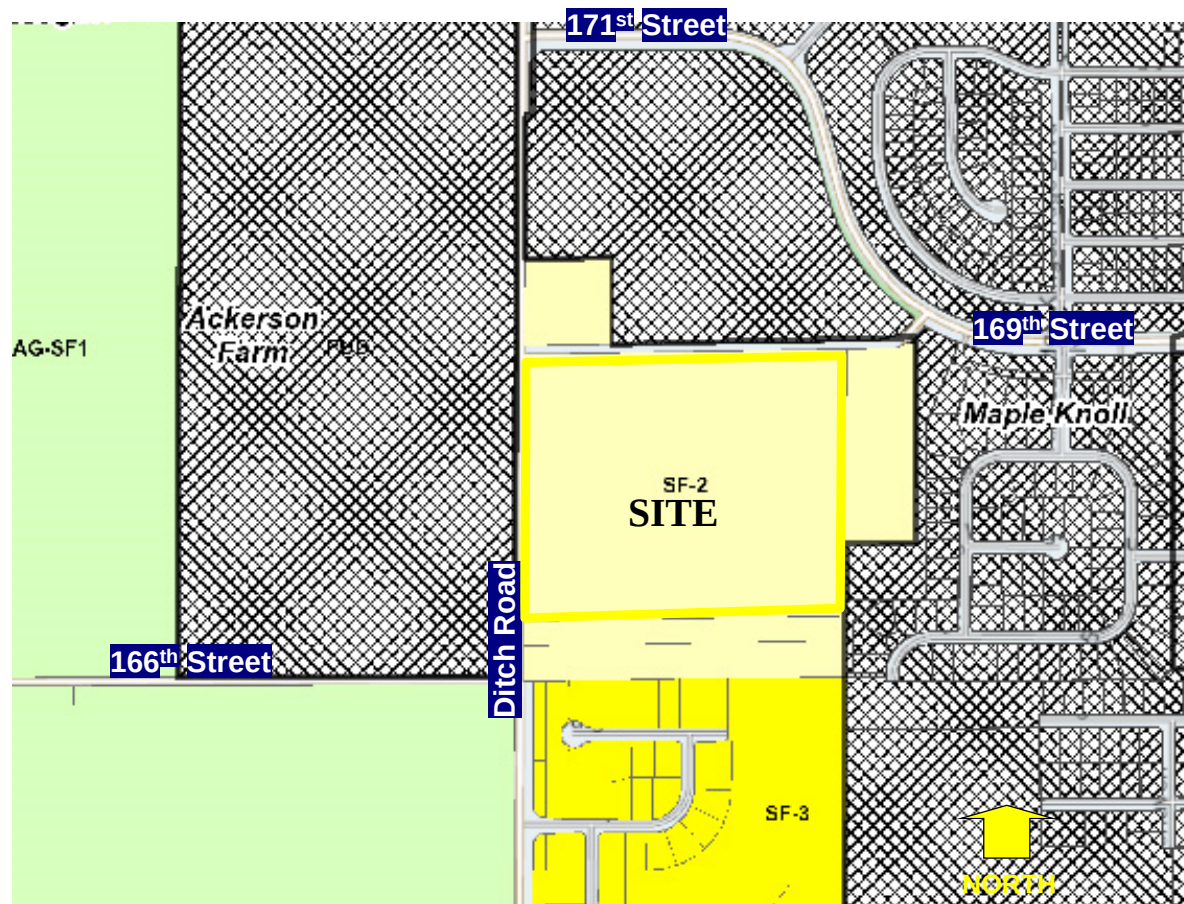
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

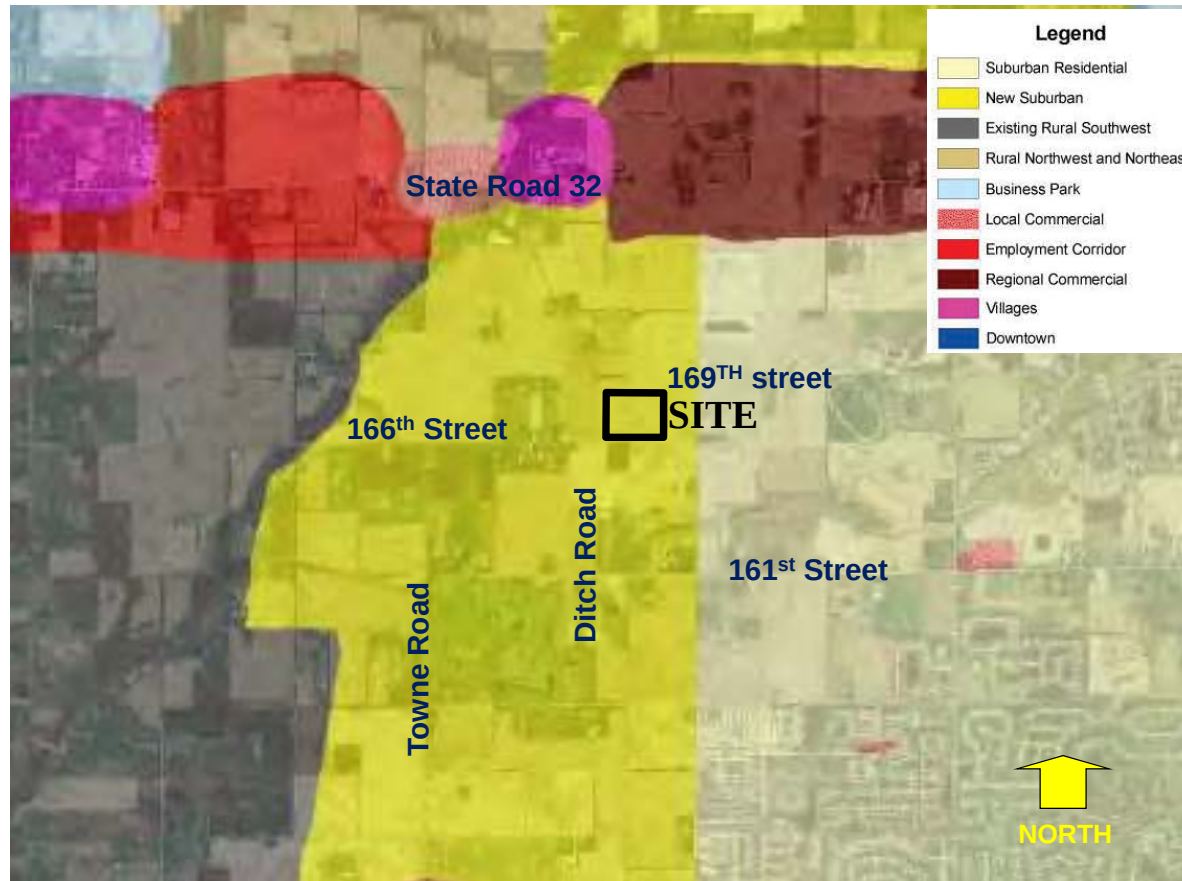
1. **Action: Hold a public hearing at the November 5, 2018, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



BORDEAUX WALK – SITE LOCATION MAP



BORDEAUX WALK – ZONING MAP



BORDEAUX WALK – COMPREHENSIVE PLAN MAP



BORDEAUX WALK – CONCEPT PLAN



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CHARACTER EXHIBITS



BORDEAUX WALK – CONCEPT PLAN



OSBORNE PARK– CONCEPT PLAN



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – LANDSCAPE PLAN



PERIMETER LANDSCAPING EXHIBITS



LINDLEY RUN – REQUIRED AMENITIES



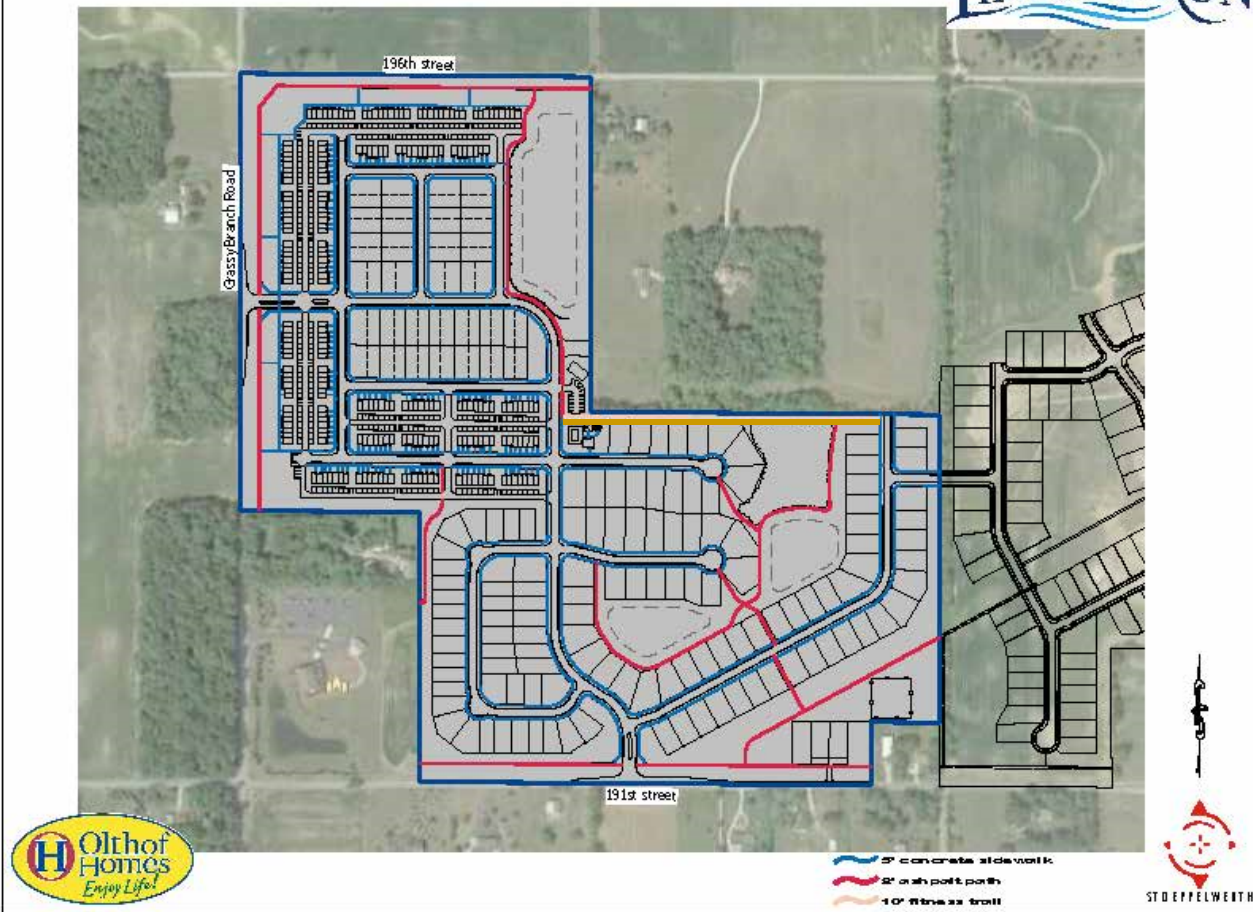
LINDLEY RUN – ADDITIONAL REQUIRED AMENITIES



LINDLEY RUN – ADDITIONAL REQUIRED AMENITIES

Pedestrian Connectivity Plan

LINDLEY RUN



LINDLEY RUN – Pedestrian Connectivity



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – LANDSCAPE PLAN

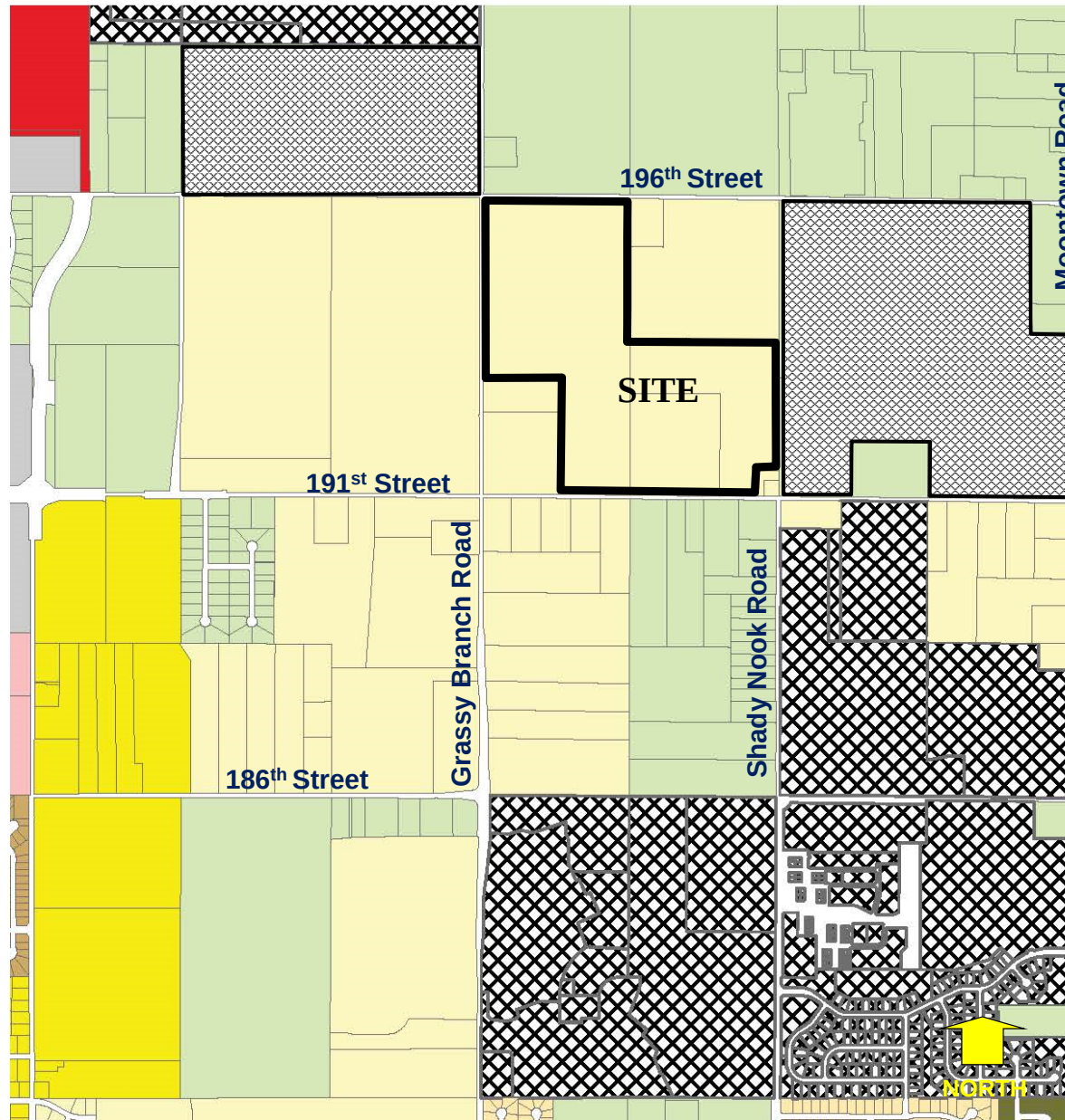


LINDLEY RUN – ORIGINAL CONCEPT PLAN

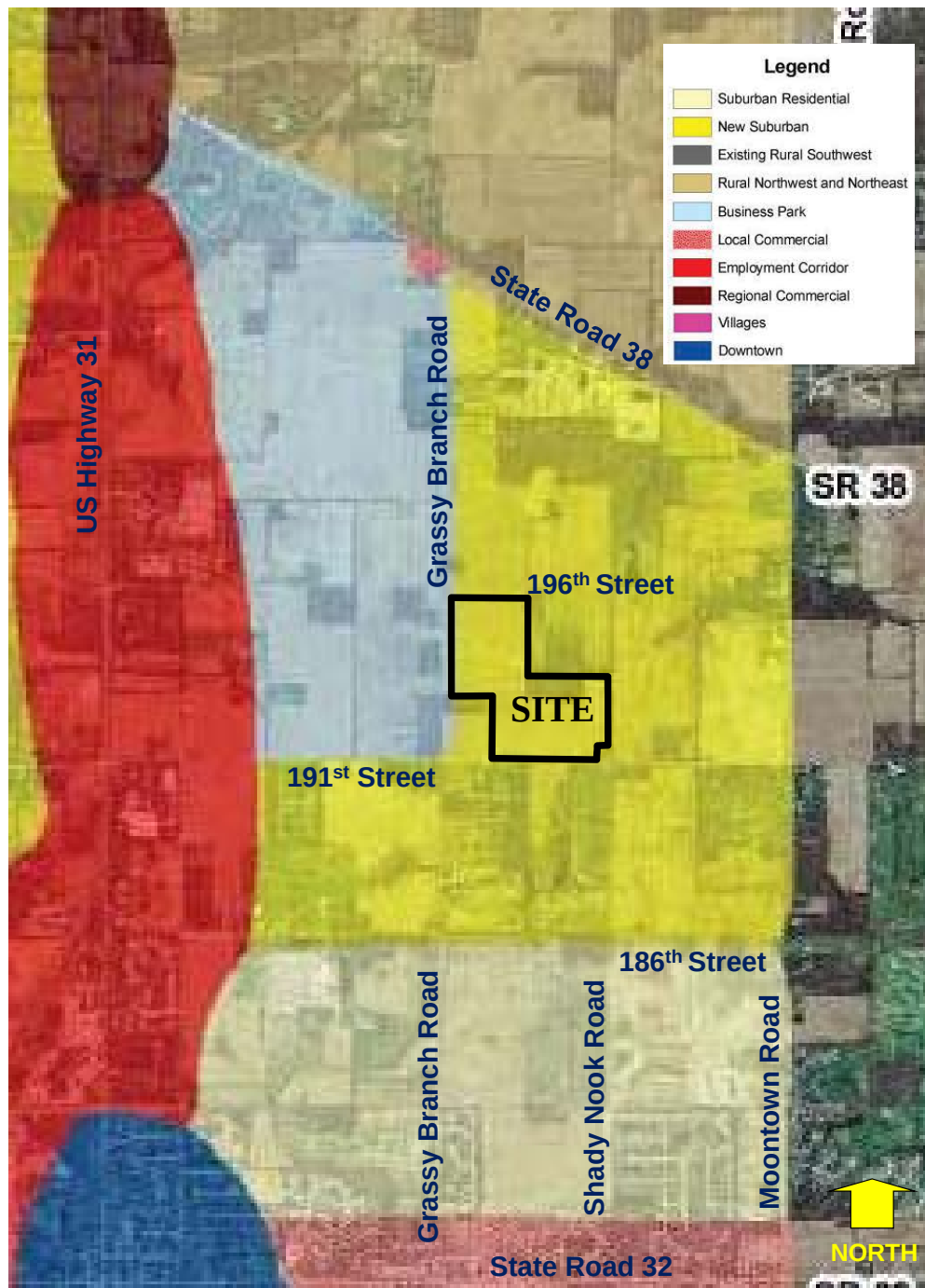


total open space
33.5ac± (31,899)

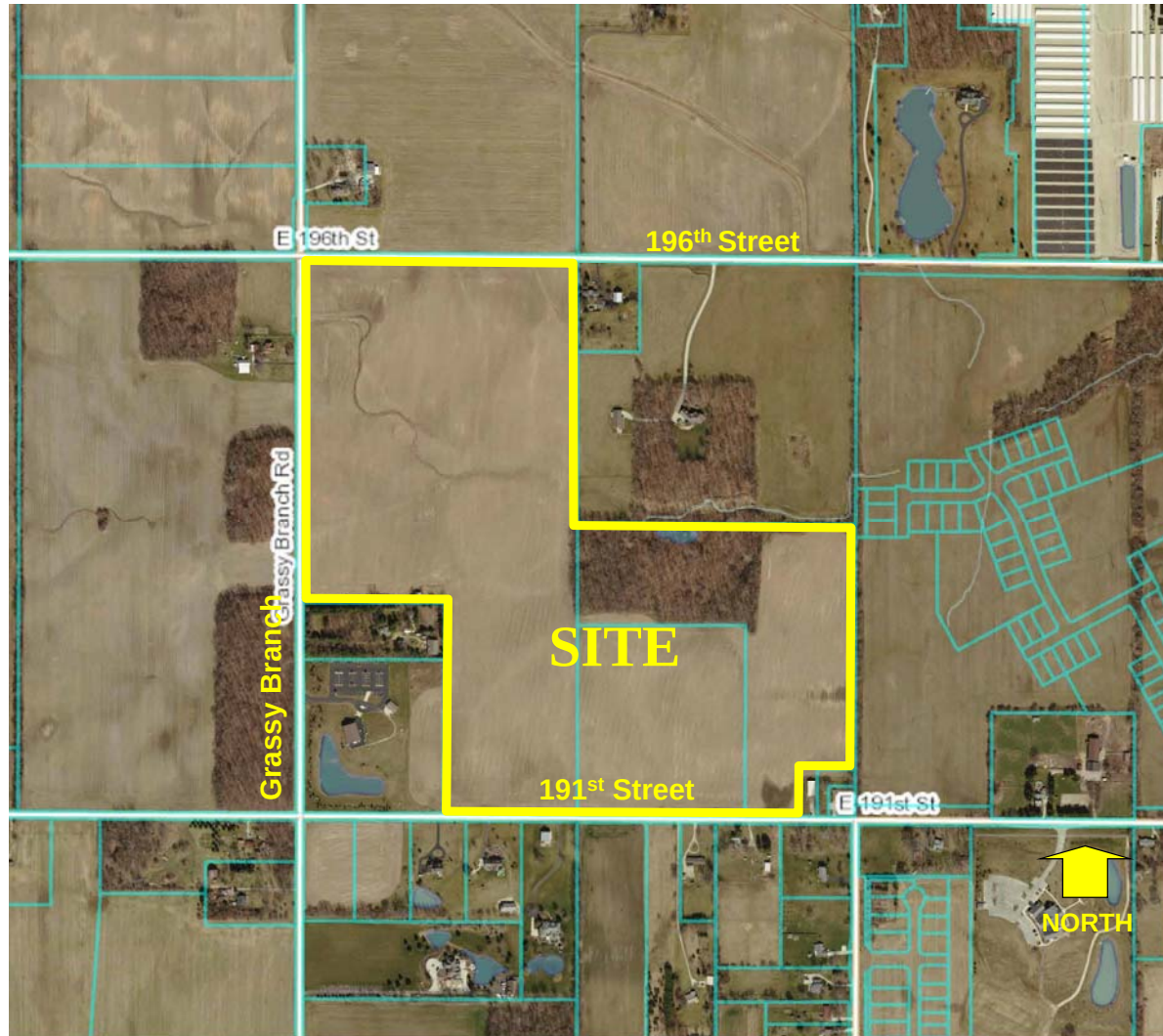
LINDLEY RUN – OPEN SPACE EXHIBIT



LINDLEY RUN – ZONING MAP



LINDLEY RUN – COMPREHENSIVE PLAN MAP



LINDLEY RUN – SITE LOCATION MAP