



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_17_2016

Monday, October 17, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 17, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - October 3, 2016

Documents: [Meeting Minutes - October 3, 2016](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1606-DDP-20

CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft.+/- building on 1.96 acres+/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations \(Option 1\)](#) | [Exhibit 4: Elevations \(Option 2\)](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#) | [Exhibit 7: Comparison Exhibit](#) | [Exhibit 8: Public Comment](#)

1608-PUD-13

The Trails Planned Unit Development (PUD) District

Southeast Corner of State Highway 32 and Oak Ridge Road

EdgeRock Development, LLC requests to expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

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

[Exhibit 4: District Map](#) | [Exhibit 5: Multi Family Character Exhibit](#) | [Exhibit 6: Drive-Thru Character Exhibit](#) | [Exhibit 7: Car Wash Character Exhibits](#) | [Exhibit 8: Canopy Character Exhibit](#) | [Exhibit 9: Ordinance 16-26 The Trails PUD](#) | [Exhibit 10: Ord 15-27 The Trails PUD \(original\)](#) | [Public Comment](#)

1610-DDP-31

The Campus Parking Lot Addition

2100 East 196th Street

Orix Real Estate Capital, Inc. by Cripe requests approval of a Detailed Development Plan for a parking lot expansion on 2.8 acres +/- in the GB: General Business District.

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

1610-ODP-10 & 1610-SPP-09

Spring Mill Station Subdivision

South Side of 161st Street; West of Spring Mill Road

CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Spring Mill Station Area Map](#)

1610-PUD-20 [CONTINUED]

The Depot at Springmill Station Planned Unit Development (PUD) District

Southwest Corner of 161st Street & Spring Mill Road

Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

1607-PUD-09

Liberty Ridge Planned Unit Development (PUD) District

South side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to allow a single-family residential development.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Building Character Exhibit](#) | [Exhibit 5: Streetscape Character Exhibit](#) | [Exhibit 6: Proposed Ord. 16-23](#) | [Exhibit 7: Redline Ord. 16-23 \(Original to Oct. 17\)](#) | [Exhibit 8: Redline Ord. 16-23 \(Sept. 19 to Oct. 17\)](#) | [Exhibit 9: Issue List and Responses](#)

CONTINUED ITEMS

1610-DDP-30 [CONTINUED]

Rainbow Child Development Day Care

Lot 2 of Spring Mill Station Subdivision

Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. +/- building on 2.0 acres +/- on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

1610-PUD-19 [CONTINUED]

Aurora Planned Unit Development (PUD) District

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

1609-PUD-16 [CONTINUED]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Documents: [Exhibit 1: Update Summary](#) | [Exhibit 2: List of Issues and Comments](#) | [Exhibit 3: Comprehensive Plan Review](#)

1607-ODP-09 & 1607-SPP-08 [CONTINUED]

Liberty Ridge Subdivision

South side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01 & 1601-SPP-01 [CONTINUED]

The Trails Subdivision

South of State Highway 32, East of Oak Ridge Road

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

NOTE: NOVEMBER 7, 2016, MEETING RESCHEDULED TO NOVEMBER 9, 2016, DUE TO ELECTION DAY

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1609-PUD-16
Exhibit 1

Docket Number: 1609-PUD-16 (Ordinance No. 16-27)

Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP

Request: A change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

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

Current Land Use: Undeveloped / Residential / Agriculture / Golf Course

Acreage: 731 acres +/-

Exhibits:

1. Update Summary
2. List of Issues and Comments
3. Comprehensive Plan Review

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION UPDATE:

The Department anticipates this petition will be on the **November 9, 2016**, Plan Commission meeting agenda. At this meeting, the petitioner will present its revisions to the petition as well as its responses to the public hearing comments. In advance of this meeting, attached please find the Department's summary of the **list of issues and comments** that were raised as part of the September 6, 2016, public hearing (see **Exhibit 2**). In addition, attached please find the Department's analysis of the petition in **review of the Comprehensive Plan** (see **Exhibit 3**). Both documents have been shared with the petitioner and are now being provided with this update for reference.

At the November 9, 2016, meeting, the Department recommends the Plan Commission open its meeting for additional public comment specific to the revisions. Comments in response to those revisions will be collected and summarized separately from those comments submitted with the original version of the petition. If interested parties wish to submit written comments in response to the revisions that will be presented at the 11/09/16 Plan Commission meeting, then those can be submitted to the Department (jpohlman@westfield.in.gov) anytime leading up to and immediately following the November 9, 2016, Plan Commission meeting.

Following this meeting and additional Plan Commission comments, the Department anticipates the petitioner will further refine its proposal and present its final revisions to the Plan Commission at a subsequent meeting for the Plan Commission's recommendation consideration.

Issues/Comments in Response to the Proposed Wood Wind Planned Unit Development (PUD) District

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of and immediately following the September 6, 2016, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments

1. Is the pace of development in the community sustainable (e.g., schools, infrastructure, services, economic/financial)?
2. Is it appropriate to restrict development in this area in a manner consistent with the existing AG-SF1: Agriculture / Single-Family Rural District zoning in the area?
3. What is the impact of the proposed development on property values in the area?
4. How does the proposed development impact the long term development of the 146th Street corridor between Towne Road and Shelborne Road?

Infrastructure

5. What is the impact on traffic and the road network by the proposed development? How will construction traffic be managed?
6. How will the proposed development impact the bicycle routes in the area?
7. What is the effect on the school district of the proposed development? What is the plan for elementary, middle and high schools? What is the plan for school buses? Will school administration or sports facilities need to expand?
8. What is the effect on the police and fire departments of the proposed development? Is there a plan to expand personnel and equipment?
9. Is there water and sanitary sewer capacity to serve this proposed development? What are the planned infrastructure improvements in the area? What is the impact on utility rate payers and tax payers?

Land Use / Transitions

10. Is the proposed density and location of the various densities appropriate? Does the proposed ordinance establish maximum densities?
11. Do the proposed land uses appropriately transition to proposed and existing land uses (e.g., use, connectivity)? Is the proposed development context sensitive enough?
12. Are the proposed buffer yards appropriate? Do buffer yards maintain the rural environment (e.g., reforestation to achieve natural conditions)? Do the proposed buffer yards appropriately buffer existing rural properties?
13. Are apartments appropriate to include in the proposed development? Is sufficient detail included to consider the design of this land use? Will the market support additional apartments in this area of the community?
14. Is the proposed commercial area appropriate at this location? How does this proposal compare to the recently considered Harmony PUD District amendment (e.g., architectural theming, land uses)?

15. Are the proposed residential architectural standards adequate?
16. Does the proposed ordinance adequately ensure compliance with the concept plan (e.g., curvilinear street design, location of open spaces and ponds, homes fronting perimeter streets)?

Open Space / Environmental

17. How does the proposed development impact the quality of ground water? What is the impact on ground water recharge and private wells in the area?
18. What assurances are adequate to ensure preservation of the golf course as an operating public facility or, alternatively, open space? Is a requirement for the golf course to remain operating as a golf course (e.g., 10 years, 20 years) appropriate?
19. Is it appropriate to encourage the preservation of the golf course? If so, is the proposed development an acceptable proposal to preserve the golf course?
20. Does the property include environmental features that should be preserved? If so, where and how does the development preserve and enhance them?
21. Is the quantity and location of open space appropriate?
22. Is it appropriate to count the golf course as open space? Is it appropriate to count retention / detention areas as open space?
23. Are homes located in a manner that preserves the open and scenic views of the area (e.g., large setbacks from perimeter streets, located with respect to natural features)?
24. How will the proposed development impact the light and noise levels in the area?

Comprehensive Plan

25. Is the proposed development consistent with the 2007 Comprehensive Plan (e.g., density transition, open space quantity and transition, types of open space)?

Purpose: This document is an analysis by the City of Westfield Economic and Community Development Department of the proposed Wood Wind Planned Unit Development (PUD) District (1609-PUD-16) in review of the [2007 Westfield-Washington Township Comprehensive Plan](#).

This purpose of this analysis is not to be a rigid checklist; rather, this analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy.

Overview: This analysis identifies the stated development policies¹ that are relevant to the geographic area of the proposed development (see Figure 3). In support of the development policies, the Comprehensive Plan also includes potential implementation tools (e.g., zoning regulations, subdivision regulations). The Department recognizes that many of these implementation tools have been addressed with the Unified Development Ordinance, and that the listed implementation tools are not inclusive concepts to meet the stated development policies. As such, if appropriate, implementation tools are also listed with a corresponding development policy in [brackets].

In general, if a development policy infers “appropriate”, then this analysis assumes the minimum standard for “appropriate” is at least as set forth in the Unified Development Ordinance (which was adopted in 2014 after the adoption of the 2007 Comprehensive Plan).

Statutory Consideration: The Comprehensive Plan is one of five criteria that Indiana Code 36-7-4-603 states the Plan Commission and Council shall pay reasonable regard to in the consideration of zoning ordinance amendments and zone map changes.

Comprehensive Plan: “The purpose of the plan is to shape the future of the community and establish policies for future development (Comprehensive Plan, pg. 3).”

“The plan is not a regulation and should not be viewed in that context. At the same time, this plan is adopted by the Plan Commission and the Council, and it is the official policy of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Plan Commission, the Council, and the Board of Zoning Appeals in their decision making (Comprehensive Plan, pg. 8).”

Development Policies: The Comprehensive Plan consists of two parts: overarching community-wide development policies, and land-use specific policies. Each part is reviewed herein.

Proposed Development: A change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include an existing golf course (Wood Wind), single-family residential, multi-family residential and commercial uses (the “proposed development”) (see Figure 1). The subject properties (collectively, the “property”) encompass real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road.

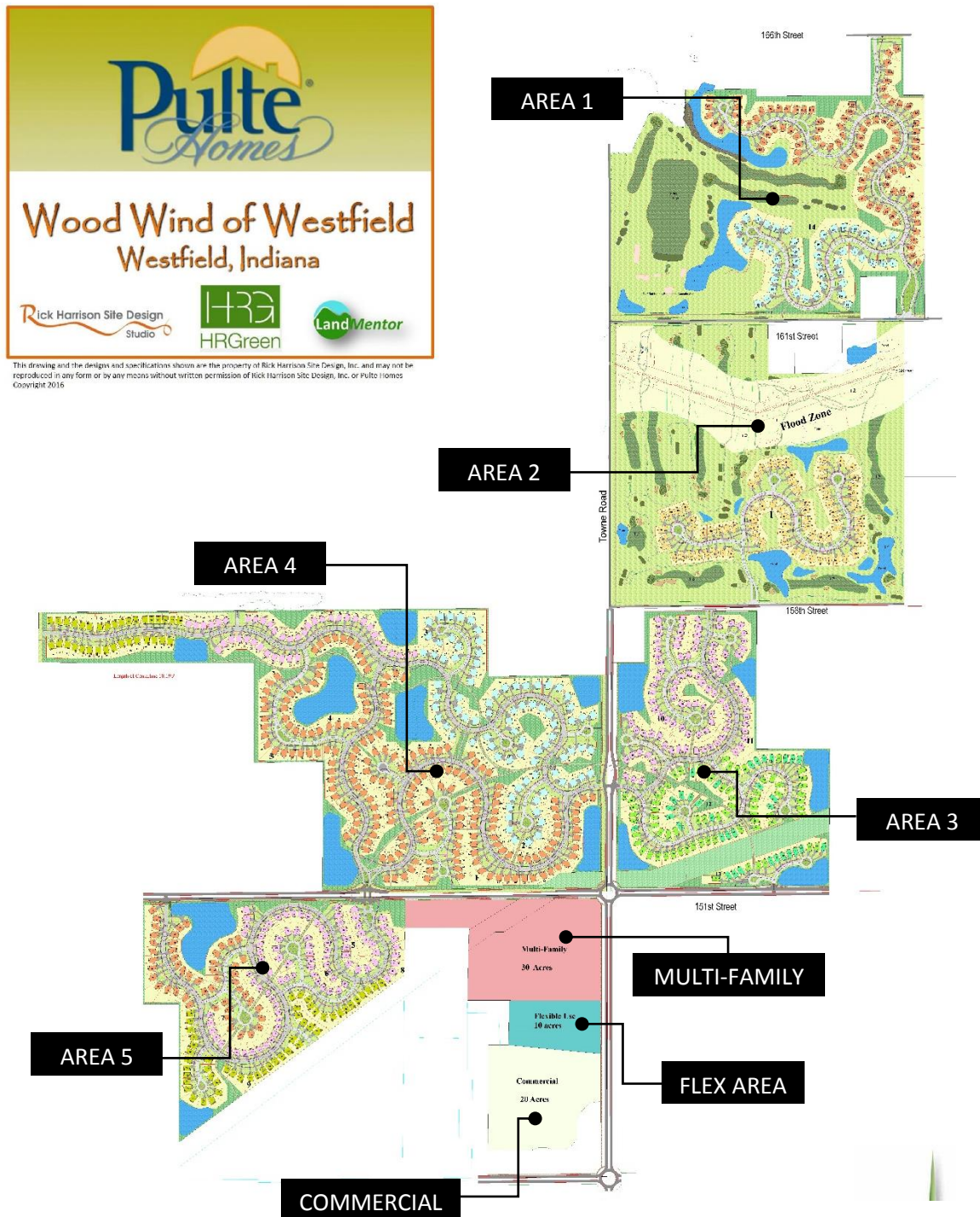
¹ The development policies are numbered herein for reference purposes only.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony), as well as large lot residential and agricultural properties (see Figure 2).

Figure 1: Proposed Development Concept Plan



✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 09/30/16)



Figure 2: Surrounding Development Context

Overarching Community-Wide Development Policies: “As a starting point, certain overarching principles of growth and development are identified relating to how land uses should develop. These fundamental principles serve as a foundation for more land use specific policies that follow in this chapter. It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another. (Comprehensive Plan, pg. 9).”

The following are the policies that embody these community-wide principles and it is not expected any one development will meet these policies in and of itself.

DEVELOPMENT POLICY		REVIEW COMMENTS	
Land Use Diversity and Balance (pg. 9)			
1	Encourage compatible and high quality “life span” housing, including a balanced mix of homes for renters and first-time buyers, housing for first-time owners ready to move up, executive housing, and senior housing. Regardless of type of housing or its target market, all housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.	✓	As proposed, the development incorporates a mix of single-family detached with varying target markets (price points, demographic), as well as market rate multi-family units. The Concept Plan includes a variety in the layout with five different neighborhoods. The Concept Plan depicts average lot sizes ranging from 10,833 sq. ft. to 16,634 sq. ft. The proposed ordinance has minimum lot sizes ranging from 7,500 sq. ft. to 10,000 sq. ft.
2	Encourage diversity in lot sizes and lot layout.	?	
3	Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.	?	It is subjective whether the diversity and variety within this proposed development is great enough to meet this policy as a community-wide policy.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 09/30/16)

Buffers and Transitions (pg. 11)			
4	Provide appropriate buffers between the commercial development and any adjacent non-commercial uses, particularly residential uses.	✗	Proposed buffers are generally less than otherwise required by the UDO.
5	Use landscaped building setback areas to provide buffering from roadways.	✗	Proposed landscaping along perimeter streets is generally less than otherwise required by the UDO.
6	Where appropriate, encourage transitional land uses as buffers to help mitigate negative land use impacts. For example, attached housing could be used as a transition between commercial or industrial uses and single family uses. In addition to serving as a land use buffer, such housing can contribute to the goal of providing a balanced range of land uses. Attached housing should be used as a transitional land use only in coordination with actual commercial or industrial development. The mere presence of land recommended or zoned for future business uses should not be used as justification for attached housing as a transitional land use. Absent any existing or pending business use, any attached housing must stand on its own merits and not be justified as a transitional land use.	✓	Without consideration to landscape buffering, the proposed development incorporates land use transitions. For example as the proposed development transitions north from 146 th Street to 151 st Street, the commercial uses transition to attached residential uses and the proposed density of the single-family uses of Area 5 (2.48 du/acre +/-) transitions from 146 th Street corridor to the other single-family uses north of 151 st Street.
7	Provide appropriate transition between adjacent dissimilar residential areas.	✗	Proposed buffers are generally less than otherwise required by the UDO.
8	Ensure proper buffering between existing residences and new development of a dissimilar character.	✗	See other development policies herein (#4, #44, #58, #68, #83) regarding transitioning/buffering commercial uses, suburban uses and rural uses.
9	Develop a range of buffering requirements, to allow for different buffers in different situations.	✗	
10	Combine “hardscape” buffers, such as fences and walls, with landscaping and distance for a more pleasing aesthetic effect.	✓	Entry monuments and perimeter landscaping along streets incorporate rural stone and horse fencing.
11	Utilize natural open space for buffering in industrial areas.	--	Not applicable; no industrial areas.
12	Encourage the use of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.	✗	Proposed development includes natural buffers, but are generally less than otherwise required by the UDO and they do not include elements of reforestation.
13	Discourage the use of berms for buffering.	✓	Berms are not proposed.
Connectivity (pg. 12)			
14	Provide pedestrian systems within open space and along roadways to connect to surrounding pedestrian and bicycle networks, particularly the Midland Trace and Monon Trails.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.
15	Avoid fragmentation of open space into isolated, unconnected areas, except to provide passive recreation, neighborhood parks and commons.	✗	With the scale and level of detail on the Concept Plan, the proposed open spaces appear isolated with limited connectivity.
16	Link spaces within neighborhoods and between neighborhoods and the larger community through a multi-modal system of fully connected routes to all destinations.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.
17	Include pedestrian facilities in all new developments. In particular, develop improved connections between key destinations such as between residential and commercial areas, and between residences, parks and schools.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met; however, the Department has provided specific comments to the petitioner to comply with the UDO's connectivity requirement that if incorporated, would likely result in this policy being achieved.
18	Participate in regional transportation efforts that promote better regional connectivity, such as the IndyGo Bus service.	--	Not applicable for this location.
Contiguity of Development (pg. 14)			
19	Encourage new development to be located contiguous to existing development. In rare circumstances, non-contiguous development may be permitted when it is vital to the economically and spatially efficient expansion and improvement of key infrastructure.	✓	The proposed development is contiguous with approved and pending developments, which include (see Figure 2): Towne West PUD (approved), Liberty Ridge (proposed), Harmony PUD (under development), West Rail PUD (under development), Ackerson Farms PUD (approved), Westgate PUD (approved), Bent Creek (under development).
20	Recognize that the promotion of efficient expansion of development relative to infrastructure and the avoidance of inefficient sprawl is a general policy; there may be occasions when non-contiguous development is still appropriate, especially when provisions are made	✓	

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

	for adequate public facilities and infrastructure not just for the development itself, but for land between the development and the existing developed and serviced area.		
Access Control (pg. 15)			
21	Require development of frontage roads in conjunction with new nonresidential development.	✓	A frontage road will be incorporated and required to be improved in conjunction with the proposed commercial area, consistent with the County's planned 146 th Street improvements.
22	Limit access points pursuant to an access management plan, particularly on arterial and collector streets, to new development to reduce the number of areas of traffic conflict and to ensure adequate sight distances.	✓	Access will be regulated by the City as part of the corresponding development plan approvals in accordance with the City's Construction Standards.
23	Utilize traffic calming techniques to control speeds in areas where lower speeds are desirable, such as in residential neighborhoods and in the pedestrian-oriented downtown.	✓	The curvilinear design of the proposed development is a recognized method to calm traffic speeds.
Residential Design Standards (pg. 17)			
24	Encourage neighborhoods that do not have the appearance of "production" housing.	?	The proposed development anticipates 1,000 homes +/- to be constructed by a single home builder. See overarching policies (#1-3).
25	Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.	?	See Exhibit C of the proposed ordinance for sample home elevations. The proposed ordinance includes an anti-monotony standard; however, the Department is continuing to work with the petitioner regarding the proposed standard.
26	Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.	?	Scale and mass are consistent with other single family homes in the community. Proposed ordinance does not specify permitted or prohibited building materials.
27	Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.	?	In general, the proposed development is consistent with other subdivisions in New Suburban areas of the community. Per other policies herein (#9, #44, #58, #68, #83), greater sensitivity in buffering and design may be warranted for adjacent rural properties and the Existing Rural Southwest area.
28	Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.	✓	The overall density and density of the various development areas are further addressed herein for evaluation. The gross (or overall) density of the single-family areas (Areas 1 – 5) is 1.5 du/acre +/-.
Open Space and Recreation (pg. 19)			
29	Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties.	✗	See overarching policies (#15, #17).
30	Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space.	?	Insufficient information is available to evaluate this policy (it appears at a minimum that a substantial stand of trees exists in Area 4 that would be impacted by the proposed development). As a result, to further evaluate this policy, the Department recommends the petitioner generally identify and map existing environmental features. If features are appropriate to preserve, then the petitioner should identify how the proposed development enhances or preserves these features.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

31	Locate open space so as to maintain the visual character of scenic roads.	?	<i>The concept plan generally appears to satisfies this policy; however, where back yards are adjacent, the perimeter landscaping is generally less than required by the UDO.</i> <i>The petitioner is also proposing to modify the UDO's perimeter architectural standards and the proposed ordinance does not specify increased setback requirements from perimeter streets.</i>
32	Require open space in all new developments. Open spaces should consist of usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process.	?	<i>Aside from the central amenity area in the northeast area of the proposed development and with the scale and level of detail on the Concept Plan, the other proposed open spaces appear limited and isolated with limited connectivity.</i>
33	Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.	?	<i>Please see other policies herein (#30).</i>
34	Protect Little Eagle Creek. The installation of sewers in the township has the potential to damage this important resource. It is important that the sewer expansion be completed in an environmentally sensitive manner.	--	<i>Not applicable for this petition.</i>
35	Provide both passive and active recreation for the residents of the community.	?	<i>The proposed development proposes active recreation opportunities in Areas 1 and 2 (e.g., central amenity area and golf course) and passive recreation opportunities appear to be proposed through the proposed development (e.g., trails); however, there do not appear to be proposed active opportunities for recreation within Areas 3, 4 and 5.</i>
36	Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. Recognize that the location and configuration of open space is of importance along with the amount of open space. The location and configuration of open space should be a primary design consideration in the development process, not an afterthought based on a determination of unusable land.	?	<i>Please see other policies and comments herein regarding open space (#15, #16, #17, #29, #30, #32, #33, #35, #37).</i>
37	Use open space as part of an integrated storm management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater, and incorporate detention facilities as visual and environmental amenities such as ponds.	✓	<i>The petitioner has represented that the Concept Plan incorporates preliminary drainage design. Drainage will otherwise be required to comply with City and County drainage regulations.</i>
Fiscal Considerations (pg. 21)			
38	Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.	✓	<i>Each development is responsible to build corresponding utility and drainage infrastructure to support the development.</i> <i>Utility and government agencies rely upon the anticipated growth as set forth in the community's Comprehensive Plan and Thoroughfare Plan when planning and making capital improvements.</i>
39	Consider the impact of growth in land use planning and decisions on public services and facilities.	✓	<i>Residential developments are required to pay road and park impact fees for each home, and non-residential developments pay road impact fees. These collected impact fees are used to make improvements within the community in accordance with the Thoroughfare Plan and Parks Master Plan.</i>
40	Ensure that all new development will have adequate public services and facilities.	✓	<i>The petitioner is being required to have a traffic impact study performed. This study will inform the City in helping to identify what and when certain road improvements will be warranted as a result of the proposed development.</i>

Land Use Specific Policies:

“This plan...provides a general land use vision supplemented with critical land use policies. The previous plan contained a parcel-specific map that often created confusion for the public and for decision-makers, as the distinction between *comprehensive planning* and *zoning* was blurred. This plan is policy and concept oriented and is intended as a framework for decision-making (Comprehensive Plan, pg. 4).”

The Future Land Use Plan is **not parcel-specific**, but rather provides broad conceptual areas for the various land uses. With that being said, the Future Land Use Plan in the Comprehensive Plan generally identifies the property as primarily **New Suburban** (yellow area), with smaller areas along the western area as **Existing Rural Southwest** (gray area) and an area at the intersection of 146th Street and Towne Road as **Local Commercial** (pink area). The land use specific development policies of the Comprehensive Plan are summarized below.

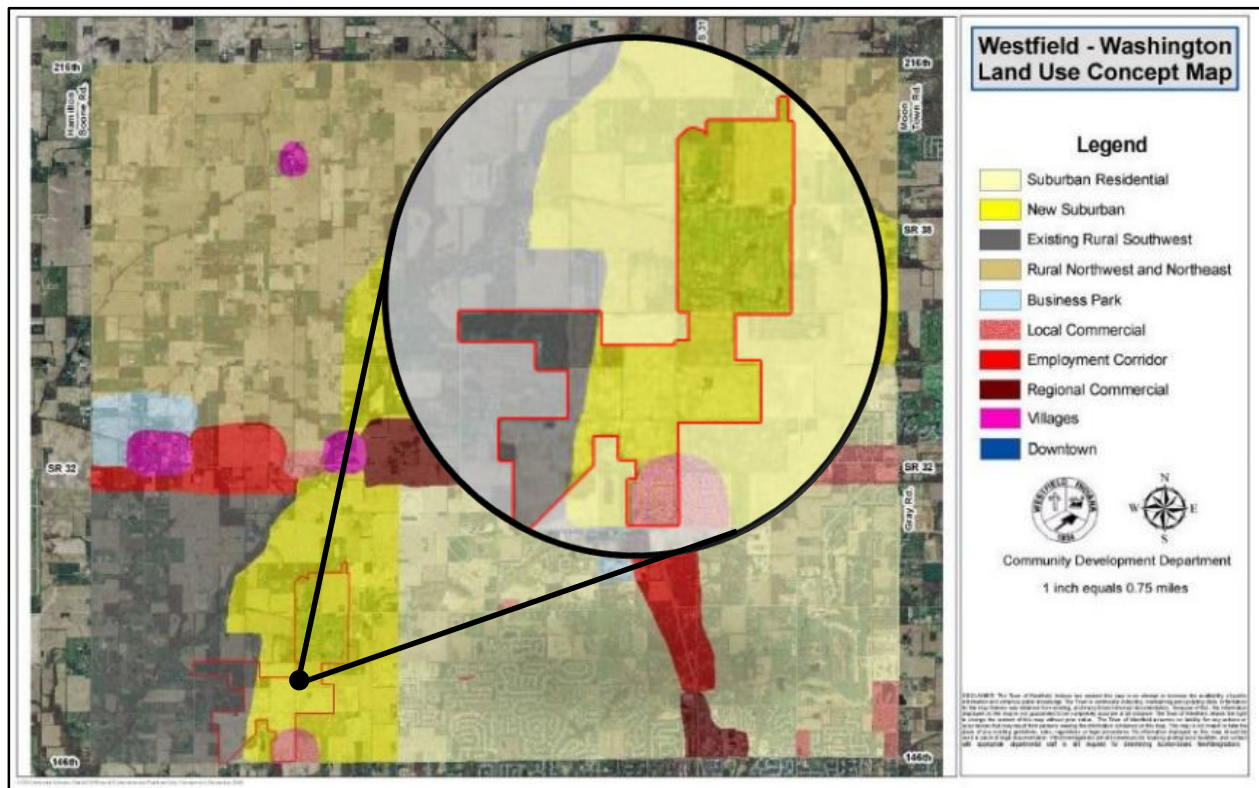


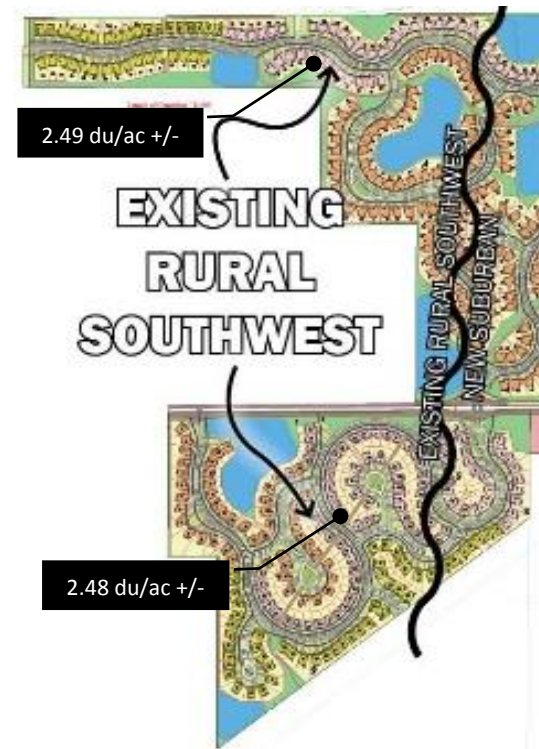
Figure 3: Future Land Use Concept Map

Existing Rural Southwest:

Background: This area is designated as Existing Rural because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle, and this plan embraces the importance of that rural lifestyle opportunity.²

The envisioned long-range gross density is low: no more than one unit per three-acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions³.

Figure 4: Existing Rural Southwest Area



Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
Existing Rural Southwest: Development Policies (pg. 27)			
41	View large-scale commodity farms (crops and livestock) as being subject to eventual change under growth pressure. Washington Township is in the path of growth and it is expected that the few remaining large-scale agricultural tracts will be converted to other uses. [Limit the land uses to those that are consistent with and contribute to the rural character.] [Housing in this district is secondary to the agricultural and equestrian uses.]	?	This policy acknowledges that development is likely and anticipated; however, this area (Areas 4 and 5) of the proposed development and the corresponding density do not appear to contribute to the rural character.
42	Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere.	--	
43	Protect and enhance the Eagle Creek Trail as a recreational amenity.	--	The proposed development does not abut the Little Eagle Creek corridor.
44	Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan. [Establish maximum densities aimed at retaining rural character and maintaining the existing density.]	x	This area also includes the proposed development's highest single-family density concentrations of approximately 2.5 du/acre. The proposed development should generally fall within, or at a minimum should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146 th Street corridor. See other policies herein regarding desired preservation of environmental features (#30, #33).

² Comprehensive Plan, page 26.

³ Comprehensive Plan, page 25.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

45	Promote flexible design that maximizes open space by regulating density rather than lot size. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.).	✖	<i>This area of the development appears to include the least amount of open space and highest density of the proposed development.</i>
46	Encourage open space through incentives (such as density bonuses). [Establish buffering requirements for new development.]	--	
47	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	<i>The Concept Plan depicts drainage facilities and increased building setbacks along perimeter streets to maintain the "open" and scenic view corridors.</i>
48	Preserve Little Eagle Creek Ave. as a scenic by-way.	--	<i>The proposed development does not abut the Little Eagle Creek corridor.</i>
49	Utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter).	✓	<i>Due to competing storm water management regulations, this type of design would not be appropriate for this development.</i>
50	Preserve historically significant buildings and resources (barns, houses, etc.). [Create design standards for new buildings to ensure consistency with the character of the area.]	✓	<i>The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.</i>

[Remainder of page intentionally left blank.]

New Suburban Policies:

Background: 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 denser 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 it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.⁴

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential

development or other uses, this development should be context-sensitive. As development moves south from SR32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

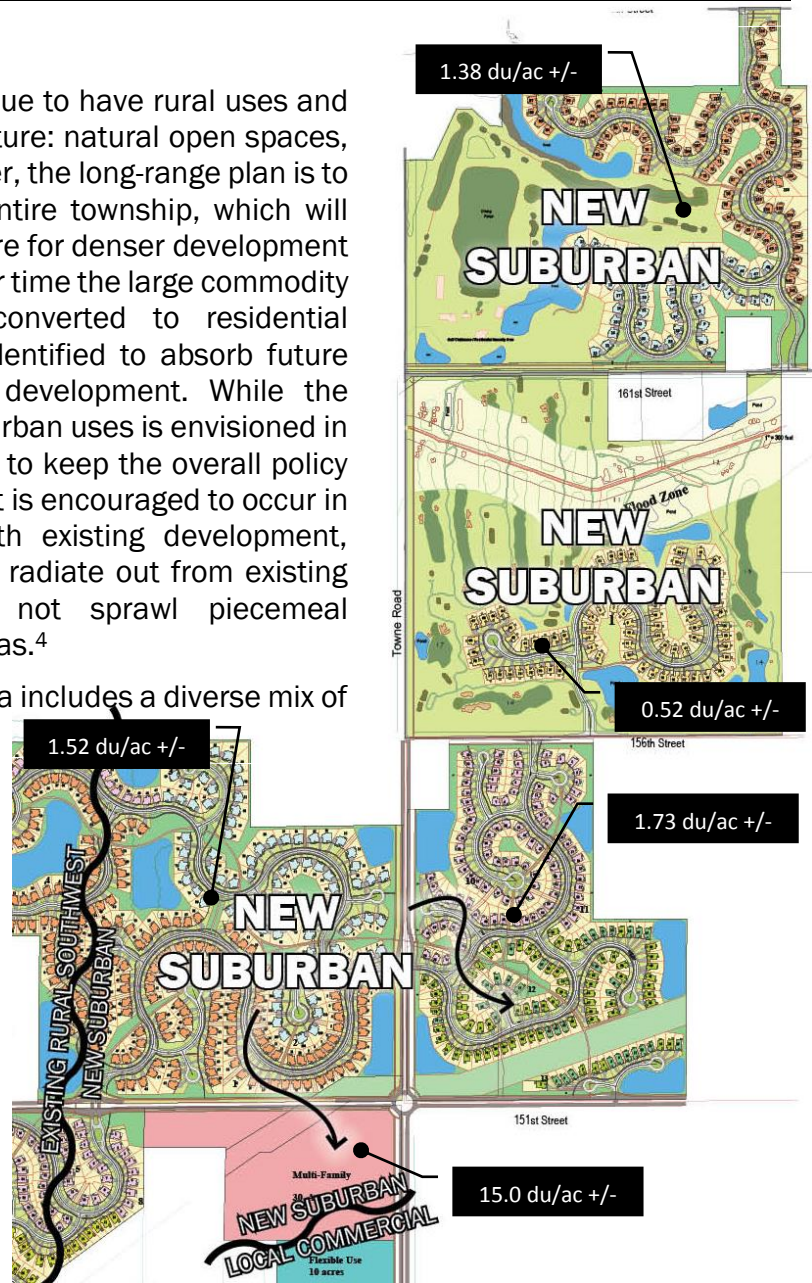


Figure 5: New Suburban Area

⁴ Comprehensive Plan, page 40.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.⁵

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
New Suburban: Development Policies (pg. 41)			
51	Ensure that new development occurs in a way that it is contiguous with existing development.	✓	Please see overarching policies (#19).
52	Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks. [Require that new development have all necessary services and infrastructure.]	✓	The proposed development will be required to meet the City's subdivision and construction standards.
53	Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.	?	See policy #31.
54	Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.	?	Please see overarching policies (#24-28).
55	Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.	?	
56	Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan. [Establish appropriate locations for varying housing types.]	✓	Please see overarching policies (#1).
57	Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.	?	As proposed, the Concept Plan does not embrace this policy; however, the Department has provided specific comments to the petitioner to comply with the UDO's connectivity requirement that if incorporated, would result in this policy being achieved.
58	Ensure proper land use transitions between dissimilar types of residential development.	✗	Please see overarching policies (#7).
59	Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.	—	Does not apply.
60	Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.	?	Proposed buffers are generally less than otherwise required by the UDO. Ponds are generally located around the perimeter of the proposed development as a buffer transition.
61	Preserve existing older structures when possible.	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.
62	Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.	✓	Please see overarching policies (#38-40).
63	Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.). [Emphasize density, rather than lot size.]	?	Please see overarching policies (#24-37).
64	Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.	—	

⁵ Comprehensive Plan, page 39.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 09/30/16)

65	Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.	?	Please see overarching policies (#14).
66	Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.	?	Please see policies #30 and #33.
67	Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. [Create a Traditional Neighborhood Design District that provides for the following: (i) garages that are behind the front line of the dwelling or are side-loaded; (ii) front porches; (iii) smaller front setbacks.]	?	The proposed development incorporates curvilinear streets and varying setbacks; however, the proposed ordinance does not restrict front load garages and setback requirements for front load garages, nor does it require enhanced front porches.
68	Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). [Transitions between developments: (i) between new suburban and more rural neighborhoods, use larger lots and increased open space; (ii) cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.] [Landscape standards should discourage berms and fencing in favor of more natural-appearing buffers, using native plants.]	x	Proposed buffers are generally less than otherwise required by the UDO as a baseline. No enhanced buffering or elements of reforestation appear to be proposed abutting rural properties.
69	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	?	Please see overarching policies (#29-37).
70	Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.	x	The proposed ordinance does not restrict front load garages and setback requirements for front load garages, nor does it establish architectural standards.
71	Encourage roadway improvements that promote safety but do not increase speed.	✓	The curvilinear design of the proposed development is a recognized method to calm traffic speeds.

[Remainder of page intentionally left blank.]

Local Commercial Policies:

Background: Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Examples include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Local examples include Westfield Commons, Westfield Marketplace, Carey Shoppes, Springmill Commons and Bridgewater Marketplace. Shopping centers typically have at least one anchor business.⁶



Figure 6: Local Commercial Area

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots.⁷

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
Local Commercial: Development Policies (pg. 48)			
72	Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads.	✓	Both 146 th Street and Towne Road are identified as arterials on the Thoroughfare Plan.
73	Require commercial uses to be dispersed, but also to be focused on key nodes, avoiding strip patterns, which are inefficient from an access standpoint.	✓	The intersection of 146 th Street and Towne Road is an identified commercial node in the Comprehensive Plan.
74	Require the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits the Township is not acceptable. [Design standards to ensure quality development.]	✗	The proposed ordinance does not prohibit franchise architecture. Potentially consideration may be warranted with regard to the recent "village design theme" of the Harmony PUD amendment to incorporate unique architecture.
75	Discourage masses of asphalt. Parking areas should be broken up by landscaping or by being located on more than one side of the buildings.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.
76	Require all parking areas to have interior landscaping as well as landscaping along the street.	?	The proposed development will be required to comply with the UDO for interior landscaping; however, perimeter landscaping is less than otherwise required by the UDO.
77	Require all lighting to be shielded and directed downward.	✓	The proposed development will be required to comply with the UDO which requires this.
78	Encourage signs that are easy to locate and read, sized and designed in relation to buildings and the traffic conditions in which they are viewed.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.
79	Require loading and service areas to be screened and to be located so as not to be a nuisance to neighboring properties.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.

⁶ Comprehensive Plan, page 47.

⁷ Comprehensive Plan, page 37.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

80	Encourage internal connectivity between adjacent commercial developments.	?	<i>An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met. The proposed ordinance does not specifically require cross-access between commercial lots.</i>
81	Encourage pedestrian connections between local commercial areas and adjacent residential areas.	?	<i>An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.</i>
82	Use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses.	✓	<i>Please see overarching policies (#6).</i>
83	Require effective buffering between commercial uses and adjacent residential uses.	✗	<i>Please see overarching policies (#4).</i>
84	Prevent commercial uses from encroaching into residential areas. [Buffering requirements, including transitional land uses.]	?	<i>The commercial area is proposed to transition to the north with attached residential uses; however, additional consideration is warranted for the 146th Street corridor, west of this commercial area.</i>
85	Encourage the use of frontage roads to minimize traffic conflicts. [Require traffic studies and traffic management plans for new commercial development.] [Access management plan to control curb cuts, which is a plan for promoting smooth traffic flow by establishing standards for access to property. This plan would address issues such as driveway locations and separation distances, frontage roads, passing blisters, left turn lanes, and traffic signals.]	✓	<i>Please see overarching policies (#21-23).</i>



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1608-PUD-13
Exhibit 1

Docket Number: 1608-PUD-13 (Ordinance No. 16-26)

Petitioner: EdgeRock Development, LLC

Request: To expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

Current Zoning: The Trails PUD (Ord. 15-27); AG-SF1; and GB

Current Land Use: Residential and Office

Acreage: 21.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. District Map
5. Character Exhibits
6. Canopy Character Exhibit
7. The Trails PUD Ordinance (Ord. 16-26)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 25, 2016, City Council meeting. The petition received a public hearing at the August 15, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting add to and modify the Trails Planned Unit Development (PUD) District. The property is located on the south side of State Road 32, and is located between Oak Ridge Road and Westfield Park Road. The southern portion of the property is zoned Trails PUD (Ord. 15-27). The northern portion of the property is currently zoned a combination of AG-SF1 and General Business.

Property History: The southern portion of the property was zoned Trails PUD in November 2015 (1509-PUD-18; Ordinance 15-27) (the "Original Trails PUD Ordinance").

ZONING REQUEST:

The petitioner requests this PUD amendment to allow commercial development on the northern portion of the property and to allow multi-family on the entire southern portion of the property.

This ordinance (Ord. 16-26) (“The Trails PUD Ordinance”) would replace and supersede the original Trails PUD Ordinance (Ord. 15-27), if approved.

Default Standards: As depicted in the District Map of The Trails PUD Ordinance, the southern portion of the project is Lot A and the northern portion of the project is Lot B and Lot C. Lot A would default to MF2: Multi-Family Medium Density District. Lot B and Lot C would default to GB: General Business District.

Permitted Uses: Lot A would default to MF-2 permitted uses. Lot B and Lot C would default to GB permitted uses.

General Development and Design Standards: As proposed, the Trails PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal.

Lot A Development Standards: The proposal modifies setback, building separation, and building materials standards for the multi-family development of Lot A as follows:

	MF-2 Requirement (per UDO)	Trails PUD Ordinance
Front Yard Setback	30 feet	0 feet (same as original Trails PUD requirement)
Side Yard Setback	12 feet	5 feet
Rear Yard Setback	20 feet	10 feet
Minimum Distance Between Buildings	20 feet	15 feet
Use of Masonry Materials	Min. of 75% of each building Façade	Min. of 60% of each building Façade
Minimum Building Height	All Buildings: 3 stories At least 25% of all units shall be in a 4-story building(s)	N/A

State Highway 32 Overlay: The Trails PUD Ordinance proposal defaults to the State Highway 32 Overlay District standards of the UDO, except as outlined below:

	SR 32 Overlay (per UDO)	Trails PUD Ordinance
Use of Masonry Materials	Min. of 60% of each Building Façade	Min. of 60% of each Building Façade <i>(Original draft proposal required a minimum of 40% of each Building Façade.)</i>
Use of Other Materials	No more than 25% of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl	No more than 40% of each Building Façade may be covered with another single building material (exclusive of Masonry Materials)
Building Size	Min. Gross Floor Area of 5,000 SF (could be lessened if enhanced architecture, outdoor seating, etc. are included)	One (1) building in Lot B allowed to be 2,500 SF, as long as it includes outdoor seating (600 SF min.) and an architecturally significant/compatible canopy connecting to the next adjacent building.

STAFF COMMENT – The APC may want to discuss in further detail the proposed concept of a 2,500 SF building (with 600 square feet of outdoor seating area) with a canopy to an adjacent building. Specifically, does this concept meet the spirit and intent of the State Highway 32 Overlay building size/massing requirements (Article 5.3(J))?

Development Standards: The Trails PUD Ordinance proposal defaults to the Development Standards of the UDO (Chapter 6), except as outlined below:

	UDO Standard	Trails PUD Ordinance
Dumpster Location	Not allowed within an Established Front Yard ¹	Lot B & C: Lot Lines along the new frontage road are not considered a Front Lot Line, for the purpose of this standard.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

MODIFICATIONS BETWEEN THE PUBLIC HEARING AND OCTOBER 3, 2016

Between the Public Hearing and the APC Meeting on October 3, 2016, there were numerous changes to the proposal. This section will highlight the changes that were made:

1. PUD Ordinance Document/Format: The applicable sections/standards of the Original Trails PUD Ordinance (Ord. 15-27) are now included in the current version of The Trails PUD Ordinance proposal (Ord. 16-26). The new ordinance would completely replace the original ordinance, addressing administrative concerns regarding which standards apply to the Real Estate. The ordinance document that is posted to the October 3, 2016 APC agenda (under Exhibit 7 of this agenda item), the sections of the Original Trails PUD Ordinance are highlighted in gray for easy reference and review. Other than an occasional

¹ Established Front Yard: defined as "a Yard extending across the full width of the Lot between the Principal Building, as built, and the Front Lot Line, the depth of which is the least distance between the Front Lot Line and the Principal Building.

Front Lot Line: defined as "A Lot Line abutting a Street (public or Private Street). A Through Lot and Corner Lot will have multiple Front Lot Lines.

lot reference or other minor format modification to fit the new ordinance, these highlighted sections are the identical to what can be found under the Original Trails PUD Ordinance.

The **red text** in the Trails PUD Ordinance are either new language or some other modification that was made since the Public Hearing.

2. Multi-Family Standards: It was clarified that the multi-family standards that apply to Layout B2 under the Original Trails PUD Ordinance apply to the new Trails PUD Ordinance. Layout B1 standards do not apply to the new Trails PUD Ordinance.

Additionally, revised character exhibit images were submitted for the multi-family development (under Exhibit D of the Trails PUD Ordinance).

3. Lot B and Lot C Masonry Materials: The minimum required masonry materials on all building facades was changed from the originally-proposed forty percent (40%) to sixty percent (60%). The City's State Highway 32 Overlay requires sixty percent (60%), so the Trails PUD Ordinance was changed to default to the City's standard for masonry.
4. Concept Plan: The concept plan was modified to address site access and circulation concerns. Size and other modifications were made to the northwest corner building/lot, and a new building identified for multiple restaurants was added.
5. Car Wash Character Exhibit: An exhibit depicting the building character of the car wash use was submitted and added to the Trails PUD Ordinance.
6. Building Size and Building Canopy: New language and a new exhibit were added (Canopy Character Exhibit G of the Trails PUD Ordinance) to address a potential 2,500 square-foot building within Lot B of the Trails PUD District. The proposed standard requires a minimum of 600 square-feet of outdoor seating area and requires a canopy connecting to an adjacent building. As noted above, the APC may want to discuss this concept further and whether or not it meets the spirit and intent of the State Highway 32 Overlay building size/massing requirements (Article 5.3(J)).

7. Dumpster Location: New language was added to allow dumpsters between the new frontage road and the buildings in the commercial areas (Lot B and Lot C). The net effect of this standard allows dumpster locations similar to what is already occurring in similar situations within the State Highway 32 corridor.

MODIFICATIONS SINCE OCTOBER 3, 2016

Prior to being heard at the APC Meeting on October 3, 2016, the petitioner requested to continue the item in order to further refine the proposal. Since that time, the following modifications have been made to the PUD Ordinance:

1. Modifications to the text are depicted in **blue text** in the draft/redline version of the PUD Ordinance.
2. Architectural Insulated Panels was removed entirely as a permitted building material within the Trails PUD District.
3. Minimum building height requirements were added for Lot A, multi-family. Each building is required to be a minimum of three (3) stories in height. Additionally, at least 25% of the final total unit count is required to be located within a building that it at least four (4) stories in height.
4. New Multi-Family Character Exhibit images were submitted.
5. The amenities requirements for Lot A (multi-family) was modified so that there are seven (7) required amenities (clubhouse, fitness center, pool, business center, dog park, bicycle storage units, and electric car charging station) and one (1) optional amenity (grilling cabana). In the previous version, five (5) of the listed amenities were required.
6. The developer has verbally agreed to provide a modified illustrative exhibit(s) depicting the drive-thru building connected to an adjacent building via a canopy prior to the City Council hearing this item for adoption consideration. These exhibits would either replace or enhance the existing Exhibit E and/or Exhibit G in the PUD Ordinance. This matter has been added as a suggested condition of approval for the APC's consideration.
7. The PUD Ordinance was modified to require the drive-thru building (Smaller Building in the PUD Ordinance), the adjacent building, and the canopy be constructed at the same time.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the August 15, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS:

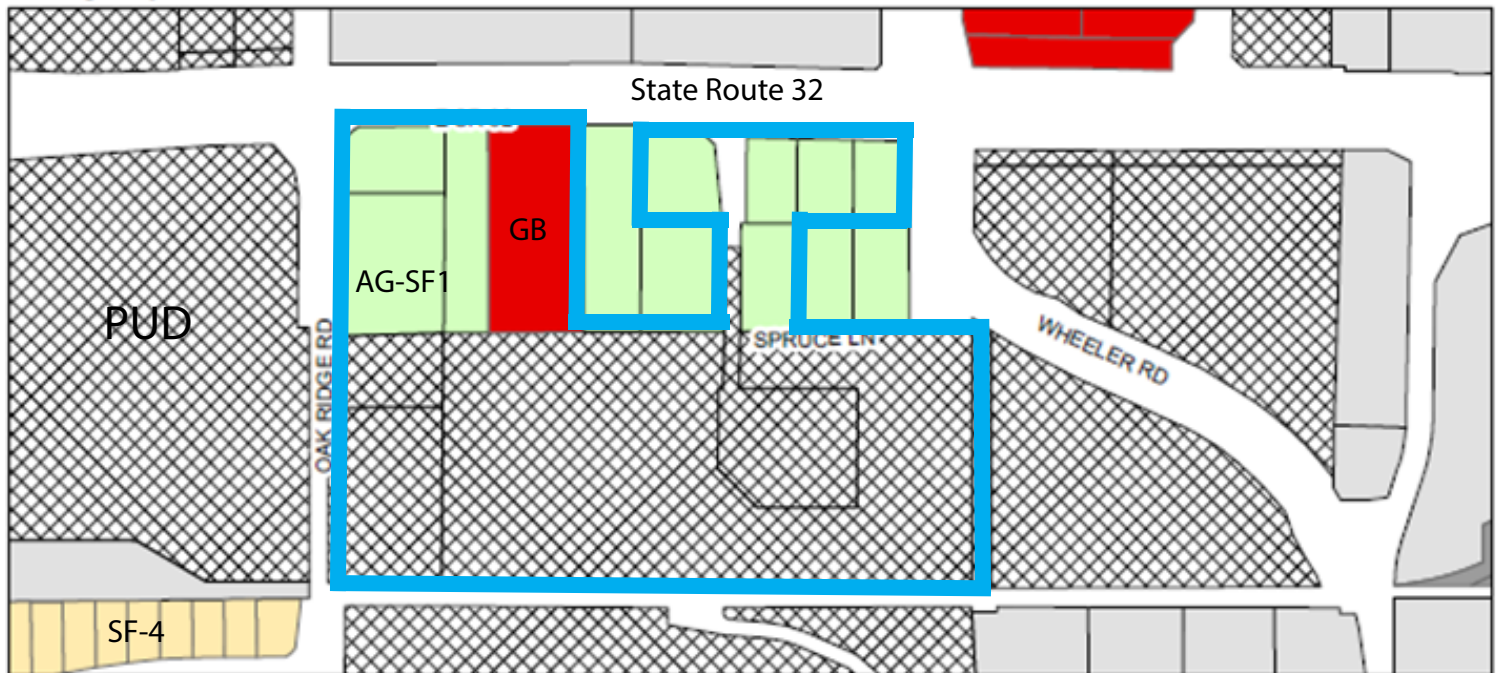
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Trails PUD Ordinance (Docket No. 1608-PUD-13, Ordinance 16-26), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation, with the condition that a new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy be included in the PUD Ordinance prior to adoption consideration by the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

Site

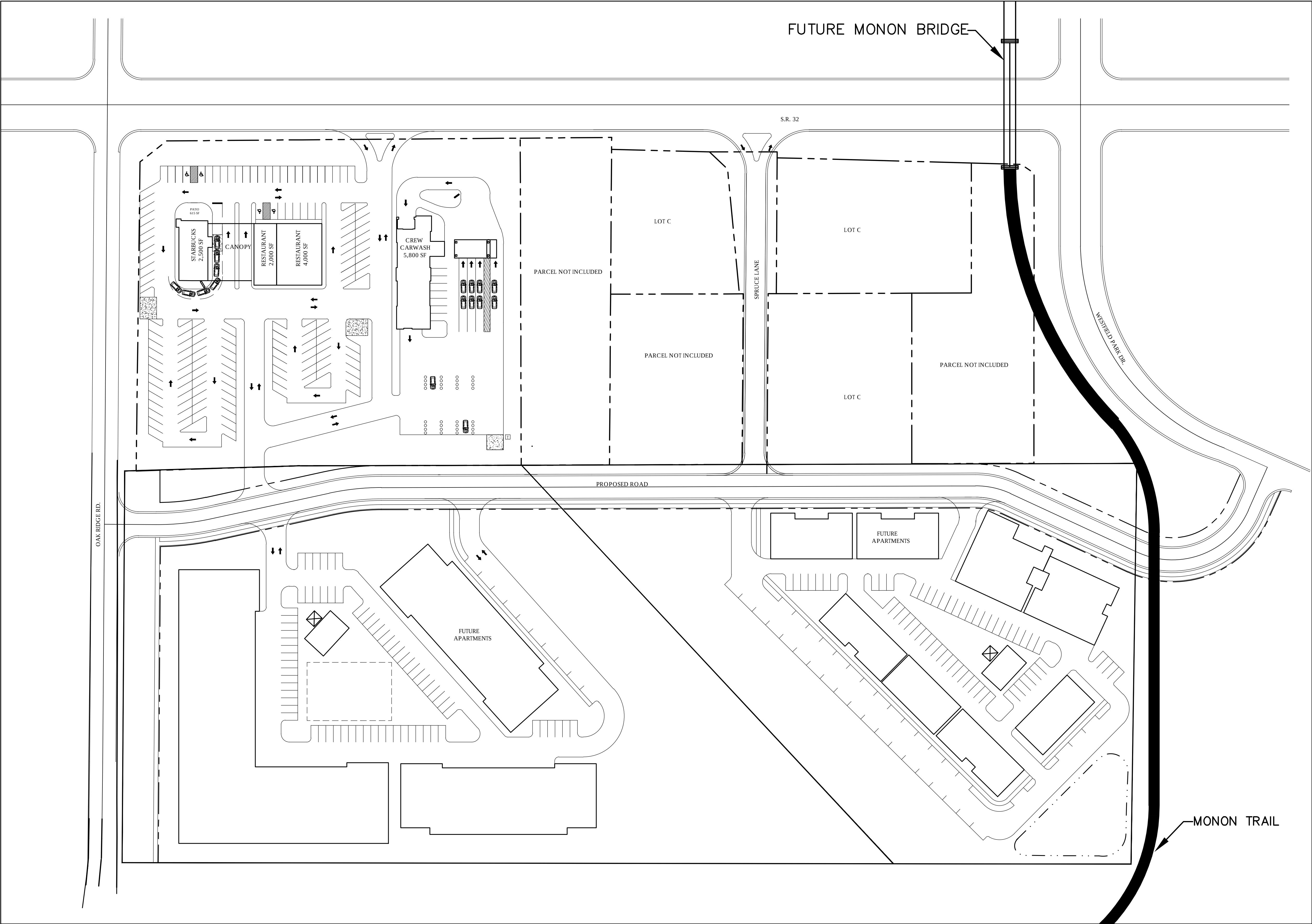


Zoning Map



Zoning





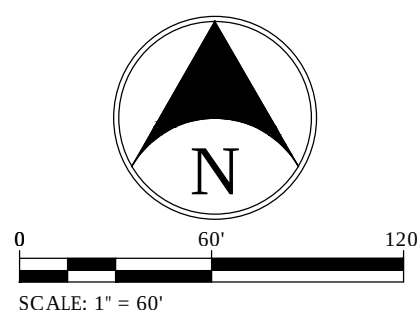
PREPARED BY:



PREPARED FOR:



MASTER-PUD
S.R. 32 AND OAK RIDGE RD.
WESTFIELD, INDIANA
SEPTEMBER 22, 2016



OAK RIDGE ROAD

PROPOSED ROAD

BUILDING #1
(4 STORIES)

GROUND FLOOR
GARAGE
35 CARS

POOL

GROUND FLOOR
GARAGE
35 CARS

BUILDING #2
(3 STORY)

BUILDING #3
(3 STORY)

BUILDING #4
(3 STORY)

FOOT BRIDGE

DRAINAGE WAY

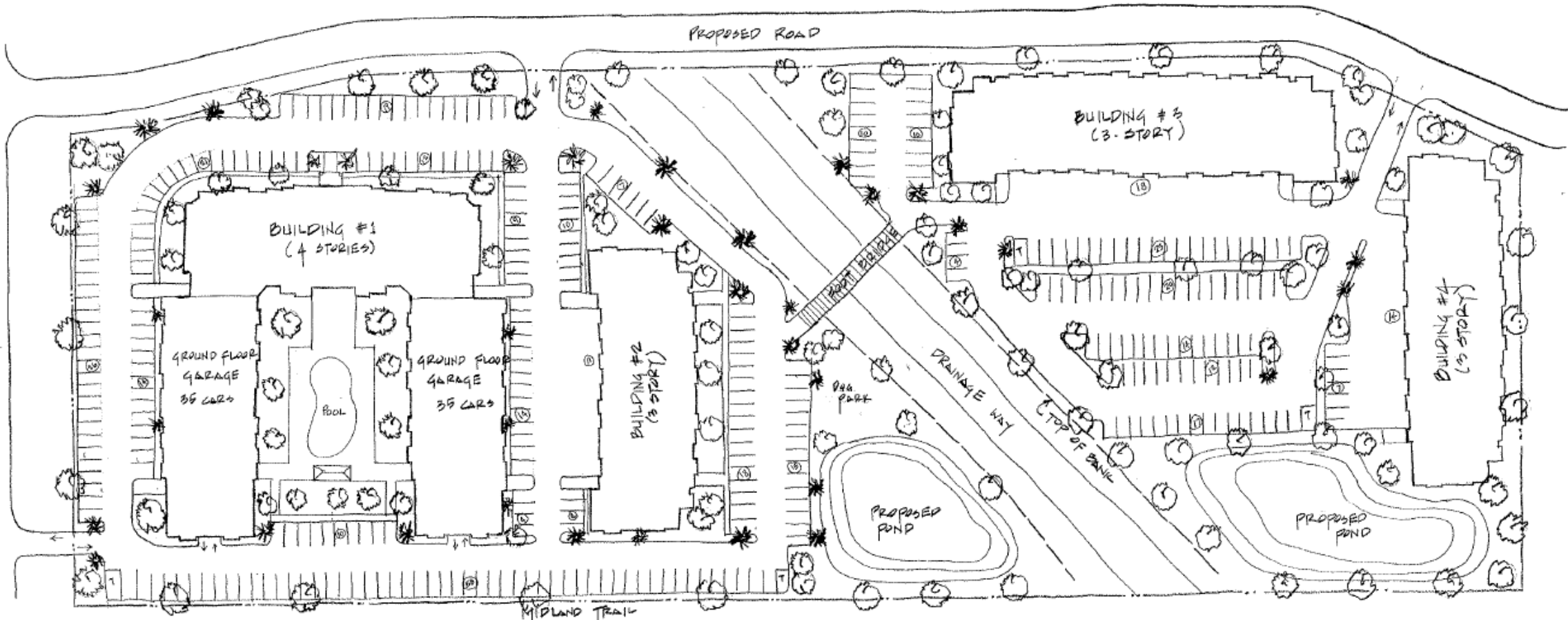
TOP OF BANK

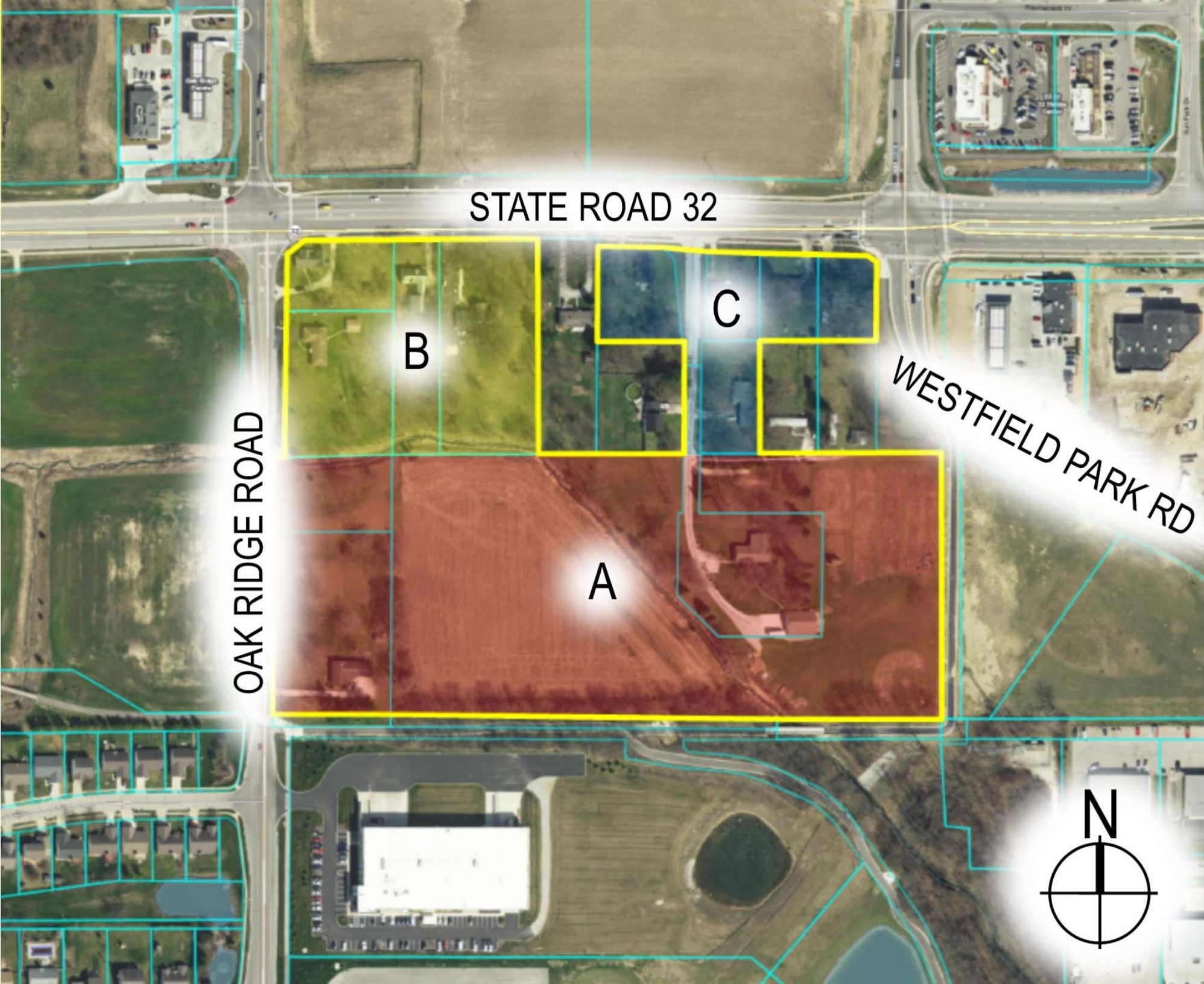
PROPOSED
POND

PROPOSED
POND

MIDLAND TRAIL

SEA
PARK





STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A







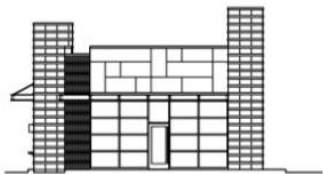


ECHELON
ON 99

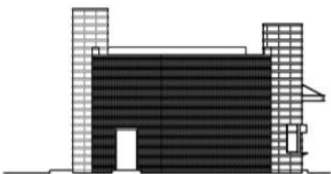


EXHIBIT E

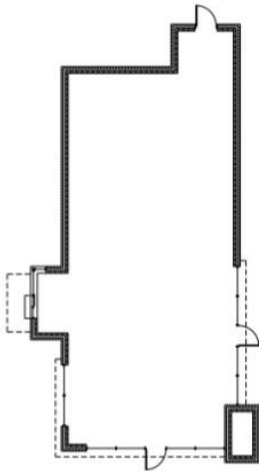
ILLUSTRATIVE CHARACTER EXHIBIT: DRIVE-THRU



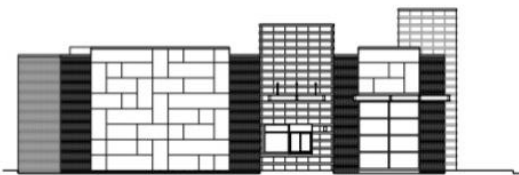
NORTH ELEVATION 1
1/8" = 1'-0"



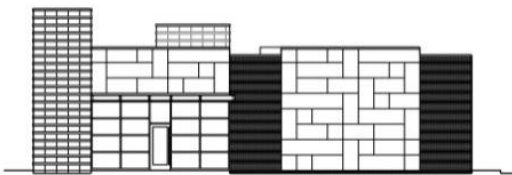
SOUTH ELEVATION 2
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION 4
1/8" = 1'-0"



WEST ELEVATION 3
1/8" = 1'-0"



**CURRAN
ARCHITECTURE**

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O : 317.288.0881
F : 317.288.0753

CERTIFICATION

THIS DRAWING AND THE DESIGN, DESIGN
AND CONSTRUCTION OF THE BUILDING
SHOWN HEREIN ARE THE PROPERTY
OF CURRAN ARCHITECTURE, AND ARE NOT
TO BE USED OR REPRODUCED, IN ANY
MANNER, WITHOUT THE WRITTEN
CONSENT OF CURRAN ARCHITECTURE.
© CURRAN 2016. ALL RIGHTS RESERVED.

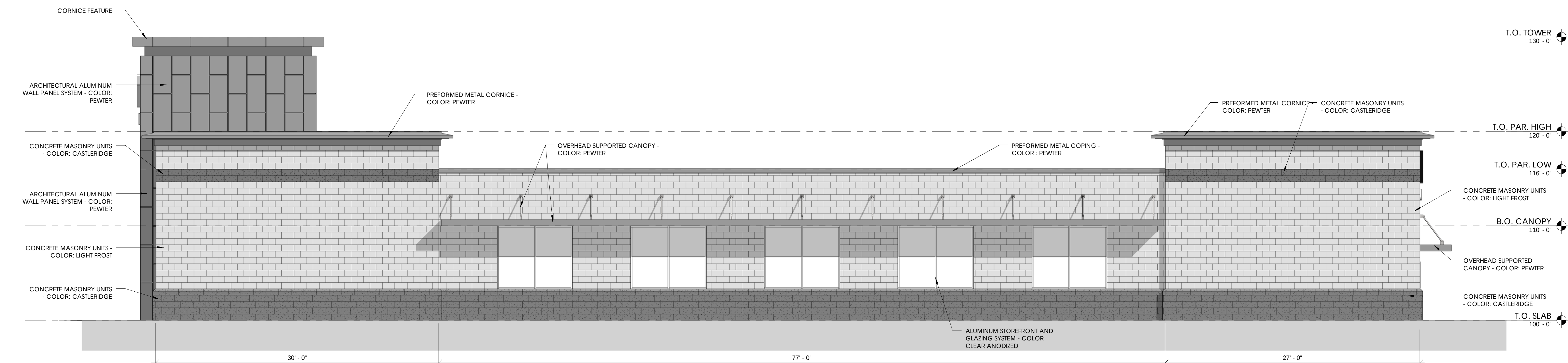
PROJECT INFORMATION

PROPOSED RETAIL
BUILDING
OAK RIDGE ROAD &
STATE ROAD 31
WESTFIELD, INDIANA

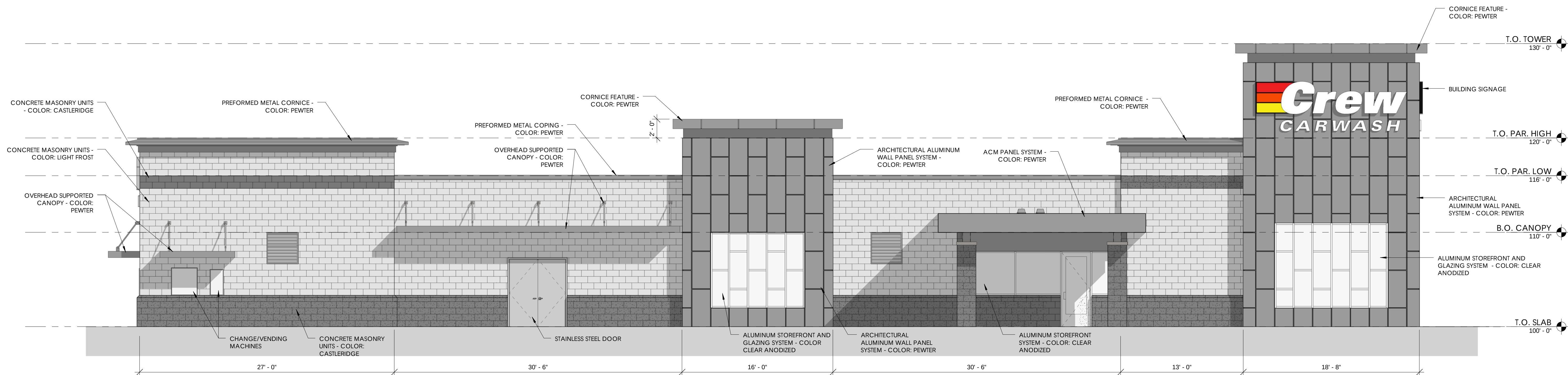
ISSUE DATES

PROJECT NUMBER
PROPOSED PLAN
AND ELEVATIONS

A1.3



ELEVATION - NORTH



ELEVATION - SOUTH



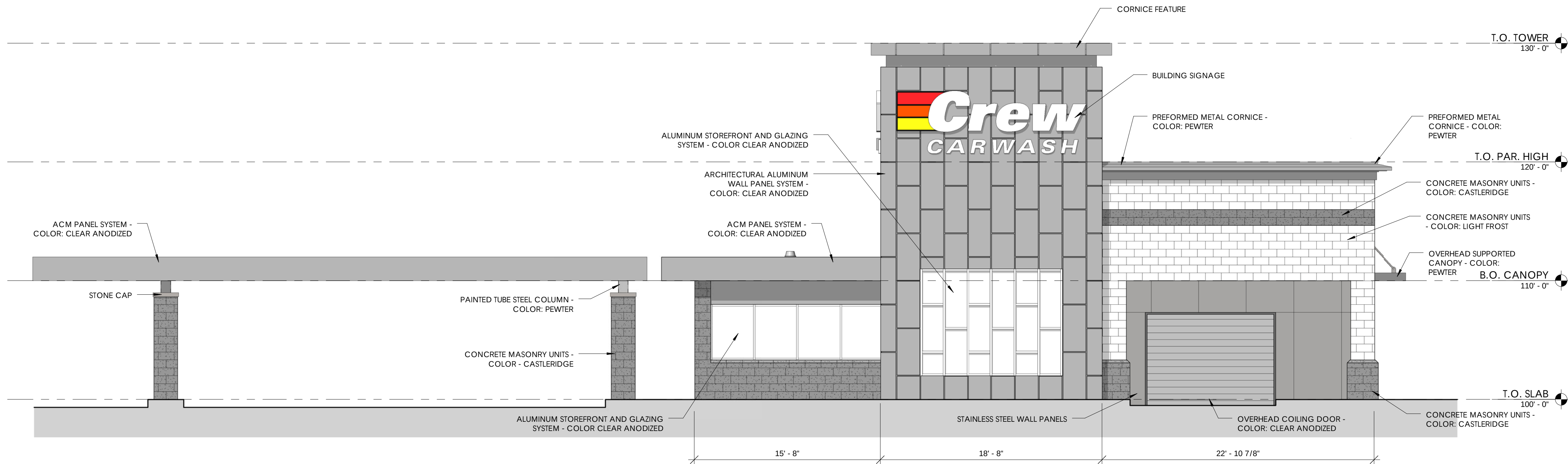
NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

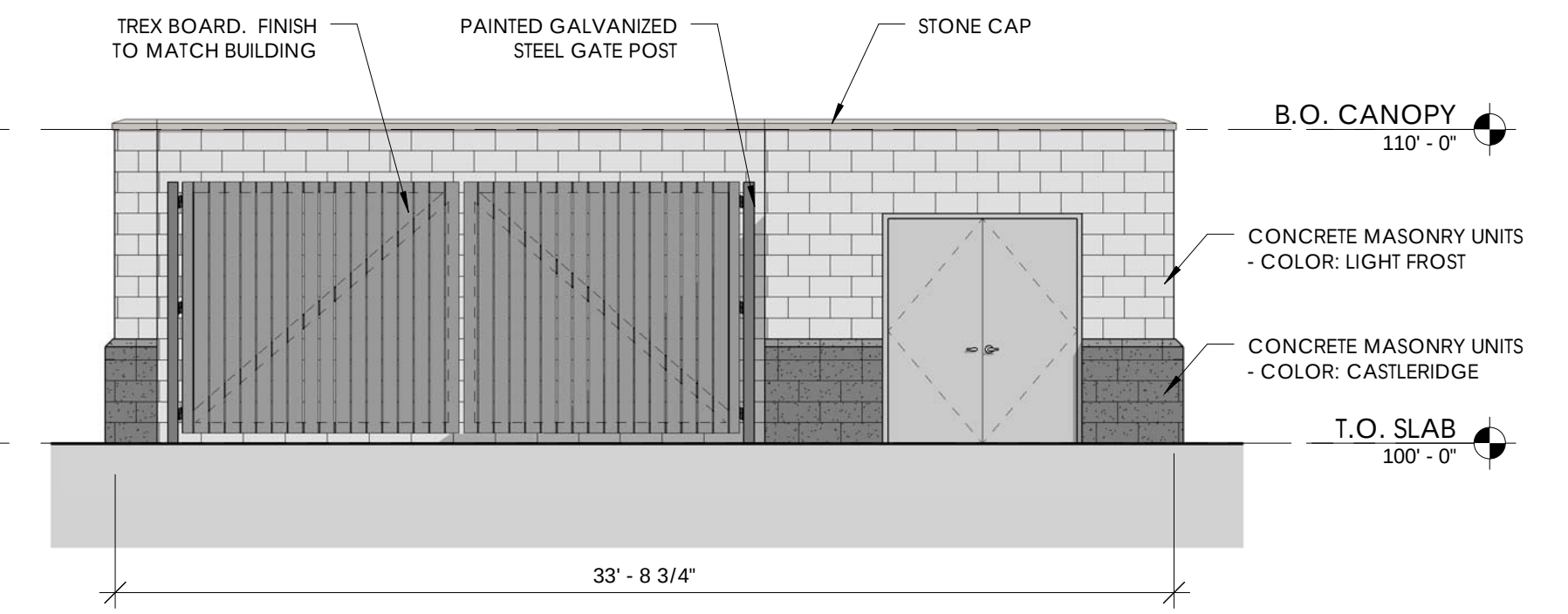
12/15/14

120428-10000
3/16" = 1'-0"

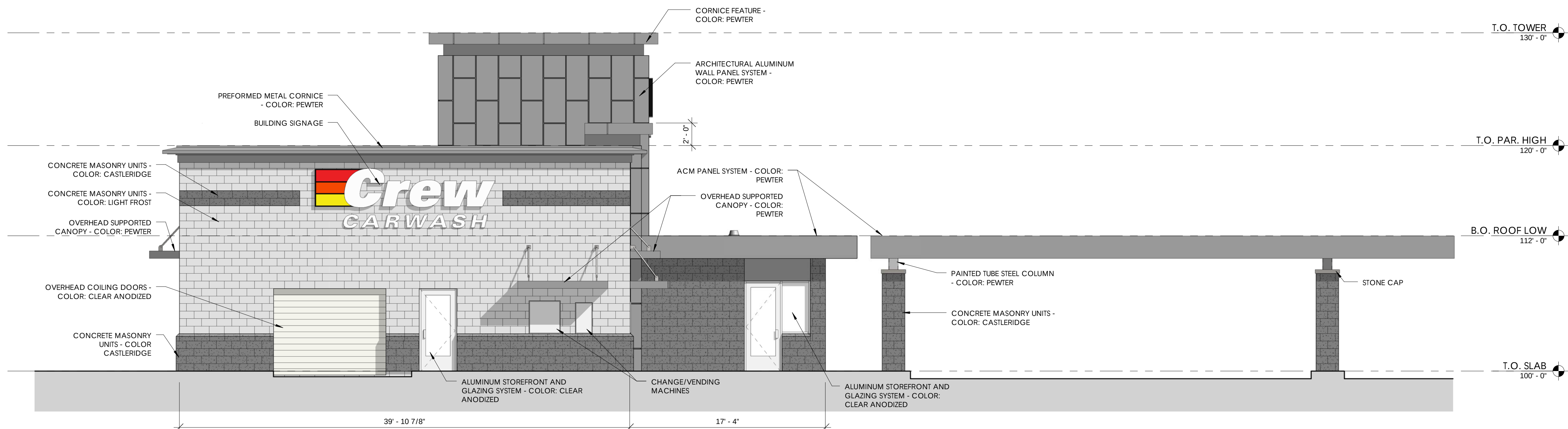




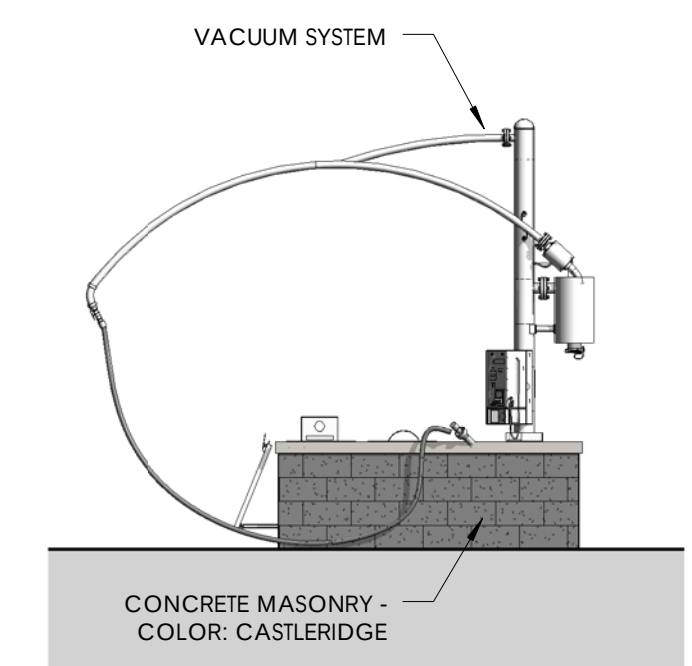
ELEVATION - EAST



ELEVATION - DUMPSTER ENCLOSURE



ELEVATION - WEST



ELEVATION - VACUUM ISLAND



NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14

120428-10000
3/16" = 1'-0"

Cripe
Solutions by Design Since 1937

EXHIBIT G

CANOPY CHARACTER EXHIBIT



ORDINANCE NUMBER 16-26

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE TRAILS PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance No. 15-27, The Trails Planned Unit Development District on November 9, 2015, recorded as Instrument No. _____ in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1608-PUD-13**), requesting an amendment to the Unified Development Ordinance, the Original PUD 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. 1608-PUD-13** 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 _____, 2016;

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD

Ordinance.

- 1.2 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 Trails PUD District** " (the "District").
- 1.3 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.
- 1.4 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.
- 1.5 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.

~~Architectural Insulated Panels: An insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.~~

- 2.1 **Family Entertainment Center:** A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.

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. **District Areas.** The Real Estate is hereby divided into three (3) areas as illustrated on the District Area Exhibit, attached hereto as **Exhibit C**, as follows: Lot A, Lot B, and Lot C ("District Area"). Development of each District Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District (the "Underlying Zoning District") of each District Area shall be as follows:

- 5.1 **Lot A:** MF2: Multi-Family Medium Density District
- 5.2 **Lot B:** GB: General Business District
- 5.3 **Lot C:** GB: General Business District

Section 6. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District

shall be permitted on the Real Estate except as otherwise set forth below.

6.1 Lot B and Lot C: In addition to uses permitted in the Underlying Zoning District, the following uses shall also permitted:

- A. Family Entertainment Center
- B. Mixed-Use Commercial, including office and/or retail space
- C. Car Washes

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

7.1 Lot A: Article 4.11 MF2: Multi-Family Medium Density District shall not apply; rather, the following shall apply:

- A. Maximum Density: Thirty (30) Dwelling Units per acre.
- B. Maximum Dwelling Units per Structure: Three Hundred (300)
- C. Maximum Number of Dwelling Units: Three Hundred (300)
- D. Minimum Living Area: 650 square feet
- E. Minimum Building Height:
 - (1) All Buildings: Three (3) stories
 - (2) At least twenty-five percent (25%) of the final total unit count shall be in a building (or buildings) that are at least four (4) stories in height.
- F. Maximum Building Height: Eighty (80) feet
- G. Minimum Building Setback Lines:
 - (1) Front Yard: 0 feet
 - (2) Side Yard: 5 feet
 - (3) Rear Yard: 10 feet
- H. Minimum Distance Between Buildings: Fifteen (15) feet

Section 8. **State Highway 32 Overlay District.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

8.1 Illustrative Character Exhibit. Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Family, Illustrative Character Exhibit: Drive-Thru, and Illustrative Character Exhibit: Car Wash, attached hereto as Exhibit D, Exhibit E, and Exhibit F,

respectively (collectively, “Character Exhibits”). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.

8.2 Building Size Requirements. A maximum of one (1) building within Lot B may have a Minimum Gross Floor Area of less than five thousand (5,000) square feet (the “Smaller Building”), if the following requirements are met:

- A. The Smaller Building shall not have a Gross Floor Area of less than two thousand five hundred (2,500) square feet;
- B. If the Smaller Building is used for a restaurant and/or serves food and/or beverages, then it shall have a minimum of six hundred (600) square feet of outdoor seating space;
- C. The Smaller Building shall be connected to the next adjacent building by an architecturally-compatible canopy, as conceptually depicted in Exhibit B. The design and massing of the canopy shall be architecturally consistent with and compatible with the adjoining buildings and shall be substantially similar in quality and character with the Canopy Character Exhibit attached hereto as Exhibit G.
- D. The Smaller Building, the adjacent building, and the canopy, as conceptually depicted in Exhibit B shall all be constructed at the same time.

8.3 Lot B and Lot C:

- A. Article 5.3(K) Architectural Design Requirements: Shall apply, except as otherwise modified by the Character Exhibits.
- B. Article 5.3(K)(2)(k)(iii) Building Materials; Masonry Materials: Shall be modified to require that a minimum of ~~forty percent (40%)~~ **sixty percent (60%)** of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- C. Article 5.3(K)(2)(k)(iv) Building Materials; Other Materials: Shall be modified to permit no more than forty percent (40%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with another single building material (exclusive of Masonry Materials).

Architectural Insulated Panels:

- (1) ~~If Architectural Insulated Panels are used as an exterior building material on Lot B or Lot C, then the following shall apply:~~
 - a) ~~A minimum of thirty three percent (33%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.~~
 - b) ~~No more than sixty seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.~~
 - c) ~~No more than twenty five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.~~
- (2) ~~If Architectural Insulated Panels are not used as an exterior building material on Lot B or Lot C, then the architectural standards of Article 5.3(K) and Article 6.3 Architectural Standards shall apply.~~

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 9.1 Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as modified below.
 - A. For the purpose of this standard only, any Lot Line in Lot B or Lot C along the frontage road labeled as “Future Road” on **Exhibit B**, shall not be considered a Front Lot Line, but rather a Side Lot Line or Rear Lot Line, as would otherwise be applicable if the Lot Line were not also a street or road.
- 9.2 Article 6.3 Architectural Standards: Shall apply, except as modified below.
 - A. Article 6.3(E)(2) Masonry Materials: Shall be modified to require that a minimum sixty percent (60%) of each Building Façade in Lot A, excluding windows and doors, shall be Masonry Materials.
- 9.3 Article 6.8 Landscaping Standards: Shall apply. In addition, the existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained.
- 9.4 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.
 - A. Article 6.14(G)(11)(c) Off-street Parking; Required Spaces; Multi-family Dwellings: Shall be modified to require 1.5 spaces per Dwelling Unit.

Section 10. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see

Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 11. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

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

A. Article 8.6(B)(1) Minimum Open Space: Shall be modified to require fifteen percent (15%).

B. Lot A: Article 8.6(H)(1) Multi-Family Districts; Minimum Number of Amenities: ~~Shall be modified as follows: Shall be modified to require that Lot A include a minimum of five (5) amenities, including, but not limited to the following:~~

(1) The following amenities shall be required in Lot A:

(i) Clubhouse (The clubhouse shall be architecturally consistent and compatible with the principal building(s) in Lot A).

(ii) Fitness Center in Clubhouse

(iii) Pool at Clubhouse

(iv) Business Center in Clubhouse

~~Grilling Cabana at Clubhouse~~

(v) Dog Park at Clubhouse

(vi) Bicycle Storage Units on Ground Level

(vii) Electric car charging station

(2) The following amenity shall be optional in Lot A:

(i) Grilling Cabana at Clubhouse

11.2 Trail Access: The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below.

A. Midland Trace Trail: The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.

B. Monon Trail: Lot A shall include direct access to the Monon Trail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

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 16-26** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-26**
this _____ day of _____, 2016.

I hereby VETO **ORDINANCE 16-26**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

Mark-up Key:

Gray Highlights = text added from the original Trails PUD Ordinance (Ord. 15-27)

Red Text = text added between the Public Hearing and 10/03/16

Blue Text = text added/modified after 10/03/16

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Illustrative Character Exhibit: Multi-Family
Exhibit E	Illustrative Character Exhibit: Drive-Thru
Exhibit F	Illustrative Character Exhibit: Car Wash
Exhibit G	Canopy Character Exhibit

Mark-up Key:

Gray Highlights = text added from the original Trails PUD Ordinance (Ord. 15-27)

Red Text = text added between the Public Hearing and 10/03/16

Blue Text = text added/modified after 10/03/16

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds West 415.29 feet along the west line of said Northwest Quarter to the Point of Beginning, said point being the northwest corner of the tract of land described in Instrument Number 2012031431 in the Office of the Recorder of Hamilton County; thence South 89 degrees 36 minutes 13 seconds East 32.52 feet along the north line of said tract of land described in Instrument Number 2012031431 to the southeast corner of Oak Ridge Road right-of-way as described in Instrument Number 2007040158 in said Office of the Recorder; thence North 00 degrees 23 minutes 47 seconds East 269.11 feet along said Oak Ridge Road right-of-way line to a point on said Oak Ridge Road right-of-way as described in Instrument Number 2007061283 in said Office of the Recorder; thence continuing North 00 degrees 23 minutes 47 seconds East 102.49 feet along said Oak Ridge Road right-of-way to a southeastern right-of-way line for said Oak Ridge Road and State Road 32 intersection as described in said Instrument Number 2007061283; thence North 51 degrees 29 minutes 42 seconds East 30.63 feet along said southeastern right-of-way line to the south right-of-way line of said State Road 32; thence North 89 degrees 50 minutes 23 seconds East 432.49 feet along said south right-of-way line to the west line of the tract of land described in Deed Book 197, page 324 in said Office of the Recorder, with the following three (3) courses being along the boundary of said tract of land; (1) thence South 00 degrees 23 minutes 47 seconds West 385.00 feet; (2) thence North 89 degrees 50 minutes 23 seconds East 110.00

Mark-up Key:

Gray Highlights = text added from the original Trails PUD Ordinance (Ord. 15-27)

Red Text = text added between the Public Hearing and 10/03/16

Blue Text = text added/modified after 10/03/16

feet; (3) thence North 00 degrees 23 minutes 47 seconds East 379.09 feet to the south right-of-way line of said State Road 32, said right-of-way line being described in Instrument Number 200702958 in said Office of the Recorder; thence South 88 degrees 30 minutes 14 seconds East 117.58 feet along said south right-of-way line to the southwestern right-of-way line of said State Road 32 and Spruce Street intersection as described in said Instrument Number 200702958, with the following six (6) courses being along the right-of-way of said Spruce Street as described in Instrument Numbers 200702958, 2007024274, 2007040771, and 2007040161 in said Office of the Recorder; (1) thence South 46 degrees 53 minutes 22 seconds East 29.89 feet; (2) thence South 5 degrees 24 minutes 56 seconds East 195.88 feet; (3) thence South 89 degrees 37 minutes 45 seconds East 30.00 feet; (4) thence North 00 degrees 23 minutes 47 seconds East 45.14 feet; (5) North 89 degrees 50 minutes 23 seconds East 9.70 feet; (6) thence North 00 degrees 22 minutes 42 seconds East 163.26 feet to the south right-of-way line of said State Road 32, with the following two (2) courses being along said south right-of-way line as described in said Instrument Number 2007040161 and Instrument Number 2007043638 in said Office of the Recorder; (1) thence South 88 degrees 30 minutes 14 seconds East 293.04 feet; (2) thence South 56 degrees 44 minutes 15 seconds East 18.99 feet to the east line of the tract of land described in Instrument Number 9809854749 in said Office of the Recorder; thence South 00 degrees 23 minutes 47 seconds West 144.33 feet along said east line to the northeast corner of the tract of land described in Instrument Number 9234839 in said Office of the Recorder; thence continuing South 00 degrees 23 minutes 47 seconds West 205.00 feet along the east line of said tract of land described in Instrument Number 9234839 to the north line of the tract of land described in Instrument Number 9105488 in said Office of the Recorder, with the following two (2) courses being along the boundary of said tract of land; (1) thence North 89 degrees 50 minutes

Mark-up Key:

Gray Highlights = text added from the original Trails PUD Ordinance (Ord. 15-27)

Red Text = text added between the Public Hearing and 10/03/16

Blue Text = text added/modified after 10/03/16

23 seconds East 125.80 feet; (2) thence South 00 degrees 50 minutes 48 seconds West 481.50 feet to the southeast corner of said tract of land and the north line of the tract of land described in Instrument Number 2014036364 in said Office of the Recorder; thence North 89 degrees 41 minutes 21 seconds West 1,002.77 feet along said north line to the east line of said tract of land described in Instrument Number 2012031431, with the following two (2) courses being along the boundary of said tract of land; (1) thence South 00 degrees 28 minutes 50 seconds West 3.67 feet; (2) thence North 89 degrees 53 minutes 55 seconds West 226.00 feet (said line also being the former north right-of-way line of the Central Indiana Railroad) to the west line of said Northwest Quarter; thence North 00 degrees 23 minutes 47 seconds East 470.55 feet along said west line to the Point of Beginning, containing 21.558 acres, more or less, subject to rights of way and easements of record.

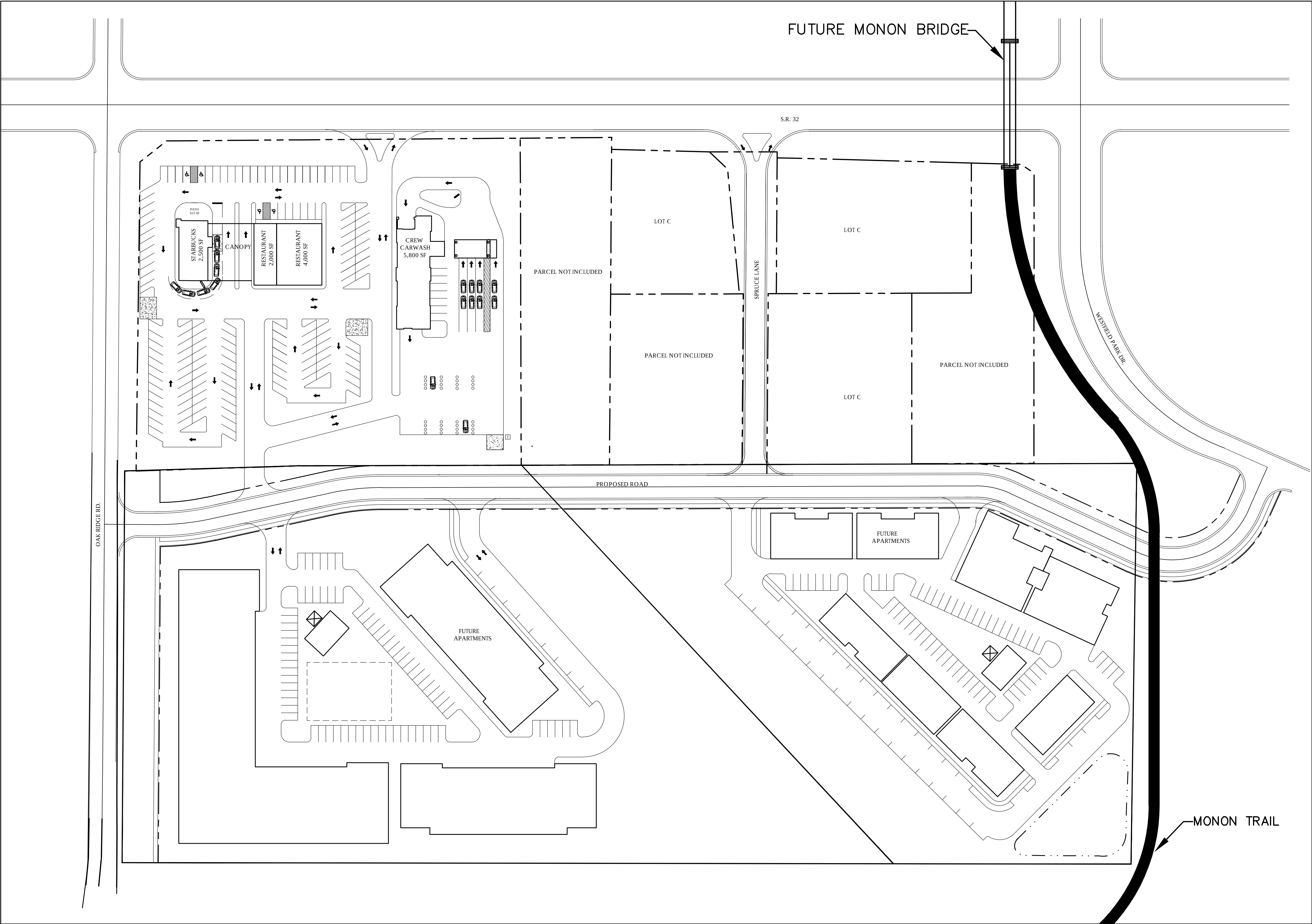
Mark-up Key:

Gray Highlights = text added from the original Trails PUD Ordinance (Ord. 15-27)

Red Text = text added between the Public Hearing and 10/03/16

Blue Text = text added/modified after 10/03/16

EXHIBIT B
CONCEPT PLAN



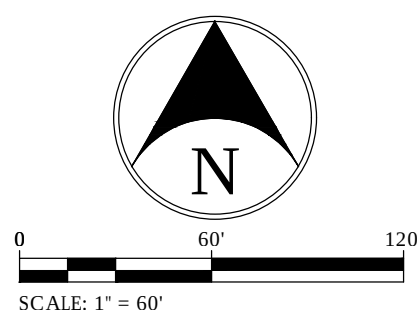
PREPARED BY:



PREPARED FOR:



MASTER-PUD
S.R. 32 AND OAK RIDGE RD.
WESTFIELD, INDIANA
SEPTEMBER 22, 2016



OAK RIDGE ROAD

PROPOSED ROAD

BUILDING #1
(4 STORIES)

GROUND FLOOR
GARAGE
35 CARS

POOL

GROUND FLOOR
GARAGE
35 CARS

BUILDING #2
(3 STORY)

BUILDING #3
(3 STORY)

BUILDING #4
(3 STORY)

FOOT BRIDGE

DRAINAGE WAY

TOP OF BANK

PROPOSED
POND

PROPOSED
POND

MIDLAND TRAIL

SEA
PARK

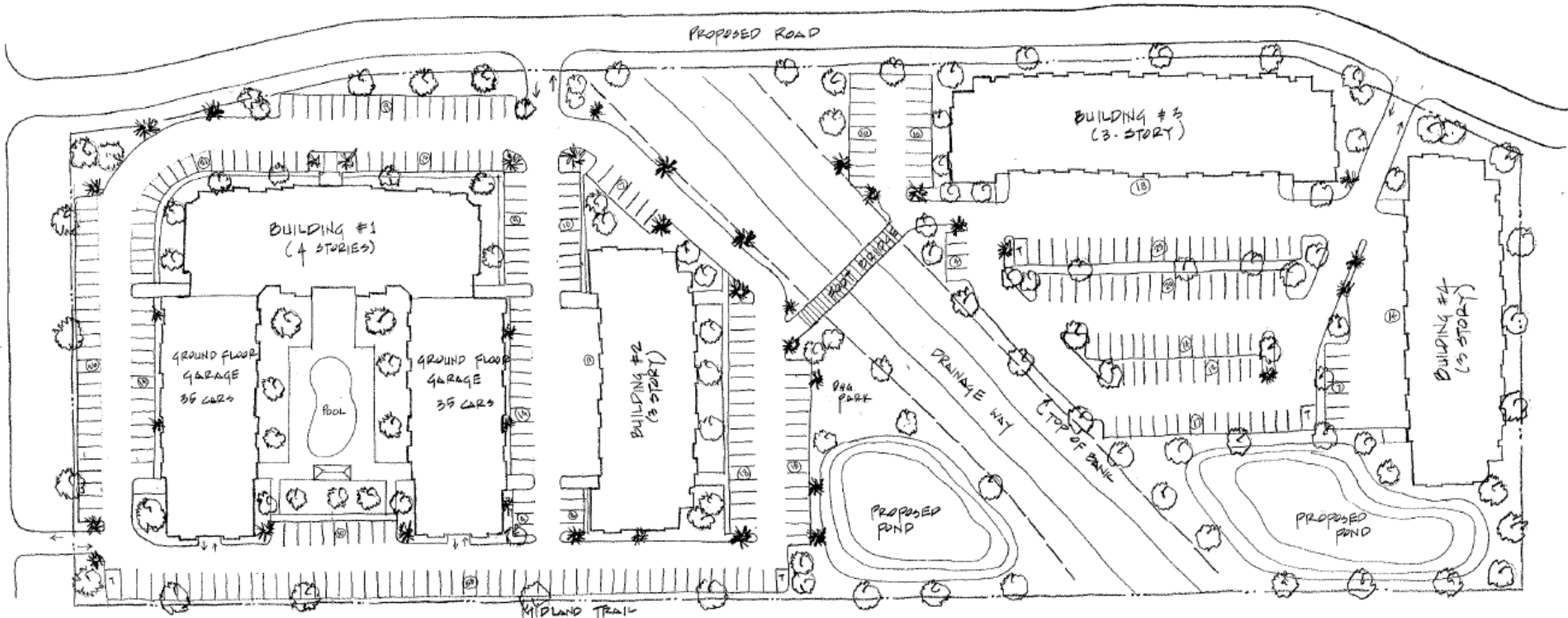
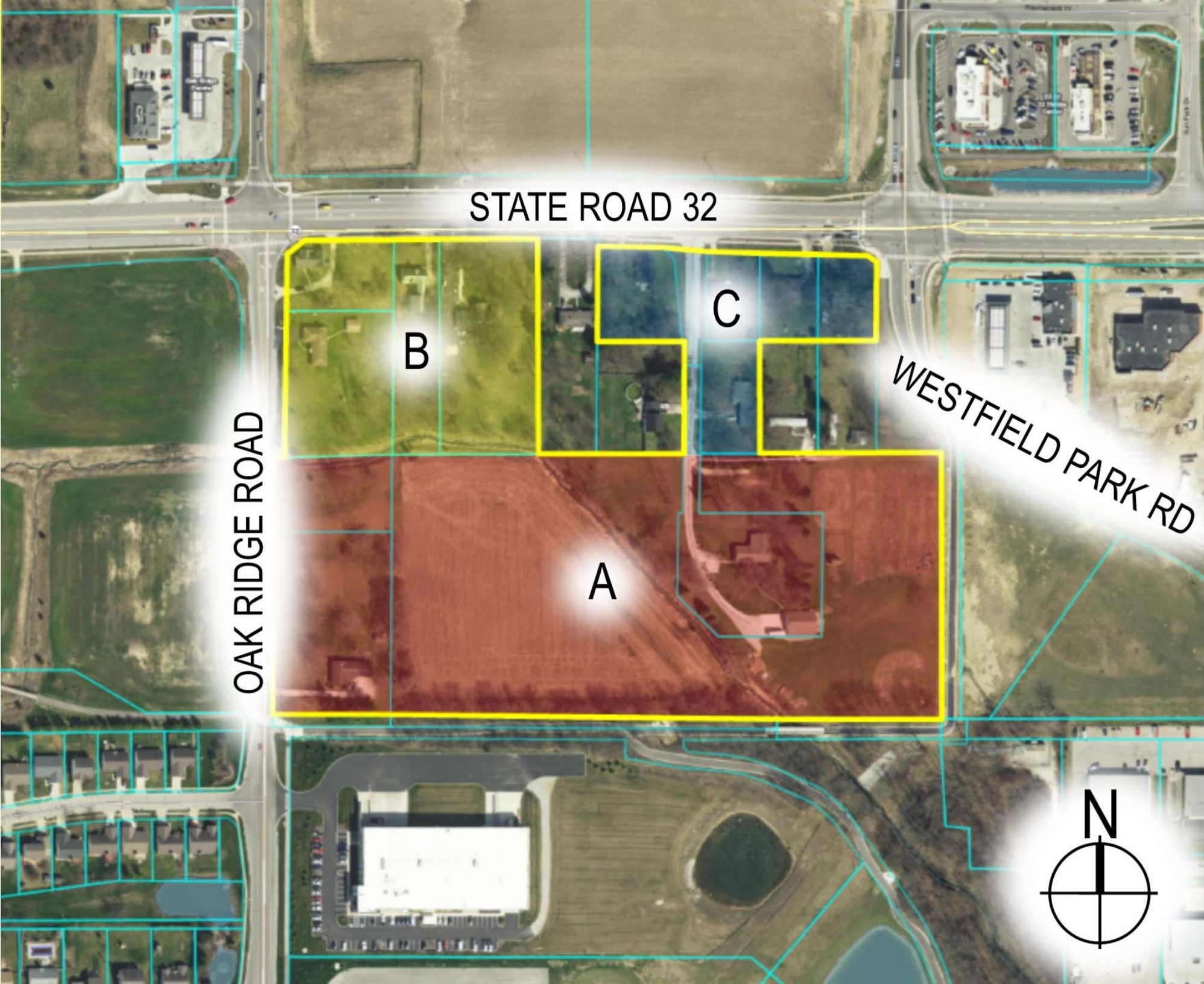


EXHIBIT C
DISTRICT MAP



STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A



EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT: MULTI-FAMILY





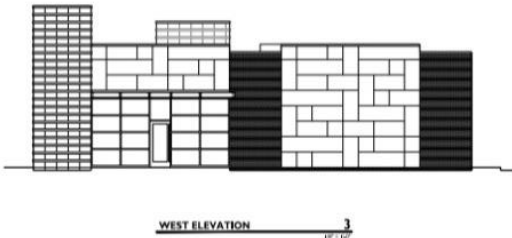
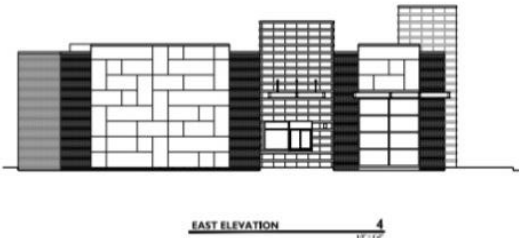
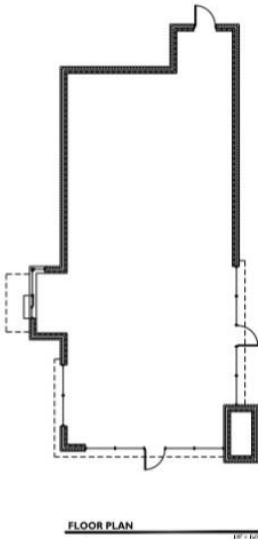


ECHELON
ON 99



EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT: DRIVE-THRU



**CURRAN
ARCHITECTURE**

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O : 317.288.0881
F : 317.288.0753

CERTIFICATION

THIS DRAWING AND THE DESIGN, DESIGN
AND CONSTRUCTION OF THE BUILDING
THESE DRAWINGS ARE THE PROPERTY
OF CURRAN ARCHITECTURE, AND ARE NOT
TO BE USED OR REPRODUCED, COPIED, OR
IN ANY MANNER, WITHOUT THE WRITTEN
CONSENT OF CURRAN ARCHITECTURE.
© CURRAN 2016. ALL RIGHTS RESERVED.

PROJECT INFORMATION

PROPOSED RETAIL
BUILDING
OAK RIDGE ROAD &
STATE ROAD 31
WESTFIELD, INDIANA

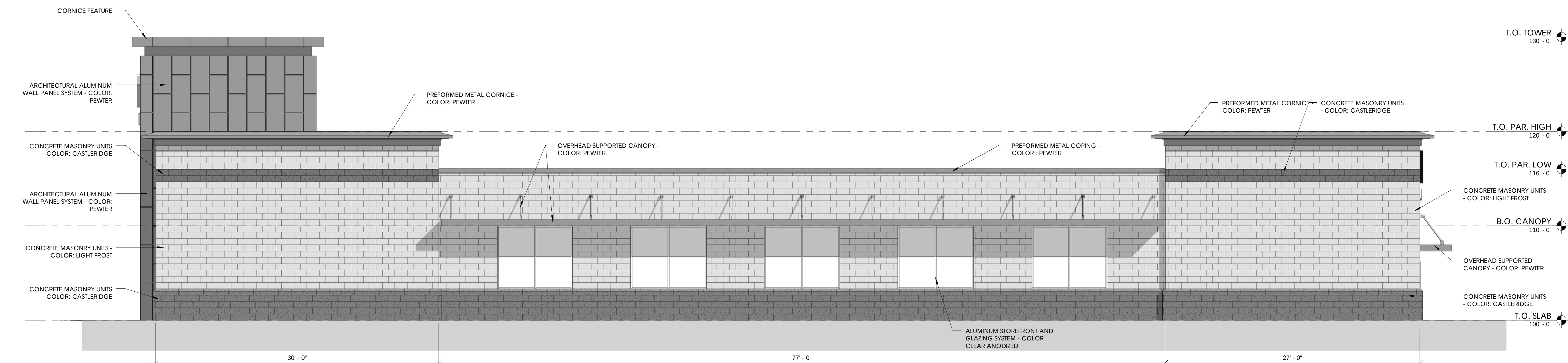
ISSUE DATES

PROJECT NUMBER
PROPOSED PLAN
AND ELEVATIONS

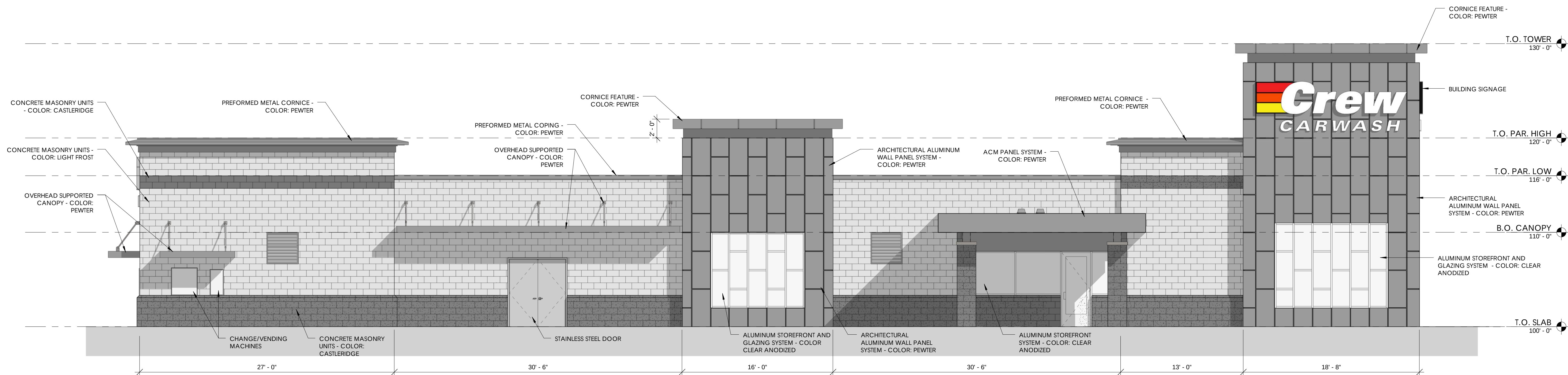
A1.3

EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT: CAR WASH



ELEVATION - NORTH



ELEVATION - SOUTH

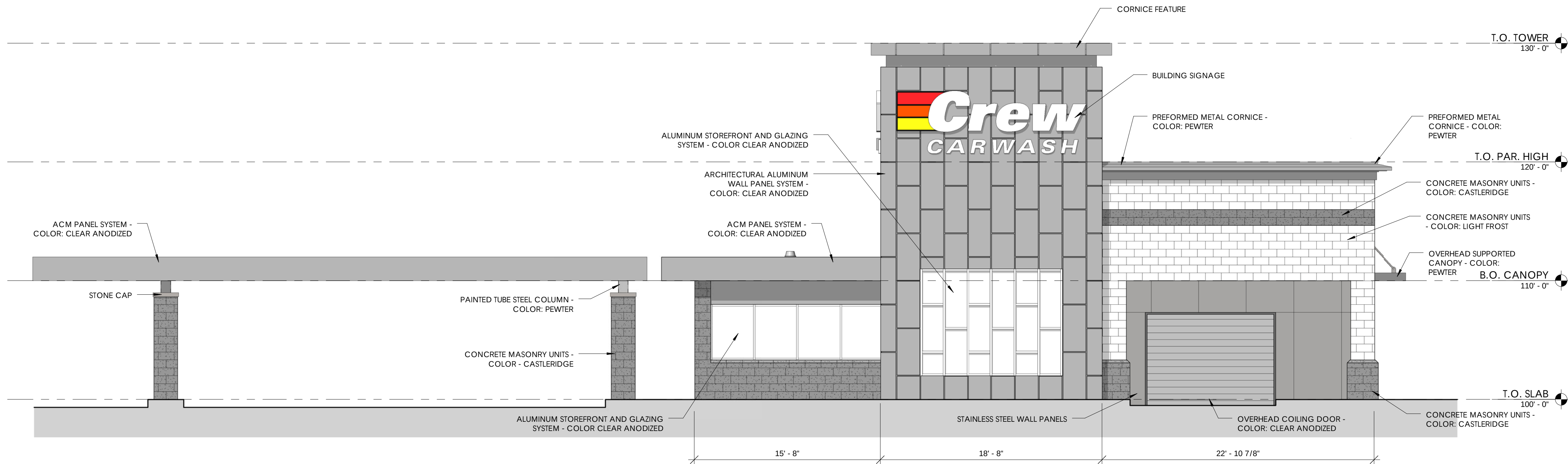


NEW CARWASH FACILITY # 44

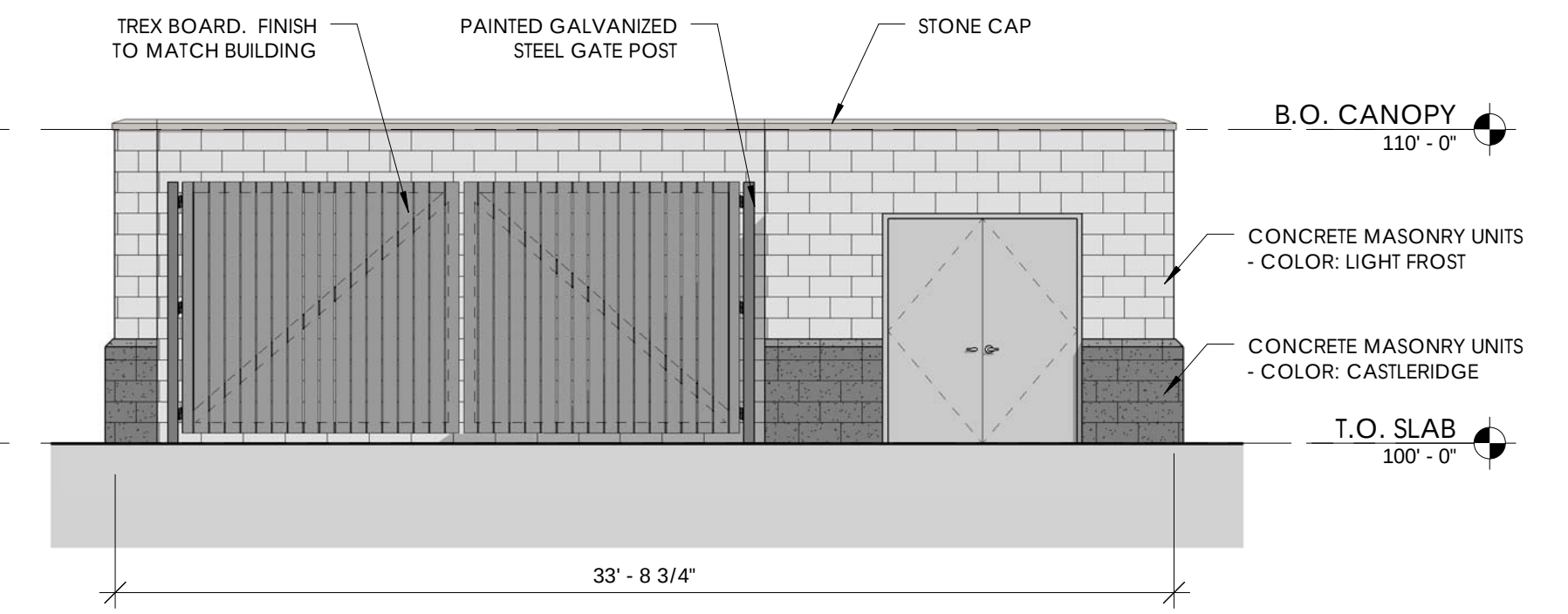
CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14
120428-10000
3/16" = 1'-0"

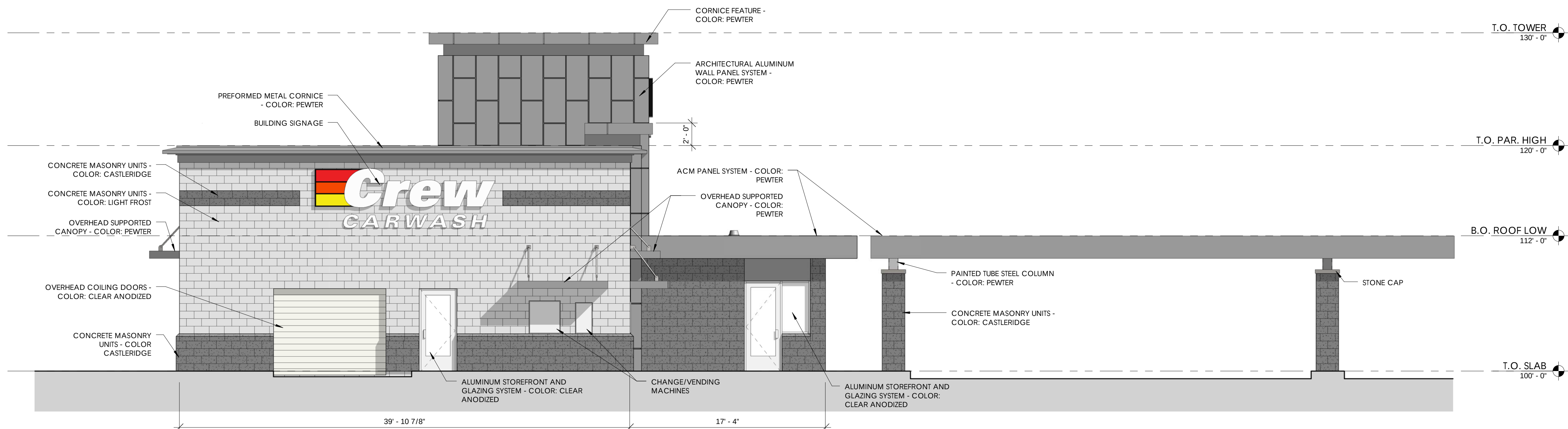




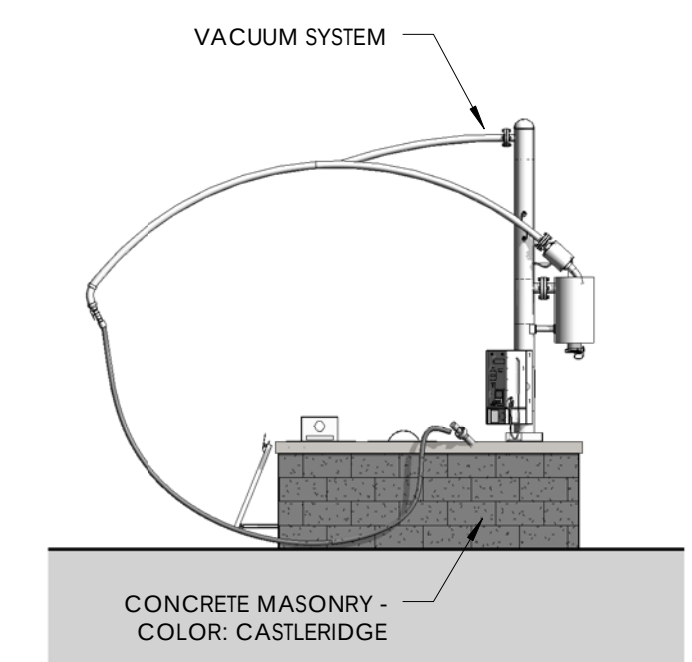
ELEVATION - EAST



ELEVATION - DUMPSTER ENCLOSURE



ELEVATION - WEST



ELEVATION - VACUUM ISLAND



NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14

120428-10000
3/16" = 1'-0"

Cripe
Solutions by Design Since 1937

EXHIBIT G

CANOPY CHARACTER EXHIBIT



ORDINANCE 15-27

THE TRAILS PUD

2015059892 ORDINANCE \$43.00
11/20/2015 09:54:11A 16 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition 1509-PUD-18), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition 1509-PUD-18 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 367-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 3, 2015; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this “Ordinance”) applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the “**THE TRAILS PUD DISTRICT**” (the “District”).
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1** shall be the **MF2** – Multi-Family Medium Density District. The underlying zoning district for **Lot 2** shall be **GB** – General Business District. Except as modified, revised, supplemented or expressly made inapplicable by

this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

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

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

- A. Architectural Insulated Panels: An insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.
 - B. Family Entertainment Center. A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.
 - C. Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.1 Site Concept Design Plan: The plans attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B includes two (2) alternative layouts for multi-family development on Lot 1. Each layout depicts a general plan for the development of the Real Estate. The site shall be developed in substantial compliance with one of the two (2) alternative plans.
- A. Exhibit B1 depicts a multi-building multi-family development (“Layout B1”).
 - B. Exhibit B2 depicts a single-building multi-family development (“Layout B2”).
- 2.2 Illustrative Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

Section 3. **Permitted Uses.**

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

- 3.2 Lot 2 – All uses permitted in the Underlying Zoning District for GB shall be permitted in Lot 2. In addition, the following are also permitted:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space

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

- 4.1 *Article 4.11 MF2: Multi-Family Medium Density District* regulations shall apply to Lot 1, except as modified below.
- A. Location: *Article 4.11 (C)(2)* regarding multi-family zoning district proximity shall not apply.
 - B. Maximum Density: Thirty (30) Dwelling Units per acre.
 - C. Maximum Dwelling Units per Structure:
 - a. Layout B1 – 30 units per building; or
 - b. Layout B2 – Maximum of 300 units
 - D. Maximum Number of Dwelling Units: Three Hundred (300)
 - E. Minimum Building Setback Lines: Front Yard: 0'
 - F. Maximum Building Height:
 - a. Layout B1 – 3 stories
 - b. Layout B2 – 80 feet
 - G. Project Perimeter Setback: *Article 4.11 (J)* regarding proximity slope shall not apply.
- 4.2 *Article 4.16: General Business District* regulations shall apply to Lot 2.

Section 5. Development Standards. The standards of *Article 5.3: State Highway 32 Overlay District* and *Chapter 6: Development Standards* shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 5.1 *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply, except as otherwise modified below.
- A. Lot 2 – If Architectural Insulated Panels are used as an exterior building material on Lot 2, then the following applies:
 - 1. A minimum of thirty-three percent (33%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - 2. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

3. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

B. Lot 2 – If Architectural Insulated Panels are not used as an exterior building material on Lot 2, then the architectural standards under *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply.

5.2 *Article 6.14 Parking and Loading Standards* shall apply to the Real Estate, except as otherwise modified below.

A. Required Spaces for Multi-family Dwellings: 1.5 spaces per Dwelling Unit

5.3 The existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained. Direct access to the Midland Trace Trail from the Real Estate shall not be permitted, except as otherwise requested or required by the City.

Section 6. **Design Standards.** The regulations of *Chapter 8: Design Standards* shall apply to the Real Estate, except as otherwise modified below.

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

A. Minimum Open Space: 15%.

B. Development Amenities: Lot 1 shall be developed to include a minimum of five (5) amenities, including but not limited to the following:

- (i) Clubhouse
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Grilling Cabana at Clubhouse
- (vi) Dog Park at Clubhouse
- (vii) Unique Bicycle Storage Units on Ground Level
- (viii) Electric car charging station

6.2 Trail Access

A. Access to the Midland Trace Trail shall be limited to the intersection with perimeter pathway along Oak Ridge Road, unless otherwise requested or required by the City.

B. Lot 2 shall include direct access to the Monon Trail.

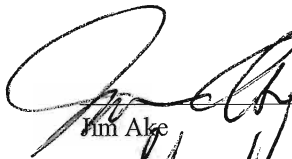
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9 DAY OF
Nov, 2015.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain



Jim Ake

Jim Ake

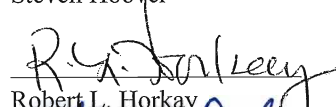
Jim Ake



Steven Hoover

Steven Hoover

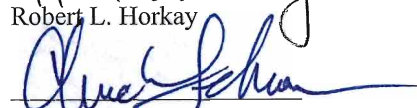
Steven Hoover



Robert L. Horkay

Robert L. Horkay

Robert L. Horkay



Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

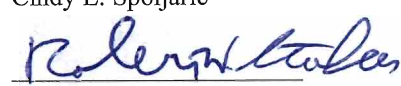
Bob Smith

Cindy L. Spoljaric



Cindy L. Spoljaric

Cindy L. Spoljaric



Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

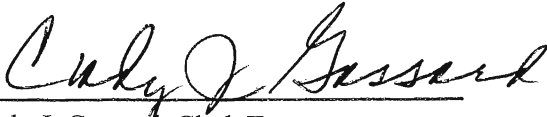


Cindy J. Gossard, Clerk-Treasurer

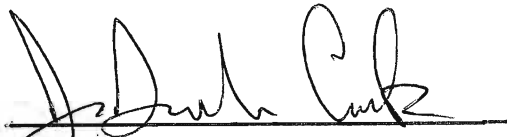
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Adam H. Horkay

This Instrument prepared by: Adam H. Horkay
EdgeRock Development, LLC.
733 E. State Road 32, Westfield IN 46074

I hereby certify **ORDINANCE 15-27** was delivered to the Mayor of Westfield on the
10 day of Nov, 2015.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-27
this 11 day of November, 2015.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-27
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:


Cindy J. Gossard, Clerk Treasurer

EXHIBIT A

The Trails PUD

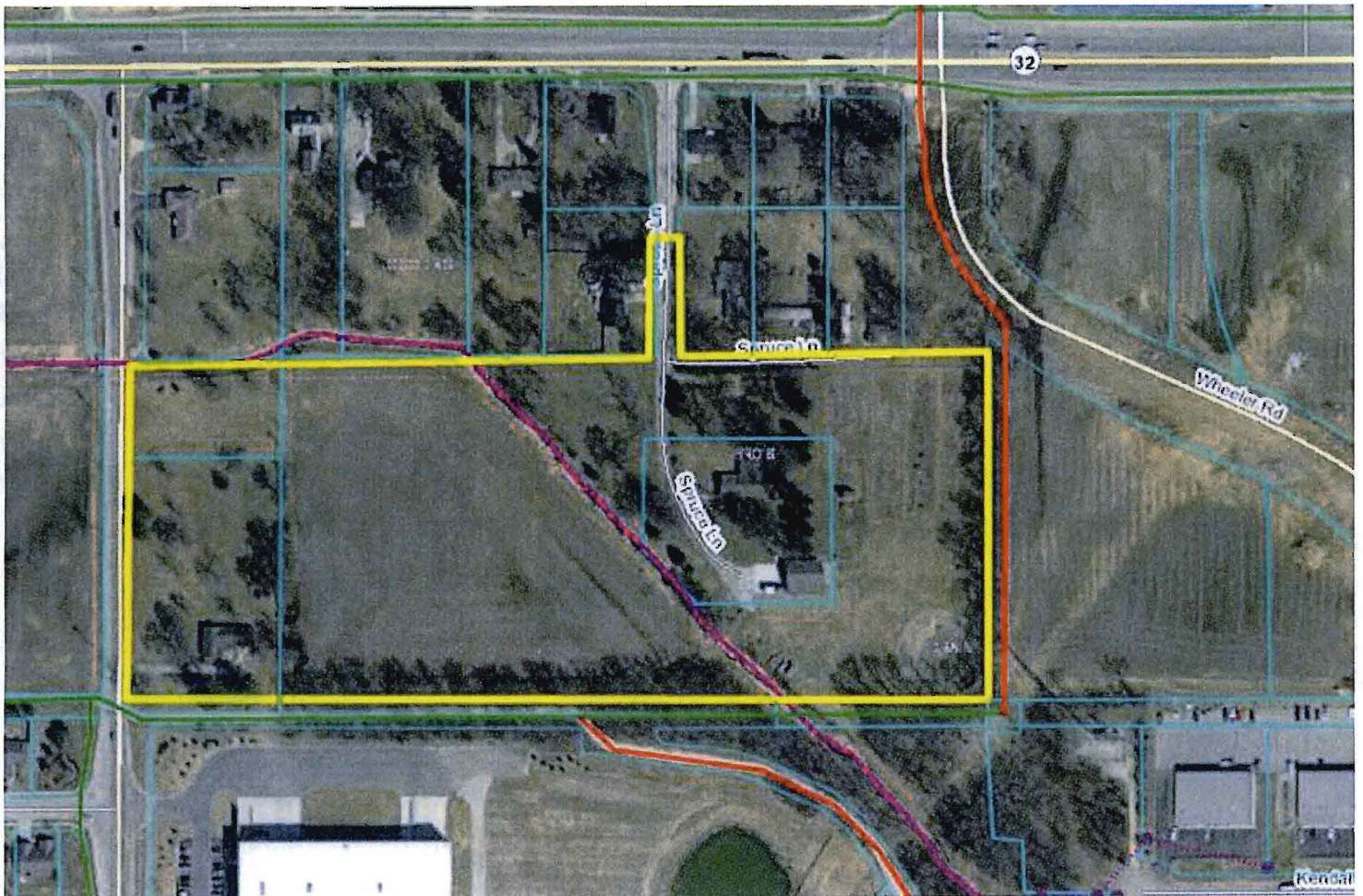
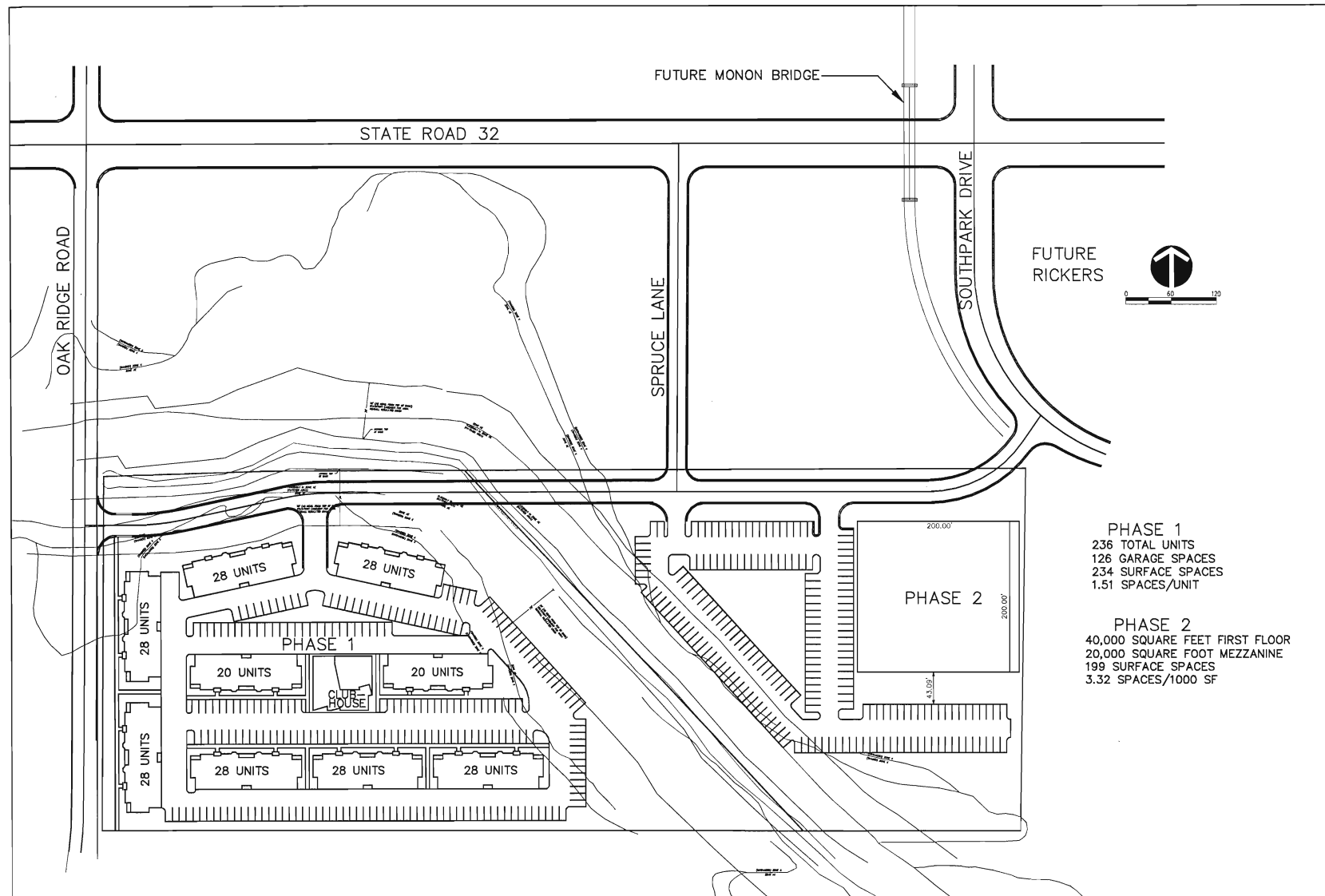


EXHIBIT B

Layout B1



PHASE 1
236 TOTAL UNITS
126 GARAGE SPACES
234 SURFACE SPACES
1.51 SPACES/UNIT

PHASE 2
40,000 SQUARE FEET FIRST FLOOR
20,000 SQUARE FOOT MEZZANINE
199 SURFACE SPACES
3.32 SPACES/1000 SF



DATE: MAY 9, 2015

NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Indianapolis
5225 Exposition Drive, Suite 17
Indianapolis, Indiana 46241

P: 317.399.1216
F: 317.399.1218
www.TERRAindex.com

DEVELOPMENT & ENGINEERING CONSULTANTS

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

[illegible]

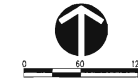
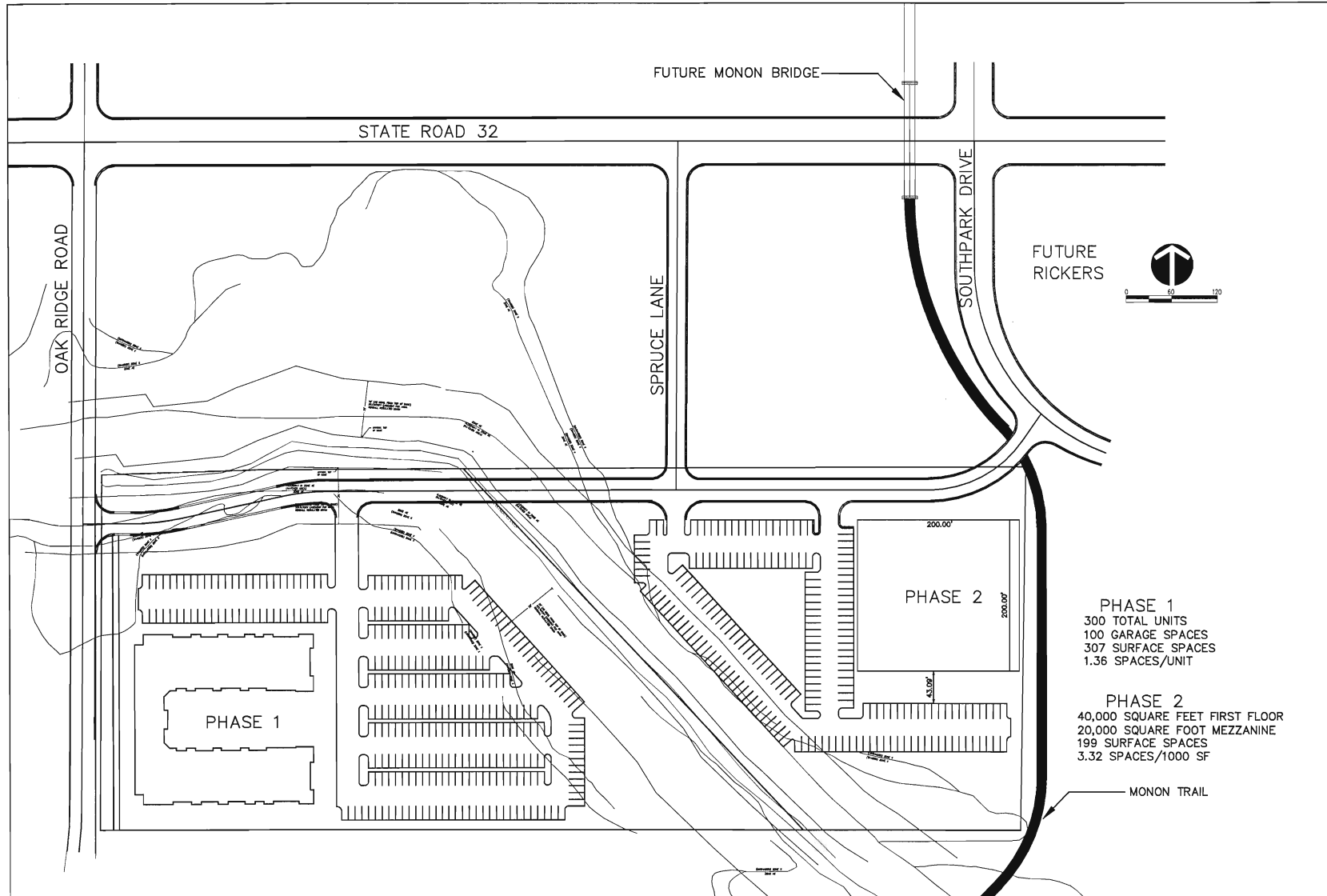
DRAWING FILES:

DATE: MAY 27, 2015	
PROJECT NUMBER: 150324-1.001	
DRAWN BY: RT	CHECKED BY: GEM
SHEET TITLE:	

SHEET #:

of 8

Layout B2



PHASE 1
300 TOTAL UNITS
100 GARAGE SPACES
307 SURFACE SPACES
1.36 SPACES/UNIT

PHASE 2
40,000 SQUARE FEET FIRST FLOOR
20,000 SQUARE FOOT MEZZANINE
199 SURFACE SPACES
3.32 SPACES/1000 SF



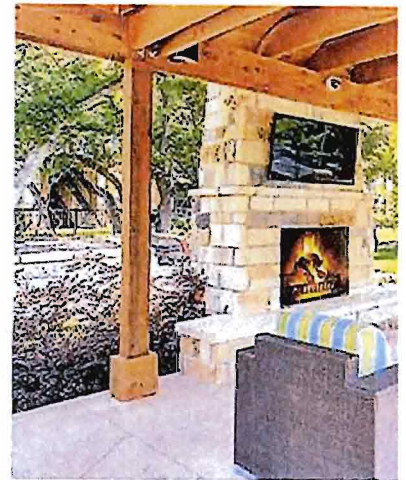
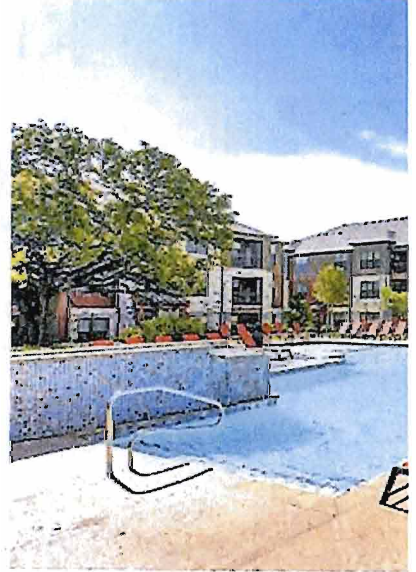
DAVID E. WUERFEL
Professional Engineer
No. 8300348
State of Indiana
Exp. 12/31/2018
www.dewuerfel.com

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

DATE: MAY 27, 2015
PROJECT NUMBER: 150224-1.001
DRAWN BY: RT
CHECKED BY: GEM
SHEET TITLE:
SHEET #:
OF 8

EXHIBIT C

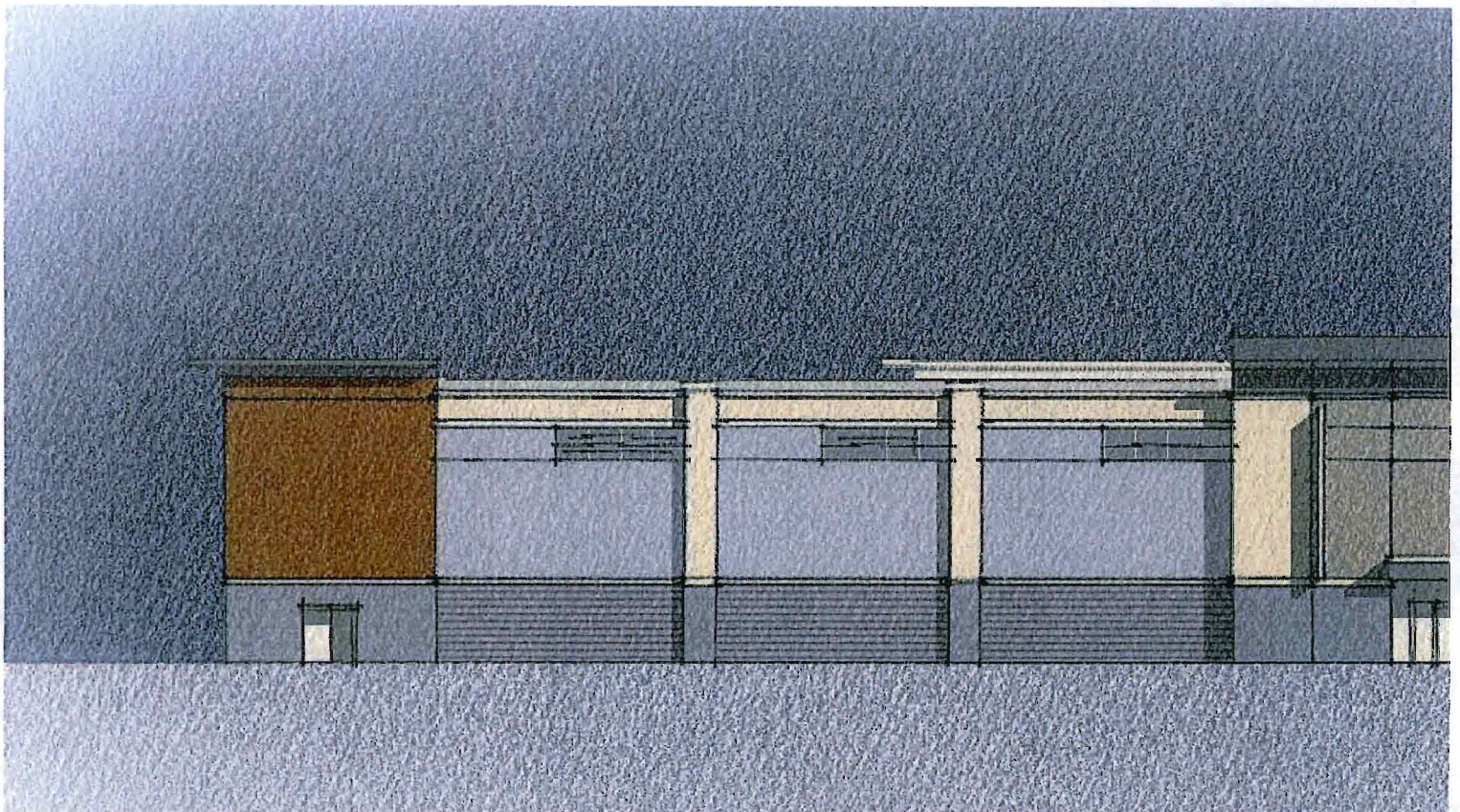
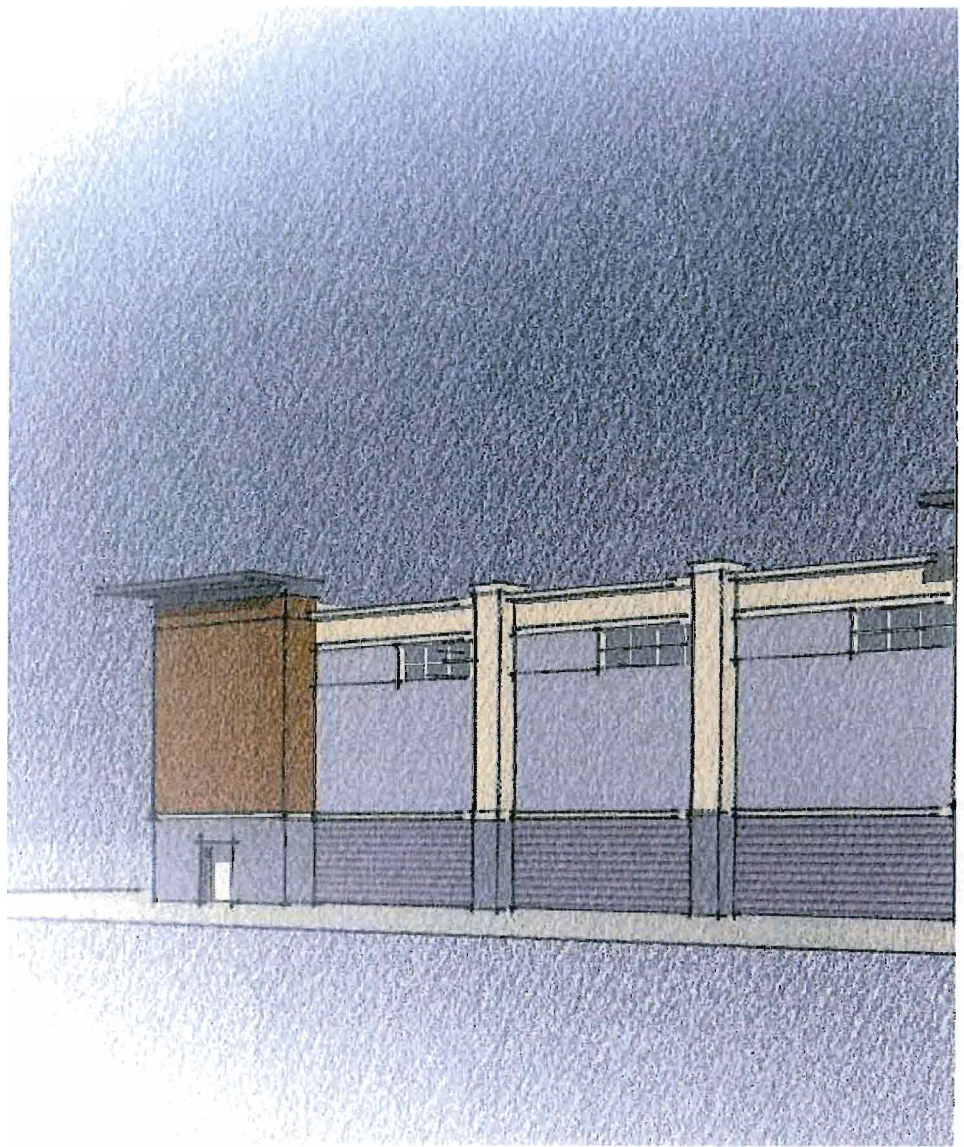
Lot 1 - Layout B1 Buildings



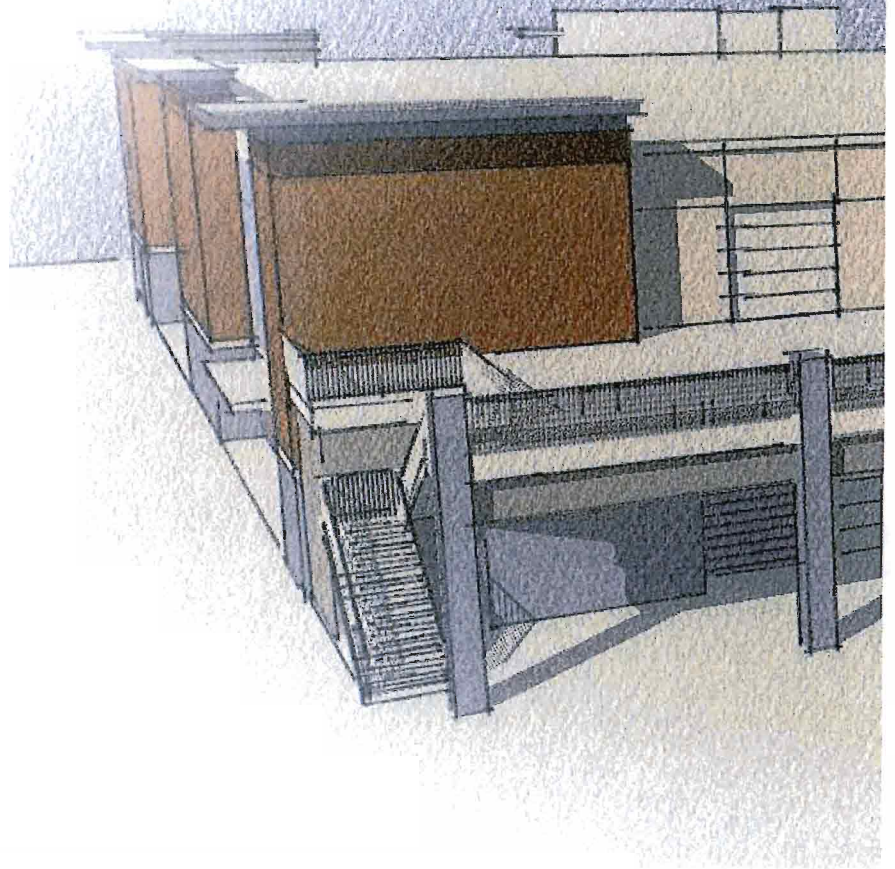
Lot 1 - Layout B2 Building

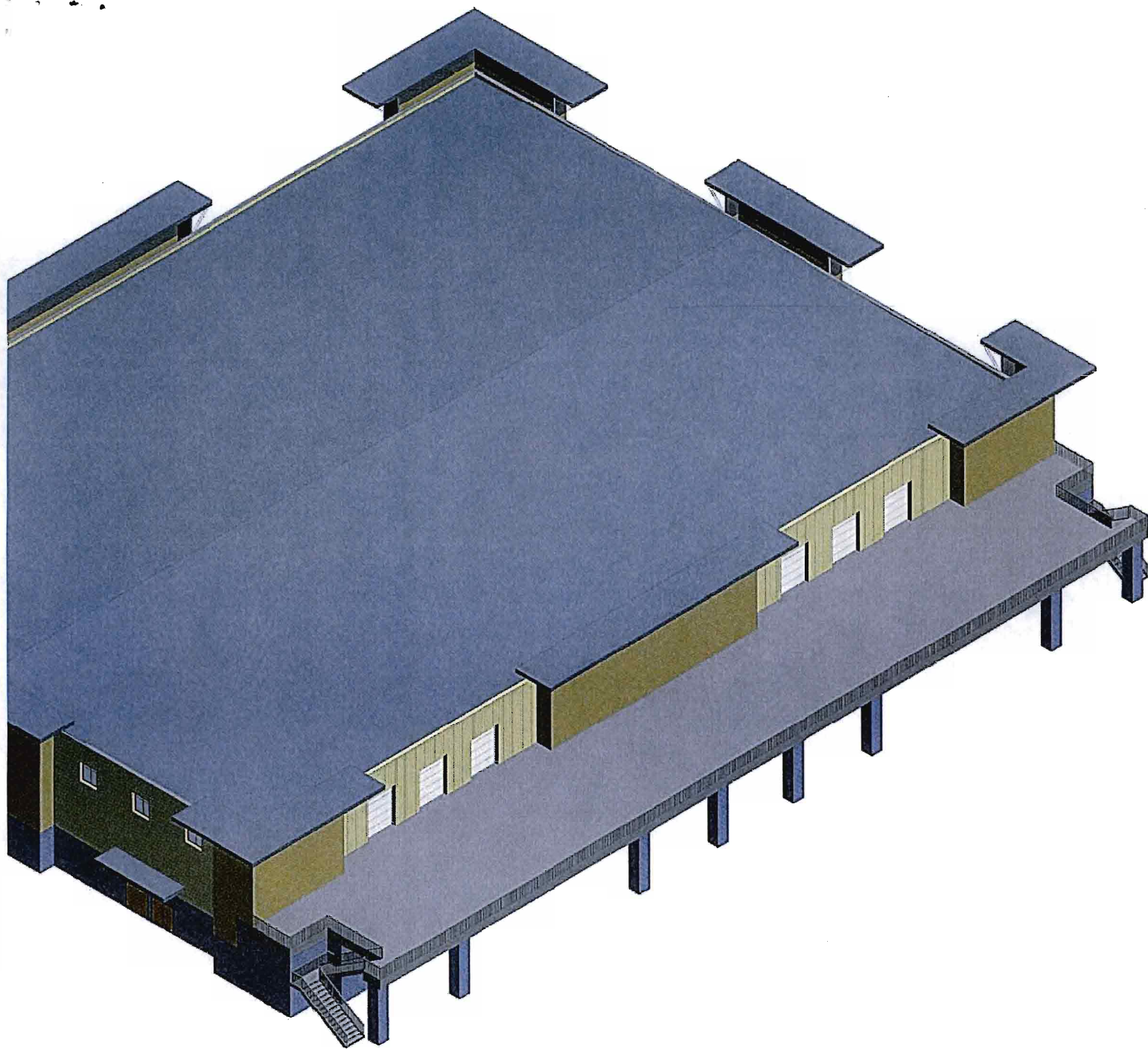


Lot 2 Building



Lot 2 Building





WRITTEN PUBLIC COMMENT

Docket Number: 1606-PUD-13 (Ord. 16-26)
Petitioner: EdgeRock Development, LLC
Request: To expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

Enclosed Attachments:

1. Naas Email (08/15/16) Linda Naas (161st Street Neighbors)

Kevin M. Todd, AICP

From: Linda Naas <linaas@logickey.com>
Sent: Monday, August 15, 2016 5:52 PM
To: Kevin M. Todd, AICP; APC
Subject: Fw: The Trails PUD Amendment - APC, Ordinance 16-26

In conjunction with our comments in the original email below, see Access Control in Chapter 5-9 of UDO under SR32 Overlay and Purpose and Intent:

F. Access Control Requirements:

1. The purpose of this section is to make the closing of all private curb cuts along State Highway 32 possible by establishing a common access road to provide access to and through Lots abutting State Highway 32.
2. New curb cuts shall not be permitted unless specifically approved by the Council and the Indiana Department of Transportation prior to installation.
3. Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way. (CONTINUED)

State Highway 32 Overlay District

A. Purpose and Intent:

1. The purpose of this Article (the "SR32 Overlay") is to preserve and enhance: (i) the aesthetic qualities of the highway corridor by regulating building architecture, building placement and building orientation, landscaping, design of Detention Areas and transitions between the corridor and adjacent uses; and (ii) the transportation functionality and safety of the highway by limiting access, regulating building setbacks, providing for alternative transportation, and providing for the future development/redevelopment of the corridor into an "employment corridor" as contemplated in the Comprehensive Plan.

----- Forwarded by Linda Naas/LogicKeyMail on 08/15/2016 05:47 PM -----

From: Linda Naas/LogicKeyMail
To: "Kevin M. Todd, AICP", apc@westfield.in.gov
Date: 08/15/2016 05:37 PM
Subject: The Trails PUD Amendment - APC, Ordinance 16-26

Kevin and APC:

This document is confusing as it says underlying zoning MF-2 applies except as what is listed in this Ord 16-26 with no mention of Ord 15-27.

Maximum number of units per MF2 in UDO:
10/acre

150 per Project
10 units/structure

We are still opposed to the original Ord 15-27 allowing 300 units.

There is no information on the acreage in the whole project or the Lots A, B, or C as Exhibits are still missing from the proposed Ord 16-26.

Is the floodway buildable? Is it a legal drain or a flood plain?

As Oak Ridge Rd expands, how will the right in-right out for Lot B affect traffic flow on Oak Ridge and SR32?

We don't think this development meets the SR 32 Overlay requirements for use and should be in compliance.

Does the right-in/right out comply with the plan for SR32 Overlay?

Are these the best locations for Crew Carwash (any carwash) or a drive-thru Starbucks based on access and SR32?

Shouldn't access have to be from an outer road with access from an existing street or an internal street to The Trails?

We are opposed to more road cuts on SR32 within the Overlay than already exists as this area is becoming congested as it exists now.

We think all parcels of this PUD should have internal access or existing streets and ask you to remove road cuts to private homes/businesses currently existing on SR32 that will become part of this PUD.

Is this project per UDO 3/4 mile from other MF zoning districts?

With the large increase in the number of MF districts, we believe this part of the UDO should be complied with by The Trails.

How does the City cover costs of Public Safety and how does the School District cover costs if all this is built in a TIF district?

If everything is on the table when an amendment comes forth, then we ask that this PUD come into compliance with the underlying zoning and the SR32 Overlay.

This PUD has existing issues and as they are expanding it, brings these more to light. The changes in Lot A already reflect a change in a short period of time. The Comprehensive Plan and SR32 Overlay should have much more consideration in forming this PUD that will work for the future of Westfield growth. It would appear the plans have been short-sighted and prepared in a hurried manner. The language in the original Ord 15-27 and this amendment Ord 16-26 sometimes contradict one another and are confusing. Please give this PUD Amendment more consideration so that it can stand the test of time, considering many of these PUDs take many years to be built, beyond 10 years even. The lack of planning and adhering to a larger overall plan, creates issues as the PUD builds out, reference the Viking Meadows PUD as an example. For one example, It appears there will be another street crossing the Monon Trail for this PUD, streets that are internal to a PUD which create safety issues.

Thank you for your consideration,

Linda Naas
On behalf of the 161st Street Neighbors

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 3, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randall Graham, Steve Hoover, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: September 19, 2016, Meeting Minutes

Motion: Approve the September 19, 2016, minutes.

Motion: Hoover; Second: T. Smith; Vote: Approved 8-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1608-PUD-13 [CONTINUED]

Description: The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road
EdgeRock Development, LLC requests to expand and amend The Trails Planned
Unit Development (PUD) District, consisting of 21.0 acres +/-.

Graham noted this item is being continued at the petitioner's request to the Department prior to the meeting.

Case No. 1609-PUD-18

Description: Enclave & Springs Planned Unit Development (PUD) District Amendment
15807 Longship Court (The Springs at Viking Meadows)
Heather Raymond by Perma Pools Corp. requests an amendment to modify the
minimum rear yard building setback line for a swimming pool from twenty (25)
feet to fifteen (15) feet.

Crabtree presented an overview of the proposed amendment ordinance, as outlined in the Department report.

Hoover asked about the height and materials of the fence.

Heather Raymond, petitioner, explained the fence is proposed as four-foot tall black steel fence,

as required by the homeowners' association.

R. Smith asked how the neighbors responded to the revisions.

Raymond stated they shared the revisions with the adjacent neighbor who expressed a concern at the public hearing and received a response from them that the plans looked nice.

Schmitz asked for confirmation that the pool would be at a lower grade than the home.

Raymond confirmed the pool would be at a lower grade than the home, and that there would be a retaining wall near the house which would not be visible by the neighbors to the east.

T. Smith asked if the new plants will serve as a buffer screen.

Raymond responded the evergreen trees they have chosen will grow together over time and provide a screen to neighbors.

Motion: Forward 1609-PUD-18 (Ordinance No. 16-34) to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Woodard; Vote: 7-1 (R. Smith)

PUBLIC HEARINGS

Case No. 1610-DDP-31 [PUBLIC HEARING]

Description: The Campus Parking Lot Addition

2100 East 196th Street

Orix Real Estate Capital, Inc. by Cripe requests approval of a Detailed Development Plan for a parking lot expansion on 2.8 acres +/- in the GB: General Business District.

Crabtree presented an overview of the proposed detailed development plan, as outlined in the Department report.

Public Hearing opened at 7:14 p.m.

Sharon Williams, 807 E. SR 32; Inquired who is paying for the improvements and if it was the City.

Jill Chance, 5420 E 675 N; Inquired how drainage for the parking lot will be handled.

Public Hearing closed at 7:16 p.m.

David Lach, Cripe, petitioner, replied that this is a privately-funded project paid for by the builder of the parking lot and that no tax dollars will be used for this project. He added that the drainage for all of the parking lot will go to the existing retention ponds through new pipes.

No additional action is required at this time.

Case No. 1610-PUD-19 [PUBLIC HEARING]

Description: Aurora Planned Unit Development (PUD) District Amendment
East Side of US31; South of SR38
CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Todd presented an overview of the proposed change of zoning, as outlined in the Department report.

Russell Brown, Attorney with Clark Quinn Moses Scott and Grahn, LLP, representing the petitioner, gave a brief presentation.

Public Hearing opened at 7:34 pm

Kevin Huff, 20244 Grassy Branch Road; Expressed concern with traffic/noise and with commercial and industrial being next door. He questioned that new homeowners would want to live next to industrial when there are so many other options in Hamilton County.

Kylene Huff, 20244 Grassy Branch Road; Expressed concern with adding more traffic to the area, especially commercial and trucking traffic. She stated that she does not like the new layout with 203rd Street becoming a subdivision entrance off of Grassy Branch. She expressed concern that if the Aurora property becomes more commercial/industrial, that other nearby farm fields would be converted to commercial/industrial as well.

Devon Wilkins, 1910 E 202nd Street; Expressed concern with the proposal that so much more of this land will become commercial/industrial. He expressed concern that adding commercial development will have a negative impact on the existing drain tiles that cross from his property onto the Aurora property. He is concerned that storm water will back up through the existing tiles onto his property. He expressed a desire to see homes here instead of an industrial park.

Greg Silcox, 21576 Anthony Road; Expressed concern that after 10 years of no development, that the non-residential area has more than doubled. He asked if Grassy Branch would become a dead-end street, and noted that it is already difficult to turn left onto SR 38 from Grassy Branch Road. He asked why this proposal needs to change from what was approved ten years ago.

Marla Ailor, 1602 E 203rd Street; Stated that she does not understand why people would want to live near an industrial area. She stated that she is not against growth, but does not believe the proposal makes sense. She wanted to know who would be buying the proposed homes, and what businesses/industries would be building in the industrial park.

Aaron Rice, 20002 Grassy Branch Road; Wondered why add commercial buildings to the neighborhood.

Brian Penley, 2918 E SR 38; Asked what kind of buffering will be along SR 28. He also wondered how this project will affect property taxes and values. He asked what the City plans for the area, and if all four corners of SR 38 and Grassy Branch/Anthony Road will be commercial.

Michelle Stanley, 2629 SR 38 E; Expressed concern with industrial development being built next to her pasture with two horses.

Susan Pettijohn, 2314 SR 38 E; Expressed concern with how the large commercial area will impact traffic, because Grassy Branch is busy now and it was not designed to handle heavy traffic. She also expressed concern with noise, light pollution, and storm water runoff.

Ted Sommer, 21001 Anthony Road; Expressed concerned regarding adding additional commercial traffic on Grassy Branch and SR 38. He suggested installing a roundabout at Grassy Branch and SR 38.

Natalin Wilkins, 1818 E 202nd Street; Expressed concern that East Street will not be able to carry the influx of traffic from new commercial businesses in this project.

Jill Chance, 5420 E 675 N; Expressed concern regarding drainage and traffic.

Sarah Starost, realtor; Expressed concern that the value of the proposed new homes and the presence of the proposed commercial will lower the value of the existing residential properties. She stated that as a realtor, she would not advise anyone to buy a house near an industrial park.

Rebecca Gudeman, 20649 Anthony Road; Expressed concern with traffic and property values declining. She asked what types of businesses will be in the industrial area.

William Hirschfeld, 5376 Sheridan Road; Expressed concern with commercial/industrial going in this area. He also wondered why the buffer yards will look like.

Jon Hirschfeld, 5376 Sheridan Road; Expressed concern with neighboring property values declining because of this project. He also wondered how buffering between commercial and residential will look. He asked what types of commercial businesses will locate here. He expressed a desire to return to the original 2006 plan.

Public Hearing closed at 8:09 pm

Brown replied to many questions and comments made during the hearing. He noted that this area is identified in the City's Comprehensive Plan for a Business Park and an Employment Corridor, and that many aspects of the proposal satisfy that plan. He mentioned that the architectural standards for The Shoppes and the Commerce Parke were largely not changing from the original approval, in an effort to honor discussions and decisions from 10 years ago. He stated that they will meet with neighbors regarding their drainage and buffering. He reiterated that the condo market in the Indianapolis area is not viable, thus the change in the residential component of the

project. He mentioned that Britton Knoll in Noblesville is a residential subdivision that is adjacent to an industrial park, similar to what is being proposed in Aurora, and is very successful. He stated that they will work with the City and INDOT on SR 38, Grassy Branch, East Street, and Anthony Road improvements. He also mentioned that there is not a specific user waiting for zoning approval.

Hoover requested limiting uses to light industrial at the east end of Commerce Parke area, near Grassy Branch.

Brown replied that there already are some restrictions/limitations in place for this area of the Commerce Parke.

Hoover asked if The Shoppes area has an underlying zoning of Local Business or General Business. He added that if it is Local Business, that it automatically limits the types of uses that could locate here.

Brown replied that it is Local Business.

Chris White, CR White Aurora, LLC, mentioned it will be neighborhood retail, possibly including a grocery store.

Woodard asked if the reduction in residential units included the apartments area.

Brown said that the new proposal reduces the overall number of residential units by 500 homes, eliminating all of the apartments in the project.

No additional action is required at this time.

Case No. 1610-ODP-10 & 1610-SPP-09 [PUBLIC HEARING]

Description: Spring Mill Station Subdivision
South Side of 161st Street; West of Spring Mill Road
CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

ALSO

Case No. 1610-DDP-30 [PUBLIC HEARING]

Description: Rainbow Child Development Day Care
Lot 2 Spring Mill Station Subdivision
Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. +/- building on 2.0 acres +/- on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and primary plat for the Spring Mill

Station Subdivision and with Rainbow Child Development Day Care a detailed development plan, as outlined in the Department report.

Public Hearing opened at 8:25 pm

No public comment.

Public Hearing closed at 8:26 pm

Hoover stated that the changes to the elevation in all directions is an improvement.

Kelly Baade, 15869 River Birch Rd; Asked if a four-lane road had been proposed for Spring Mill Road, south of 161st Street?

Howard stated that it is an arterial and could be that wide in the future. She also added that a roundabout is proposed for that intersection, eventually but it is in the design stage and there are no immediate plans for construction.

No additional action is required at this time.

Case No. 1610-PUD-20 [PUBLIC HEARING]

Description: The Depot at Springmill Station Planned Unit Development (PUD) District Southwest Corner of 161st Street & Spring Mill Road
Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

Howard presented an overview of the proposed change of zoning, as outlined in the Department report.

Joe Calderon, Barnes & Thornburg, LLC gave a brief presentation/update about the project.

Public Hearing opened at 8:37 pm

Mary Reynolds, 15725 Springmill Road; Expressed concern with traffic on 161st Street, stating that she already can't get out of her driveway at times.

Pawel Kurek, 548 Zephyr Way; Opposed a fire station locating here because of lights and noise. He expressed concern with what type of businesses/offices are being proposed. He also asked for more detail regarding the buffers.

David Warren, 10874 River Birch Road; Stated that traffic on Spring Mill already backs up, and he wondered how people will get in/out of his neighborhood. He said that a roundabout is a good idea, but expressed concern that it will not be in place before this project is built. He wondered if a grocery store is needed here, or if something else could be proposed.

Mic Mead, 15466 Oak Road; Stated that he is not for or against the project, but would like to know what is yellow line on Spring Mill Area Map is for?

Public Hearing closed at 8:44 pm

Howard said that the yellow line on the Spring Mill Area Map outlines the Spring Mill Station Comprehensive Plan study area.

Calderon said that the questions will be discussed at the upcoming neighborhood meeting. He noted that they will be dedicating 80 feet of right-of-way along both Spring Mill Road and 161st Street and adequate right-of-way for a roundabout at the intersection, per the City's Thoroughfare Plan. He stated that there is a 60-foot buffer planned on the southern end of the project, and that landscaping will be installed along all frontages. He said that a fire station would only come in at the City's request. He added that a use such as a grocery store would be driven by the market, and was only reflected on the concept plans to show the potential uses that could locate here.

No additional action required at this time.

CONTINUED ITEMS

Case No. 1609-PUD-16 [CONTINUED]

Description: Wood Wind Planned Unit Development (PUD) District
Towne Road; 146th Street/166th Street
Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Case No. 1607-PUD-09 [CONTINUED]

Description: Liberty Ridge Planned Unit Development (PUD) District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge Subdivision
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1606-DDP-20 [CONTINUED]

Description: CVS, Harmony
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; Hoover seconded. Vote: 8-0.

The meeting adjourned at 8:51 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



Property Location Map
1610-SPP-09 & 1610-ODP-10
Spring Mill Station SWC
Primary Plat & Overall Development Plan

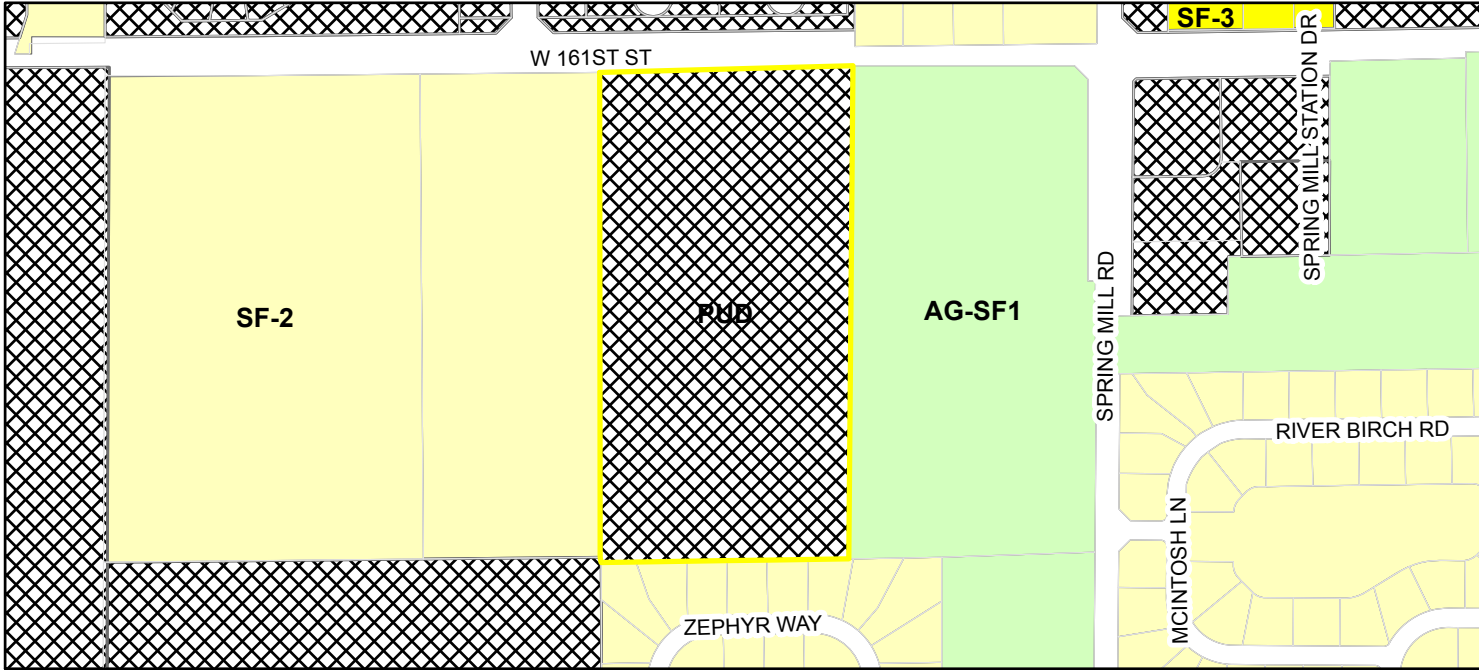


Aerial Location Map

Site



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)

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

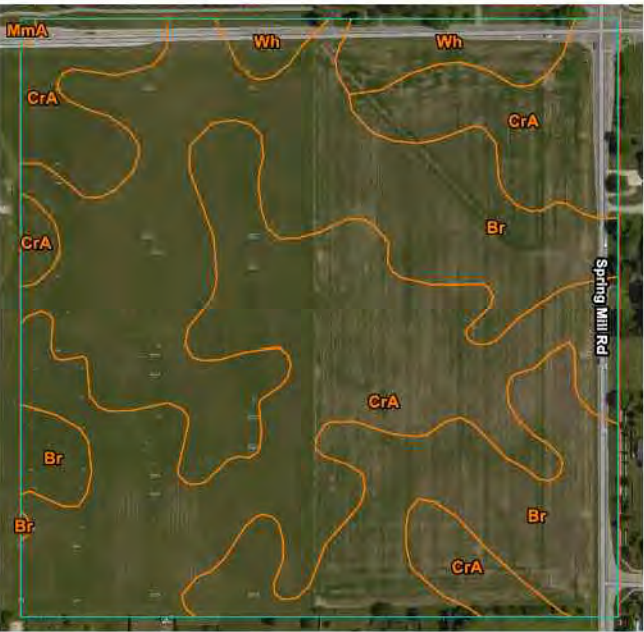
SPRING MILL STATION

SE 1/4, SEC.10-T18N-R3E, HAMILTON COUNTY
WASHINGTON TOWNSHIP, WESTFIELD, INDIANA

ZONED: PUD
PLANS PREPARED FOR:
CRG RESIDENTIAL, LLC
805 CITY CENTER DRIVE
CARMEL, IN 46032
317-575-9400
317-575-9399 fax
CONTACT: DAVID GEORGE



Robert Jason Coyte, PS
Professional Surveyor No. LS20900155
State of Indiana



SOILS MAP
NO SCALE

SOILS DESCRIPTIONS

BROOKSTON SERIES
Br Brookston silt loam (0-2% slopes)
Brookston Series - (B/D) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage; it is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES
C.A. Crosby silt loam (0-3% slopes)
Crosby Series - (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage; it is potentially highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

WHITAKER SERIES
Wh Whitaker silt loam (0-2% slopes)
Whitaker Series - (C) This is a nearly level, deep somewhat poorly drained soil on uplands. Permeability is moderate. Available water capacity is high. The pH of the surface layer in non-limed areas is 5.6 to 7.3. Basements should not be considered in this soil. There is a seasonal high water table associated with this soil. High potential frost action is also a construction concern.

All trees to match the current City of Westfield master tree list.

Street trees shall not be within 4' of any pavement.

There shall be no trees or shrubs nor any structures or fences erected in any drainage easement unless otherwise accepted by the WPPWD. There shall be no trees within 10' of any storm sewer including sub drains.

Proposed utility locations shall be as shown on plan and appropriately sized to meet the demand of the commercial park.

Detention/retention basins shall be constructed within a common area either platted or legally described and recorded as a perpetual storm water easement. A minimum of fifteen (15) feet horizontally from the top of bank of the facility shall be dedicated as permanent storm water easement if the boundary of the above-noted common area does not extend that far.

FLOOD STATEMENT

This site is located in Flood Zone X, Areas determined to be outside the 0.2% annual chance floodplain, per FIRM Map for Hamilton County, IN, Map No. 19057C0120G, Dated November 19, 2014

LAND DESCRIPTION

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

BEGINNING at a mag nail found marking the northwest corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 11 seconds West along the west line of said Quarter-Quarter Section a distance of 1311.36 feet southwest corner of said Quarter-Quarter Section, said corner being marked by a rebar with cap stamped "Schneider"; thence North 89 degrees 33 minutes 30 seconds East along the south line of said Quarter-Quarter Section a distance of 657.25 feet to a rebar with cap stamped "Miller"; thence North 00 degrees 12 minutes 08 seconds East 1312.58 feet to a point on the north line of said Quarter-Quarter Section, said point being marked by a mag nail; thence South 89 degrees 27 minutes 08 seconds West along said north line 657.25 feet to the POINT OF BEGINNING. Containing 19.974 acres, more or less.

PLANS PREPARED BY:

BANNING ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: RYAN LINDLEY

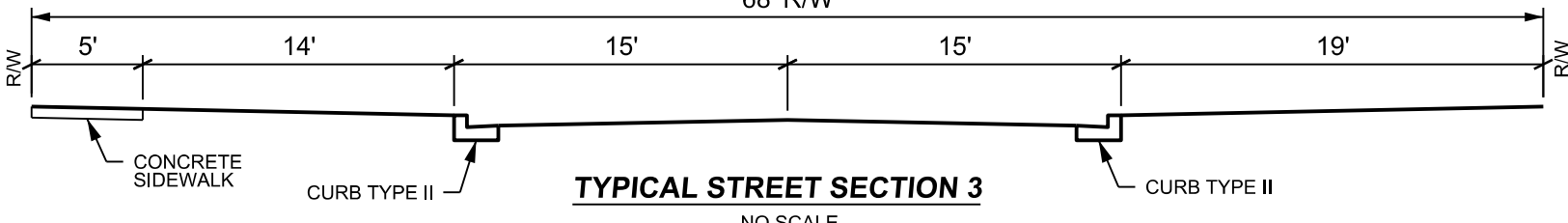
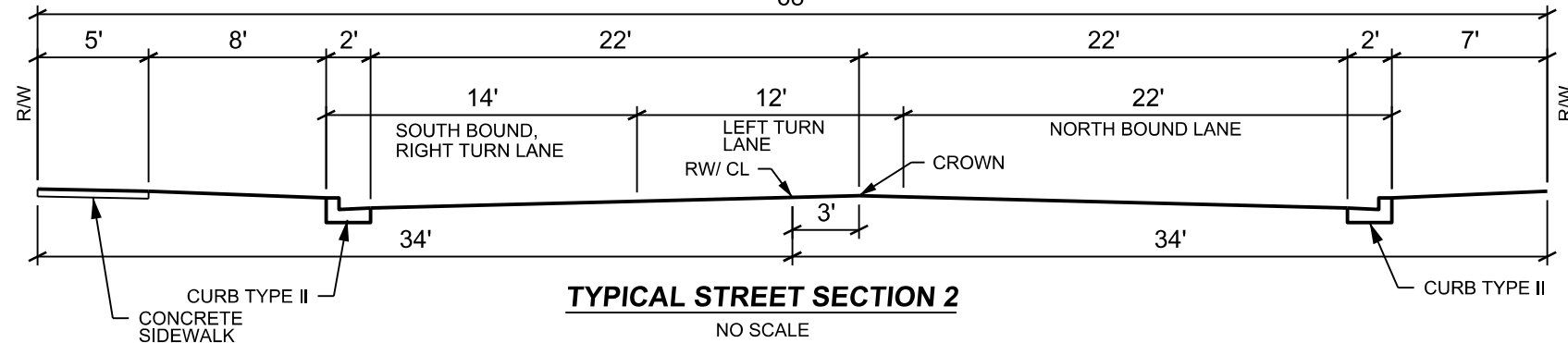
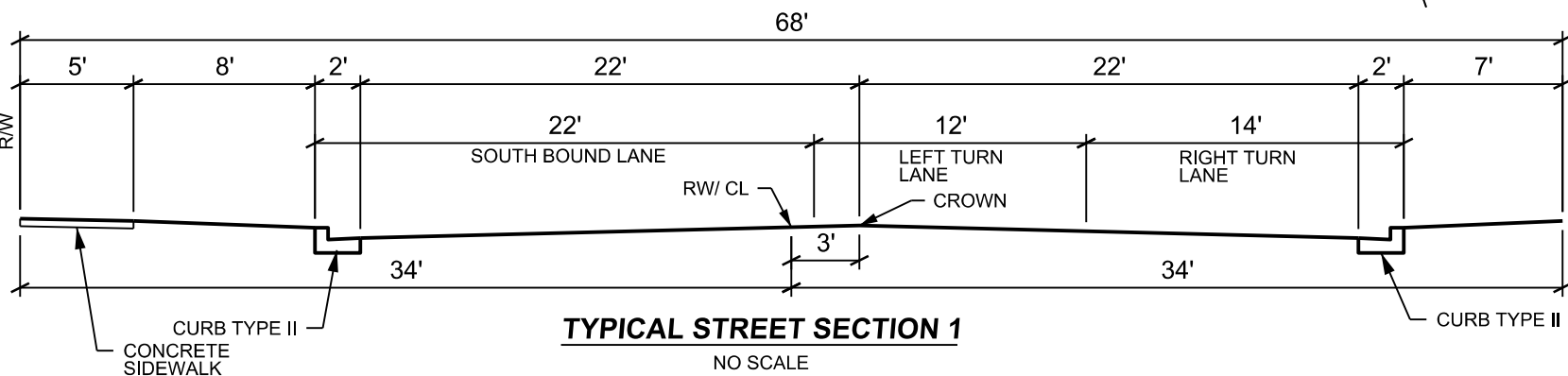
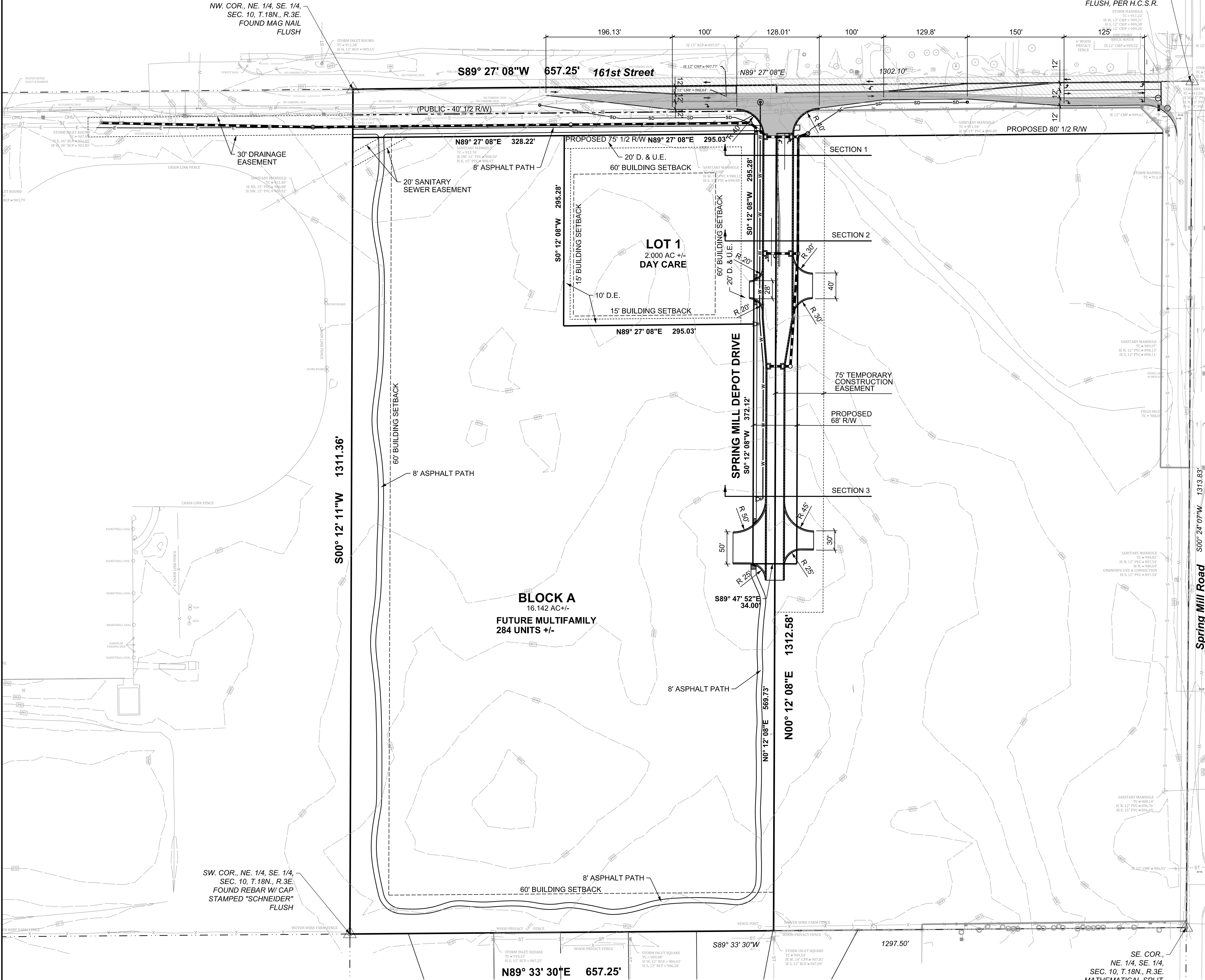


Date: 09-02-16

Project No: 15050

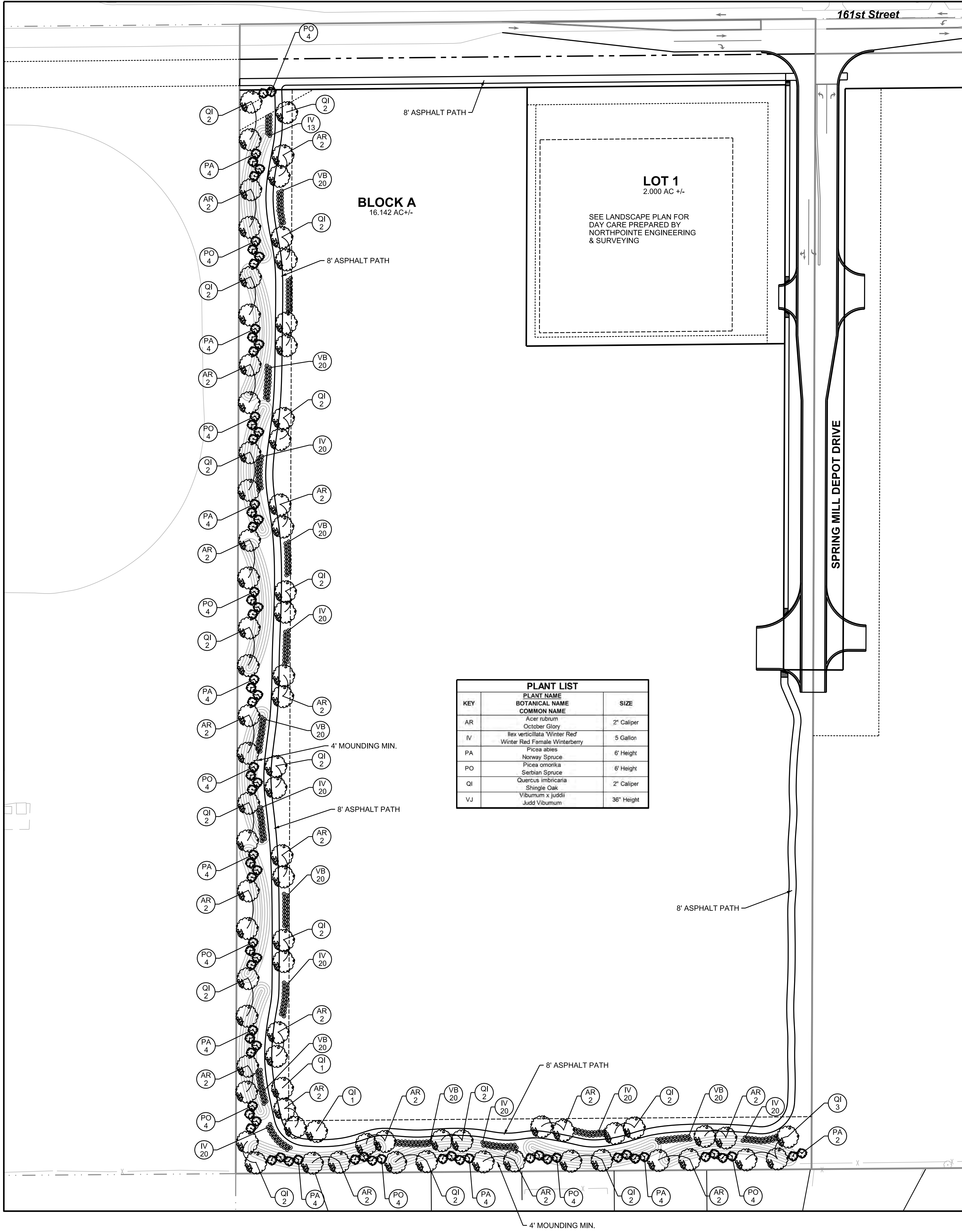
Sheet No:

C100



10/07/2016 09:14:46 AM
SCALE: 80.0000' = 1" in.
FILE NAME: 15050_plt.dgn
FILE LOCATION: p:\bentley\2016_bentley-eng-local\Banning\Documents\Projects\15050\Engineering\Sheet Files\Primary Plat\15050_plt.dgn

10/11/2016 08:57:09 AM
SCALE: 80.0000' / 1" = 100'
FILE NAME: 15050_p01_ind.dgn
FILE LOCATION: p:\bentley\2016_banning-eng\locat\Banning\Documents\Projects\15050\Engineering\Sheet Files\Primary Plant\15050_p01_ind.dgn



PLANT LIST		
KEY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE
AR	Acer rubrum Acer rubrum October Glory	2" Caliper
IV	Ilex verticillata Winter Red Female Winterberry	5 Gallon
PA	Picea abies Norway Spruce	6" Height
PO	Picea omorika Serbian Spruce	6" Height
QI	Quercus imbricaria Shingle Oak	2" Caliper
VJ	Viburnum x juddii Judd Viburnum	36" Height

LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER:

Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL:

Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS:

Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PROJECT EXECUTION: SUBSURFACE UTILITIES:

Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1.800.382.5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION:

When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements.

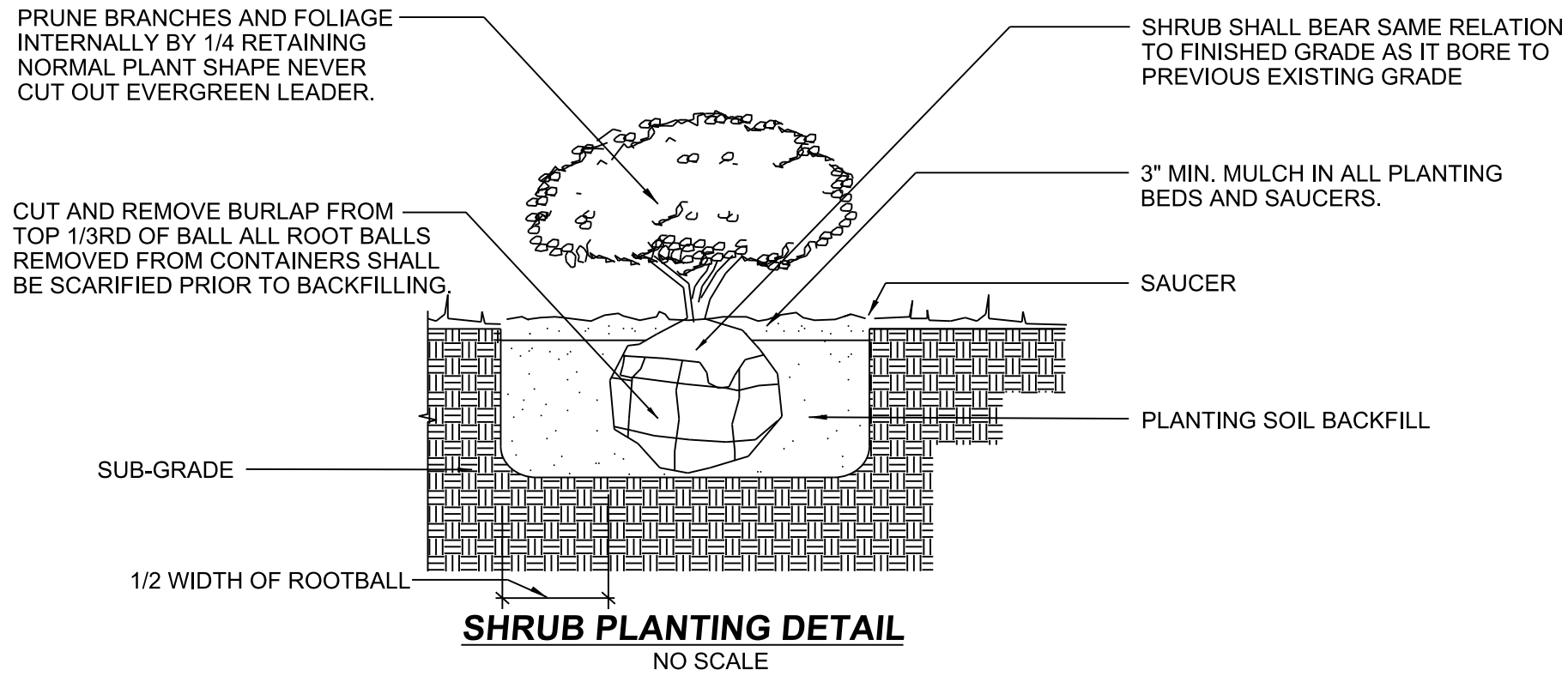
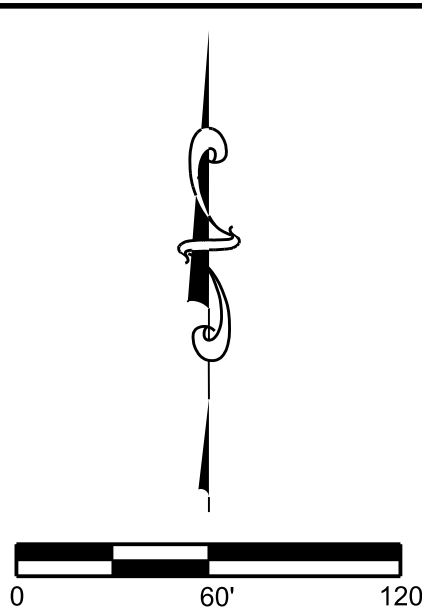
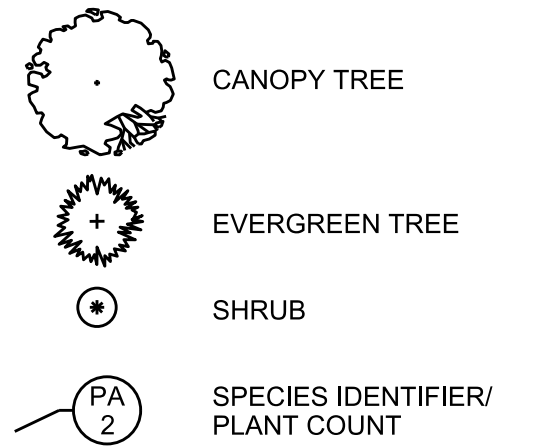
SEEDED LAWN:

Complete all other landscape plantings, mulching, fine grading and staking prior to seeding lawn areas. Provide seeded lawn for all lawn areas utilizing Amer-Turf Front-Runner Turf Type Tall Fescue Blend Seed. Apply Seed at a rate of 5 pounds per 1000 square feet. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeding lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period. Lawn areas shall not have voids larger than 6"x6". If voids are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season. Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

PROJECT WARRANTY:

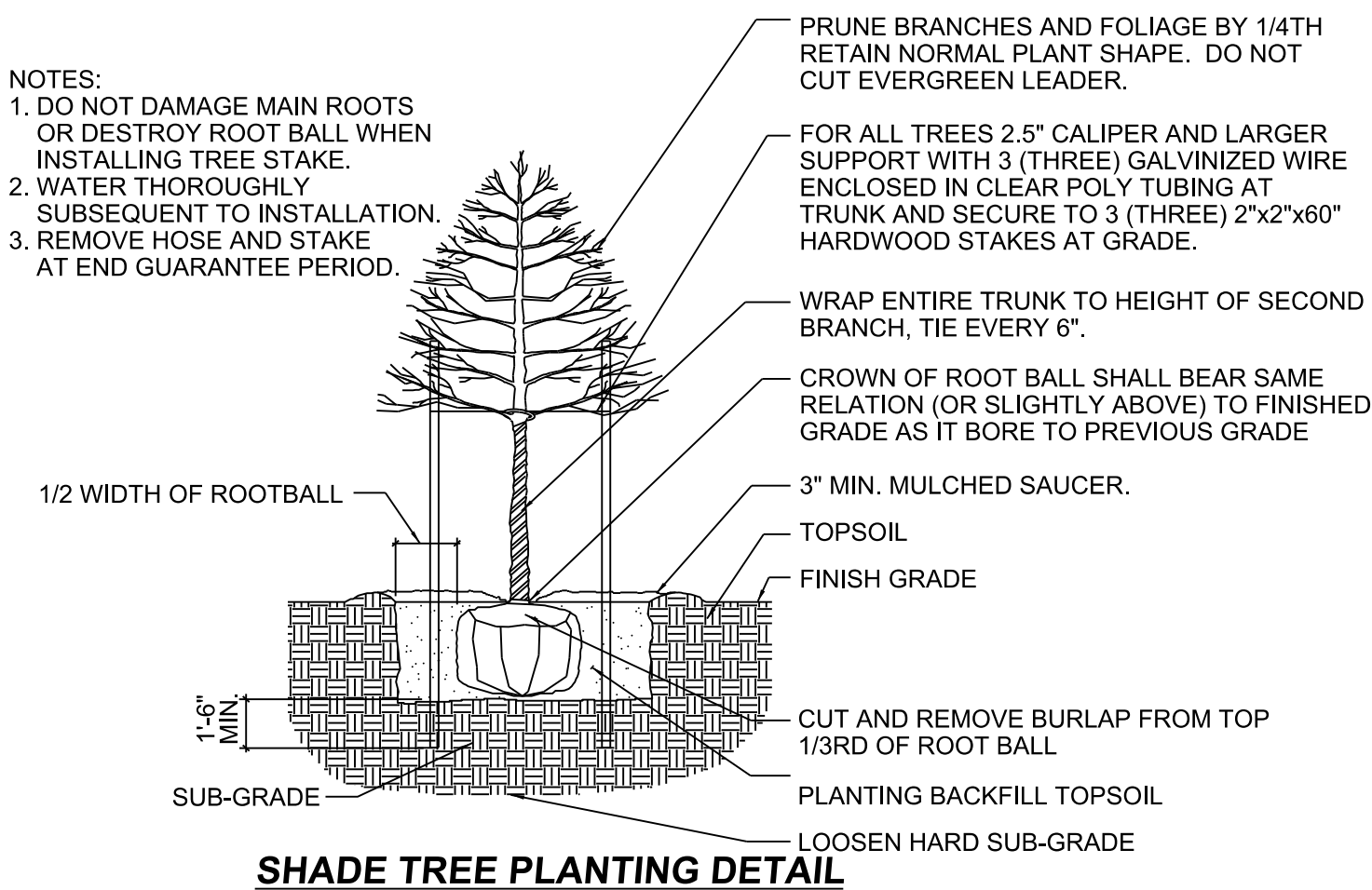
Contractor shall warrant trees, shrubs, and plants for a period of two years after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

LANDSCAPE SYMBOLOGY



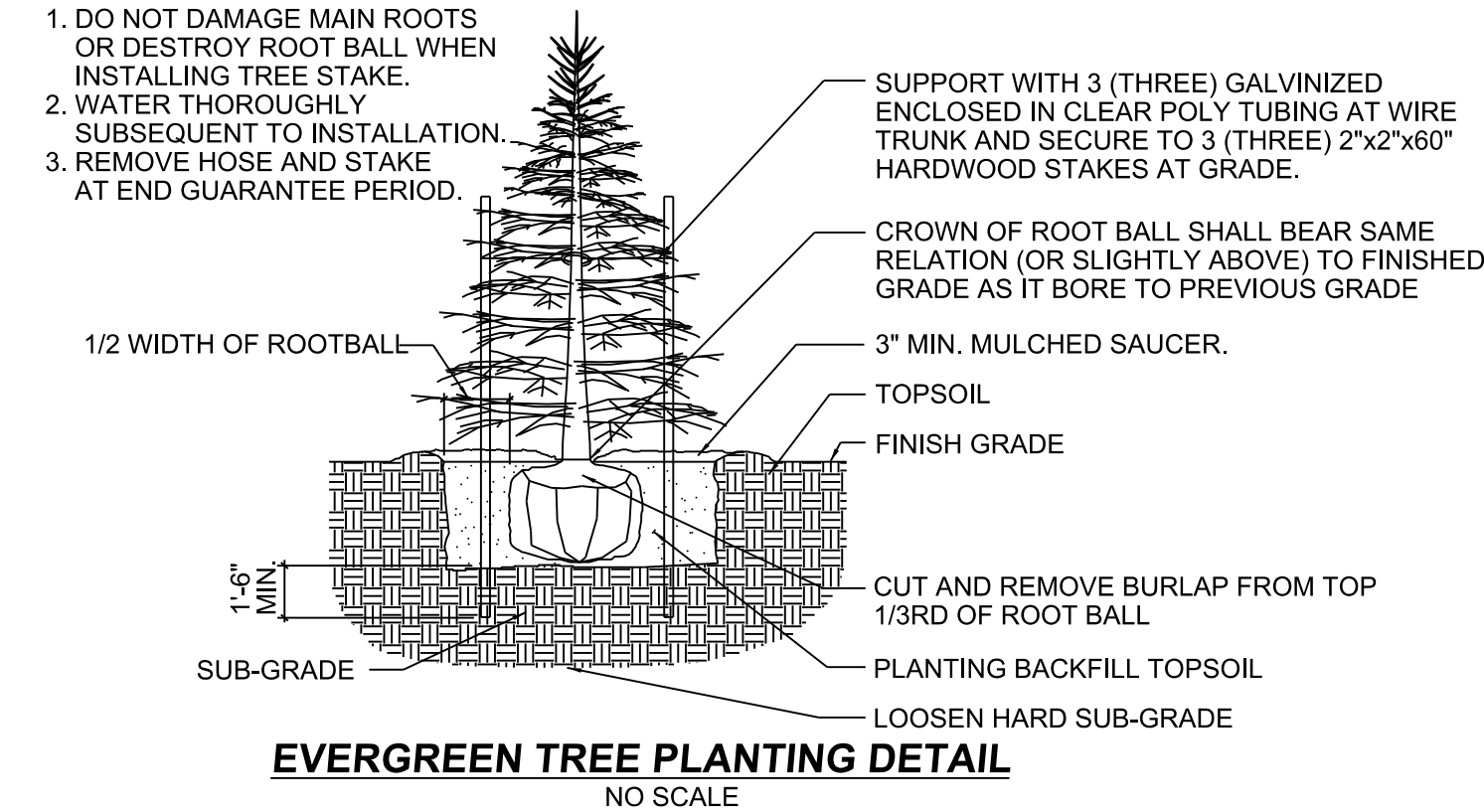
NOTES:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
- REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.

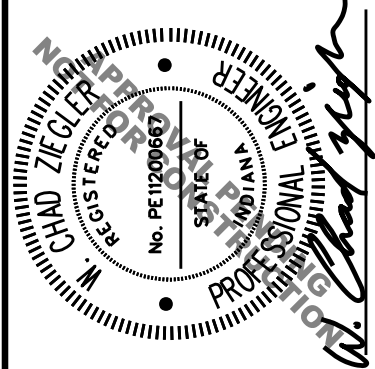


NOTES:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
- REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.



LANDSCAPE PLAN
SPRING MILL STATION WAY
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

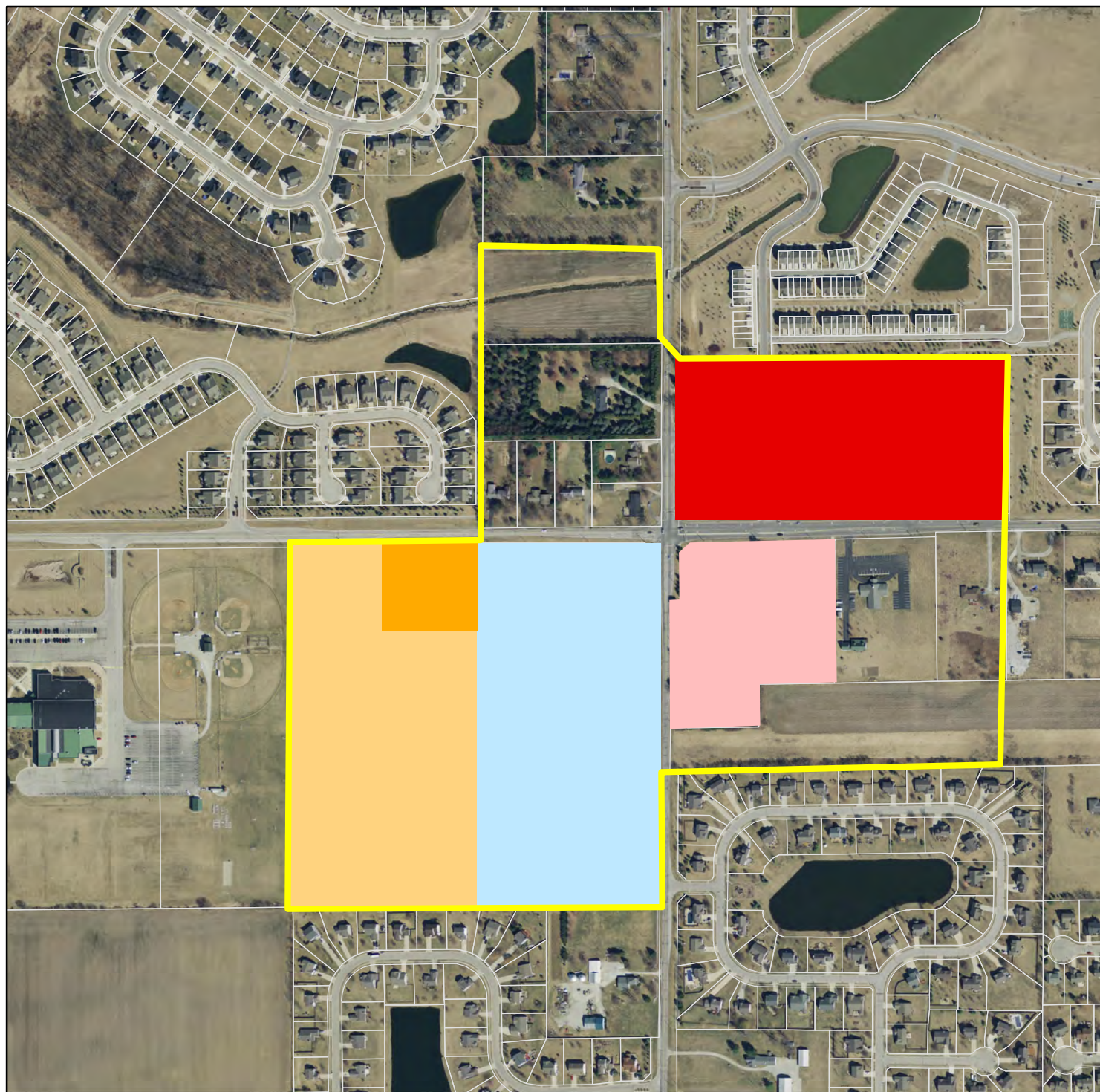


BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 15050
Sheet No:

L100





- | | |
|--|---|
|  Spring Mill Station Study Area |  Spring Mill Commons, Existing Commercial |
|  Spring Mill Station SWC, Multi-family Residential
1610-SPP-09 & 1610-ODP-10 |  Spring Mill Station SE Corner PUD, Existing and Future Commercial |
|  Rainbow Child Care, 1610-DDP-30 |  The Depot at Spring Mill Station, Commercial
1610-PUD-20 |



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1606-DDP-20

Petition Number: 1606-DDP-20

Subject Site Address: Lot 1, Harmony Mixed Use District Subdivision

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: Detailed Development Plan approval for a 12,900 square foot+/- pharmacy building on 1.96 acres+/- in the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District [Ord. 12-14](#) (as amended by Ord. [16-12](#))

Current Land Use: Vacant

Approximate Acreage: 1.96 acres+/-

Property History:

- 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
- 1605-SPP-06 Primary Plat (06/06/16)
- 1605-ODP-06 Overall Development Plan (06/06/16)
- 1606-SFP-16 Secondary Plat (pending)
- 1606-PUD-07 Mixed Use District Amendment (10/10/16)

Exhibits:

- 1. Staff Report
- 2. Location Map
- 3. Site Plan
- 4. Elevations (Option 1 & Option 2)
- 5. Landscape Plan
- 6. Lighting Plan
- 7. Elevation Comparison Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan 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 May 24, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's June 6, 2016, meeting.

PROJECT OVERVIEW

Location: The 1.96-acre+/- site is Lot 1 of the pending Harmony Mixed Use District Subdivision, located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 12,900 square foot single-story pharmacy (drug store) building.

Applicable Zoning: The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the “PUD Ordinance” or “Ord. 12-14”), as amended by Ord. 16-12. The subject property is within “Area B” of the “Mixed Use District” of the PUD Ordinance. The applicable underlying zoning district is the LB: Local and Neighborhood Business District. The comments herein note the standards within the PUD Ordinance amendment (1606-PUD-07) that was recently approved (Ord. 16-12) by the Council on October 10, 2016.

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

The Development Plan complies.

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 12) Location of all Floodplain areas within the boundaries of the property.
 - 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) 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.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

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:

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

Comment: Please see District Standards comments herein.

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

Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.

- 20) 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.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.

22) Concept Plan (Section 1.4 of Ord. 12-14): The Real Estate shall be developed in a manner substantially similar to the layout shown in Exhibit C-1 Illustrated Site Development Plan (see graphic to right).



23) Permitted Land Uses (Section 2.2 of Ord. 12-14): Underlying Zoning District.

Comment: The proposed use is a Medium Intensity Retail¹ use and is permitted.

24) Special Requirements (Section 2.3(A) of Ord. 12-14):

- a) Village Design Theme (Section 7 of Ord. 16-14): Buildings shall utilize a “Village Design Theme”. A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs...the Character Exhibit – CVS (attached as Exhibit D to Ord. 16-14) complies with and hereby establishes a benchmark example of the Village Design Theme.

Comment: The elevations have been revised since the public hearing (see comparison at Exhibit 7) to reflect the village design theme required by the amendment ordinance (Ord. 16-12). As proposed, the plans are consistent with the CVS Character Exhibit, attached as Exhibit D to Ord. 16-12.

Exhibit 4 and Exhibit 7 (page 2) includes an “Option 1” (natural wood gable brackets similar to the Character Exhibit adopted with Ord. 16-12) and an “Option 2” (white gable brackets). The petitioner’s architect believes the white gable brackets (Option 2) are more thematically consistent with the desire village design theme.

Both options are being presented for the Plan Commission’s discussion. The petitioner is requesting the Plan Commission’s consideration to approve Option 2.

- b) The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
- c) The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type: (i) Grocery, 70,000 sq. ft.; (ii)

¹ Chapter 12 of the UDO defines “Retail, Medium Intensity” as “Retail, Medium Intensity: Retail businesses that have a moderate impact on neighboring properties, traffic generation, and public safety. Example businesses include, but are not limited to: ...drug store (large)... Generally, a business under twelve thousand (12,000) square feet qualifies as small for purposes of this definition.

Inline retail, 30,000 sq. ft.; (iii) Office, 40,000 sq. ft.; (iv) All uses on Outlots, 50,000 sq. ft.; and (v) Other permitted uses, 30,000 sq. ft.

Comment: This is the first proposed commercial building within the Mixed-Use District and is a proposed Outlot building at 12,900 square feet.

- d) Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

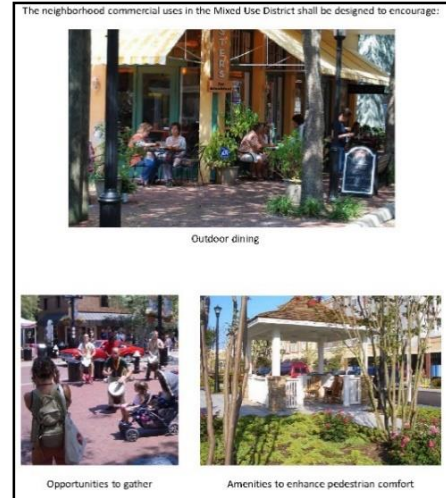
Comment: Exhibit C-2 (image to the right) includes the following design elements: (i) outdoor dining; (ii) opportunities to gather; and (iii) amenities to enhance pedestrian comfort.

The petitioner has proposed a park bench along the lot's Ditch Road frontage as an amenity to enhance pedestrian comfort.

25) Development Standards (Section 2.3(B) of Ord. 12-14):

The Development Plan complies.

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: 50 feet; direct access to Public Way or indirect access to a Private Street is required
- c) Minimum Building Setback Lines:
 - i) Front Yard: 20 feet from 146th Street and Ditch Road
20 feet from Waterleaf Drive (per Ord. 16-12)
10 feet from Private Street Easement (per Ord. 16-12)
 - ii) Side Yard: 0 feet (per Ord. 16-12)
 - iii) Rear Yard: 0 feet (per Ord. 16-12)
- d) Maximum Building Height: 45 feet



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies.

26) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

Comment: The UDO would typically require an enclosure with Masonry Materials; however, to satisfy the village design theme requirement, the enclosure is concrete blocked sided with fiber cement siding and a stone wainscot to match the Principal Building.

27) Architectural Standards (Article 6.3(F))

Comment: Not applicable and superseded by the terms of Ord. 16-12 (village design theme required, as otherwise noted herein).

28) Building Standards (Article 6.4)

29) Fence Standards (Article 6.5)

30) Height Standards (Article 6.6)

31) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

a) General Screening Standards (Article 6.8(H))

Comment: Development Plan complies. Mechanical equipment has been identified as being roof-mounted.

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Development Plan complies:

	Required	Provided	Revision
Shade Trees	10 per acre 20 total	37	Complies
Ornamental or Evergreen Trees	10 per acre 20 total	34	Complies
Shrubs	25 per acre 49 total	349	Complies

c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

Comment: Development Plan complies except as noted below.

	Façade Length (approximate)	Shrubs / Trees Required	Provided (revision)
West Façade	96 feet	1 per 12 feet (8 total required)	8 provided (complies)
South Façade	125 feet	1 per 12 feet (10 total required)	10 provided (complies)
East Façade	96 feet	1 per 12 feet (8 total required)	10 provided (complies)
North Façade	137 feet	1 per 12 feet (11 total required)	11 provided (complies)

d) External Street Frontage Landscaping.

	Shade or Evergreen Trees		Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
146 th Street (299' +/-)	3 / 100' 9 required	14 (complies)	2 / 100' 6 required	6 (complies)	25 / 100' 75 required	86 (complies)
Ditch Road (217' +/-)	3 / 100' 7 required	9 (complies)	2 / 100' 4 required	4 (complies)	25 / 100' 54 required	79 +/- (complies)

e) Buffer Yard Requirements

Comment: Not applicable to this Lot, except as noted above for External Street Frontage Landscaping.

f) Interior Parking Area Islands:

Comment: Development Plan complies.

- i) Minimum Area Required: A minimum of ten percent (10%) landscape area of Parking Areas shall be set aside for Parking Area islands based upon 68 parking spaces.
- ii) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Comment: Development Plan complies noting that the following islands do not include trees due to separation requirements from storm water infrastructure; however, the trees have been located elsewhere on the Lot: (i) southeast corner of the building; and (ii) middle island along the south parking row.

g) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

- ii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

	Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)
East Perimeter (183 feet +/-)	1 / 30' 6 required	6 (complies)	1 / 3' 61 required	61 (complies)
Southeast Perimeter (86 feet +/-)	1 / 30' 3 required	3 (complies)	1 / 3' 29 required	30 (complies)
South Perimeter (207 feet +/-)	1 / 30' 7 required	7 (complies)	1 / 3' 69 required	69 (complies)
Northwest Perimeter (75 feet +/-)	1 / 30' 3 required	3 (complies)	1 / 3' 25 required	25 (complies)
North Perimeter (210 feet +/-)	1 / 30' 7 required	7 (complies)	1 / 3' 70 required	70 (complies)

*Credits overlapping External Street Frontage Landscaping Requirements and Perimeter Parking Area Landscaping where appropriate.

- iii) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

32) Lighting Standards (Article 6.9)

Comment: Development Plan complies.

- All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

33) Lot Standards (Article 6.10)

34) Outside Storage and Display (Article 6.12)

35) Outdoor Café and Eating Areas (Article 6.13)

36) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- b) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area. (ii) Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

Comment: Development Plan complies. 63 parking spaces (12,900 sq. ft. @ 300 SF GLA) are required, and 68 parking spaces are proposed.

- c) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided within Area B of the Mixed Use District. In addition, a bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

Comment: Development Plan complies. A three (3) bicycle rack is proposed at southwest corner of building.

- d) Stacking Requirements for Drive-Through Facilities: See Article 6.4(E).

37) Setback Standards (Article 6.16)

38) Sign Standards (Article 6.17)

- a) Wall Signs (per Ord. 16-14): All wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time. Proposed building elevations depict decorative lighting for illustrated wall signs.

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The Development Plan complies.

41) Easement Standards (Article 8.3)

42) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
- b) Perimeter / External Pedestrian Network Standards:

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

44) Surety Standards (Article 8.12)

45) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve detailed development plan (1606-DDP-20) with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CRITERIA CHECKLIST

PROJECT DATA

PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED

LAND INFORMATION

LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

ZONING INFORMATION

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

OPERATIONS INFORMATION

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

LANDSCAPE INFORMATION

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD PUD PROVIDED: (930' LF) 18 EVERGREEN TREES INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

ACCESS INFORMATION

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
DECELERATION LANES	ACCEL TAPERS AND DECEL TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.
UNOBSTRUCTED	
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AND UTILITY INFORMATION

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

SITE DATA

SITE AREA	1.92 ACRES ± (83,598 S.F.)
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,900 S.F.
BUILDING DENSITY	12,900 S.F. (BLDG)
	83,598 S.F. (LOT)
	= 15%
MAXIMUM BUILDING DENSITY	N/A

SITE QUANTITIES

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	\$1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND CUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

PROPOSED SITE LEGEND

DRIVE THRU / ONE WAY

WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE

ADA ACCESSIBLE PARKING SPACE

CONCRETE TRANSFORMER PAD

ORNAMENTAL TREE

EVERGREEN TREE

HEAVY DUTY ASPHALT PAVEMENT

RIGHT-OF-WAY ASPHALT PAVEMENT

CONCRETE PAVEMENT / SIDEWALK

SHADE TREE

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.

2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.

3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.

4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.

5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.

6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.

7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.

2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.

3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.

4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.

WB-50

feet

Tractor Width

: 8.00

Tractor Width

: 8.50

Tractor Track

: 8.00

Tractor Track

: 8.50

Lock to Lock Time

: 6.0

Steering Angle

: 17.7

Articulating Angle

: 70.0

ACCEPTABLE GRADES:

ENTRANCE

7%

UNLOADING TRUCK

4%

HANDICAP PATH

< 2%

PARKING

1 1/2-5%

EDT DATE: 07/21/16 09:57:58 EDTED BY: - S1000 DWG FILE: P:\2015\03\25\03_Drawing\CA\1\CA1.dwg - Overall Conceptual Plan\2016-07-21\2015\03\25\03_Overall Concept Plan.dwg

PLT SCALE: 1:1

CVS
pharmacy

12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD
WESTFIELD, INDIANA

PROJECT TYPE:
DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgye

SEAL:

REVISIONS:

PLANNING MGR: ART

DRAWING BY: RCB\PED

DATE: 07/21/2016

JOB NUMBER: 2015.01305

TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER: SK-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"

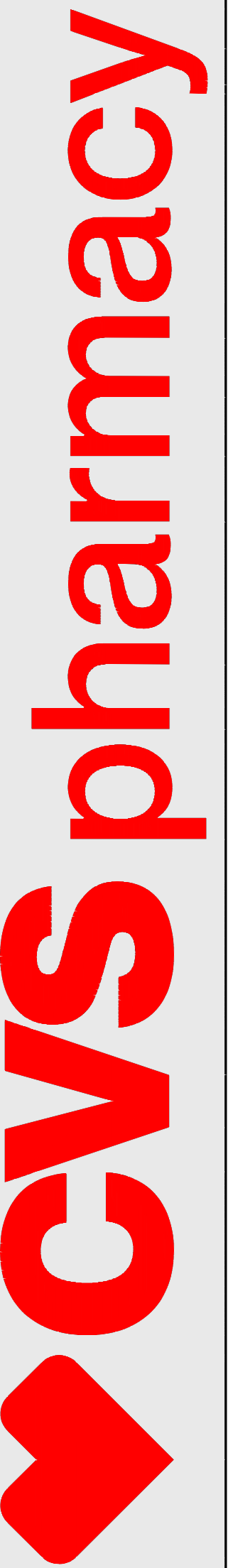


REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

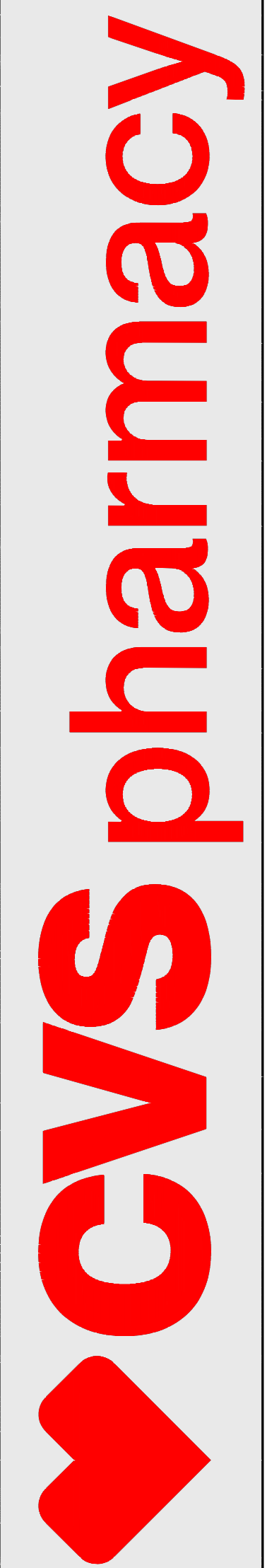
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

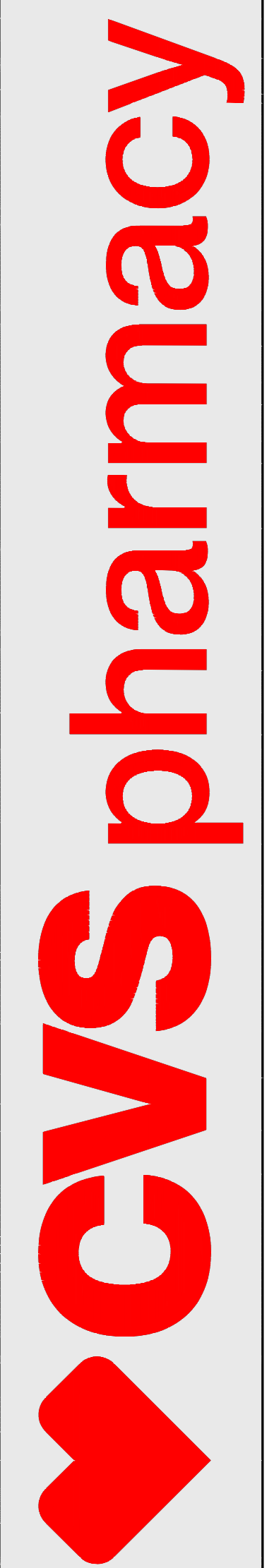
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

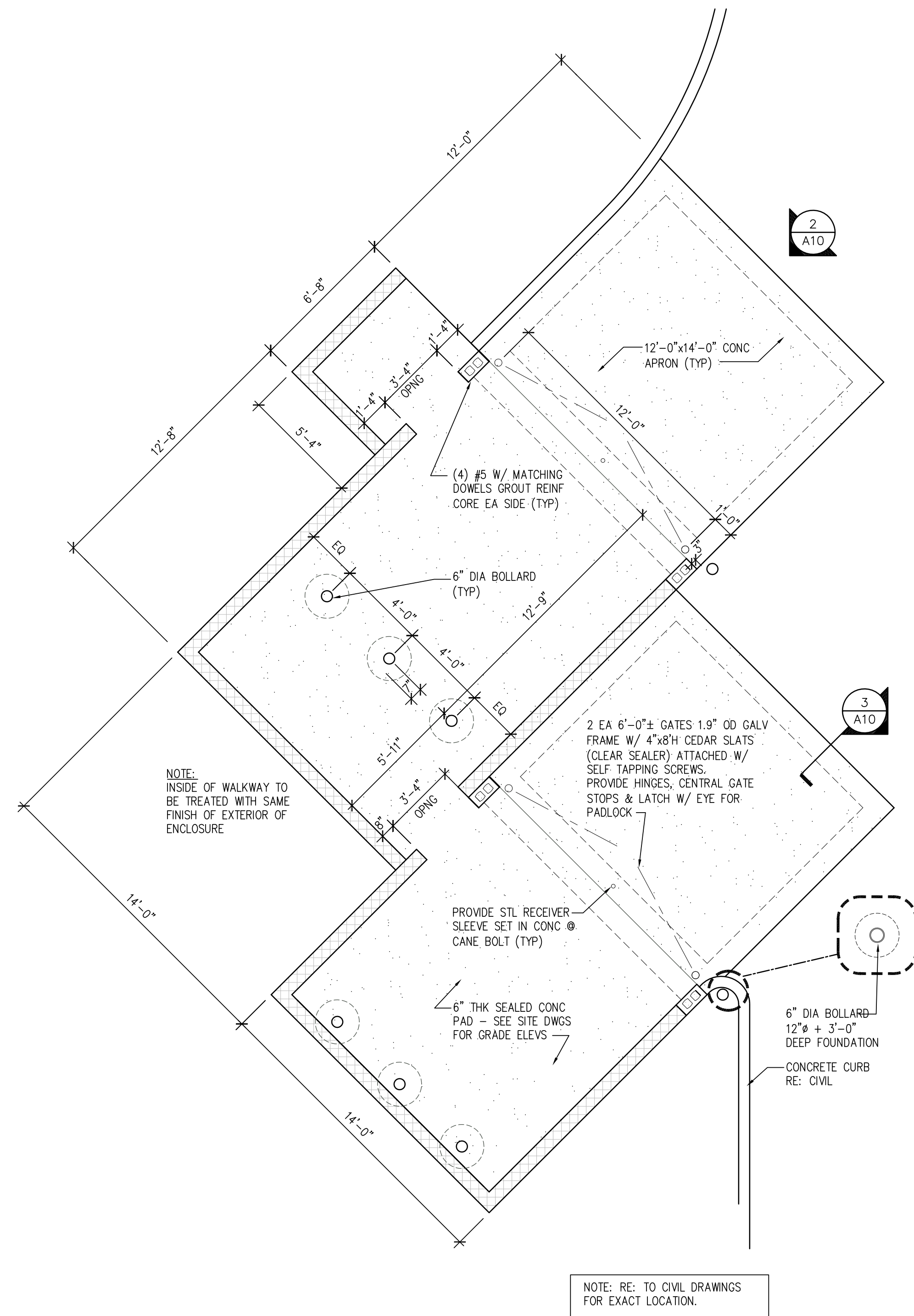




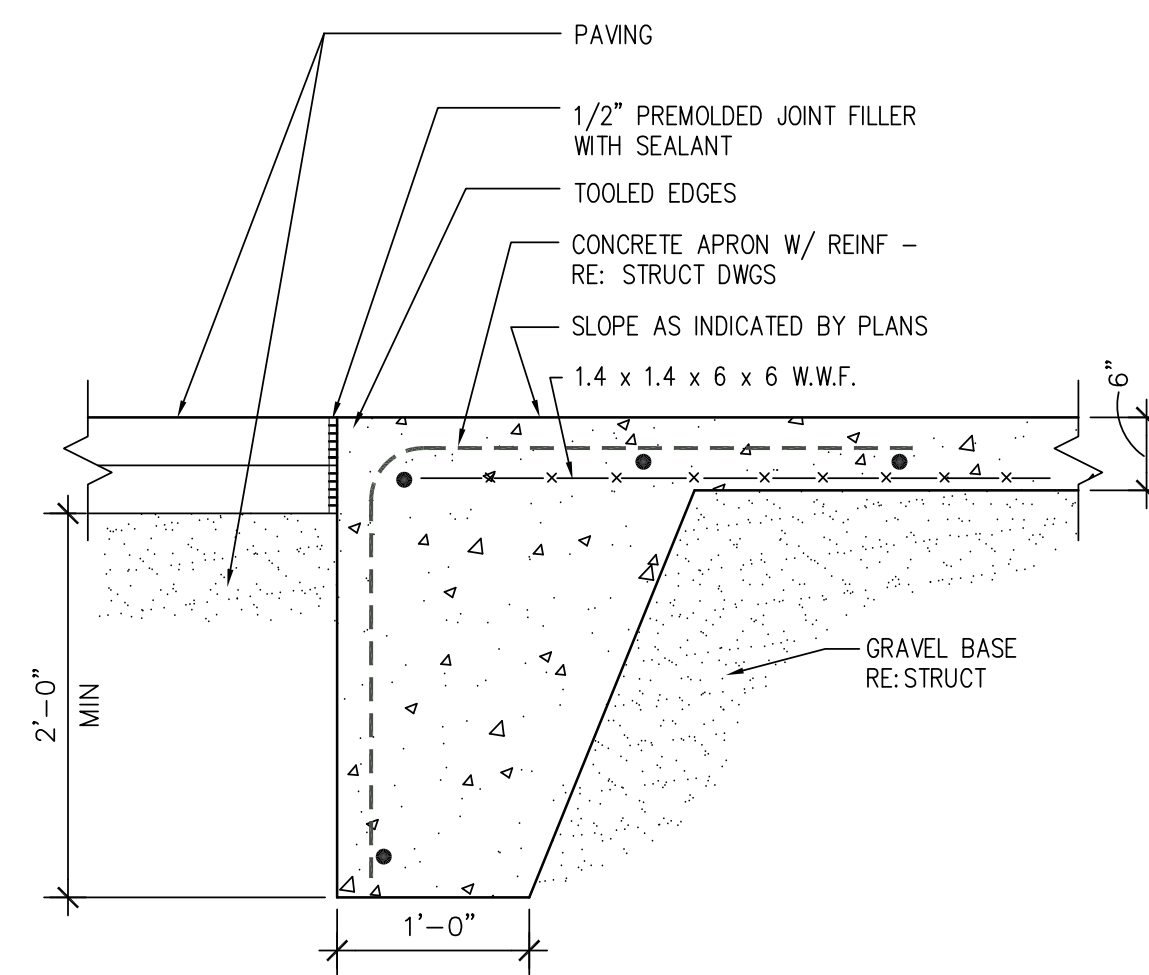
BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

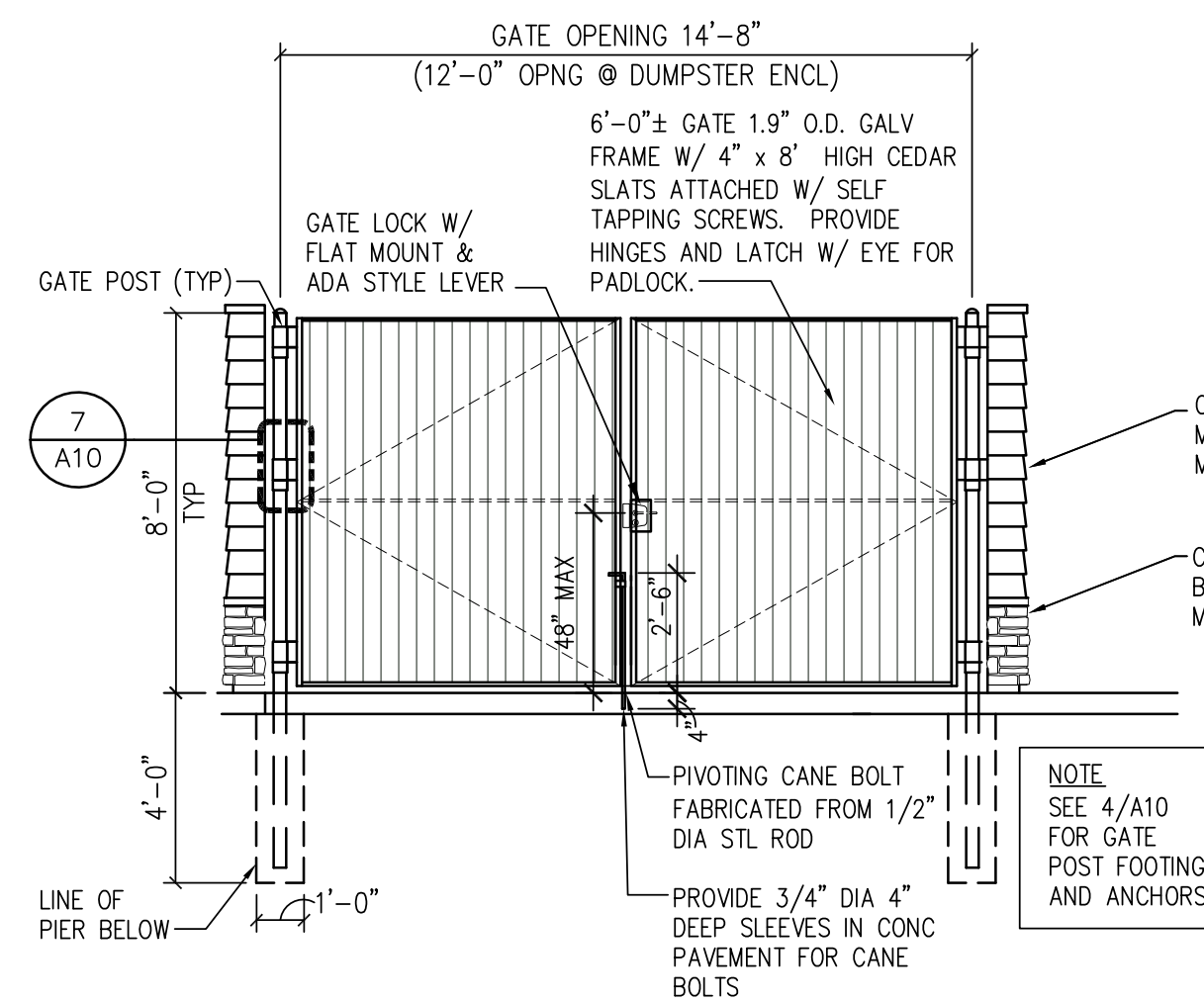




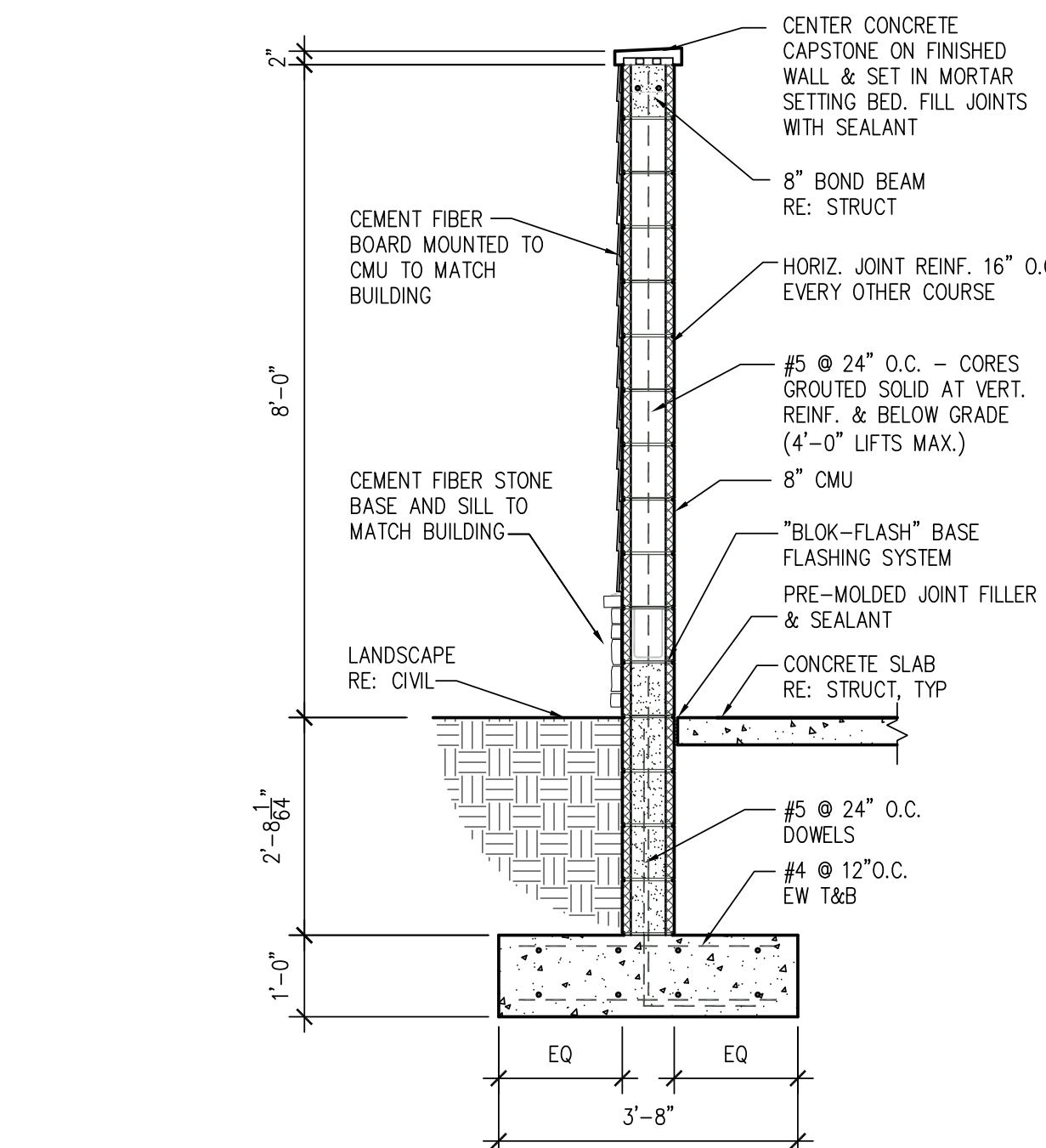
1 DUMPSTER/ COMPACTOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



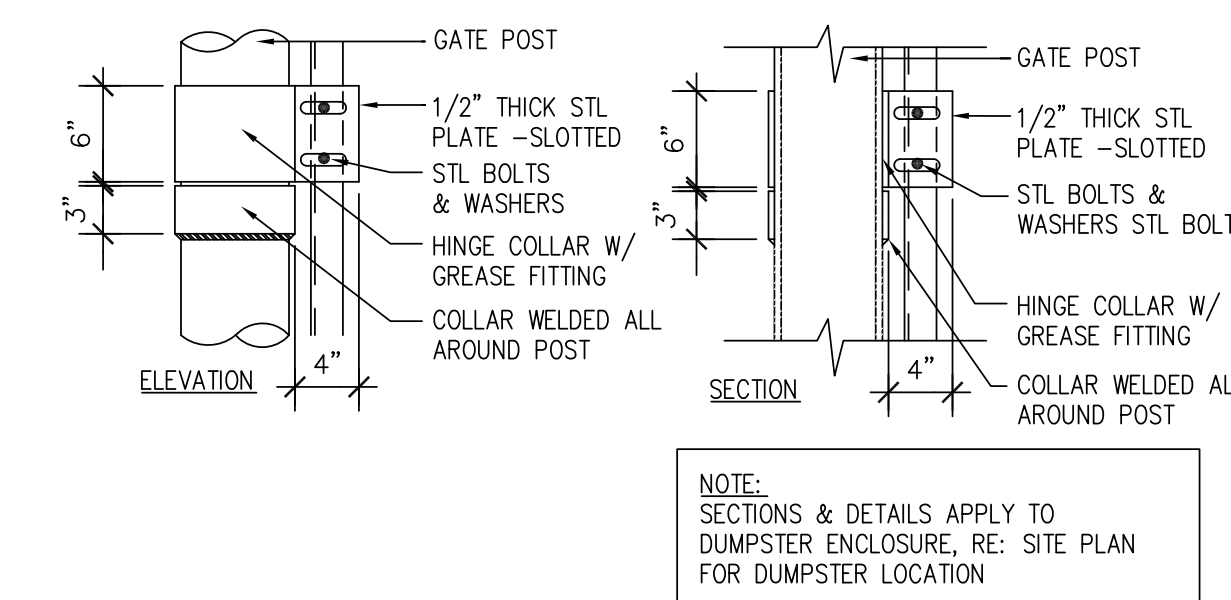
3 CONC APRON DETAIL
SCALE: 1" = 1'-0"



2 GATE ELEVATION
SCALE: 1/4" = 1'-0"



4 ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



5 GATE HINGE DETAIL
SCALE: 1" = 1'-0"

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





FRONT ELEVATION (STREET FRONTAGE)

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



RIGHT ELEVATION (STREET FRONTAGE)

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



REAR ELEVATION (BACK)

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



LEFT ELEVATION (3RD SIDE ARCHITECTURE)

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

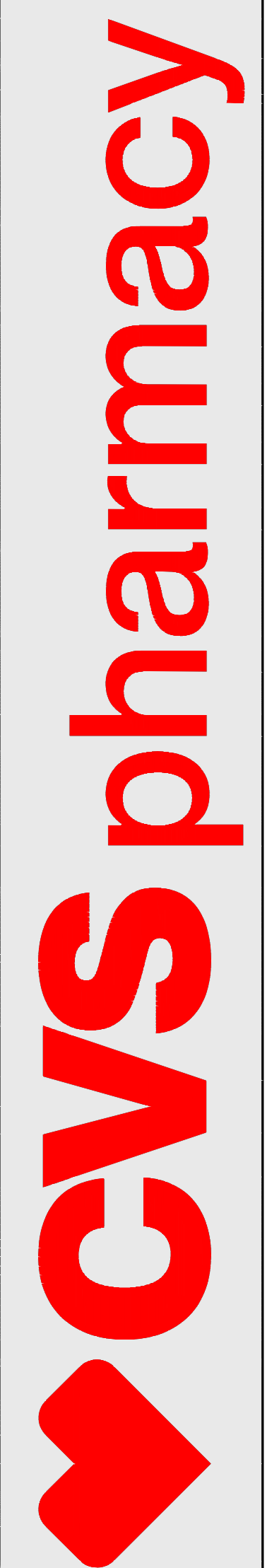
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

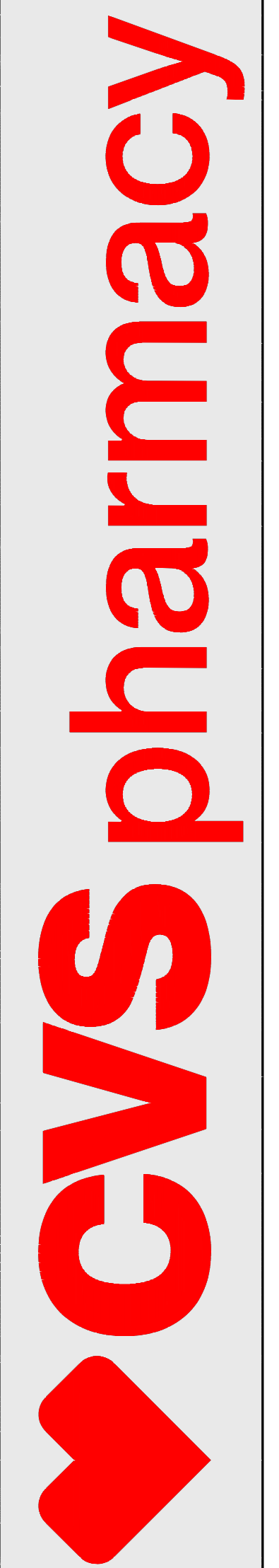
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

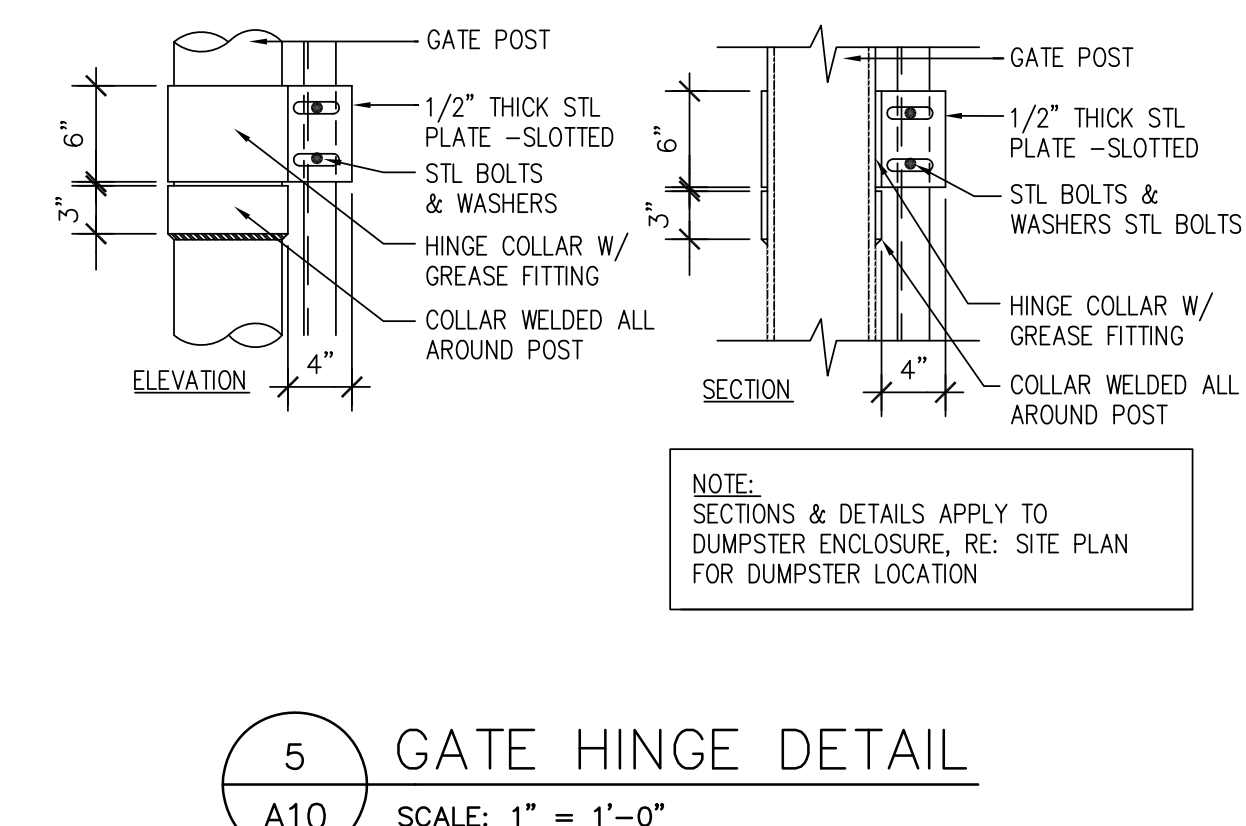
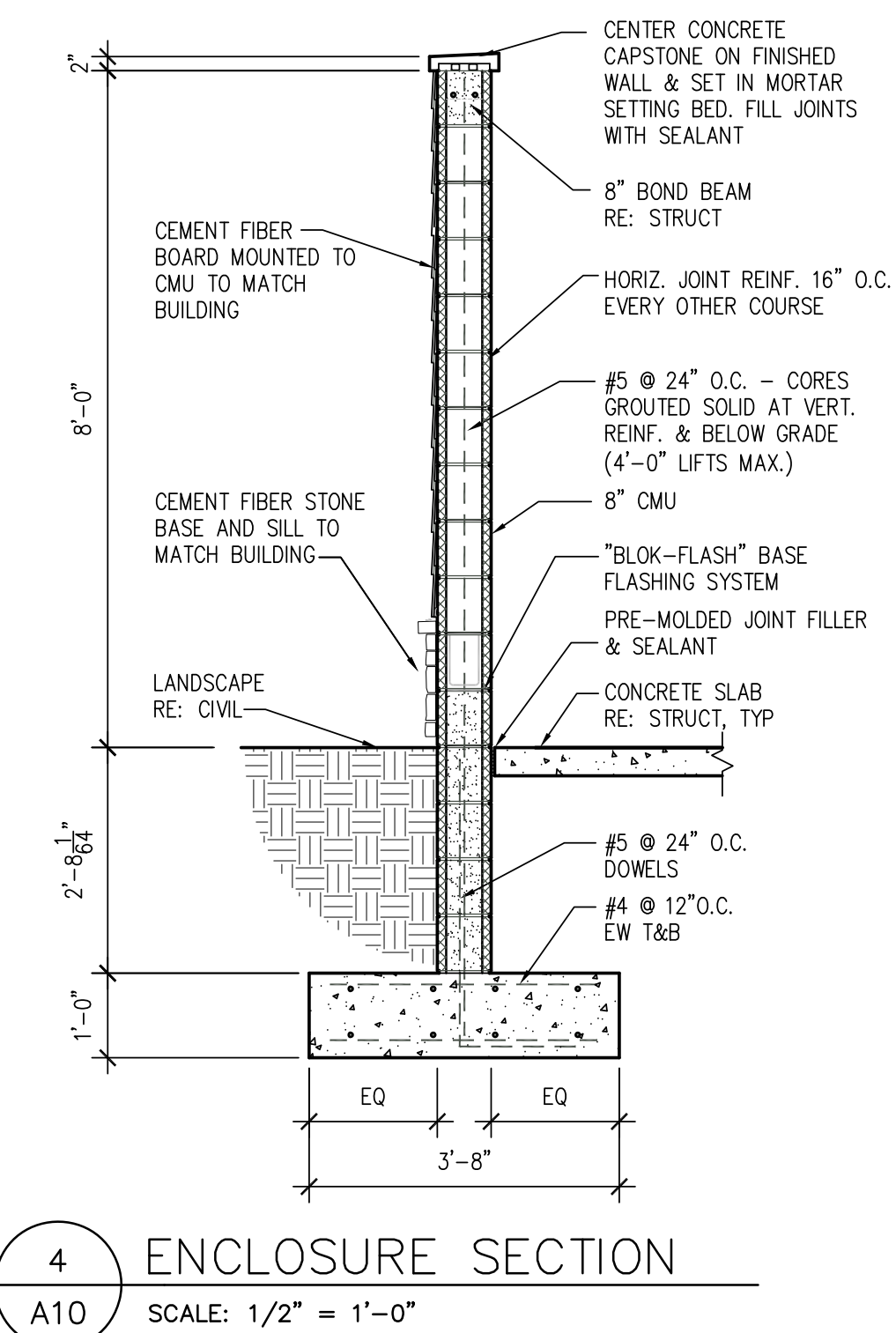
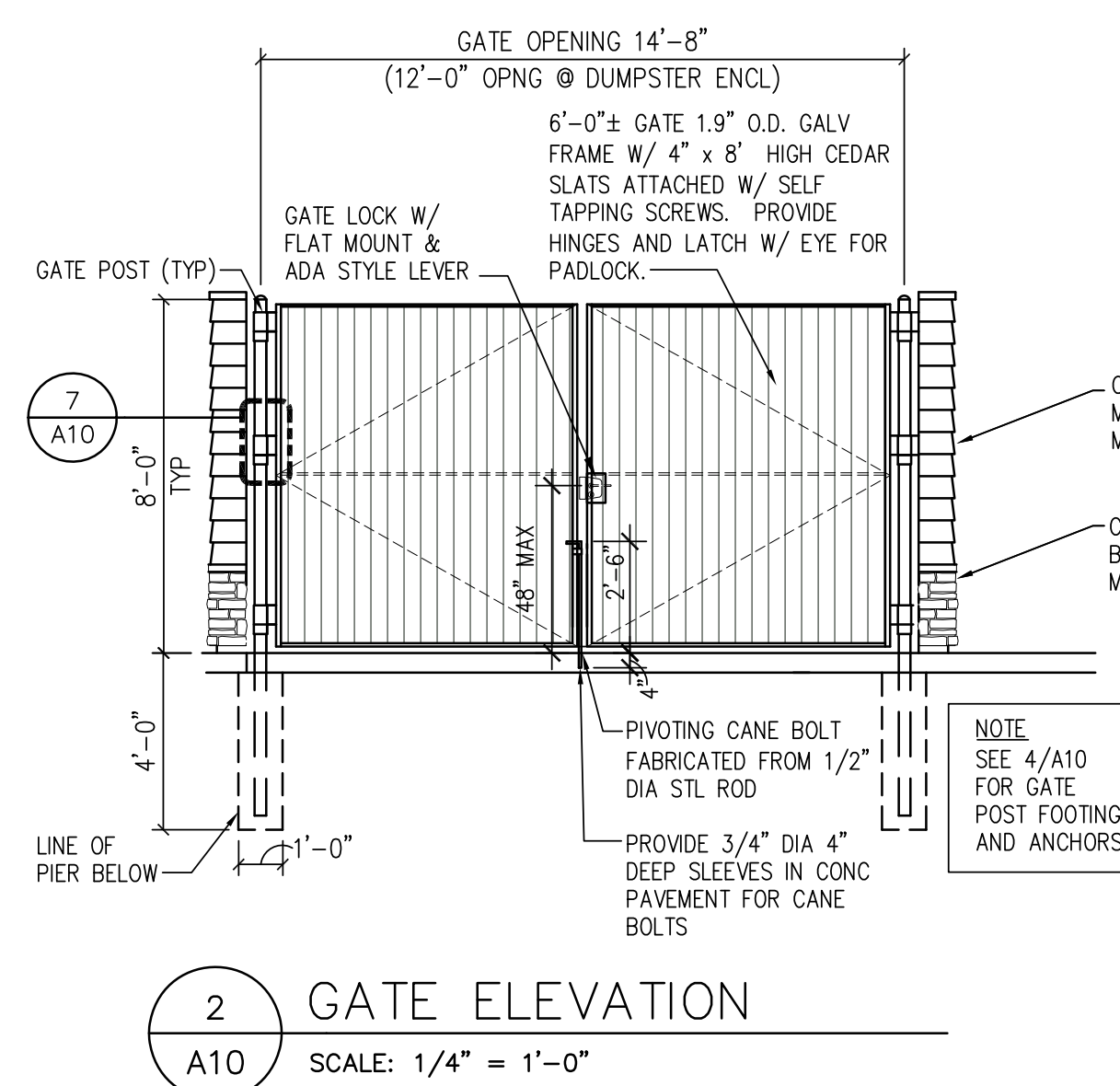
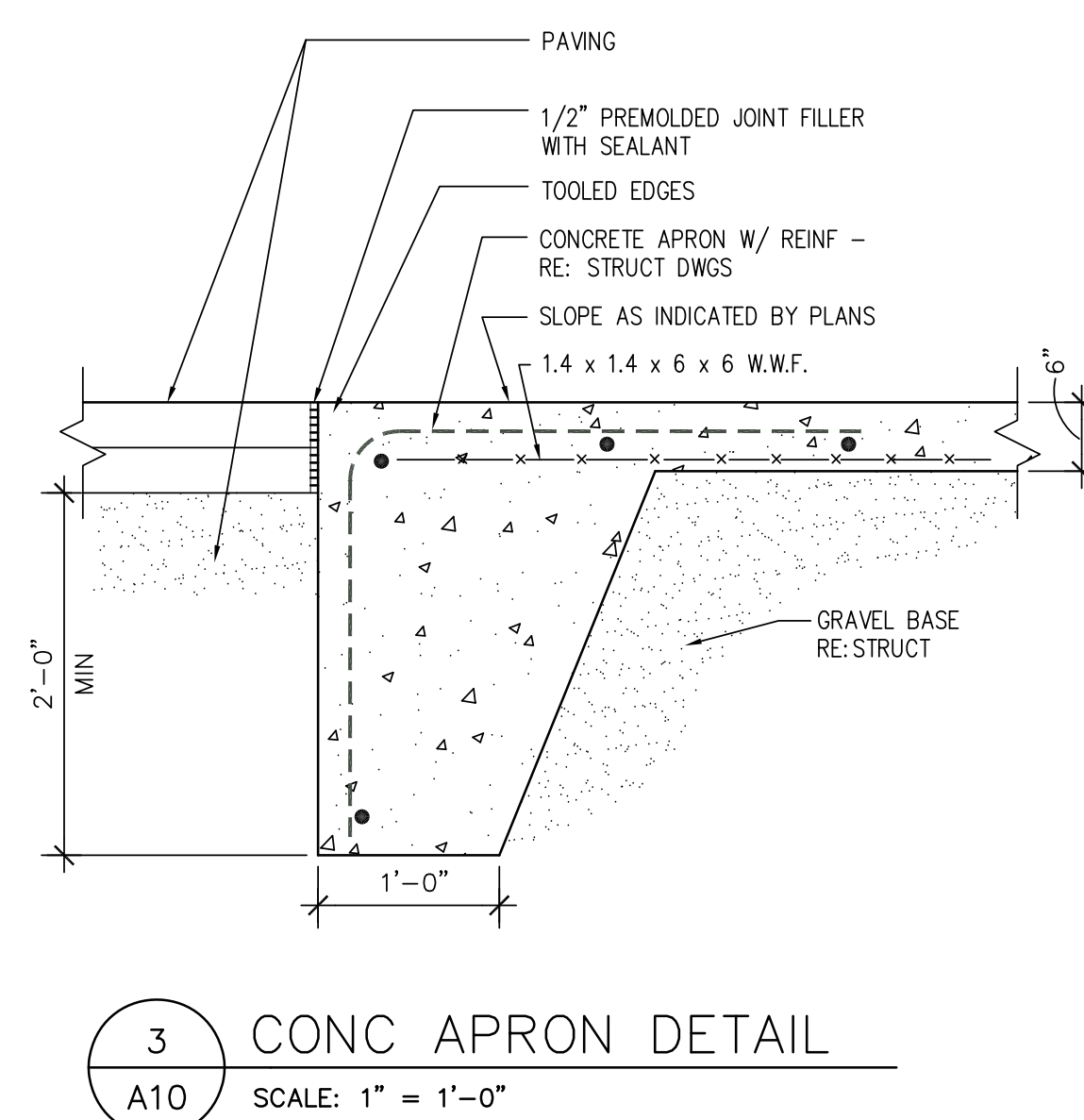
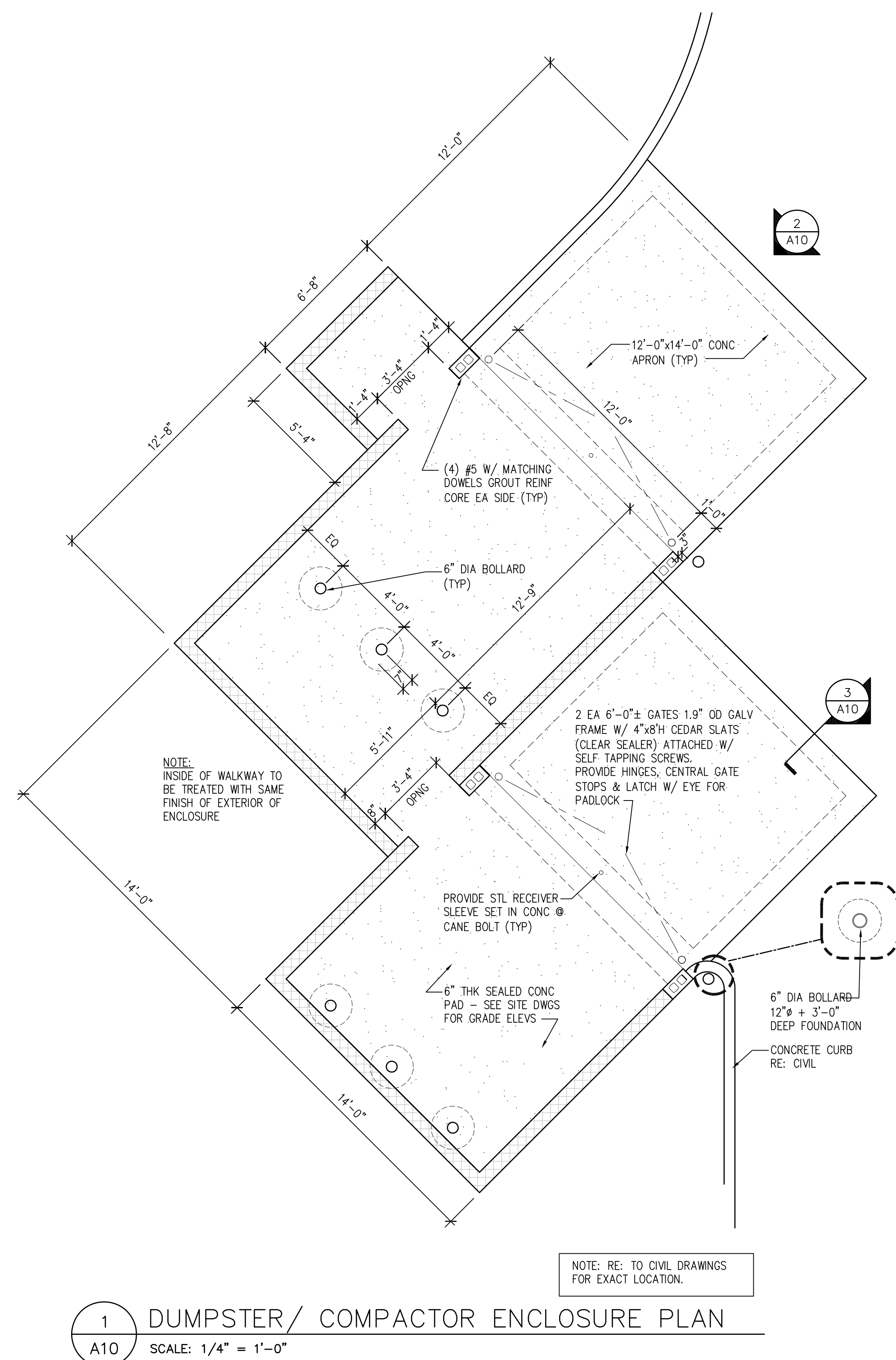




BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





PLOT DATE: 10/12/2016 3:48 PM EDIT DATE: 10/12/2016
PLOT SCALE: 1/2"=8'-0" EDITED BY: MLOOSTERMAN
DRAWING FILE: M:\15-048 CVS 14th and Ditch Road\DWG\ACAD-2015-011305-CE CVS L100.LP.dwg

PLANT SCHEDULE

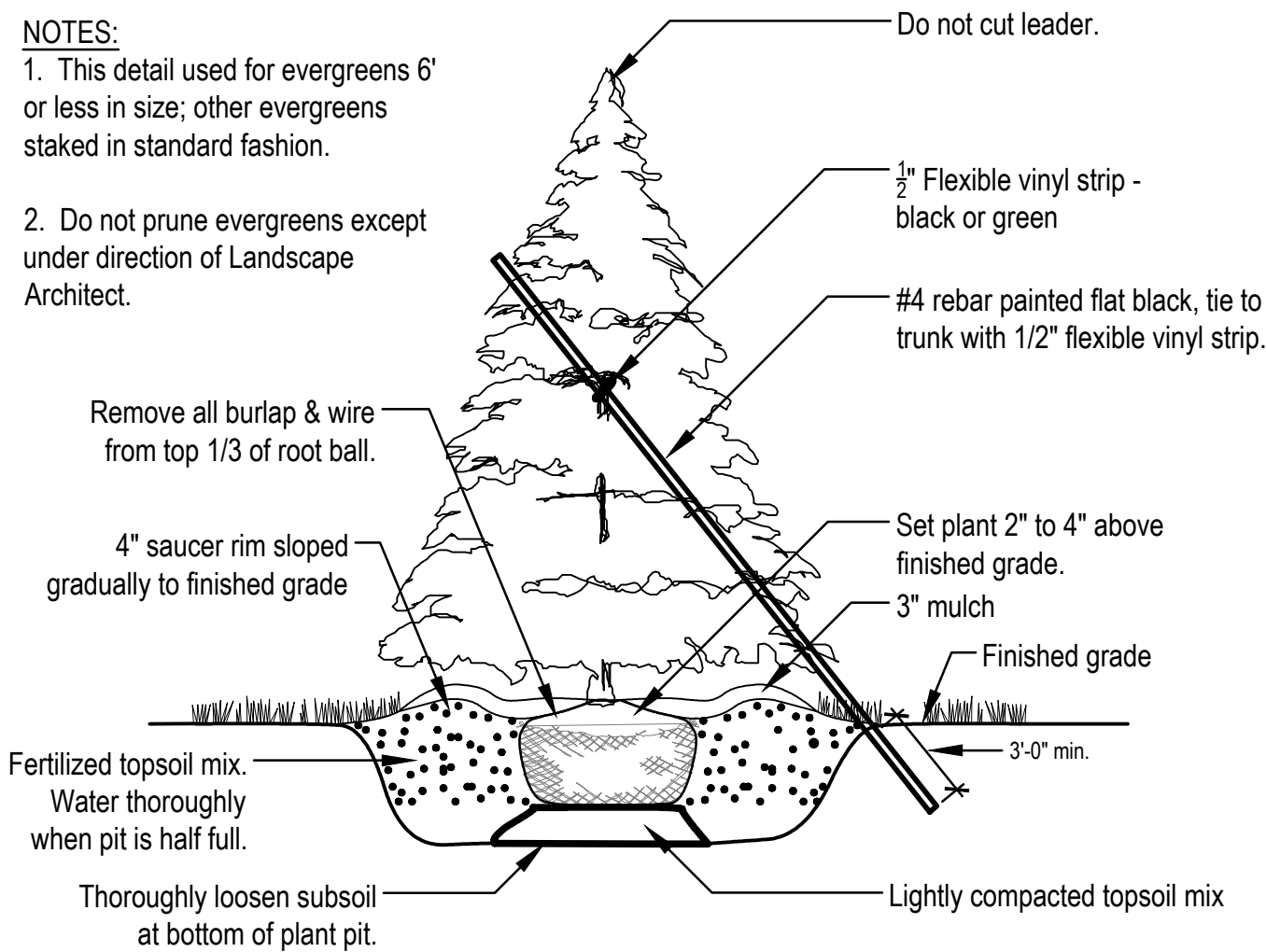
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Pic-d	8	Picea glauca 'Densata'	Black Hills Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	7	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Total Evergreen Trees: 15						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	2"Cal	multi-trunk; matched
Syr-r	15	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
Total Ornamental Trees: 19						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	13	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Til-c	8	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-g	8	Ulmus x 'Morton Glossy'	Triumph Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	3	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
Total Shade Trees: 37						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	25	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Bux-k	12	Buxus x koreana 'Winter Gem'	Winter Gem Boxwood	container	24"	space @ 3'-0" o.c., allow to mass
Cle-a	37	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	container	24"	space @ 3'-0" o.c.
Cor-s	17	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	container	24"	space @ 4'-0" o.c.
Ile-v	16	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	container	24"	space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-s	73	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Jun-v	53	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 3'-0" o.c., allow to mass
Rhu-a	55	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 4'-0" o.c., allow to mass
Tax-e	61	Taxus x media 'Everlow'	Everlow Yew	container	18" spread	space @ 4'-0" o.c.
Total Shrubs: 349						
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cal-x	42	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#2	space @2'-6" o.c.
Pan-h	7	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	pot	#2	space @ 3'-0" o.c.
Total Grasses: 49						
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
Ach-m	28	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	pot	#1	space @ 18" o.c., triangular spacing
Ech-s	45	Echinacea purpurea 'Snowcone'	Snowcone Coneflower	pot	#1	space @ 15" o.c., triangular spacing
Hem-x	339	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	pot	#1	space @ 15" o.c., triangular spacing
Total Grasses: 412						



12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

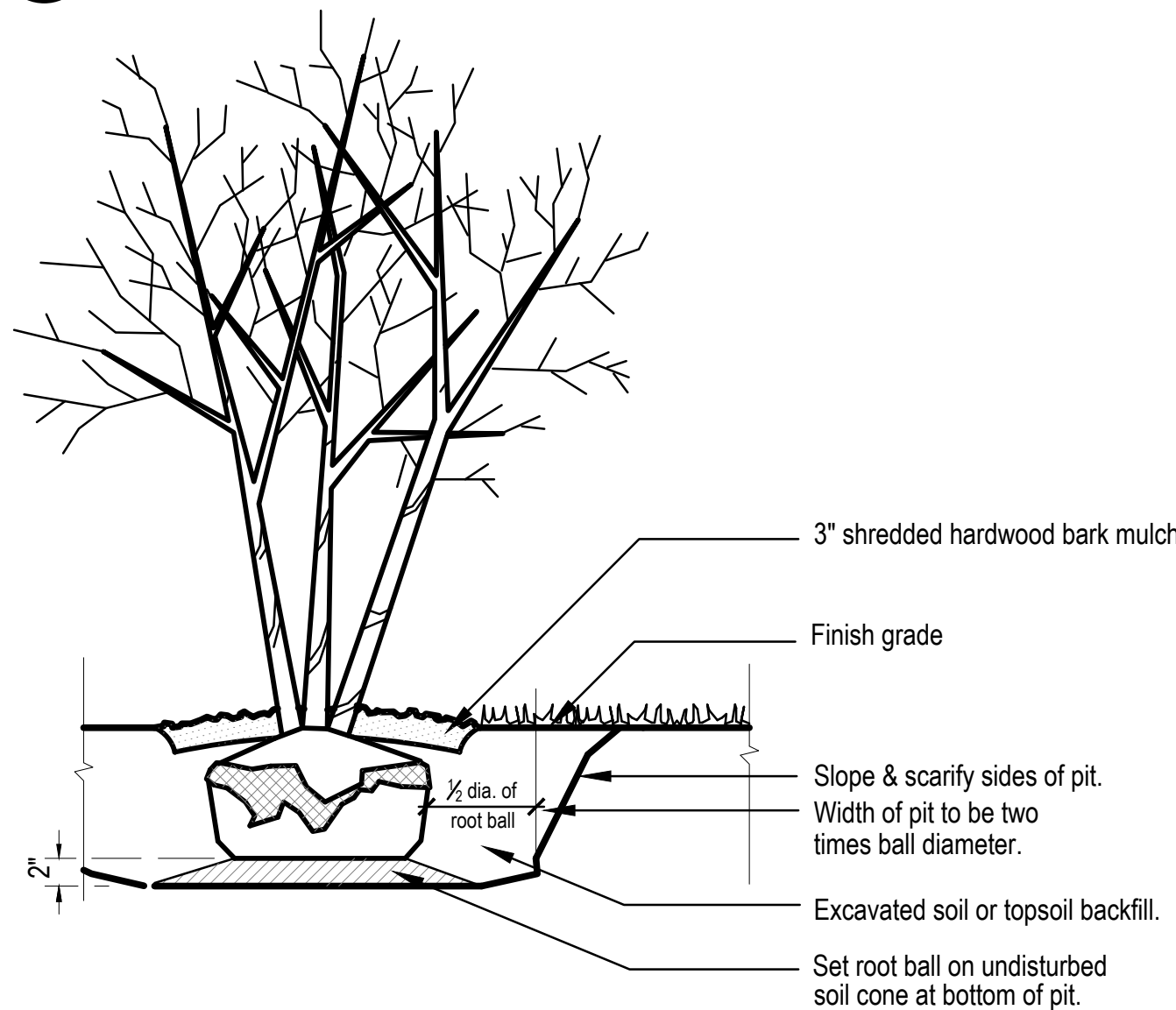
NOTES:

- This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.
- Do not prune evergreens except under direction of Landscape Architect.



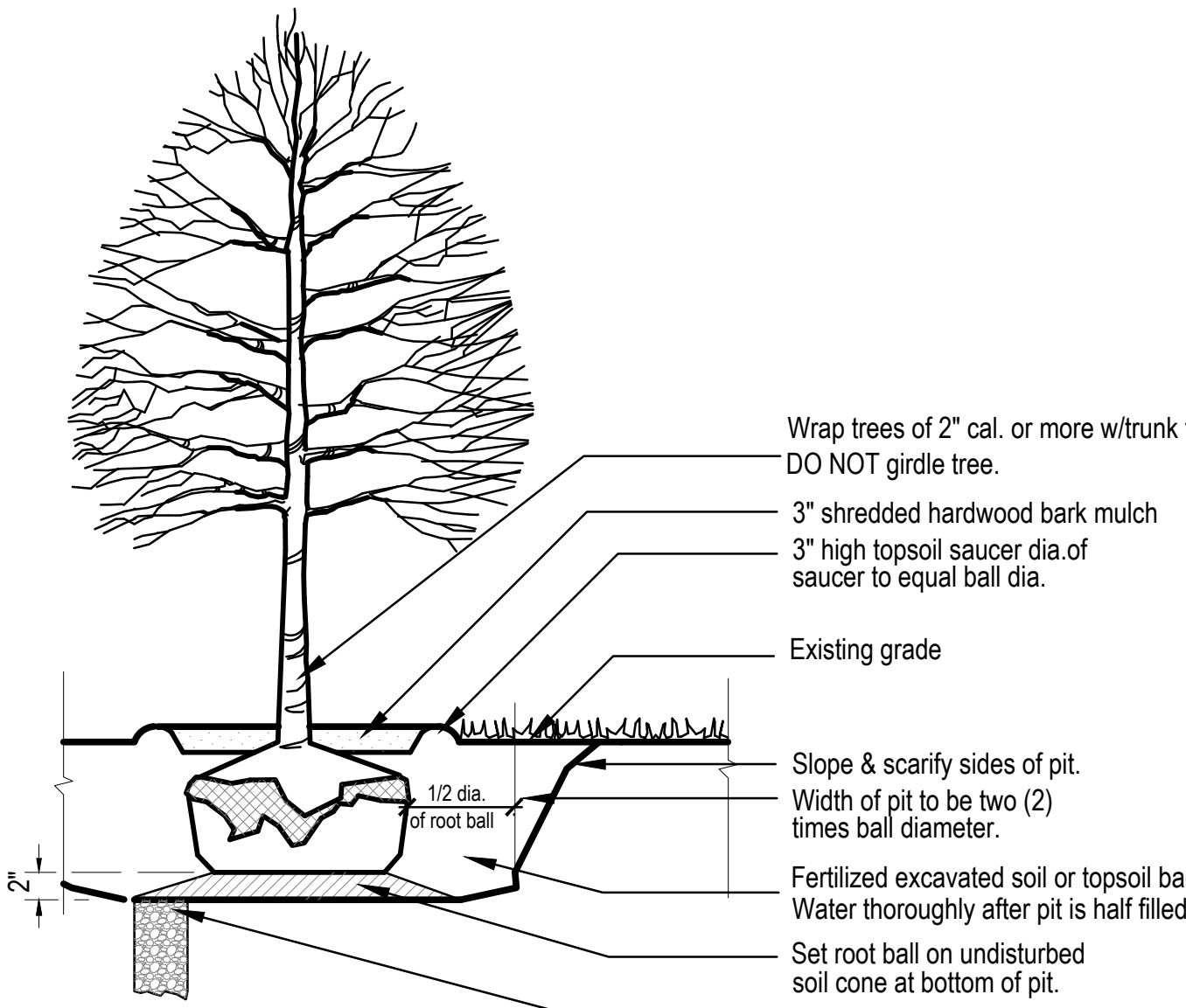
EVERGREEN TREE PLANTING

Not to Scale



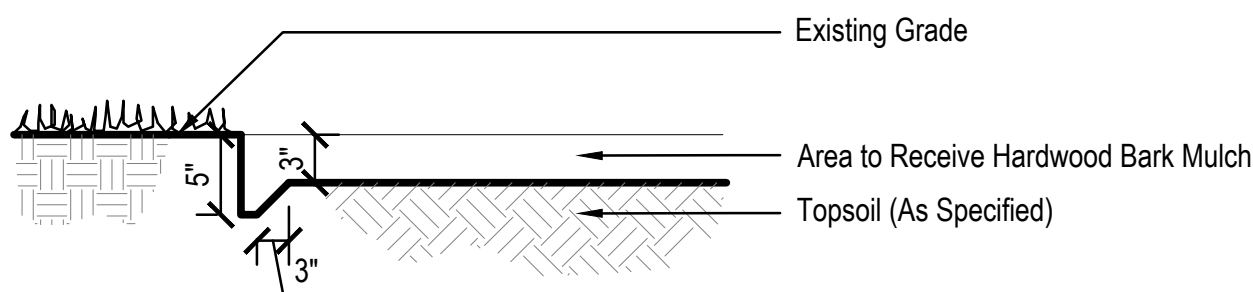
MULTI-STEM TREE PLANTING

Not to Scale



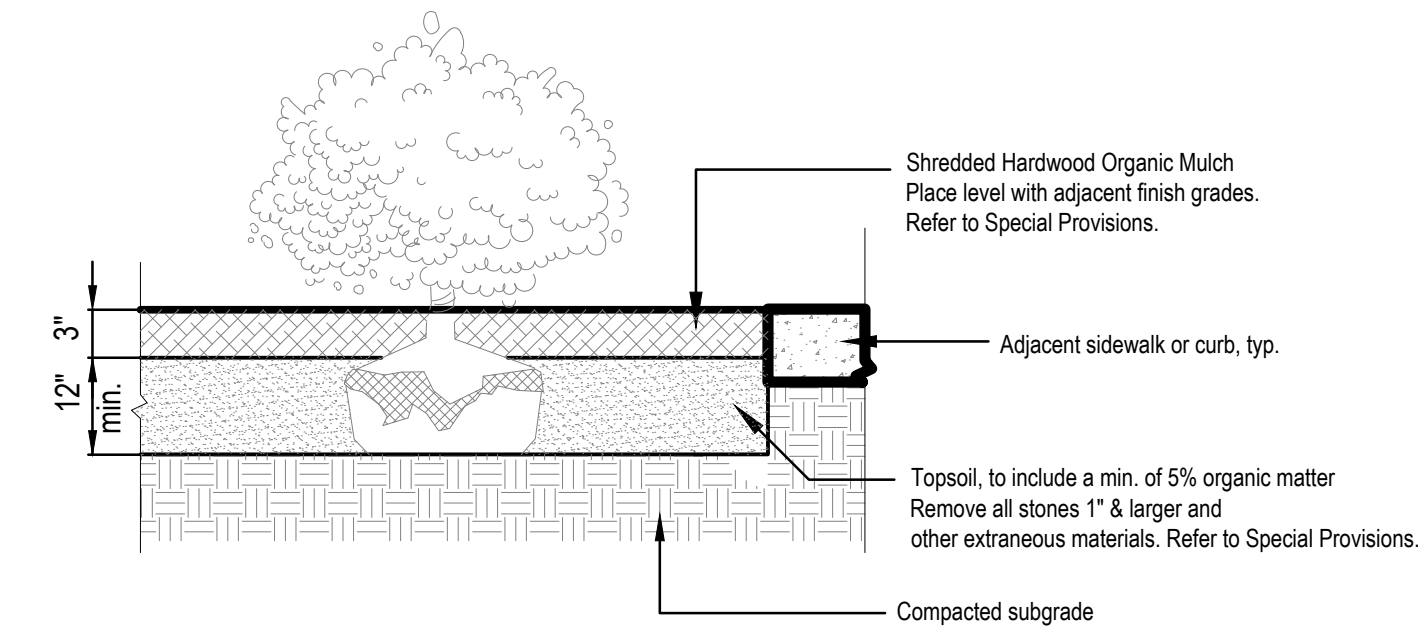
TREE PLANTING

Not to Scale



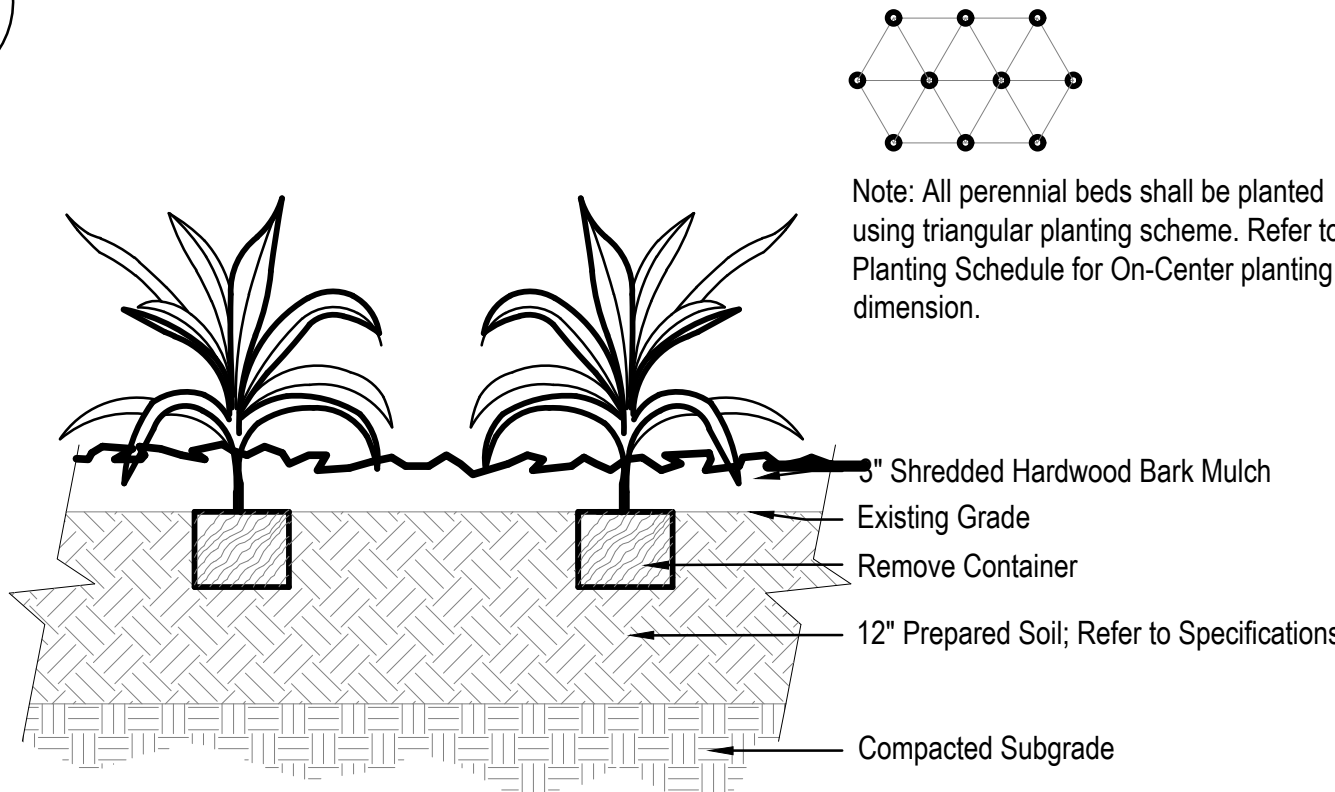
SPADE EDGE

Not to Scale



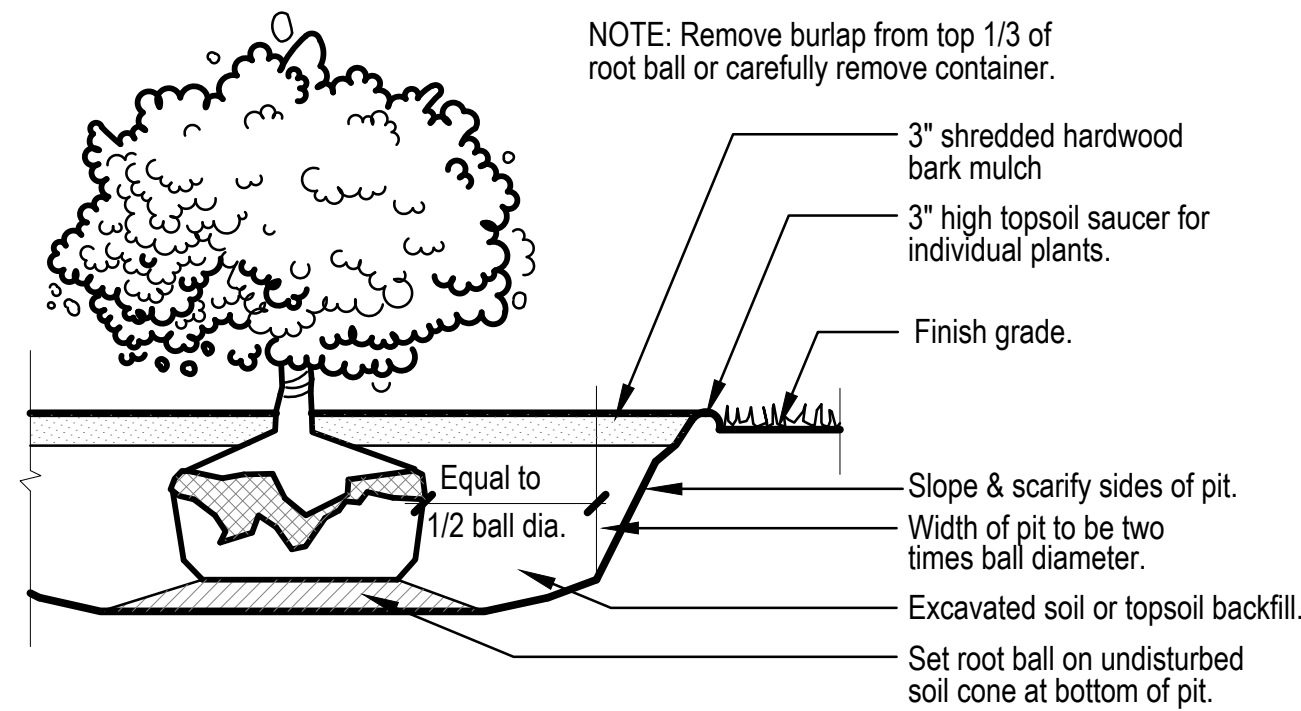
LANDSCAPE BED PREPARATION

Not to Scale



PERENNIAL PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale



12,900 TYPE-A-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX
146th STREET AND DITCH ROAD
WESTFIELD, INDIANA
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

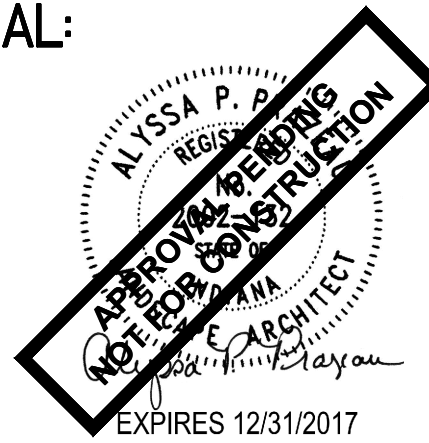
CONSULTANT:



DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:



REVISIONS:

1	TAC COMMENTS	07-22-16
2	10-06-16	
3	COMMENTS	10-11-16

PLANNING MGR:

DRAWING BY: LBK

DATE: 04-28-2016

JOB NUMBER: 2015.01365

TITLE: LANDSCAPE DETAILS

SHEET NUMBER:

L101

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

LED WALL SCNCE (PWM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - PWM

Distribution/Lumens (Nominal)			
	Type S	Watts	
Cool White	LW	1400	15
	HO	5200	56
Neutral White	LW	1300	15
	HO	4900	56

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

ENERGY SAVING CONTROL OPTIONS – DIM – 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Type S (Standard Symmetric). Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPM (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in Low Wattage (LW) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver can be easily accessed and removed. Optional 0-10V dimming available with controls by others.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 27 lbs./12.2Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
Catalog # _____

05/02/16
© 2016
LSI INDUSTRIES INC.

LED WALL SCONCE (PWM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **PWM S LED HO CW UE WHT PCI 120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
PWM - LED Wall Sconce	S - Standard Symmetrical	LED	LW - Low Watt HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480 120 ¹	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Wireless Control System^{2,3} (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM - 0-10 volt dimming (from external signal)	Sensor PCI120 - 120V Button-Type Photocell PCI208 - 208V Button-Type Photocell PCI240 - 240V Button-Type Photocell PCI277 - 277V Button-Type Photocell PCI347 - 347V Button-Type Photocell Options XPMA - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles ⁴ XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles ⁴ XPMAR5 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles ⁴

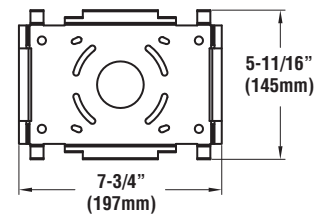
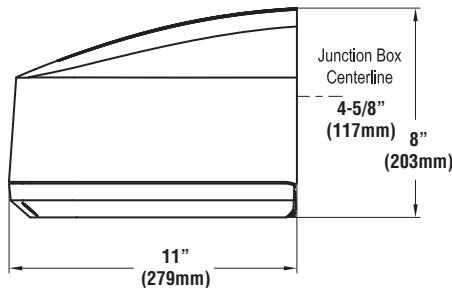
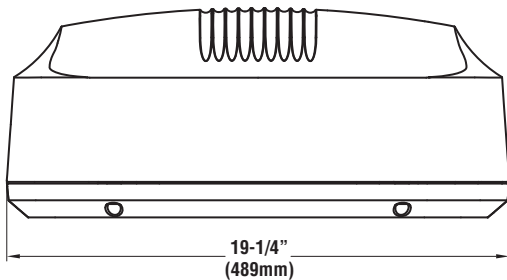
ACCESSORY ORDERING INFORMATION² (Accessories are field installed)

Description	Order Number	Description	Order Number
PWM Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240 ⁵
PWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480 ⁵
FK120 - Single Fusing	FK120 ⁵	FK347 - Single Fusing	FK347 ⁵
FK277 - Single Fusing	FK277 ⁵		

FOOTNOTES:

- 1- On Low Watt (LW) drive current, 120V only is DLC qualified. Specify 120 in place of UE.
- 2- For wireless controls information and accessories, see Controls section.
- 3- Requires a SiteManager and override switch.
- 4- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 5- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Universal Mounting Plate



Project Name _____ Fixture Type _____
Catalog # _____

05/02/16
© 2016
LSI INDUSTRIES INC.

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS						
		Lumens (Nominal)				
		Type 3	Type FT	Type 5	Type5E	TypeFTE
Cool White	SS	10100	11400	11400	8200	7800
	HO	14000	15500	15700	11600	10600
Neutral White	SS	9700	10400	10800	7900	7500
	HO	13400	14700	15200	11000	10500
		Watts (Nominal)				
		97				
		140				

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA
Funding Compliant



RoHS
COMPLIANT



IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

05/05/16

© 2016

LSI INDUSTRIES INC.

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCS 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCS	3 - Type III 5 - Type V FT - Forward Throw 5E - Type V Enhanced FTE - Forward Throw Enhanced	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from external signal) Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V IL - Internal Louver (available with FT distribution only)

LUMINAIRE EPA CHART - PLCS

Horizontal Mounting Only	
Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

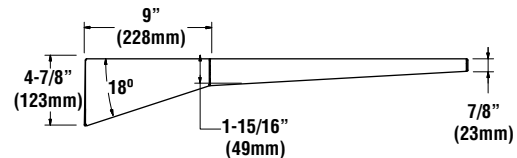
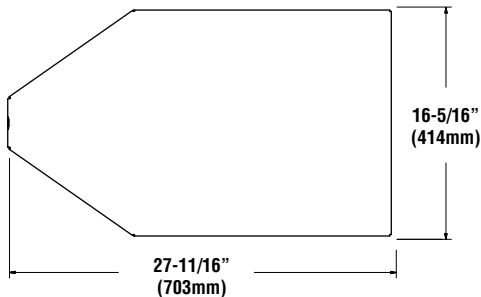
(Accessories are field installed)

Description	Order Number	Description	
BKS-XB0-WM-* - CLR Wall Mount Bracket	382132CLR	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ²
XLCS-3/FT-HSS (Black only)	603162BLK ¹	DFK480 Double Fusing (480V)	DFK480 ²
X4RPP Round Pole Plate for 4" Poles	379967CLR	FK347 Single Fusing (347V)	FK347 ²
X5RPP Round Pole Plate for 5" Poles	379968CLR	PQMH-KIT-CLR Square Pole Quick Mount Horizontal Bracket	582328CLR
FK120 Single Fusing (120V)	FK120 ²	PQM15-KIT-CLR Square Pole Quick Mount Bracket w/fixed 15° Angle	582329CLR
FK277 Single Fusing (277V)	FK277 ²		

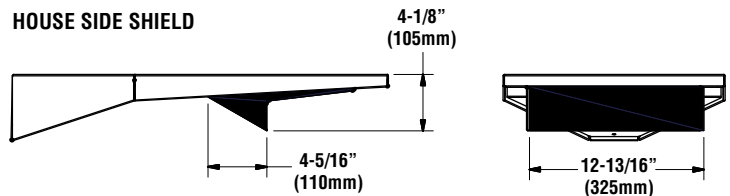
FOOTNOTES:

- 1 - House Side Shields add to fixture EPA. Consult factory.
- 2 - Fusing must be located in the hand hole of pole.

DIMENSIONS



HOUSE SIDE SHIELD



Project Name _____ Fixture Type _____
Catalog # _____

05/05/16
© 2016
LSI INDUSTRIES INC.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1610-SPP-09 & 1610-ODP-10

Petition Number: 1610-SPP-09 & 1610-ODP-10

Subject Site Address: South side of 161st Street just west of Spring Mill Road

Petitioner: CRG Residential

Representative: David George

Request: Primary Plat and Overall Development Plan approval for **Spring Mill Station Subdivision** consisting of 1 multi-family residential lot and 1 commercial lot.

Current Zoning: Spring Mill Station SWC Planned Unit Development (PUD) District

Current Land Use: Vacant

Approximate Acreage: 20 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. Landscape Plan
5. Spring Mill Station Area Map

Property History: 1506-PUD-11 (Spring Mill Station SWC PUD Ord. 15-15)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan 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.

PROJECT OVERVIEW

The 20-acre site is located on the south side of 161st Street, just west of Spring Mill Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the "plans") for the Spring Mill Station Subdivision to create 1 multi-family residential lot and 1 commercial lot.

The petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. The public hearing for this petition was held at the Plan Commission's October 3, 2016, meeting.



The applicable zoning district is the Spring Mill Station SWC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

The plans comply.

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



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

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

The plans comply.

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).



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

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

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:

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

Comment: Please see District Standards comments herein.

- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 39) 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.
 - 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-



DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 15-15)

The plans comply with Chapter 4 of the UDO and Ordinance 15-15: Spring Mill Station SWC PUD.

41) Permitted Uses (Sec. 3 of PUD)

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

42) General Regulations for Lot 1 (Article 4.11 of UDO and Sec. 4 of PUD)

- a) Maximum Density: 20 DU per acre
- b) Maximum DU per structure: 30

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- c) Maximum DU: 292
- d) Minimum BSL:
 - i) Front: none
 - ii) Side: 12'
 - iii) Rear: 20'

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- e) Project Perimeter Setback
- f) Maximum Building Height

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

43) General Regulations for Lot 2 (Article 4.14 of UDO)

- a) Minimum Lot Frontage: 50'
- b) Minimum BSL:
 - i) Front: 60'
 - ii) Side: 15'
 - iii) Rear: 20'
- c) Maximum Building Height: 45'

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- d) Project Perimeter Setback



- e) Building Size Req.

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

44) Development Standards (Sec. 5 of PUD)

- a) Architectural Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- b) Parking and loading Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

45) Design Standards (Sec. 6 of PUD)

- a) Open Space and Amenity Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply as applicable to a Primary Plat and Overall Development Plan.

46) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot with the exception of perimeter landscaping (e.g., buffer yard and external street frontage), which should be shown to ensure there are no conflicts with proposed infrastructure, easements and required landscaping. The Department will confirm compliance upon submittal of a landscape plan.

- a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- b) External Street Frontage Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- c) Buffer Yard Requirements

- d) Parking Area Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

47) Lighting Standards (Article 6.9)

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

48) Lot Standards (Article 6.10)



49) Parking and Loading Standards (Article 6.14)

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

Comment: Will be reviewed at the time Sign Permit application.

52) Vision Clearance Standards (Article 6.19)

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Article 8.7)

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) 1610-SPP-09 (Primary Plat) and 1610-ODP-10 (Overall Development Plan) comply with the PUD Ordinance and the UDO.

a) **Recommendation: The Department recommends approving the petition with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**

2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1610-DDP-31

Petition Number: 1610-DDP-31

Subject Site Address: 2100 E 196th Street, Westfield

Petitioner: Orix Real Estate Capital Inc., by Cripe

Request: Detailed Development Plan review for the expansion of an existing parking lot

Current Zoning: GB: General Business

Current Land Use: Commercial

Approximate Acreage: 2.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Lighting Plan

Property History:

79-AP-3 – Site Plan Approval (02/26/1979)

80-IP-83 – Building Permit Issued (12/22/80)

97-IP-282 – Commercial Remodel (07/28/97)

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan 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 variance associated with the site and any commitments associated with the site.

This petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting and received its public hearing at the October 3, 2016, meeting.

PROJECT OVERVIEW

The site plan for the property located at 2100 E. 196th Street was approved at the February 26, 1979, Plan Commission Meeting. The initial building permit for the site was issued on December 22, 1980. A building permit issued for a commercial remodel was issued on July 28, 1997.



A total of 1,167 parking spaces currently exist at the Campus of Westfield; this proposal would add 324 additional spaces as well as internal landscaping and lighting.

The Campus at Westfield is zoned GB: General Business.

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

Comment: Development Plan Complies

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.



- 14) 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.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

Comment: Development Plan Complies

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:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 20) 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.
 - 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-



DISTRICT STANDARDS (ARTICLE 4.16 OF UDO)

Comment: Development Plan Complies

22) Minimum Lot Area:	No Minimum
23) Minimum Lot Frontage:	80 Feet
24) Minimum Building Setback Lines:	
a) Front Yard:	60 feet
b) Side Yard:	20 feet
i) Abutting a residential district	60 feet
c) Rear Yard:	20 feet
25) Minimum Lot Width:	No minimum
26) Maximum Building Height:	60 feet
27) Minimum Building Size:	No minimum
28) Development Plan Review:	Required

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

Comment: Development Plan Complies

- 29) Accessory Use and Building Standards (Article 6.1)
- 30) Architectural Standards (Article 6.3 (D))
- 31) Building Standards (Article 6.4)
- 32) Fence Standards (Article 6.5)
- 33) Height Standards (Article 6.6)
- 34) Landscaping Standards (Article 6.8)
 - a) General Screening Standards (Article 6.8(H))
 - b) Detention and Retention Areas (Article 6.8(I))
 - c) Minimum Lot Landscaping Requirements (Article 6.8(K))
 - d) Foundation Plantings (Article 6.8(L)):
 - e) External Street Frontage Landscaping



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

35) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) **Lighting:** A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business uses during business hours and minimum security illumination during non-business hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meets the requirements of Article 6.9 "Lighting Standards".
- b) **Bicycle Parking:** A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any principal building.

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

Comment: Development Plan Complies

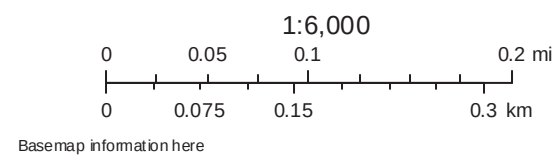
- 44) Easement Standards (Article 8.3)
- 45) Pedestrian Network Standards (Article 8.7)
- 46) Storm Water Standards (Article 8.8)
- 47) Street and Right-of-Way Standards (Article 8.9)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **Action: Approve the detailed development plan (1610-DDP-31) with the condition that any drainage or stormwater issues will be mitigated and approved by Public Works without change to the proposed site and landscape plans.**
- 3) If any member of the Advisory Plan Commission has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov



September 12, 2016



C:\2016\160426\20000\csc\Eng\CD\201_Site Plan.dwg, October 7, 2016 8:28 AM, BOB GAFFER, © Paul I. Cripe, Inc.

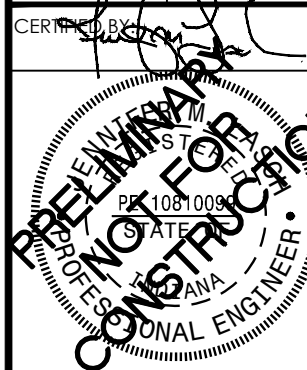


SITE PLAN LEGEND

---	PROPERTY LINE		BUILDING LIMITS
---	EASEMENT LINE		
---	RIGHT-OF-WAY		
---	FENCE		
---	CONSTRUCTION LIMITS		
ST	STORM SEWER, MANHOLE	22	PARKING COUNT
RD	ROOF DRAIN, CLEANOUT	→	TRAFFIC FLOW ARROWS FOR REFERENCE ONLY
W	WATER LINE, METER, VALVE	▲	END SECTION
SS	SANITARY SEWER, MANHOLE	■	CURB INLET
		⊗	STORM SEWER INLETS
		+	"TEE" FITTING

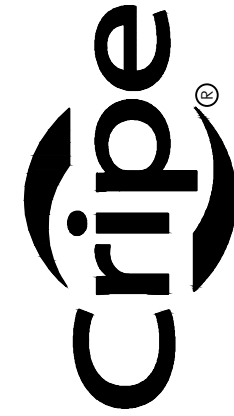
OVERALL SITE AND UTILITY PLAN

The Campus Westfield
BO PROPERTIES WESTFIELD, LLC
7 Drydock Ave, Suite 2050
Boston, MA 02210

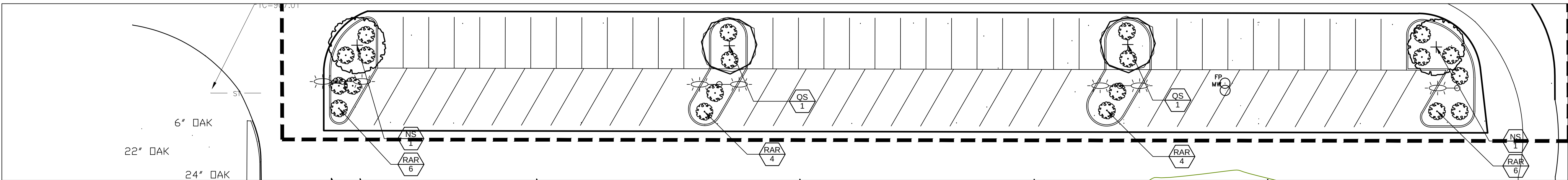


Date: 10-07-16
COVERING SITE DESIGN
Drawn By: BG
Checked By: DL
Quality Assurance: J
Scale: 0' = 40'
Sheet: C200
Date: 09-30-16
Project Number: 160426-20000

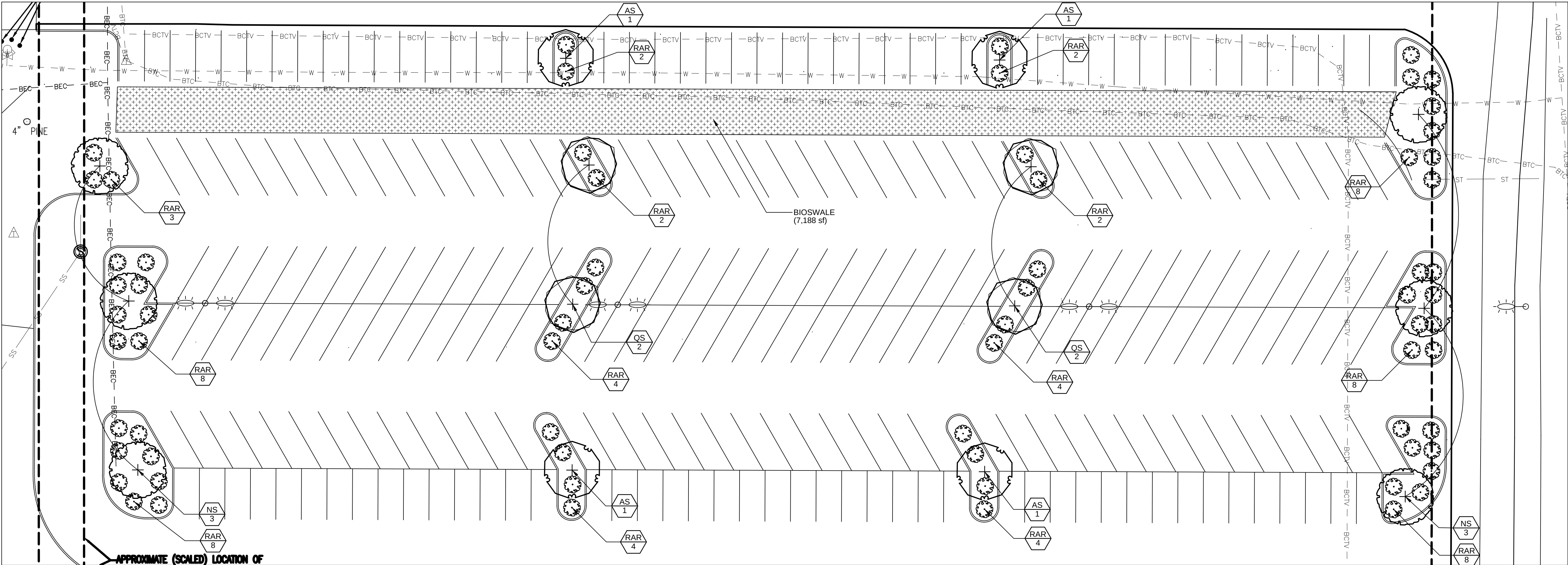
Architecture & Interiors
Survey & 3D Laser Scanning
Energy & Facilities
Industrial & Commercial
Real Estate Services
3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz



S:\PROJECTS\2016\1664 The Campus Westfield\Draw\1664 LPBase.dwg, September 22, 2016 6:22 PM, CAMILLE SHORR, © Paul I. Cripe, Inc.



PLANTING AREA A



PLANTING AREA B



KEY PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	AS	4	Acer saccharum 'Green Mountain'™	Green Mountain Sugar Maple	B & B	2.5" Cal
	NS	8	Nyssa sylvatica	Sour Gum	B & B	2.5" Cal
	QS	6	Quercus shumardii	Shumard Red Oak	B & B	2.5" Cal
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2
	RAR	87	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	18" Min.

BIOSWALE PLANT SCHEDULE

	BIOSWALE	7,188 sf
	Asclepias incarnata / Swamp Milkweed	1,121
	Asclepias tuberosa / Butterfly Milkweed	1,121
	Rudbeckia hirta / Black-eyed Susan	1,494
	Schizachyrium scoparium / Little Bluestem Grass	1,121
	Scirpus atrovirens / Dark Green Bulrush	1,494
	Sporobolus heterolepis / Prairie Dropseed	1,121

PARKING AREA LANDSCAPE REQUIREMENTS		
MIN. LANDSCAPE AREA	REQUIRED 10% (8,309 SF)	PROPOSED 12% (10,103 SF)
MIN. PLANTING PER ISLAND	1 TREE 4 SHRUBS	1 TREE 4 SHRUBS

Revisions

Work	Date	Description

CIVIL ENGINEER:

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-4451
E-Mail: cripe@cripe.biz

LANDSCAPE ARCHITECT:

405 MOSCOWSLETS AVENUE, SUITE 2C
INDIANAPOLIS, INDIANA 46204
(317) 534-1461
www.hitchcockdesigngroup.com

The Campus Westfield

Genesis Management Group LLC

7 Drydock Ave., Suite 2050
Boston, MA 02210

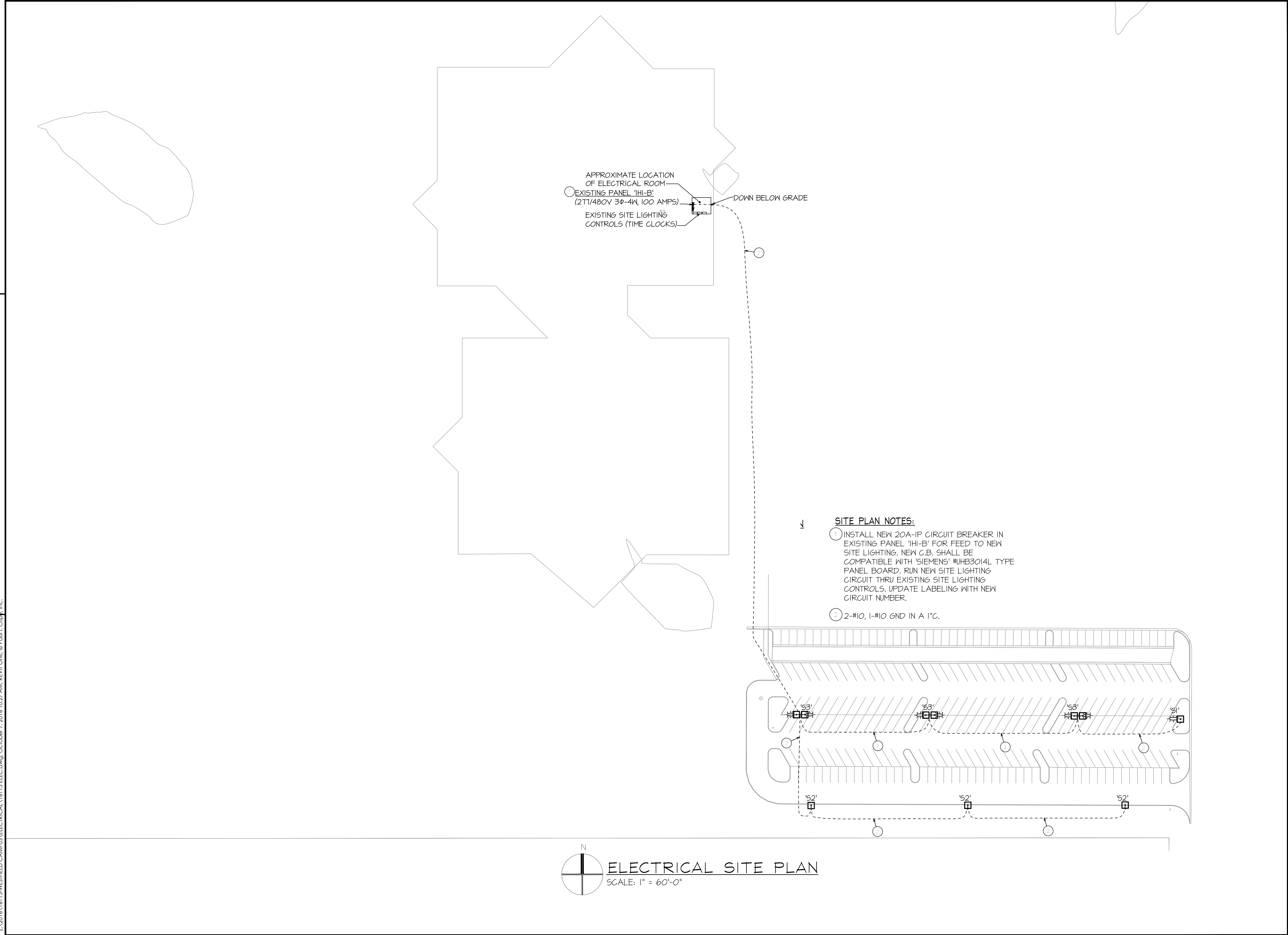
CERTIFIED BY:

Date: 09-30-16

811 FOR CALLS IN INDIANA
1-800-382-5544
Know what's below. Call before you dig.

Drawn By:
Checked By:
Quality Assurance:
Scale: 0
Sheet: **L101**
Date: 09-30-16
Project Number: 160426-20000

Z:\2016\16113-WESTFIELD CAMPUS ELECTRICAL\16113 ELEC.dwg, October 7, 2016 10:27 AM, REVIT ONE, © Paul I. Cripe, Inc.



REVISIONS	DATE	DESCRIPTION
DAE DESIGN-ANALYSIS-ENGINEERING, INC. www.daeengineering.com 2281 N. College Avenue Indianapolis, IN 46202 voice: 317-684-6980 fax: 317-465-8983		
CIVIL ENGINEER: cripe 3939 PRIORITY WAY SOUTH DRIVE, SUITE 200 INDIANAPOLIS, INDIANA 46240 (317) 844-6777 FAX (317) 706-6451 E-Mail: cripe@cripe.biz		
ELECTRICAL SITE PLAN The Campus Westfield Bo PROPERTIES WESTFIELD, LLC 7 Drydock Ave, Suite 2050 Boston, MA 02210		
CERTIFIED BY: COVERING ELECTRICAL DESIGN Drawn By: Checked By: Quality Assurance: Sheet: SE101 Date: 10-7-16 Project Number: 160426-20000		



North Addition



South Addition

Luminaire Schedule										
Symbol	Qty	Arrangement	Label	LLF	Description	Lum. Lumens	Arr. Lumens	Lum. Watts	Arr. Watts	Total Watts
	3	SINGLE	S2N	0.900	USA VRS-PLED-II-80LED-700mA-NW & SNTS-254-11-1	17692	17692	173.5	173.5	520.5
	1	SINGLE	S4N	0.900	USA VRS-PLED-IV-80LED-700mA-NW & existing pole	17644	17644	173.4	173.4	173.4
	3	2 @ 180 DEGREES	D5N	0.900	USA VRS-PLED-VSQ-M-80LED-700mA-NW & existing pole	18989	37978	173	346	1038
	6	2 @ 180 DEGREES	EPD	0.650	Existing 400w PSMH T5	28363	56726	457	914	5484
	2	SINGLE	EPS	0.650	Existing 400w PSMH T3	28034	28034	457	457	914

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
North Lot	Fc	2.90	17.2	0.2	14.50	86.00
South Lot	Fc	1.50	5.3	0.2	7.50	26.50

NOTES:
-Contact Techlite for pricing.
-All readings taken at grade
-This drawing shows suggested fixtures and mounting locations based on the information provided.
-Techlite assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.

Photometric Report

The Campus Westfield

Drawn By: R.J.D.

Checked By: T.M.

Date: 10/5/2016

Scale: 1"=20'

Revisions

#	Date	Comments

TECH LITE

ILLUMINATING SINCE 1987

Techlite Corporation
7718 Loma Court
Fishers, IN 46038
317.578.2626 P
317.578.2626 F
www.techlitecorp.com

Page 1 of 1



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1607-PUD-09
Exhibit 1

Docket Number: 1607-PUD-09 (Ordinance No. 16-23)

Petitioner: CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger

Request: A change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.

Current Zoning: AG-SF1: Agriculture/Single-Family 1

Current Land Use: Vacant/Agriculture

Acreage: 59.95 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Character Exhibit
5. Streetscape Character Exhibit
6. Liberty Ridge PUD Ordinance (Ord. 16-23)
7. Liberty Ridge PUD Ordinance (Redline – Original to Oct 17)
8. Liberty Ridge PUD Ordinance (Redline – Sept 19 to Oct 17)
9. Issue List and Responses

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 13, 2016, City Council meeting. The petitioner held a neighborhood meeting on June 29, 2016, and the petition received a public hearing at the July 5, 2016, Advisory Plan Commission (the “APC”) meeting. After significant revisions, an update was provided at the September 19, 2016 APC meeting. APC member and public feedback was offered at the September 19, 2016 APC meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting a change in zoning to the Liberty Ridge Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 59.95 acres +/-, located on the south side of 151st Street, just east of Towne Road (see **Exhibit 2**). The Towne West PUD abuts the property to the south. The Towne West PUD area is zoned for a mixture of commercial and multi-family residential uses, but has not yet been developed. Adjacent property to the west is currently being developed as a church site. Adjacent property to the north is zoned Harmony PUD (single-family residential subdivision) and AG-SF1. Adjacent property to the east is zoned

Towne West PUD and AG-SF1 (single-family/rural residential use).

Property History: The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is identified as “Block A” on the CCC Subdivision plat (1601-SFP-02).

ZONING REQUEST:

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property.

Default Standards: The Liberty Ridge PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the SF4: Single Family High Density District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District, and limits the total number of dwellings to no more than 142 dwellings (originally proposed for a maximum of 123 dwellings in June, then modified to a maximum of 146 dwellings in September).

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal. As proposed, the PUD Ordinance includes modified bulk and density standards; modified anti-monotony requirements; enhanced architectural requirements (including character exhibits); modified landscaping requirements; and it establishes minimum amenity requirements. The majority of the modifications to the standards are summarized below under the section “Modifications Between the Public Hearing and September 19, 2016.”

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Southwest New Suburban” land use classification. The Comprehensive Plan encourages context-sensitive development in this area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The subject property falls within the geographic area of the proposed Conservancy Addendum⁴. The Conservancy Addendum has not been adopted or approved and is currently under consideration by the City. The petitioner has met with representatives of the group that proposed the Conservancy Addendum (the “Conservancy Task Group”).

¹ Westfield-Washington Township Comprehensive Plan, Chapter 2 (New Suburban Southwest Background).

² Numbers are according to the associated Overall Development Plan, 1607-ODP-09 and Primary Plat, 1607-SPP-08.

³ Numbers consider the overall Harmony development, and are according to the approved Harmony PUD Ordinance, Res. 12-14.

⁴ The Conservancy Addendum -- 1602-CPA-01; Res. 16-100.

MODIFICATIONS BETWEEN THE PUBLIC HEARING AND SEPTEMBER 19, 2016:

Between the Public Hearing and the September 19, 2016 APC meeting, there were numerous changes to the proposal. This section will highlight the changes that were made and are still applicable to the proposal:

1. Concept Plan. The concept plan and layout was changed to include a frontage road along 151st Street, so that the fronts of homes, not the rears, will face 151st Street. Additional internal pedestrian pathways/trails were also incorporated.
2. Character Exhibits. The character exhibits were modified to reflect the home product that would be built on the lots.
3. General Standards. The table below summarizes the modifications to the general standards:

Standard	UDO Requirement (SF4)	Original Liberty Ridge Proposal	Current Liberty Ridge Proposal
Minimum Lot Area	9,000 SF	9,400 SF	8,000 SF
Minimum Lot Frontage	40'	40'	40'
Minimum Front Yard Setback	25'	20'	20'
Minimum Side Yard Setback	8'	8'	5'
Minimum Rear Yard Setback	25'	20'	20'
Minimum Lot Width	50'	70'	60'
Maximum Building Height	25'	2.5 stories	2.5 stories
Minimum Living Area (one-story)	1,000 SF	1,750 SF	1,775 SF
Minimum Living Area (two-story)	750 SF (ground level)	2,200 SF (total)	2,400 SF (total)

4. Streetscape Diversity. The Streetscape Diversity Standards have been modified so that the City's Streetscape Diversity Standards found in the UDO apply and are unchanged.
5. Architectural Standards.
 - a. Overhangs. 11-inch overhangs are required (minimum) instead of the originally

proposed 8-inch minimum overhang.

- b. Garage Doors. Garage doors are required to be decorated with windows, and are required to match either the main color of the house or an accent color.
- c. Windows.
 - i. One-story homes are required a minimum of 2 windows on the front façade and 2 windows on each side façade.
 - ii. Two-story homes are required a minimum of 6 windows on the front façade and 3 windows on each side façade.
 - iii. Side facades of homes on a corner lot are required a minimum of 3 windows on the side façade.
 - iv. All windows are required to have either shutters or other architectural treatment.
- d. Perimeter Lots. Rears of homes facing 151st Street are required an aggregate of a 4' offset. They are also required either a 64-square foot sunroom or a 90-square foot covered porch.

6. Landscaping. The table below summarizes the modifications to the landscaping standards:

Standard	UDO Requirement		Original Liberty Ridge Proposal	Current Liberty Ridge Proposal
	Lots under 8,000 SF	Lots over 8,000 SF		
Lot Landscaping	2 shade trees	4 shade trees	2 shade trees	2 shade trees
	1 evergreen/orn. tree	2 evergreen/orn. tree	1 evergreen/orn. tree	1 evergreen/orn. tree
	4 shrubs	4 shrubs	4 shrubs	10 shrubs

7. Amenities. A pool and pool house have been added as required amenities.

MODIFICATIONS SINCE SEPTEMBER 19, 2016:

As a result of comments and feedback received during the September 19, 2016 APC meeting, several changes were made to the proposal. The attached Exhibit A summarizes the changes in greater detail, however, the modifications are highlighted below:

1. The layout decreased the number of lots from 146 lots to 142 lots.
2. The number of homes that front on the frontage road along 151st Street has been reduced by four (4). This allows the lots to be a little larger, which allows for potential for side-load garages for a minimum of 12 of the 20 lots on that street.
3. Corner Lot architectural requirements were added.

4. Rear home architectural requirements for homes with rears visible from Towne Road were added.
5. A maximum number of fifty-six (56) single-story homes was added as a standard.
6. Window trim requirements were modified so that they comply with the UDO.
7. A streetscape character exhibit was added.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 5, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

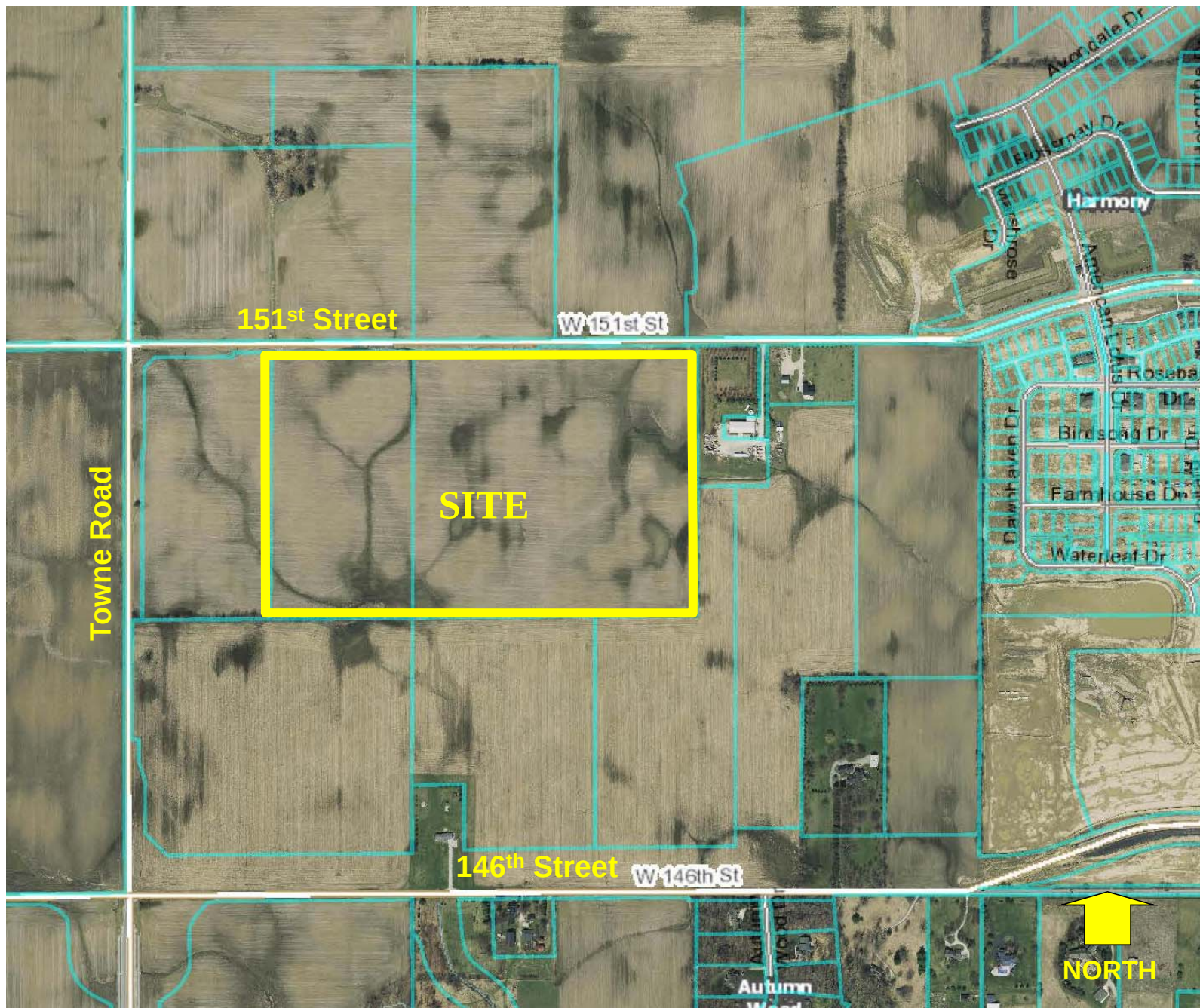
Statutory Considerations:

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

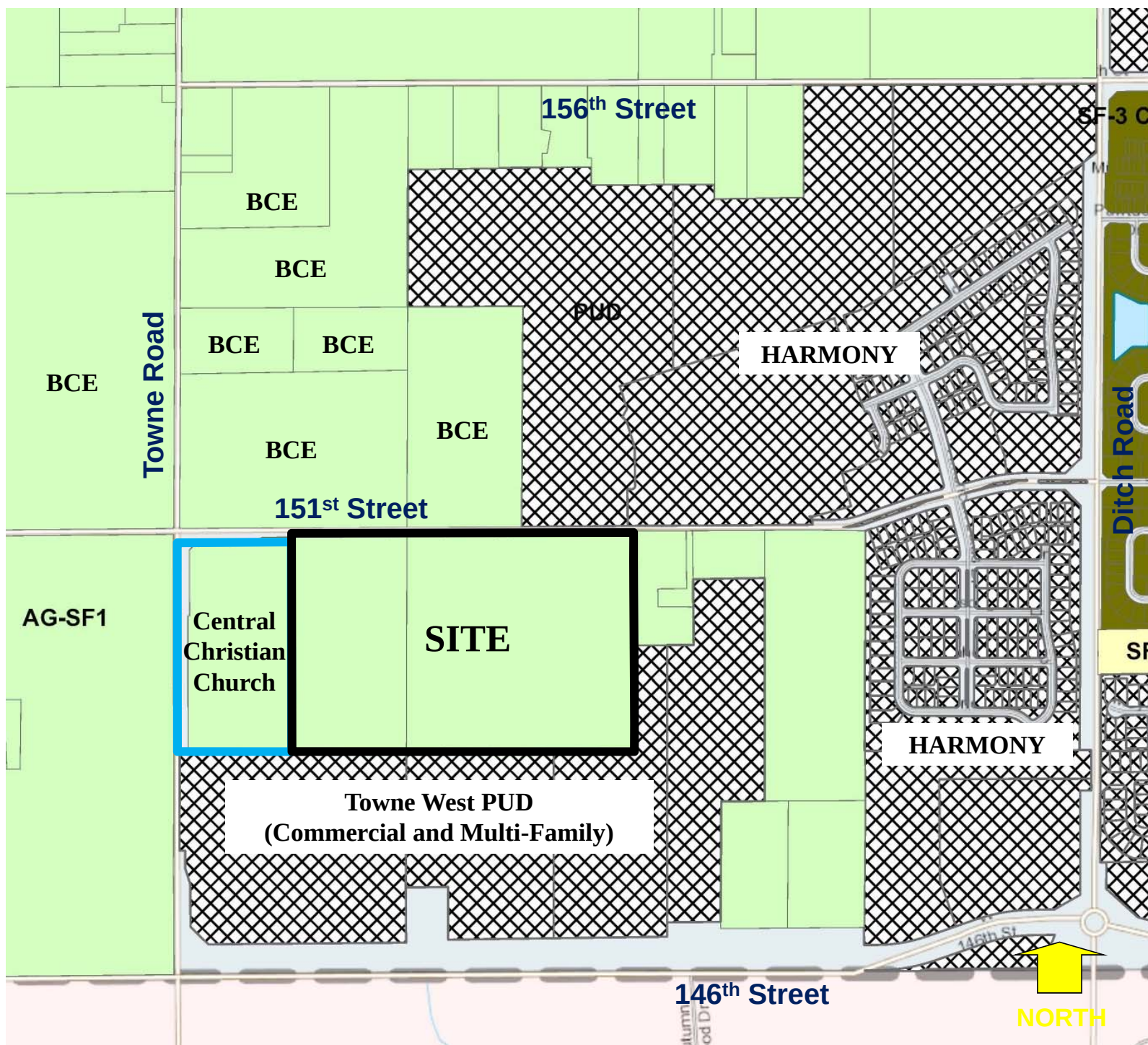
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS:

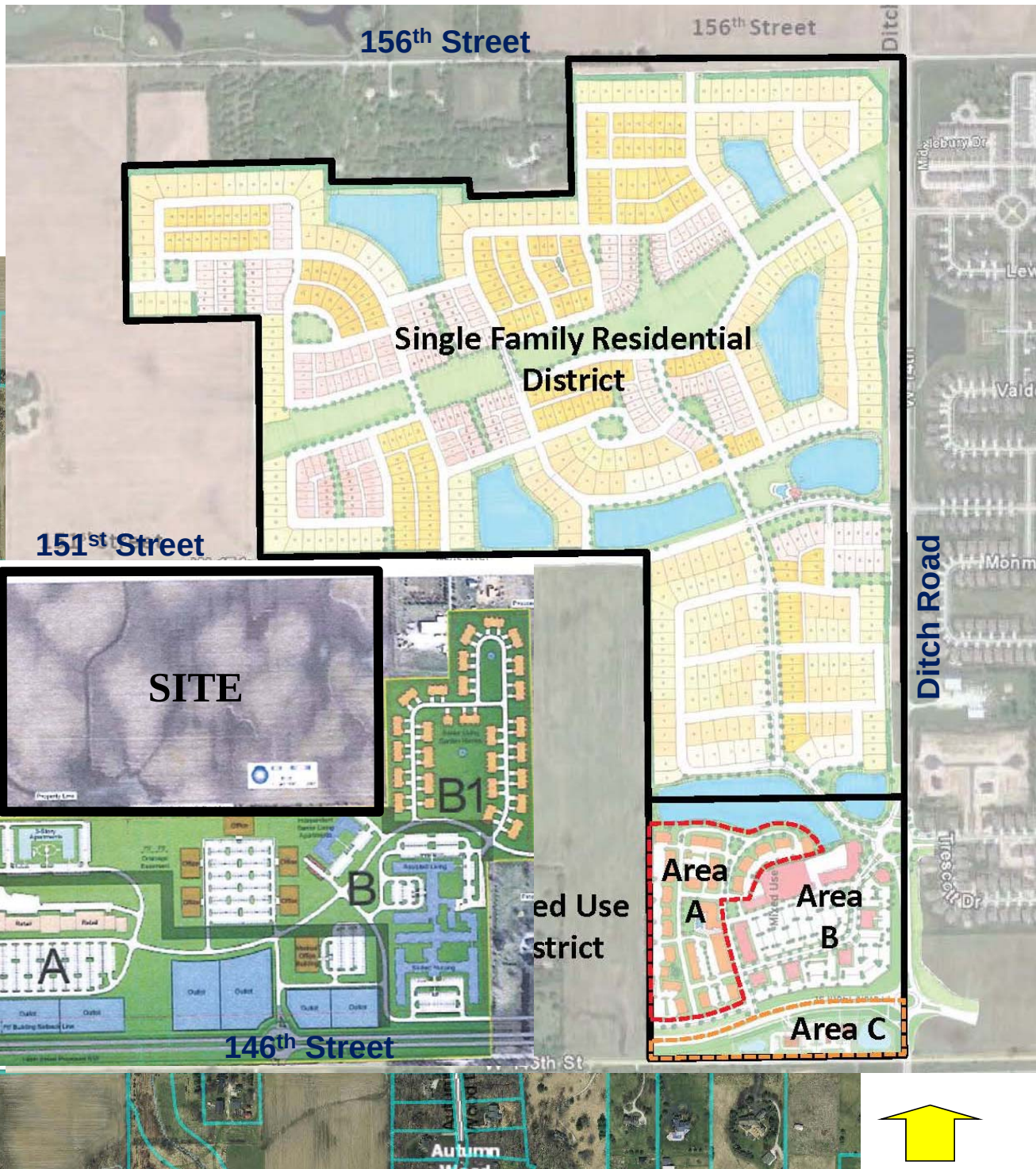
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Liberty Ridge PUD District (Docket No. 1607-PUD-09, Ordinance 16-23), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



Liberty Ridge
Site Location Map



**Liberty Ridge
Zoning Map**



Liberty Ridge
Westfield Comprehensive Plan

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 8)



GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 8)



NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 8)



TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 8)



GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT F
ADDITIONAL CHARACTER EXHIBITS
(Page 1 of 1)



ORDINANCE NUMBER 16-23

LIBERTY RIDGE PUD

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

This is a Planned Unit Development District Ordinance (to be known as the "**LIBERTY RIDGE 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. 1607-PUD-09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1607-PUD-09** 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 _____, 2016;

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

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

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 "**Liberty Ridge 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 **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.2 **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.3 **Existing Home.** A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.4 **Subject Home.** A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.5 **Same Elevation:** The same architectural Front Building Façade.
- 2.6 **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 the SF4: 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 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and forty-two (142).

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	8,000 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	60'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,775 SF
Two Story Dwellings	2,400 SF

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. **Streetscape Diversity:** The Character Exhibits, attached hereto as **Exhibit C** and **Exhibit F**, are 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:** The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.
 - c) A minimum of twelve (12) of the homes constructed on the twenty (20) lots along the frontage place adjacent to 151st Street shall have side load garages.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- 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, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) All one-story dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.

- v. Side Building Façade Requirements: Each Dwelling shall contain the following architectural elements on each Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
 - d) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.
 - e) The standards of this Section 7.1.B.iv shall apply to (i) the north side Building Façade of the home on Lot #1 and (ii) the east side Building Façade of the home on Lot #142 as illustrated on the Concept Plan.
 - f) The Standards of this Section 7.1.B.iv shall apply to the side Building Facades of the homes on the Lots fronting the frontage

place closest to Street A and Street E as illustrated on the Concept Plan respectively.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade Lot #1 thru Lot #18 as illustrated on the Concept Plan shall contain the following:

- i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- ii. Either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story, or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story.
- iii. Either a sunroom (minimum of sixty-four (64) square feet), or a covered porch (minimum of ninety (90) square feet in area).

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. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental of evergreen tree, and ten (10) shrubs.
- ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Required Buffer Yard: Article 6.8(N) shall apply except that no mound shall be required along the east perimeter of the Real Estate. All required landscape planting materials shall be provided and the location of which shall accommodate the path in the location as generally illustrated on the Concept Plan.

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

B. **Amenities:** The following amenities shall be provided:

- i. **Passive Amenities:** Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 151st Street to the south property line of the District shall be installed in substantial compliance with the location depicted on the Concept Plan which shall permit a path within the Buffer Yard adjacent to the east perimeter of the Real Estate. 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 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 D** shall be provided within the area depicted on the Concept Plan. An alternative playground location within the Open Space area may be approved by the Director.
- iii. **Pool & Pool House.** A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director. Character Exhibits of the pool and pool house, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed.

Section 10. **Additional Standards.** The following additional standards shall apply to the development of the District.

A. A maximum of 56 of the 142 homes in the District shall be single-story.

B. A maximum of 4 of the homes along the frontage place adjacent to 151st Street shall be single-story with no more than 1 permitted along the four groupings of Lots (41-44, 45-49, 50-54 and 137-142 being the groupings).

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Liberty Ridge - PUD District Ordinance 9 101416

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment
Exhibit E	Character Exhibit of Pool / Pool House
Exhibit F	Additional Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the North Half of the Southwest Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of said Quarter Section; thence along the north line thereof North 89 degrees 33 minutes 13 seconds East (basis of bearing) 662.07 feet to the **Point of Beginning**; thence parallel with the west line of said Quarter Section South 00 degree 02 minutes 59 seconds East 1315.46 feet to the south line of the North Half of said Southwest Quarter; thence along said south line North 89 degrees 32 minutes 33 seconds East 2048.26 feet to the Southeast corner of said Half Quarter Section; thence along the east line of said Southwest Quarter North 00 degree 07 minutes 08 seconds East 1315.10 feet to the Northeast Corner of said Quarter Section; thence along the north line of said Quarter Section South 89 degrees 33 minutes 13 seconds West 2052.12 feet to the place of beginning, containing 61.90 acres, more or less, and subject to easements and rights of ways.

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 1607-PUD-09.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 8)



GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 8)



NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 8)



TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 8)



GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT D
Playground Equipment
(Page 1 of 1)



EXHIBIT E
CHARACTER EXHIBITS OF POOL / POOL HOUSE
(Page 1 of 1)



EXHIBIT F
ADDITIONAL CHARACTER EXHIBITS
(Page 1 of 1)



ORDINANCE NUMBER 16~~—~~23

LIBERTY RIDGE PUD

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

This is a Planned Unit Development District Ordinance (to be known as the "**LIBERTY RIDGE 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. 16~~—~~1607-PUD~~—~~09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16~~—~~1607-PUD~~—~~09** 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 _____, 2016;

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

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

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 "**Liberty Ridge 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~~ ~~Different Color Package.~~ ~~If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a Different Color Package.~~

~~2.2~~**2.1** **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

~~2.3~~**2.2** **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

~~2.4~~**2.3** **Existing Home.** A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

~~2.5~~**2.4** **Subject Home.** A Single-family Dwelling that is the subject of an application for an improvement location permit.

~~2.6~~**2.5** **Same Elevation:** The same architectural Front Building Façade.

~~2.7~~**2.6** **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 the SF4: 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 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and ~~twenty-three (123)~~ **forty-two (142)**.

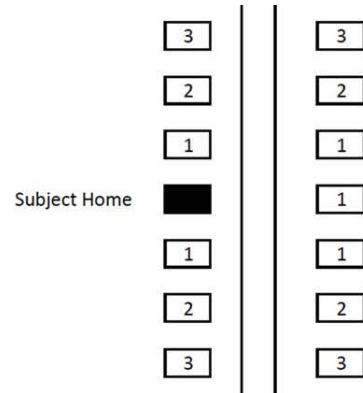
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	
Minimum Lot Area	9,400 8,000 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	8 5 '
Rear Yard	20'
Minimum Lot Width	70 60 '
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1, 750 775 SF
Two Story Dwellings	2, 200 400 SF

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. Streetscape Diversity: ~~Article 6.3(C)(2) shall not apply; rather, the following shall apply.~~ The Character ~~Exhibit~~**Exhibits**, attached hereto as **Exhibit C**, ~~is~~**and Exhibit E**, are 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. ~~As such, the following shall apply:~~



- 1** ~~Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.~~
- 2** ~~Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.~~
- 3** ~~Homes may be identical to the Subject Home.~~

B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of ~~eight (8)~~**eleven (11)** inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. **All homes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.**
 - c) **A minimum of twelve (12) of the homes constructed on the twenty (20) lots along the frontage place adjacent to 151st Street shall have side load garages.**

- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- 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, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - b)c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - c) ~~Architecturally treated entranceways (for homes without a front porch).~~
 - d) All one-story dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall ~~utilize a minimum of one (1) of~~ contain the following architectural elements on each Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall ~~utilize a minimum of two (2)~~

~~of~~contain the following architectural elements on the Side Building Façade.

- ~~a) Side load or angled garage.~~
- ~~b) Hip roof.~~
- ~~c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.~~
- a) A one-story Dwelling shall have a minimum of two (2) windows.
- b) A two-story Dwelling shall have a minimum of three (3) windows.
- c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- d) Masonry Materials on a minimum of ~~eighteen (18)~~thirty-six (36) inches in height the entire length of the Side Building Façade~~-,~~.
- e) The standards of this Section 7.1.B.iv shall apply to (i) the north side Building Façade of the home on Lot #1 and (ii) the east side Building Façade of the home on Lot #142 as illustrated on the Concept Plan.
- f) The Standards of this Section 7.1.B.iv shall apply to the side Building Facades of the homes on the Lots fronting the frontage place closest to Street A and Street E as illustrated on the Concept Plan respectively.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade Lot #1 thru Lot #18 as illustrated on the Concept Plan shall contain the following:

- i. All windows shall have either shutters and/or ~~a minimum~~architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.

- ii. Either one (1) four (4)-foot (4') deep ~~return from the corner of the Front Building Façade that~~ offset, which is a minimum height ~~of the first floor~~ equivalent of one-story, or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story.

A

- iii. Either a sunroom (minimum of ~~three (3)~~ sixty-four (64) square feet), or ~~more windows with an aggregate~~ a covered porch (minimum of ~~forty (40)~~ ninety (90) square feet in size, ~~on the Side Building Façade area~~).
- d) ~~Bay window (a minimum of six (6) feet wide).~~
- e) ~~Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).~~
- f) ~~Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.~~
- g) ~~Sunroom or screened porch.~~

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. All lots shall be ~~subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions~~ landscaped with a minimum of two (2) shade trees, one (1) ornamental of evergreen tree, and ten (10) shrubs.
 - ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- B. Required Buffer Yard: Article 6.8(N) shall apply except that no mound shall be required along the east perimeter of the Real Estate. All required landscape planting materials shall be provided and the location of which shall accommodate the path in the location as generally illustrated on the Concept Plan.

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

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 151st Street to the south property line of the District shall be installed in substantial compliance with the location depicted on the Concept Plan, **which shall permit a path within the Buffer Yard adjacent to the east perimeter of the Real Estate.** 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 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 D** shall be provided within the area depicted on the Concept Plan. **An alternative playground location within the Open Space area may be approved by the Director.**
- iii. Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director. Character Exhibits of the pool and pool house, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed.

Section 10. Additional Standards. The following additional standards shall apply to the development of the District.

- A. A maximum of 56 of the 142 homes in the District shall be single-story.
- B. A maximum of 4 of the homes along the frontage place adjacent to 151st Street shall be single-story with no more than 1 permitted along the four groupings of Lots (41-44, 45-49, 50-54 and 137-142 being the groupings).

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16~~23~~-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16~~23~~-23** I hereby VETO **ORDINANCE 16~~23~~-23**

this _____ day of _____, 2016.

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

WestfieldLiberty Ridge - PUD District Ordinance 2-0602169 101416

SCHEDULE OF EXHIBITS

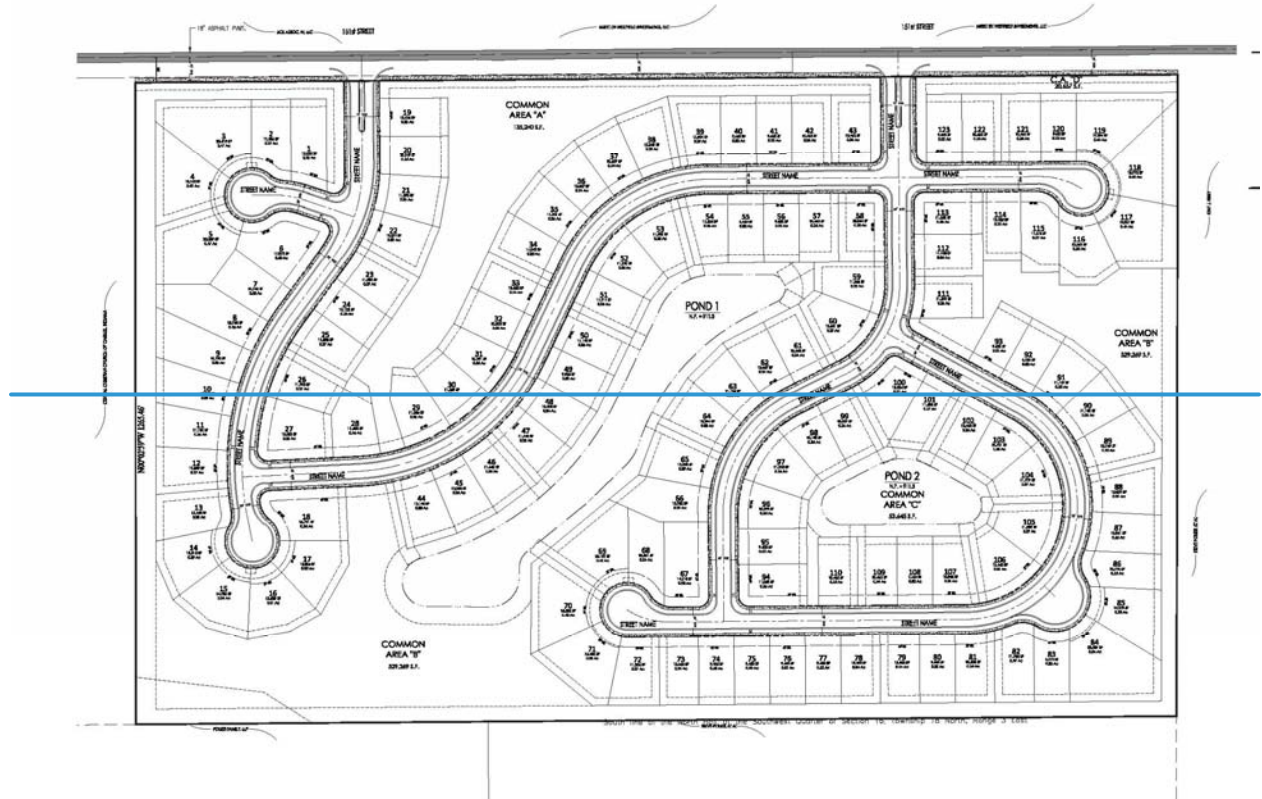
Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment
Exhibit E	Character Exhibit of Pool / Pool House
Exhibit F	Additional Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the North Half of the Southwest Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of said Quarter Section; thence along the north line thereof North 89 degrees 33 minutes 13 seconds East (basis of bearing) 662.07 feet to the **Point of Beginning**; thence parallel with the west line of said Quarter Section South 00 degree 02 minutes 59 seconds East 1315.46 feet to the south line of the North Half of said Southwest Quarter; thence along said south line North 89 degrees 32 minutes 33 seconds East 2048.26 feet to the Southeast corner of said Half Quarter Section; thence along the east line of said Southwest Quarter North 00 degree 07 minutes 08 seconds East 1315.10 feet to the Northeast Corner of said Quarter Section; thence along the north line of said Quarter Section South 89 degrees 33 minutes 13 seconds West 2052.12 feet to the place of beginning, containing 61.90 acres, more or less, and subject to easements and rights of ways.

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 ~~16~~1607-PUD~~---~~-09.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 48)

CALATLANTIC HOMESSM
Chesapeake



CALATLANTIC HOMESSM
Concord





GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 48)

CALATLANTIC HOMESSM
Franklin



CALATLANTIC HOMESSM
Potomac





NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 48)

CALATLANTIC HOMESSM
Rushmore



CALATLANTIC HOMESSM
Washington





TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 48)


CALATLANTIC HOMESSM
Wilmington





GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT D
Playground Equipment
(Page 1 of 1)



EXHIBIT E
CHARACTER EXHIBITS OF POOL / POOL HOUSE
(Page 1 of 1)



EXHIBIT F
ADDITIONAL CHARACTER EXHIBITS
(Page 1 of 1)



ORDINANCE NUMBER 16-23

LIBERTY RIDGE PUD

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

This is a Planned Unit Development District Ordinance (to be known as the "**LIBERTY RIDGE 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. 1607-PUD-09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1607-PUD-09** 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 _____, 2016;

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

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

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 "**Liberty Ridge 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 **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.2 **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.3 **Existing Home.** A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.4 **Subject Home.** A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.5 **Same Elevation:** The same architectural Front Building Façade.
- 2.6 **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 the SF4: 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 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and forty-two (142).

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	8,000 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	60'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,775 SF
Two Story Dwellings	2,400 SF

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. **Streetscape Diversity:** The Character Exhibits, attached hereto as **Exhibit C** and **Exhibit F**, are 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:** The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.
 - c) A minimum of twelve (12) of the homes constructed on the twenty (20) lots along the frontage place adjacent to 151st Street shall have side load garages.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- 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, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) All one-story dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.

- v. Side Building Façade Requirements: Each Dwelling shall contain the following architectural elements on each Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
 - d) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.
 - e) The standards of this Section 7.1.B.iv shall apply to (i) the north side Building Façade of the home on Lot #1 and (ii) the east side Building Façade of the home on Lot #142 as illustrated on the Concept Plan.
 - f) The Standards of this Section 7.1.B.iv shall apply to the side Building Facades of the homes on the Lots fronting the frontage

place closest to Street A and Street E as illustrated on the Concept Plan respectively.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade Lot #1 thru Lot #18 as illustrated on the Concept Plan shall contain the following:

- i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of six (6) inches in width.
- ii. Either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story, or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story.
- iii. Either a sunroom (minimum of sixty-four (64) square feet), or a covered porch (minimum of ninety (90) square feet in area).

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. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental of evergreen tree, and ten (10) shrubs.
- ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Required Buffer Yard: Article 6.8(N) shall apply except that no mound shall be required along the east perimeter of the Real Estate. All required landscape planting materials shall be provided and the location of which shall accommodate the path in the location as generally illustrated on the Concept Plan.

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

B. **Amenities:** The following amenities shall be provided:

- i. **Passive Amenities:** Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 151st Street to the south property line of the District shall be installed in substantial compliance with the location depicted on the Concept Plan; **which shall permit a path within the Buffer Yard adjacent to the east perimeter of the Real Estate.** 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 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 D** shall be provided within the area depicted on the Concept Plan. An alternative playground location within the Open Space area may be approved by the Director.
- iii. **Pool & Pool House.** A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director. Character Exhibits of the pool and pool house, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed.

Section 10. **Additional Standards.** The following additional standards shall apply to the development of the District.

- A. A maximum of 56 of the 142 homes in the District shall be single-story.
- B. A maximum of 4 of the homes along the frontage place adjacent to 151st Street shall be single-story with no more than 1 permitted along the four groupings of Lots (41-44, 45-49, 50-54 and 137-142 being the groupings).

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Liberty Ridge - PUD District Ordinance ~~8-1007169~~ 101416

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment
Exhibit E	Character Exhibit of Pool / Pool House
Exhibit F	Additional Character Exhibits

EXHIBIT A
REAL ESTATE

Part of the North Half of the Southwest Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of said Quarter Section; thence along the north line thereof North 89 degrees 33 minutes 13 seconds East (basis of bearing) 662.07 feet to the **Point of Beginning**; thence parallel with the west line of said Quarter Section South 00 degree 02 minutes 59 seconds East 1315.46 feet to the south line of the North Half of said Southwest Quarter; thence along said south line North 89 degrees 32 minutes 33 seconds East 2048.26 feet to the Southeast corner of said Half Quarter Section; thence along the east line of said Southwest Quarter North 00 degree 07 minutes 08 seconds East 1315.10 feet to the Northeast Corner of said Quarter Section; thence along the north line of said Quarter Section South 89 degrees 33 minutes 13 seconds West 2052.12 feet to the place of beginning, containing 61.90 acres, more or less, and subject to easements and rights of ways.

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 1607-PUD-09.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 8)



GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 8)



NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 8)



TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 8)



GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT D
Playground Equipment
(Page 1 of 1)



EXHIBIT E
CHARACTER EXHIBITS OF POOL / POOL HOUSE
(Page 1 of 1)



EXHIBIT F
ADDITIONAL CHARACTER EXHIBITS
(Page 1 of 1)



ISSUES RAISED REGARDING THE LIBERTY RIDGE PUD PROPOSAL

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of the July 5, 2016, Plan Commission public hearing, and issues presented during the public hearing, as well as written comments submitted as of the date of this summary, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Comprehensive Plan not being met

a. Density/transition from higher to lower as development moves north and west

Reply: The site is located primarily within the area identified on the Comprehensive Plan Map as New Suburban and partially as Local Commercial in the far southwest corner of the site. The density for the proposed site provides a transition from the higher density Harmony to the north and Towne West multi-family to the east and Town West commercial to the south as these sites relate to the Central Christian Church to the west and residentially zoned real estate to the northwest which is currently in agricultural use.

b. Amount of Open Space

Reply: The amount of open space provided for the neighborhood is 28.9 percent. This amount of Open Space exceeds the amount recommended by the Comprehensive Plan (reflected in the adopted UDO) for subdivisions within the New Suburban area which ranges from between 5 and 15 percent for detached single family home subdivisions.

c. Innovative Architecture/Garage door orientation

Reply: The proposed home product and associated architectural standards are a unique product which has not been constructed in Westfield previously and should complement the homes being constructed today in Harmony. The garage door orientation is front facing and offsets in the front building setback per the UDO have been added to provide additional variation in the streetscape.

2. Impact on schools

Reply: This request was reviewed by the Technical Advisory Committee which includes a representative of Westfield Washington Schools and no remarks were conveyed regarding any negative impact on the schools.

3. Impact on roads/other infrastructure

- a. Construction traffic
- b. New residents

Reply: This request was reviewed by the Technical Advisory Committee which includes a representative of the City Engineer and Public Works staff and no remarks were made regarding a negative impact to the existing roadway network associated with the request. All necessary infrastructure (water, sewer, gas, electric) to serve the property is either directly available to the site or will be extended to the site.

4. Environmental (land and wildlife) impact

Reply: The layout of the neighborhood has been influenced by existing environmental conditions on the site including topography, wetland areas, storm water conveyance and vegetation.

5. Appropriate rural landscaping/buffering/roadway treatment

Reply: The roadway treatment along 151st Street has been revised to include a 4-board fence and frontage road so that the front of homes will face 151st Street. Landscaping along this frontage will include street trees and lot landscaping in front of individual homes.

6. Trail connectivity lacking

Reply: The plan incorporates trail connections east to west and north to south across the site.

7. Price point/home values/impact on neighboring values/tax burden on existing residents

Reply: The home product as proposed with the required architectural enhancements is expected to have an average sales price of \$425,000. This value should have no negative impact on neighboring values or present any tax burden on existing residents.

8. Architecture

a. Quality of building materials

Reply: High quality building materials are proposed. In addition, standards have been increased to address the sides of homes which front on streets and the layout of the site has been revised so that homes will face 151st Street and have access via a frontage road.

b. Lower architectural standards than other similar developments

Reply: The proposed home plans and associated architectural standards (as amended) provide standards of development which are equal to other similar developments.

c. Streetscape diversity requirement is lacking

Reply: Streetscape diversity meets the UDO requirements and is further enhanced by (i) the amended home plans, (ii) variable front building setbacks and (iii) the revised plan which incorporated a frontage road providing a view of the fronts of homes along the adjacent 151st Street.

9. Westfield growth rate – Small town feel/Rural character and lifestyle at risk

Reply: The proposed plan provides a transition between the commercial and multi-family Town West PUD to the south and east, higher density residential, multi-family and commercial Harmony to the north and further removed to the east, Central Christian Church to the West and currently AGSF 1 zoned real estate to the northwest. Development of the site (as amended) will have a favorable impact on the growth rate of the City and present a high quality character on all perimeters of the site including 151st Street in particular.

Jesse Pohlman

From: Richard Kissling <melodyandrick@gmail.com>
Sent: Tuesday, October 11, 2016 4:51 PM
To: Jesse Pohlman
Subject: Harmony PUD Ord 16-12

Mr. Pohlman:

When you get a few minutes, could you please explain to me the next steps regarding the above referenced ordinance that the City Council approved last night?

Specifically, I am wondering if there are still details to be worked out with the developer regarding construction plans, etc for the CVS and the Get-Go. For instance, can the building design still be changed to delete the CVS heart from the design, as was the case on the CVS at Spring Mill?

Can buffering along Ditch Road be added to match that proposed to the south of the Get Go to accommodate the Carmel residents? As a Westfield resident, I feel the 5 houses south of Somerville along the east side of Ditch deserve equal treatment--maybe more so since we pay taxes to and vote in Westfield.

The additional buffering is needed because the elevation of the property was raised several feet to accommodate drainage but now forces us to look at all of the project not just the roof line AND we have a problem now with noise on Ditch Road which will only increase when the construction/ operation of this project starts.

I might add that I lived about 4 blocks from I-70 on the east side of Indy near Post Road for over 15 years. Even at that distance our outdoor spaces were unusable due to traffic noise from I- 70.

I realize this will not be (hopefully) anything close to that, but the point is the same--we want to be able to use our outdoor space. And in particular our backyards abut Ditch Road. Already, Dump Trucks accelerating north from the 146th St roundabout routinely rattle our windows and make the interior spaces seem to be outside.

The solution utilized for the Cardon property is very satisfactory. We get almost NO noise from their property.

So anyway, I just wondered if any of this can still be discussed with the developer and accommodate these issues.

I am looking forward to your response in a time frame that will let us keep the CVS moving.

Sincerely,

Richard Kissling
1361 Trescott Dr.
317-414-7529
melodyandrick@gmail.com

CURRENT VERSION (OCTOBER 17, 2016)



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

PRIOR PUBLIC HEARING VERSION (JUNE 6, 2016)



EAST ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



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



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

OPTION #1 (NATURAL WOOD)



GABLE
BRACKET
COLOR
DISCUSSION
EXHIBIT

OPTION #2 (WHITE)



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

CONDITION ADDITIONS



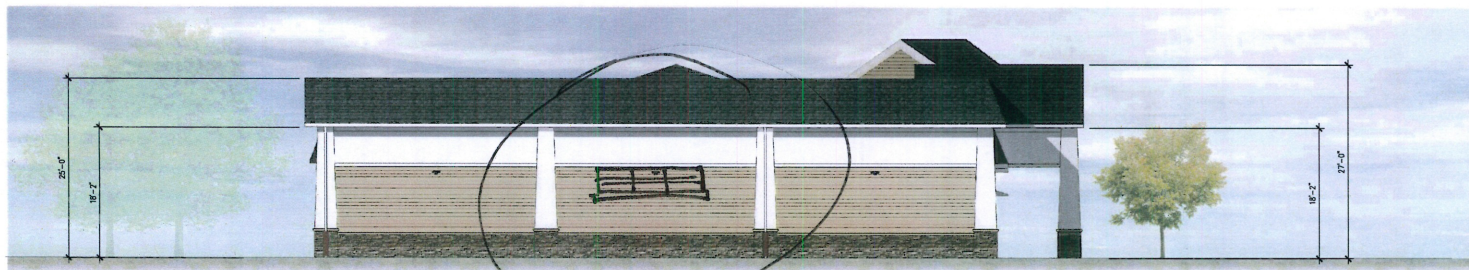
FRONT ELEVATION (STREET FRONTAGE)

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



RIGHT ELEVATION (STREET FRONTAGE)

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



REAR ELEVATION (BACK)

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



LEFT ELEVATION (3RD SIDE ARCHITECTURE)

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

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN



10.11.2016