



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 10_03_2016

Monday, October 03, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 03, 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 - September 19, 2016

Documents: [Meeting Minutes - September 19, 2016](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

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: Character Exhibits](#) | [Exhibit 6: Canopy Character Exhibit](#) | [Exhibit 7: The Trails PUD Ordinance \(Ord. 16-26\)](#) | [Ord 15-27_The Trails PUD \(original\)](#) | [Public Comment](#)

1609-PUD-18

Enclave & Springs Planned Unit Development (PUD) District Amendment

15807 Longship Court (The Springs at Viking Meadow)

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.

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

PUBLIC HEARINGS

1610-DDP-31 [PUBLIC HEARING]

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 \(1610-DDP-31\)](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan Construction Plans \(1610-DDP-31\)](#) | [Public Notice Affidavit_Copy of Notice_Certified Receipt \(1610-DDP-31\)](#)

1610-PUD-19 [PUBLIC HEARING]

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 +/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibits](#) | [Exhibit 5: Aurora PUD Ordinance \(Ord. 16-35\)](#) | [Exhibit 6: Concept Plan Comparison](#) | [Original Aurora PUD \(Ord.06-55\)](#) | [Neighborhood Meeting Summary](#)

1610-ODP-10 & 1610-SPP-09 [PUBLIC HEARING]

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: Spring Mill Station Area Map](#)

1610-DDP-30 [PUBLIC HEARING]

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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Example Projects](#) | [Exhibit 7: Spring Mill Station Area Map](#)

1610-PUD-20 [PUBLIC HEARING]

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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plans](#) | [Exhibit 4: Illustrative Character Exhibits](#) | [Exhibit 5: Ordinance 16-36](#) | [Exhibit 6: Spring Mill Station Plan](#)

CONTINUED ITEMS

1609-PUD-16 [CONTINUED TO NOVEMBER 7]

*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.

1607-PUD-09 [CONTINUED]

*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.

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.

1606-DDP-20 [CONTINUED]

*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.

>br>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

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

ADJOURNMENT

PUBLIC HEARINGS



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 2016
1610-PUD-20
Exhibit 1

Docket Number: 1610-PUD-20 (Ordinance No. 16-36)

Petitioner: Quent Partners, LLC by Barnes & Thornburg, LLC

Request: A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Spring Mill Station Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture

Acreage: 18.39 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plans
4. Illustrative Character Exhibits
5. The Depot at Spring Mill Station PUD Ordinance (Ord. 16-36)
6. Spring Mill Station Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the September 12, 2016, City Council meeting. The petition will receive a public hearing at the October 3, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to The Depot at Spring Mill Station Planned Unit Development (PUD) District (see **Exhibit 5**) for approximately 18.39 acres located on the southwest corner of 161st Street and Spring Mill Road (see **Exhibit 2**).

The property is currently zoned AG-SF-1: Agriculture / Single-Family Rural District. Adjacent properties to the north are zoned SF-2. Properties to the south are zoned AG-SF1 and SF-2: Single-family, Low Density District. Properties to the east are zoned AG-SF1, SF-2: Single-family, Low Density District, and Spring Mill Station SEC PUD. Property to the west is zoned Spring Mill Station SWC PUD.

The property is located within Spring Mill Station as set forth in the Spring Mill Station Plan Addendum of the Westfield-Washington Township Comprehensive Plan. The Spring Mill Station Plan Addendum (the "Spring Mill Station Plan") further identifies this property as primarily located within Southwest Corner of 161st/Spring Mill (see **Exhibit 6**).

ZONING REQUEST

The petitioner requests this change in zoning to allow for a mixed-use development on the subject property.

Default Standards: The Depot at Spring Mill Station PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 5**) defaults to the LB: Local and Neighborhood Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance limits uses to Bank, Savings and Loan, Financial Institution; Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The modifications are intended to accommodate the vision of the Spring Mill Station Plan. The general standards of note are briefly highlighted below:

1. **Maximum Building Height:** The PUD Ordinance restricts maximum building height to forty-five (45) feet.
2. **Pedestrian Accessibility:** The PUD Ordinance requires the eight (8) foot perimeter path to be enhanced with a Spring Mill Station themed print pressed onto the hard surface of the path at regular intervals. All walkways that intersect vehicular ways are required to be distinguished from driving surfaces by different materials (i.e. concrete pavers, scored or textured concrete, or brick). Bike parking and common area benches are required for each building.
3. **Off-Street Loading and Parking:** The PUD Ordinance modifies the parking standards to incorporate the angled parking spaces located along Spring Mill Road and 161st Street right-of-ways.

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

1. **Landscaping and Screening:** The PUD Ordinance modifies the landscaping standards to accommodate the unique nature of the proposed development and allows a provision to

reduce the sixty (60) foot buffer yard along the southern property line in the event a fire station is developed on the southeast corner of the property.

2. Lighting: The PUD Ordinance further restricts the maximum light levels from the UDO standard of one-half (0.5) foot-candles to one-tenth (0.1) foot-candles along the southern property line, and requires that lighting shall be dimmed a minimum of thirty-five percent (35%) after 11:00 p.m. The permitted maximum height for light poles is also reduced from twenty-five (25) feet to twenty (20) feet.
3. Drive-Through Regulations: Drive-through facilities are limited to the following:
 - Drug Stores
 - Banks (limit of two (2) banks on the property)
 - Restaurant (coffee shop)

Design Standards: As proposed, the PUD Ordinance would modify and enhance the Architectural Standards of the UDO by requiring a minimum of five (5) Architectural Character Exhibit elements be incorporated into each building (see Exhibit D of **Exhibit 3**). These Architectural Character Exhibits are generally consistent with the railroad themed architectural elements within the Spring Mill Station Plan.

Round-About: As detailed in the Spring Mill Station Plan, a round-about is contemplated at the intersection of 161st Street and Spring Mill Road. In working with the City's Public Works Department and this Department, the petitioner's proposed PUD Ordinance accommodates the anticipated round-about (see Concept Plan).

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Plan, an addendum to The Westfield-Washington Township Comprehensive Plan. The proposed mix of land uses including retail, office and medical are contemplated uses in the Spring Mill Station Plan for the southwest corner. The Spring Mill Station Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure the proposed development meets the vision of the Spring Mill Station Plan. This vision includes the style of architecture, layout of the site, buffering, connectivity to surrounding developments.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 3, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 2016
1610-PUD-20
Exhibit 1

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the October 3, 2016, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

Foster Community Activity

Promote Local Economy

Enhance Community Identity

Provide Site for a Flexible Event Space, Drawing People into the Development



DESIGN CONCEPT: NEIGHBORHOOD CENTER

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

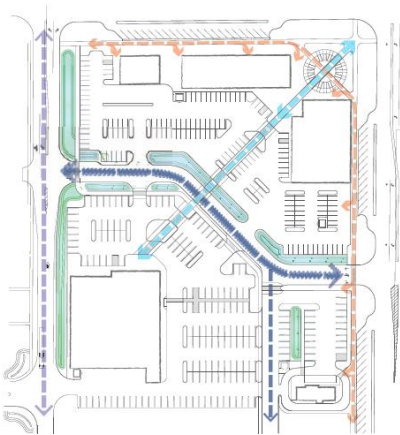
Design Goals:

Promote Engagement with
Pedestrians and Bike Users
Utilizing the Trail

Create a Strong Axis to
Neighborhood Center

Engage with Green
Infrastructure

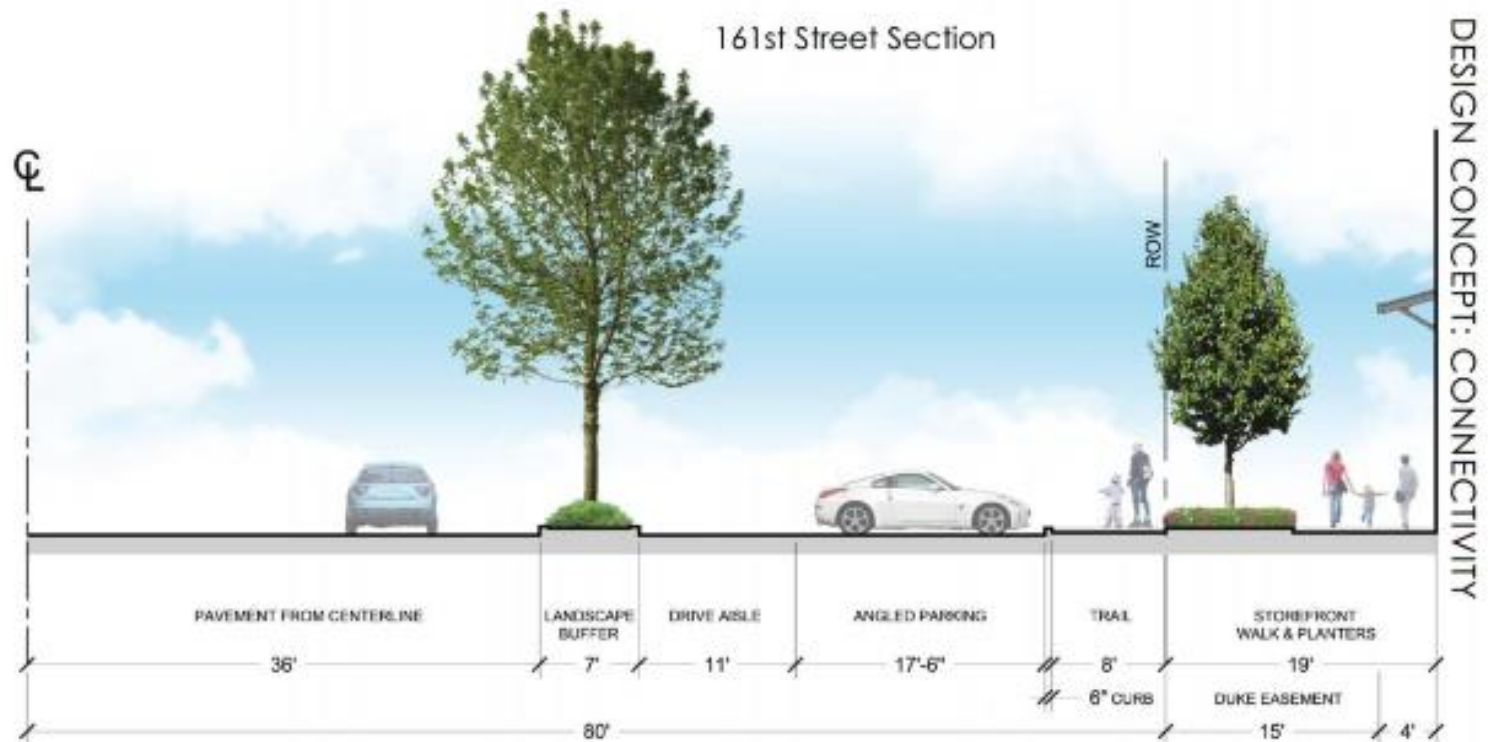
Draw the Community Into
the Site



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION

Exhibit D - Architectural Character



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Covered Porches
and Walkways

Blade Signage

Large Windows

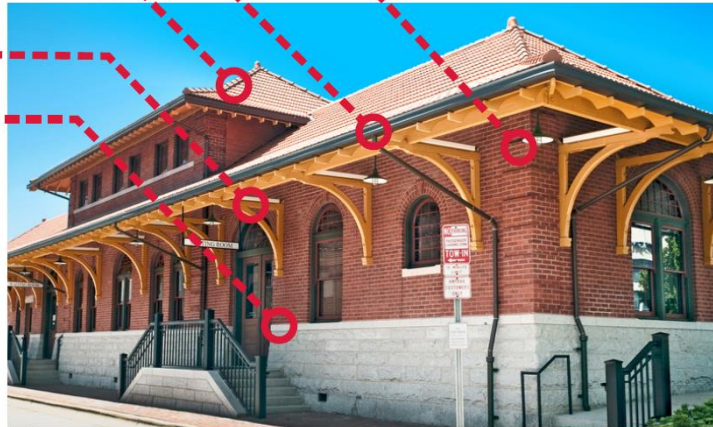
Brick Patterns

Broad Overhangs

Hip Roofs

Bracketed Eaves

Brick/Stone Masonry
Exterior Materials

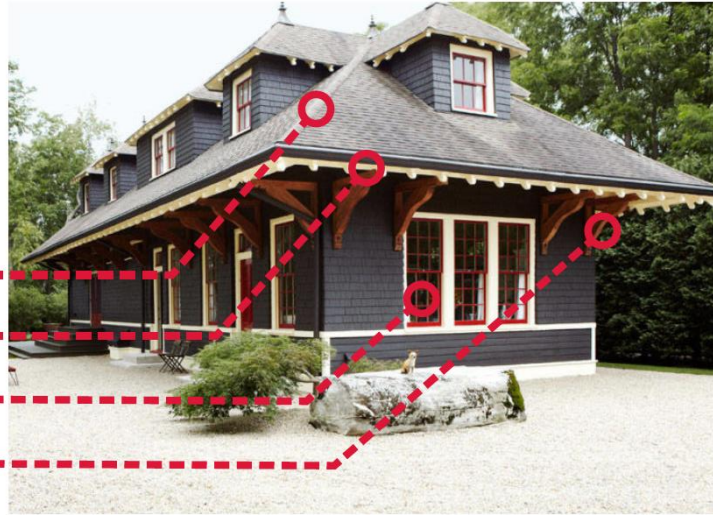


DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

- Hip Roofs
- Broad Overhangs
- Large Windows
- Bracketed Eaves
- Textured Pedestrian Walkways
- Brick/Stone Masonry Exterior Materials

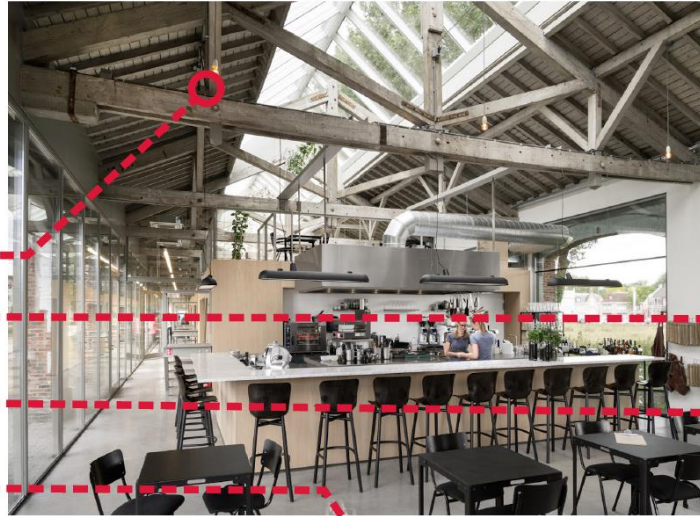


DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

- Exposed Trusses
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Large Windows



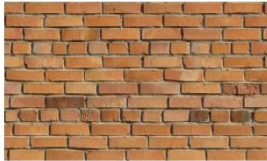
DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER



Stamped Concrete Paths &
Textured Pedestrian Crossings



Brick Patterns



Brick/Stone Masonry



Hip Roofs



Exposed Trusses



Blade, Reverse Channel,
or Gooseneck Externally
Illuminated Signage



Covered Porches and
Walkways



Large Windows



Bracketed Eaves

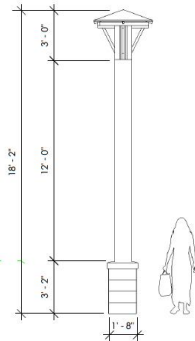
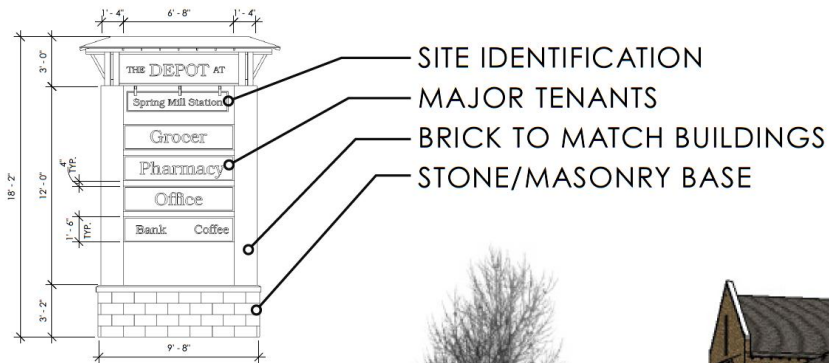


Broad Overhangs

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER



CONCEPT EXAMPLE USING DESIGN ELEMENTS

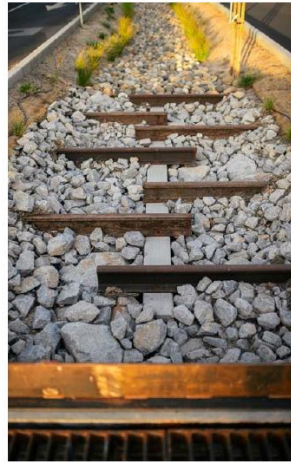
DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE

THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

Natural Water Infiltration
Improved Water Quality
Protected Local Ecology
Public Furniture/Amenities
Delineated Pedestrian Paths
Coordinated Site Lighting



THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

Natural Water Infiltration

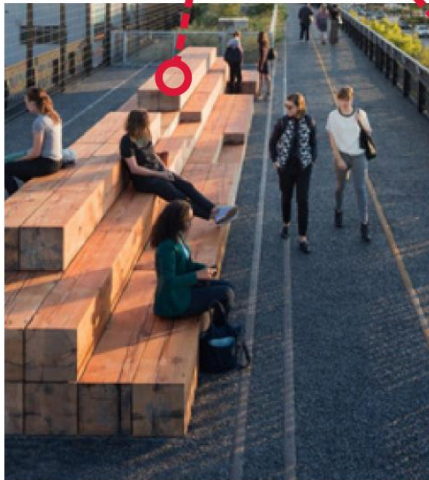
Improved Water Quality

Protected Local Ecology

Public Furniture/Amenities

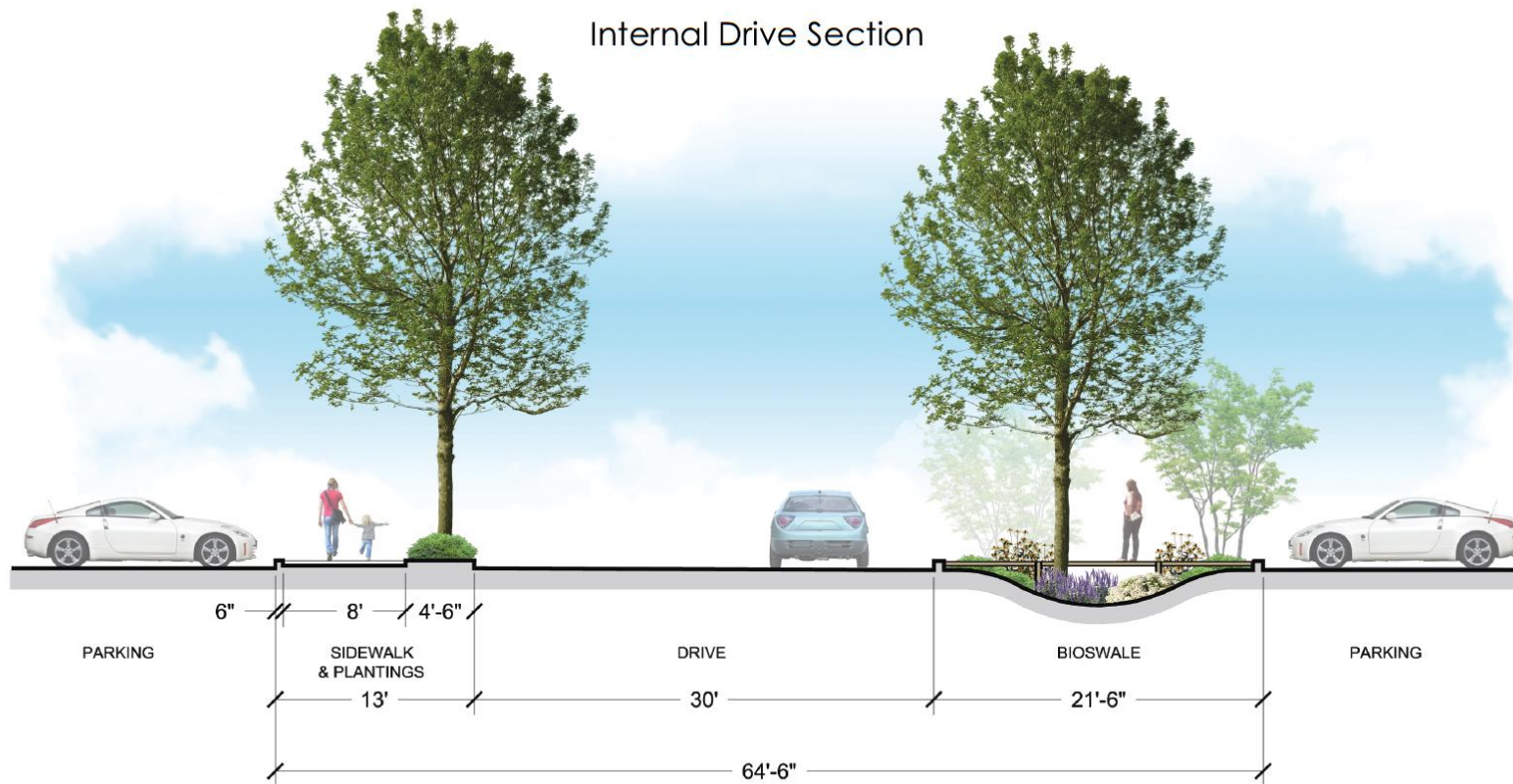
Delineated Pedestrian Paths

Coordinated Site Lighting



THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION
EXHIBIT E - CONCEPT LANDSCAPE PLAN



ORDINANCE NUMBER 16-36

The Depot at Spring Mill Station PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1610-PUD-20**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1610-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] 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 [REDACTED], 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 "**THE DEPOT AT SPRING MILL STATION PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.**
- 2.3 Controlling Developer: The Controlling Developer shall be Quent Partners, LLC ("Quent"), its successors and assigns, until such time as Quent transfers its rights as Controlling Developer. Such rights may be transferred in whole or in part. To transfer all or any portion of its rights as Controlling Developer, Quent may (i) name each individual owner of property within the Real Estate as Controlling Developer solely with respect to the property owned by each such individual owner; (ii) establish a committee of individual owners of property within the Real Estate to act as Controlling Developer with respect to the property owned by all such owners, or (iii) use either method described in (i) and (ii) above with respect to different Districts or Use Areas within the The Depot at Spring Mill Station PUD District. A Developer shall be the owner, or its designee, of an area to be developed.
- 2.4 Right-of-Way Grant and Improvements Plan: The plan attached hereto and

incorporated herein by reference as **Exhibit C**.

- 2.5 **Architectural Character:** The illustrations attached hereto and incorporated herein by reference as **Exhibit D**.
- 2.6 **Landscape Character:** The illustrations attached hereto and incorporated herein by reference as **Exhibit E**.
- 2.7 **Alternate Concept Plan:** The plan attached hereto and incorporated by reference as **Exhibit B-1**.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan includes both the North District and the South District. The Real Estate shall be developed in substantial compliance with the Concept Plan, except that the South District may be developed in substantial compliance with the Alternate Concept Plan attached hereto as **Exhibit B-1**.

Compliance: The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximums provided for herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan, attached hereto as **Exhibit B**, or the Alternate Concept Plan attached hereto as **Exhibit B-1**. For example, the proposed bank building and the proposed restaurant (coffee shop), as depicted on the North District on the Concept Plan, may switch their locations and still be deemed by the Director to be in substantial compliance; and, one of the mixed-use/office buildings, as depicted on the South District on the Concept Plan, may be replaced by a bank, or a retail/office building, and still be deemed by the Director to be in substantial compliance.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

- 5.1 **Permitted Uses.** The uses permitted in this District shall be limited to the following uses: Bank, Savings and Loan, Financial Institution (collectively “banks”); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity,

Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.

- 5.2 Service Hours. Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation. Any permitted restaurant, tavern/bar or retail use (excluding drug store) located on the Real Estate is prohibited from operating from the hours of 1:00 – 5:00 a.m.

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

- 6.1 General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan attached hereto as **Exhibit B.** Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of the four (4) buildings fronting on 161st Street and on Spring Mill Road within the North District, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for any of the aforementioned three (3) buildings, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

The Controlling Developer of the Real Estate agrees to collaborate with those associated with future development to the west of the Real Estate to effectuate connectivity as recommended in the Spring Mill Station Plan referenced in the Westfield-Washington Township Comprehensive Plan and such connectivity amenities shall be completed on or before issuance of a Certificate of Occupancy for the fifth building located within the North District, unless otherwise approved by the Director.

At such time as said future development occurs, such development shall be able to access the internal drive system developed within this Real Estate and The Depot at Spring Mill Station PUD. At the time of detailed plan approval / primary platting of The Depot at Spring Mill Station PUD real estate, an access easement shall be provided: (i) over the main internal drive system of The Depot at Spring Mill Station PUD; and (ii) at one (1) location from the main internal drive system to the property line of the Real Estate to provide access to said future development to the west, as shown on the Concept Plan. At the time of construction of said future development(s), the owner / developer of such future development(s) shall be

responsible for all costs associated with the design, approval and construction of such drives from the main internal drive system to the property line. Further, the owner / developer of the adjoining parcel(s) shall be required to enter into a cross-easement agreement with the Controlling Developer of the Real Estate, said agreement including, in addition to cross-easement rights, a provision related to maintenance and the pro rata sharing of the maintenance expenses of The Depot at Spring Mill Station PUD internal drive system, for any portion of the internal drive system that is not public right-of-way. The Controlling Developer of the Real Estate agrees to negotiate all terms associated with said cross-easement agreement in a good faith and that the terms and provisions thereof shall be of a commercially reasonable manner. However, notwithstanding the foregoing, no access fee, or other fee or assessment of a similar nature, shall be charged or assessed by the Controlling Developer of the Real Estate solely for the right of the owner / developer of an adjoining parcel to connect to the Real Estate.

- A. Use of Required Yards. As depicted in **Exhibit B** and **Exhibit E**, required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) except for the angled parking spaces constructed within the rights-of-way, no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's west perimeter property line that is not right-of-way; and, (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.
- B. Maximum Building Height. The maximum height of any building or structure shall be forty-five (45) feet above grade.
- C. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate.
 - (i) An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted in **Exhibit E**. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular intervals basis.
 - (ii) Continuous pedestrian walkways, a minimum of five (5) feet wide, shall be provided from the 161st Street and Spring Mill Road paths to the primary customer entrances of all structures on the Real Estate, unless otherwise approved by the Director.
 - (iii) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured

concrete, or brick. Notwithstanding the foregoing, there shall be raised speed table crosswalks, as depicted on the Concept Plan attached hereto as **Exhibit B**, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Director, said speed tables shall be situated as depicted on the Concept Plan, attached hereto as **Exhibit B**.

- (iv) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance and along any façade abutting a public parking area.
- (v) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the railroad theme gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or west property line buffer yards described in Section 7.1, B., and C., below, as depicted on the Concept Plan, attached hereto as **Exhibit B**.
- (vi) Bike parking and common area benches shall be provided for each building. The bike parking and common area benches shall be functional and architecturally consistent with the bike parking and common area bench facilities located, at the time of enactment of this ordinance, on the development on the northeast corner of 161st Street and Spring Mill Road. Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

- 6.2 **Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the provisions of the Unified Development Ordinance with the exception that the angled parking spaces located within the adjoining rights-of-way of 161st Street and Spring Mill Road, as depicted in **Exhibits B and C**, shall count toward the minimum required number of parking spaces.

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

- 7.1 **Landscaping and Screening.** Landscaping and screening shall be provided as depicted on the Landscape Character **Exhibit E** attached hereto. A final landscaping plan, as required by the Unified Development Ordinance, containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall be approved for each building constructed on the Real Estate. Due to the constraints caused by (i) the proposed angle parking to be located in the

rights-of-way of 161st Street and Spring Mill Road; (ii) the locating of approximately six (6) of the proposed buildings close to the said rights-of-way; and, (iii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance. Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161st Street and Spring Mill Road. The Real Estate's north and east property line landscaping shall be as depicted on Landscape Character **Exhibit E** attached hereto, which requires no buffer yard. Notwithstanding the foregoing, a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road, in substantial compliance with the site layout shown in the Concept Plan **Exhibit B** attached hereto and the landscaping depicted on Landscape Character **Exhibit E** attached hereto.
- B. West Property Line. The Real Estate's west property line shall consist of a minimum ten (10) foot wide buffer yard along both the right-of-way of the proposed new spine road and the balance of the west property line, unless otherwise approved by the Director. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, unless otherwise approved by the Director.
- C. South Property Line. Except as provided hereinbelow, the Real Estate's south property line shall consist of a minimum of sixty (60) foot wide buffer yard. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, unless otherwise approved by the Director. Any existing vegetation within the buffer yard shall be preserved where possible and credited towards required buffer yard plantings pursuant to the Unified Development Ordinance. Notwithstanding the foregoing, this landscaping shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto. The sole exception to the buffer yard and landscaping requirements pertaining to the south property line shall be that in the event that development of the south east corner of the South District is for a fire station as shown on the Alternate Concept Plan, **Exhibit B-1** attached hereto, the buffer yard and landscaping requirements set forth above shall not apply to such fire station parcel, and instead, the Westfield Fire Department shall work with the Director to reach agreement on the buffer yard and landscaping requirements for such parcel.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall

be provided, unless otherwise approved by the Director.

- E. The Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping, shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto, as approved by the Director. The minimum area and interior parking area islands requirements of the Interior Parking Area Landscaping and the application, design and drive aisles requirements of the Perimeter Parking Area Landscaping, as set forth in Chapter 6, shall be modified as approved by the Director in order to accomplish the proposed parking areas as shown on the Concept Plan **Exhibit B** attached hereto.

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

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

7.3 **Sign Standards.** Signs constructed on the Real Estate shall be governed by the provisions of a sign program which shall be submitted to, and approved by, the

Commission. The sign program shall provide standards requiring the signage to comply with a stated uniform, cohesive and consistent theme. The following sign standards shall be included in the sign program submittal:

- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of twenty-five (25) feet in sign height and two hundred and fifty (250) square feet of sign area, per face.
- D. One monument identification sign shall be permitted for each outlot. Said monument identification signs may be a maximum of nine (9) feet in height in sign height and sixty (60) square feet of sign area, per face. The maximum sign width of said monument identification signs shall be twelve (12) feet. The square footage of said monument identification signs shall not count toward the total permitted sign allocation which may be divided between wall, awning, and under canopy signs.
- E. Projecting signs and blade signs shall be permitted. Only one side of a projecting sign and of a blade sign shall count against sign area allocation for a site. Projecting signs and blade signs shall not exceed sixteen (16) square feet in sign area. Projection signs and blade signs shall substantially comply with those depicted on the Architectural Character **Exhibit D** attached hereto.

7.4 Drive-Through Regulations. Drive-through facilities shall only be permitted as follows and for the following uses:

- A. A Drug Store, as generally depicted in the North District on **Exhibit B** as the 15,000+/- square-foot retail building;
- B. Two (2) Banks, one as generally depicted in the North District on **Exhibit B** as a bank building and another as generally depicted in the South District on **Exhibit B** as an mixed-use/office building; and, that if Bank drive-through facilities are proposed, there shall be no more than two (2) drive-through banking facilities and one (1) drive-through or walk-up ATM facility, for each bank use.
- C. A Restaurant (Coffee Shop) as generally depicted in the North District on **Exhibit B** as the 2,500+/- square-foot restaurant (coffee shop).

Notwithstanding the foregoing, a building on the Real Estate may have a patient or customer pickup area as depicted generally on the Architectural Character Plan attached hereto as **Exhibit D**.

The stacking spaces provided for each drive-through facility shall be provided as depicted on the Concept Plan attached hereto as **Exhibit B**, unless otherwise approved by the Director.

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

8.1 **Architectural Character Exhibit.** The Architectural Character Exhibits, attached hereto as **Exhibit D**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

8.2 **Architectural Features.** The Architectural Character Exhibits, attached hereto as **Exhibit D**, hereby incorporate **ten (10)** architectural features intended to be used to provide a railroad theme to the development. Each building constructed on the Real Estate shall incorporate a minimum of **five (5)** of these Americana theme architectural features.

Section 9. **Development Plan Review.** The regulations of Chapter 10.7: *Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

Section 10. **Appeal.** Any interested party may file a request for an appeal of any decision made by the Director, as provided for herein. Said request for appeal shall simply state that the party requests a review by the Commission. Appeals shall be filed in the offices of the Commission by five (5) p.m., five (5) business days following the Director decision. A decision of the Director shall be deemed an administrative decision and no advertisement or notice of such appeal to the Commission shall be required. Every appeal subject to the Commission's review shall automatically be placed on the docket of the next regular meeting of the Commission held not sooner than five (5) business days after the expiration of the time for filing a request for an appeal.

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 Keen

Mark Keen

Mark Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 16-**____ was delivered to the Mayor of Westfield
on the ____ day of _____, 2016, at _____. m.

Cindy Gossard, Clerk-Treasurer

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

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Bose McKinney & Evans LLP, 111 Monument
Circle, Suite 2700, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Right-of-Way Grant and Improvements Plan
Exhibit D	Architectural Character
Exhibit E	Landscape Character

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

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

Exception: Warranty Deed - Instrument Number 9423047

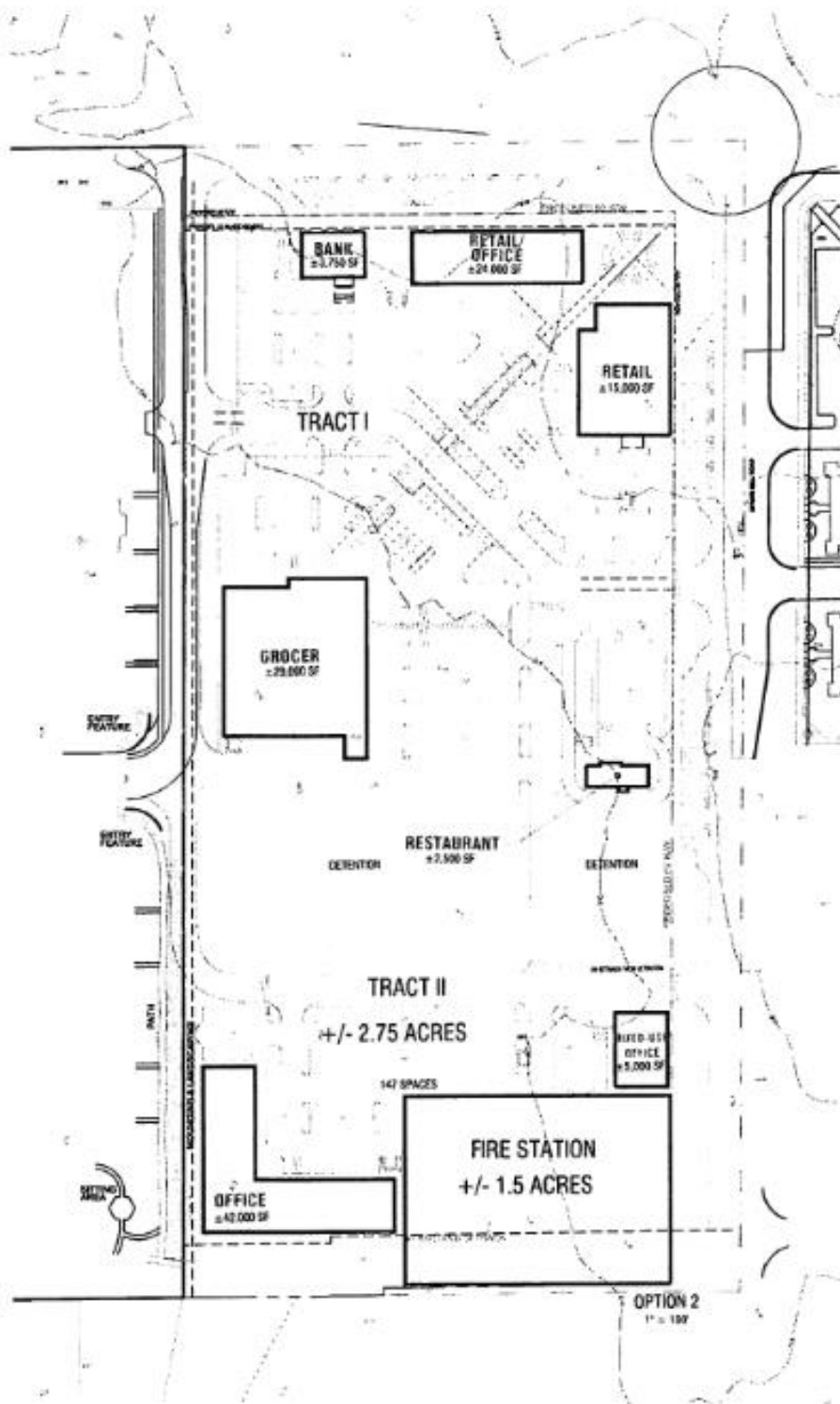
As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

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

THE DEPOT AT SPRING MILL STATION
EXHIBIT B - CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION
EXHIBIT B1 - ALTERNATE CONCEPT PLAN



DESIGN CONCEPT: NEIGHBORHOOD CENTER

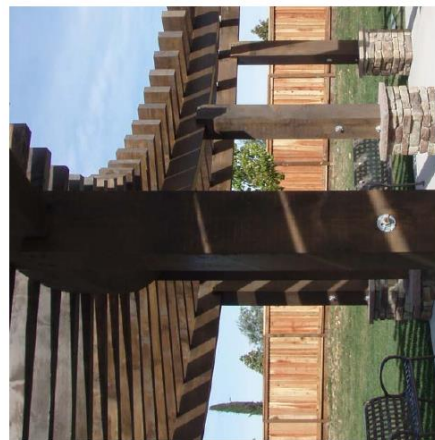
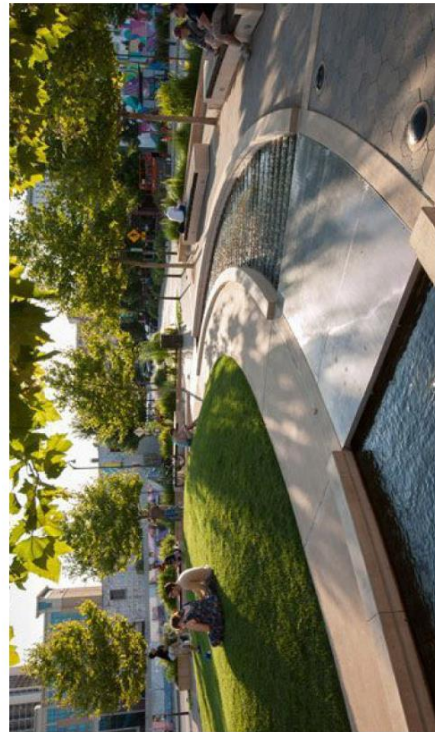


THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

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



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

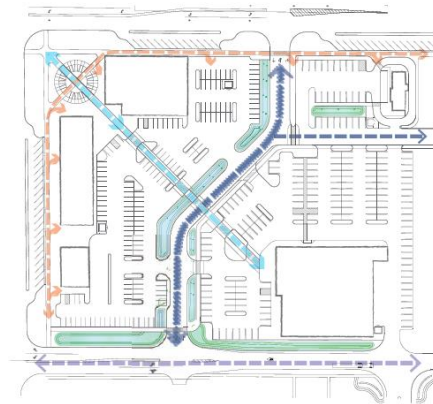
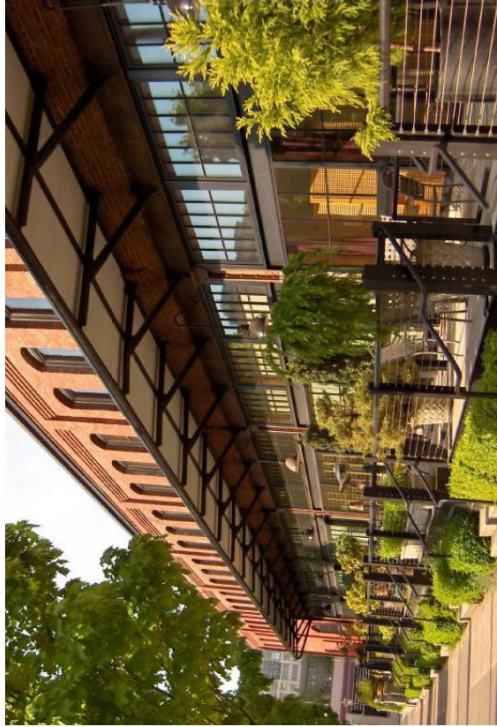
Design Goals:

Promote Engagement with
Pedestrians and Bike Users
Utilizing the Trail

Create a Strong Axis to
Neighborhood Center

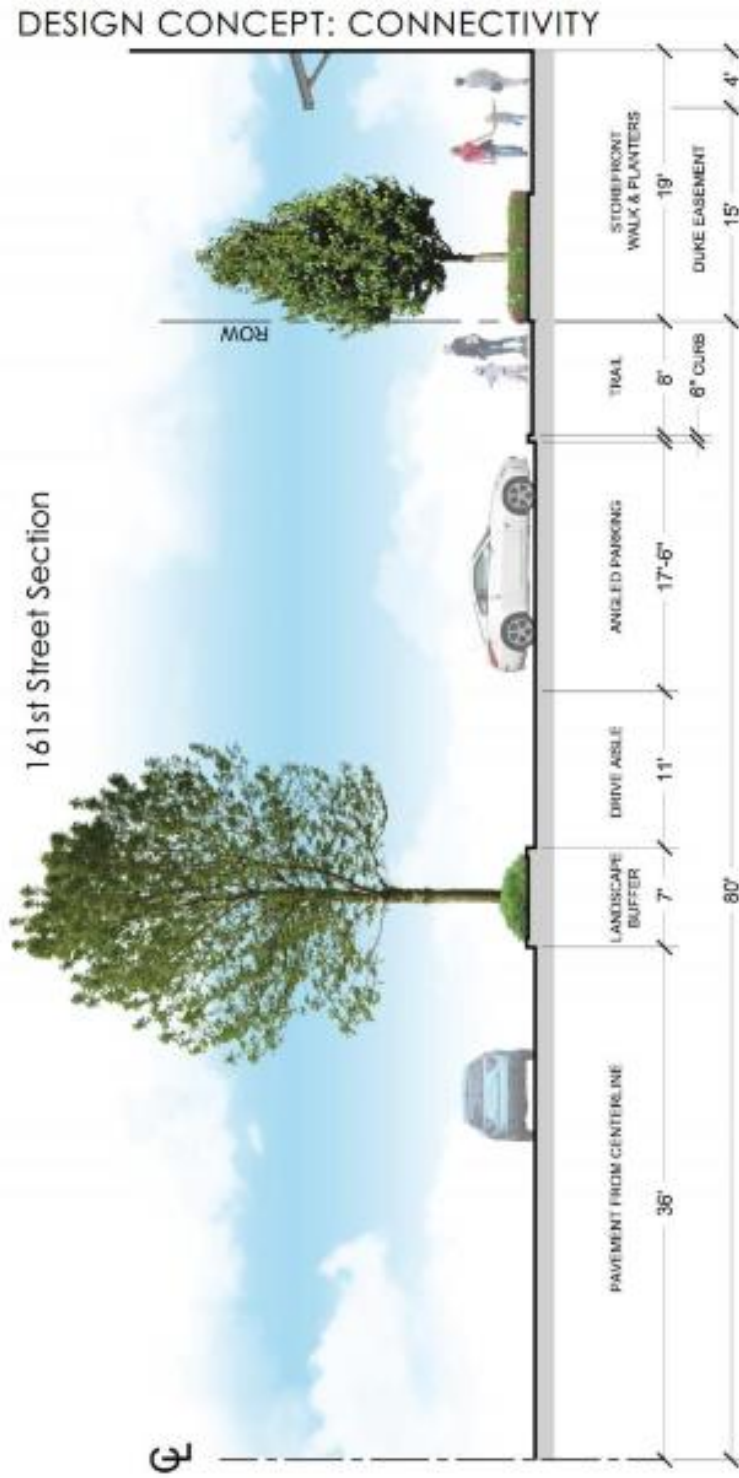
Engage with Green
Infrastructure

Draw the Community Into
the Site

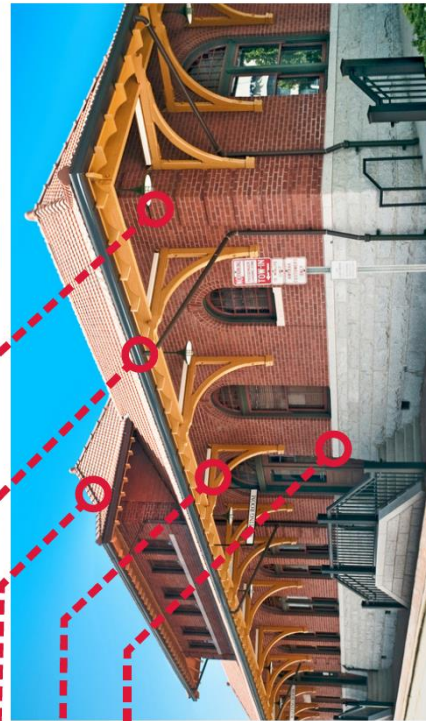
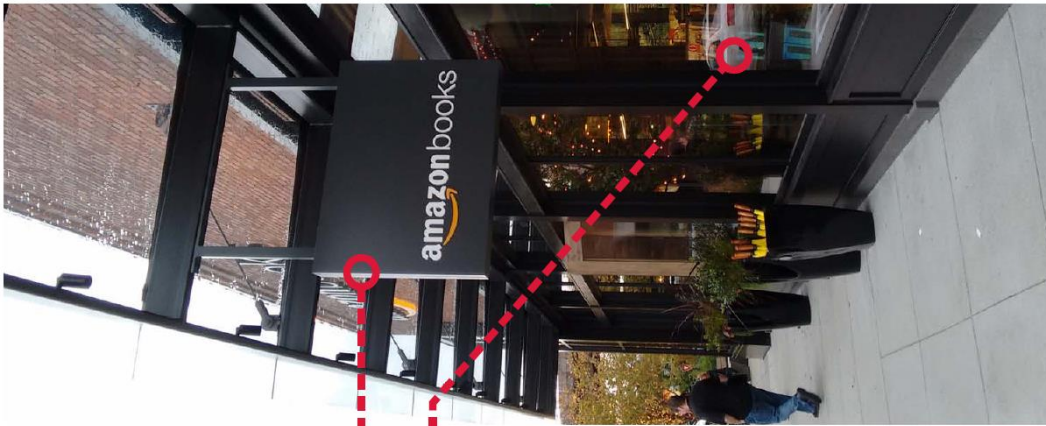


THE DEPOT AT SPRING MILL STATION

Exhibit D - Architectural Character



DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Covered Porches
and Walkways

Blade Signage

Large Windows

Brick Patterns

Broad Overhangs

Hip Roofs

Bracketed Eaves

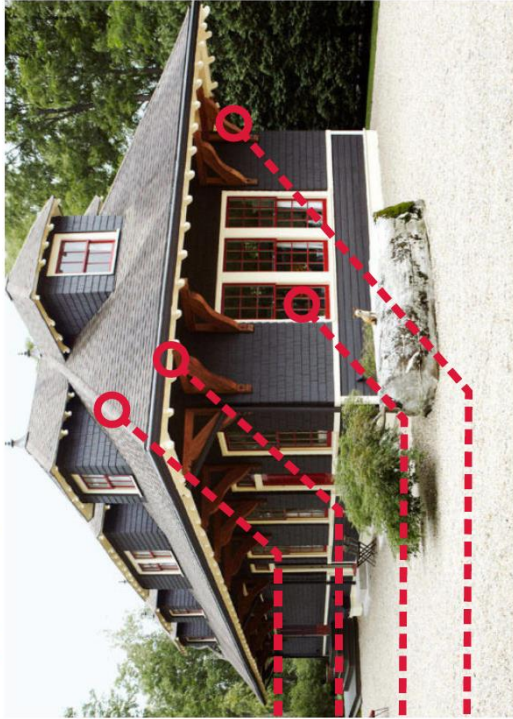
Brick/Stone Masonry
Exterior Materials

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER



Hip Roofs

Broad Overhangs

Large Windows

Bracketed Eaves

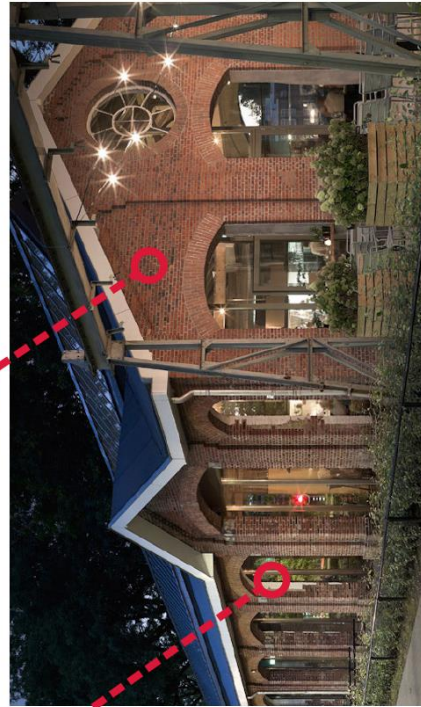
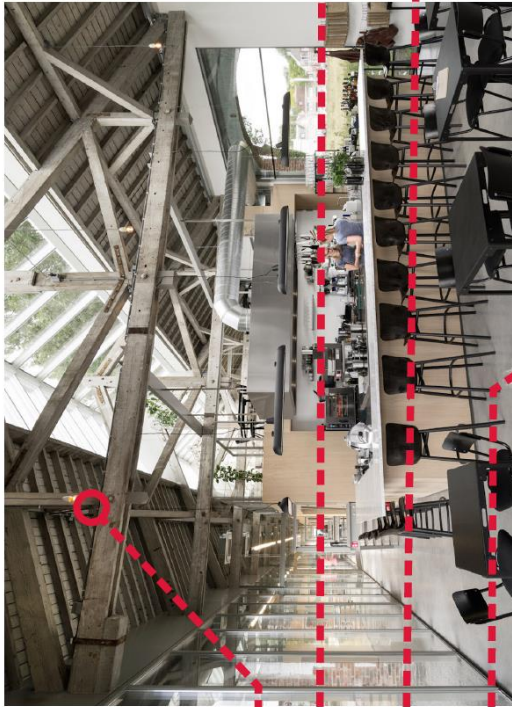
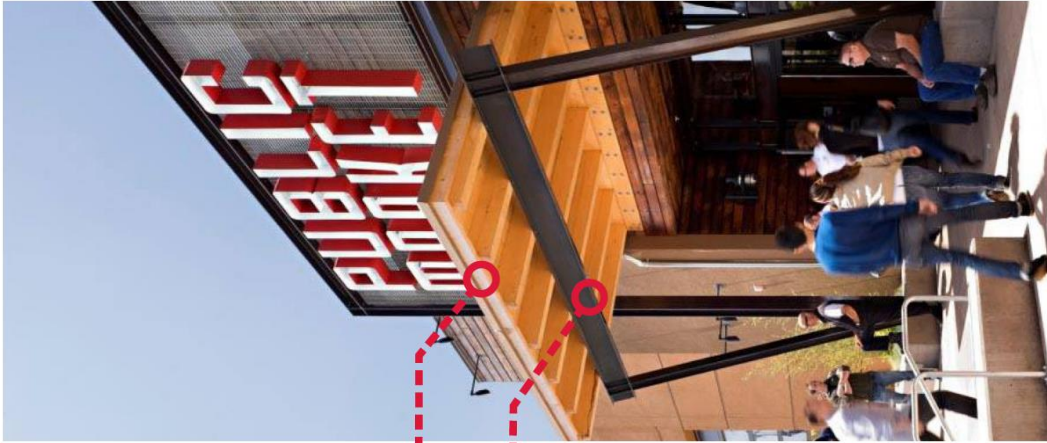
Textured Pedestrian
Walkways

Brick/Stone Masonry
Exterior Materials



DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



Exposed Trusses

Broad Overhangs

Covered Porches
and Walkways

Brick/Stone Masonry
Exterior Materials

Large Windows

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

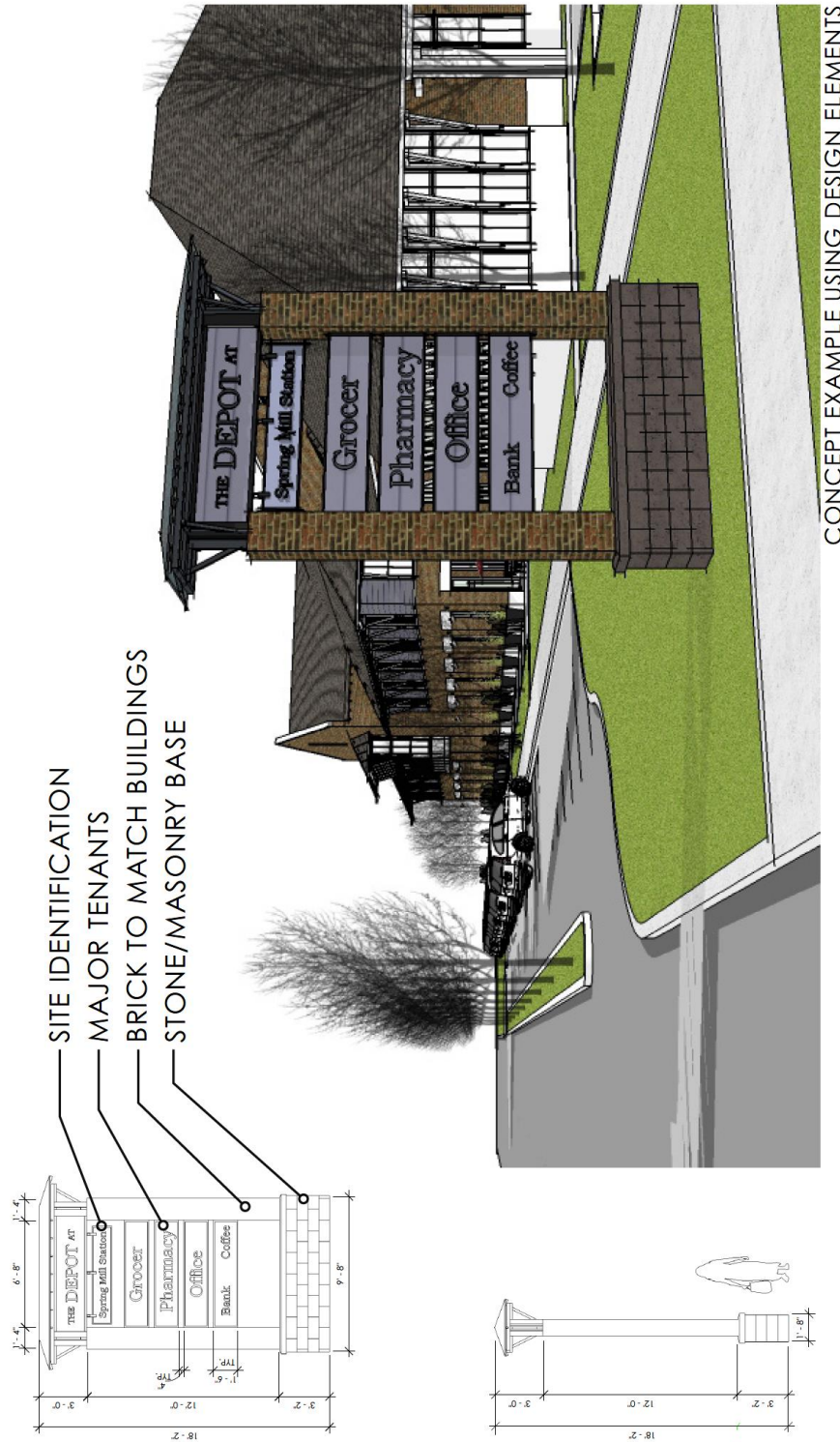
DESIGN ELEMENTS: AMERICANA ARCHITECTURE

	Stamped Concrete Paths & Textured Pedestrian Crossings		Blade, Reverse Channel, or Gooseneck Externally Illuminated Signage
	Brick Patterns		Covered Porches and Walkways
	Brick/Stone Masonry		Large Windows
	Hip Roofs		Bracketed Eaves
	Exposed Trusses		Broad Overhangs

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE

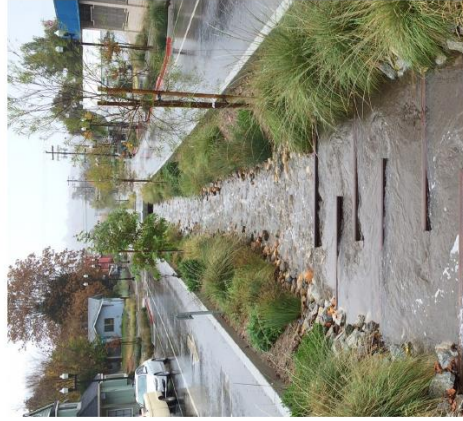
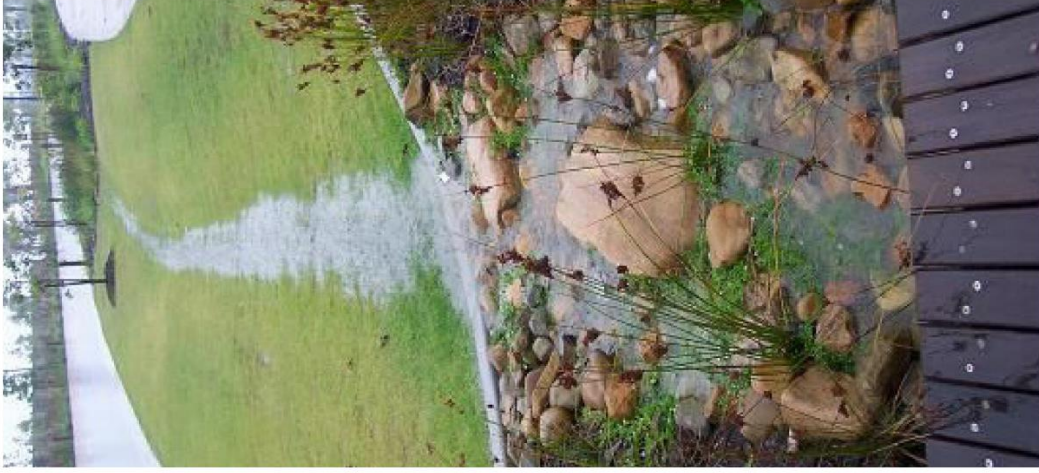
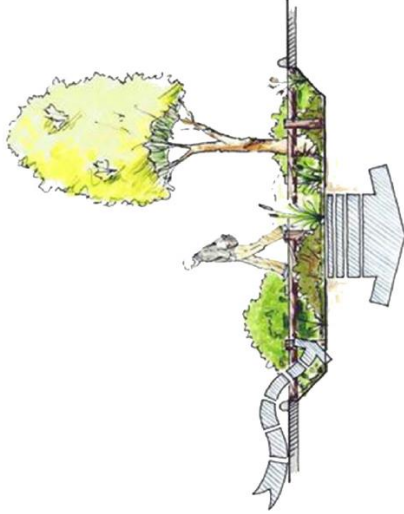


THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

Natural Water Infiltration
Improved Water Quality
Protected Local Ecology
Public Furniture/Amenities
Delineated Pedestrian Paths
Coordinated Site Lighting

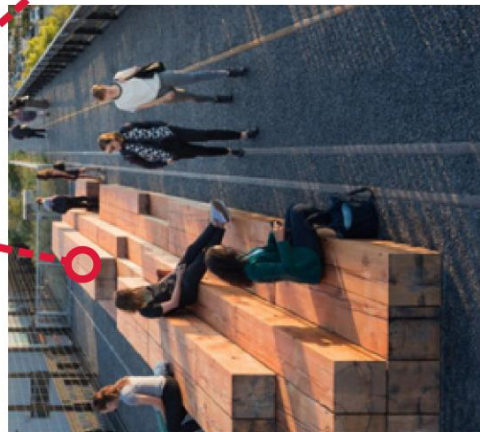


THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

- Natural Water Infiltration
- Improved Water Quality
- Protected Local Ecology
- Public Furniture/Amenities
- Delineated Pedestrian Paths
- Coordinated Site Lighting



DESIGN CONCEPT: CONNECTIVITY

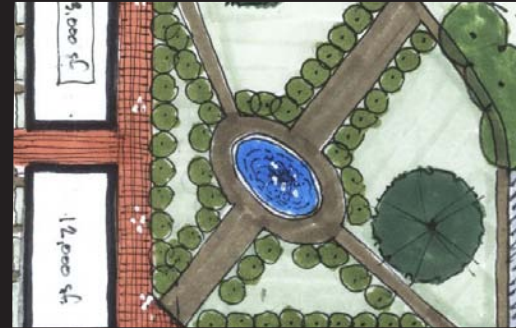
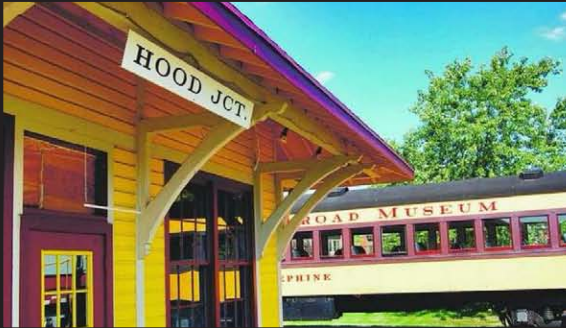
THE DEPOT AT SPRING MILL STATION
EXHIBIT E - LANDSCAPE CHARACTER



THE DEPOT AT SPRING MILL STATION
EXHIBIT E - CONCEPT LANDSCAPE PLAN



SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP
COMPREHENSIVE PLAN

V. 3/26/14



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Andy Cook

CLERK TREASURER:

Cindy Gossard

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Steve Hoover, Vice President
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Chuck Lehman
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Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Verplank, Communications



EXECUTIVE SUMMARY:

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

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

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

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



CHAPTER 1: OVERVIEW

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

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

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

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

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



CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



CHAPTER 3: RECENT EVENTS

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

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

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

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

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

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

Springmill Commons Shopping Center – Zinkan and Barker

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



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

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

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

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

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

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



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

US 31 Major Moves Project

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

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



161st Street Bridge Rendering



Possible Intersection Improvements for 161st Street/Spring Mill Road

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

Spring Mill Road Programming and Engineering Draft Study

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

Grand Park

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





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

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

Viking Meadows and Maple Knoll Subdivisions Permit Activity:

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

Townhomes at Countryside

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

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



Development Interest

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



CHAPTER 4: PLANNING AREA



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

Rationale:

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



Northwest Corner of 161st/Spring Mill Road



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

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

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

Northeast Corner of 161/Spring Mill Road



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

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

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



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

Southeast Corner of 161/Spring Mill



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

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

Southwest Corner of 161/Spring Mill



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

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



CHAPTER 5: IDENTITY– “SPRING MILL STATION”

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

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

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

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

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



CHAPTER 6: LAND USES



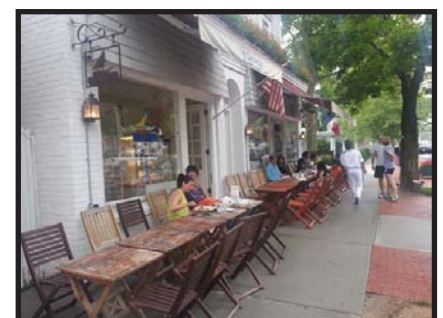
To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The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

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

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

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

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



Unique outdoor eating establishment



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

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

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

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

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

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

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

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

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

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

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

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



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

Spring Mill Station Land Use Examples:



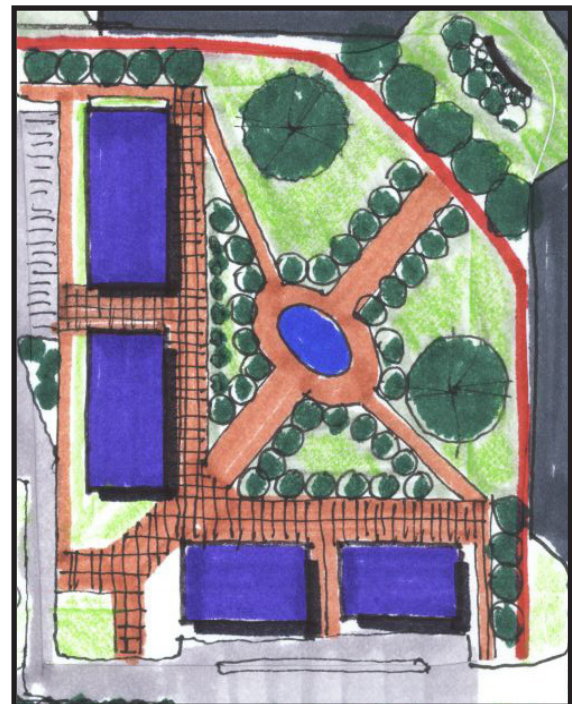


CHAPTER 7: SITE DESIGN & ARCHITECTURE

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

Village Green

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





Thematic Design: Railroad

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

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

Railroad Theme Architecture: Quality and Theme

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

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

Public Art (Desired Features)

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



Site Design Concepts

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

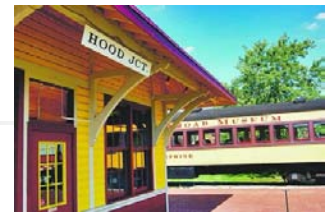
Conceptual Plan A



Conceptual Plan B



The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.



Conceptual Plan A

Plan A is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” center is located in the center of the planning area around the ponds.
- 2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
- 6) Mix of land uses spread throughout the planning area.





Conceptual Plan B

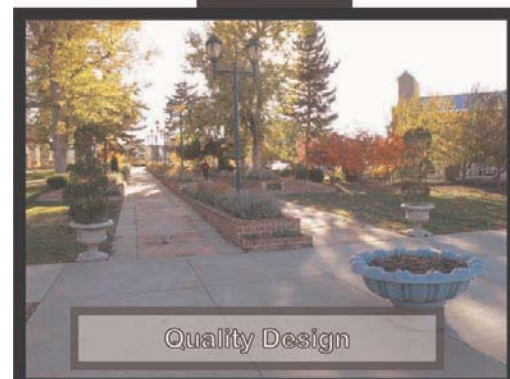
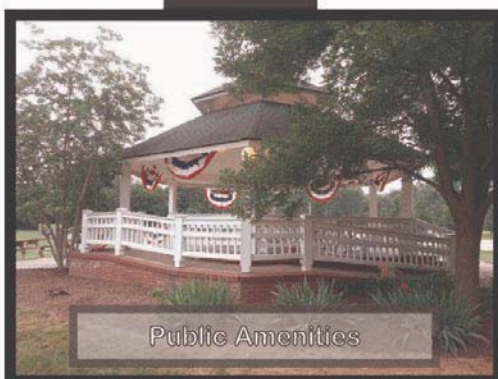
Plan B is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” area and village green is located on the southwest corner of the planning area.
- 2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
- 6) Mix of land uses spread throughout the planning area.





The following are examples of site design elements that are encouraged to be within the Spring Mill Station:



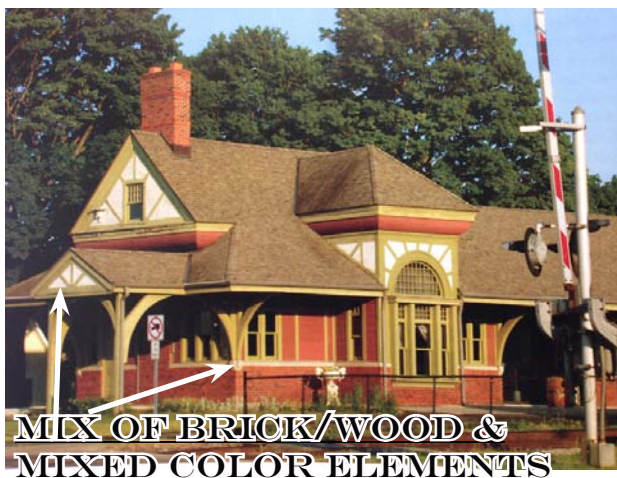
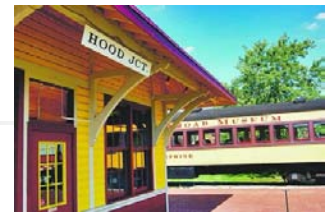
Spring Mill Station



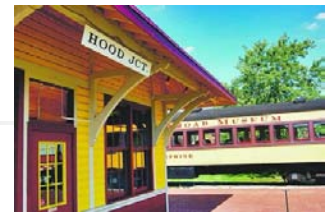
The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:



Spring Mill Station



Spring Mill Station



The following are examples of encouraged features for public art in Spring Mill Station:



RAILROAD INSPIRED ART



WATER TOWERS



RAILROAD BENCHES



**CLOCK
TOWER**





Specific examples of site design and quality architecture to be emulated include the following:

- 1) **Buckingham Development:** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
- 2) **Scottsdale, Arizona:** Architecture and quality design that tie area together.
- 3) **Soulard in St. Louis:** Residential neighborhood with many restaurants, pubs, and other businesses.
- 4) **The Hill in St. Louis:** Family area feel with active people places on sidewalks.
- 5) **Breckenridge, Colorado:** Walkable downtown with many shoppes and restaurants.
- 6) **Downtown Zionsville, Indiana:** Smaller building massing with good internal landscaping.
- 7) **Manchester, Vermont:** Old world feel
- 8) **Bloomington, Indiana:** Hodgepodge of architecture and eclectic feel.
- 9) **Fountain Square, Indiana:** Interesting mix of architecture, dining, entertainment

Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

The following is a list of encouraged massing elements:

- 1) Curvilinear elements
- 2) Broken planes
- 3) Staggered/varied styles/textures
- 4) Trees/comfort/elements that draw people to space
- 5) Ornamental parapets
- 6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

The following is a list of discouraged massing elements:

- 1) Traditional strip center style development (e.g., lack of bump out/offsets)
- 2) Movie set look (e.g., fake design)
- 3) Lack of rooftop modulation



CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

Connected, But Protected Design

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a “hub” of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.



(Connected pedestrian path shielded from surrounding uses)



Buffering:

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

The following is a list of encouraged buffer standards:

- 1) Continuation of the “railroad theme” throughout the buffer areas.
- 2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.
- 3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.
- 4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.
- 5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.
- 6) Native plantings should be used where appropriate.
- 7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.
- 8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.
- 9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.
- 10) Delivery trucks should not be permitted to remain idling while deliveries are being made.
- 11) Trash pickup should be restricted to normal waking hours.
- 12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.



13) Lighting should be fully shielded from encroaching into neighboring residential areas.

Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.



(Earthen mound w/mix of trees and hardscapes)



(Mix of evergreen and deciduous trees w/ wrought iron fence)

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).



CHAPTER 9: ACCESS AND CIRCULATION:

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.



CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

- 1) Stakeholder Input
- 2) Public Open House Comments
- 3) Developer Input

1) Stakeholder Input:

Stakeholder Concerns:

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
 - a. Time to obtain approval and agreements.
 - b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
 - a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for “office” space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
 - a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
 - b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
 - c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.



Stakeholder Affirmations:

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
 - a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
 - b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
 - c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
 - d. Architecture: Supportive of the use of variable and high quality materials.
 - e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
 - f. Community: Supportive of designing hardscape elements to promote quality public spaces.

2) Public Open House Comments:

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as “rain gardens” for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to not affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.



15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

3) Developer Input

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
- 5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
- 6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
- 9) Consider a stronger focus on integration to the existing, surrounding land uses.
- 10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Establishes a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design Concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.



CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

1) *Spring Mill Station Task Group:* The Study Group recommends the establishment of the “Spring Mill Station Task Group.” This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: (a) it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; (b) it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; (c) it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; (d) it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and (e) it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

2) *Branding:* The Study Group recommends further development of the Spring Mill Station “brand.” Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

3) *Land Uses:* The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

4) *Architecture and Site Design:* The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.



5) Development Strategy: The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

6) Financial Strategy: The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

7) Economic Development: The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.

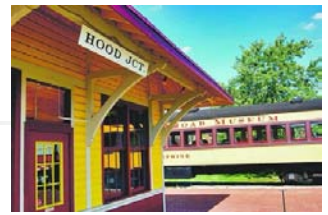


CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

- 1) **Measuring Progress:** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.
- 2) **Important Factors:** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.
- 3) **Validation of Existing Objectives:** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.
- 4) **Revising Planning Objectives:** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.
- 5) **Prepare Addendum:** A summary document, a Spring Mill Station Plan Addendum (the "Addendum"), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community's Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood "hub" envisioned in the Plan.



APPENDICES

- Appendix A – Charrette 1: Orientation and Introduction
- Appendix B – Charrette 2: Planning Area and Land Use
- Appendix C – Charrette 3: Architecture and Urban Design
- Appendix D – Charrette 4: Transitions and Vehicular Access
- Appendix E – Charrette 5: Rail Road Era Architecture and Design
- Appendix F – Charrette 6: Stakeholder Meeting Feedback
- Appendix G – Charrette 7: Public Open House
- Appendix H – Charrette 8: Developer Input Meeting
- Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)



Appendix A – Charrette 1: Orientation and Introduction

161st/Spring Mill Plan
Charrette #1 Summary
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.



161st & Spring Mill Plan

Charrette #2 Homework Handout – Study Area & Land Use

July 31, 2013

(6:30 PM – 8:30 PM)

1. Study Area:

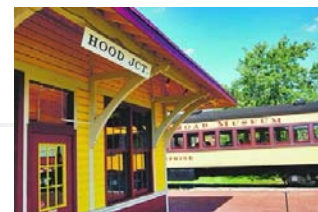
- a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
- b. Review the aerial photographs distributed to the group showing this geographic area.
- c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
- d. Please draw a line on at least one of the aerial photographs showing what you believe should be the limits of the study area.
- e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):

- a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
- b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
- c. Do you have any name ideas for the vicinity (if a name is desired)?
- d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

- e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
- f. If you could have any new land uses located within the study area, what would they be? Why?
- g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
- h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
- i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,



but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.



(Consensus Map Area chosen)

Planning Area Boundary





Appendix B: - Charrette 2: Planning Area and Land Use

161st/Spring Mill Plan

Charrette #2 Summary

July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the “Station” part of the name played well with the existing “Grand Junction” theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name “Station” also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name “Spring Mill” has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

Uses:

- 1. The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.**
 - a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
- 2. Uses**
 - a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
 - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
 - b. Ice Cream
 - c. Bakery
 - d. Florist



- e. Medical Specialty
 - i. Eye doctor, dentist, pediatrician, etc.
- f. Apartments with first floor retail were agreed as being a desirable use.
 - i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
- g. Insurance
- h. Assisted Living
- i. Art Gallery
- j. Clothing Store
- k. Design Gallery
- l. Pizza
 - i. The group identified a strong need for a good sit down pizza restaurant in the area.
- m. Dunkin Donuts or similar
- n. Pilates
- o. Music store
- p. Florists
- q. Beauty salon
- r. Pottery
- s. Rentable space for hosting
- t. Butcher shop
- u. Trader Joes or similar
- v. GNC or supplement store
- w. Upstairs office
- x. Tae kwon do or similar karate venues
- y. Church
- z. Walk-in movie theatre

The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.



The group then discussed corner development examples they feel aspects of which could work well in the area:

- 1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
- 2) Scottsdale, Arizona
 - a)Architecture and quality design that tie area together.
- 3) Souldard in St. Louis
- 4) The Hill in St. Louis
 - a)Family area feel with active people spaces on sidewalks.
- 5) Breckenridge, Colorado
- 6) Zionsville, Indiana
 - a)Smaller building massing and good internal landscaping
- 7) Manchester, Vermont
 - a)Old world feel
- 8) Bloomington, Indiana
 - a)Hodgepodge of architecture
- 9) Fountain Square, Indiana
 - a)The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

Existing preferred uses in Study Area:

The group then discussed the uses at the existing shopping center that like:

- 1) Bank
- 2) Chinese restaurant
- 3) Liquor store
- 4) The Mill
- 5) Kroger
- 6) Mexican restaurant (ability to sit outside)
- 7) Starbucks (ability to sit outside)
- 8) The convenience of having these close to homes, not the uses themselves
- 9) Gas Station

What about the center do you not like?

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

- 1) The group agreed the traffic flow in and around the development was subpar.
- 2) The aesthetic appeal of the center is poor.
- 3) Parking lot design and landscaping is poor.
- 4) No landscape buffer on south side of development between the street.



5) An overall lack of creativity in the design.

161st & Spring Mill Plan

Proposed Discussion Outline & Meeting Schedule

Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)

- a. Identifying the Planning Area – Review Results
- b. Naming the Planning Area/Community Identity
 - i. Interested in naming corner?
 - ii. Ideas
 - iii. Selection
- c. Identify/Discuss Desired Land Uses
 - iv. Is change desired?
 - v. Places you would like to replicate?
 - vi. Existing uses you like/don't like?



Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan
Charrette #3 Summary
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of “Spring Mill Station”, as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

- 1) Building Massing
 - a) review images
 - b) Discuss
 - i. The group discussed the following elements as being desirable relating to massing:
 - a. Intersection of 126th and Gray
 - b. Architectural Detail
 - c. Iron work/accents
 - d. Curvilinear elements



- e. Broken planes
- f. Staggered/varied styles/textures
- g. The Library- use of timeless architecture, elements to draw people in
- h. Dormers
- i. Use of ornamental parapets
- j. Trees/comfort/draw people to space
- k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

- a. Strip Center development
- b. Movie set look (fake)
- c. Limited amount of flat rooftops

2) Building Setbacks and Orientation

- a) review images
- b) Discuss

1. Positive elements relating to massing:

- a. hardscape and landscape elements important
- b. design for protection of pedestrian space using landscaping to create a comfortable feeling
- c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

3) Architecture and Building Materials

- a) review images
- b) Discuss

1) Positive elements relating to architecture and building materials

- 1. Heavy use of arches and angles
- 2. Unusual architecture that is not simply a box design
- 3. Need a heavy mix of materials
- 4. EIFS can be used as an accent material
- 5. Dormers to match residential character
- 6. Covered entrances to buildings
- 7. Use of window fenestration
- 8. Residential compatible design to blend into surrounding area
- 9. Use of wrought iron in building design
- 10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.



5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

Spring Mill Station Plan

Charrette 3 Discussion Outline – Architecture & Urban Design

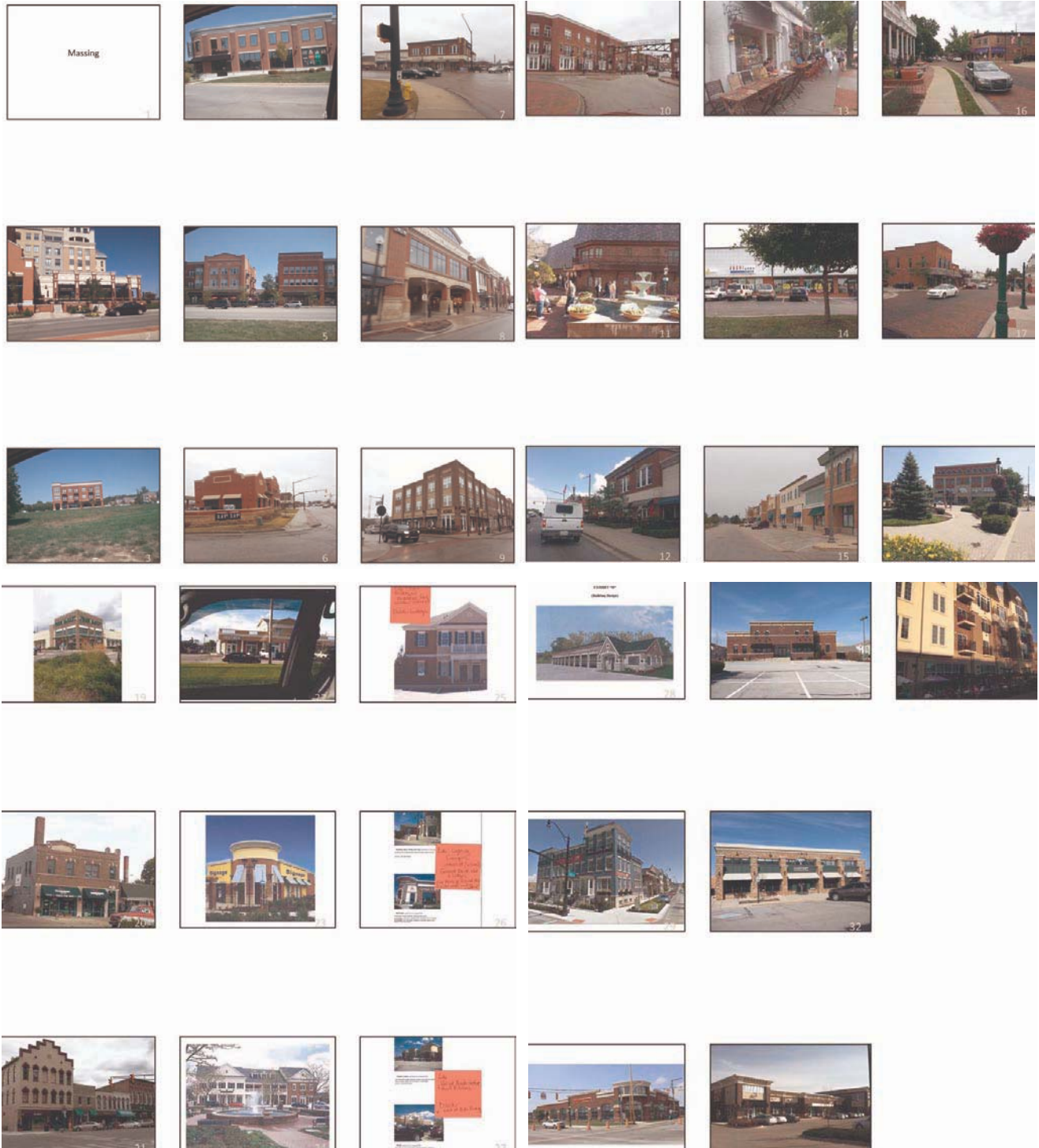
August 7, 2013

(6:30 PM – 8:30 PM)

1. Building Massing: (HANDOUT #1)
 - a. Review Images
 - b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
 - a. Review Images
 - b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
 - a. Review Images
 - b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

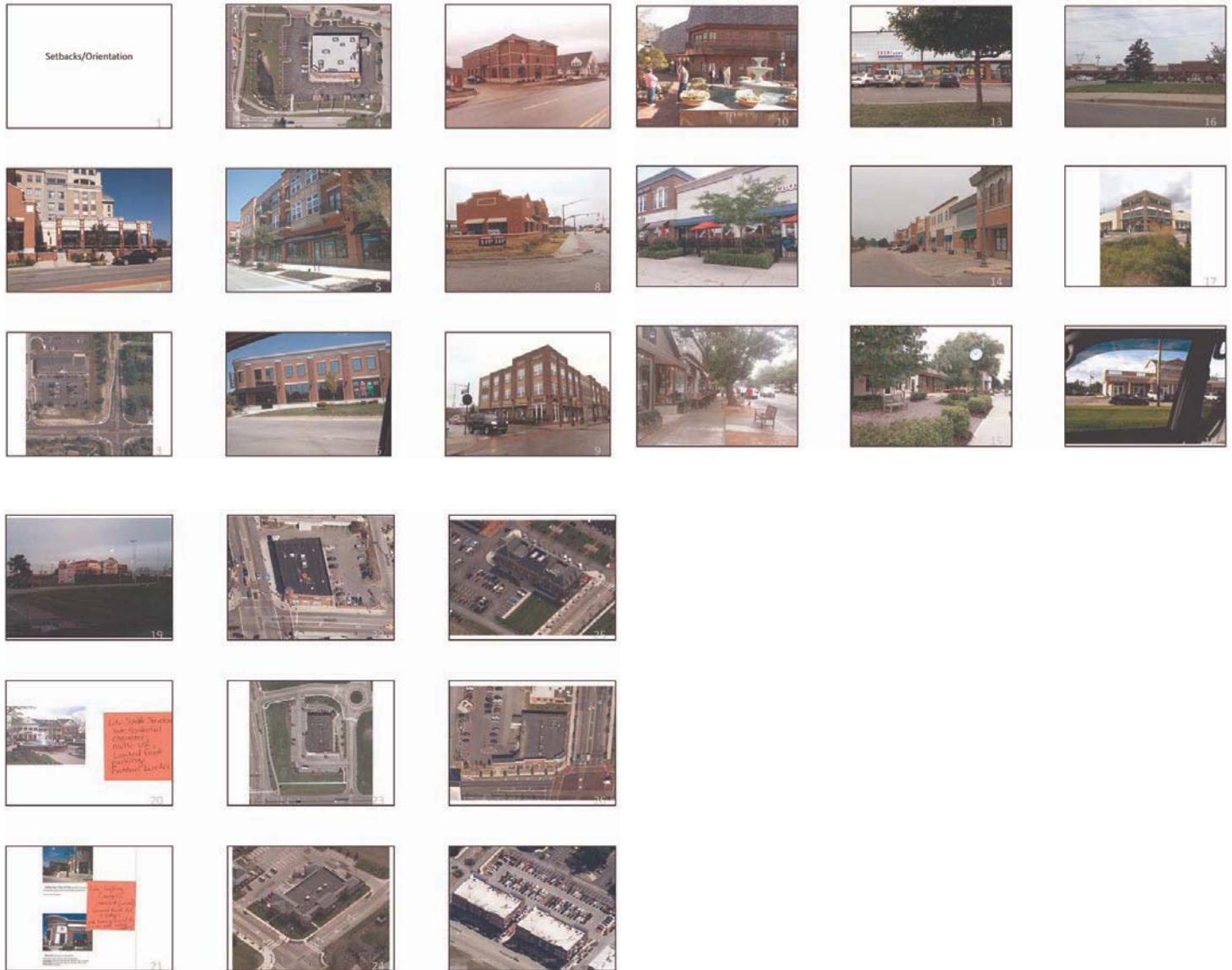


Handout 1: Massing

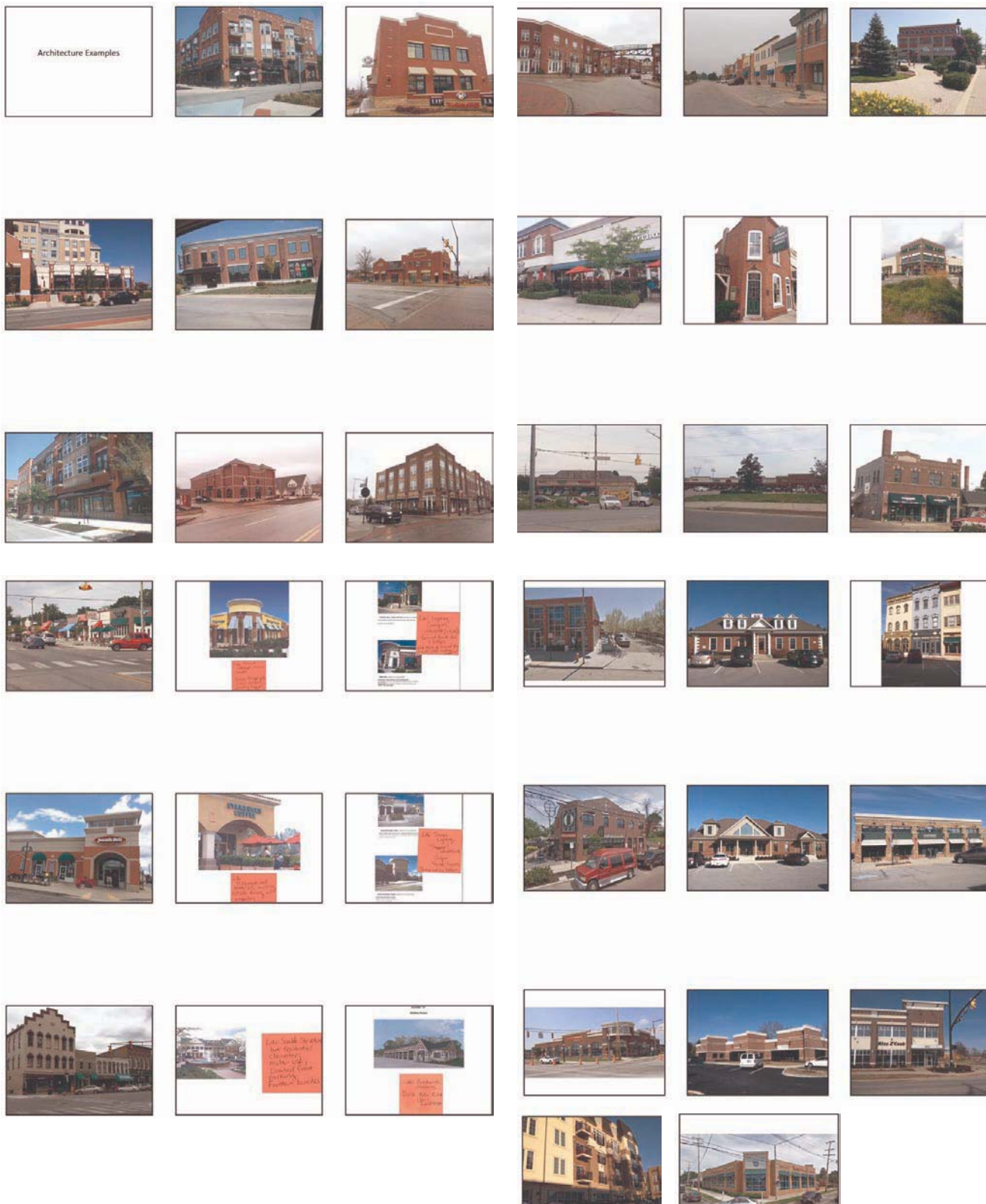




Handout 2: Setbacks



Handout 3: Architecture





Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan
Charrette #4 Summary
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charrette meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked



as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a “village green” style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

- 1) Transitions/Buffering
 - a. Connected vs protected
 - i. The group discussed the concept of protected vs connected and agreed upon the following:
 1. Protected:
 - a. Preserve property value
 - b. Traffic calming (bending roads etc)
 2. Connected:
 - a. Social connectivity in the study area
 - b. Pedestrian connectivity in the study area
 - b. Blending/Transition
 - ii. The group discussed the following areas as being more sensitive to buffer design:
 1. Enclave at Maple Knoll (NW quadrant-residential boundary)
 - a. Preservation of trees along boundary to serve as visual and sound barrier, 50’ buffer preferred (including trees)
 2. Mulberry Farms (SE quadrant residential boundary)
 - a. Maintaining a 150’ buffer between residential area potential commercial area to north.
 3. Crosswind Common Subdivision (SW quadrant-residential boundary)
 - a. Maintaining a considerable buffer between residential area and potential commercial area.
 - iii. The group discussed the following items as being preferences for buffer areas:
 1. Elevation changes
 2. Minimizing sound impacts
 3. Creating visual screen
 4. Combination of evergreen and shade trees
 5. Year round function
 6. Strong growth rate for landscaping (trees)
 7. Taller buildings require taller buffer blocks
 8. Native plantings where appropriate.
 9. Context sensitive design (berms that have pedestrian connectivity thru

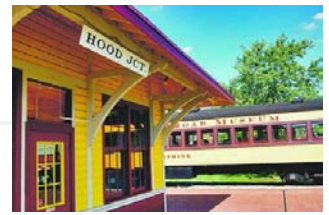


them)

- iv. The group had the following concerns for buffer areas:
 - 1. Fences that are long, unbroken, and lacking character
 - a. Fences of this style could be ok when serving as security boundary along a residential area
- v. The group discussed keeping the “Spring Mill Station” railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

c. Site Plan Rendering

- i. The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.
 - 1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.
 - a. The following reasons were identified as why this approach was preferred:
 - i. Natural traffic calming
 - ii. Develop all corners to build how group would prefer
 - iii. Simplifies amount of landowners involved
 - 2. The group also preferred a design showing “slip lane” parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.
 - 3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighborhoods.



Spring Mill Station Plan

Charrette 4 Discussion Outline – Transitions & Vehicular Access

August 14, 2013

(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
 - a. Connected and Protected: Review & Discussion [HANDOUT #1]
 - b. Connecting: Review and Confirmation of Strategy
 - c. Protecting:
 - i. Blending/Transitioning
 - ii. Buffering/Preventing Commercial Creep
 - iii. Transition Methods [HANDOUT #2]
 1. Distance/Space
 2. Improvements
 - a. Landscaping
 - b. Mounds/Berms
 - c. Hardscapes/Walls/Fences
 3. Adjacent Buildings/Design/Scale/Architecture
 2. Vehicular Access/Circulation:
 - a. Quick Review
 - b. Review Exhibits
 - i. Preliminary Draft Design [HANDOUT #3]
 - ii. Connectivity Plan [HANDOUT #4]
 - iii. Alternative Road Configuration [HANDOUT #5]
 - iv. Village Green Concept [HANDOUT #6]
 - c. Discuss Preferences/Observations

Protected vs Connected Discussion

Ability to walk to commercial areas

Can I get there safely

Synergy across the different developments

Preservation of existing mature tree in the area

Pedestrian path network

Well planned transitions between commercial and residential areas

Foot and bike connectivity



Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan
Charrette #5 Rail Road Era Architecture and Design
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.



Spring Mill Station meeting

Protected vs Connected Discussion

<u>Connected</u>	<u>Protected</u>
Ability to walk to commercial areas	Can I get there safely
Synergy across the different developments	Preservation of existing mature tree in the area
Pedestrian path network	Well planned transitions between commercial and residential areas
Foot and bike connectivity	



Handout # 2 Transition Methods

Transitions

1



2



3



4



5



7



8



9



10



12



13



14



15



16

Spring Mill Station



17



18



19



20



21



22



23



24



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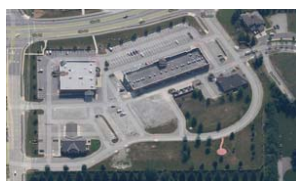
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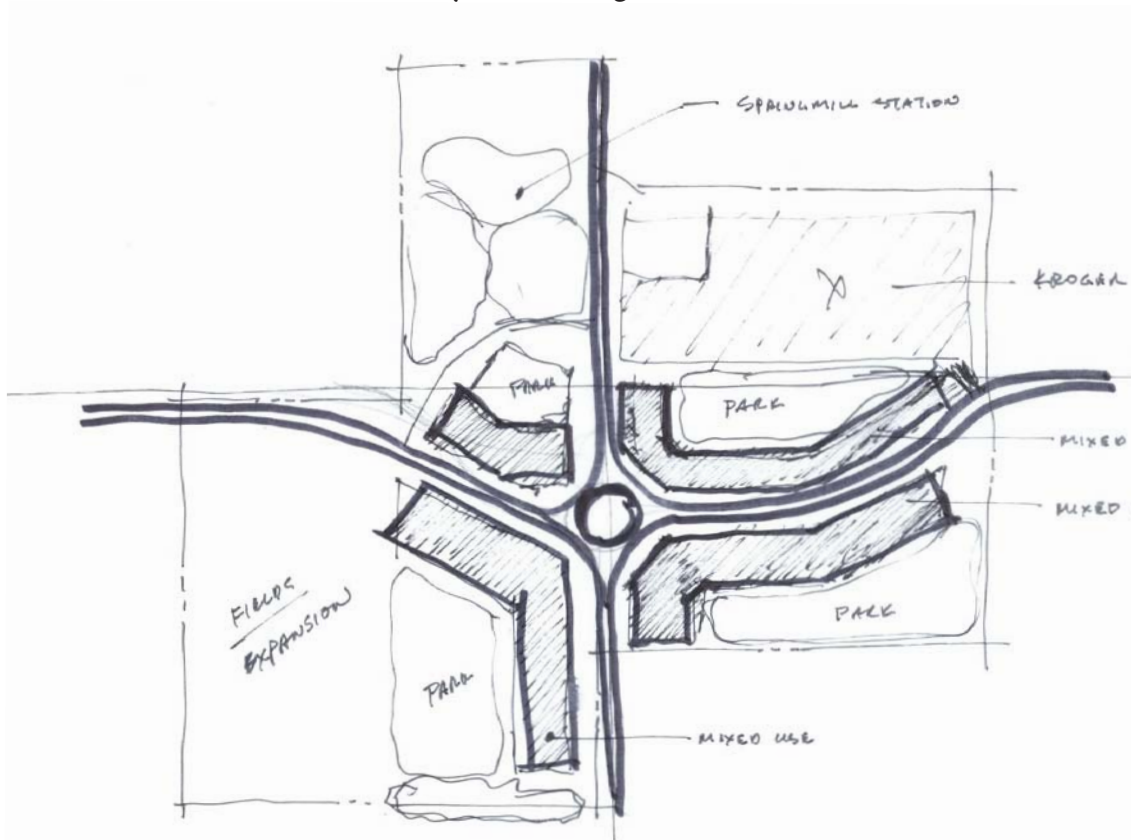
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Handout # 3 Preliminary Draft Design

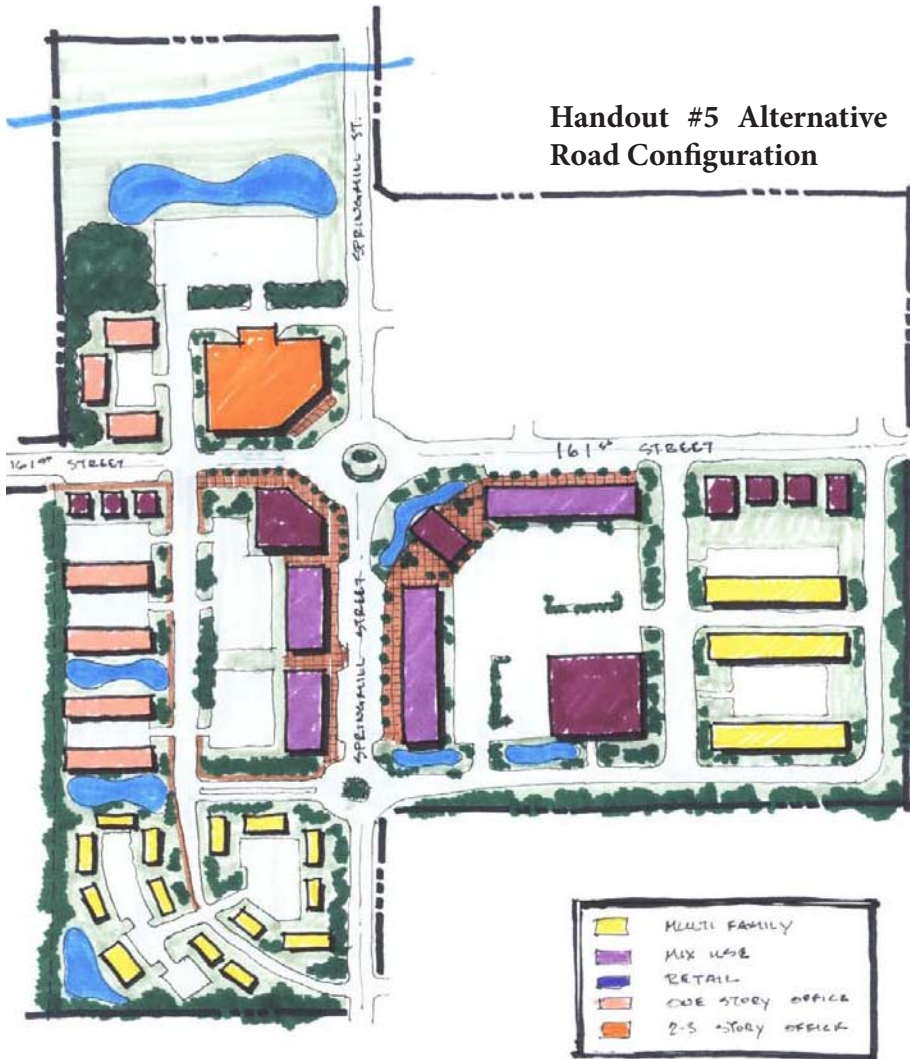


Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





Appendix E - Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan Charrette #5 Summary September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

1. Review Spring Mill Station Plan Text

- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – “Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
 - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10) Access and Circulation
- 11) Stakeholder Feedback
- 12) Policy Recommendations
- 13) Going Forward
- 14) Appendices

2. Review Spring Mill Station Concept Plan

- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

3. Strategy Regarding Development Input

4. Strategy Regarding Community Input

5. Process/ Timing



Handout #1 Rail Road Era public art, thematic examples and architecture quality and form

Railroad Public Art

1



2



3



4



5



6



7



9



10



11



12

Railroad Theme examples
(elements and ornamentation)

13



14



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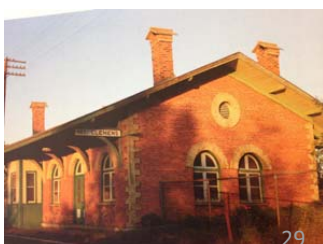
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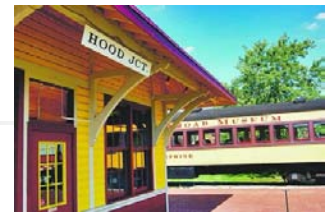
Spring Mill Station



Architecture Quality and Form

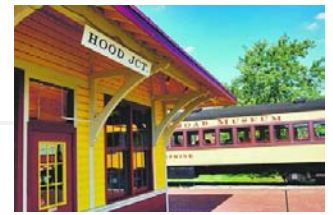
by Windows User





Handout #2 Spring Mill Station Concept Plan A





Handout #3 Spring Mill Station Concept Plan B





Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

Stakeholder Concerns:

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
 - a. Time to obtain approval and agreements
 - b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
 - a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
 - a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for “office” is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfield (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
 - a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
 - b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
 - c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

Stakeholder Affirmations:

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping



5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
 - a. Buffering: unified and consistent landscape plan
 - b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
 - c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
 - d. Architecture: Use of variable and high quality materials
 - e. Road improvements: Contribution to roundabout construction and required ROW
 - f. Community: Design of hardscape elements to promote public space



Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan
Charrette #7 Public Open House
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

- 1) HANDOUT #1 (Spring Mill Station Display Boards)
- 2) HANDOUT #2 (Spring Mill Station Narrative Description)

Public Open House Comments:

Community Residents Affirmations:

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station “theme” and “architecture”
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

Community Residents Concerns:

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths too close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be “rain gardens” for mitigation
11. Environmental concerns- water retention “rain gardens”, surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments



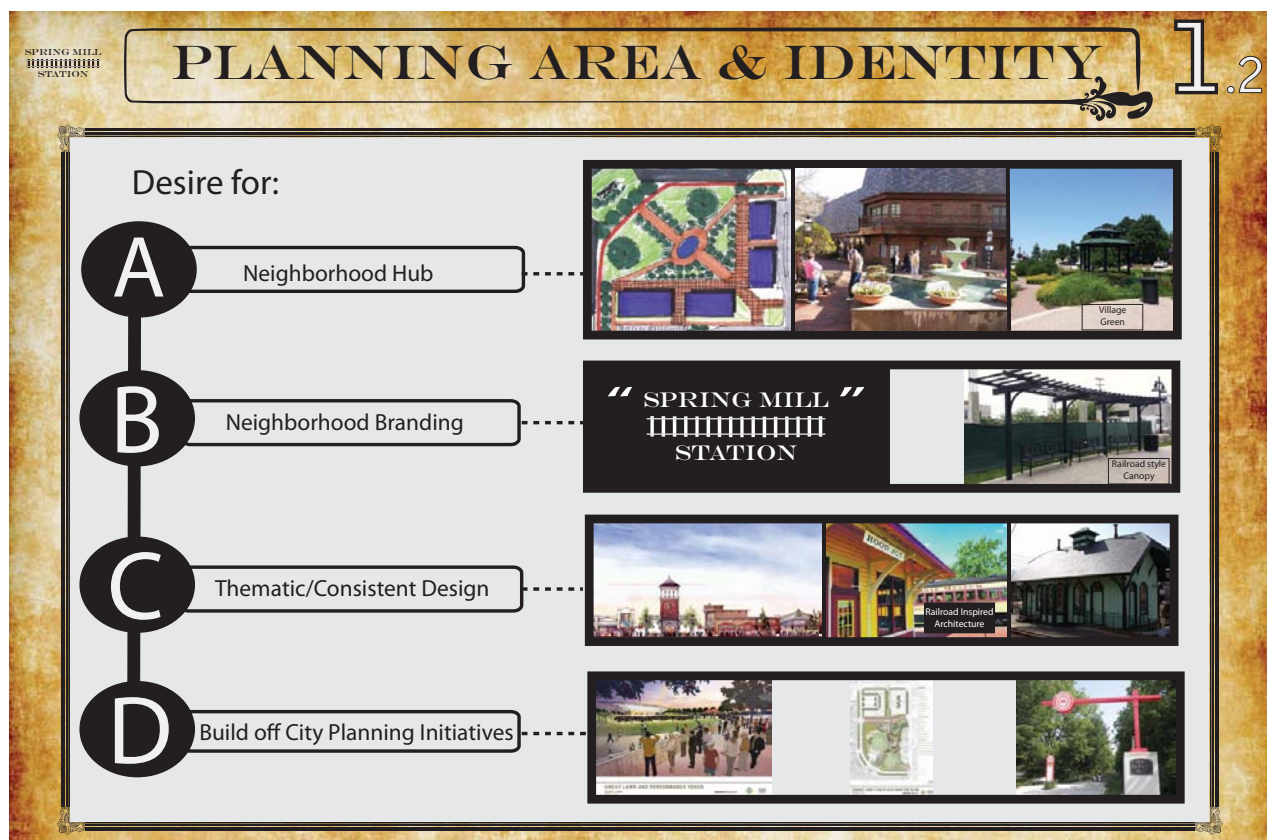
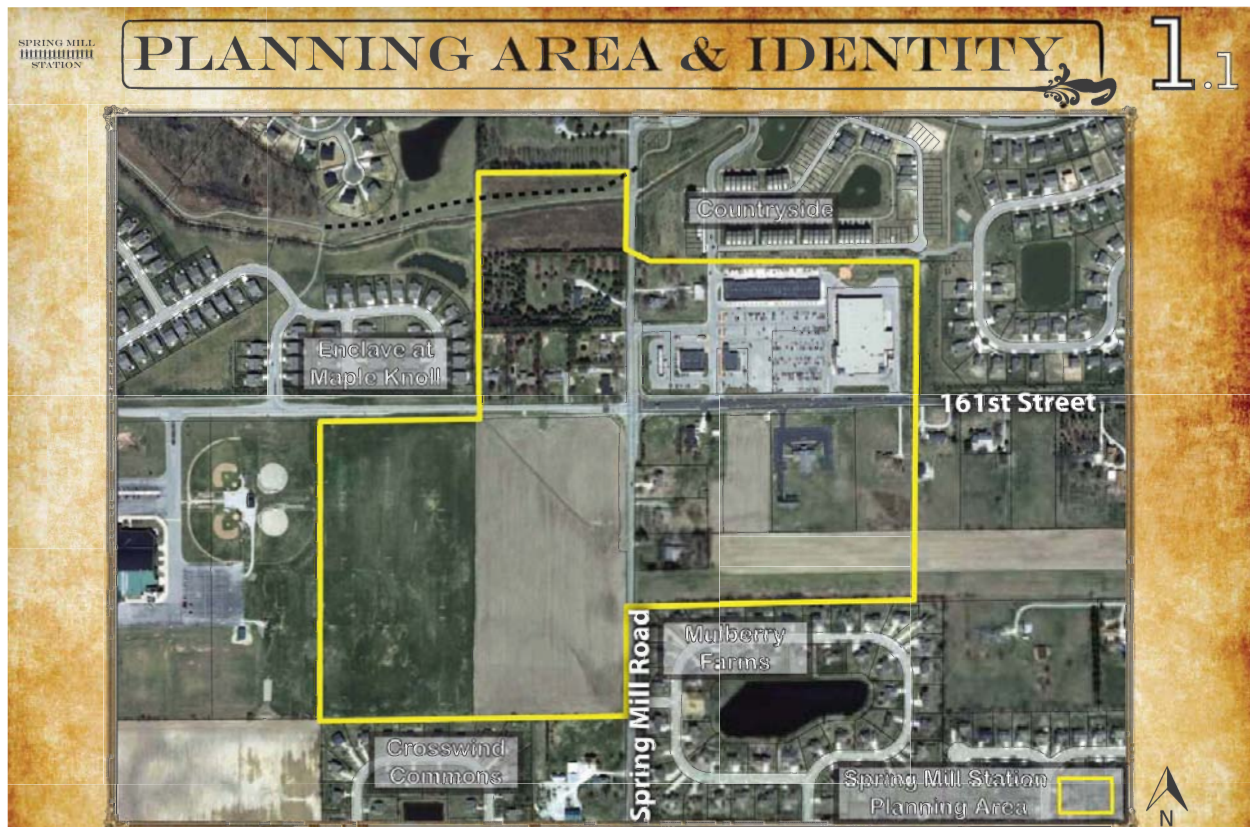
16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

Open House images:





Handout #1 Spring Mill Station Display Boards





SPRING MILL STATION

LAND USE & URBAN DESIGN

2.1

Land Use

- **Neighborhood Retail Sales** (Pharmacy, Neighborhood Grocery, Drug Store)
- **Restaurants** (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- **Food and Beverage Retail Sales** (Groceries or Delicatessens)
- **General Retail Sales** (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- **Administrative and Professional Services** (Professional, Executive, Management or Administrative Services)
- **Financial, Medical, & Personal Services** (Banks, Insurance Offices, Medical and Dentist Offices)
- **Multi-Family housing** (Apartments, Condos)
- **Assisted Living Facilities**
- **Single Family Housing**

SPRING MILL STATION

LAND USE & URBAN DESIGN

2.2

Urban Design

- **Context Sensitive Design**
- **Neighborhood Hub Concept** (Impromptu Interactions)
- **Village Green**
- **Mixed-Use Buildings Surrounding Village Green**
- **Building Massing Along Street**
- **Heightened Pedestrian Connectivity**
- **Quality Design With Public Amenities**
- **Large Buffer Areas with Pedestrian Connectivity**
- **Thematic Design and Consistent Architecture**



SPRING MILL STATION

THEMATIC ARCHITECTURE

3

Encouraged Architecture Standards:

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

Railroad Era Architecture

Encouraged Public Art:

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

Public Art (Desired Features)

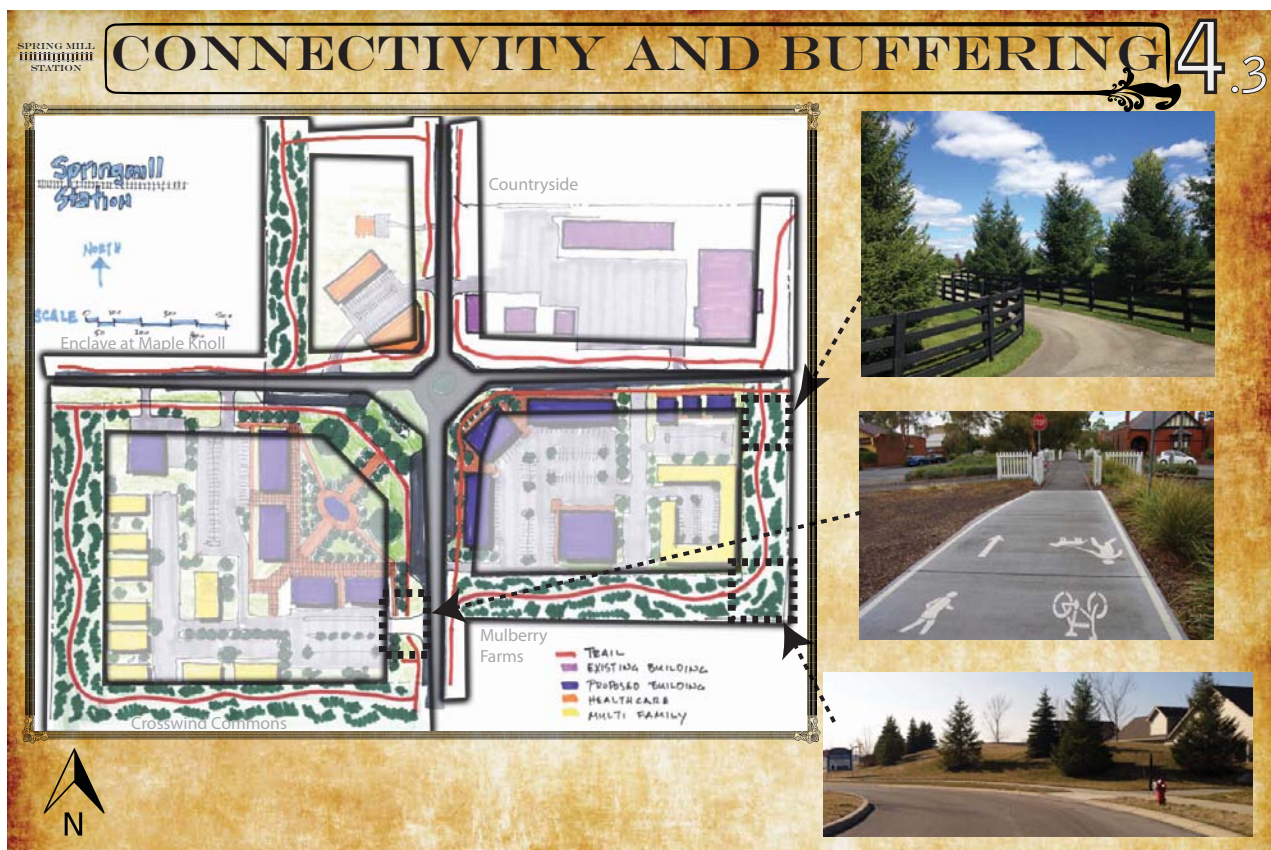
SPRING MILL STATION

CONCEPTUAL PLANS

4.1

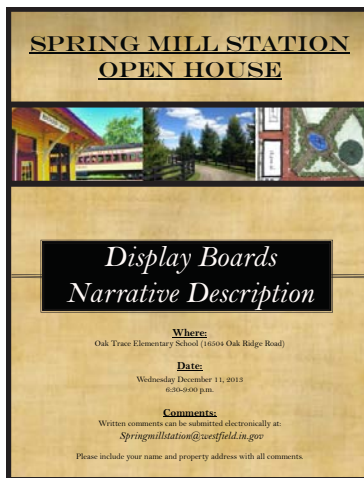
Springmill Station

Conceptual Plan "A"





Handout #2 Spring Mill Station Display Boards Narrative Description



1) Work Station #1

a. Planning Area (1.1)

- i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.
- ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.
- iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.
- iv. Group consists of neighborhood representatives from the surrounding neighborhoods.
- v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

b. Identity (1.2)

- i. Group envisions and desires a “neighborhood hub” concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).
- ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.
- iii. “Spring Mill Station” name chosen for the following reasons:
 1. “Station” continues the Downtown Westfield theme of “Grand Junction” and acknowledges the railroad lines in the area.
 2. “Station” as a reference to the history of the underground railroad in Westfield.
 3. The prominence of “Spring Mill” Road in Indianapolis and there is a certain community pride associated with the road.
 4. Incorporation of the neighborhood “hub” concept and the concept behind multiple routes coming together in one area.



2) Work Station #2

a. Land Use (2.1)

- i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.
- ii. Heavy preference for additional restaurants and outdoor eating areas.
- iii. Heavy preference for “unique” style of stores/restaurants in the planning area.
- iv. Desired uses:
 1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
 2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
 3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
 4. Personal Services: (for example: photography studio, dry cleaner)
 5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
 6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
 7. Assisted Living: (same as multi-family)
 8. Single-Family Housing: Appropriate where supported by marketplace

b. Urban Design (2.2)

- i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.
- ii. Neighborhood “Hub” Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.
- iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.
- iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.
- v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings



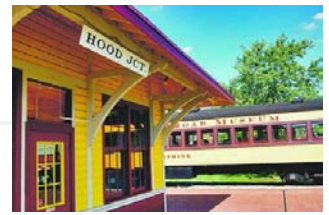
- are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.
- vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity through trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.
- vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.
- viii. Thematic Design: Use components of railroad era design across the entire planning area.

3) Work Station #3

- a. Thematic Railroad Era Architecture (2)
 - i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.
 - ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.
 - iii. Public Art: Provides another method to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

4) Conceptual Plans

- a. Overview
 - i. Both conceptual plans are consistent with the vision of “Spring Mill Station” and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood “hub” concept and village greens.
 - ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.
- b. Conceptual Plan “A” (4.1)
 - i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood “hub” in center of the planning area.
- c. Conceptual Plan “B” (4.2)
 - i. Incorporates a more traditional street layout and roundabout with the village



green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

- i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.
- ii. Highlights some basic concepts incorporated into both plans.



Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan
Charrette #8 Developer Feedback
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners increase difficulty of achieving overall vision.
- 5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
- 6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
 - a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
 - a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
- 9) Stronger focus on integration to the existing, surrounding land uses.
- 10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Established a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.



Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

Julie Sole, 125 Mill Street: I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

Diane Zeph, 16310 Spring Mill Road: Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this



amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

Leighton Drake, 15873 River Birch Road: Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.

THE DEPOT AT SPRING MILL STATION

EXHIBIT B - CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION

EXHIBIT B1 - ALTERNATE CONCEPT PLAN

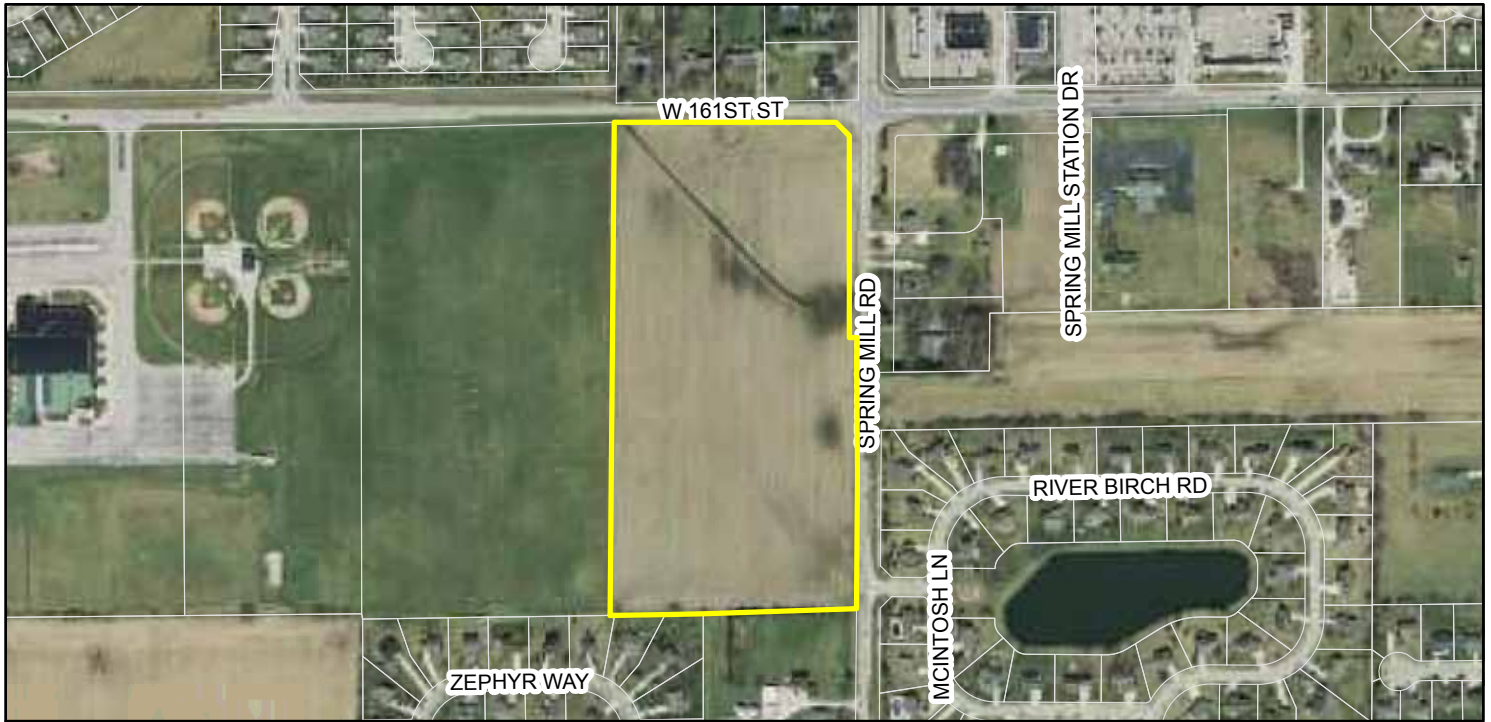




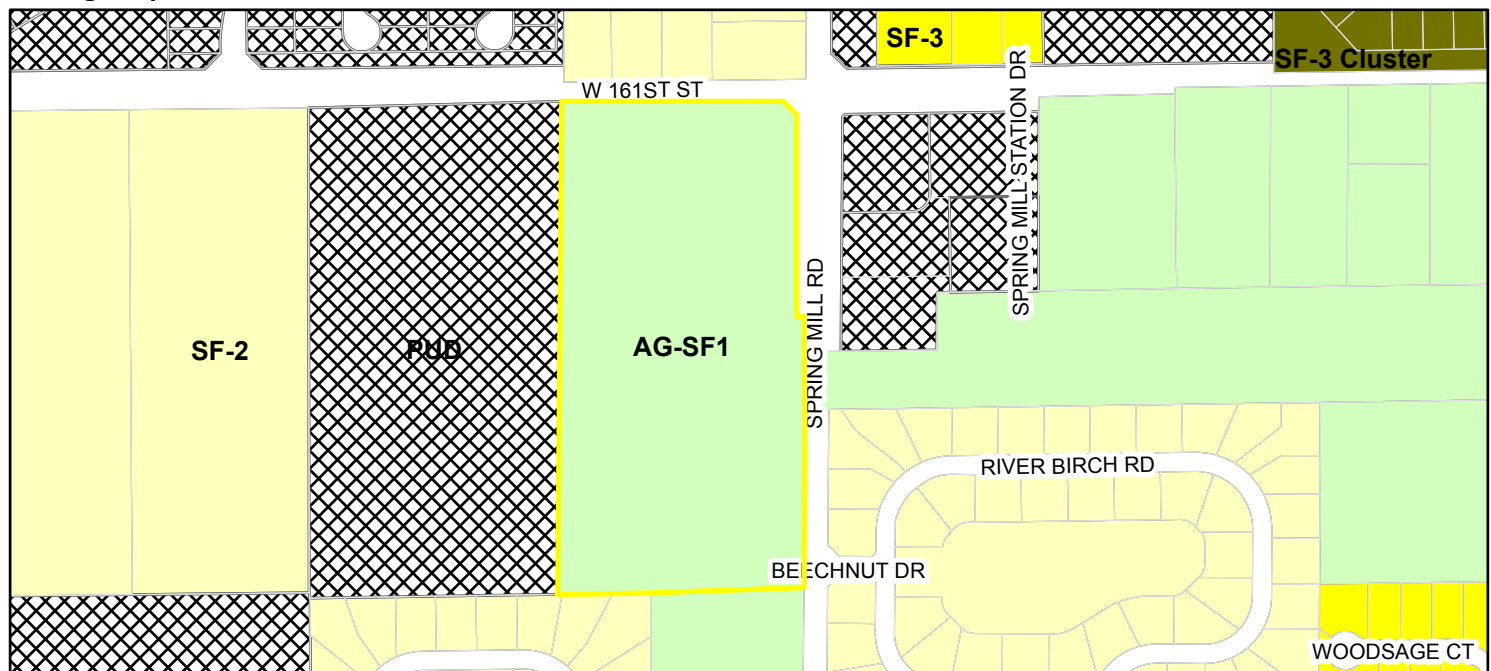
Property Location Map
1610-PUD-20
The Depot at Spring Mill Station
Planned Unit Development



Aerial Location Map



Zoning Map



Parcel
**Zoning - All
Zoning**

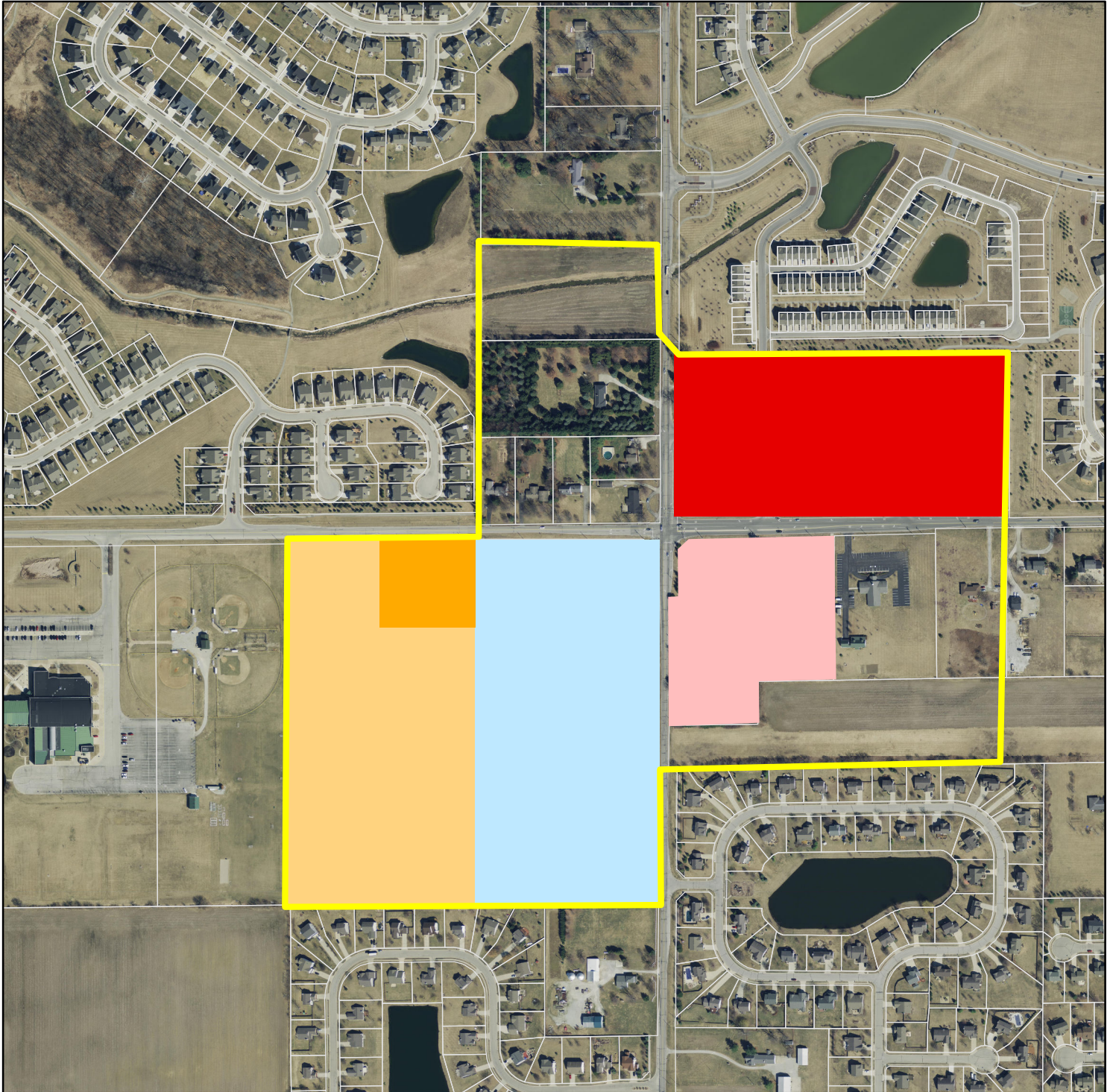
AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 (Single Family - 3)

SF-3 Cluster



- | | |
|--|---|
|  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 3, 2016
1609-PUD-18

Docket Number: 1609-PUD-18 (Ordinance No. 16-34)

Petitioner: Heather Raymond by Perma Pools Corp.

Request: An amendment to the Enclave and Springs Planned Unit Development (PUD) District to modify the minimum rear yard building setback line for a swimming pool from twenty-five (25) to fifteen (15) feet.

Current Zoning: The Enclave & Springs PUD District (Ordinance 13-16)

Current Land Use: Single Family Residential

Zoning History: 1305-PUD-04, PUD District (Ord. 13-16) (10/14/13)
1401-SPP-02, Primary Plat (2/3/14)
1401-DP-03, Overall Development Plan (2/3/14)
1406-SFP-21, Secondary Plat (5/20/14)
16-P-012-556, Pool Permit – Pending

Exhibits: 1. Staff Report
2. Location Map
3. Concept Plan
4. PUD Development Standards Matrix
5. Amendment Ordinance (revised)
6. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

Petition 1609-PUD-18 received its public hearing at the September 6, 2016, Plan Commission meeting.

Subject to action by the Plan Commission, this petition is anticipated to be eligible for Council adoption at the October 10, 2016, Council meeting.

PROJECT OVERVIEW

Public Hearing: The petitioner is requesting an amendment to The Enclave and Springs PUD District Ordinance 13-16 (the “PUD Ordinance”) for the property located at 15807 Longship Court within The Springs at Viking Meadows subdivision, which is located on the northwest corner of 156th Street and Oak Ridge Road (see **Exhibit 2**).



Amendment Request: The petitioner is requesting an amendment to modify the minimum rear yard building setback from twenty-five (25) to fifteen (15) feet to accommodate a proposed swimming pool (see **Exhibit 3**). As a result, this amendment is required in order to accommodate the proposed swimming pool because the property is located within a PUD District.

Article 6.1(G)(3) Accessory Use and Building Standards requires that swimming pools “shall be required to meet the same minimum Building Setback Line as the Principal Building to which they are accessory”. The PUD Ordinance (Exhibit C of the PUD Ordinance attached as **Exhibit 4**) establishes the minimum rear yard building setback line as twenty-five (25) feet.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition took place at the September 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law.

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.

PUBLIC HEARING COMMENTS

The public hearing for this petition took place at the September 6, 2016, Plan Commission meeting. Written comments submitted by neighbors were included with the Plan Commission meeting agenda and is attached hereto as **Exhibit 6**.

Since the public hearing, the petitioner has revised their proposed ordinance and site plan to address the public hearing comments. The proposed ordinance revisions include the requirement of a power safety cover and fencing around the swimming pool. The swimming pool is a permitted use and the building code only requires one or the other for safety, but the petitioner has revised their proposed ordinance to require both. In addition, the swimming pool would be screened and enhanced with landscaping, which is otherwise not typically



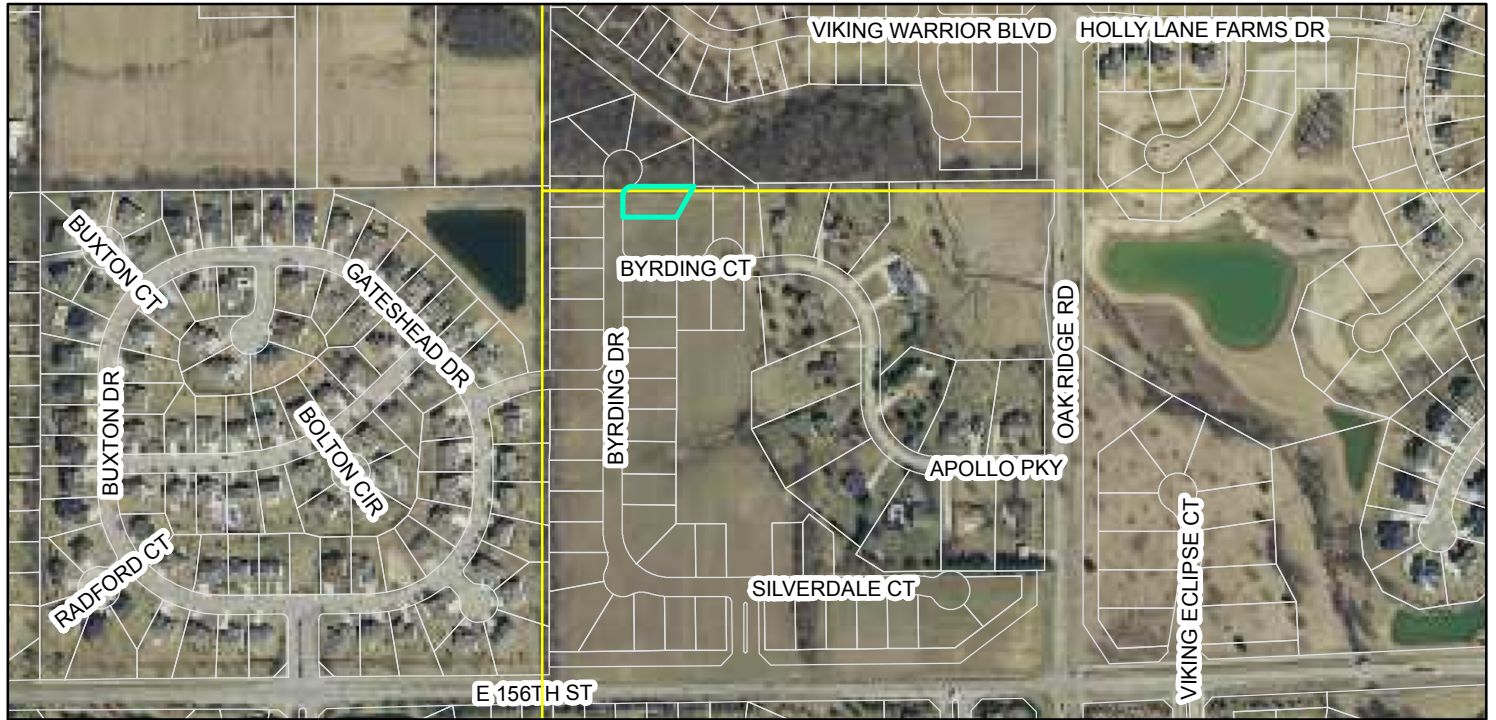
required by the PUD Ordinance or Unified Development Ordinance, in substantial compliance with the proposed plan (see **Exhibit 3**). The petitioner has shared the revised plan with their neighbor and has not received any additional feedback.

DEPARTMENT COMMENTS

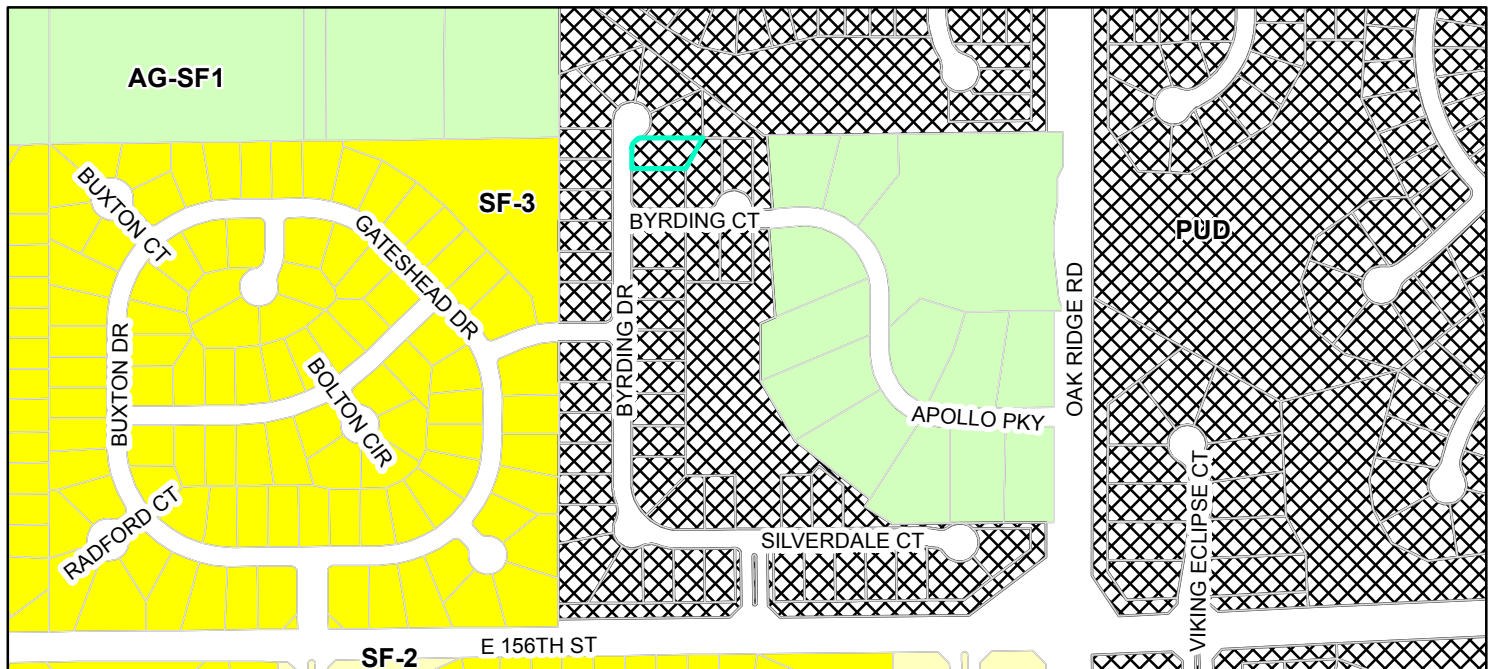
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed ordinance, then the Department recommends forwarding 1609-PUD-18 (Ordinance No. 16-34) to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Parcel **Zoning**

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

16.149

EXHIBIT C
DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear			
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	See Exhibit D
										2,000	2,200	
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 ½ - Story	See Exhibit E
										1,500	2,000	

ORDINANCE NUMBER 16-34

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE ENCLAVE AND SPRINGS 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 Council enacted Ordinance No. 13-16, the Enclave and Springs Planned Unit Development District (the "PUD Ordinance"), on October 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-18**), requesting an amendment to the PUD Ordinance with regard to the subject real estate commonly known as **15807 Longship Court, Westfield, Indiana 46074**, and more particularly described as:

Lot 29 in The Spring at Viking Meadows Plat, an addition in Hamilton County, as per plat thereof, recorded June 6, 2015 as Instrument No. 2015027282, in Plat Cabinet 5, Slide 353, in the Office of the Recorder of Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-18** 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 September 7, 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 PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 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 the PUD Ordinance, as amended.

Section 2. **Swimming Pool Setback Standards.** The standards of Exhibit C: Development Standards Matrix of the PUD Ordinance shall be amended to modify the Rear Yard Minimum Building Setback for a swimming pool from twenty-five (25) feet to fifteen (15) feet.

Section 3. **Swimming Pool Improvements.** If a swimming pool is installed on the Real Estate, then it shall be installed in substantial compliance with the Concept Plan, attached hereto as **Exhibit A**, including, but not limited to substantial compliance with the depicted landscaping. A power safety pool cover and fence surrounding the pool, as depicted on the Concept Plan, shall both be required and installed in accordance with the applicable building code requirements.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2016.**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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

This document prepared by: Jesse M. Pohlman, City of Westfield Economic and Community Development Department, 2728 E. 171st Street, Westfield, IN 46074. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

I hereby certify that **ORDINANCE 16-34** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

Daine Crabtree

From: Kevin Kujawa <kevinkujawa1@gmail.com>
Sent: Friday, September 2, 2016 12:41 PM
To: APC
Subject: docket number 1609-PUD-17

Per the above referenced discussion item for adding pool to backyard with 15 feet of clearnace, I am supportive. I am a Viking Meadows resident at 15560 Shining Spring Drive.

Kevin and Dana Kujawa

Daine Crabtree

To: Jennifer Miller
Subject: RE: 1609-PUD-17

From: Jeremy Sebens [<mailto:jeremy.sebens@yahoo.com>]
Sent: Monday, September 5, 2016 10:09 PM
To: Communications <communications@westfield.in.gov>
Subject: 1609-PUD-17

I live in Lot 31 and my backyard backs up directly to Lot 29. I think the larger concern here is the safety for the neighborhood children. There are over 25 kids between the two surrounding cul-de-sacs and most are under the age of 12. I feel that the residents should have known when picking which lot they wanted to build on that this was not a lot that would support a pool and large concrete patio. Of all of the lots in the neighborhood this is the worst one to put a large structure like this on. This neighborhood is very family friendly and filled with children. We built in here because we wanted our children to be able to run around freely and not have to worry about them falling into a pool. If the setback is moved from 25' to 15' and then there is a fence put up, will this allow enough room for the easement? With the way that lots 28, 29, 30, and 31 are positioned I don't think that this is a good idea and should not be approved. If this is approved I think it should be in writing that they must get a fence for the safety of our surrounding children. I understand that these residents have a strong passion for a pool but should the rest of us live with constant concern while our children are outside because of it?

Jeremy Sebens
Lot 31

Daine Crabtree

From: Heather Raymond - Personal <hnraymond@gmail.com>
Sent: Wednesday, September 7, 2016 4:06 PM
To: Daine Crabtree
Cc: 'Bill Lambert'
Subject: FW: 15807 Longship Court (Docket No. 1609-PUD-18)
Attachments: image002.emz; Raymond view of pool 2.JPG; Raymond back patio - view of pool.jpg

Hi Daine,

I appreciate you taking the time yesterday evening to talk with me after the hearing. Attached are the photos of the pool being installed two houses down (note that the property is not in The Manors of Viking Meadows, but the older neighborhood adjoining to The Manors).

Can you also clarify the setback of 25' requirement? Is that an additional 25' after the 15' draining/easement (for a total of 40' not allowing for or does the 25' include the 15' easement?

Please let us know if you need anything else.

Thanks,

Heather Raymond

Founder / VP of Operations



21 5th Street NE Carmel, IN 46032
direct 317.218.7196
email getheather@truwerkscs.com

From: Bill Lambert [mailto:BLambert@permapools.com]
Sent: Wednesday, August 24, 2016 1:05 PM
To: Heather Raymond <hnraymond@gmail.com>
Subject: FW: 15807 Longship Court (Docket No. 1609-PUD-18)

Hi Heather- Attached is a notice and cover letter that I was going to send out to your neighbors today. I was hoping that you could get a chance to review and approve. Thanks!

Bill Lambert

Perma Pools Corp.
5245 Elmwood Avenue
Indianapolis, IN 46203
317-782-9956



From: Jesse Pohlman [<mailto:jpohlman@westfield.in.gov>]

Sent: Thursday, August 18, 2016 8:39 AM

To: Bill Lambert <BLambert@permapools.com>

Cc: Daine Crabtree <dcrabtree@westfield.in.gov>

Subject: 15807 Longship Court (Docket No. 1609-PUD-18)

Bill –

Attached please find the notice for your use to send to the neighbors. Once you receive the list from the County, then please forward to Daine (cc: on this email), as he will be the planner managing this petition.

The deadline to have your notices postmarked is August 26th. The mailings can be first class, but I recommend the proof of mailing receipt. As we discussed, in addition to the attached, I recommend the notice include a simple cover letter and any exhibits explaining the request.

A public notice sign can be picked up from our office at your convenience, and needs to be placed on the property by August 26th as well.

Once those two forms of notice are complete, then complete and submit the attached affidavit to Daine's attention no later than September 2nd.

This is scheduled for a public hearing at the September 6th Plan Commission meeting, and then assuming they forward a recommendation that evening, would be on the September 12th Council meeting for their adoption consideration.

If you have any questions in the meantime, then please do not hesitate to contact me.

Jesse

Jesse M. Pohlman | Senior Planner

City of Westfield | Economic and Community Development Department

2728 East 171st Street | Westfield, IN 46074

OFFICE: (317) 804-3170 | MOBILE: (317) 402-4380





Dear Jesse,

Thanks for giving me the opportunity to speak at the public hearing for 1609-PUD-18 this past Tuesday evening. This is the first time that I have been involved in a matter of this type so I may have missed a couple points of interest that I'd like to clarify and add some further comments to. This is a request for a reduction in the rear yard setback from 25' to 15' to allow the homeowner to construct a swimming pool.

When developers plat subdivisions they are required to meet certain standards (minimums) as approved by the city. Setbacks, buffers, restrictions and other basic requirements are critically important and create the minimums allowed with the hope that each development is built to an even higher standard to benefit everyone. Each time a parcel is divided the lot sizes are fairly much the same size. However, there is always a lot or two that are either larger, or slightly smaller than others. Regardless of the size, the builder and potential buyer are required to deal with the setbacks, buffers and landscape standards that were established in the PUD. In some cases, the builder cannot even build certain homes (floorplan) because it doesn't fit the lot. That seems reasonable and everyone adjusts accordingly.

In this specific case my lot backs up to a small field, but also to another home site where the division (yard line) is at an angle. My lot is about average size for the area, but the lot in question is unique in shape (and size) and as a result, came with some limitations. Due to the overall plat the rears of our homes are already the closest of any. In addition to close proximity, the elevation is a major factor in this matter. There is a drop of about 5'-6' from the rear of the house to the back of the lot. Therefore, any additional improvements (like a pool) would require either a significant amount of fill, a drop-down right at the house, a retaining wall behind the pool, or a combination of both. In addition to reducing the setback to only 15', the drop-off creates another obstacle that makes this change even more unacceptable. The need for a fence adds another layer of complexity. Depending on where/how a fence is constructed it may be useless, or further violate the setback.

The city (and developer) created the standards for a reason. The setback (buildable area) of any lot is critical and is always a major factor, especially with smaller lots. To now allow for a reduction in the setback is totally against the intent to create the necessary buffers. Also, the application included a drawing showing the details of the site. It states there is "access thru empty lot" to the north. Please be aware there is now a totally finished and landscaped home on the adjacent lot. It is NOT empty.

The facts of this matter are very clear and the existing minimum standards should not be further reduced. I encourage you to personally look at the site to see the situation. What is being asked for and shown on the proposal does not tell the entire story of the actual building site.

With the greatest respect to all concerned, by all indications there is no justification to approve any reduction to the minimum setbacks. Thank you for your consideration in this matter.

Jeremy Sebens
510 Byrding Court
Westfield, IN 46074
219-730-2944

Aerial view of property lines



Conc Flatwork Sq. Ft = ± 1278

View of the property line from the south



View of the property line from the south



View of the property line



View of back of the home



View of the steep elevation decline



View of the elevation change from the north



View of property lines from the east



Property line from the northeast

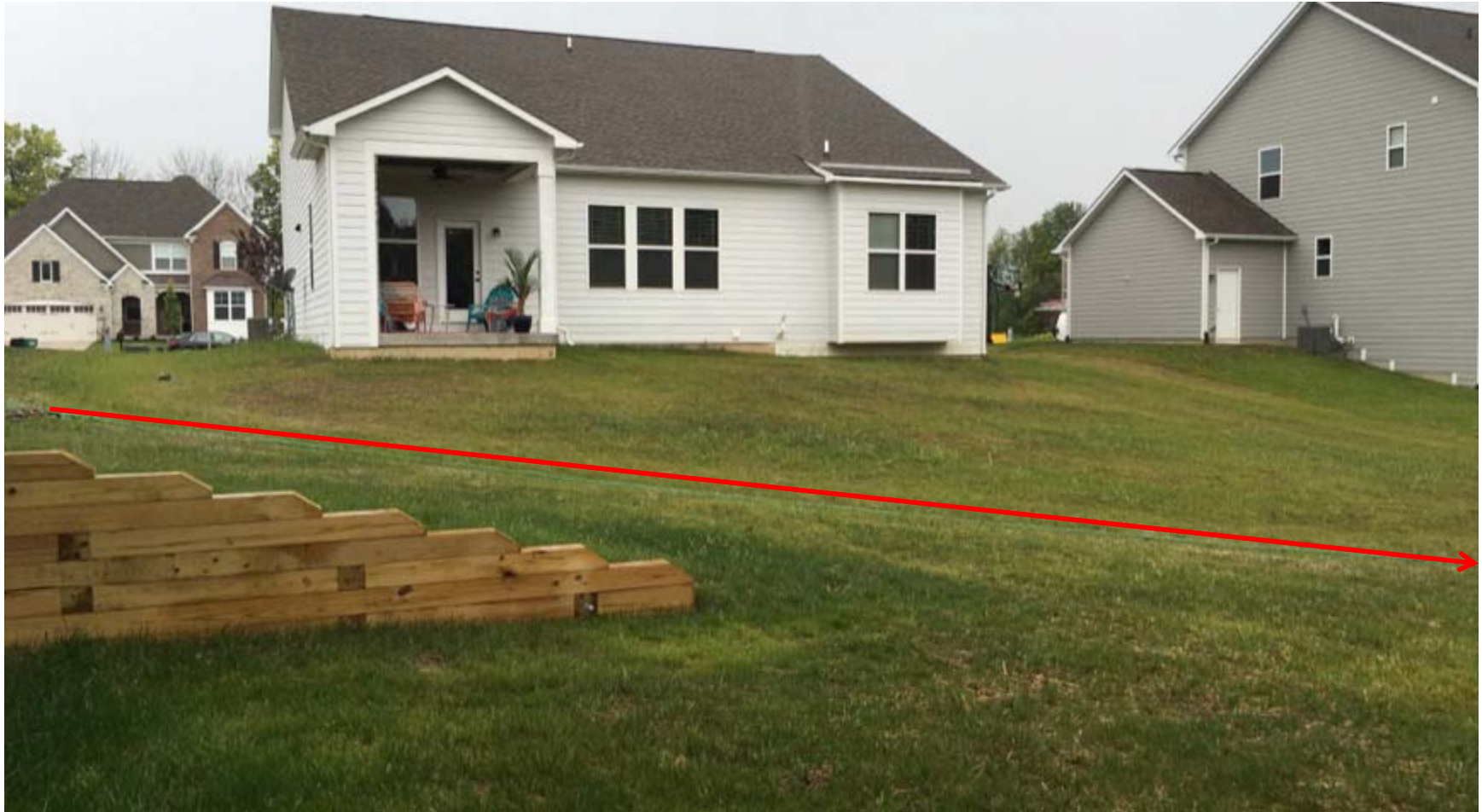


Property line from the east



Dropping down
4ft for patio

Property line from the east



Property line from the east



Daine Crabtree

From: Heather Raymond - Personal <hnraymond@gmail.com>
Sent: Tuesday, September 13, 2016 5:34 PM
To: Daine Crabtree
Cc: blambert@permapools.com; alana6292005@yahoo.com; Heather Raymond
Subject: RE: 1609-PUD-18 New Public Comments
Attachments: Evergreen privacy EasternRedCedar.jpg; Raymond pool design edits 9-2016.pdf; Raymond Plot Plan 3-2016.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Daine,

I appreciate you letting us know about the additional comments.

Originally, when Perma Pools submitted the paperwork for the variance, there was not a concern about a retaining wall, so the only item provided was the boundary line impacting the 25' setback. When we signed our paperwork to build, the plot plan that was provided show a minimum setback of 20' (attached Raymond Plot Plan), not the actual 25'. The hand written notes are from the Pulte construction manager that we reviewed in our initial construction meeting, dated 3/3/16. As soon as we started having the pool company and landscapers access the property, we learned we would need to have a retaining wall, which all took place before we closed on the property 6/29/16. We have drawings from 2 different landscape architects, one that include a 4 ft retaining wall around the back of the pool and closer to setback area and another with a 2 retaining walls. The 2 retaining walls showed one wall 18" high close to the house and the one at the back of the pool, 4 ft high. When the house was closer to completion and the backyard had been leveled more for the accurate grade, we spoke with a 3rd landscaper (Patios & More) who proposed putting the retaining wall directly behind our house to alleviate any drop off at the back of the property. Doing this would allow for the area beyond the concrete perimeter around the pool to be level and we would move the extra dirt dug from the pool to fill in and gradually feather down the yard, so there would be no drop off. Putting the retaining wall closer to the house will have virtually no impact on the neighbors and will be safer for children around the pool. The retaining wall will have ornamental landscaping to enhance the aesthetics of the backyard area.

We do plan to include at least 3 large evergreen (see attached Eastern Red Cedar) in the draining & easement in order to reduce the noise level and provide a privacy screen from the neighbor(lot 31) behind us. The trees we are planning to plant will start out 5-6 ft Eastern Red Cedar which grow to 30-60 ft high and 8-25 ft wide. In addition, at the side yard closest to lot 28, we will plant 7 Emerald Green Arborvitae that grow 8-12' high and 3-4' wide as additional privacy. As the attached picture indicates, we do have plans for additional planting for beautification. The exact plants have yet to be determined until we know if we are able to move forward with our pool vision.

We have also gotten one fence quote from Glidden, and will be getting at least one more quote from Bulls Eye, for a 4 ft tall black aluminum fence to surround the pool and immediate landscaping around the concrete. See Raymond pool design attachment for black dotted line to indicate the estimated fence area. We would prefer to have a wooden privacy fence; however, our HOA only allows the 4 ft black fence, so we are adhering to those rules.

We feel we are doing everything within our power to make our backyard safe. We are installing an undermount, locking automatic pool cover, in addition to the fence and moving the retaining wall closer to the home. We have 3 daughters of our own, ages 13, 11 and 6, and we plan to have guests as young as two over to entertain. Safety is our #1 concern to all parties impacted. Every neighborhood has safety issues, including retention ponds that don't have fences with merky, unknown water depths, vehicles that drive through the neighborhood and kids running out into the street, along with

other safety concerns. From the beginning of our meetings with the Pulte sales rep in January 2016 to the final walk through meeting with our construction project manager, it was always communicated that we intended on installing a swimming pool. The HOA even approved the pool on 8/16/16, provided we install evergreen trees along the side yard. We feel we are addressing as many concerns feasible to provide a safe, yet aesthetic environment.

If there are additional questions we can address, please don't hesitate to let me know.

From: Daine Crabtree [mailto:dcrabtree@westfield.in.gov]
Sent: Monday, September 12, 2016 4:30 PM
To: 'Heather Raymond - Personal' <hnraymond@gmail.com>
Cc: 'blambert@permapools.com' <blambert@permapools.com>
Subject: 1609-PUD-18 New Public Comments

Good Afternoon, Heather & Bill:

Please find attached a couple of new public comments that we have received regarding petition #1609-PUD-18. These will be forwarded to the Plan Commission, but wanted to make you aware as well.

There is no need to respond to the comments to City staff or the Plan Commission at this time, just be prepared to respond to any questions the Plan Commission may have for you in light of these comments as part of your presentation at the next Plan Commission meeting.

Regards,

Daine Crabtree | Associate Planner
City of Westfield | Economic and Community Development Department
2728 East 171st Street | Westfield, IN 46074
OFFICE: (317) 804-3170 | **DIRECT:** (317) 416-2586

Daine Crabtree

From: Heather Raymond <getheather@truwerkscs.com>
Sent: Friday, September 23, 2016 12:13 PM
To: Heather Raymond - Personal; Daine Crabtree
Cc: blambert@permapools.com; alana6292005@yahoo.com
Subject: RE: 1609-PUD-18 New Public Comments
Attachments: design_rev-11x17.pdf; Raymond horn beam lining back.JPG; 2015 Montage Brochure.pdf; Techney-Arborvitae-low1.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Daine,

Attached are the revisions of the pool with the narrow trees and the fence.

I have included pictures of the trees and fence for a better visual. We have addressed the safety concerns by including both a locking automatic cover and a fence with locking gates. As you can see by the landscape design, we are addressing the aesthetics concern by surrounding the pool and deck area with tall trees that will provide a screen between each of the neighbors. The fence will actually be steel instead of aluminum with locking gates. There will be no gate at the back of the property, only at the northwest entrance and possibly a second gate on the southend.

We are requesting that we have until May 1, 2017 (weather permitting) to have the fence and screening landscape completed. Due to the delays, pool construction now will take us out of the pool season, so we won't even have the pool opened until early Spring.

We will drop off the landscape plans to the Sebens this weekend and hopefully get some feedback.

Let me know if you have any other questions.

Thank you,

Heather Raymond

Founder & VP, Operations

TruWerks LLC

Direct: 317.218.7196

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Regards,

Daine Crabtree | Associate Planner

City of Westfield | Economic and Community Development Department

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OFFICE: (317) 804-3170 | DIRECT: (317) 416-2586



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THE MONTAGE® DIFFERENCE



LIFETIME WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a Lifetime Limited Warranty (*the first of its kind*), backed by an American company with over 30 years of demonstrated excellence in manufacturing ornamental fencing products.



E-COAT vs PAINTED STEEL

Major corrosion problems start from the inside. That's why all products in the Montage family are coated inside and outside. Our galvanized steel framework is subjected to a multi-stage pre-treatment/wash (*with zinc phosphate*), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership. Simply painting steel on the outside leaves it vulnerable to corrosion, which in turn destroys the entire fence.



*Competitors Painted Rail
(outside only)*



*Montage E-Coated rail
(outside and inside)*

-  *Acrylic Topcoat*
-  *Epoxy Primer*
-  *Zinc Phosphate*
-  *Galvanic Zinc*



BE SURROUNDED WITH

Beauty & Protection

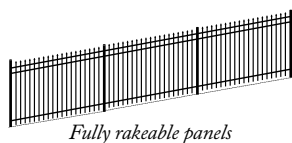
Montage ornamental steel fence is unparalleled in strength and quality, adapts to virtually any terrain, withstands vast shifts in climate yet remains untouched by time in stately elegance.

This fence offers an array of customizable options to fit your unique sense of style and application.

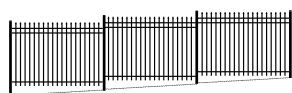


PROFUSION WELDED STEEL vs ALUMINUM

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to residential aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



Fully rakeable panels



Stair-stepping panels

RAKEABLE vs STAIR-STEP

The ProFusion welded panel design of Montage enables maximum bias for virtually all terrains. Being the only welded steel fence capable of following steep grade changes, Montage follows uneven ground contours like a second skin. This eliminates stair-stepping panels with the flexibility of a 48" rise in an 8' run.

ENVIRONMENTALLY RESPONSIBLE

Ameristar proudly leads the way in manufacturing programs and practices to reduce our carbon footprint and has developed methods to reduce our energy consumption. We consistently monitor air emissions, storm water runoff, and waste water discharge. We also recycle all of our scrap steel, wood, cardboard, plastics, paper and oil products. Montage is fabricated from domestic steel that contains up to 97% recycled content.





CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*

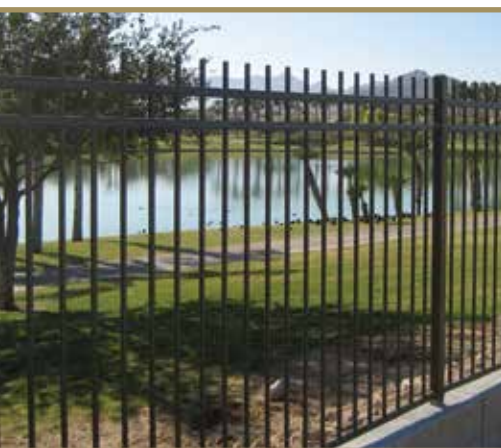


MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)*



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



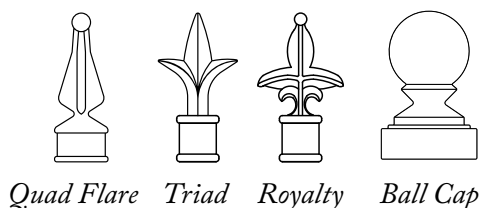
CRESCENT™

Sophisticated Charm

Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. (Not rakeable).

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS



Quad Flare

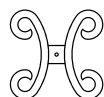
Triad

Royalty

Ball Cap



Serpentine
Scroll



Butterfly
Scroll



Double Rings

COLOR OPTIONS



Black



Bronze

MONTAGE® POOL, PET & PLAY

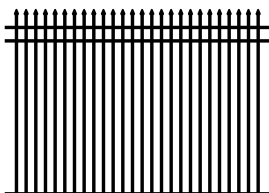


Relax or Splash

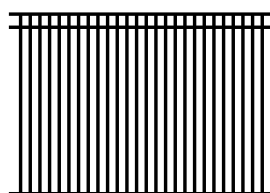
SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

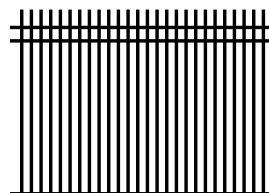
- ❖ *2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic or Gemini only)*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)*



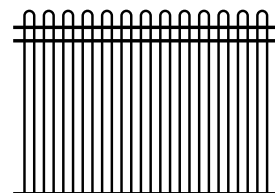
Classic



Majestic

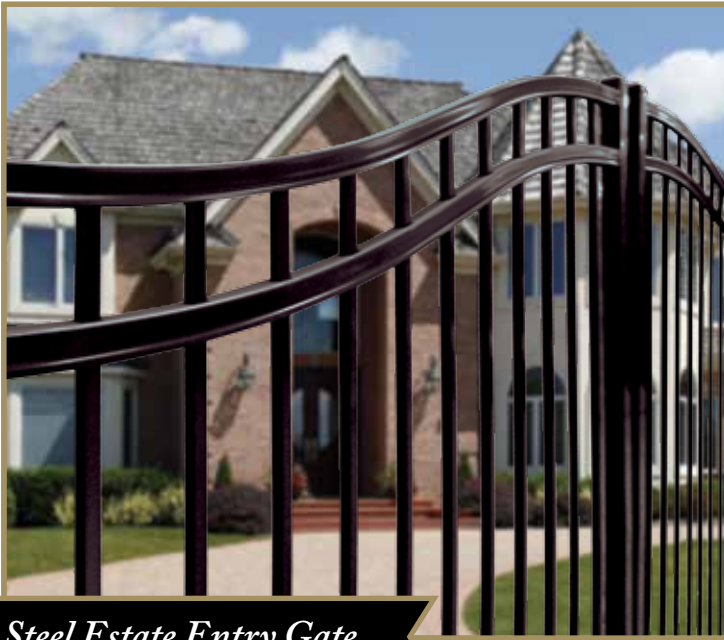


Genesis

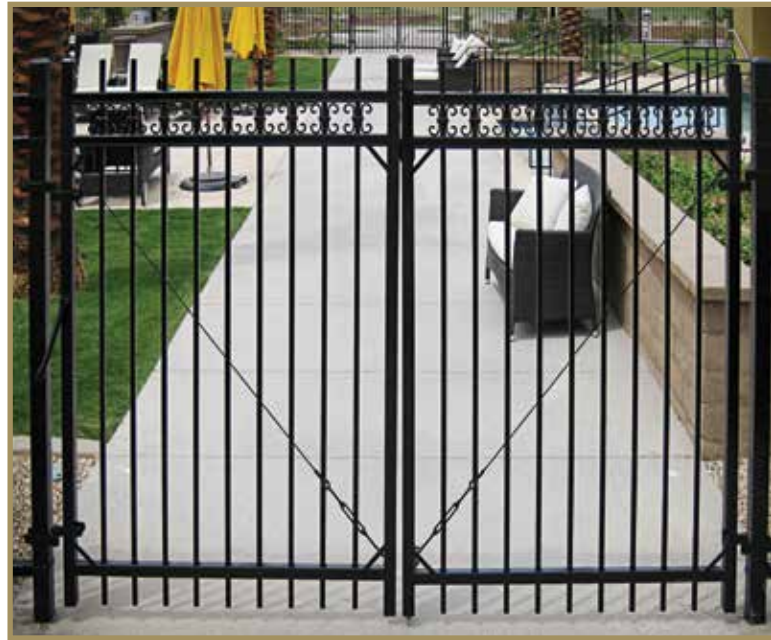


Gemini
(not rakeable)

AVAILABLE GATE SYSTEMS



Steel Estate Entry Gate



EXPERIENCE YOUR

Grand Entrance

For the perfect finishing touch to your project, Montage offers several gate options to compliment any installation. Montage's single arched swing gates, traditional single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panel these Montage gates provide a seamless transition from ornamental fence to decorative gate. A variety of steel Estate® Entry Gates are also available to accent any entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered 30 years ago in response to the demand by consumers and specifiers for specialty fence products. Ameristar offers an aesthetically pleasing product that is both high in quality and affordability. This has been achieved by maximizing high-volume productivity, increasing product design strength, and promoting simplistic installation.

PROVEN CAPABILITY

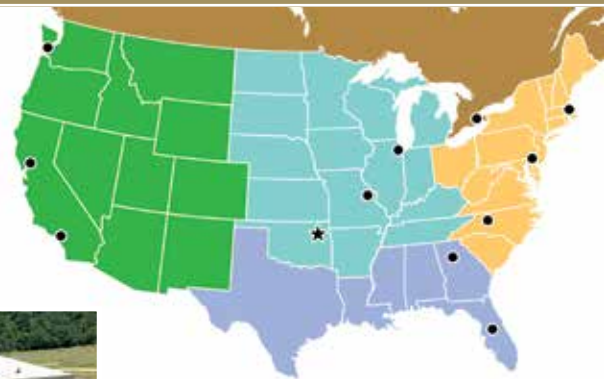
Ameristar's integrated in-house process and extensive raw material inventory results in much improved productivity and availability compared to the competition. By having a vast finished goods inventory, Ameristar is capable of delivering finished products faster than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually raised the bar across the board in the manufacturing of high quality, innovative fencing products. Our demonstrated commitment to upholding higher values translates into superior products that go far beyond merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers



Part #9719 | Revised 07/2015



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ASSA ABLOY, the global leader in door opening solutions

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 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. 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. This petition has been properly noticed for a public hearing 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 except for those items identified as outstanding below:

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

Comment: The Department is working with petitioner to ensure compliance.

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Department is working with petitioner to ensure compliance.

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

Comment: The Department is working with petitioner to ensure compliance.

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

Comment: Petitioner is coordinating with the Public Works Department.

- 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.

Comment: The Department is working with petitioner to ensure compliance plat.

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 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 except for those items identified as outstanding below:

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: The Department is working with petitioner to ensure compliance.

- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: The Department is working with petitioner to ensure compliance.

- 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.

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

- 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).

Comment: The Department is working with petitioner to ensure compliance.



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 except for those items identified as outstanding below:

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'

Comment: The Department is working with petitioner to ensure compliance.

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

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: Working with petitioner to ensure compliance.

c) Buffer Yard Requirements

Comment: Working with petitioner to ensure compliance.

d) Parking Area Landscaping

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

47) Lighting Standards (Article 6.9)

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

52) Vision Clearance Standards (Article 6.19)

Comment: The Department is working with petitioner to ensure compliance.

53) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

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

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Article 8.7)

Comment: The Department is working with petitioner to ensure compliance.

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)

Comment: Petitioner is coordinating with the Public Works Department and applicable utilities for items 59-64.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the October 3, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



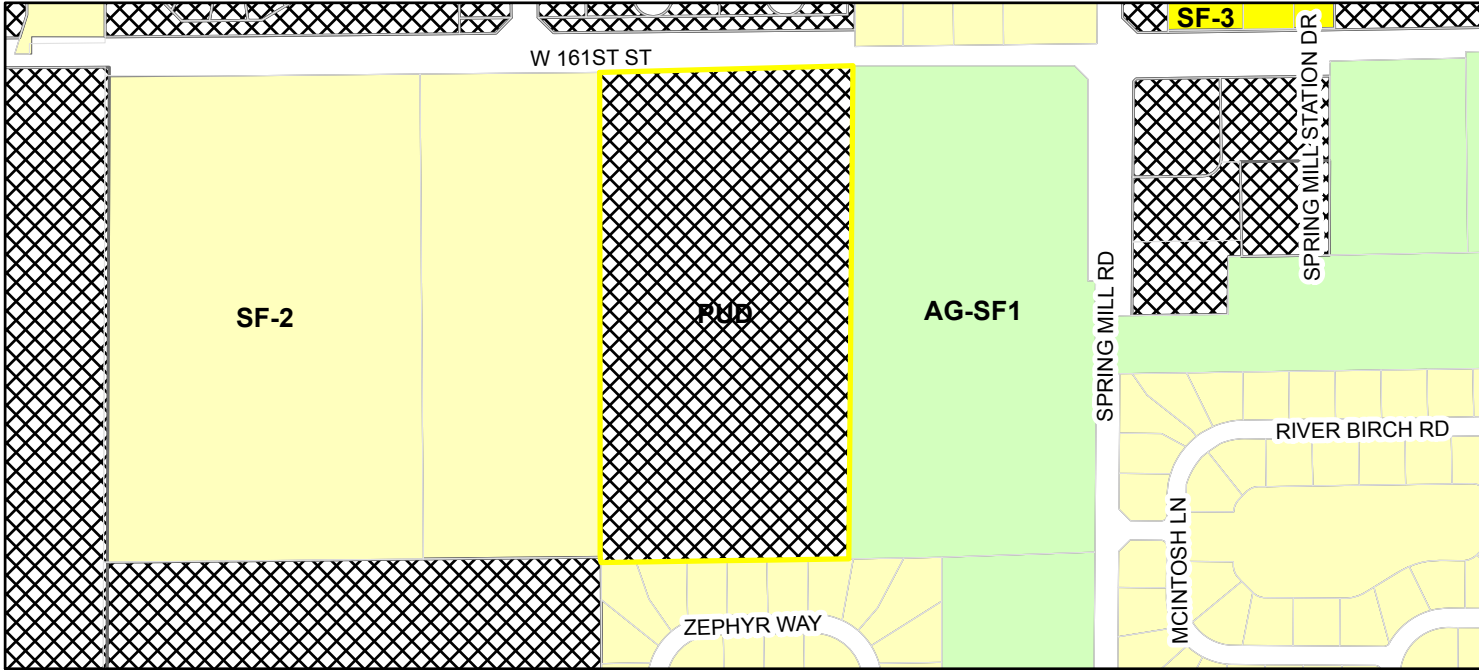
Property Location Map
1610-SPP-09 & 1610-ODP-10
Spring Mill Station SWC
Primary Plat & Overall Development Plan



Aerial Location Map



Zoning Map



- Parcel

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

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

SPRING MILL STATION

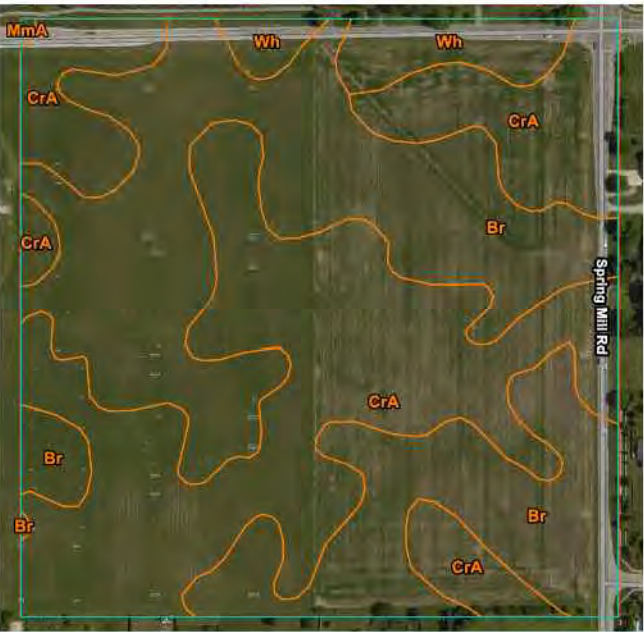
SE 1/4, SEC.10-T18N-R3E, HAMILTON COUNTY
WASHINGTON TOWNSHIP, WESTFIELD, INDIANA

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, P.S.
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 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.

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. 18057C0120G, 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

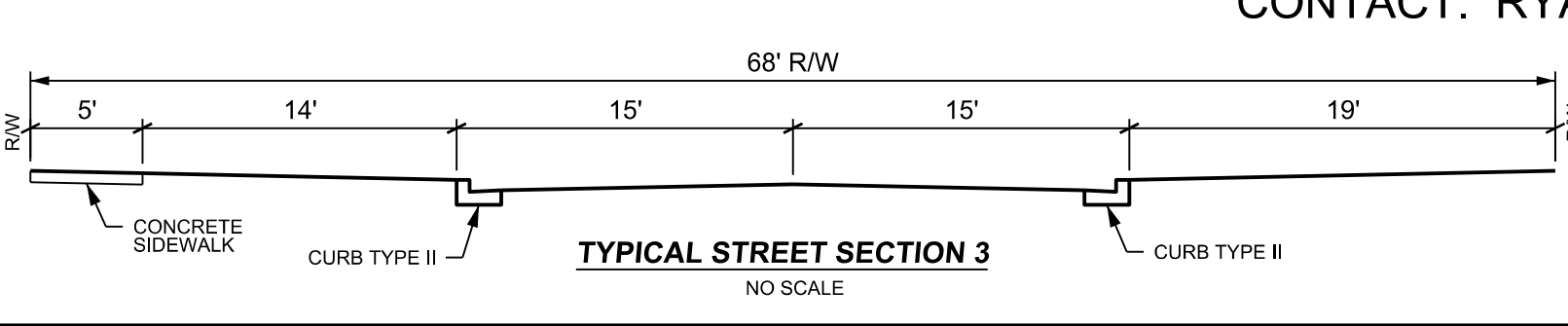
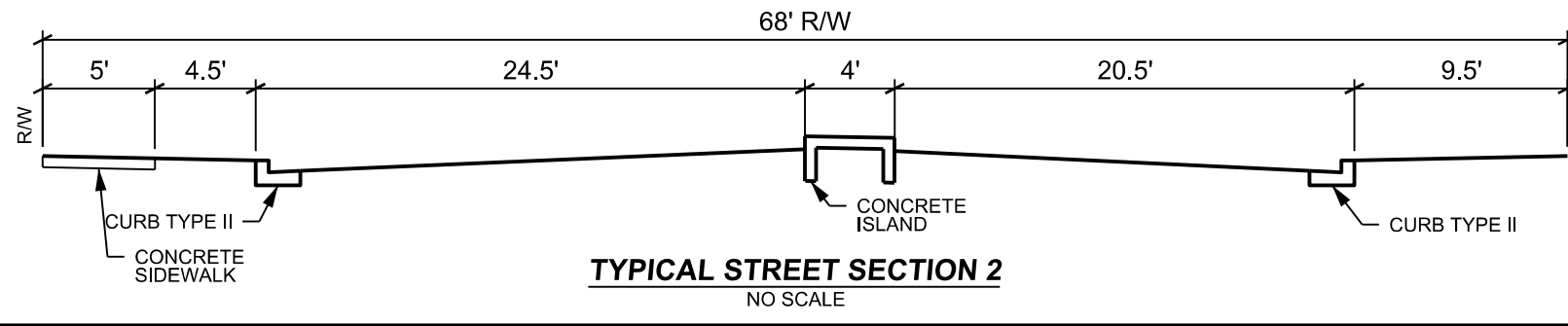
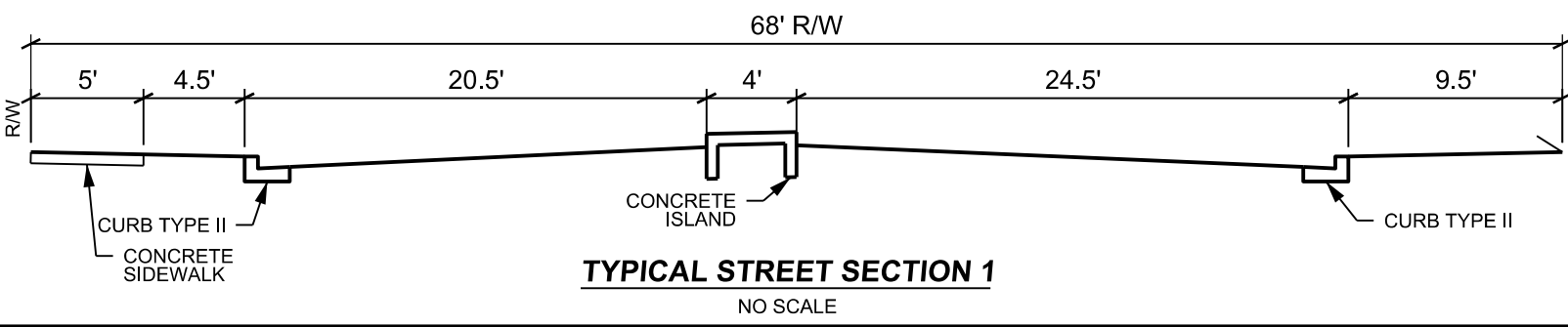
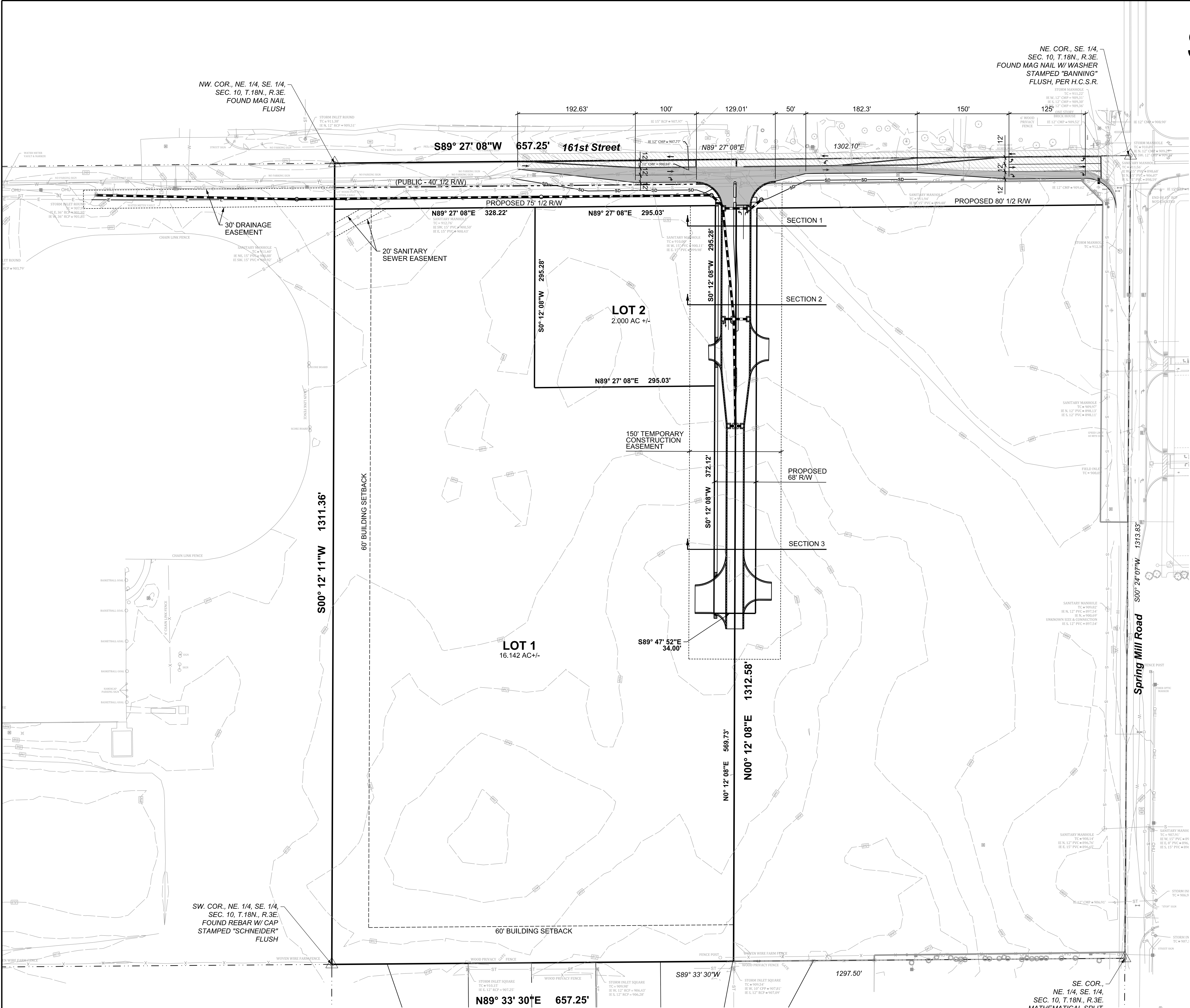


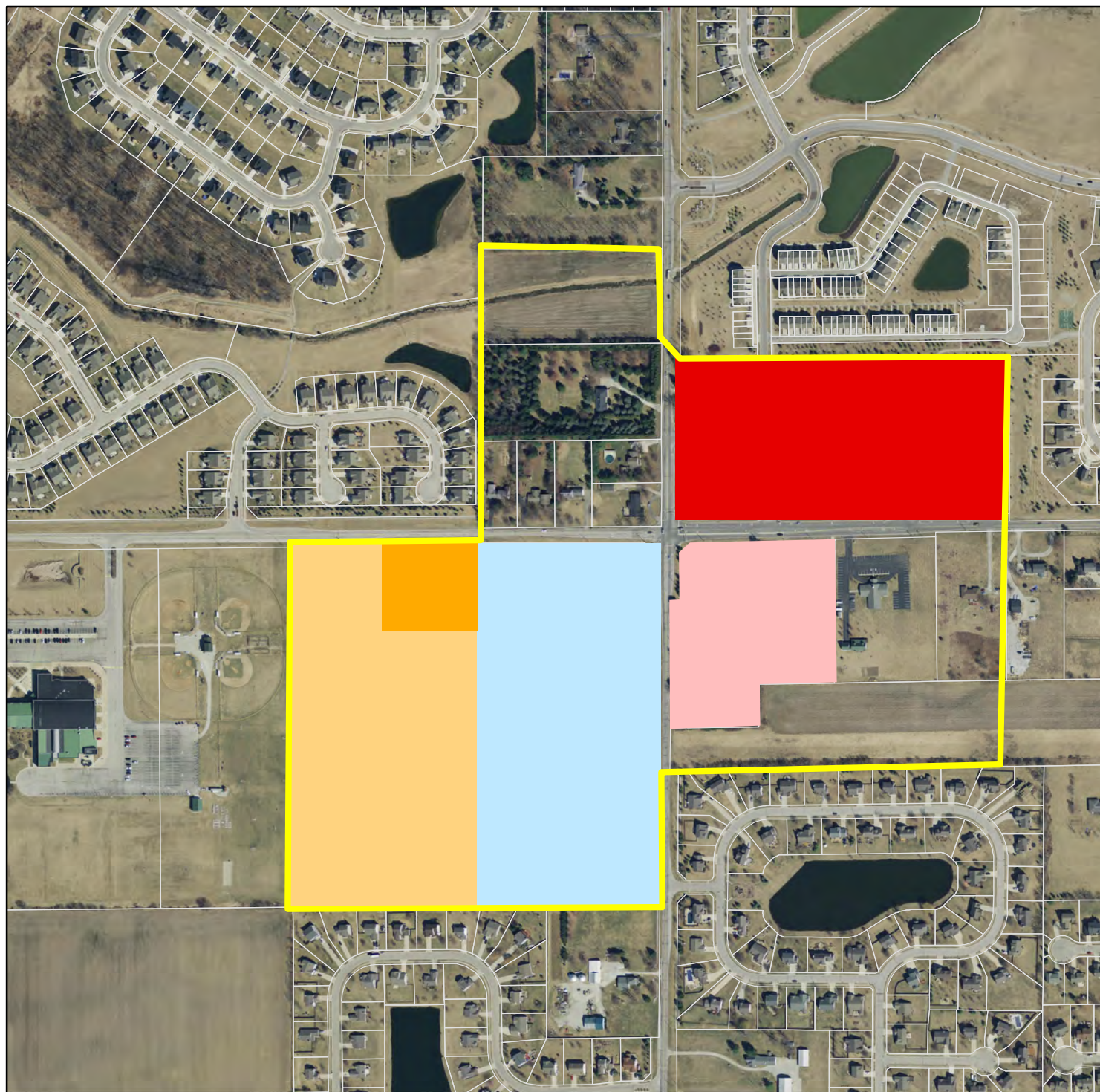
Date: 09-02-16

Project No: 15050

Sheet No:

C100





- | | |
|--|---|
|  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 3, 2016
1610-DDP-30

Petition Number: 1610-DDP-30

Subject Site Address: Lot 2 of pending Spring Mill Station subdivision

Petitioner: Rainbow Child Development Day Care

Representative: Donna Smithers, Northpointe Engineering & Surveying

Request: Detailed Development Plan approval for a 10,788 square foot +/- building.

Current Zoning: Spring Mill Station SWC PUD

Current Land Use: Vacant

Approximate Acreage: 2 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Example Projects
7. Spring Mill Station Area Map

Property History:

1506-PUD-11 (Ordinance 15-15, Spring Mill Station SWC PUD)
1610-SPP-09 (Primary Plat, *pending*)
1610-ODP-10 (Overall Development Plan, *pending*)
1610-SFP-30 (Secondary Plat, *pending*)

Staff Reviewer: Pam Howard, 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 variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 2-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 Detailed Development Plan for a new child care center on Lot 2 of the pending Spring Mill Station Subdivision.



The petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 3, 2016, meeting.

The applicable zoning district is the Spring Mill Station SWC PUD District (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.

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

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

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 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.

Comment: The Department is working with petitioner to ensure compliance.

- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: The Department is working with petitioner to ensure compliance.

- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.



Comment: The Department is working with petitioner to ensure compliance.

- 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).

Comment The Department is working with petitioner to ensure compliance.

- 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.

Comment: Petitioner coordinating with the Public Works Department and utility providers.

- 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.
- 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.

Comment: Petitioner coordinating with the Public Works Department and utility providers.

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 except for those items identified as outstanding below:

22) 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.

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

Comment: Not applicable to this petition.

24) 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'

Comment: The Department is working with petitioner to ensure compliance.

- 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.: 800 – 30,000sf, 90,000 aggregate

25) Development Standards (Sec. 5 of PUD)

- a) Architectural Standards: Article 6.3 Architectural Standards applies. In addition, the following also applies:

- (1) Site Concept Design Plan: Site shall be developed in substantial compliance with Exhibit B.
- (2) Character and Quality of Multifamily: Multifamily buildings shall be built in substantial compliance with the elevations provided in Exhibit C. The building nearest to 161st Street (depicted on the Site Concept Design Plan as building 1) shall be built in substantial compliance Building Type VII

Comment: Not applicable to this submittal.

- (3) Character and Quality of Other Uses: Uses other than multifamily, which may be proposed on Lot 2, shall be built in substantial compliance with the elevations provided in Exhibit C, or in substantial compliance with the character and quality consistent with the Spring Mill Station Comprehensive Plan Addendum, as determined by the Director.

Comment: Petitioner is continuing to work with the Springmill Station Task Group. See also #28 Architectural Standards for additional comments.

- b) Parking and loading Standards

- i) Required Spaces for Multi-Family Dwellings: 1.6 spaces per Dwelling Unit

Comment: Not applicable to this submittal. See #37 for additional comments.

26) Design Standards (Sec. 6 of PUD)

- a) Open Space and Amenity Standards

Comment: Please list open space calculation. Amenities will be reviewed as part of a Detailed Development Plan for Lot 1. See #43 for additional comments.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

27) Accessory Use and Building Standards (Article 6.1)

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

Comment: The Department is working with petitioner to ensure compliance.



28) Architectural Standards (Article 6.3)

- a) Mechanical Screening

Comment: The Department is working with petitioner to ensure compliance.

- b) Building Materials

- c) Architectural Theme

Comment: Petitioner is continuing to work with the Springmill Station Task Group.

- d) Four-Sided Architecture

Comment: Petitioner continuing to work with the Springmill Station Task Group.

- e) Building Elevations

Comment: The Department is working with petitioner to ensure compliance.

- f) Gutters and Downspouts

Comment: The Department is working with petitioner to ensure compliance.

- g) Roof Design

Comment: The Department is working with petitioner to ensure compliance.

- h) Main Entrances

- i) Windows

- j) Awnings

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8)

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

Comment: The Department is working with petitioner to ensure compliance.

- b) Detention and retention Areas (Article 6.8(I))

- i) Natural Appearance

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).



- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: The Department is working with petitioner to ensure compliance.

- c) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development
- d) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

Comment: The Department is working with petitioner to ensure compliance.

- e) Minimum Lot Landscaping Requirements (Article 6.8(K))

	Required	Provided	Remaining
Shade (10 per acre)	20	26	complies
Ornamental (10 per acre)	20	19	- 1
Shrub (25 per acre)	50	192	complies

Comment: The Department is working with petitioner to ensure compliance.

- f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. 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.

Comment: Thirteen (13) plantings required along front façade to meet standard. Additional plantings also required along east and west fence, and rear building façade.

- g) External Street Frontage Landscaping

161 st Street, 295'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	9	9	complies
Ornamental (2 per 100')	6	6	complies
Shrub (25 per 100')	74	74	complies

Access drive, 295'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	9	9	complies
Ornamental (2 per 100')	6	7	complies
Shrub (25 per 100')	74	74	complies

h) Buffer Yard Requirements

Comment: Not applicable to this lot.

i) Interior Parking Area Landscaping

j) Perimeter Parking Area Landscaping

Comment: The standard requires 1 tree per 30 feet and 1 shrub per 3 feet in a 5' strip along the perimeter of the parking area. Please revise landscape plan accordingly.

33) Lighting Standards (Article 6.9)

Comment: The Department is working with petitioner to ensure compliance.

- 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.

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

36) Outdoor Café and Eating Areas (Article 6.13)

37) Parking and Loading Standards (Article 6.14)

Comment: Two (2) bicycle spaces are required. Please identify and label on the site plan.

38) Setback Standards (Article 6.16)



39) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

40) Vision Clearance Standards (Article 6.19)

41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

42) Easement Standards (Article 8.3)

Comment: Petitioner coordinating with the Public Works Department and utility providers.

43) Open Space and Amenity Standards (Article 8.6)

44) Pedestrian Network Standards (Article 8.7)

Comment: The Department is working with petitioner to ensure compliance.

45) Storm Water Standards (Article 8.8)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

Comment: Petitioner coordinating with the Public Works Department and applicable utility agencies for items #45 - #48.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the October 3, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

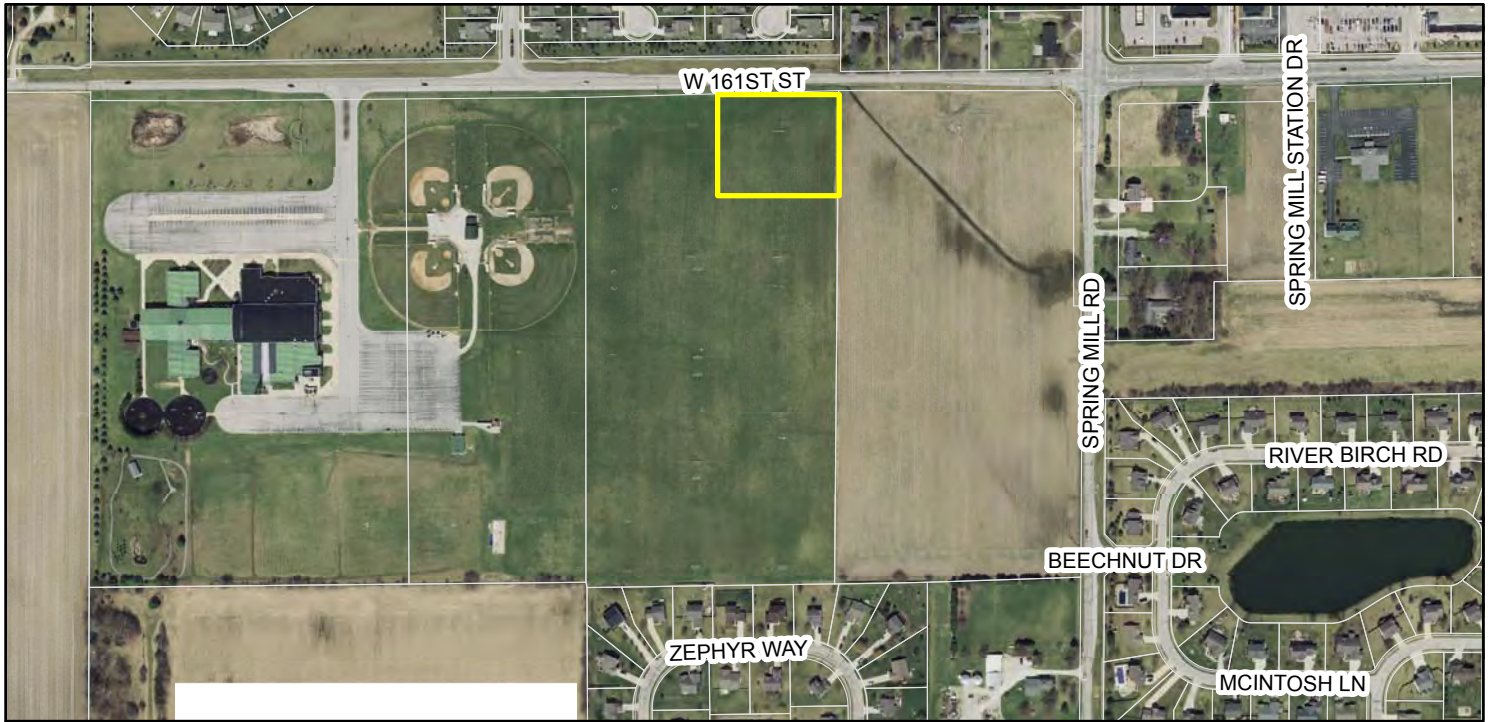


Property Location Map
1610-DDP-30
Rainbow Child Care
Detailed Development Plan

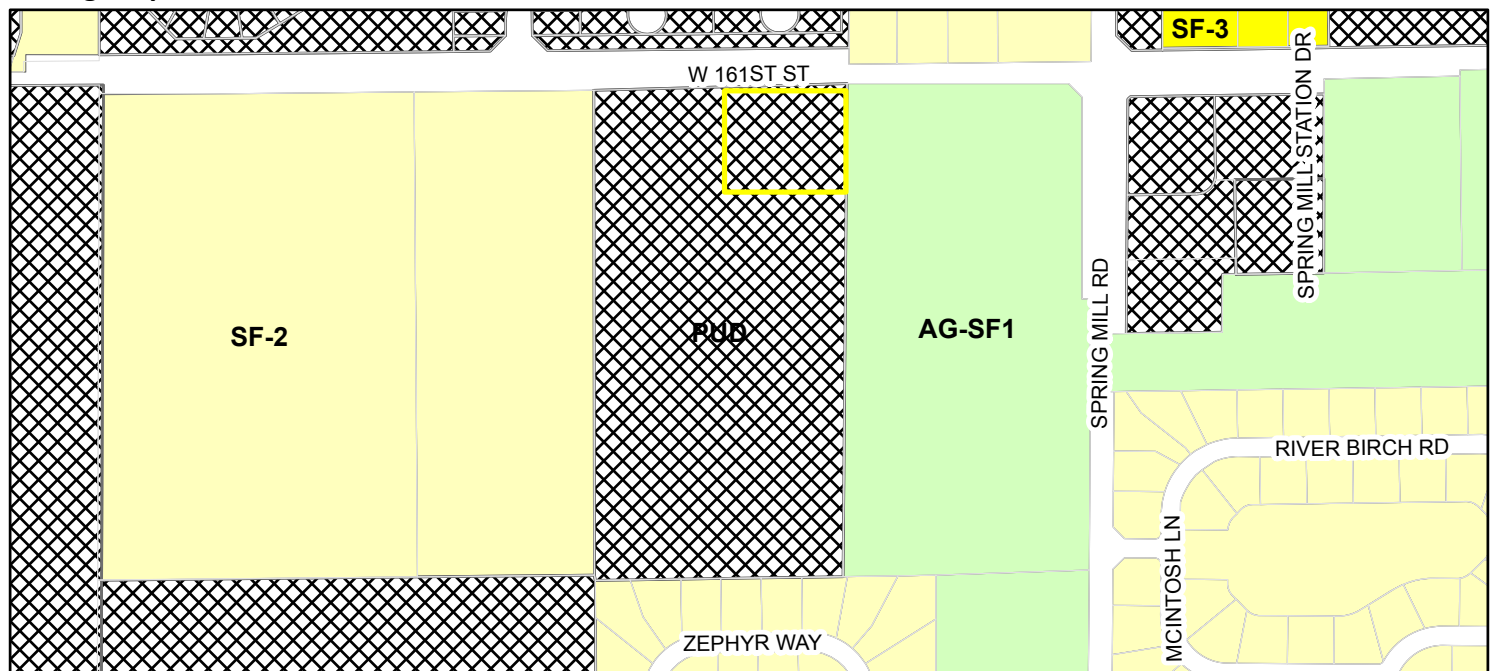


Aerial Location Map

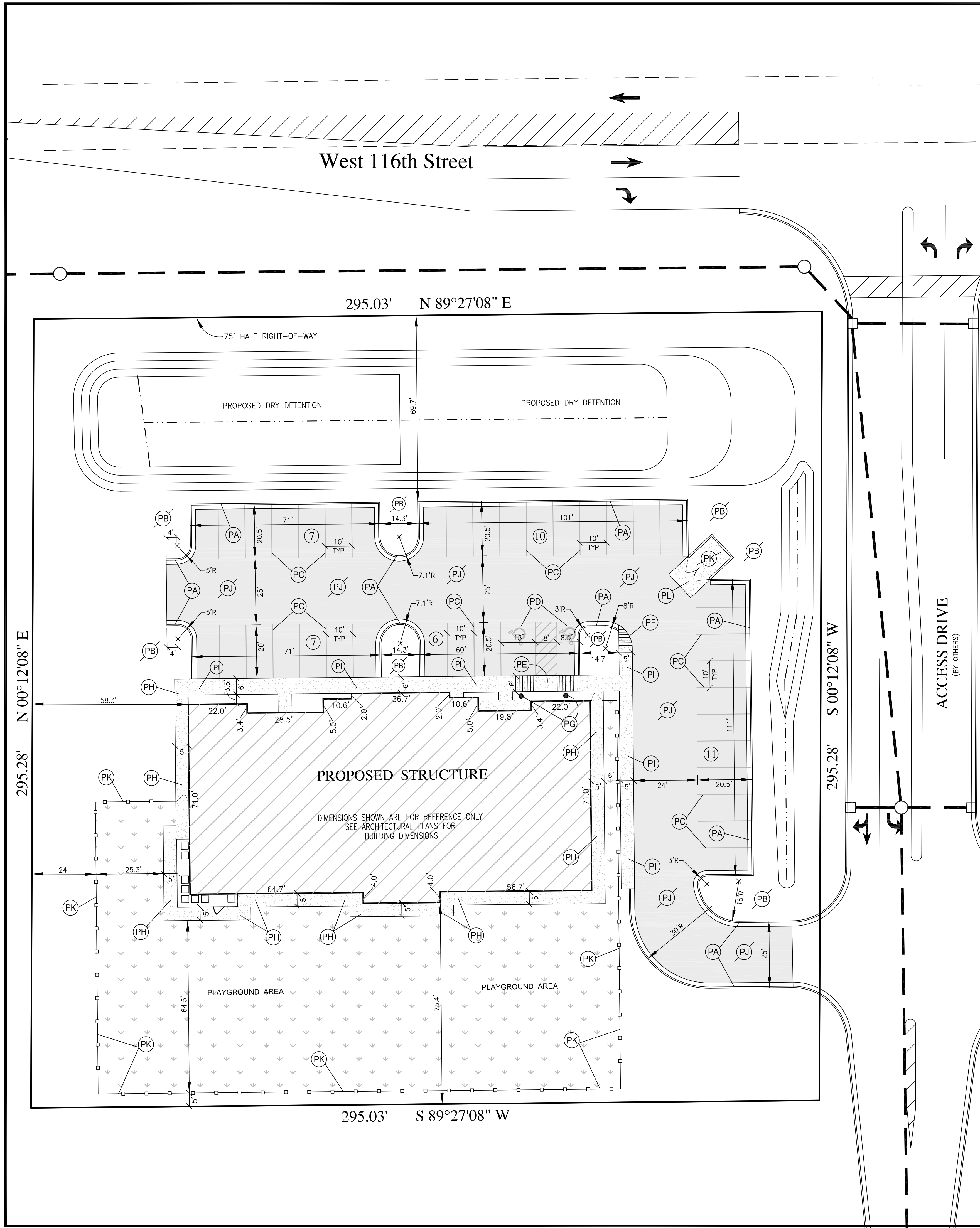
 Site



Zoning Map



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



NOTE:

PROPOSED 5' HIGH COMMERCIAL BLACK VINYL COATED CHAIN-LINK FENCE ON PERIMETERS.
4' HIGH ON INTERIOR SEPARATIONS.
ALL GATES TO BE 5' WIDE

LEGEND

- (PA) - PROPOSED CURB (SEE SHEET C13 FOR DETAIL)
- (PB) - PROPOSED LANDSCAPE AREA
- (PC) - PAINTED PARKING STRIPE (4" WHITE)
- (PD) - HANDICAP PARKING SPACE
- (PE) - HANDICAP RAMP - TYPE I (SEE SHEET C13 FOR DETAIL)
- (PF) - HANDICAP RAMP - TYPE II (SEE SHEET C15 FOR DETAIL)
- (PG) - HANDICAP SIGN
- (PH) - PROPOSED 5' WIDE SIDEWALK (SEE SHEET C13 FOR DETAIL)
- (PI) - PROPOSED COMBINATION CURB WITH SIDEWALK (SEE SHEET C13 FOR DETAIL)
- (PJ) - PROPOSED PAVEMENT WITHIN DEVELOPMENT AREA (PARKING LOT) (SEE SHEET C13 FOR DETAIL)
- (PK) - PROPOSED DUMPSTER LOCATION
- (PL) - PROPOSED CONCRETE
- (PK) - PROPOSED FENCE (SEE NOTE THIS SHEET)
- (00) - PARKING COUNT

PARKING REQUIREMENTS

Required - 1 per 6 children, plus 1 per 2 employees
130 children divided by 6 = 22 parking spaces
15 employees divided by 2 = 8 parking spaces
PARKING SPACES REQUIRED = 30
PARKING SPACES SHOWN = 41

LEGEND - EXISTING

- (S) - EXISTING STORM (CURB) INLET
- (B) - EXISTING STORM (BEEHIVE) INLET
- (M) - EXISTING STORM MANHOLE
- (E) - EXISTING CONCRETE END SECTION
- (S) - EXISTING STORM SEWER
- (S) - EXISTING SANITARY MANHOLE
- (S) - EXISTING SANITARY CLEANOUT
- (S) - EXISTING SANITARY SEWER
- (P) - EXISTING PAVEMENT GRADE
- (C) - EXISTING CURB & GUTTER
- (E) - EXISTING SPOT ELEVATION
- (U) - EXISTING UTILITY POLE
- (G) - EXISTING GUY WIRE
- (E) - EXISTING OVERHEAD UTILITY
- (T) - EXISTING ELECTRIC TRANSFORMER
- (E) - EXISTING UNDERGROUND ELECTRIC
- (A) - EXISTING ELECTRIC TRANSFORMER
- (G) - EXISTING GAS METER
- (V) - EXISTING GAS VALVE
- (G) - EXISTING UNDERGROUND GAS LINE
- (P) - EXISTING GAS PIPELINE MARKER
- (P) - EXISTING TELEPHONE PEDESTAL
- (M) - EXISTING TELEPHONE MANHOLE
- (T) - EXISTING TRAFFIC MANHOLE
- (T) - EXISTING TRAFFIC SIGNAL POLE
- (C) - EXISTING CABLE PEDESTAL
- (F) - EXISTING FIBER OPTIC
- (F) - EXISTING FIRE HYDRANT
- (W) - EXISTING WATERLINE
- (M) - EXISTING WATER METER
- (V) - EXISTING WATER VALVE
- (S) - EXISTING STREET SIGN
- (T) - EXISTING TREE
- (L) - EXISTING TREE LINE

LEGEND - PROPOSED

- (100) - PROPOSED STORM STRUCTURE NUMBER
- (S) - PROPOSED STORM INLET
- (M) - PROPOSED DRAINAGE INLET
- (M) - PROPOSED DRAINAGE MANHOLE
- (S) - PROPOSED STORM SEWER
- (E) - PROPOSED CONCRETE END SECTION
- (W) - PROPOSED WATER QUALITY STRUCTURE
- (S) - PROPOSED OUTLET CONTROL STRUCTURE
- (21) - PROPOSED SANITARY STRUCTURE NUMBER
- (S) - PROPOSED SANITARY MANHOLE
- (S) - PROPOSED SANITARY SEWER
- (S) - PROPOSED SANITARY CLEANOUT
- (S) - PROPOSED SANITARY LATERAL
- (S) - PROPOSED SWALE
- (P) - PROPOSED FLOW ARROW
- (W) - PROPOSED WATER LINE
- (F) - PROPOSED FIRE HYDRANT
- (T) - PROPOSED WATERLINE VALVE
- (T) - PROPOSED WATERLINE TEE
- (B) - PROPOSED WATERLINE BEND
- (G) - PROPOSED GRANULAR BACKFILL
- (H) - PROPOSED HANDICAP RAMP
- (797.0) - PROPOSED GRADE
- (794) - PROPOSED CONTOUR
- (U) - PROPOSED UNDERDRAIN
- (G) - PROPOSED GAS LINE
- (E) - PROPOSED ELECTRIC TRANSFORMER

DEVELOPMENT NOTES

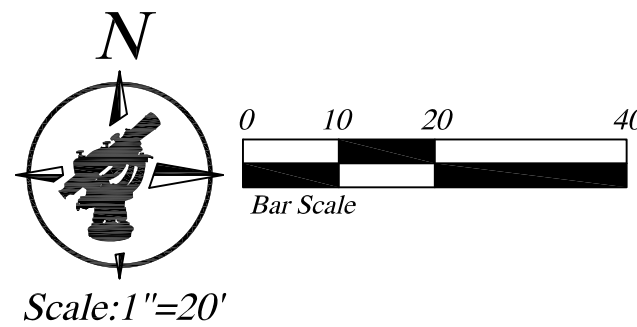
- ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.
- ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS.
- CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH LOCAL WATER COMPANY STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO CALCULATE THEIR OWN DIRT QUANTITIES TO DETERMINE A SITE BALANCE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CHECK EXISTING GRADES AGAINST PROPOSED GRADES TO DETERMINE ACCURACY OF DIRT TO BE MOVED ON THE SITE. ONCE THE CONTRACTOR MOVES ANY DIRT ON THE SITE THEY ARE RESPONSIBLE FOR ALL DIRT TO BE MOVED AT NO ADDITIONAL COST TO THE DEVELOPER OR ENGINEER.



Call before you dig
Indiana811

PRO FORMA SURVEY
09.02.2016

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Scale: 1"=20'

UTILITY STATEMENT:

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PRELIMINARY NOT FOR CONSTRUCTION

Seal 09.02.16

PRELIMINARY NOT FOR CONSTRUCTION

Seal 09.02.16

SCALE 1"=20'

DRAWN BY

CHECKED BY DJS-VT

PREPARED FOR

Rainbow Child Development Center

Spring Mill Station

Westfield, Hamilton County, Indiana

1732 Crooks Road
Troy, Michigan 48064

PROJECT NAME

Rainbow Child Development Center

Spring Mill Station

Westfield, Hamilton County, Indiana

SHEET TITLE

DIMENSIONAL PLAN

Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smathers
Professional Land Surveyor

Venus L.L. Thorne
Professional Engineer

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npes.biz

NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Sheet C3 of C15

Date: 09.02.2016

Job # 16-0109



Proposed Front Elevation

Scale: 3/16" = 1'-0"

Front Elevation Material Calculations:	
Glass/Window/Door =	240 sq.ft. (10%)
Siding =	68 sq.ft. (4%)
Brick =	1,000 sq.ft. (50%)
CMU =	162 sq.ft. (9%)
Subtotal =	301 sq.ft. (114%)
Total =	1,786 sq.ft.



Proposed Left Elevation

Scale: 3/16" = 1'-0"

Left Elevation Material Calculations:	
Glass/Window/Door =	91 sq.ft. (10%)
Siding =	23 sq.ft. (3%)
Brick =	430 sq.ft. (50%)
CMU =	102 sq.ft. (12%)
Total =	701 sq.ft.

Total Building Elevation Material Calculations:	
Glass/Window/Door =	331 sq.ft. (16.4%)
Siding =	176 sq.ft. (4%)
Brick =	2,578 sq.ft. (60%)
CMU =	514 sq.ft. (11%)
Subtotal =	3,601 sq.ft. (125%)
Total =	4,488 sq.ft.

Preliminary - Not For Construction

krieger klatt

ARCHITECTS
architecture interiors consulting
1412 East Eleven Mile Road, Royal Oak, MI 48067
Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:

Rainbow Child Care Center
1732 Crooks Rd
Troy, MI 48084

Project:

Westfield

Street
Westfield, IN 48074

Issued:

9.28.16 SPA Submittal

Seal:

Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior
Elevations

Scale:

As Noted

Project Number:

16-138

Sheet Number:

A.200



Proposed Rear Elevation

Scale: 3/16" = 1'-0"

Rear Elevation Material Calculations:	
Glass/Wood/Door =	291 sq. ft. (23%)
Stone =	44 sq. ft. (3%)
Brick =	792 sq. ft. (61%)
CMU =	171 sq. ft. (13%)
Total =	1,298 sq. ft.



Proposed Right Elevation

Scale: 3/16" = 1'-0"

Right Side Material Calculations:	
Glass/Wood/Door =	85 sq. ft. (12%)
Stone =	41 sq. ft. (5%)
Brick =	538 sq. ft. (73%)
CMU =	79 sq. ft. (11%)
Total =	703 sq. ft.

krieger klatt

ARCHITECTS
architecture interiors consulting
1412 East Eleven Mile Road, Royal Oak, MI 48067
Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:

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1732 Crooks Rd
Troy, MI 48064

Project:

Westfield

Street
Westfield, IN 48074

Issued:

9.28.16 SPA Submittal

Seal:

Note:

Do not scale drawings. Use
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Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior
Elevations

Scale:

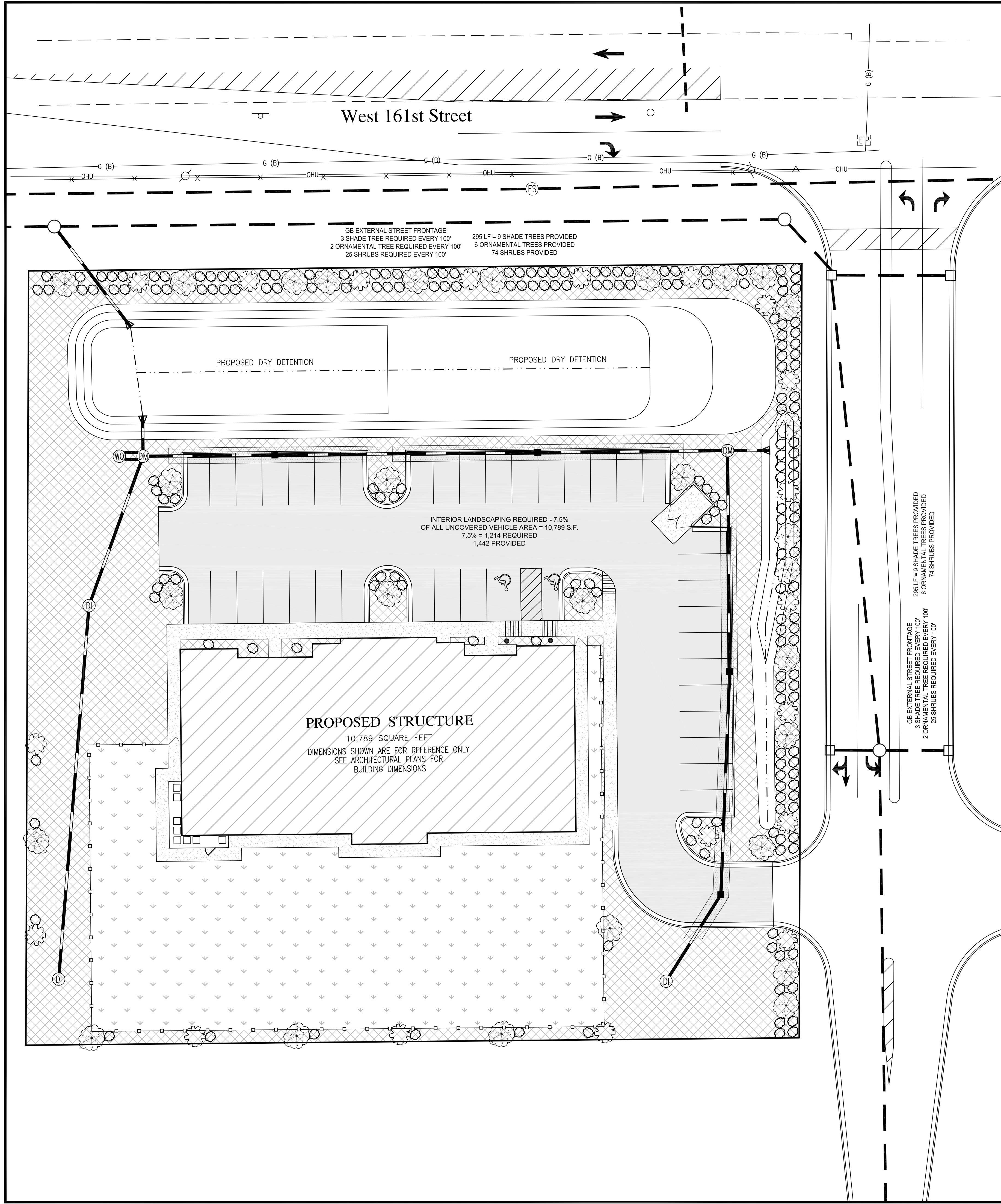
As Noted

Project Number:

16-138

Sheet Number:

A.201



TREES						
SYMBOL	COMMON NAME	HEIGHT	CALIPER	BOTANIC NAME	CATEGORY	QUANTITY
	SKYLINE HONEY LOCUST	35-45'	3"	GLEDITSIA TRIACANTHOS	SHADE	39
	COCKSPUR HAWTHORN	15-25'	4"	CRATAEGUS CRUS-GALLI	ORNAMENTAL	24
SHRUBS						
	BURNING BUSH	7-10'		EUONYMUS ALATUS	UPRIGHT	208

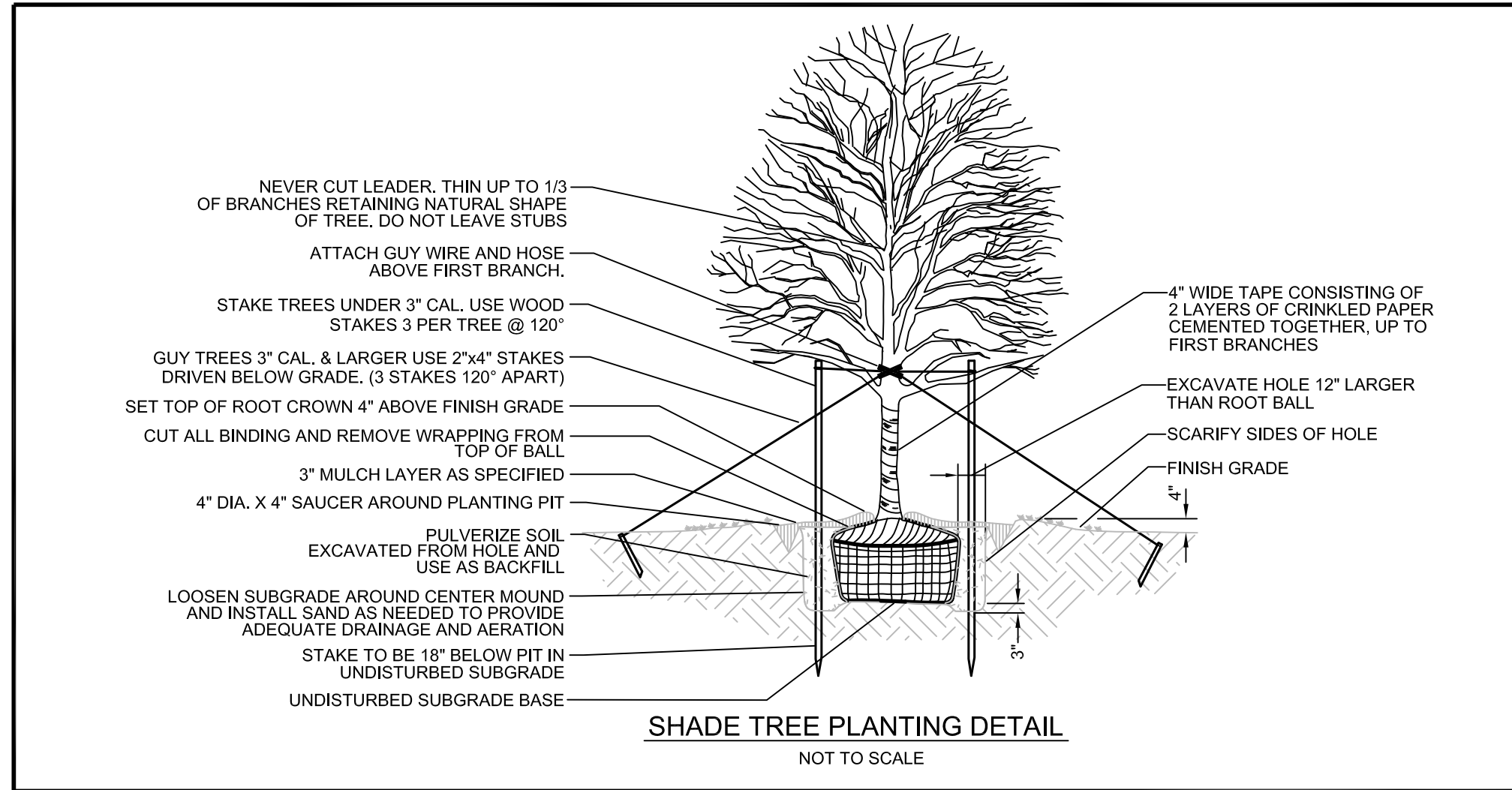
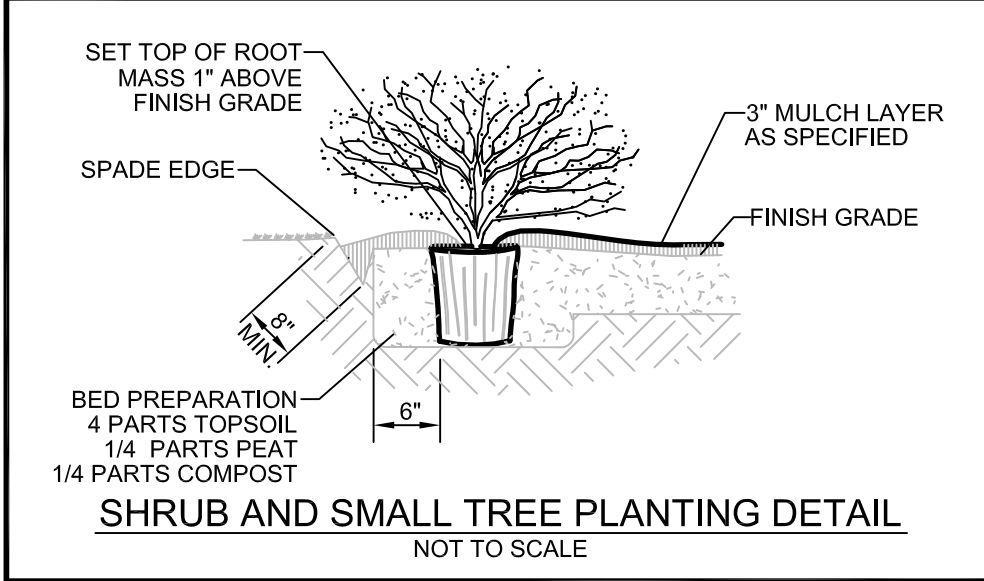
LANDSCAPE NOTES:

VEGETATIVE GROUND COVER OR LOW SHRUBS SHALL BE PLANTED IN ALL LANDSCAPED CURB ISLANDS AREAS AS SHOWN ON PLAN.

GRAVEL AND BARK MULCH MAY NOT BE USED AND/OR SUBSTITUTED FOR GROUND COVER OF LOW SHRUBS.

ALL LANDSCAPING DONE SHALL CONFORM TO THE "CITY OF WESTFIELD UNIFIED DEVELOPMENT ORDINANCE", CHAPTER 6 SECTION 8 "LANDSCAPING STANDARDS".

LANDSCAPING GROUND COVER



PRO FORMA SURVEY
09.02.2016
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PREPARED FOR

Rainbow Child Development Center
1732 Crooks Road
Troy, Michigan 48064

PROJECT NAME

Rainbow Child Development
Spring Mill Station
Westfield, Hamilton County, Indiana

SHEET TITLE

LANDSCAPE PLAN

Engineering, Land Surveying
Consulting & Inspection
Donna Jo Smathers
Professional Land Surveyor
President / Owner
Venus L.L. Thorne
Professional Engineer
Vice President
6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
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www.npes.biz

NORTHPOINTE
&
ENGINEERING
SURVEYING, Inc.

Sheet C11 of C15
Date: 09.02.2016
Job # 16-0109

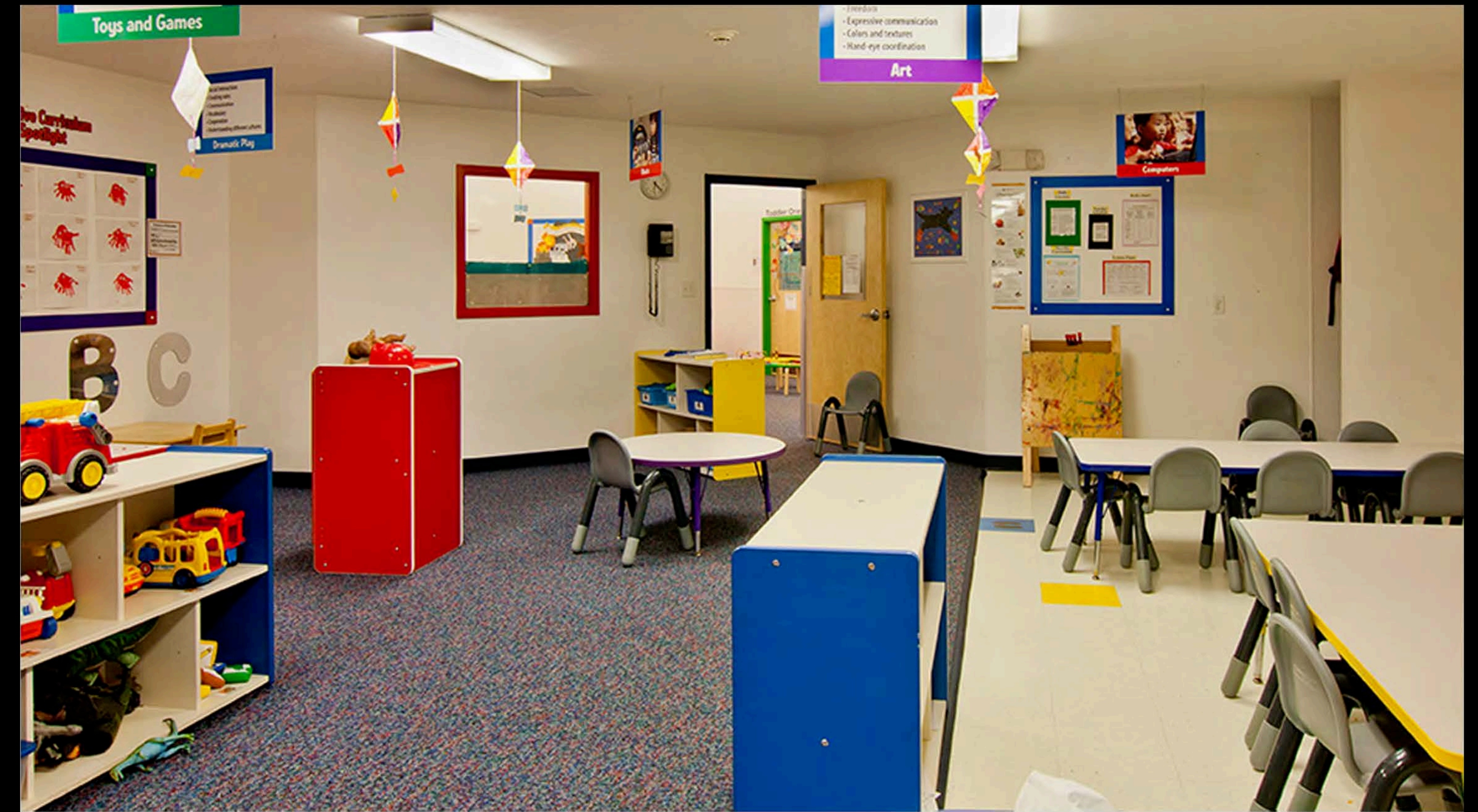


Rainbow Child Care Center - Lake Orion, MI

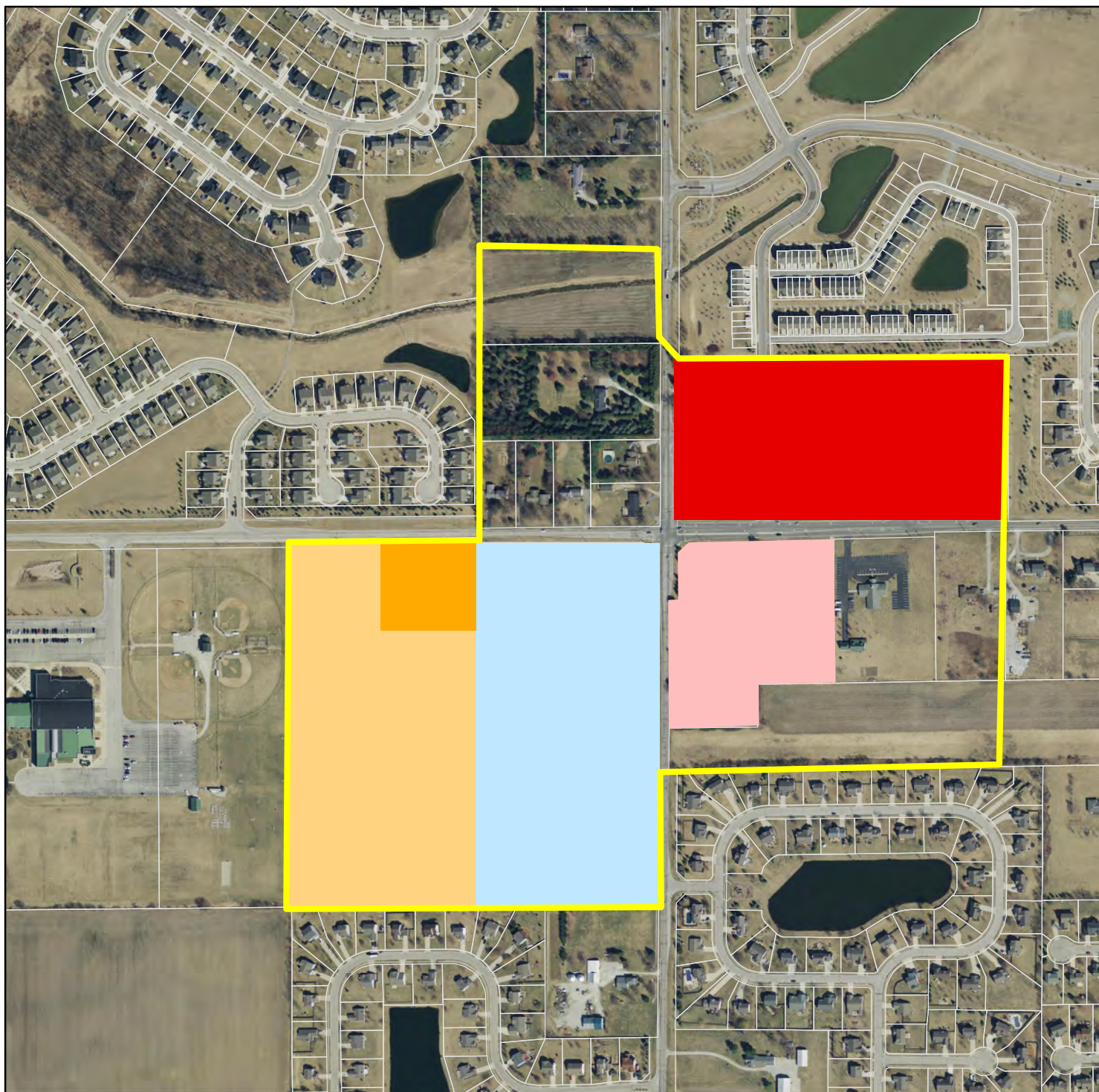


Rainbow Child Care Center - Apex, North Carolina





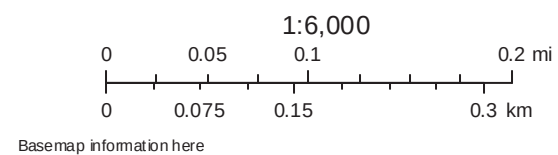
Rainbow Child Care Center - Additional Images



- | | |
|--|---|
|  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 |



September 12, 2016



OWNER:

BO PROPERTIES
WESTFIELD, LLC

7 Drydock Ave, Suite 2030
Boston, MA 02210
617-772-0255 x226

DEVELOPER:

Genesis Management
Group LLC

7 Drydock Ave, Suite 2030
Boston, MA 02210
617-772-0255 x226

ENGINEER:



Solutions by Design Since 1937

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451

LOCATION MAP:



★ = SITE

VICINITY MAP:



★ = SITE

CONSTRUCTION PLANS FOR THE CAMPUS WESTFIELD



PROJECT DATA:

PROJECT ADDRESS	2100 E196TH STREET WESTFIELD, IN
PROJECT AREA	2.8 AC
EXISTING BUILDING AREA	298,961 SF
EXISTING PARKING SPACES	1167
EXISTING ACCESSIBLE SPACES	33
STANDARD SPACES PROPOSED	324
ACCESSIBLE SPACES PROPOSED	0
TOTAL PARKING SPACES	1491
REQUIRED PARKING SPACES	997

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
C100	OVERALL EXISTING CONDITIONS PLAN
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C200	OVERALL SITE AND UTILITY PLAN
C201	SITE AND UTILITY PLAN
C202	SITE AND UTILITY DETAILS
C301	GRADING PLAN
C401	STORMWATER POLLUTION PREVENTION PLAN
C402	STORMWATER POLLUTION PREVENTION DETAILS
C403	STORMWATER POLLUTION PREVENTION NOTES

BENCHMARKS:

REFERENCE BENCHMARK: 29G 511 - BRASS TABLET LOCATED ON THE WEST CORNER OF THE SOUTH ABUTMENT OF A WOODEN BRIDGE OVER LINDLEY DITCH AT THE MACGREGOR PARK ENTRANCE DRIVE.
ELEV.=878.39 NAVD 1988 DATUM

PROJECT BENCHMARK #1: CUT "X" ON THE SOUTHWEST CAP BOLT OF A FIRE HYDRANT LOCATED 1025 FEET NORTH OF THE CENTERLINE OF 196TH STREET, 13.5 FEET EAST OF THE EDGE OF THE ASPHALT PARKING LOT AND 15.5 FEET WEST OF A WOVEN WIRE FENCE.
ELEV.=909.11 NAVD 1988 DATUM

PROJECT BENCHMARK #2: MAGNAIL IN SHINER SET ON THE EAST SIDE OF A LIGHT POLE BASE 1670 FEET NORTH OF THE CENTERLINE OF 196TH STREET, 260 FEET SOUTHEAST OF A 1 STORY BUILDING, 13 FEET NORTH OF THE NORTH EDGE OF THE PARKING LOT, AND 165 FEET WEST OF A WOVEN WIRE FENCE.
ELEV.=911.03 NAVD 1988 DATUM

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEP.	317-804-3170
WESTFIELD PUBLIC WORKS DEPARTMENT	317-804-3100
WESTFIELD FIRE DEPARTMENT	317-804-3307
HAMILTON COUNTY SURVEYORS OFFICE	317-776-8495
ELECTRIC - DUKE ENERGY	317-776-5331
GAS - VECTREN	317-776-5550
GAS - MARATHON PIPELINE LLC	317-291-9460x1233
CABLE - COMCAST	317-275-6493
WATER & SEWER - CITIZENS WESTFIELD	317-263-6442
FRONTIER COMMUNICATION	317-984-9010

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIFE TEAM:

PROJECT MANAGER	JENNIFER LASCH, PE, LEED AP	317-706-6346
PROJECT ENGINEER	BOB GAFFER, PE	317-706-6343
PROJECT SURVEYOR	PAUL KLODZEN	317-706-6467
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description
1	09-15-16	Initial Design
2	09-15-16	Final Design
3	09-15-16	Final Design
4	09-15-16	Final Design
5	09-15-16	Final Design
6	09-15-16	Final Design
7	09-15-16	Final Design
8	09-15-16	Final Design
9	09-15-16	Final Design
10	09-15-16	Final Design

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Real Estate Services

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@crife.biz

COVER SHEET

The Campus Westfield
Genesis Management Group LLC

7 Drydock Ave, Suite 2030
Boston, MA 02210

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Date: 00-00-00

COVERING
DESIGN

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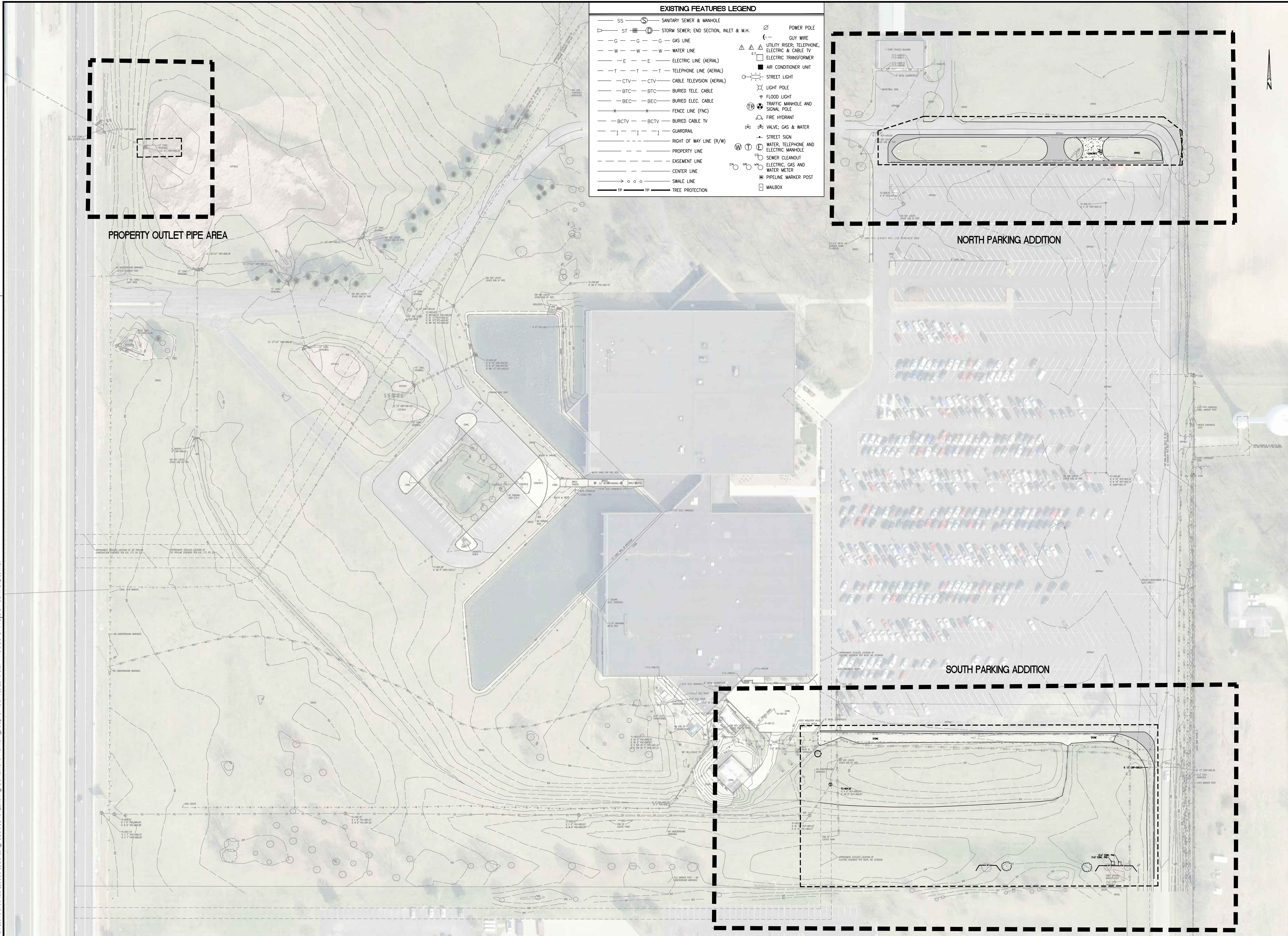
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Sheet: CS
Date: 09-15-16
Project Number: 160426-20000

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OVERALL EXISTING CONDITIONS PLAN	
The Campus Westfield	
Genesis Management Group LLC	
7 Drydock Ave, Suite 2050 Boston, MA 02210	
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EXISTING FEATURES LEGEND

— S —	SANITARY SEWER & MANHOLE	⊗	POWER POLE
▷ ST —	STORM SEWER, END SECTION, INLET & M.H.	⌋	GUY WIRE
— G —	GAS LINE	⚡	UTILITY RISER, TELEPHONE, ELECTRIC & CABLE TV
— W —	WATER LINE	E.T.	ELECTRIC TRANSFORMER
— E —	ELECTRIC LINE (AERIAL)	■	AIR CONDITIONER UNIT
— T —	TELEPHONE LINE (AERIAL)	⊙	STREET LIGHT
— CTV —	CABLE TELEVISION (AERIAL)	⊗	LIGHT POLE
— BTC —	BURIED TELE. CABLE	⊗	FLOOD LIGHT
— BEC —	BURIED ELEC. CABLE	TR	TRAFFIC MANHOLE AND SIGNAL POLE
— X —	FENCE LINE (FNC)	⊗	FIRE HYDRANT
— BCTV —	BURIED CABLE TV	⊗	VALVE, GAS & WATER
— I —	GUARDRAIL	⊗	STREET SIGN
— — — — —	RIGHT OF WAY LINE (R/W)	⊗	WATER, TELEPHONE AND ELECTRIC MANHOLE
— — — — —	PROPERTY LINE	⊗	SEWER CLEANOUT
— — — — —	EASEMENT LINE	⊗	ELECTRIC, GAS AND WATER METER
— — — — —	CENTER LINE	⊗	PIPELINE MARKER POST
— — — — —	SWALE LINE	⊗	MAILBOX
— TP — TP —	TREE PROTECTION	●	GUARD POST
D.	DEED DIMENSION	⊗	SPRINKLER HEAD
M.	MEASURED DIMENSION	⊗	IRRIGATION CONTROL BOX
P.	PLAT DIMENSION	+	SPOT GRADE
R.	RADIUS	+ 800.25	TOP CURB/GUTTER GRADE
L.	ARC LENGTH	* 800.25	
H.H.	HANDHOLE		
FND.	FOUND		
CONC.	CONCRETE		
ASPH.	ASPHALT		
TC	TOP OF CASTING ELEVATION	⊗	MONITORING WELL
IE	INVERT ELEVATION	⊗	FIRE SERVICE STAND PIPE
FFE	FINISH FLOOR ELEVATION	⊗	GAS VENT PIPE
TBM	TEMPORARY BENCHMARK	⊗	SEPTIC TANK LID
		⊗	WELL CAP
●	Denotes a 5/8" DIA. REBAR with YELLOW PLASTIC CAP SET. CAP STAMPED "CORPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	⊗	AIR RELIEF VALVE
○	Denotes a MAG NAL with WASHER SET. WASHER STAMPED "CORPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	⊗	UNDERGROUND TANK FILLER PIPE
		123	SITE ADDRESS

DEMOLITION PLAN LEGEND	
EXISTING ASPHALT TO BE SAWCUT AND REMOVED FROM SITE 	EXISTING CONCRETE TO BE SAWCUT AND REMOVED FROM SITE 

- ## DEMOLITION PLAN NOTES:
1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
 3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEET C401-C403 PRIOR TO COMMENCING DEMOLITION.
 5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
 6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
 8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
 9. REMOVAL OR RELOCATION OF ALL EXISTING LANDSCAPING MUST BE COORDINATED WITH OWNER.
 10. CONTRACTOR SHALL CONTACT OWNER REGARDING THE SALVAGE OF EXISTING LANDSCAPE. SALVAGE VALUE IS TO BE CONSIDERED WHEN PRICING WORK.
 11. TREES SHOWN TO BE RELOCATED SHALL BE REMOVED AND REPLANTED IN ACCORDANCE WITH THE "LAWNS AND GRASSES" SECTION OF THE PROJECT MANUAL. TREES SHALL BE RELOCATED ONLY WITHIN THE AREAS SHOWN.
 12. EXISTING UNDERGROUND ELECTRIC AND TELEPHONE CABLES THAT ARE SHOWN TO BE ABANDONED IN PLACE MAY BE CUT AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT LINES ARE NOT ACTIVE PRIOR TO CUTTING.
 13. EXISTING WATER LINES SHALL NOT BE ABANDONED OR DEMOLISHED UNTIL PROPOSED WATER MAINS HAVE BEEN INSTALLED TO A POINT SUCH THAT ONLY MINIMAL DISRUPTION IN WATER SERVICE TO THE EXISTING OCCUPIED BUILDINGS WILL OCCUR.
 14. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND	
1	SAWCUT AND REMOVE EXISTING CONCRETE TO THE LIMITS ILLUSTRATED.
2	SAW CUT AND REMOVE EXISTING ASPHALT AND GRANULAR SUBBASE
3	REMOVE EXISTING CONCRETE PAD. CONTRACTOR TO VERIFY UTILITY NOT IN SERVICE WITH UTILITY PROVIDER.
4	ADJUST SANITARY CASTING TO PROPOSED GRADE. REFER TO GRADING PLAN, C301.
5	REMOVE DEAD TREES INCLUDING ROOT BALLS.

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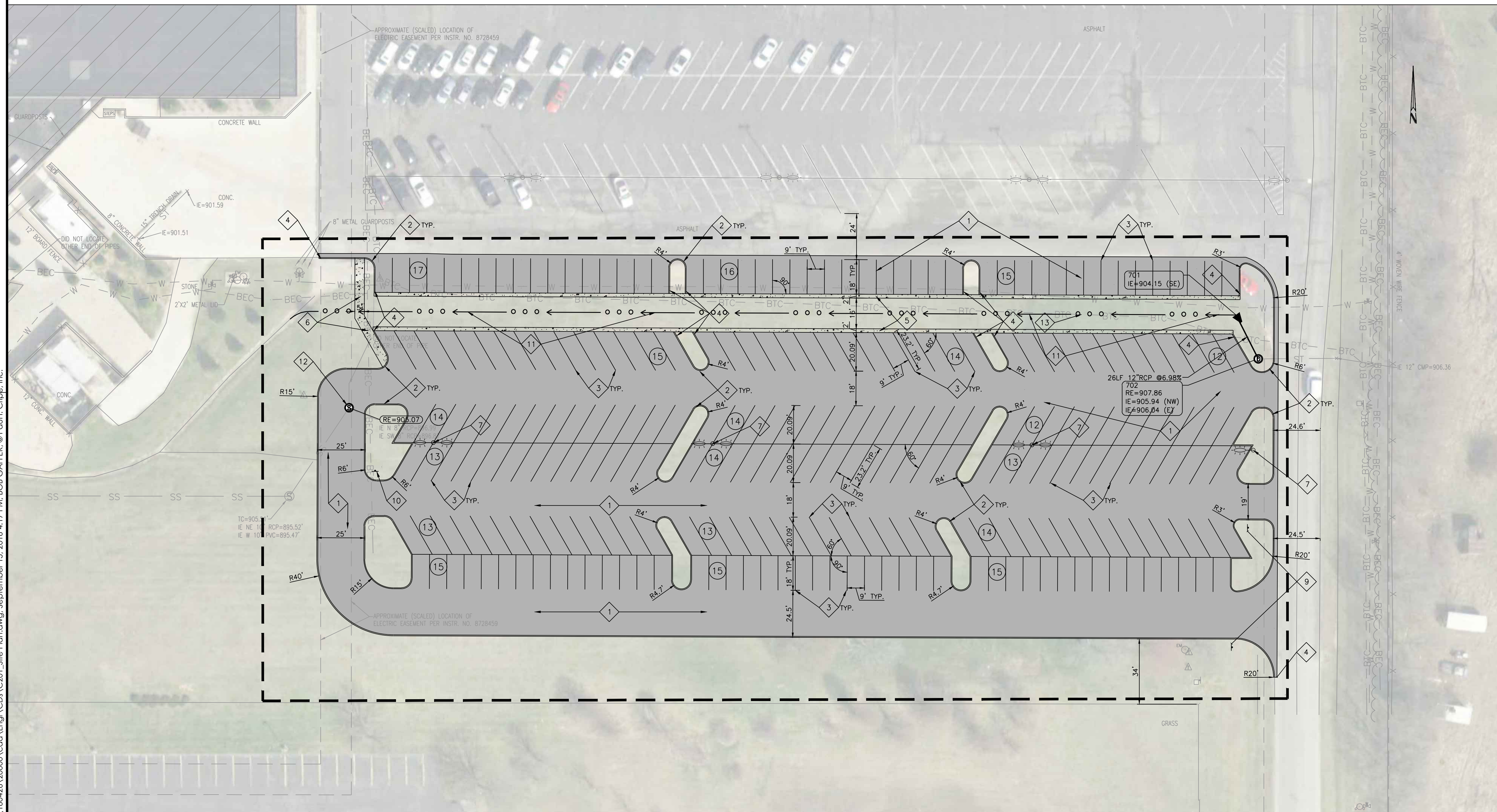
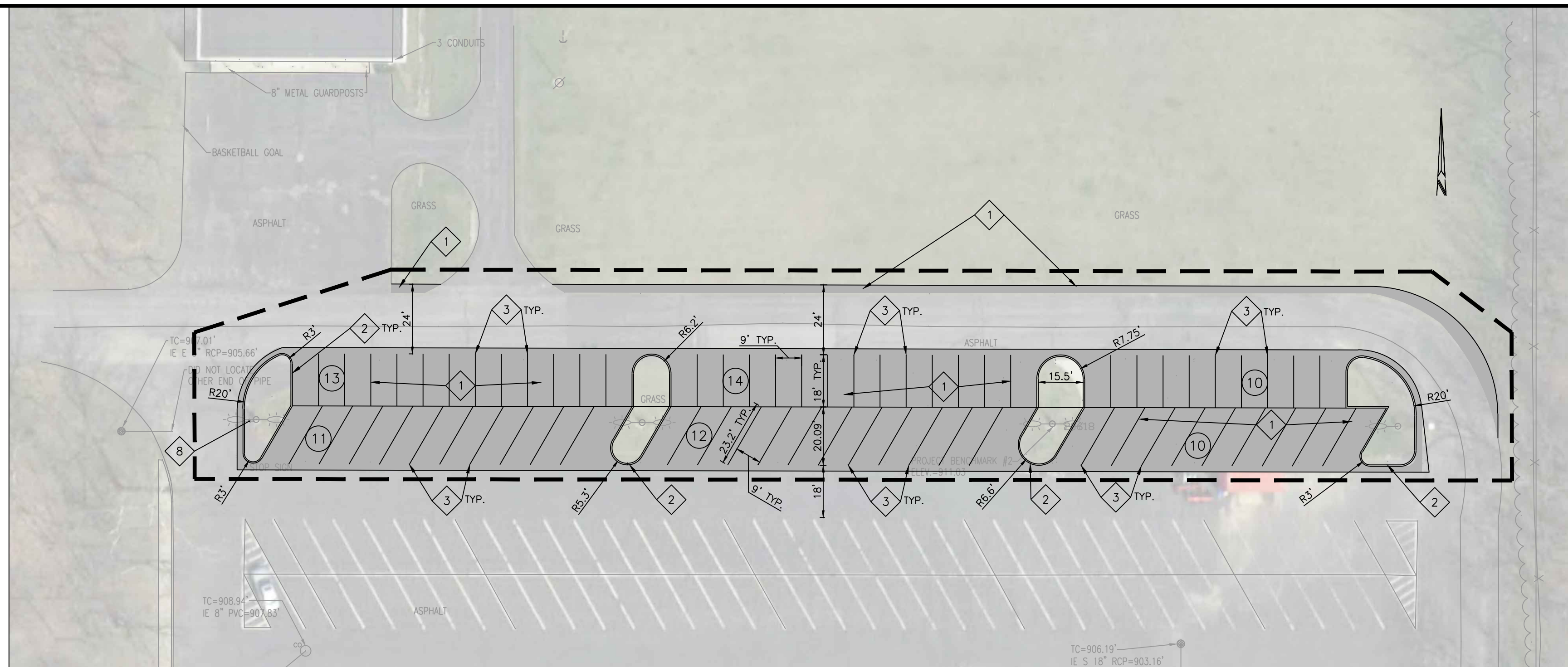
EXISTING CONDITIONS AND DEMOLITION PLAN

The Campus Westfield

Genesis Management Group LLC
7 Drydock Ave, Suite 2050
Boston, MA 02210

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Quality Assurance: DL	
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SITE PLAN LEGEND

	PROPERTY LINE		BUILDING LIMITS
	EASEMENT LINE		
	RIGHT-OF-WAY		
	FENCE		PARKING CUNT
	CONSTRUCTION LIMITS		
ST	STORM SEWER, MANHOLE		END SECTION
RD	ROOF DRAIN, CLEANOUT		CURB INLET
W	WATER LINE, METER, VALVE		STORM SEWER
SS	SANITARY SEWER, MANHOLE		"TEE" FITTING
SS	SANITARY LATERAL, CLEAN OUT		TAPPING SLEEVE
	EASEMENT LINE		FIRE HYDRANT
	OVERHEAD ELECTRIC, POLE		FIRE DEPARTMENT
	BURIED ELECTRIC, MANHOLE		POST INDICATOR
	OVERHEAD CABLE TELEVISION		STREET LIGHT
	BURIED CABLE TELEVISION		TRANSFORMER
G	GAS LINE, METER, VALVE		ELECTRIC METER
T T	OVERHEAD TELEPHONE LINE		CABLE RISER P
BTC	BURIED TELEPHONE LINE		

SITE WORK GENERAL NOTES AND SPECIFICATIONS	
1.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2.	EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3.	IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4.	IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5.	ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
6.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
7.	EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
8.	IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
9.	LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/ENGINEER/OWNER IS ADVISED TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (FEMA) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO INDIVIDUAL LOT/PROJECT

SITE PLAN NOTES

1. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
2. ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. ALL PARKING STALLS SHALL BE PERPENDICULAR 9' x 18' OR ANGLED SIXTY (60) DEGREES AT 9' x 23'2". PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
5. ALL PARKING AREAS TO BE CURBED WITH STRAIGHT CURB OR COMBINED WALK AND CURB AS SHOWN.
6. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
7. SEE UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.
8. SEE SHEET C202 FOR DETAILS REFERENCED.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

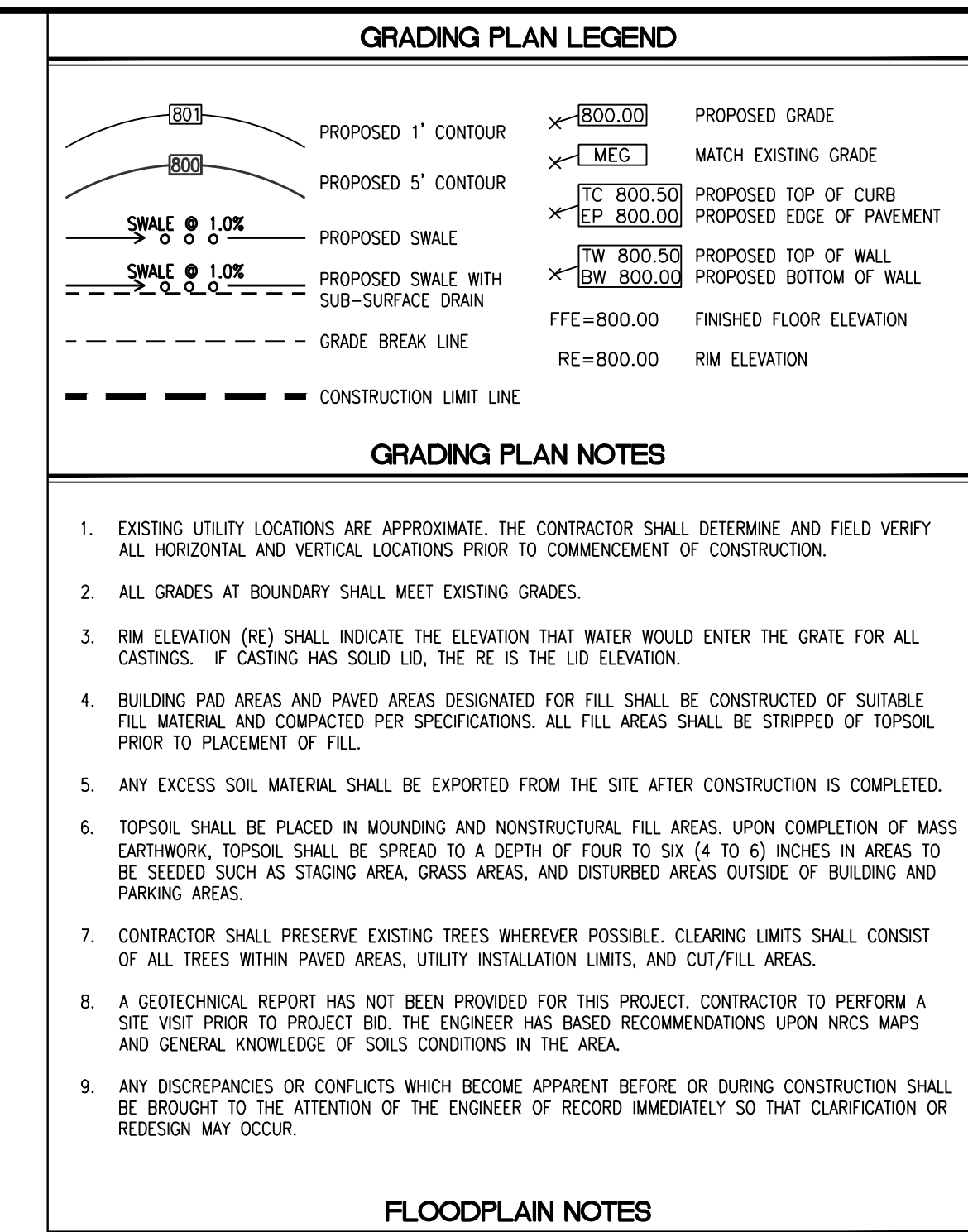
UTILITY PLAN NOTES

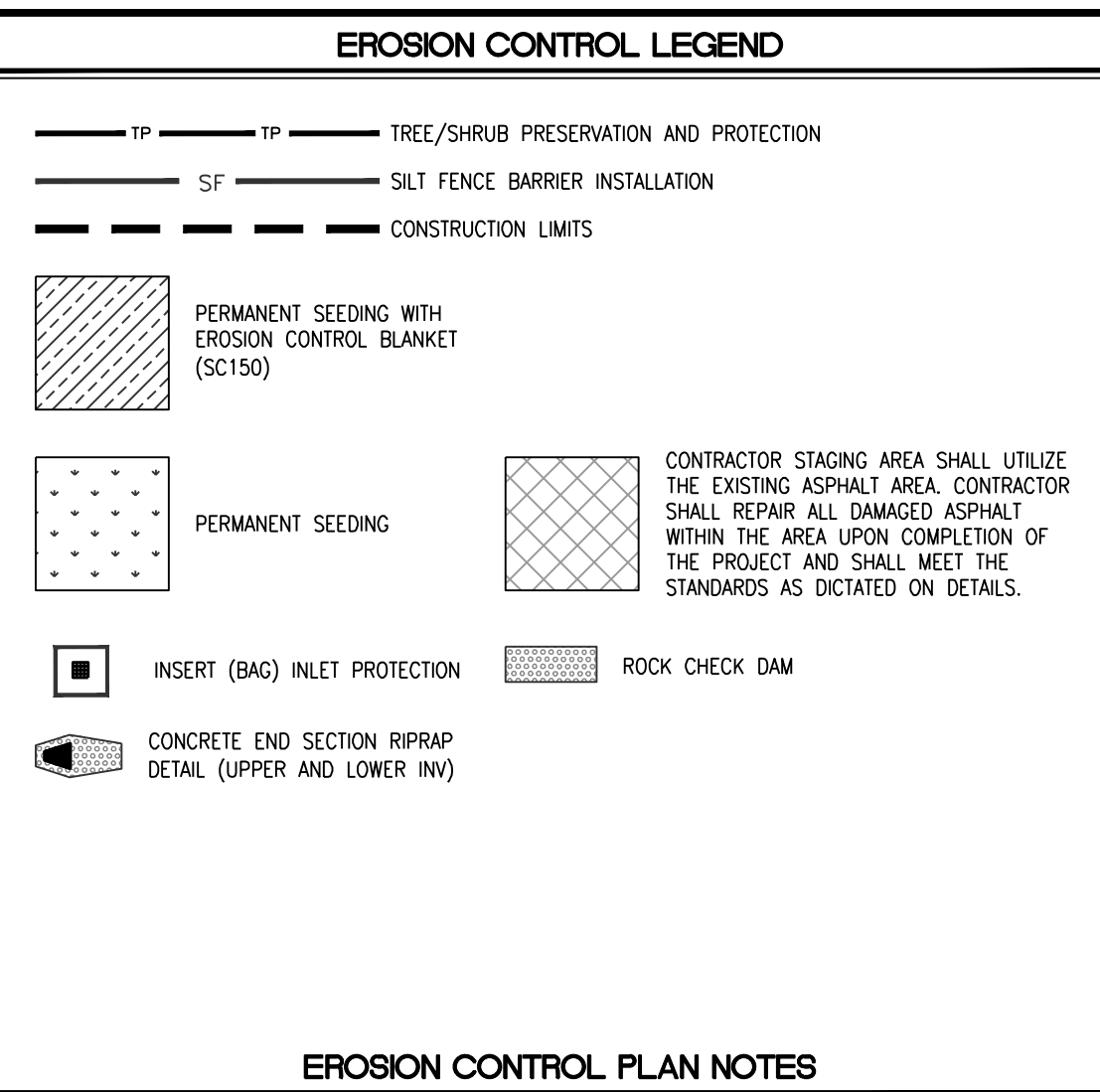
UTILITY PLAN NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
5. REFER TO ELECTRIC PLANS FOR ELECTRIC DETAILS.
6. REFER TO SHEET C202 FOR OTHER NEW SITE AND UTILITY DETAILS.
7. CONNECTIONS TO EXISTING STRUCTURES REQUIRE THAT THE STRUCTURE BE REHABILITATED TO CURRENT DPW DESIGN STANDARDS.
8. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

1	WESTFIELD ASPHALT PAVEMENT SECTION	
2	CONCRETE STRAIGHT CURB	
3	PAVEMENT MARKING	
4	CURB END TRANSITION	
5	2' CONCRETE EDGING FOR BIOSWALE	
6	5' CONCRETE WALK. BRIDGE TO SPAN OVER BIOSWALE	
7	SITE LIGHTING TO BE VERIFIED	
8	EXISTING STOP SIGN TO REMAIN	
9	INSTALL STOP SIGN.	
10	INSTALL ONE WAY SIGN.	
11	BIOSWALE. REFER TO GRADING AND DETAILS SHEETS	
12	ADJUST SANITARY CASTING TO GRADE. SEE GRADING PLAN, C301.	
13	CONTRACTOR TO VERIFY COVER OVER UTILITY AND REROUTE IF NECESSARY. COORDINATE WITH UTILITY COMPANY.	
14	ATTACH STEEL PLATE TO HEADWALL TO REDUCE PIPE OPENING. REFER TO DETAIL	





This aerial site plan depicts a rectangular parking lot with a dashed black boundary. The lot is divided into three main sections of stalls, numbered 12 through 17. The top section contains stalls 15, 14, and 13. The middle section contains stalls 14, 13, and 12. The bottom section contains stalls 15, 14, and 13. The lot is bordered by an asphalt road to the north and a grassy area to the south. A concrete wall and metal guardposts are located along the western boundary. A stone wall and a 2'x2' metal lot are located along the southern boundary. A north arrow is located in the upper right corner. The plan includes various annotations such as 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459' and 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459'. The lot is divided into three main sections of stalls, numbered 12 through 17. The top section contains stalls 15, 14, and 13. The middle section contains stalls 14, 13, and 12. The bottom section contains stalls 15, 14, and 13. The lot is bordered by an asphalt road to the north and a grassy area to the south. A concrete wall and metal guardposts are located along the western boundary. A stone wall and a 2'x2' metal lot are located along the southern boundary. A north arrow is located in the upper right corner. The plan includes various annotations such as 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459' and 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459'. The lot is divided into three main sections of stalls, numbered 12 through 17. The top section contains stalls 15, 14, and 13. The middle section contains stalls 14, 13, and 12. The bottom section contains stalls 15, 14, and 13. The lot is bordered by an asphalt road to the north and a grassy area to the south. A concrete wall and metal guardposts are located along the western boundary. A stone wall and a 2'x2' metal lot are located along the southern boundary. A north arrow is located in the upper right corner. The plan includes various annotations such as 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459' and 'APPROXIMATE (SCALED) LOCATION OF ELECTRIC EASEMENT PER INSTR. NO. 8728459'.

1. SEE SHEET C403 FOR SOILS MAP AND SOIL CHARACTERISTICS.
2. SEE SHEET C402 FOR EROSION CONTROL DETAILS.
3. SILT FENCE BARRIER TO BE INSTALLED PRIOR TO CONSTRUCTION.
4. EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
5. SEE EROSION CONTROL SPECIFICATIONS FOR ALL EROSION CONTROL MEASURES, SCHEDULES, AND SEQUENCES.
6. CONTRACTOR TO PROVIDE A STABLE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT CONDITION FROM THE CONSTRUCTION SITE TO KEEP MUD AND SEDIMENT OFF PUBLIC ROADS.
7. EROSION CONTROL MAINTENANCE -- SITE TO BE INSPECTED AT LEAST ONCE A WEEK AND MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF RAINFALL.
8. STORMWATER DISCHARGE WILL NOT ENTER THE GROUNDWATER FOR THIS PROJECT.
9. PRESENCE OF HYDRIC SOILS.
10. CONTRACTOR SHALL PROVIDE THE CITY OF WESTFIELD WITH A NARRATIVE DESCRIBING THE CONSTRUCTION SEQUENCE, INCLUDING START DATES FOR EACH LAND DISTURBING ACTIVITY.
11. THE ACTUAL PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL SHALL BE DETERMINED DURING THE BIDDING PROCESS. THE AWARD WINNING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES, ONCE DETERMINED, CRUPE SHALL COORDINATE WITH THE CITY.
12. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

EROSION AND SEDIMENT CONTROL SEQUENCE AND IMPLEMENTATION

1. INSTALL CONSTRUCTION FENCING AND GATES AS ILLUSTRATED.
2. INSTALL SILT FENCING AS SHOWN ON C401 (SEE DETAIL ON SHEET C402). DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING, CALCULUM CHLORIDE, VEGETATIVE COVER, SPRAY ON ADHESIVE OR OTHER SLOTTED METHODS.
3. IDENTIFY CONSTRUCTION STAGING, CONCRETE WASHOUT AREAS, MATERIAL STORAGE AND TOPSOIL STOCKPILE AREAS. EACH AREA SHALL BE PROPERLY PROTECTED AND DELINEATED PRIOR TO CONSTRUCTION.
4. THE NOI AND CONTACT INFORMATION FOR THE PERSON WITH ONSITE RESPONSIBILITIES MUST BE POSTED.
5. IDEM AND CITY OF WESTFIELD MUST BE NOTIFIED WITHIN 48 HOURS OF COMMENCING CONSTRUCTION.
6. CONTACT INDIANA UNDERGROUND PLANNED PROTECTION SYSTEMS, INC. ("INDIANA 811") FOR UNDERGROUND UTILITY LOCATIONS. (1-800-382-5544).
7. BEFORE OPENING UP THE SITE, FIRST EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES, UNIQUE AREAS TO BE PRESERVED (I.E. WETLANDS), OR EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS (ESPECIALLY IN PERIMETER AREAS).
8. FIRST, STRIP AND STOCKPILE ANY EXISTING TOPSOIL ON-SITE.
9. BEGIN MASS EARTHWORK FOR IMPROVEMENTS FOR PRELIMINARY GRADING. SEE "GENERAL SEEDING AND SURFACE STABILIZATION PROCEDURES" FOR TEMPORARY SEEDING GUIDELINES ON THIS SHEET.
10. REPAIR ANY SILT FENCING IF DAMAGED. IF SILT IS 1/3" HEIGHT OF FABRIC, REMOVE SILT AND REPLACE TO ORIGINAL CONDITION. CON TION DETAIL ON SHEET C402.
11. IMMEDIATELY AFTER GRADING, APPLY SURFACE STABILIZATION PRACTICES ON ALL GRADED AREAS, USING PERMANENT MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. HOWEVER, IF WEATHER DELAYS PERMANENT STABILIZATION, TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY AS A PROVISIONAL MEASURE. ALSO STABILIZE USING TEMPORARY SEEDING/MULCHING OR OTHER SUITABLE MEANS) ANY DISTURBED AREA WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 15 WORKING DAYS.
12. AFTER CONSTRUCTION AND FINAL GRADING, PERMANENTLY STABILIZE ALL DISTURBED AREAS. ALSO REMOVE TEMPORARY RUNOFF CONTROL STRUCTURES, ANY UNSTABLE SEDIMENT AROUND THEM, AND STABILIZE THOSE AREAS WITH PERMANENT SEEDING AND EROSION CONTROL BLANKET IF NECESSARY.
13. MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

KEYNOTE LEGEND

- 1 CONTRACTOR TO USE EXISTING DRIVE FOR ENTRANCE TO SITE

STORMWATER POLLUTION PREVENTION PLAN		Revisions	
The Campus Westfield		Month	Date
3939 Priority Way South Drive, Suite 200 Indianapolis, Indiana 46240 (317) 844-6777 E-Mail: cripe@cripe.biz Cripe® Architectural • Landscapes Civil Engineering Survey • 3D Laser Scanning Erosion Control Environmental Planning Real Estate Services		✓	
		✓	
		✓	
		✓	
		✓	

CERTIFIED BY:

PRELIMINARY
NOT FOR
CONSTRUCTION

Date: 00-00-00

COVERING
C401_SWPPP
DESIGN

811
1-800-382-5544
FOR CALLS IN INDIANA, ILLINOIS, MISSOURI, AND KENTUCKY

Drawn By: BG

Checked By: DL

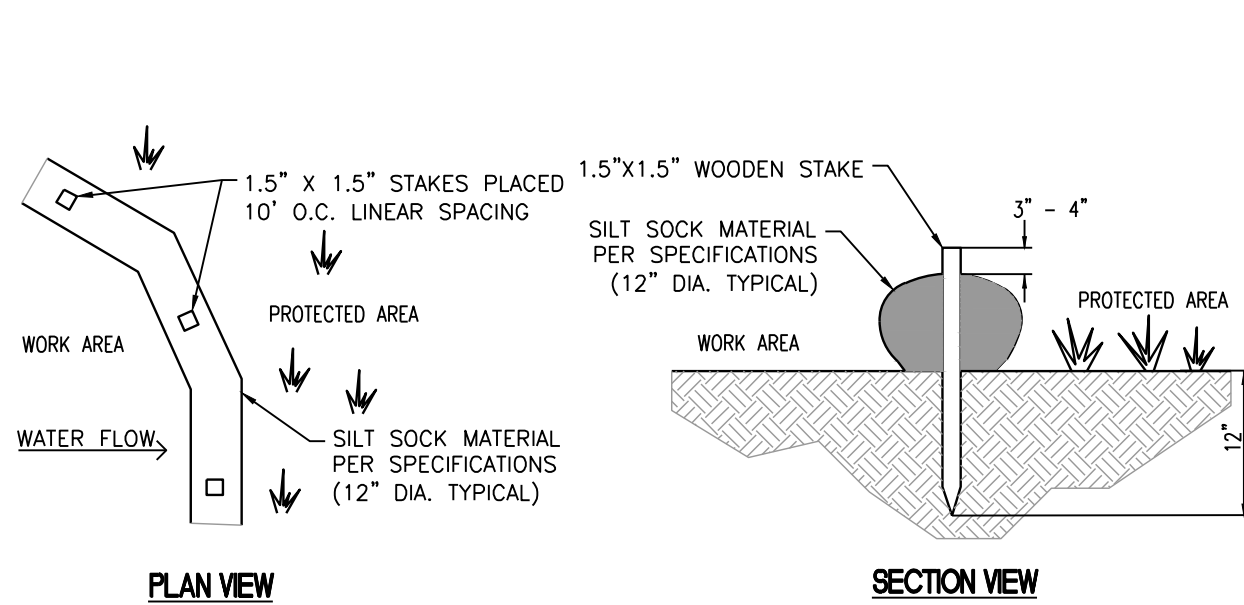
Quality Assurance: JL

Scale: 0 Scale 1" = 30'

Sheet: C401

Date: 09-15-16

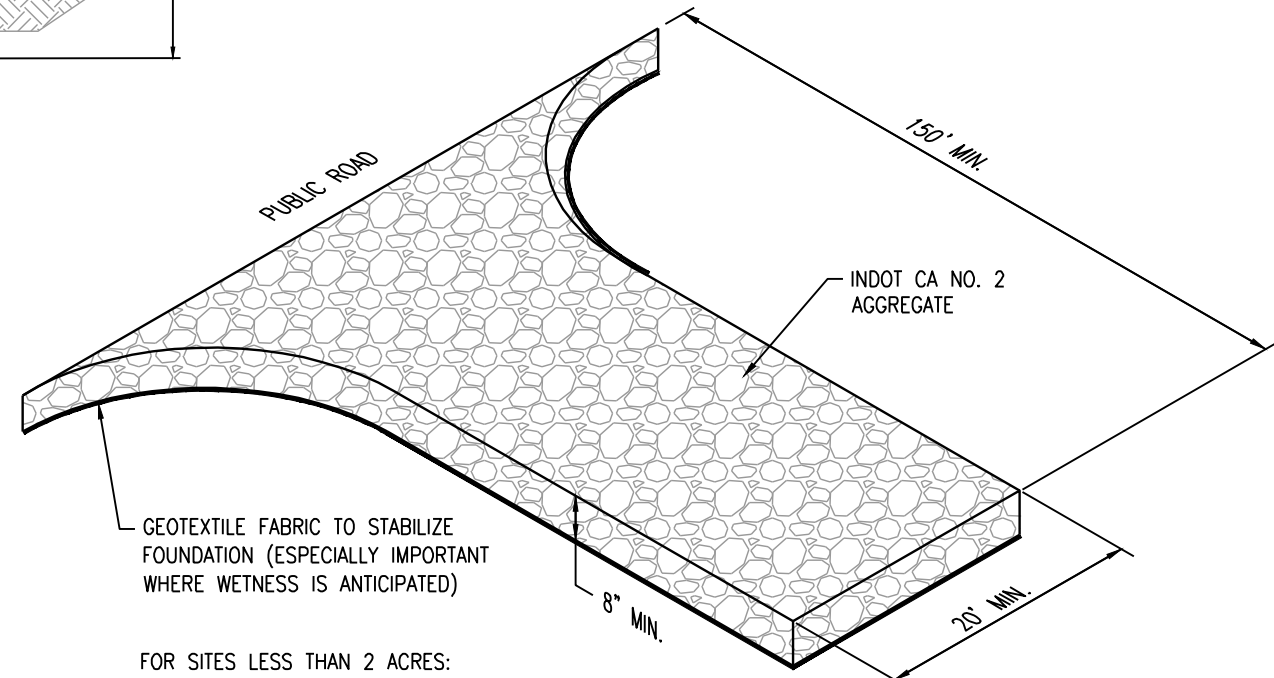
© Paul J. Cripe, Inc.



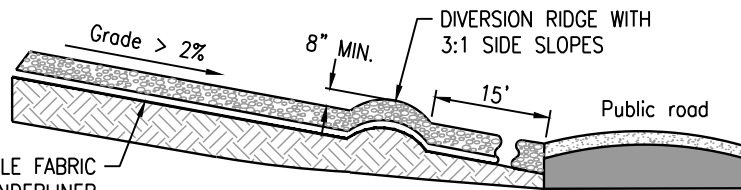
- Notes:**
1. All material to meet specifications.
 2. Compost Socks fill to meet application requirements.
 3. Filter media may be dispersed on site, at the end of construction, as allowed by Owner.

COMPOST SOCK DETAIL

NO SCALE



FOR SITES LESS THAN 2 ACRES:
LENGTH = 50' MINIMUM
WIDTH = 12' MINIMUM
THICKNESS = 6' MINIMUM



DIVERSION RIDGE CROSS-SECTION

INSTALLATION

1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (INDOT CA NO. 53) [OPTIONAL, USED PRIMARILY WHERE THE PURPOSED OF THE PAD IS KEEP SOIL FROM ADHERING TO VEHICLE TIRES]
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE

- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

INSTALLATION

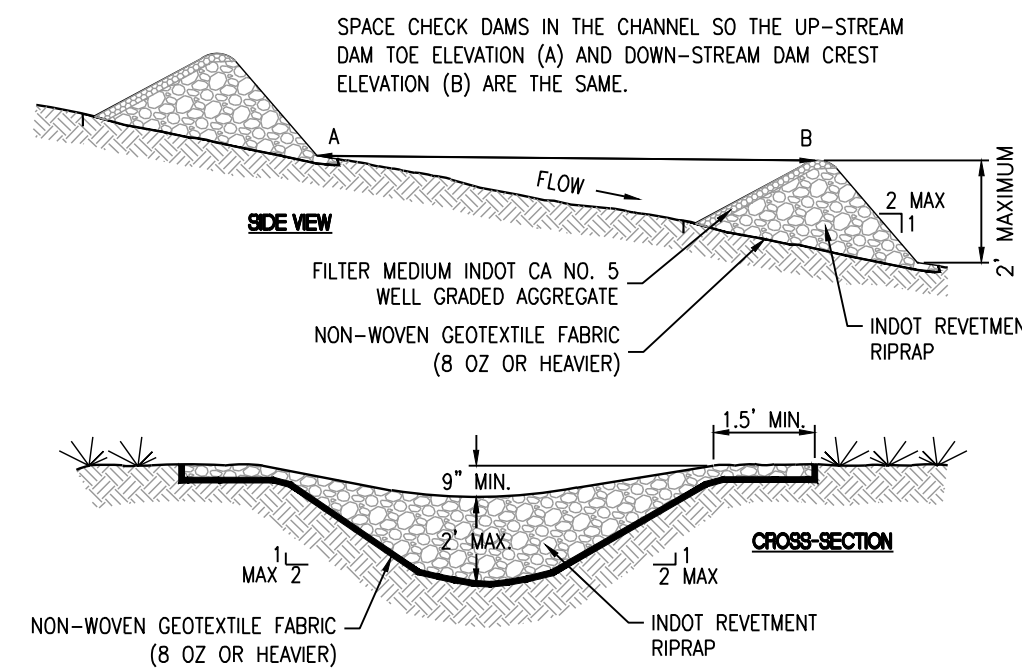
1. REMOVE THE GRATE FROM THE CATCH BASIN.
2. IF USING OPTION OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT.
3. STAND THE GRATE ON END, MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS.
4. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE

- INSPECT DAILY.
- REMOVE ALL ACCUMULATED SEDIMENT AFTER EACH STORM EVENT. DISPOSE OF SEDIMENT IN AN AREA WHERE IT WILL NOT REENTER THE PAVED AREA OR STORM DRAINS TO EMPTY UNIT. LIFT THE UNIT OUT OF THE INLET BY USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION. CONTACT: 708-867-8446.
- WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE INLET PROTECTION.

INSERT (BAG) INLET PROTECTION

NOT TO SCALE



NOTE: INDOT CA NO. 8 AGGREGATE IS ACCEPTABLE IF NO. 5 AGGREGATE IS NOT AVAILABLE. THE USE OF NO. 8 AGGREGATE MAY RESULT IN MORE FREQUENT OVERTOPPING OF THE STRUCTURE AND WILL INCREASE THE FREQUENCY OF STRUCTURE MAINTENANCE.

INSTALLATION

1. LAY OUT THE LOCATION OF THE CHECK DAM.
2. EXCAVATE A CUTOFF TRENCH INTO THE CHANNEL BOTTOM AND DITCH BANKS, EXTENDING IT A MINIMUM OF 18 INCHES BEYOND THE TOP OF THE DITCH BANK.
3. INSTALL AND ANCHOR FILTER FABRIC IN THE CHANNEL AND CUTOFF TRENCH.
4. PLACE RIPRAP IN THE CUTOFF TRENCH AND CHANNEL TO THE LINES AND DIMENSIONS SHOWN IN THE CONSTRUCTION PLANS. THE CENTER OF EACH DAM MUST BE AT LEAST NINE INCHES LOWER THAN THE UPPERMOST POINTS OF CONTACT BETWEEN THE RIPRAP DAM AND CHANNEL BANKS.
5. EXTEND THE RIPRAP AT LEAST 18 INCHES BEYOND THE TOP OF THE CHANNEL BANKS TO KEEP OVERFLOW WATER FROM ERODING AREAS ADJACENT TO THE CHANNEL BANKS BEFORE IT RE-ENTERS THE CHANNEL.
6. PLACE FILTER MEDIUM (INDOT CA NO. 5 AGGREGATE) ON THE UP-SLOPE SIDE OF THE DAM. PLACE FILTER MEDIUM OVER THE ENTIRE FACE OF THE DAM UP TO THE BASE OF THE OVERFLOW WEIR NOTCH.
7. STABILIZE THE CHANNEL ABOVE THE UPPERMOST DAM.
8. INSTALL AN EROSION-RESISTANT LINING IN THE CHANNEL BELOW THE LOWERMOST DAM. THE LINING SHOULD EXTEND A MINIMUM DISTANCE OF SIX FEET BELOW THE DAM.
9. ADDITIONAL SEDIMENT STORAGE CAN BE PROVIDED BY EXCAVATING A SMALL SEDIMENT TRAP ON THE UPSTREAM SIDE OF THE CHECK DAM.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, INSTALL AN EROSION-RESISTANT LINER IN THAT PORTION OF THE CHANNEL.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DAM TO MAINTAIN CHANNEL CAPACITY, ALLOW DRAINAGE THROUGH THE DAM, AND PRE-VENT LARGE FLOW FROM DISPLACING SEDIMENT.
- ADD RIPRAP AND AGGREGATE AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION OF THE DAMS.
- WHEN DAMS ARE NO LONGER NEEDED, REMOVE THE RIPRAP AND AGGREGATE AND STABILIZE THE CHANNEL. USING AN EROSION-RESISTANT LINING IF NECESSARY. (RIPRAP AND AGGREGATE FROM THE DAM MAY BE REMOVED OR UTILIZED TO STABILIZE THE CHANNEL).

ROCK CHECK DAM

NOT TO SCALE

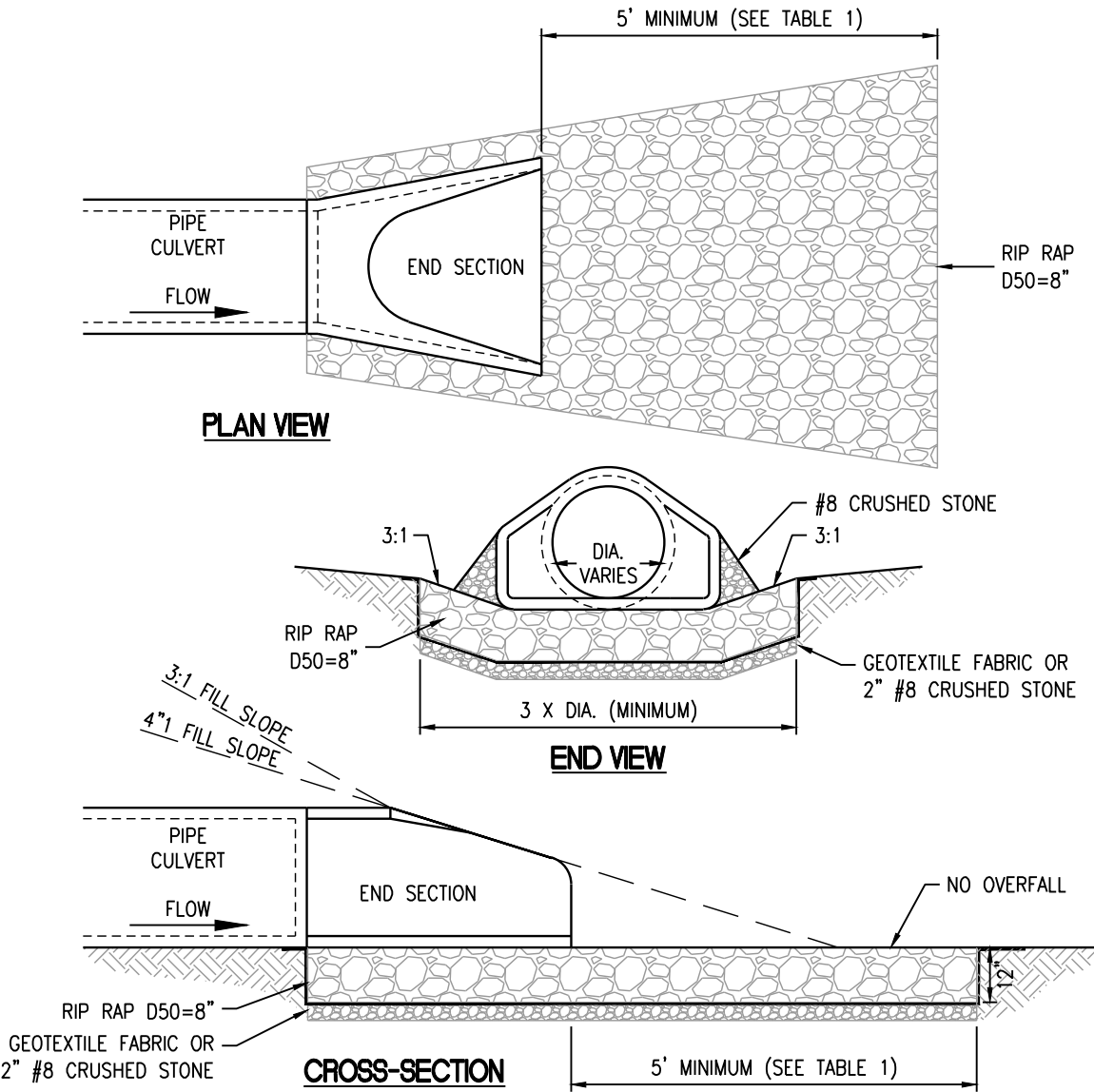


TABLE 1: SIZING FOR FLOW DISPATERS AT CULVERT PIPE OUTLET

PIPE SIZE	AVERAGE RIPRAP DIAMETER	APRON WIDTH	APRON LENGTH
8 IN.	3 IN.	2 TO 3 FT.	5 TO 7 FT.
12 IN.	5 IN.	3 TO 4 FT.	6 TO 12 FT.
18 IN.	8 IN.	4 TO 6 FT.	8 TO 18 FT.
24 IN.	10 IN.	6 TO 8 FT.	12 TO 22 FT.
30 IN.	12 IN.	8 TO 10 FT.	14 TO 28 FT.
36 IN.	14 IN.	10 TO 12 FT.	16 TO 32 FT.

INSTALLATION

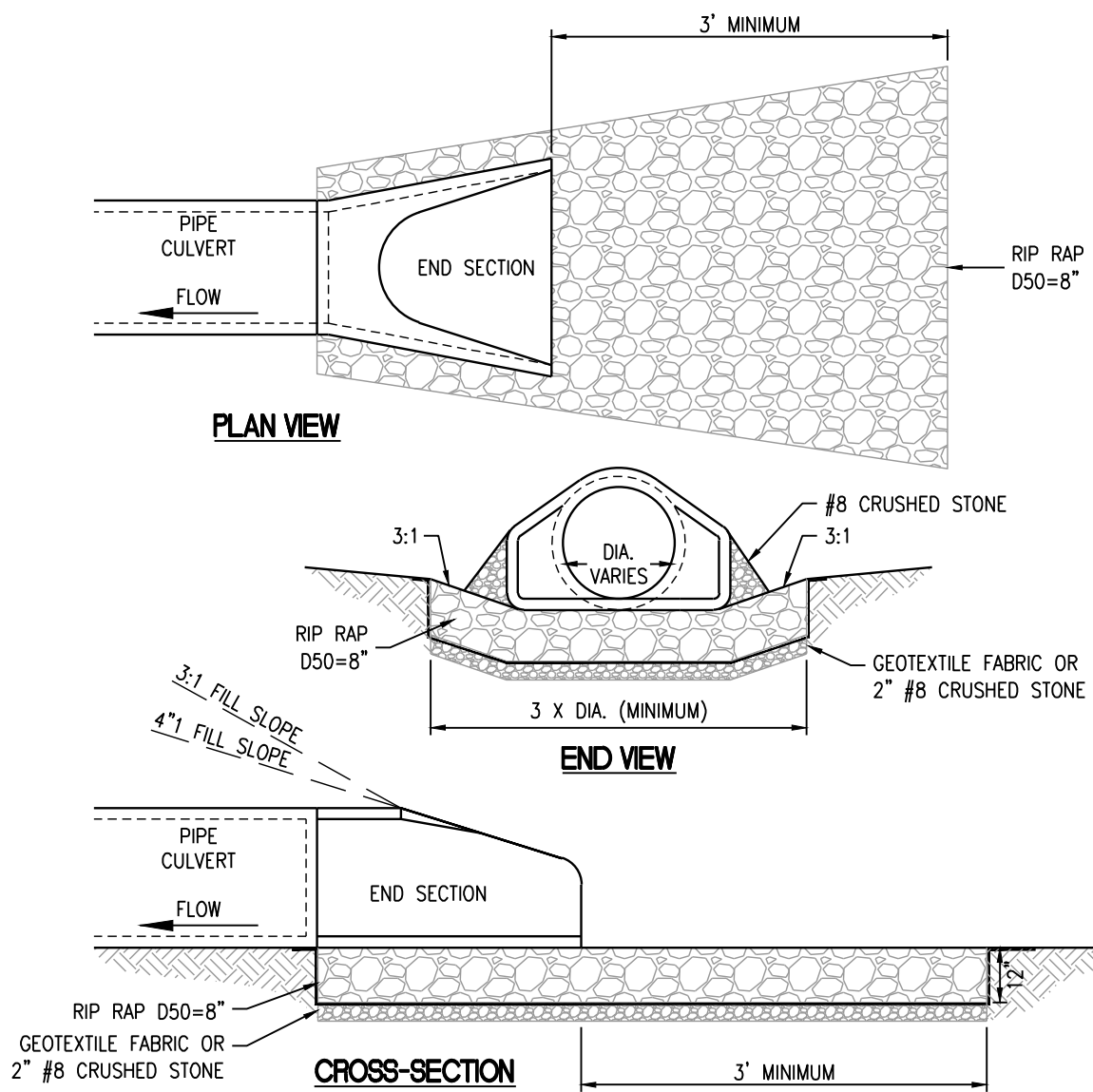
1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DETAILED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAIMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE).

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2. INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
3. CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
4. CHECK FOR PIPING UNDERCUTTING; REPAIR IMMEDIATELY.

CONCRETE END SECTION RIPRAP DETAIL (LOWER INVERT)

NOT TO SCALE



INSTALLATION

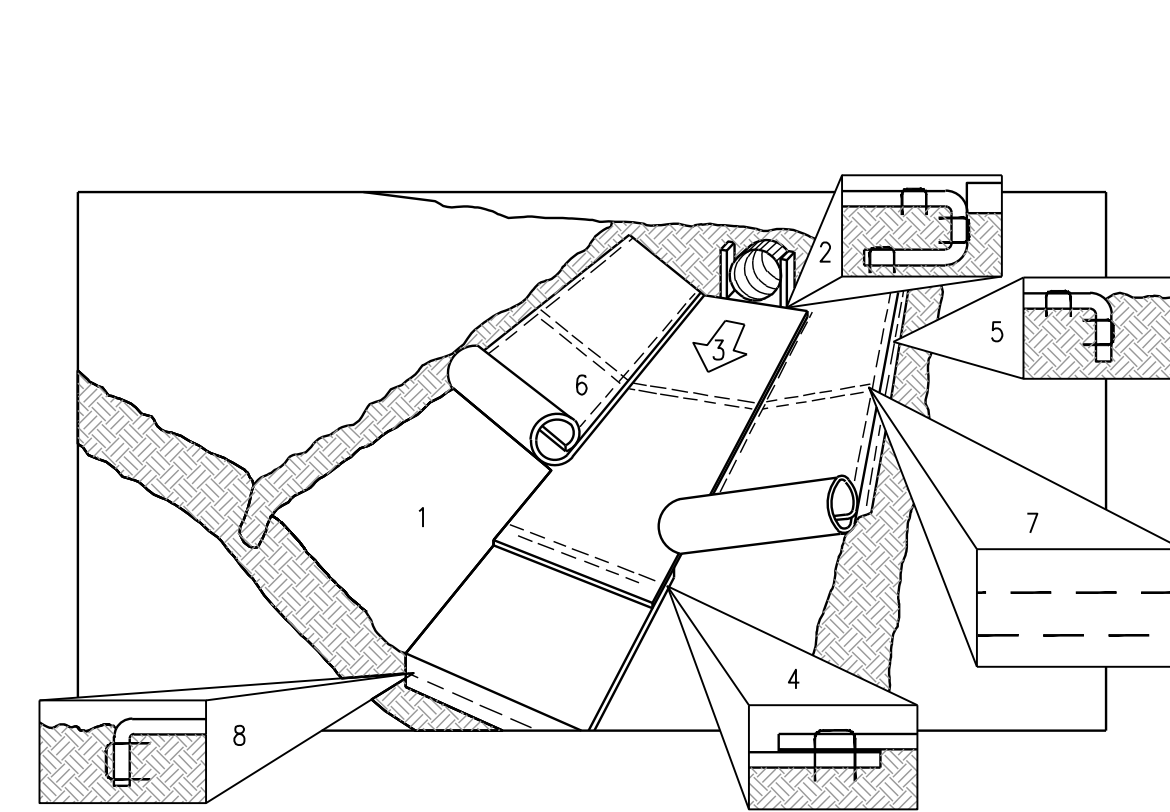
1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DETAILED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAIMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE).

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2. INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
3. CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
4. CHECK FOR PIPING OR UNDERCUTTING; REPAIR IMMEDIATELY.

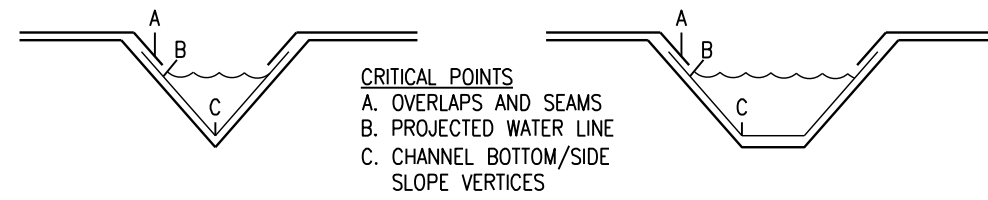
CONCRETE END SECTION RIPRAP DETAIL (UPPER INVERT)

NOT TO SCALE



INSTALLATION

1. SELECT THE TYPE AND WEIGHT OF EROSION CONTROL BLANKET TO FIT THE SITE CONDITIONS PER THE MANUFACTURER'S SPECIFICATIONS.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
3. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
5. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH 8" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. FULL LENGTH EDGES OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 8" OVER THE CENTER BLANKET AND STAPLED.
8. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
9. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

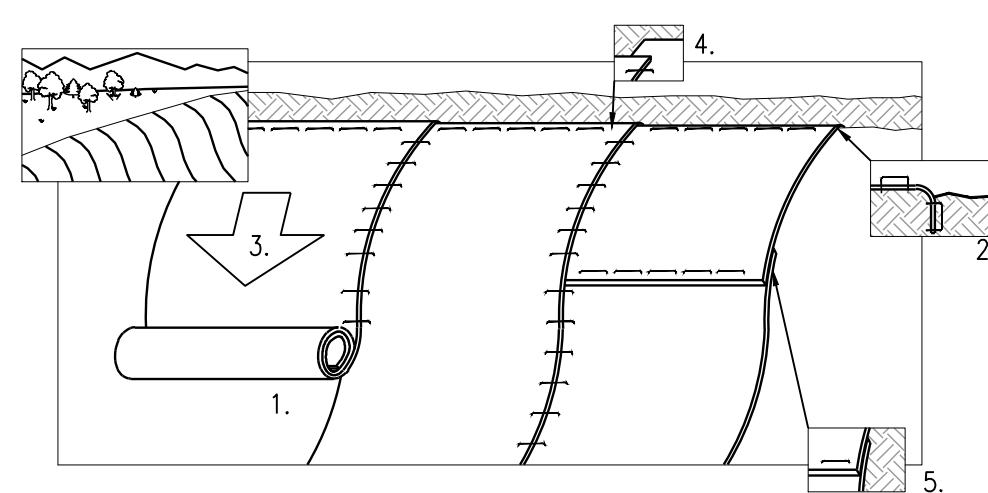
MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR DISPLACEMENT OF THE BLANKET.
- IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING THE ERODED AREA, ADD SOIL AND TAMP, RESEED THE AREA, REPLACE AND STAPLE THE BLANKET.

REFER TO GENERAL STAPLE PATTERN GUIDE ON EROSION CONTROL DETAIL EC-06 FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR CHANNELS.

CHANNEL EROSION CONTROL BLANKET

NOT TO SCALE

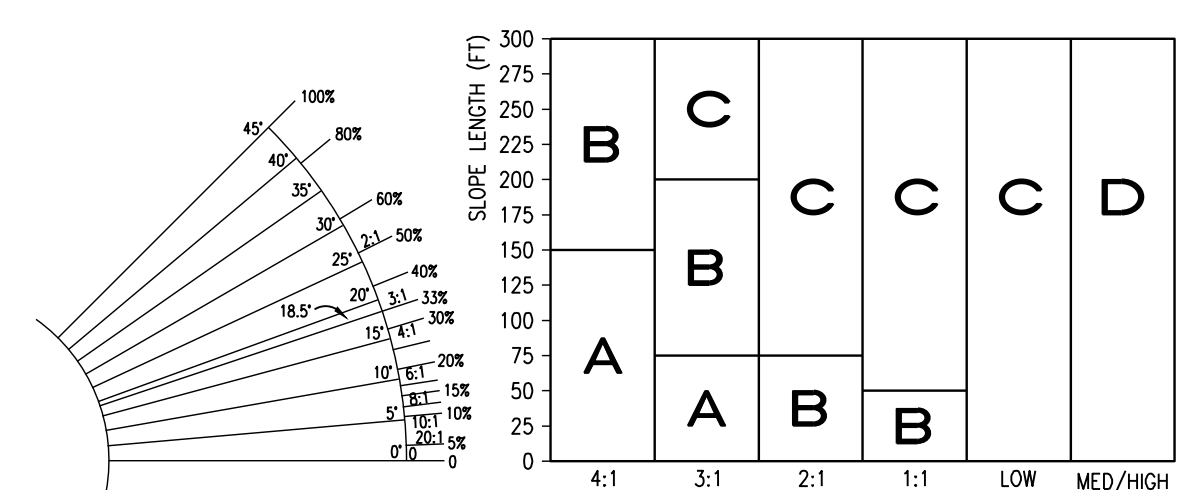
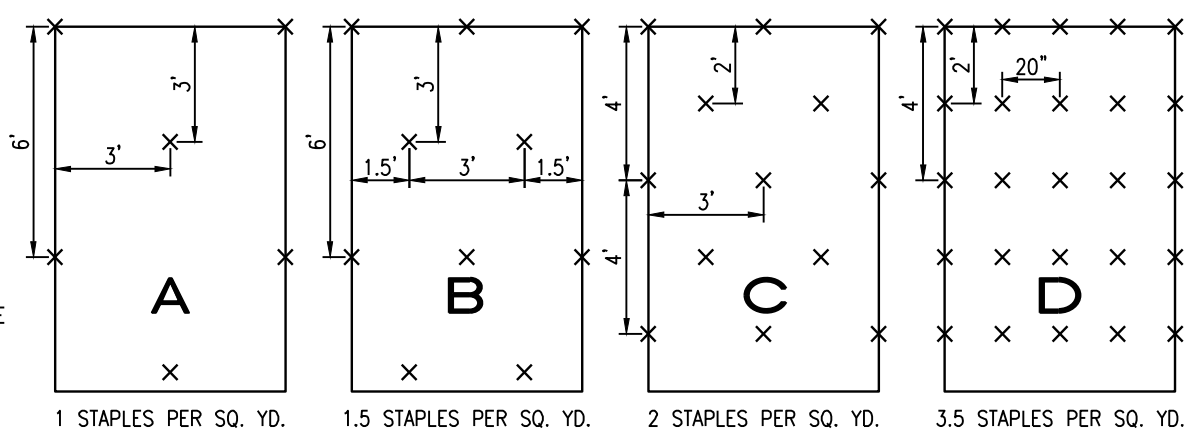


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROX. 12" APART.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS.

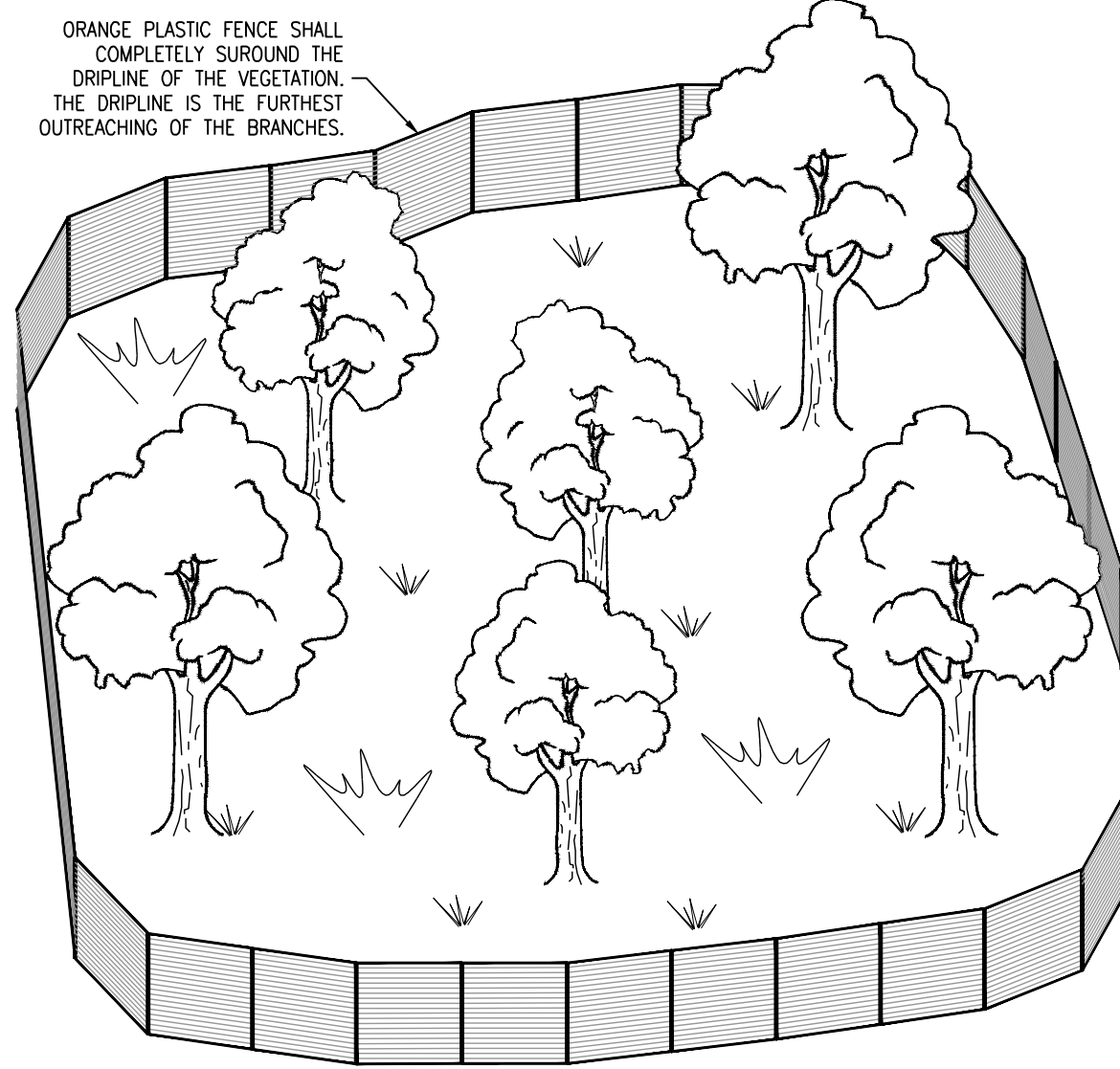
SLOPE INSTALLATION GUIDE

NOT TO SCALE



STAPLE PATTERN GUIDE

NOT TO SCALE

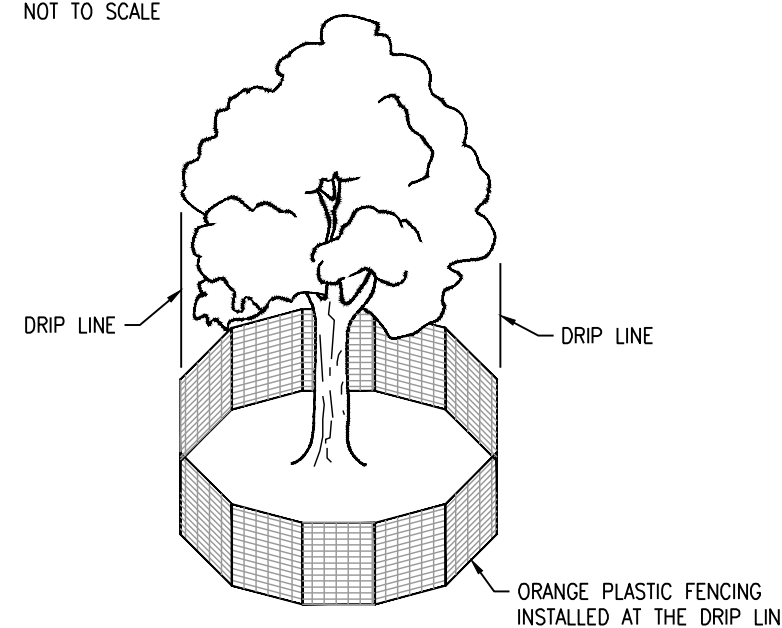


MAINTENANCE

- INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- REPAIR PERIMETER BARRIERS IF DAMAGED.
- INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC. REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD TISSUE. DO NOT USE TREE PAINT.
- CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE LIMBS.

MULTIPLE TREES / SHRUBS PRESERVATION AND PROTECTION

NOT TO SCALE

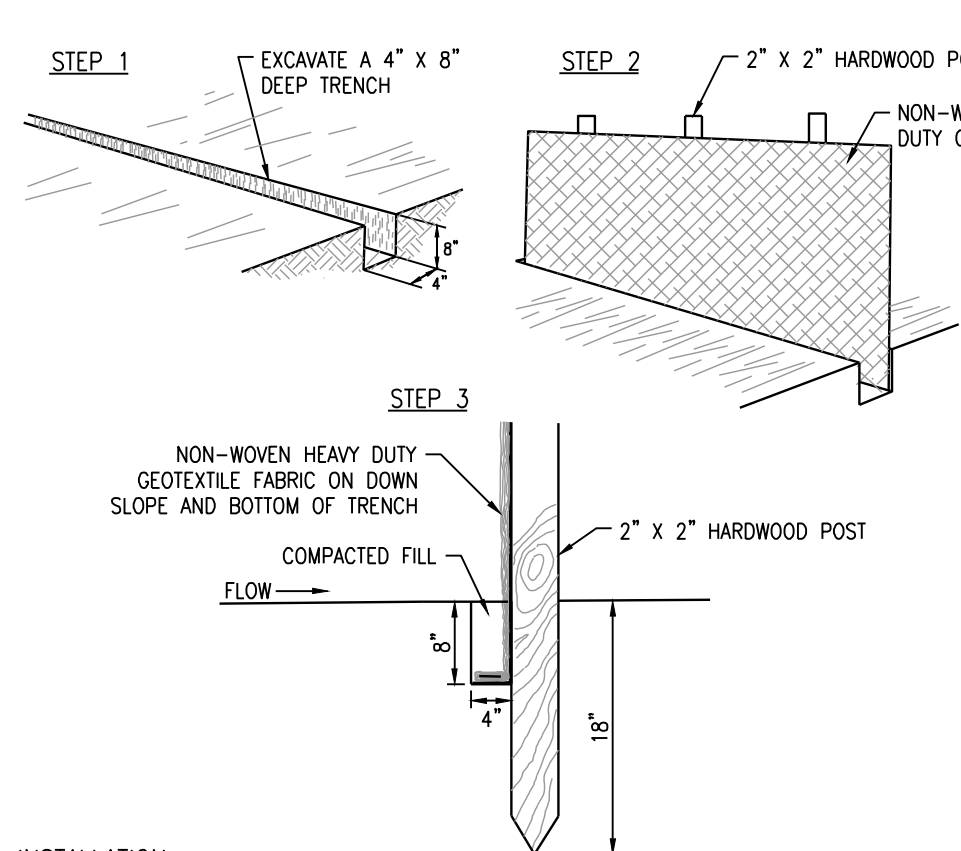


MAINTENANCE

- INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- REPAIR PERIMETER BARRIERS IF DAMAGED.
- INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC. REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD TISSUE. DO NOT USE TREE PAINT.
- CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE LIMBS.

SINGLE TREE / SHRUB PRESERVATION AND PROTECTION

NOT TO SCALE



INSTALLATION

1. LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
2. EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
3. INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
4. DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. A MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
5. LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
6. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.

NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

SILT FENCE BARRIER INSTALLATION

NOT TO SCALE

Revision	Date	Description

Architectures + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Construction Management
Real Estate Services

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz

Cripe

STORMWATER POLLUTION PROTECTION DETAILS

The Campus Westfield
Genesis Managment Group LLC
7 Drydock Ave, Suite 2050
Boston, MA 02210

CERTIFIED BY:

PRELIMINARY
NOT FOR
CONSTRUCTION

Date: 00-00-00
COVERING
STORMWATER POLLUTION
PROTECTION
DESIGN
811 FOR CALLS BY INDIANA
1-800-382-5544
CALL TOLL FREE

Checked By: DL
Quality Assurance:
Scale: 0
Scale: 1" = N/A
Sheet: C402
Date: 09-15-16
Project Number: 160426-20000



3939 Priority Way South
Drive, Suite 200
Indianapolis, IN 46240
317.844.6777
FAX: 317.706.6451
www.cripe.biz

Date: 9/21/16

Cripe Job #: 160426-20000

To: Westfield Economic & Community Dev.
Dept.
2728 E 171st Street
Westfield, IN 46074

RE: The Campus Parking Lot Addition
2100 E 196th Street

Attention : Daine Crabtree

We are sending you the following items via: Courier

☐	Shop Drawings	☐	Prints	☐	Plans	☐	Samples	☐	Specifications
☐	Copy of Letter	☐	Change Order	☒	Attached	☐	Report	☐	Other

Copies	Date	Description
1	9/21/16	Notarized Public Notice Affidavit
1	9/21/16	Copy of Public Notice w/Maps
1	9/20/16	Photo of Sign Posting
1	9/2/16	Certified Receipt for INDOT Notice Form for TAC

THESE ARE TRANSMITTED as checked below:

☐	For Approval	☐	Submit	☐	Approved as Submitted	☐	Copies for Approval
☒	For Your Use	☐	Return	☐	Approved as Noted	☐	Copies for Distribution
☐	As Requested	☐	Not Approved	☐	Reviewed for Compliance	☐	Signature Requested
☐	Resubmit	☐	Corrected Prints	☐	For Review and Comment	☐	

Remarks: Please contact Jennifer Lasch at 317-706-6346 or jlasch@cripe.biz with any questions.

c: Scanned file

Signed: Sherri Wilson, swilson@cripe.biz

Transmittal Only:

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WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

AFFIDAVIT OF NOTICE OF PUBLIC HEARING



DOCKET #: 1610-DDP-31

PUBLIC HEARING DATE: October 3, 2016

APPLICANT'S NAME: Scott Cronister, ORIX Real Estate Capital, Inc.

REPRESENTATIVE'S NAME: Jennifer Lasch, PE

COMPANY: Cripe

PROJECT TO BE KNOWN AS: The Campus Parking Lot Addition

APPLICATION TYPE: ☐ CHANGE OF ZONING ☐ TEXT AMENDMENT ☐ COMMITMENTS ☐ PRIMARY PLAT
☒ DEVELOPMENT PLAN (SITE PLAN) ☐ BOARD OF ZONING APPEALS (VARIANCE, SPECIAL EXCEPTION)

PUBLIC NOTICE AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath does hereby certify that notice of public hearing to consider above petition was sent by certified, registered or first class mail to the last known address of each of the following persons, as attached hereto as Exhibit A, they being all persons to whom notice was required to be sent by the Plan Commission's Rules of Procedure, and that said notices were postmarked on the 21st day of September, 2016, being at least ten (10) days prior the scheduled public hearing.

I (We) further certify that the notice required to be posted on the subject property described in the above petition was posted on the subject property in accordance with the Plan Commission's Rules of Procedures on the 20th day of September, 2016, being at least ten (10) days prior the scheduled public hearing.


 Applicant/Representative (signature)*

Jennifer M. Lasch, PE
 Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 21 day of September, 2016.

State of Indiana, County of Marion, ss.




 Notary Public Signature

Sherri L. Wilson
 Notary Public (printed)

My Commission Expires:
 Aug. 14, 2024

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Westfield-Washington Township Advisory Plan Commission will hold a public hearing on Monday, October 3, 2016 at 7:00 pm at Westfield City Hall, 130 Penn Street, Westfield, Indiana, to consider petition #1610-DDP031, filed by Cripe on behalf of ORIX Real Estate Capital, Inc.. The request pertains to real estate comprising approximately 55 acres and generally located at 2100 East 196th Street, Washington Township, Westfield, Indiana.

The request is for a Development Plan approval to allow additional parking.

Specific details regarding this request, including the application, file and property legal description, may be obtain from the Westfield Economic and Community Development Department, or by calling 317-804-3170.

Written suggestions or objections relative to the request may be filed with the Westfield Economic and Community Development Department, at or before the public hearing. Interested persons desiring to present their view upon request, either in writing or verbally will be given the opportunity to be heard at the above mentioned time and place, which may be continued from time to time as may be found necessary.

APPLICANT:

ORIX Real Estate Capital, Inc.
Scott Cronister
1717 Main Street, Suite 1100
Dallas, Texas 75211

REPRESENTATIVE:

CRIFE
Jennifer Lasch, PE
3939 Priority Way S Drive, Suite 200
Indianapolis, Indiana 46240

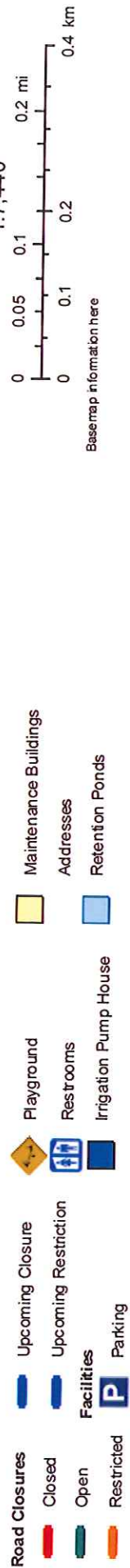
CITY OF WESTFIELD:

Economic and Community Development Department
2728 East 171st Street
Westfield, Indiana 46074
Telephone: 317-804-3170
www.westfield.in.us

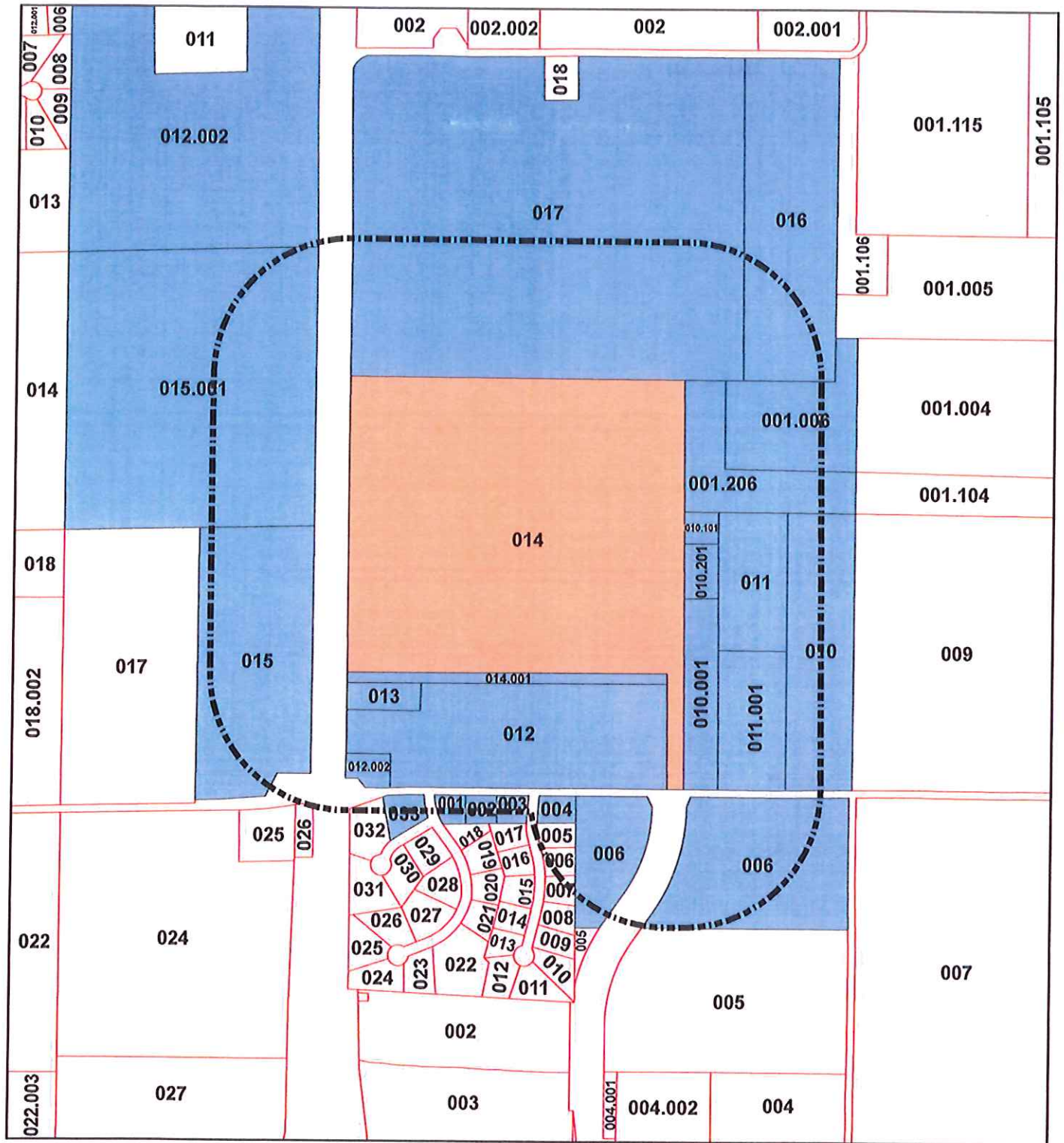
The Campus-Parking Lot Addition



September 14, 2016



Adjoiner Notification Map



Legend

Subject Parcel(s)

Notification Parcel(s)

Buffer

001 Parcel Number

Parcel Boundary

N

The
CAMPUS at Westfield


CARRINGTON
MORTGAGE SERVICES

PUBLIC NOTICE
City of Westfield - Washington Township

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HAPPENING
HERE?**



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Sandra Landrum, INDOT

Street and Apt. No., or PO Box No.

2152 W SR 28

City, State, ZIP+4®

Tipton, IN 46072

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

y South

46240

51

0000

RE: The Campus Parking Lot Addition
2100 E 196th Street

Attention : Sandra Landrum - 765-675-7402 X6

We are sending you the following items via: US Certified Mail

7015 0640 0002 4585 9862

Shop Drawings	Prints	X	Plans	Samples	Specifications
Copy of Letter	Change Order	X	Attached	Report	Other

Copies	Date	Description
1	9/2/16	Site Plan
1	-	Legal Description
1	9/2/16	INDOT Notice Form

THESE ARE TRANSMITTED as checked below:

X	For Approval	Submil	Approved as Submitted	Copies for Approval
	For Your Use	Return	Approved as Noted	Copies for Distribution
	As Requested	Not Approved	Reviewed for Compliance	Signature Requested
	Resubmil	Corrected Prints	For Review and Comment	

Remarks: Plan for the September 20 Technical Advisory Meeting. Please contact Jennifer Lasch at 317-706-6346 or jlasch@cripe.biz with any questions.

c: Scanned file

Signed: Sherri Wilson, swilson@cripe.biz

Transmittal Only:

Notice: The drawing/computer files listed above are the property of Cripe and are transmitted for reproduction use only. Any modification or reuse of the documents without written permission from Cripe is prohibited. Any person or entity using these documents for any purpose other than the project for which they were originally intended, with or without permission from Cripe, by their use agrees to indemnify and hold harmless Cripe from any loss, including, but not limited to attorney's fees occurring from their use.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 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

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.

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.

This petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 3, 2016, meeting.



REVIEW COMMENTS

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

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

- 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.

Comment: Please add address and instrument number of property deed to cover sheet.

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

Comment: Please show dimensions of current lot lines on cover sheet.

- 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.

Comment: Please label US 31 as well as the access road to building. Show centerline and width of access road.

- 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.

Comment: Please show directional maneuvering for vehicles on-site.

- 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.

Comment: Please coordinate with the Public Works Department and utility providers.

- 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):

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

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.

Comment: Please coordinate with the Public Works Department.

- 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.

Comment: Please coordinate with the Public Works Department and utility providers.

DISTRICT STANDARDS (ARTICLE 4.16 OF UDO)

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

- | | |
|-------------------------------------|------------|
| 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)

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

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

Comment: Please label square footage of each parking area island to ensure they are equal to or larger than the minimum 120 sq. feet. Please provide a more detailed landscape plan for parking islands that includes the required one (1) tree and four (4) shrubs per island.

- 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".

Comment: Please include more detailed lighting plan that includes a graphic and/or textual description of all proposed lighting fixtures and illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

- 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.

Comment: Please indicate where bicycle parking is currently located or where it will be located.

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)

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

44) Easement Standards (Article 8.3)

Comment: Please coordinate with Public Works Department and utility providers.

45) Pedestrian Network Standards (Article 8.7)

46) Storm Water Standards (Article 8.8)

Comment: Please coordinate with the Public Works Department.

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

48) Surety Standards (Article 8.12)

Comment: Please coordinate with the Public Works Department.

49) Utility Standards (Article 8.13)

Comment: Please coordinate with the Public Works Department and utility providers.

DEPARTMENT COMMENTS

- 1) Action: Hold a public hearing at the October 3, 2016, Advisory Plan Commission Meeting
- 2) The petitioner will make any necessary revisions to the plans, as noted in the report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Advisory Plan Commission agenda.
- 3) If any member of the Advisory Plan Commission has questions prior to the public hearing, then please contact Daine crabtree at 317-416-2586 or dcrabtree@westfield.in.gov



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 2016
1610-PUD-19
Exhibit 1

Docket Number: 1609-PUD-14 (Ordinance No. 16-35)

Petitioner: CR White Aurora, LLC

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

Current Zoning: Aurora PUD District and AG-SF1

Current Land Use: Agricultural

Acreage: 317 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibits
5. Aurora PUD Ordinance (Ord. 16-35)
6. Concept Plan Comparison

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the September 12, 2016, City Council meeting. The initial submittal was a lengthy PUD amendment ordinance that listed deletions and additions to the various sections of the Aurora PUD Ordinance (Ord. 06-55). Given the number of proposed changes, this approach was difficult to follow and understand what was being changed and what wasn't being changed. At the City Council meeting, the petitioner was asked to reformat the proposed ordinance in a manner so that, if approved, it could replace the original Aurora PUD Ordinance (Ord. 06-55) (the "Original Aurora PUD Ordinance"). This approach would result in a single PUD ordinance that simply includes all applicable standards to the real estate, just like what the City would see for a new PUD proposal.

On September 28, 2016, the petitioner submitted the first draft of the replacement ordinance (the "Aurora PUD Ordinance"). As of the publishing of this report, the Department has not completed a full review and analysis of the resubmitted Aurora PUD Ordinance. This report will contain broad descriptions of the request(s). The Department will continue to review the Aurora PUD Ordinance in detail and will provide a more in-depth analysis of the ordinance to the Advisory Plan Commission at a later date. Subsequently, the Department will continue to work

with the petitioner to refine and revise the Aurora PUD Ordinance, as necessary, prior to the petition appearing on a future agenda.

The petition is scheduled to receive a public hearing at the October 3, 2016, Advisory Plan Commission (the “APC”) meeting. The Department recommends holding the public hearing as scheduled.

The petitioner is schedule to hold a neighborhood meeting on September 29, 2016 and should be able to provide a summary of that meeting at the October 3, 2016 APC meeting.

PROJECT OVERVIEW:

Project Location: The 317-acre Aurora PUD is located on the east side of U.S. 31, and has frontage on the south side of State Road 38. The Aurora PUD also fronts on the west side of Grassy Branch Road. 202nd Street/203rd Street bisects the real estate east to west (see **Exhibit 2**). Adjacent property to the north, west, and south is zoned AG-SF1. Adjacent property in the southwest corner is zoned General Business. A future extension of East Street will traverse the Aurora PUD project and align with Anthony Road at State Road 38.

Project History: The Original Aurora PUD Ordinance was approved by the Westfield Town Council on December 11, 2006 (Ord. 06-55). The property was not developed after the 2006 approval.

ZONING REQUEST:

The petitioner requests this modification to the Aurora PUD to reconfigure the project and update the standards to provide development opportunities for the current market. The items below highlight the big-picture modifications that the proposal includes the following:

1. Default to the UDO Standards. Just like any new PUD proposal, the Aurora PUD Ordinance defaults to the Westfield Unified Development Ordinance, except as modified by the PUD Ordinance. Standards from the Original Aurora PUD Ordinance make up most of the listed modifications from the UDO’s standards.
2. Reduction in residential units. The Aurora PUD Ordinance reduces the total maximum number of permitted residential units from 694 units to 194 units (maximum of 130 units in The Townes District; maximum of 64 units in The Villas District). Single-family detached units were added as permitted in the two remaining residential districts within Aurora.
3. Industrial Park (Commerce Parke). The Aurora PUD Ordinance increases the size of the Commerce Parke District from 85 acres to 218 acres. The Original Aurora PUD Ordinance included two separate Commerce Parke Districts; the proposed Aurora PUD Ordinance combines them into a single industrial district. The Aurora PUD Ordinance defaults to the

Enclosed Industrial and Open Industrial list of permitted uses for the Commerce Parke area.

4. Commercial/Retail Uses. The proposed Aurora PUD Ordinance defaults to the General Business and Local Business list of permitted uses for the retail/commercial area (The Shoppes).
5. Additional Acreage. The proposal adds three (3) acres to the Original Aurora PUD. The property, currently owned by the Heitmans, was not included in the original project, but is included in this updated version and falls within the Commerce Parke District (see Figure 1).

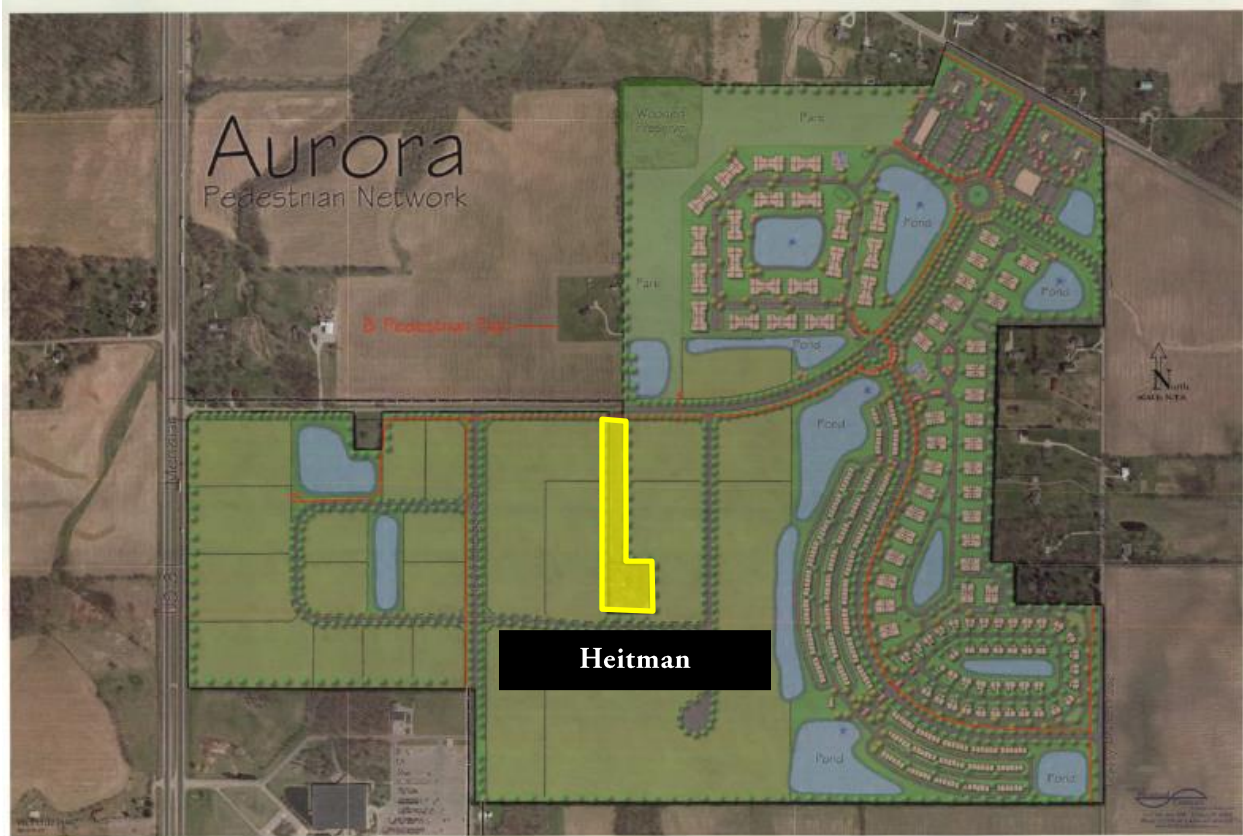


Figure 1: Heitman Property

6. Land Use Districts. The various land use districts were reconfigured, as identified in the table below and shown in Figure 2:

DISTRICT	ORIGINAL SIZE	PROPOSED SIZE	UNDERLYING ZONING
Business Parke (US 31 frontage/3-story office buildings)	56 ac	20 ac	GB
Commerce Parke (industrial park)	85 ac	218 ac	OI
The Shoppes (retail/commercial)	17 ac	17 ac	LB
The Townes (residential)	40 ac	40 ac	SF-4 (single-family detached) MF-2 (multi-family)
The Villas (single-family; duplexes/quads)	36 ac	22 ac	SF-4 (single-family detached) SF-A (duplexes or quads)
The Vistas (multi-family)	36 ac	0 ac	-
The Gardens (single-family)	18 ac	0 ac	-
Sunrise Park (city park)	24 ac	0 ac	-

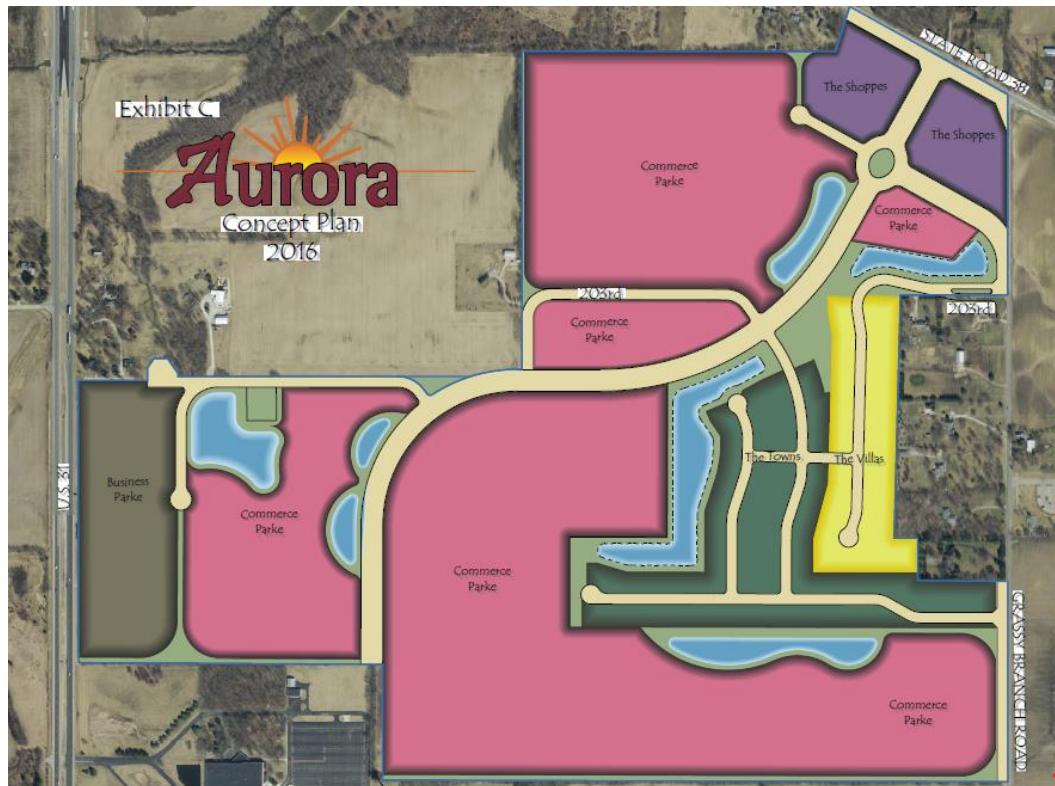


Figure 2: District Map

Comprehensive Plan: The Aurora PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 3 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.

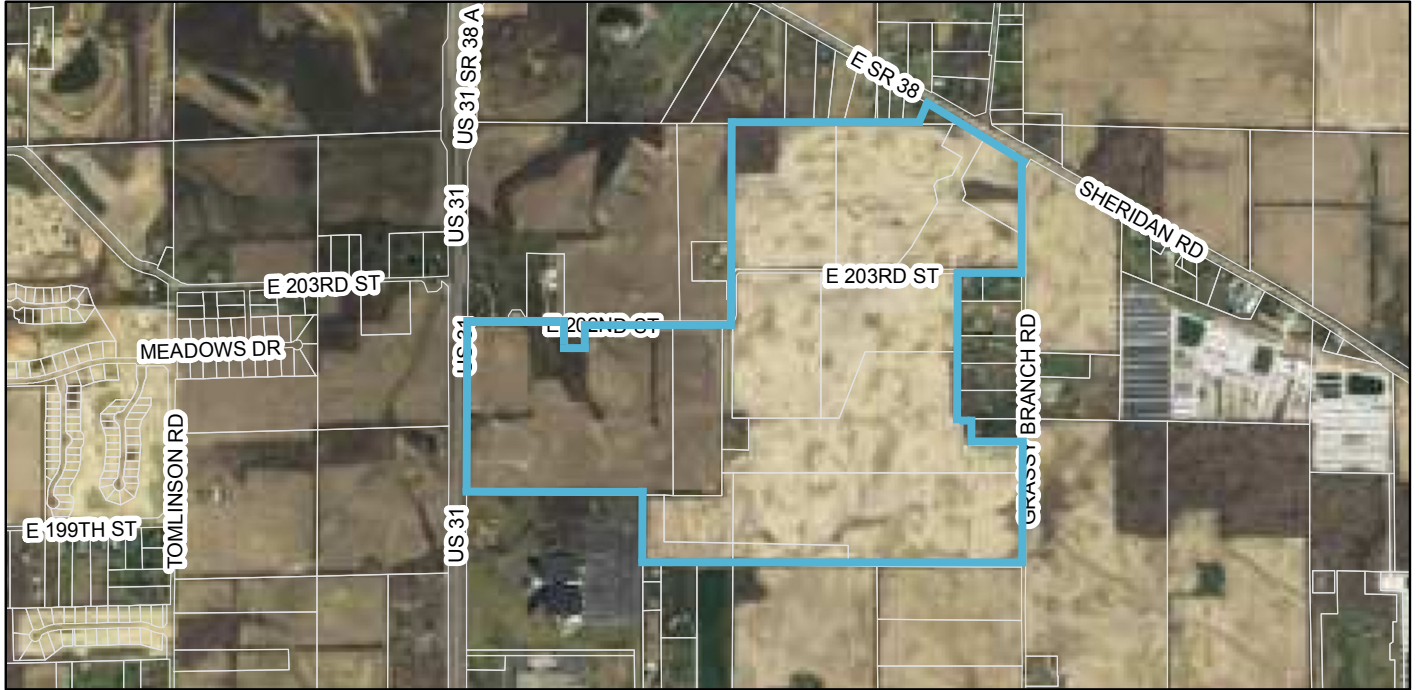
DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the October 3, 2016 Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission’s further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

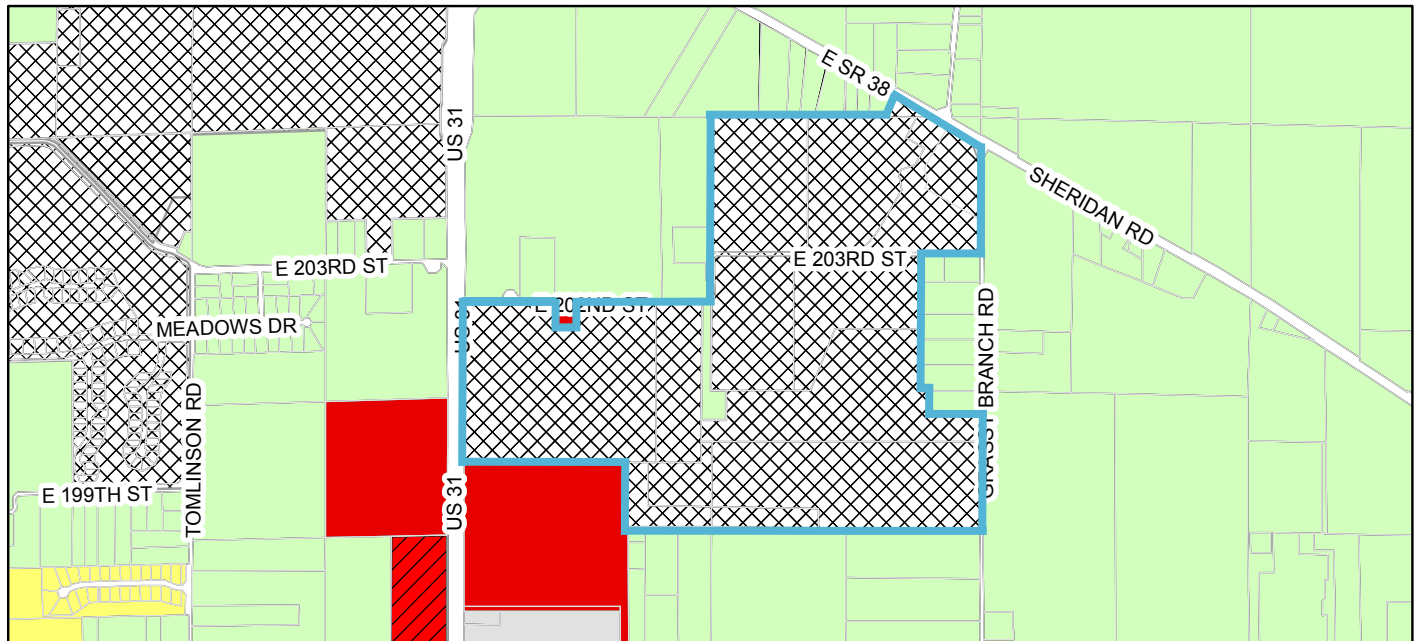
Property Location Map
Aurora PUD Amendment
1610-PUD-19



Aerial Location Map



Zoning Map



Zoning

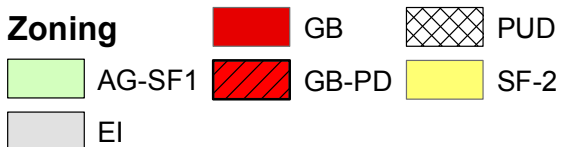
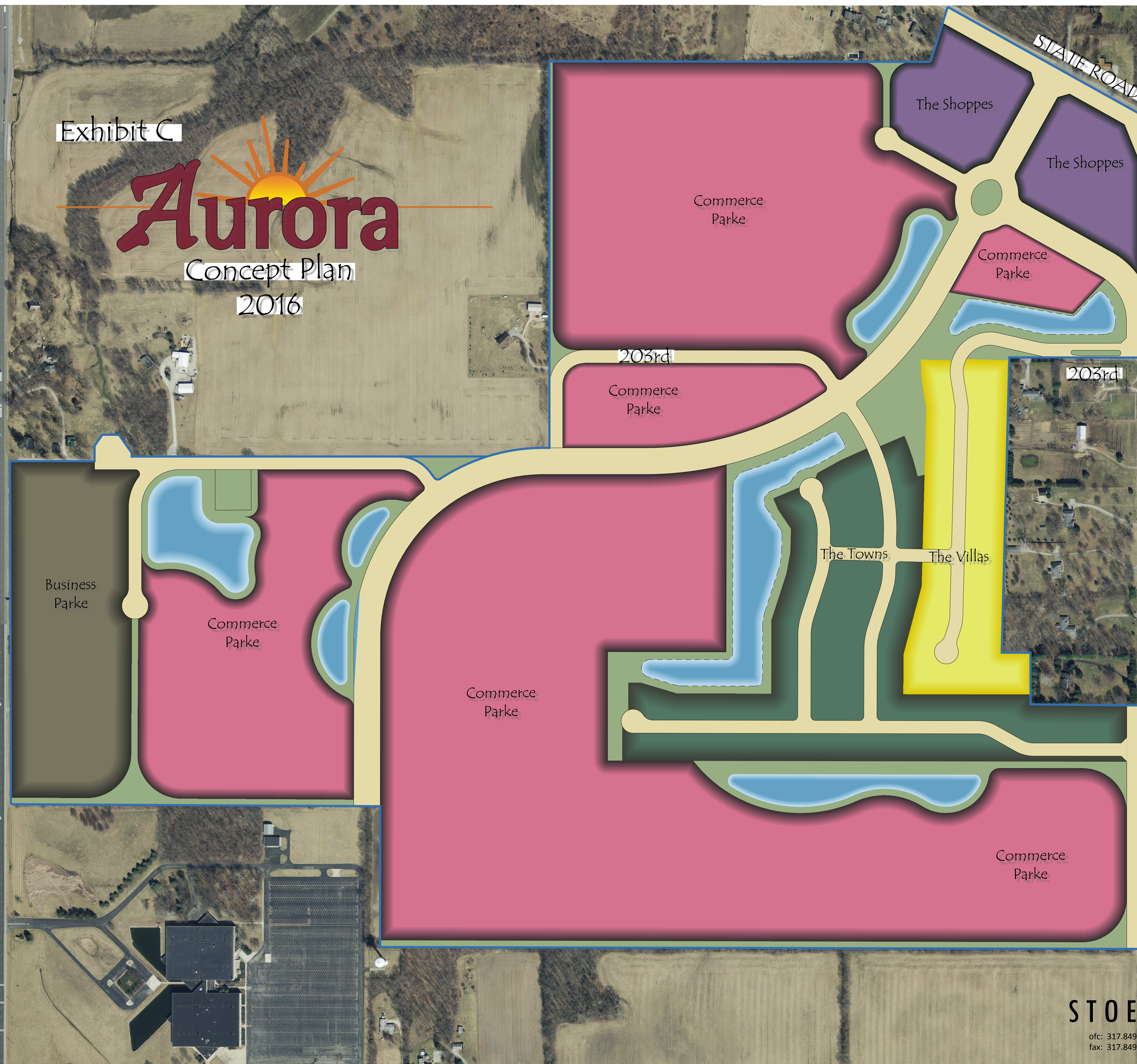


Exhibit C

Aurora

Concept Plan
2016



GRASSY BRANCH ROAD



STOEPPELWERTH

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington



CALATLANTIC HOMESSM
McHenry





**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

Wilmington



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JL

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Chesapeake



CLASSIC



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3/12/2015
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McHenry

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Potomac

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Hatteras



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ORDINANCE NUMBER 16-35

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.;

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission requesting a replacement of Ordinance 06-55, enacted by the Town Council on December 11, 2006 (hereinafter the "Aurora PUD").

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ in favor ___ against) 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 is hereby amended and the Aurora PUD is replaced as follows:

Section 1. Upon passage of this Ordinance Number 16-35, the original Aurora PUD, Ordinance 06-55, will be of no further force or effect.

Section 2. The Concept Plan (attached hereto as Exhibit C) hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and

- The Villas.

Section 3. The approximate size of each District is as follows. The size of any District may be increased or decreased by up to 15% so long as there is no increase in the total permitted number of residences.

<u>District</u>	<u>Area</u>
Business Parke	20Acres
Commerce Parke	218 Acres
The Shoppes	17 Acres
The Townes	40 Acres
<u>The Villas</u>	<u>22 Acres</u>
Total acreage	317 Acres

The Individual districts shall not exceed the following individual district maximums, and when combined, the total of residential units on the Real Estate shall no exceed one hundred ninety four (194).

<u>District</u>	<u>Units</u>
The Townes	130 Units
Villas	64 Units

Section 4. The underlying districts for the Planned Unit Development Classification, for each of the individual districts shall be:

Business Parke	GB
Commerce Parke	OI
The Shoppes	LB
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily)
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

Section 5. The development standards which deviate from the Development Ordinance for this District are enumerated in Exhibit B hereto.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

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 16-35** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: RUSSELL L. BROWN, 26781-49, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

SCHEDULE OF EXHIBITS

Exhibit A – Legal Description

Exhibit B – Development and Use Standards for District

Exhibit C – Concept Plan

Exhibit D – Pedestrian Network

Exhibit E – Buffer Plan

Exhibit F – Towne Character Exhibit

Exhibit G – Four Family Attached Illustrative Elevations

Exhibit H - Villas Character Exhibit

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE

POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12 COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1)THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OF LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00

DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST. CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4 RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

AND ALSO THE FOLLOWING PARCELS (WHICH COLLECTIVELY MAY BE REFERRED TO AS THE “HEITMAN PROPERTY”)

PARCEL I:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

PARCEL II:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

PARCEL III:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL

ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR’S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

EXHIBIT B

Development and Use Standards for District

ARTICLE I

DEFINITIONS

The following words and terms, not defined elsewhere in the Aurora PUD or its Exhibits, shall have the following meanings:

1. Architectural Review Committee. The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Area.
2. Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
3. Aurora Parkway. The s-shaped road that runs between The Gardens/The Villas and The Townes, as shown on the Concept Plan (see Exhibit C).
4. Build-To Line. A designated line at which construction of a building facade is to occur.
5. Corner Break. An exterior corner along the facade of a structure.
6. Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more Areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
7. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review Committee in considering plans for structures to be constructed in the Real Estate.
8. Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
9. District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in the Aurora PUD.
10. District, Residential. The Townes and The Villas.
11. Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
12. EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.

13. 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).
14. External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
15. Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
16. Facade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
17. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
18. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street.
19. Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
20. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
21. Meridian Corridor. The right-of-way for United States Highway 31.
22. Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
23. New Frontage Road. The new north/south frontage road that is tentatively planned to run parallel to U.S. 31 North as identified on the Concept Plan.
24. Real Estate. The real estate, as described in Exhibit A to the Ordinance.
25. Same Elevation. The same architectural Front Building Facade.
26. Subdivision Control Ordinance. The Subdivision Control Ordinance of the Town of Westfield and Washington Township in force at the time of the filing of this Aurora PUD.
27. Unified Development Ordinance. The current Unified Development Ordinance of Westfield-Washington Township, effective as of the September 2, 2016. Also referred hereinafter as the “UDO”.
28. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

ARTICLE II

BUSINESS PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Business Parke. Section 5.2 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate, as appropriate standards are specified in Article II, Business Parke, and the corresponding Exhibits of this Aurora PUD.

A. Permitted Uses.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to 15% of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.
5. Uses permitted in the Commerce Parke shall be permitted in the Business Parke so long as all architectural requirements provided in Article II are met and no outdoor storage is visible from the Meridian Corridor.

B. Minimum Lot Size.

1. Lots abutting the Meridian Corridor - 5 acres
2. All other lots 2 acres

C. Development Standards. - The purpose of this Section is to provide site design requirements that align buildings along the edges of a parcel and towards the public right-of-way of the Meridian Corridor. It is the intent of these regulations to orient new buildings with their longest axis parallel

to the adjoining highway or street to create a sense of enclosure along the streets, with parking located to the rear, and, if necessary, to the side of a building.

1. Build-To Lines.
 - a. Lots abutting the Meridian Corridor - 90 feet
 - b. All other lots - None
 - c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
 - d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.
2. Minimum Front Yard - 60 feet
3. Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
4. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
5. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
6. Minimum Building Height.
 - a. Lots abutting the Meridian Corridor - 38 feet and 3 occupiable floors
 - b. All other lots - 14 feet
7. Maximum Building Height.
8. 150 feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.
9. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
10. Minimum Gross Floor Area.
 - a. Buildings on lots abutting the Meridian Corridor - 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).

- b. Buildings on all other lots 10,000 square feet (exclusive of parking garages, basements or accessory buildings).
- c. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.

11. Maximum Lot Coverage. - 65%

12. Minimum Lot Frontage on Road. - 50 feet

13. Minimum Lot Width at Building Line. – No Minimum

14. Landscaping. – Section 6.8 of the UDO shall apply, except for Buffer Yards which shall be in compliance with Article XIII hereof.

D. Architectural Standards.

1. Context. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal.

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building may not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All buildings fronting on the Meridian Corridor shall be designed with a minimum of eight (8) external comers.

7. Sloped roofs shall not exceed one hundred (100) feet without a change in roof plane, or gable or dormer. Sloped roofs shall be either standing seam metal or dimensional shingles.

8. Building penthouses must be incorporated into the building facade design, including Exterior Materials specifications.

E. Outside Storage of Refuse. - Unenclosed storage of refuse (whether or not in containers) or display of merchandise shall not be permitted on any project. All refuse shall be contained completely within the Principal Building or Accessory Building. Any Accessory Building for refuse storage shall be:

1. Designed to include a roof structure; and

2. Architecturally compatible with the Principal structure (including compatible materials)

F. Loading and Unloading Areas.

1. Loading and Unloading Berth or Bay shall not be oriented to U.S. Highway 31.
 2. Loading and Unloading Berths or Bays oriented toward any other public right-of-way, shall be landscaped/screened using masonry wall(s), plant material, or a combination thereof.
- G. Waivers. - The applicant may request a Plan Commission Waiver to the dimensional and quantitative standards of this Article, by not greater than thirty-five percent (35%).

ARTICLE III

COMMERCE PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Commerce Parke.

A. Permitted Uses.

1. Permitted Uses.

a. All uses permitted in the Commercial Business and Industrial Businesses sections of the Commerce Parke Permitted Uses (See Article XIV). Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director.

2. Accessory buildings and uses customarily incidental to any of the permitted uses.

3. Outside Storage.

a. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening requirements as set forth in this Aurora PUD ordinance.

b. No outside storage shall be permitted within four hundred (400) feet from Grassy Branch Road or within one hundred feet (100') of the right-of-way of the new East Street extension.

B. Development Standards.

<u>General Standards.</u> Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet

Maximum Building Height:	60 feet This limitation shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
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1. Landscaping. Section 6.8 of the UDO shall apply except for Buffer Yards, where Article XIII herein shall apply.

2. Dumpsters. Dumpsters shall not be located in the front of any building. Dumpsters that are not located within an enclosed storage area shall be completely screened by materials: that match the architecture and materials of the building which the dumpster is serving; and (ii) that measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.

3. Service/Material Yard and Storage Areas.

a. Must be completely screened as follows:

i. The Masonry Wall ("Masonry Wall") shall extend perpendicular from the building, and then extend a minimum twenty-five feet (25') down each side yard. A masonry wall shall be not less than eight feet (8') in height and not more than the eave of the roof, shall be constructed with architectural block, brick or decorative tilt up concrete, except for entrances, and shall as closely as possible match the architecture of the building.

ii. At the termination of the Masonry Wall, a minimum eight-foot (8') high opaque wood privacy fence shall enclose the balance of the yard/storage area. The style and quality of the wood privacy fence, as determined by the Developer, shall be consistent throughout the Commerce Parke.

iii. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.

b. Must be finished as follows:

i. An area fifty feet (50') in depth adjacent to the building and high-volume travel lanes in storage areas must be hard surfaced with asphalt or poured concrete pavement.

ii. At a minimum, the balance of the yard/storage area must be finished with stone. If stone is used, such storage areas must have dust control measures implemented by the user during operation.

iii. No curbing shall be required around yard/storage areas.

8. Display Areas. Are permitted in the front yard areas of buildings subject to the following:

- a. Such display areas are not located the required front yard setback.
- b. Such display areas must be landscaped as provided in this Aurora PUD.
- c. Such display areas may not exceed 500 square feet nor display more than three (3) products unless otherwise approved by the Director.

9. Overhead Doors. No overhead doors shall be oriented towards a public right-of-way.

10. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, topography, vegetation and/or landscaping.

C. Architectural Standards.

1. Roof Design.

- a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
- b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
- c. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
- d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:1.

2. Facade Rule. - All building elevations shall either be considered a primary or secondary facade.

3. Facade Materials.

a. Primary Facade Materials.

- i. Appropriate building finish materials for the primary façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).
- ii. Inappropriate, prohibited building finish materials on the primary facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- iii. Primary facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), and wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the primary facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary facades.

vii. Overhead Doors are permitted in the primary facade elevations.

b. Secondary Facades Materials.

i. In addition to those materials permitted for the Primary Facade, the secondary facade may include architectural metal wall panels.

ii. Inappropriate, prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Lighting on secondary facades including wall pack lighting shall be full cut-off fixtures.

iv. Overhead doors are permitted in secondary facade elevations.

ARTICLE IV

THE SHOPPES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Shoppes.

A. Permitted Uses. - All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category shall also be a permitted use in The Shoppes.

B. Development Standards.

1. No single occupancy may exceed 65,000 gross square feet for an anchor tenant and provided the anchor tenant has a minimum of two separate and distinct customer entrances across the front of the building.

2. Bulk and Density Standards.

a. Setbacks.

i. Front - 50 feet

ii. Side - 10 feet

iii. Rear - 20 feet

b. Lot coverage. Lot coverage shall not exceed 75 percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in an open space requirement of 25 percent of the land area.

c. Building height. Buildings are restricted to 35 feet maximum height or a maximum of two stories (pitched roofs are measured at the mid-point).

3. Architectural Standards.

a. All structures shall be constructed with similar design, materials and compatible architecture.

b. All buildings shall screen mechanical equipment including that which is mounted to the roof and/or ground.

c. The exterior of buildings adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall consist of a brick, masonry or stone facade or stucco materials with masonry surface and appearance.

d. Facades that have greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length

of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

e. Where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 square feet of gross floor area and have separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building facade of such additional stores.

f. Drive-thru windows shall not be permitted to face State Road 38.

g. All building facades adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall include a repeating pattern that includes no less than three (3) of the following elements:

- i. Color change;
- ii. Texture change;
- iii. Material module change;
- iv. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.

4. Roof Architecture.

a. Roofs shall have some combination of the following features:

- i. All roof areas shall restrict rooftop equipment such as HVAC units from public view. The average height of such roof area shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such roof features shall contain three-dimensional cornice treatment;
- ii. Overhanging eaves, extending no less than three feet past the supporting walls;
- iii. Three or more roof slope planes.

b. Office uses, separate retail tenants, single story and buildings of less than 50,000 square feet must have pitched roofs to be more residential in character.

c. No more than 50 percent of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different sections of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the facade.

5. Materials and colors.

- a. Predominant exterior building materials shall be high quality materials, including, but not limited brick, other stone and tinted/textured concrete masonry units.
- b. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
- c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be permitted for building trim or accent areas.
- d. Exterior building materials shall not include smooth-faced concrete block or prefabricated steel panels.

6. Entryways.

- a. Each retail establishment greater than 20,000 square feet shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- b. All building facades which are visible from adjoining properties and/or public streets shall comply with the requirements above (i.e., i. thru ix.).

C. Pedestrian Circulation.

- l. Sidewalks shall be a minimum of five feet in width, however, where applicable, they shall be eight feet asphalt in compliance with the Town's path requirements. Sidewalks or paths shall be provided along all sides of the lot that abut a public street.

2. Continuous internal pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.
 3. Sidewalks, no less than eight feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.
 4. Internal pedestrian walkways provided in conformance with part 2 above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.
 5. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- D. Parking. – Chapter 6.14 of the UDO shall apply.
- E. Landscaping. – Section 6.8 of the UDO shall apply, except for Buffer Yard requirements which shall be governed by Article XIII.
- F. Sign Standards. – Chapter 6.17 of the UDO shall apply.
- G. Lighting. – Chapter 6.9 of the UDO shall apply.
- H. Accessory uses.
1. Dumpster and trash compactors shall be enclosed by a masonry enclosure and gated. The enclosure shall be at least two (2') taller than the dumpster or trash compactor. The gate shall be of a material that fully screens the dumpster or trash compactor.
 2. Accessory structures including trash dumpster and compactors are not permitted within any front yard or within any side or rear setback requirements.
 3. No outdoor sales areas are permitted unless surrounded by a permanent structure consistent with material of the building.
 4. Permanent outdoor display areas are permitted provided that they are surrounded by a 2.5-foot tall masonry wall or wrought iron fencing or combination of the two.

ARTICLE V
THE TOWNES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Townes.

A. Permitted Uses.

1. Townhomes.
2. Multi-story condominium.
3. Public Parks.
4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
6. Signs as permitted in Chapter 6.17 of the UDO.
7. All utilities both regulated and unregulated.
8. Child care home - in accordance with IC 36-7-4-1108.
9. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
11. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.
12. Single-family Dwellings.

B. Minimum lot area for Attached Multi-Family Dwellings. - None

C. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None

D. Minimum setback lines - for Attached Multi-Family Dwellings.

1. Front yard -(corner lots are required two front yard setbacks)

- a. 10 feet alley load
 - b. 18 feet front load
- 2. Side yard - minimum 15' between buildings
- 3. Rear yard - None
- E. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
- F. Maximum building height for Attached Multi-Family Dwellings. - 45 feet
- G. Minimum ground level square footage (exclusive of porches and terraces) for Attached Multi-Family Dwellings. - 700 square feet (including garage)
- H. Maximum parcel coverage for Attached Multi-Family Dwellings. - None
- I. Minimum Open Space for Attached Multi-Family Dwellings. - 10% of the District
- J. Architectural Standards for Attached Multi-Family Dwellings.
 - 1. Elevations.
 - a. The front elevation of a building shall be the facade containing a front door to the building.
 - b. Fifty percent (50%) of the front facade of each builds, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material.
 - 2. A townhome building shall have a minimum of five (5) ridge lines.
 - 3. Windows.
 - a. A building shall have a minimum of three (3) windows on the front facade of the structure per u nit (a building lacking a minimum of three (3) windows per u nit on the front facade shall have one additional tree planted in the front yard)
 - b. A building shall have two (2) windows on each of the two side facades.
 - c. Building shall have three (3) windows per unit on the rear facade of the structure.
 - d. A double window will count as two windows.
 - e. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, the treatment shall be of natural materials and be applied to the sill, header

and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

4. Garages shall be attached to the primary structure.
 5. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
 6. Carports shall be prohibited.
 7. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 8. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 9. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 10. Roof vents shall be located to the rear half of the home/structure when possible. AU vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 11. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
- L. Landscaping. - Section 6.8 of the UDO shall apply, except for Buffer Yard requirements which shall be governed by Article XIII.
- M. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
- N. Minimum lot frontage on road for permitted Single-family dwellings – 40’.
- O. Minimum setback lines for permitted Single-family dwellings
1. Front Yard – 20’
 2. Side Yard – 5’
 3. Rear Yard – 20’
- P. Minimum Lot Width for permitted Single-family dwellings – 50’
- Q. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
1. One story dwelling – 1,400 square feet
 2. Two story dwelling – 1,800 square feet

R. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the for permitted Single-family dwellings in the Townes, and the Townes Character Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

S. Additional Architectural Standards for permitted Single-family dwellings

1. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

2. 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 shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

3. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

4. 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.

5. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

a. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

b. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the

sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.

6. Section 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a Star on **Exhibit E** hereto shall only be constructed as a one story or one and one half story dwelling.

ARTICLE VI

THE VILLAS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Villas.

A. Permitted Uses.

1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
4. Signs as permitted in Chapter 6.17 of the UDO.
5. All utilities both regulated and unregulated.
6. Child care home - in accordance with IC 36-7-4-1 108.
7. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
8. Residential common areas and privately owned amenity areas along accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
9. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director.

B. Minimum lot area for Duplex or Quadraplex Dwellings. - None

C. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None

D. Minimum setback lines for Duplex or Quadraplex Dwellings.

1. 30 feet from arterials
 2. 20 feet from collectors and local streets
- E. Minimum distance between structures for Duplex or Quadraplex Dwellings.
1. Two-unit single family attached - 15'
 2. four-unit single family attached - 25'
- F. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
1. Single story - 1,300 square feet
 2. Two story - 1,600 square feet
- G. Minimum Open Space for Duplex or Quadraplex Dwellings. - 10% of the District
- H. Architectural Standards for Duplex or Quadraplex Dwellings.
1. Elevations.
 - a. Masonry shall be the exterior building material on thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
 - b. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.
 2. Windows.
 - a. Each unit shall have a minimum of three (3) windows on each facade.
 - b. A double window will count as two windows.
 - c. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
 3. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
 4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

6. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 7. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 8. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit G**.
 9. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
- J. Landscaping. - Section 6.8 of the UDO shall apply, except for Buffer Yard requirements which shall be governed by Article XIII.
- K. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
- L. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
- M. Minimum setback lines for permitted Single-family Dwellings
1. Front Yard – 20’
 2. Side Yard – 5’
 3. Rear Yard – 20’
- O. Minimum Lot Width for permitted Single-family Dwellings – 60’
- P. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
1. One story single-family detached dwelling – 1,400 square feet
 2. One and one half store single family detached dwelling – 1,500 square feet
- Q. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and the Villas Character Exhibit, attached hereto as **Exhibit H**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.
- R. Additional Architectural Standards for permitted Single-family Dwellings
1. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 2. 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 shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

3. Building Materials: In addition the the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

4. 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.

5. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

a. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

b. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.

6. Section 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a Star on **Exhibit E** hereto shall only be constructed as a one story or one and one half story dwelling.

ARTICLE VII

AMENITIES

A. The following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

1. A minimum of two small parks. A park shall be installed with the final section of The Townes and The Villas.
2. A minimum of one swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of eighty (80%) percent of the lots in the Townes and the Villas.
3. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of eighty (80%) percent of the lots in the Townes and Villas.
4. Integrated trail system of a minimum 8' asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit D**).

B. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

ARTICLE VIII

STREETSCAPE STANDARDS

Subject to Section 8.10 and 8.11 of the UDO.

ARTICLE IX

STREET STANDARDS

Subject to Section 8.9 of the UDO.

ARTICLE X

DEVELOPMENT PLAN REVIEW

Subject to Section 10.7 of the UDO.

ARTICLE XI

COMMERCE PARKE PERMITTED USES

Commercial Businesses

All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category shall also be a permitted use in Commerce Parke.

Industrial Businesses

All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI or OI category shall also be a permitted use in Commerce Parke.

ARTICLE XII

OFF-STREET LOADING AND PARKING

Chapter 6.14 of the UDO shall hereafter be applicable within the Aurora PUD.

ARTICLE XIII

LANDSCAPING STANDARDS

Except as follows, landscaping within the District shall be in accordance with Section 6.8 of the UDO.

Buffer Yard Requirements

- A. Section 6.8 N of the UDO shall be replaced by this section.
- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections B(6) and B(8) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 - 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit E**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (except the northern section of the buffer yard, where fifty percent (50%) of the existing treeline shall be maintained as a Median of 203rd Street and no additional plantings shall be required). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

- b. The buffer yard shall be landscaped per this Aurora PUD
- 3. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). The buffer yards shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - b. The buffer yard shall be landscaped per this Aurora PUD.
 - c. If the property described as the Heitman Property in Exhibit A (hereinafter the "Heitman Property") continues to utilize property agriculturally and residually, and the property adjoining property is purchased and developed the buffer yards included herein shall apply. If the Heitman Property is sold for a Commerce Park use and is no longer utilized as a residential use, the buffer requirements shall no longer apply to the Property.
- 4. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit E**)
 - a. A thirty foot (30') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') shadow box fence
 - c. The buffer yard shall be landscaped per this Aurora PUD.
- 5. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. At least one (1) eight foot (8') evergreen tree shall be planted every thirty linear feet (30').
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
- 6. Buffer yards that are not additionally road frontage shall be landscaped per this Aurora PUD Subsection C, below, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards

that are additionally road frontage shall be landscaped per this Aurora PUD's Road Frontage landscaping requirements.

C. Within buffer yards at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted, unless otherwise specified in this Aurora PUD. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees.

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards.

E. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

ARTICLE XIV

SIGN STANDARDS

Chapter 6.17 of the UDO shall hereinafter be applicable to Sign Standards within the Aurora PUD.

ARTICLE XV

OUTDOOR LIGHTING STANDARDS

Chapter 6.9 of the UDO shall hereinafter be applicable to the Outdoor Lighting Standards within the Aurora PUD.

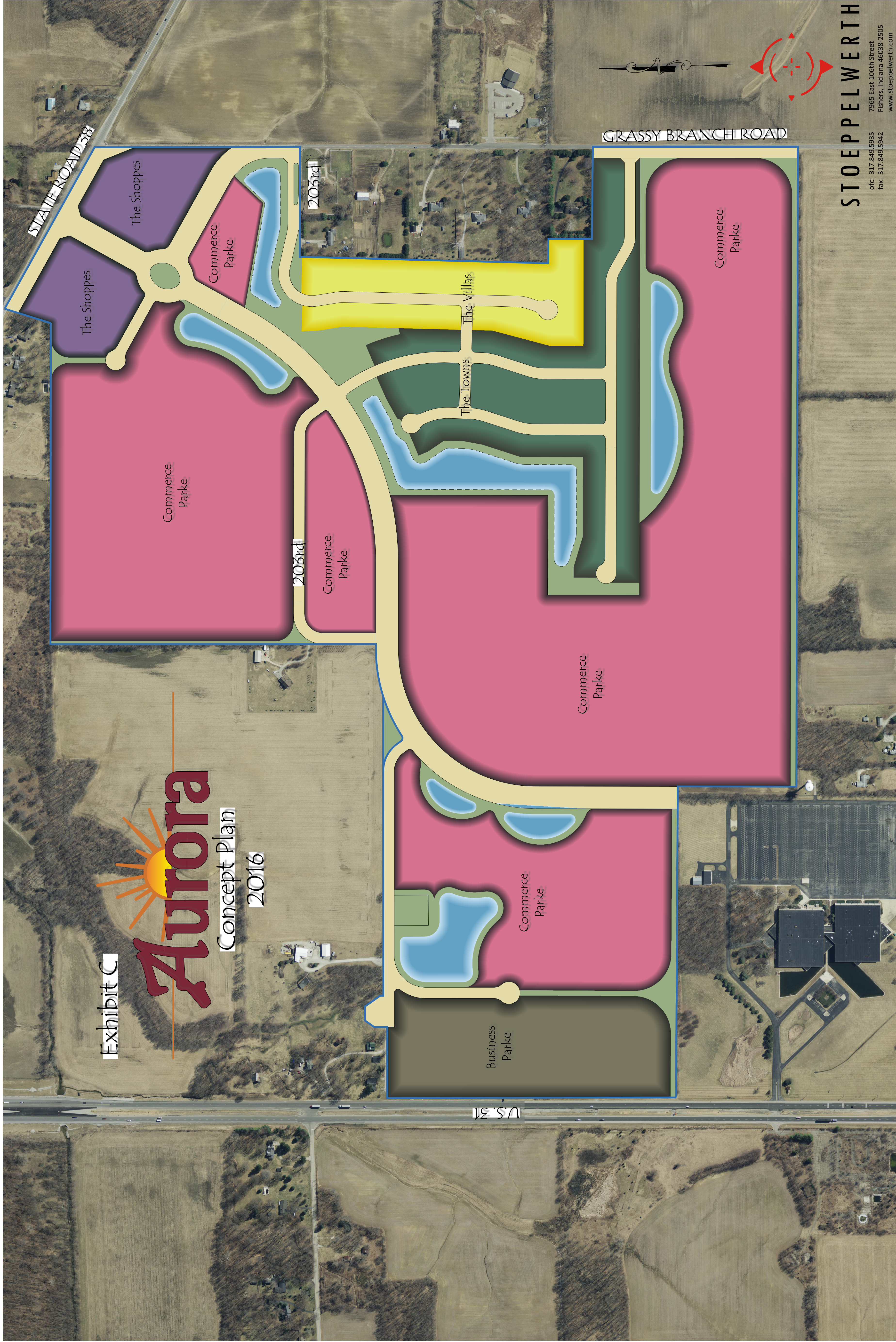
Exhibit C – Concept Plan

Exhibit C



Concept Plan

2016



STOEPPELWERTH

ofc: 317.849.5935
7965 East 106th Street
Fishers, Indiana 46038-2505
fax: 317.849.5942
www.stoeppelwerth.com

Exhibit D – Pedestrian Network

Exhibit D

Aurora

Trail Plan
2016

8' Pedestrian Path



Exhibit E – Buffer Plan

Exhibit F

Aurora

Buffer Plan
2016



Exhibit F – Towne Character Exhibit

CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington



CALATLANTIC HOMESSM
McHenry



Exhibit G – Four Family Attached Illustrative Elevations



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

Exhibit H - Villas Character Exhibit

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
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05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES
ryland.com



McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
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JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



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05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

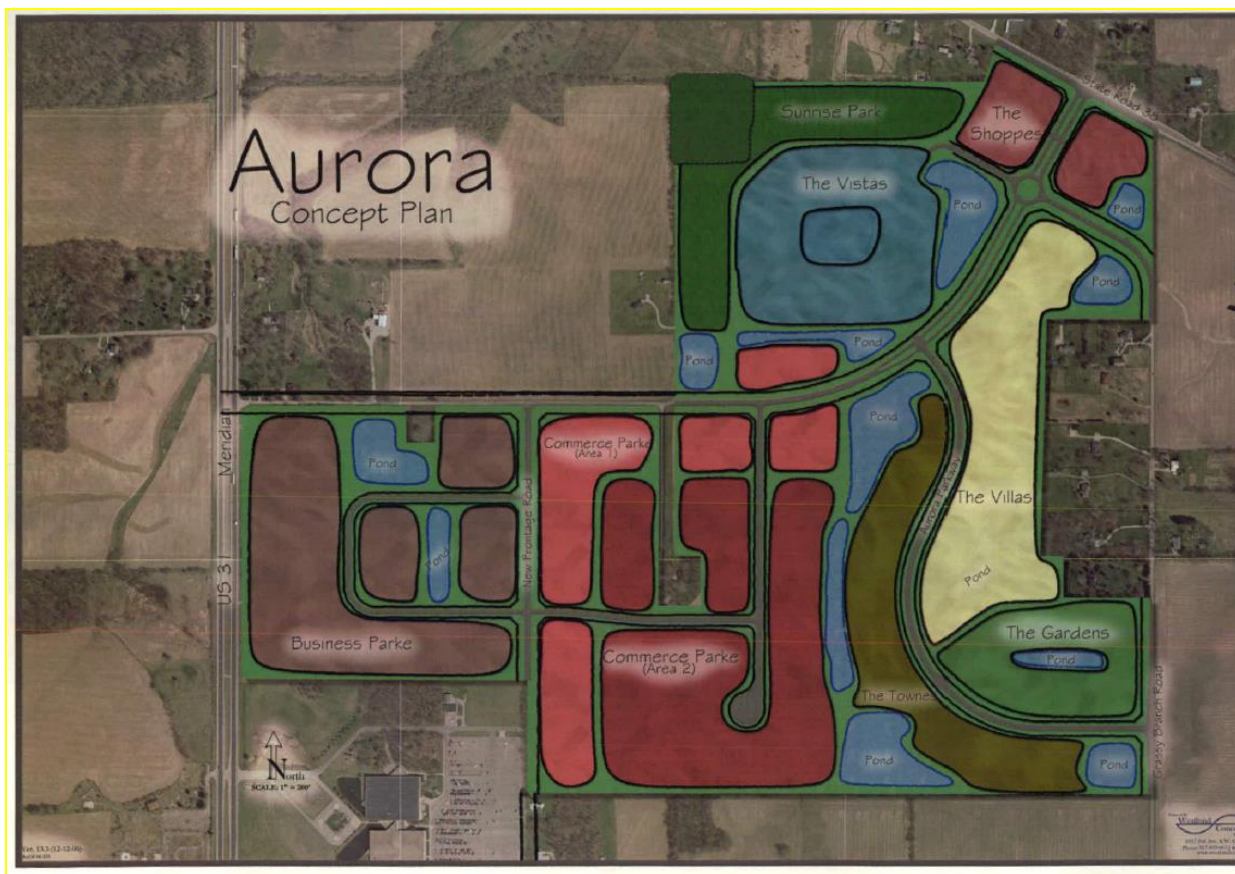
RYLAND HOMES®
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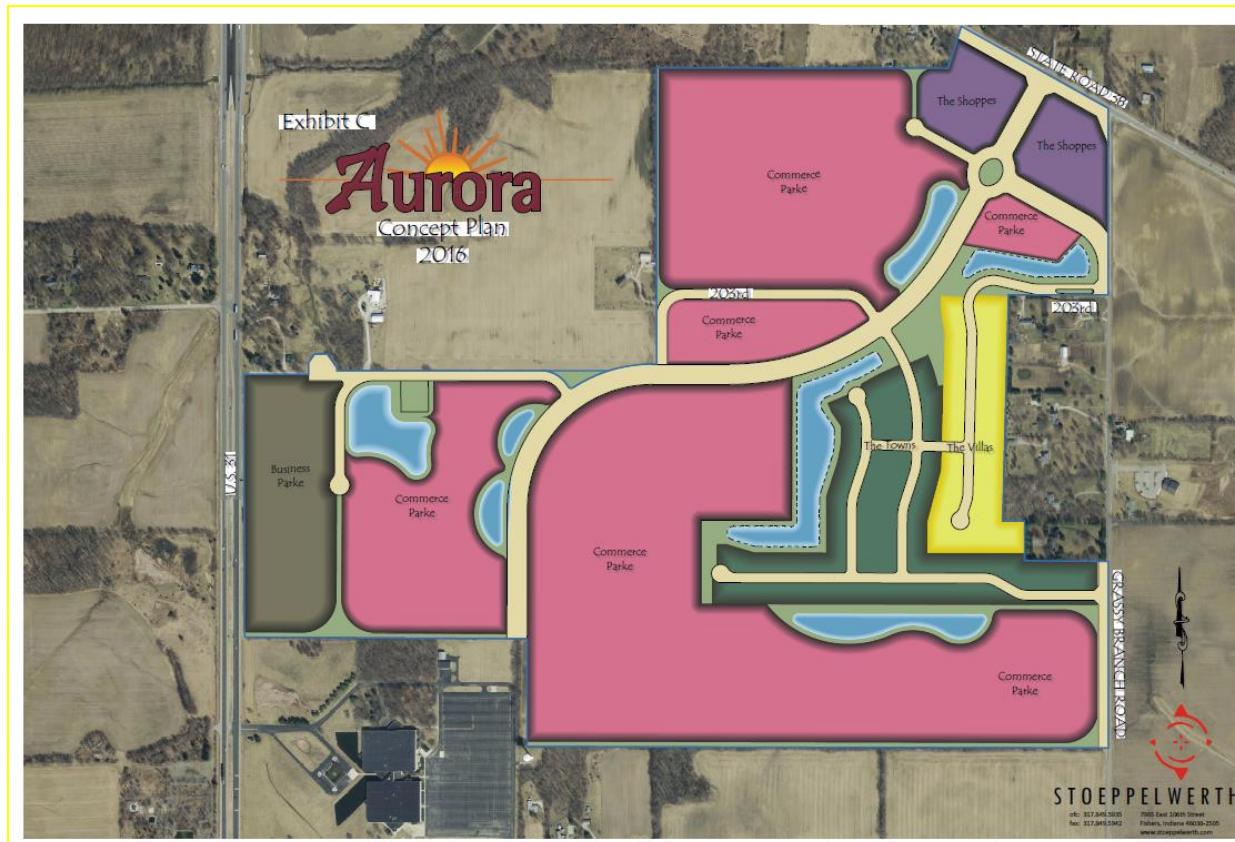
05/17/2016
JL

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Original Aurora PUD Concept Plan (2006)



Proposed Aurora PUD Concept Plan (2016)



39.400
+ (159) x 4

2007002778 ORD# \$327.00
01/16/2007 11:47:47A 159 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 06-55

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-09) filed with the Commission to rezone certain lands; and

WHEREAS, the Commission did take action to forward the request to the Westfield Town Council with a negative recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Town Council on October 24, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 20416 Grassy Branch Road from AG-SF-1 and GB to Aurora PUD See attached Maps and zoning commitments described in the attached booklet identified as Exhibit A entitled "Aurora, A Planned Unit Development" submitted by CR White Development, LLC

SECTION 2. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 11 DAY OF

Dec, 2006.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain

Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton

Jack Hart
Jack Hart

Jack Hart

Jack Hart

David Mikesell
David Mikesell

David Mikesell

David Mikesell

Bob Smith
Bob Smith

Bob Smith

Bob Smith

Ron Thomas

Ronald W. Thomas
Ron Thomas

Ron Thomas

Cindy Gossard
Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"

C. Gossard
Signed

11/29/2006

Ordinance 06-55
Rezone Aurora PUD.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, October 23, 2006, to consider a proposed change in zoning of approximately 315 acres, from the AG-SF-1 District to the GB District, 0607-PUD-09. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-09 20416 Grassy Branch Road. C.R. White Development LLC
requests a change in zoning for approximately 315 acres from the
AG-SF-1 and GB Districts to the Aurora PUD District.

A motion was made and passed to send 0607-PUD-09 to the Town Council with a negative recommendation (5-1-0).

I, Al Salzman, being the Acting Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on October 23, 2006.


Al Salzman, Acting Secretary

October 24, 2006
Date

0607-PUD-09 **20416 Grassy Branch Road.** C.R. White Development LLC requests a change in zoning for approximately 315 acres from the AG-SF-1 and GB Districts to the Aurora PUD District.

EXHIBIT LIST

1. Staff Report, 08/28/06
2. WPWD Comment Letter, 08/11/06
3. Petitioner's Exhibits, 08/16/06

PETITION HISTORY - OCTOBER 23, 2006:

The October 23, 2006 appearance of this petition before the Advisory Plan Commission represents the second appearance of this petition. A public hearing for this petition was held on August 28, 2006, at which time this petition was referred to the Comprehensive Plan Subcommittee of the APC.

The CPSC met to consider this petition on September 20, October 4, and October 18, 2006. Items discussed included the availability of sewer service for the proposed development, the character of the proposed development abutting US 31, transitions between uses with the proposed development, transitions between the proposed development and abutting properties, the range of uses permitted in each proposed area, the development standards associated with each proposed area, open space, pedestrian connectivity, and other details of the proposal. The subcommittee and staff also discussed changes to the text of the proposed ordinance.

After the three CPSC meetings concluded, the attending members of the CPSC were of a split opinion. Two members suggested a negative recommendation be delivered to the full APC. One member expressed a neutral reaction to the proposal. Two CPSC members were not in attendance, and had not offered comment throughout the subcommittee process.

PETITION HISTORY - AUGUST 28, 2006:

The August 28, 2006 hearing of this petition represents the required public hearing for this request. This petition was considered by the Westfield Town Council on July 10, 2006, and August 14, 2006. Comments received were generally supportive.

PROCEDURE

The petitioner has held the neighborhood meeting required by the terms of the PUD ordinance. The petition file includes the petitioner's recounting of the required neighborhood meeting. The petitioner has also verbally indicated that additional meetings have occurred with individual neighbors and groups of neighbors.

GENERAL ANALYSIS

This rezone request concerns an area of land generally located at the southwest corner State Road 38 and Grassy Branch Road. The subject site is comprised of nine parcels, and consists of approximately 315 acres. The subject site is unimproved. The subject site abuts the right-of-way of State Road 38 to the north, Grassy Branch Road to the east, and includes the right-of-way of 203rd Street within the subject site. The portion of the subject site added to the petition after the initial filing abuts the right-of-way of 202nd Street to the north and US 31 to the west. The Beals and Cox drain crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way.

The subject site is zoned both AG-SF-1 and GB. Properties abutting the subject site to the north, east and west are zoned AG-SF-1, are developed with single-family detached dwellings, and are used for single-family uses or agricultural purposes. Property abutting the southernmost portion of the west property line is zoned GB, and is used commercially. Property abutting the subject site to the south is zoned SF-2, and is predominantly used agriculturally. Two properties abutting the subject site to the south are improved with single-family dwellings and associated out-buildings, and one property is used commercially. The subject site also abuts a small cemetery on three sides.

The petition is proposing to change the zoning of the subject site from the AG-SF-1 and GB districts to the Aurora PUD district. Terms of the Aurora PUD would provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and dedicated civic areas. An anticipated phasing proposal is included, and indicates the approximate acreages anticipated for each proposed land use. The petition would provide for a minimum of twenty acres of public park area, forty-seven acres of multi-story office park, seventy-two acres of office and industrial warehouse area, fourteen acres of retail commercial, thirty-six acres of multi-family apartments, and eighty-one acres of townhomes, attached "quads" and paired dwellings. The terms of the proposed ordinance identify anticipated acreages for each proposed use, and provide for an increase or decrease of up to fifteen percent for each proposed area. However, the maximum number of units permitted within the proposal is capped at 760, regardless of increases or decreases in district size.

ANNEXATION

The majority of the subject site is currently located within corporate limits, but the portion of the subject site added after the initial filing is not within the corporate limits. A petition for annexation of the unincorporated part of the subject site would need to accompany any request for a change in zoning.

COMPREHENSIVE PLAN

The Westfield Washington Township 2020 Comprehensive Plan includes a portion of the subject site within the Medium Intensity commercial development recommendation, further stating that development of this nature is typified by one- to three- story office development. The Westfield Washington Township 2020 Comprehensive Plan includes the majority of the subject site within the Low Intensity commercial development recommendation, further stating that development of this nature is typified office and showroom or industrial development. The standards of the Aurora PUD permit development that would be generally consistent with this recommendation.

The Westfield Washington Township 2020 Comprehensive Plan identifies the portion of the subject site abutting Grassy Branch Road as acceptable for medium-intensity multi-family residential development. This recommendation further states that an overall density of between three to four dwelling units per acre would be appropriate in a multi-family district in this vicinity, and that development of between four to ten units per acre could be acceptable if appropriate transitions were employed. While support for higher-density single-family detached dwellings could be found in the recommendations of the 2020 Plan, the final proposal does not propose the inclusion of any single-family dwellings. The terms of the Aurora PUD provide for a maximum of 760 dwelling units within the subject site, which would result in a gross density of approximately 2.41 units per acre. This density would be generally consistent with the recommendations of the Comprehensive Plan.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Westfield Washington Township 2020 Comprehensive Plan recommends portions of the subject site for Medium Intensity commercial development, portions for Low Intensity commercial development, and portions for Medium Intensity Multi-family residential development. The uses proposed would be generally consistent with the recommendations of the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The subject site is unimproved and portions of the subject site are used agriculturally. Abutting properties are improved with single-family detached dwellings, used agriculturally, or used commercially.

3. The most desirable use for which the land is adapted.

The proximity of portions of the subject site to two existing major thoroughfares and the major infrastructure improvements anticipated by the Water and Sewer Master Plan have

the potential to make the land less-suitable for continued agricultural use. Given these influential factors, the proposal may represent the most desirable use for the subject site.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The subject site is partially within the existing corporate limits. The site is contiguous to other major pending developments, and development of the subject site would be consistent with the principle of contiguous growth.

PLANNED UNIT DEVELOPMENT EVALUATION

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities. The opportunity to develop a site as a Planned Unit Development (PUD) is also considered an opportunity to improve the design, character, and quality of new development, to encourage a harmonious and appropriate mixture of uses, and to arrange improvements on a site so as to preserve desirable features.

The proposed Aurora PUD ordinance would provide for multi-family housing units, attached single-family dwellings, office uses, retail uses, industrial uses, and dedicated public open space. The proposed Aurora PUD is designed in a manner that buffers dissimilar uses within the proposed development, and also locates uses of lower intensity adjacent to abutting existing dwellings. Design elements found within the proposed ordinance include a path network, a boulevard streetscape, public open spaces and a variety of housing types.

Given that the aspects of the proposal identified above are consistent with the purpose of the PUD statute, it is the staff opinion that the proposal represents a valid use of the PUD ordinance.

PUD ORDINANCE EVALUATION

The Aurora PUD follows the approach first seen in the recently-adopted Eagle Station PUD. This approach to the structure of the proposed ordinance revises all pertinent aspects of the applicable Zoning Ordinance text, letting the revised text dictate the development of the subject site instead of the provisions of the underlying district. As per the terms of the PUD ordinance, existing districts from the W-WT Zoning Ordinance are still to be adopted as underlying districts as a precaution. However, given the approach to the construction of the proposed ordinance, it is unlikely the terms of the underlying district will need to be consulted in the application of this PUD.

It is the opinion of the staff that this approach is preferable to the manner in which PUD applications had previously been submitted.

Residential Districts

The petition proposes three separate attached single-family dwelling areas, which would be considered most consistent with the terms of the SF-A District. The standards have been modified to provide the opportunity for the development of townhomes and "doubles" as well as the "quad"-style units typically anticipated in the SF-A District.

The petition further proposes a multi-family district, which would be most similar to the existing MF-2 District. The terms of the proposed multi-family area would also provide for the development of townhomes.

Within each residential district, proposed landscaping and architectural standards are incorporated directly into the applicable district, as opposed to residing within a separate section of the ordinance. Proposed architectural standards and landscaping standards closely approximate those within existing W-WT ordinances, with some improvements to required building materials.

Retail District

The proposed Aurora PUD would provide for dedicated commercial area. The proposed Shoppes area is most consistent with the existing LB District of the W-WT Zoning Ordinance, but provides for additional flexibility in design beyond the terms of the existing ordinance by modifying required lot sizes, parcel coverage, and setbacks. The proposed Shoppes area would require adherence to include parking standards, landscape standards, and architectural standards specific to the Shoppes area. The proposed architectural standards could be considered to be improved beyond the standards in the existing W-WT Zoning Ordinance, as they require additional details and features in addition to the aspects specified by the terms of DPR. The proposed commercial area also proposes a limited list of uses and a maximum square footage for any single use, which would contribute to ensuring a neighborhood or local scale to the proposed Shoppes area.

Office District

The proposed Aurora PUD would provide for an office area abutting the right-of-way of US 31. The terms of the proposed Business Parke area would require multi-story buildings with consistent setbacks abutting US 31, and would encourage similar large-scale, multi-story office development in lots within the Business Parke not abutting US 31. Access to the proposed Business Parke would be via internal roads, and no direct access to US 31 is permitted.

The proposed terms of the Aurora PUD borrow extensively from Carmel, Indiana's US 31 Overlay ordinance, with a few exceptions in the case of required architectural elements. The proposed ordinance would mandate a larger individual lot size than the

terms of the Carmel ordinance, which would contribute to ensuring the large-scale multi-story development proposed.

Industrial District

The proposed Aurora PUD would provide for a single industrial area with two distinct sub-areas. The Commerce Parke area proposed separate standards and permitted uses for Area One and Area Two, which are identified on the proposed concept plan. The two proposed areas are distinguished by whether or not they are adjacent to the proposed New Frontage Road or 202nd Street. Proposed industrial lots in Area One, abutting either of the roads, would be limited in terms of outside storage, and uses would be restricted to less-intense industrial uses. The development standards and uses associated with Area One of the Commerce Park are most consistent with the Enclosed Industrial district of the existing W-WT Zoning Ordinance.

The portion of the proposed Commerce Parke area identified as Area Two would be more permissive in terms of outdoor storage, and would provide for reduced building materials and paving standards. The development standards and uses associated with Area Two of the Commerce Park are most consistent with the Open Industrial district of the existing W-WT Zoning Ordinance.

Amenities

The petition proposes a series of amenities throughout the residential areas of the proposed development. An integrated trail system, a playground, and a minimum number of swimming pools and small parks are proposed. Two clubhouse facilities, one of which would be required to provide a fitness center, would also be required.

Infrastructure

The petition proposes the provision of additional right-of-way abutting existing public roads in accordance with the widths recommended by the Hamilton County thoroughfare plan. The petition further proposes the provision of an internal public roadway network that would facilitate the re-alignment of 202nd Street and 203rd Street. The petition would also provide for the re-routing of Grassy Branch Road within the subject site. The petition would also comply with the terms of the Westfield-Washington Township Water and Sewer Master Plan.

Aspects of the proposed development would require modification to the existing standards of improvement for public rights-of-way. The petition proposes alleys, boulevard streets, and streets with reduced rights-of-way, curve radii, and design speeds. The petition clearly establishes WPWD as the authority in terms of approval and acceptance of infrastructure.

MODIFICATIONS TO THE PUD ORDINANCE

At the October 18, 2006 Comprehensive Plan Subcommittee meeting, the petitioner verbally indicated a willingness to modify aspects of the proposal to address concerns of staff and of the CPSC. However, as the information for the October 23, 2006 Advisory

Plan Commission hearing had already been distributed, the petitioner did not provide an amended document, instead offering to provide the proposed changes in list form at the October 23, 2006 APC hearing. Any changes to the proposed document presented at the October 23, 2006 APC hearing should be incorporated into a final document prior to this petition appearing before the Westfield Town Council.

COMMITMENTS

The petition does not currently include any proposed commitments, either to the Town or to abutting property owners. While staff has not been made aware of any commitments agreed to between the petitioner and abutting property owners, any such commitments should be filed with the staff of the Westfield Community Development Department prior to any hearing of this petition by the Westfield Town Council.

Further, the petitioner is still in negotiations with WPWD to finalize agreements as to responsibility and timing of proposed infrastructure improvements associated with this petition. Any commitments relating to these items should also be filed with the staff of the Westfield Community Development Department prior to any hearing of this petition by the Westfield Town Council.

RECOMMENDED MOTION

Recommend approval to the Westfield Town Council, subject to any proposed commitments.

WESTFIELD PUBLIC WORKS



November 8, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

RE: Aurora PUD Review

Dear Town Council Members:

For your consideration, Public Works has met with this petitioner on several occasions concerning the June 23, 2006 comment letter. We have come to agreements on all comments except the Road Impact Fee and Road Improvements Agreement. At this time the petition is asking for road impact fee credits for improvements to 202nd/203rd Street, a proposed Frontage Road that currently partially exists as a private roadway and would be continued as part of this development, and improvements to and/or realignment of Grassy Branch Road. WPWD feels that the cost of realignment of Grassy Branch Road is creditable toward road impact fees, but not the other improvements or right of way.

We would also like to thank the petitioner for their dedication and commitment to addressing the concerns of Westfield Public Works Department.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Renee L. Goff, P.E.
Engineer
Westfield Public Works Department

CC: Mr. Jerry Rosenberger, Town Manager
Mr. Chris White, CR White Development, LLC
Mr. Bruce Hauke, Director Westfield Public Works Department
Mr. Kurt Wanninger, Division Manager, Westfield Public Works Department
Mr. Al Salzman, Planner, Westfield Community Development

AURORA PUD
ORDINANCE NO. 06-55

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF
WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA**

This PUD Ordinance (the "Aurora PUD") amends the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") and the Westfield-Washington Township Zoning Map (the "Zoning Map") of the Town of Westfield, Washington Township, Hamilton County, Indiana;

WITNESSETH:

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by CR White Development, LLC (the "Developer") for the real estate containing approximately 314 acres, legally described on Exhibit A, attached hereto, and incorporated herein by reference, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, under Docket Number 0607-PUD-09, on the 23rd day of October, 2006, the Plan Commission, by a vote of 6 - 1, forwarded this proposal to the Westfield Town Council (the "Town Council") with a negative recommendation;

WHEREAS, the words and terms used throughout this Aurora PUD shall have the meanings ascribed to them in Article I, attached hereto;

NOW, THEREFORE, BE IT ORDAINED by the Town Council, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Town Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The concept plan (the "Concept Plan"), attached hereto as Exhibit C, allocates the Real Estate into the following districts (the "Districts"):

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes;
- The Vistas;
- The Villas;
- The Gardens; and
- Sunrise Park.

This Aurora PUD and its exhibits shall govern the use and development of the Districts and shall supersede the standards of the Westfield Washington Township Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) as they existed and were in force on the date of filing of this Aurora PUD (the "PUD Ordinance") attached here to as Exhibit B.

SECTION 3. SIZE OF DISTRICTS. The approximate size of each District is shown below. The size of any District may be increased or decreased by up to 15% so long as there is no increase in the total permitted number of residences.

<u>District Acreage (approximate)</u>	
Business Parke	56 acres
Commerce Parke	85 acres
The Shoppes	17 acres
The Townes	40 acres
The Vistas	36 acres
The Villas	36 acres
The Gardens	18 acres
Sunrise Park	24 acres
Total	314 acres

The individual districts shall not exceed the following individual district maximums, and when combined, the total number of residential units on the Real Estate shall not exceed 694 units.

<u>Maximum Number of Dwelling Units</u>	
The Townes	290 units
The Vistas	287 units
The Villas	124 units
The Gardens	96 units

SECTION 4. UNDERLYING DISTRICTS. The Real Estate is reclassified on the Westfield - Washington Township Zone Map (the "Zone Map") from the AG-SF1 and GB District Classifications to the Planned Unit Development District (PUD) Classification, the underlying zoning classification of which shall be as follows:

- Business Parke – GB
- Commerce Parke – EI
- The Shoppes – LB
- The Townes – MF-2
- The Vistas – MF-2
- The Villas – SF-A
- The Gardens – SF-A
- Sunrise Park – AG-SF1

SECTION 5. DISTRICTS. The Real Estate shall be developed for residential, commercial, industrial and recreational uses as more particularly shown on the Concept Plan.

Upon motion duly made and seconded, this Aurora PUD was fully passed by the members of the Town Council this 11th day of December, 2006.

TOWN COUNCIL
TOWN OF WESTFIELD, INDIANA

BY:

AYE

Robert Smith
David Mikesell
John Hart
Teresa Skelton
Ronald Thomas

NAY

ATTEST:

Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

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ARTICLE I

DEFINITIONS

The following words and terms, not defined elsewhere in the Aurora PUD or its Exhibits, shall have the following meanings:

1. Architectural Review Committee. The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Area.
2. Association. A home owners association, property owners association or other organization formed in order to govern and maintain the various Districts as established by Declaration.
3. Aurora Parkway. The s-shaped road that runs between The Gardens/The Villas and The Townes, as shown on the Concept Plan (see Exhibit C).
4. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence and/or structure facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.
5. Build-To Line. A designated line at which construction of a building façade is to occur.
6. Corner Break. An exterior corner along the façade of a structure.
7. Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more Areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
8. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review Committee in considering plans for structures to be constructed in the Real Estate.
9. Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.

10. Director. The Director of the Westfield Community Development Department.
11. District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in the Aurora PUD.
12. District, Residential. The Townes, The Vistas, The Villas, The Gardens, and Sunrise Park.
13. Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
14. DPR. The process of Development Plan Review as specified in this Aurora PUD (Article XIII).
15. EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
16. External Street. Grassy Branch Road, U.S. 31 and State Highway 38
17. Façade, Primary. The primary architectural façade which contains commercial or retail public entrances, tenant signs or the façade facing a dedicated street.
18. Façade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary façades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary façades do not face dedicated or private streets.
19. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
20. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street.
21. Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
22. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
23. Meridian Corridor. The right-of-way for United States Highway 31.
24. Model Home. Dwelling temporarily used in the connection with the sales of similarly built residential dwellings that will eventually be sold as a residential dwelling.
25. Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural

stone.

26. New Frontage Road. The new north/south frontage road that is tentatively planned to run parallel to U.S. 31 North as identified on the Concept Plan.
27. Open Space. Any part of the Real Estate not covered by public streets, private streets, buildings, or parking lots. Open Space may include, but shall not be limited to, preserved wetlands, preserved woodland areas, trails, parks, plazas, courtyards, landscaped and screening areas and recreation areas, including Sunrise Park. Open Space shall not include land within a platted building lot nor required retention ponds. Open Space shall be located generally in the areas as denoted on the Concept Plan, which supersedes the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance. Except as provided above, any of the area of this Aurora PUD (except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipal entity for public use shall be factored into the total amount of Open Space.
28. Real Estate. The real estate, as described in Exhibit A.
29. Subdivision Control Ordinance. The Subdivision Control Ordinance of the Town of Westfield and Washington Township in force at the time of the filing of this Aurora PUD.
30. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

ARTICLE II

BUSINESS PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Business Parke. Section 16.04.070 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate, as appropriate standards are specified in Article II, Business Parke, and the corresponding Exhibits of this Aurora PUD.

A. Permitted Uses.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to 15% of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - (a) Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - (b) Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Minimum Lot Size.

1. Lots abutting the Meridian Corridor – 5 acres
2. All other lots – 2 acres

- C. Development Standards. – The purpose of this Section is to provide site design requirements that align buildings along the edges of a parcel and towards the public right-of-way of the

Meridian Corridor. It is the intent of these regulations to orient new buildings with their longest axis parallel to the adjoining highway or street to create a sense of enclosure along the streets, with parking located to the rear, and, if necessary, to the side of a building.

1. Build-To Lines.

- a. Lots abutting the Meridian Corridor – 90 feet
- b. All other lots – None
- c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
- d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.

2. Minimum Front Yard – 60 feet

3. Minimum Side Yard.

- a. Adjacent to any residential use or zone – 45 feet
- b. Adjacent to any non-residential use or zone – 15 feet

4. Minimum Aggregate Side Yard.

- a. Adjacent to any residential use or zone – 90 feet
- b. Adjacent to any non-residential use or zone – 30 feet

5. Minimum Rear Yard.

- a. Adjacent to any residential use or zone – 45 feet
- b. Adjacent to any non-residential use or zone – 15 feet

6. Minimum Building Height.

- a. Lots abutting the Meridian Corridor – 38 feet and 3 occupiable floors
- b. All other lots – 14 feet

7. Maximum Building Height.

- a. All uses along New Frontage Road – 55 feet
- b. All other lots – 150 feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or zone.

8. Minimum Lot Width. – Shall equal or exceed that amount which is one-half (½) the

depth of the lot.

9. Minimum Gross Floor Area.

- a. Buildings on lots abutting the Meridian Corridor – 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
- b. Buildings on all other lots – 10,000 square feet (exclusive of parking garages, basements or accessory buildings).
- c. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.

10. Maximum Lot Coverage. – 65%

11. Minimum Lot Frontage on Road. – 50 feet

12. Minimum Lot Width at Building Line. – No Minimum

13. Parking. – See Article XVI

14. Landscaping. – See Article XVII

15. Signs. – See Article XVIII

16. Lighting. – See Article XIX

D. Architectural Standards.

1. Context. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
2. A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, ornamental metal.
3. Large expanses of glass are allowed, up to seventy percent (70%) of the façade area.
4. The building may not be constructed entirely of a metal and glass curtain wall.
5. Concrete block is not allowed as an exterior finish material.
6. All buildings fronting on the Meridian Corridor shall be designed with a minimum of eight (8) external corners.
7. Sloped roofs shall not exceed one hundred (100) feet without a change in roof plane, or

gable or dormer. Sloped roofs shall be either standing seam metal or dimensional shingles.

8. Building penthouses must be incorporated into the building façade design, including exterior materials specifications.

E. Outside Storage of Refuse. – Unenclosed storage of refuse (whether or not in containers) or display of merchandise shall not be permitted on any project. All refuse shall be contained completely within the Principal Building or Accessory Building. Any Accessory Building for refuse storage shall be:

1. Designed to include a roof structure; and
2. Architecturally compatible with the Principal structure (including compatible materials)

F. Loading and Unloading Areas.

1. Loading and Unloading Berth or Bay shall not be oriented to U.S. Highway 31.
2. Loading and Unloading Berths or Bays oriented toward any other public right-of-way, shall be landscaped/screened using masonry wall(s), plant material, or a combination thereof.

G. Waivers. – The applicant may request a Plan Commission Waiver to the dimensional and quantitative standards of this Article, by not greater than thirty-five percent (35%).

ARTICLE III

COMMERCE PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Commerce Parke.

A. Permitted Uses.

1. Permitted Uses.

a. Area I. (as identified on the attached Concept Plan, see Exhibit C): All uses permitted in the Commercial Businesses and Industrial Businesses sections of the Commerce Parke Permitted Uses (See Article XIV). Any other business that can be classified as either general business or light industrial will be eligible with the approval of the Director.

b. Area II. (as identified on the attached Concept Plan, see Exhibit C): All uses permitted in the Industrial Businesses section of the Commerce Parke Permitted Uses (See Article XIV). Any other business that can be classified as light industrial will be eligible with the approval of the Director.

2. Accessory buildings and uses customarily incidental to any of the permitted uses.

3. Outside Storage.

a. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening requirements as set forth in this Aurora PUD ordinance.

b. No outside storage will be permitted on the north side of 203rd Street

c. No outside storage will be permitted within two-hundred feet (200') of the south right-of-way of 203rd Street

d. No outside storage will be permitted within two-hundred feet (200') of the east right-of-way of the New Frontage Road.

B. Development Standards for Area I.

1. General Standards.

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum Building Height:	35 feet

2. Parking. – See Article XVI
3. Landscaping. – See Article XVII
4. Sign Standards. – See Article XVIII
5. Lighting. – See Article XIX
6. Dumpsters. Dumpsters shall not be located in the front of any building. Dumpsters that are not located within an enclosed storage area shall be completely screened by materials: (i) that match the architecture and materials of the building which the dumpster is serving; and (ii) that measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.
7. Service/Material Yard and Storage Areas.
 - a. Must be completely screened as follows:
 - i. The Masonry Wall ("Masonry Wall") shall extend perpendicular from the building, and then extend a minimum twenty-five feet (25') down each side yard. A masonry wall shall be not less than eight feet (8') in height and not more than the eave of the roof, shall be constructed with architectural block, brick or decorative tilt up concrete, except for entrances, and shall as closely as possible match the architecture of the building.
 - ii. At the termination of the Masonry Wall, a minimum eight-foot (8') high opaque wood privacy fence shall enclose the balance of the yard/storage area. The style and quality of the wood privacy fence, as determined by the Developer, shall be consistent throughout the Commerce Parke.

- iii. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.
- b. Must be finished as follows:
 - i. An area fifty feet (50') in depth adjacent to the building and high-volume travel lanes in storage areas must be hard surfaced with asphalt or poured concrete pavement.
 - ii. At a minimum, the balance of the yard/storage area must be finished with stone. If stone is used, such storage areas must have dust control measures implemented by the user during operation.
 - iii. No curbing shall be required around yard/storage areas.
- 8. Display Areas. Are permitted in the front yard areas of buildings subject to the following:
 - a. Such display areas are not located within the required front yard setback.
 - b. Such display areas must be landscaped as provided in this Aurora PUD.
 - c. Such display areas may not exceed 500 square feet nor display more than three (3) products unless otherwise approved by the Director.
- 9. Overhead Doors. No overhead doors shall be oriented towards a public right-of-way.
- 10. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, topography, vegetation and/or landscaping.

C. Development Standards for Area II.

1. General Standards.

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	25 feet

Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum Building Height:	35 feet

2. Parking. – See Article XVI
3. Landscaping. – See Article XVII
4. Sign Standards. – See Article XVIII
5. Lighting. – See Article XIX
6. Dumpsters. Dumpsters shall not be located in the front of any building. Dumpsters that are not located within an enclosed storage area shall be completely screened by materials:
 - (i) that match the architecture and materials of the building which the dumpster is serving; and (ii) that measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.
7. Service/Material Yard and Storage Areas.
 - a. Must be completely screened by a minimum eight-foot (8') high opaque wood privacy fence.
 - b. The style and quality of the wood privacy fence, as determined by the Developer, shall be consistent throughout the Commerce Parke.
 - c. Must be finished, at a minimum, with stone. If stone is used, such storage areas must have dust control measures implemented by the user during operation.
 - d. No curbing shall be required around service/material, storage yard areas.
 - e. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.
 - f. Travel lanes providing access to loading docks and to storage areas must be hard surfaced with asphalt or poured concrete pavement.

- g. Employee and visitor parking areas must be hard surfaced with asphalt or concrete pavement.
- 8. Display Areas. Are permitted in the front yard areas of buildings subject to the following:
 - a. Such display areas are not to be located within the required front yard.
 - b. Such display areas must be landscaped as provided in this Aurora PUD.
- 9. Overhead doors. May be used in the primary façade.
- 10. Loading docks. May be placed in secondary façade elevations.

D. Architectural Standards.

1. Roof Design.

- a. Roofs may be either residential in character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
- b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
- c. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
- d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:1.

2. Façade Rule. – All building elevations shall either be considered a primary or secondary façade.

3. Façade Materials for Area I.

a. Primary Façade Materials.

- i. Appropriate building finish materials for the primary façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain),

architectural block (textured) and EIFS (Dryvit) wall systems if at least eight feet (8') above grade ("Masonry Materials").

- ii. Inappropriate, prohibited building finish materials for the primary façade include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Primary façades may have window glazing or glass storefronts. Tall storefront windows to reflect a commercial main street appearance are encouraged.
 - iv. The use of accent and trim elements (accent panels, banding, cornices, Canopies/awnings etc.) for building trim is recommended to add visual interest and break down the scale of façades.
 - v. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).
 - vi. Colors used on primary building façades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used as limited accents.
 - vii. Entries shall be clearly defined with architectural articulation including the following: porticos, overhangs, fabric awnings, cantilevered architectural metal canopies, covered arcades, and projecting architectural bays.
 - viii. Decorative architectural lighting is required at a minimum of one fixture every forty feet (40') on primary façades.
 - ix. No overhead doors are permitted in the primary façade of a building.
- b. Secondary Façade Materials.
- i. In addition to those materials permitted for the Primary Façade, the secondary façade may use steel or aluminum curtain wall systems.
 - ii. Secondary Façades facing side yards shall include at least two windows that match the size and scale of the windows on the Primary Façade.

- iii. If a Secondary Façade facing a side yard includes a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight feet (8') above grade and extending from the Primary Façade to the point the Masonry Wall meets the Secondary Façade.
- iv. If a Secondary Façade facing a side yard does not include a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight feet (8') above grade and extending to 25' from the Primary Façade.
- v. Inappropriate, prohibited building finish materials on the secondary façades include: wood, plywood, unfinished concrete or concrete panels, plastics, reflective glass.
- vi. Colors used on building façades must be complementary. Natural, muted colors should serve as the secondary façade color, with brighter colors used as limited accents.
- vii. Lighting on secondary façades including wall pack lighting shall be full cut-off fixtures.
- viii. Overhead doors are permitted to appear in secondary façade elevations.

4. Façade Materials for Area II.

a. Primary Façade Materials.

- i. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or aluminum curtain wall systems (if used for a maximum of fifty percent (50%) of the façade).
- ii. Inappropriate, prohibited building finish materials on the primary façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- iii. Primary façades may have window glazing or glass storefronts.

- iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).
 - v. Colors used on building façades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used as limited accents.
 - vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary façades.
 - vii. Overhead Doors are permitted in the primary façade elevations.
- b. Secondary Façades Materials.
- i. In addition to those materials permitted for the Primary Façade, the secondary façade may use steel or aluminum curtain wall systems.
 - ii. Inappropriate, prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Lighting on secondary façades including wall pack lighting shall be full cut-off fixtures.
 - iv. Overhead doors are permitted in secondary façade elevations.

ARTICLE IV

THE SHOPPES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Shoppes.

A. Permitted Uses. – See Article XV

B. Development Standards.

1. No single occupancy may exceed 65,000 gross square feet for an anchor tenant and provided the anchor tenant has a minimum of two separate and distinct customer entrances across the front of the building.

2. Bulk and Density Standards.

a. Setbacks.

i. Front – 50 feet

ii. Side – 10 feet

iii. Rear – 20 feet

b. Lot coverage. Lot coverage shall not exceed 75 percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in an open space requirement of 25 percent of the land area.

c. Building height. Buildings are restricted to 35 feet maximum height or a maximum of two stories (pitched roofs are measured at the mid-point).

3. Architectural Standards.

a. All structures shall be constructed with similar design, materials and compatible architecture.

b. All buildings shall screen mechanical equipment including that which is mounted to the roof and/or ground.

- c. The exterior of buildings adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall consist of a brick, masonry or stone façade or stucco materials with masonry surface and appearance.
 - d. Façades that have greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
 - e. Where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 square feet of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building façade of such additional stores.
 - f. Drive-thru windows shall not be permitted to face State Road 38.
 - g. All building façades adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall include a repeating pattern that includes no less than three (3) of the following elements:
 - i. Color change;
 - ii. Texture change;
 - iii. Material module change;
 - iv. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.
4. Roof Architecture.
- a. Roofs shall have some combination of the following features:
 - i. All roof areas shall restrict rooftop equipment such as HVAC units from public view. The average height of such roof area shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such roof features shall contain three-dimensional cornice treatment;

- ii. Overhanging eaves, extending no less than three feet past the supporting walls;
 - iii. Three or more roof slope planes.
 - b. Office uses, separate retail tenants, single story and buildings of less than 50,000 square feet must have pitched roofs to be more residential in character.
 - c. No more than 50 percent of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different sections of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the façade.
5. Materials and colors.
- a. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone and tinted/textured concrete masonry units.
 - b. Façade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
 - c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be permitted for building trim or accent areas.
 - d. Exterior building materials shall not include smooth-faced concrete block or prefabricated steel panels.
6. Entryways.
- a. Each retail establishment greater than 20,000 square feet shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;

- v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- b. All building façades which are visible from adjoining properties and/or public streets shall comply with the requirements above (i.e., i. thru ix.).

C. Pedestrian Circulation.

1. Sidewalks shall be a minimum of five feet in width, however, where applicable, they shall be eight feet asphalt in compliance with the Town's path requirements. Sidewalks or paths shall be provided along all sides of the lot that abut a public street.
2. Continuous internal pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.
3. Sidewalks, no less than eight feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalks shall be located at least six feet from the façade of the building to provide planting façade.
4. Internal pedestrian walkways provided in conformance with part 2 above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.
5. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored

concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

D. Parking. – See Article XVI

E. Landscaping. – See Article XVII

F. Sign Standards. – See Article XVIII

G. Lighting. – See Article XIX

H. Accessory uses.

1. Dumpster and trash compactors shall be enclosed by a masonry enclosure and gated. The enclosure shall be at least two feet (2') taller than the dumpster or trash compactor. The gate shall be of a material that fully screens the dumpster or trash compactor.
2. Accessory structures including trash dumpster and compactors are not permitted within any front yard or within any side or rear setback requirements.
3. No outdoor sales areas are permitted unless surrounded by a permanent structure consistent with material of the building.
4. Permanent outdoor display areas are permitted provided that they are surrounded by a 2.5-foot tall masonry wall or wrought iron fencing or combination of the two.

ARTICLE V

THE TOWNES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Townes.

A. Permitted Uses.

1. Townhomes.
2. Multi-story condominium.
3. Public Parks.
4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
6. Signs as permitted in Article XVIII.
7. All utilities, both regulated and unregulated.
8. Child care home - in accordance with IC 36-7-4-1108.
9. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
11. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines – all construction.

1. Front yard — (corner lots are required two front yard setbacks)
 - a. 10 feet alley load
 - b. 18 feet front load

2. Side yard – minimum 15' between buildings
3. Rear yard – None
- E. Minimum lot width at building line. – None
- F. Maximum building height. – 45 feet
- G. Minimum ground level square footage (exclusive of porches and terraces). – 700 square feet (including garage)
- H. Maximum parcel coverage. – None
- I. Minimum Open Space. – 10% of the District
- J. Architectural Standards.
 1. Elevations.
 - a. The front elevation of a building shall be the façade containing a front door to the building.
 - b. Fifty percent (50%) of the front façade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material.
 - d. A shake style vinyl siding shall be a permitted material on the front elevation where masonry is not required.
 2. A townhome building shall have a minimum of five (5) ridge lines.
 3. Windows.
 - a. A building shall have a minimum of three (3) windows on the front façade of the structure per unit (a building lacking a minimum of three (3) windows per unit on the front façade shall have one additional tree planted in the front yard)
 - b. A building shall have two (2) windows on each of the two side façades.
 - c. A building shall have three (3) windows per unit on the rear façade of the structure.
 - d. A double window will count as two windows.
 - e. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
 4. Garages shall be attached to the primary structure.

5. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
6. Carports shall be prohibited.
7. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
8. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc, may be covered with a lower roof pitch.
9. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
10. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
11. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

K. Parking. – See Article XVI

L. Landscaping. – See Article XVII

M. Lighting. – See Article XIX

ARTICLE VI THE VISTAS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Vistas.

A. Permitted Uses.

1. Townhomes.
2. Apartments.
3. Multi-story condominium.
4. Public Parks.
5. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
6. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
7. Signs as permitted in Article XVIII.
8. All utilities, both regulated and unregulated.
9. Child care home - in accordance with IC 36-7-4-1108.
10. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
11. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
12. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines – all construction.

1. Front yard – 50 feet
2. Side yard – minimum 40' between buildings
3. Rear yard – 50 feet

- E. Minimum lot width at building line. – None
- F. Maximum building height. – 45 feet
- G. Minimum ground level square footage (exclusive of porches and terraces). – 700 square feet (including garage)
- H. Maximum parcel coverage. – None
- I. Minimum Open Space. – 10% of the District
- J. Architectural Standards.
 - 1. Elevations.
 - a. The front elevation of a building shall be the façade containing a front door to the building.
 - b. Fifty percent (50%) of the front façade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material.
 - d. A shake style vinyl siding shall be a permitted material on the front elevation where masonry is not required.
 - 2. A townhome or apartment building shall have a minimum of five (5) ridge lines.
 - 3. Windows.
 - a. A building shall have a minimum of three (3) windows on the front façade of the structure per unit (a building lacking a minimum of three (3) windows per unit on the front façade shall have one additional tree planted in the front yard)
 - b. A building shall have two (2) windows on each of the two side façades.
 - c. A building shall have three (3) windows per unit on the rear façade of the structure.
 - d. A double window will count as two windows.
 - e. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
 - 4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc, may be covered with a lower roof pitch.
6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
7. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
8. No two homes of the same elevation may be constructed next door to or directly across the street from one another.
9. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

K. Parking. – See Article XVI

L. Landscaping. – See Article XVII

M. Lighting. – See Article XIX

ARTICLE VII

THE VILLAS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Villas.

A. Permitted Uses.

1. Two-unit thru four-unit single family attached dwellings.
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
4. Signs as permitted in Article XVIII.
5. All utilities, both regulated and unregulated.
6. Child care home - in accordance with IC 36-7-4-1108.
7. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
8. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
9. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines.

1. 30 feet from arterials
2. 20 feet from collectors and local streets

E. Minimum distance between structures.

1. Two-unit single family attached – 15'
2. Four-unit single family attached – 25'

F. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages.

1. Single story – 1,300 square feet
2. Two story – 1,600 square feet

G. Minimum Open Space. – 10% of the District

H. Architectural Standards.

1. Elevations.

- a. Masonry shall be the exterior building material on thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- b. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any façade area within a dormer projecting from a roof.
- c. A shake style vinyl siding shall be permitted on the front façade where masonry is not required, not to exceed 30% of the total building façade.

2. Windows.

- a. Each unit shall have a minimum of three (3) windows on each façade.
 - b. A double window will count as two windows.
 - c. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
3. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
 4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
 7. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 8. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in Exhibit G.

9. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

I. Parking. – See Article XVI

J. Landscaping. – See Article XVII

K. Lighting. – See Article XIX

ARTICLE VIII THE GARDENS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Gardens.

A. Permitted Uses.

1. Two-unit thru four-unit single family attached dwellings.
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
4. Signs as permitted in Article XVIII.
5. All utilities, both regulated and unregulated.
6. Child care home - in accordance with IC 36-7-4-1108.
7. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
8. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
9. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines.

1. 30 feet from arterials
2. 20 feet from collectors and local streets

E. Minimum distance between structures.

1. Two-unit single family attached – 15'
2. Four-unit single family attached – 25'

F. Minimum square footage per dwelling unit (exclusive of porches, terraces, and garages).

1. Single story – 1,300 square feet

2. Two story – 1,600 square feet

G. Minimum Open Space. – 10% of the District

H. Architectural Standards.

1. Elevations.

a. Masonry shall be the exterior building material on thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

b. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any façade area within a dormer projecting from a roof.

c. A shake style vinyl siding shall be permitted on the front façade where masonry is not required, not to exceed 30% of the total building façade.

2. Windows.

a. Each unit shall have a minimum of three (3) windows on each façade.

b. A double window will count as two windows.

c. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

3. Garage doors shall not be oriented towards Aurora Parkway.

4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.

7. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

8. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards

so long as the deviations are in conformance with the intent of the established architectural requirements.

I. Parking. – See Article XVI

J. Landscaping. – See Article XVII

K. Lighting. – See Article XIX

ARTICLE IX
SUNRISE PARK

AG-SF1 - Agriculture/Single-Family 1. - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

A. Permitted Uses.

1. Accessory buildings as related to agriculture or large lot single family residential use
2. Cemeteries
3. Churches
4. Child care home - in accordance with IC 36-7-4-1108
5. Farms and farm buildings for livestock and crops
6. Fire stations
7. Golf courses
8. Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
9. Public Parks
10. Public and private camps
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Schools - public or private - without dormitory accommodations
13. Signs as permitted by sign ordinance
14. Single family dwellings on large lots
15. Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
16. Temporary buildings for construction purposes for a period not to exceed such construction
17. Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

B. Special Exceptions.

1. Airports and landing fields
2. Cemeteries -- pet
3. Convents, monasteries, theological schools rectories and parish houses
4. Fraternities and lodges

5. Heliports
6. Lake developments – recreational
7. Large animal hospitals
8. Private clubs and lodges
9. Public or private schools with dormitories
10. Radio, facsimile, TV, micro-wave towers
11. Raising animals for biological purposes
12. Raising animals for furs or pets
13. Riding stables
14. Zoos

C. Permitted Home Occupations.

1. Art Studio
2. Beauty shop - one chair operated by a resident
3. Business conducted entirely by mail
4. Dressmaking
5. Home garage sales not to exceed 7 days per year
6. Homebound schools for 12 or less full-time or part-time children including residents of the home.
7. Personal motor vehicle sales not to exceed 2 vehicles per year.
8. Professional office of a clergyman, lawyer, architect, accountant, or counselor
9. Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
10. Teaching - such as musical instruments or dancing
11. Typing or other office services
12. Permitted home occupations shall not include the employment of a person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

D. Minimum Lot Area - three (3) acre

- E. Minimum Lot Frontage on Road - 250 feet
- F. Minimum Setback Requirements:
1. Front Yard – 100 feet: Expressways, Primary and Secondary Arterials
80 feet: on all other roads
 2. Side Yard – 30 feet
 3. Rear Yard – 30 feet
 4. Minimum Lot Width at Building Line – 100 feet
- G. Maximum Building Height - not to exceed two and one-half (2 1/2) stories or 35 feet, whichever is lower.
- H. Minimum single-family ground level square footage, exclusive of porches, terraces, and garages
1. Single story – 1350 square feet
 2. Two story – 800 square feet
 3. Tri-level – 800 square feet (basement & 1st level)
 4. Story and one-half – 800 square feet
- I. Parking - Off-street parking shall be provided in accordance with provisions set forth in WC 16.04.120, Off-Street Loading and Parking.
- J. A subdivision, as defined in this ordinance, shall not be permitted in this district
- K. For purposes of determining what portion of any parcel shall be classified for zoning purposes as agriculture and exempt from property tax liability under IC 33-4-3-4.1, any parcel larger than three (3) acres in size with agriculture uses located on a portion of the parcel and within the AG-SF1 district shall be classified as agriculture.

ARTICLE X
AMENITIES

- A. The following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:
1. 2 Clubhouses (at least 1 will contain a fitness center).
 2. A minimum of one large park or athletic field complex (Sunrise Park, consisting of a minimum 20 acres).
 3. A minimum of 3 small parks.
 4. A minimum of 2 swimming pools and swimming pool areas.
 5. A minimum of 1 playground.
 6. Integrated trail system of a minimum 8' asphalt path connecting all districts, as shown on the Pedestrian Network Exhibit (Exhibit D).
- B. Amenity areas shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.
- C. The amenities included in each Phase will be constructed at the time that phase is constructed (see Phasing Plan, Exhibit E).

ARTICLE XI

STREETSCAPE STANDARDS

The Streetscape Standards for the Real Estate shall replace and supersede the Zoning Ordinance, and shall be set forth in what is attached hereto and incorporated herein by reference as Article XI and to the extent they conflict with those set forth in the Zoning Ordinance and amendments thereto, they shall replace and supersede the Zoning Ordinance and amendments thereto.

- A. Street Lights. At the Developer's discretion, custom and/or architectural streetlights may be substituted for standard streetlights specified in the Subdivision Control Ordinance. Such custom and/or architectural streetlights shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist. Streetlights may be permitted to be 16 feet tall.
- B. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance. Such custom signage shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist.
- C. Gas Lights. Gas lights may be used without shielding.

ARTICLE XII
STREET STANDARDS

- A. A roundabout at the intersection of 203rd Street and Grassy Branch Road shall be designed for a speed less than 30 MPH.
 - 1. Approaches shall be designed at a speed of 30 MPH.
- B. Local public street rights-of-way within the development shall be permitted to be 50' in width.
- C. Local public streets with on-street parking on one side of the road shall be permitted to be 28' in width back of curb to back of curb.
 - 1. On-street parking shall be limited to one side of the road.
- D. Local public streets without on-street parking shall be permitted to be 24' in width back of curb to back of curb.
- E. Planting strips a minimum of 6' in width between curbs and sidewalks shall be permitted.
 - 1. Plantings shall be located a minimum of 4' from the curb.
 - 2. Plantings shall be located a minimum of 2' from the sidewalk.
 - 3. Plantings in the right-of-way shall be selected from the Westfield Public Works Department's list of allowable species.
- F. Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150', unless otherwise agreed upon by the Westfield Public Works Department or the developer.
- G. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate.
 - 1. Any horizontal curve radius less than 150 feet shall be signed with warning signs for slower speeds and sharp turns ahead.
- H. Driveways shall be permitted to be located closer than 75' from the intersection of two street

lines, provided that they are located on the furthest side of the lot from said intersection.

- I. Utility easements adjacent to rights-of-way shall be permitted to be a minimum of 10' in width.
- J. Utility easements not adjacent to rights-of-way must be determined based upon size and depth of pipe and agreed upon by the Westfield Public Works Department.
- K. Private alleys shall be permitted and shall have a minimum ingress/egress easement of 20' in width.
 - 1. Private alleys shall have a minimum width of pavement of 14'.
 - 2. Private alleys shall be posted with a 10 MPH speed limit.
 - 3. Curbs shall not be required in private alleys.
 - 4. Private alleys shall comply with the Town's minimum cross section for pavement thickness.
 - 5. The development's homeowners association shall be responsible for the installation and maintenance of street trees and of private alleys.
- L. Private streets shall be permitted and shall have a minimum ingress/egress easement of 50' in width.
 - 1. Private streets shall have a minimum width of pavement of 24'.
 - a. On-street parking is prohibited on private streets.
 - 2. Private streets shall be designed for a speed of 25 MPH.
 - 3. Private streets shall be posted with a 25 MPH speed limit.
 - 4. Private streets shall comply with the Town's minimum cross section for pavement thickness.
 - 5. The development's homeowners association shall be responsible for the installation and maintenance of street trees and of private streets.
- M. In order to maintain design flexibility within the Aurora PUD, the specifications of public streets on the Real Estate may be altered from the otherwise applicable street standards and construction standards of the Town of Westfield. Any alterations must be approved by the Director of the Department of Public Works.

ARTICLE XIII

DEVELOPMENT PLAN REVIEW

Purpose: A Development Plan Review process is hereby established for the Aurora PUD. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; or, (v) exterior building renovations that require a building permit. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

Section XIII.1. Districts Designated for Development Plan Review.

A. The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; or, (v) exterior building renovations that require a building permit.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission. The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:
 - a. Any development for a use *other than* a Single Family Residential Use in a Residential District (The Townes, The Vistas, The Villas, The Gardens);
 - b. Any proposed development in any Multi-Family District (The Townes, The Vistas);
 - c. Any proposed development in any Business District (Business Parke, The Shoppes);
 - d. Any proposed development in any Industrial District (Commerce Parke); and,
 - e. Any proposed development of a Single Family Subdivision (The Villas, The Gardens)
2. Development Plan Authority Delegated to the Director. The authority to approve or disapprove a Development Plan for any proposed development of, or addition to, a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

- C. Development Requirements - General. Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:
1. Compliance with all applicable development standards of the zoning district in which the real estate is located;
 2. Compliance with all applicable provisions of this Aurora PUD;
 3. Compliance with all applicable provisions of any Overlay District in which the real estate is located;
 4. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
 5. Compliance with all applicable provisions of this Article (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
 6. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield – Washington Township Comprehensive Plan;
 7. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
 8. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
 9. 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; and,
 10. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Section XIII.2. Development Plan Review – Development Requirements for Each District.

- A. Any development for a use other than a Single Family Residential Use in a Residential District (The Townes, The Vistas, The Villas, The Gardens).
1. Site Access and Site Circulation.
 - a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this

Ordinance by this reference;

- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
 - d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
2. Landscaping. – See Article XVII
3. Lighting. – See Article XIX
4. Building Orientation.
- a. No loading spaces or loading docks shall be permitted to face a public street.
 - b. Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
5. Building Materials. – In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

B. Any Multi-Family District (The Townes, The Vistas).

1. Site Access and Site Circulation.
- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Materials.

a. The Townes – See Article V

b. The Vistas – See Article VI

C. Any Business District (Business Parke, The Shoppes).

1. Site Access and Site Circulation.

a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Orientation.

a. Business Parke – See Article II

b. The Shoppes – See Article IV

5. Building Materials.

a. Business Parke – See Article II

b. The Shoppes – See Article IV

D. Any Industrial District (Commerce Parke).

1. Site Access and Site Circulation.

- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
- d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Orientation. – See Article III

5. Building Materials. – See Article III

E. Any Single Family Subdivision Development in a Residential District (The Villas, The Gardens).

1. Site Access and Site Circulation.

- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
- d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX
4. Building Orientation.
 - a. The Villas – See Article VII
 - b. The Gardens – See Article VIII
5. Building Materials.
 - a. The Villas – See Article VII
 - b. The Gardens – See Article VIII
6. Development Plan as Requirement for Primary Plat Approval. – Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

Section XIII.3. Findings Required for Approval of a Development Plan – The Plan

Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan; and,
2. The proposed development plan satisfies the development requirements specified in this Ordinance.

Section XIII.4. Development Requirements Which May Be Waived. – In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield – Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials, for the approval of a Development Plan upon making findings as specified in Section XIII.5, below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals. If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

Section XIII.5. Conditions for Waiver of Development Requirements. – Plan Commission may approve a waiver of Development Requirements only upon finding that:

- A. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
- B. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
- C. The strict application of the Development Requirements of the Westfield – Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
- D. The proposed development is consistent with and compatible with other development located in the area; and,
- E. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan.

Section XIII.6. Plan Documentation and Supporting Information – All requests for Development Plan approval shall include the following plans:

- A. Site Plan. *
- B. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
- C. Overall Plan. *
- D. Landscape Plan. *
- E. Building Elevations.
- F. Lighting Plan. *
- G. Site Access and Site Circulation Plan. *
- H. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). *
- I. Statement of Development Build-out. *
- J. Green Space Provisions. *

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

Section XIII.7. Procedures

A. Application for Development Plan. Approval by the Plan Commission shall be in compliance with the following procedures:

1. Pre-Filing Conference. A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval. Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.
2. Who May File. Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.
3. Filing Deadline. All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.
4. Forms of Filing. All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.
5. Findings of Fact. The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.
6. Specifying Request. All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the

Development Plan.

7. Docketing by Community Services Department. Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.
8. Investigation of Petitions. Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment. The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.
9. Notice Requirements. All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:
 - a. Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
 - b. Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.
 - c. The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements. Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.
10. Conduct of Public Hearings. In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

- a. Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.
- b. Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- c. Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- d. Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.
- e. The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.
- f. At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented.
- g. The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.
- h. All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

B. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:

1. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.
2. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
3. Director shall have a period of not more than fifteen (15) days in which to review the

proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.

4. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
5. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
6. Appeals of Determinations by Director. Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

C. Fees. In order to defray administrative costs, the following fees shall be applicable:

1. Development Plans filed for Plan Commission approval – See the Zoning Ordinance; or,
2. Development Plans filed for Director's approval – included in the building permit fee.
3. The applicant shall pay all fees at the time of filing of a Development Plan.

D. Hearings. All public hearings regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection.

E. Amendments.

1. Amendments to Development Plans pending determination by the Plan Commission.

- a. Amendments Proposed at a Public Hearing. The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to

the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

- b. Amendments To Development Plans Prior To Preparation of a Staff Report. In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield – Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

2. Amendments To Development Plans Pending Determination By The Director. The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in the Zoning Ordinance, above for the initial review of Development Plans by the Director.
3. Amendments to Approved Development Plans. Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the

addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.

- F. Signature for Findings. All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

Section XIII.8. Plan Documentation.

- A. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see Section XIII.8.B below). A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:
1. North arrow;
 2. Graphic scale;
 3. Address of the site;

4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
6. Legal description of the site;
7. Boundary lines of the site including all dimensions of the site;
8. Names, centerlines and right-of-way widths of all streets, alleys and easements;
9. Layout, number, dimension, and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
10. Location and dimensions of all existing structures, including paved areas;
11. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
12. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
13. Location of all floodway and floodway fringe areas within the boundaries of the site;
14. Location 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. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site. (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);
16. Structures proposed for demolition should be indicated as such;
17. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
18. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
19. All improvements to street system on-site and off-site;
20. Plan for sidewalks or Alternate Transportation System;
21. Measurement of curb radius and/or taper;
22. Names of legal ditches and streams on or adjacent to the site;
23. Location and type (e.g. ground, pole, wall) of all signs on the site;
24. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or

other similar uses;

25. Existing zoning and land use of all adjoining real estate; and,
26. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
27. Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

B. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Legal description of the site;
5. Boundary lines of the site including all dimensions of the site;
6. Names, centerlines and right-of-way widths of all streets, alleys and easements;
7. Location and dimensions of all existing structures, including paved areas;
8. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
9. Location of all floodway and floodway fringe areas within the boundaries of the site;
10. Location 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;
11. Use of each structure by labeling and size (e.g. one story house – 1,200 sq. ft., detached garage – 576 sq. ft., storage shed – 120 sq. ft.);
12. Structures proposed for demolition should be indicated as such;
13. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
14. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
15. Measurement of curb radius and/or taper;

16. Names of legal ditches and streams on or adjacent to the site; and,
17. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
18. Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

C. Overall Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
6. Legal description of the site;
7. Boundary lines of the site including all dimensions of the site;
8. Names, centerlines and right-of-way widths of all streets, alleys and easements;
9. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
10. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
11. Location of all floodway and floodway fringe areas within the boundaries of the site;
12. Location 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;
13. All improvements to street system on-site and off-site;
14. Plan for sidewalks or Alternate Transportation System;

15. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;
16. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
17. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
18. Director, in its sole discretion, may, in writing, waive or relax any of the Overall Plan requirements listed above, which are not necessary to support a thorough review of the project.

D. Landscape Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of this PUD ordinance be drawn to scale of not more than 1"=100'; and, include the following items:

1. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
2. Address of the site;
3. Proposed name of the development;
4. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
5. Locations, quantities, sizes and names (botanical names and common names) – of planting materials;
6. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
7. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;
8. Planting and installation details as necessary to ensure conformance with required standards;

9. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
10. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
11. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,
12. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
13. Director, in its sole discretion, may, in writing, waive or relax any of the Landscape Plan requirements listed above, which are not necessary to support a thorough review of the project.

E. Building Elevations. Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

1. Address of the site;
2. Proposed name of the development;
3. Graphic scale;
4. Elevations for each facade of the building;
5. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
6. A separate true color rendering of the proposed building, including any proposed wall sign;*
7. Placement, size, color and illumination details for any proposed wall sign;*
8. Details of any exterior architectural lighting proposed on or around the building;
9. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
10. Director, in its sole discretion, may, in writing, waive or relax any of the Building Elevation requirements listed above, which are not necessary to support a thorough review of the project.

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

F. Lighting Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of this PUD ordinance, be drawn to scale of not more than 1"=100', and, include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Proposed name of the development;
5. Boundary lines of the site including all dimensions of the site;
6. Location and dimensions of all existing structures, parking areas and walkways;
7. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
8. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
9. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
10. Timing of lighting and method of control of lighting; and,
11. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
12. Director, in its sole discretion, may, in writing, waive or relax any of the Lighting Plan requirements listed above, which are not necessary to support a thorough review of the project.

G. Site Access and Site Circulation Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of site;
4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets,

- section lines and Alternate Transportation System;
6. Names, centerlines and right-of-way widths of all streets, alleys and easements;
 7. Location and name of all existing and proposed public or private streets, access easements and rights-of-way within two-hundred (200) feet of the site;
 8. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
 9. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
 10. All improvements to the street system on-site and off site;
 11. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
 12. Measurement of curb radius and/or taper;
 13. Location and dimensions of primary vehicular ways in and around the proposed development;
 14. Location of any proposed or existing sidewalk or pathway;
 15. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
 16. The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.
 17. Director, in its sole discretion, may, in writing, waive or relax any of the Site Access and Site Circulation Plan requirements listed above, which are not necessary to support a thorough review of the project.
- H. Traffic Impact Study (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to

commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

- I. Statement of Development Build-Out (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.
- J. Green Space Provisions (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

Section XIII.9. Transitional Rules. Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Zoning Ordinance prior to the effective date of this Aurora PUD Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

ARTICLE XIV

COMMERCE PARKE PERMITTED USES

Commercial Businesses

(No single occupancy may exceed 65,000 gross square feet).

- Advertising and Business Signs, Fabrication
- Antiques
- Art School
- Artisan School
- Assembly Halls
- Auction Rooms
- Auditoriums
- Auto Parts Sales
- Auto Rental
- Auto Repair Garages
- Auto Rustproofing
- Auto Sales, New or Used, Service and Repair
- Auto Storage
- Bakeries
- Banks and Savings & Loan Assn.
- Barber and Beauty Schools
- Barber and Beauty Shops
- Bicycle Sales, Rental & Service
- Billiard Parlor
- Blueprinting, Photocopying Job Printing
- Book Stores
- Bowling Alley
- Business and Clerical Schools
- Camera Stores
- Car Wash (Indoor)

- Caskets and Casket Supplies (Mortuary)
- Cemetery Monument Sales
- Cemetery Monuments & Tombstones Manufacture (Including Engraving)
- Charitable Donation Pick-Up Station
- Charitable Institutions
- China and Glassware Shops
- Christmas Tree Sales
- Churches
- Civic Centers
- Civic Clubs
- Coin Shops
- Commercial Parking Lots and Structures, Public
- Commissary, Food Catering Serv.
- Concrete Contractors - Heavy Commercial
- Consumer Service Offices
- Crating and Packaging Service
- Credit Union Offices
- Custard Stands
- Dancing Schools
- Day Care Centers
- Delicatessen
- Dentists
- Department Stores
- Discount Stores
- Distributors
- Drive-In Food and Beverage
- Drug Stores
- Dry Cleaning & Laundry Pickup
- Educational Institutions Public and Private
- Electrical Contractors, Heavy Commercial
- Electrical Supply Store
- Embalming School

- Employment Agencies
- Exhibition Halls
- Exterminators
- Fabric Shops
- Farm Implement Sales & Service
- Feed Stores
- Financial Institutions
- Fire Stations
- Floor Coverings
- Florists
- Fraternities, Lodges
- Frozen Food Stores & Lockers
- Fruit Stands, Permanent
- Furniture Stores
- Furrier Shops
- Galleries
- Garden and Lawn Materials and Supply Stores
- General Business and Professional Offices
- General Construction Company
- Gift Shops
- Glass Fabrication & Installation
- Government Offices-Universities
- Greenhouses, Retail
- Grocery Stores
- Hardware Stores
- Health, Fitness, and Exercise Center
- Hobby Shops
- Home Remodeling Company
- Home Remodeling Supplies and Materials
- Hospitals (Minor), Medical and Dental Offices, Clinics and Labs
- Hospitals, Major
- Industrial Laundry and Dry Cleaning Plants

- Insurance Companies
- Interior Decorating
- Jewelry Stores
- Language Schools
- Laundromats and Self-Service Dry Cleaning
- Lawyers
- Libraries
- Liquor Stores
- Loan Offices
- Locksmith Shops
- Luggage Stores
- Mail Order Store
- Major Appliance Store
- Manufacturer Representatives Offices
- Millinery
- Miniature Golf, Archery, Driving Range, Trampoline Centers
- Mobile Home Sales
- Model Display Homes & Garages
- Mortuaries or Funeral Homes
- Motels & Hotels
- Motorcycle Sales, Service, Repair and Outdoor Display
- Municipal or Government buildings
- Museums
- Music Schools
- Music, Records, Instruments
- Newspaper Distribution Station
- Newspaper Publishing
- Nursery - Plants, Retail
- Offices
- Office /Warehouse buildings
- Optometrists
- Paint and Wallpaper Stores

- Painting and Decorating Contractors-Heavy Commercial
- Parks and playgrounds, non-commercial
- Pet Grooming
- Pet Obedience Schools
- Pet Shops
- Philanthropic Institutions
- Photography School
- Photography Studio
- Photography Supplies
- Physicians
- Picture Framing
- Plumbing Contractors - Heavy Commercial
- Plumbing Showrooms and Shop
- Police Stations
- Post Offices
- Printing and Photocopying, Small Jobs
- Private Clubs, Lodges
- Professional & Technical Schools
- Radio and TV Service
- Real Estate Offices
- Restaurants and Cafeterias
- Restaurants With Live Entertainment
- Retail shops and services
- Roller & Ice Skating Rinks
- Roofing Contractors - Heavy Commercial
- Sanitariums
- Schools and Kindergartens (public or private)
- Self-Service Car Wash
- Semi-Automatic Car Wash
- Septic System Contractors
- Sewing Machine Sales & Service
- Sheet Metal Contractors - Heavy Commercial

- Shoe Repair
- Shoe Stores
- Sporting Goods
- Stationery Stores
- Storage and Transfer (Household Goods)
- Storm Doors, Windows, Awnings, Siding Contractors - Manufacture
- Taxidermist
- Taylor or Seamstress
- Tennis & Swim Clubs
- Tennis Facilities
- Testing Laboratories
- Theaters - Indoor
- Tire and Auto Service Center
- Tire Recapping
- Tobacco Shops
- Tool and Light Equipment Rental
- Toy Stores
- Travel Bureaus
- Truck Cleaning, Service, Rental and Repair
- Trucking Companies
- Typewriter Sales, Rental and Service
- Upholsters
- Utilities - Not Regulated by Indiana Utility Regulatory Commission
- Utilities-Regulated by Indiana Utility Regulatory Commission
- Veterinarians - Small Animals, No Outdoor Runs
- Warehouses - Inside Storage
- Wholesalers - Inside Storage
- Wireless Communication Service Facilities (including Cell Towers)

Industrial Businesses

- Assembly of finished goods
- Assembly Operations of Pre- Manufactured Parts, Components
- Assembly, Repair & Manufacture of Light Component Parts
- Bottling of Alcoholic and Non-Alcoholic Beverages
- Coffee Roasting
- Data Processing
- Distribution facilities
- Engineering and Research Labs
- Industrial Schools & Training Facilities
- Laboratories
- Leather Products Manufacturing From Finished Leather
- Machine, Welding, Tool and Die Shops
- Mfg., light
- Mfg. & Assembly of Communication Equipment
- Mfg. & Assembly of Major Household Appliances
- Mfg. & Assembly of Marine Equipment
- Mfg. & Assembly of Office Equipment
- Mfg. of Cabinets
- Mfg. of Cans and Containers
- Mfg. of Cloth Products from Finished Cloth
- Mfg. of Furniture
- Mfg. of Glass & Glass Products
- Mfg. of Jewelry, without Retail
- Mfg. of Musical Instruments
- Mfg. of Non-Alcoholic Beverages
- Mfg. of Office Machinery
- Mfg. of Optical Goods
- Mfg. of Paper Boxes and Paper Products From Finished Paper
- Mfg. of Portable Household Appliances, Electric Hand Tools, etc.
- Mfg. of Recording Instruments, Phonograph Records, etc.

- Mfg. Tools, Implements, Machinery
- Mattress Mfg. & Upholstering
- Milk Processing, Bottling & Mfg. of Milk Products
- Newspaper printing and job printing
- Packaging of finished goods
- Pharmaceutical, Medicine, & Cosmetic Mfg.
- Secondary Food Processing and Packaging & (Initially Processed off the Premises)
- Stamping & Fabricating Metal Shops
- Supply yard
- Warehousing and storage
- Wholesale trade

ARTICLE XV

THE SHOPPES PERMITTED USES

- Antiques
- Art School
- Artisan School
- Assembly Halls (5,000 square feet, maximum)
- Bakeries
- Banks and Savings & Loan Assn.
- Barber and Beauty Shops
- Bicycle Sales, Rental & Service
- Book Stores
- Camera Stores
- Charitable Donation Pick-Up Station
- China and Glassware Shops
- Christmas Tree Sales
- Churches
- Civic Centers
- Civic Clubs
- Coin Shops
- Consumer Service Offices
- Convents, Monasteries, Theological Schools, Rectories, Parishes
- Credit Union Offices
- Custard Stands
- Dancing Schools
- Day Care Centers
- Delicatessen
- Dentists
- Department Stores - Under 10,000 Sq. Ft.
- Drug Stores
- Dry Cleaning & Laundry Pickup

- Educational Institutions Public and Private
- Employment Agencies
- Exhibition Halls
- Fabric Shops
- Fire Stations
- Floor Coverings
- Florists
- Fraternities, Lodges
- Fruit Stands, Permanent
- Fruit Stands, Temporary
- Furniture Stores
- Furrier Shops
- Galleries
- Garden and Lawn Materials and Supply Stores
- Gift Shops
- Government Offices-Universities
- Grocery Stores
- Hardware Stores
- Health, Fitness, and Exercise Center
- Hobby Shops
- Home Remodeling Company
- Hospitals (Minor), Medical and Dental Offices, Clinics and Labs
- Insurance Companies
- Interior Decorating
- Jewelry Stores
- Language Schools
- Lawyers
- Libraries
- Liquor Stores
- Loan Offices
- Locksmith Shops
- Luggage Stores

- Mail Order Store
- Mfg. of Jewelry, with Retail
- Millinery
- Museums
- Music Schools
- Music, Records, Instruments
- Nursery - Plants, Retail
- Offices
- Optometrists
- Paint and Wallpaper Stores
- Pet Grooming
- Pet Shops
- Philanthropic Institutions
- Photography School
- Photography Studio
- Photography Supplies
- Physicians
- Picture Framing
- Police Stations
- Post Offices
- Printing and Photocopying, Small Jobs
- Private Clubs, Lodges
- Radio and TV Service
- Real Estate Offices
- Restaurants and Cafeterias
- Retail shops and services
- Schools and Kindergartens
- Semi-Automatic Car Wash
- Sewing Machine Sales & Service
- Shoe Repair
- Shoe Stores
- Sporting Goods

- Stationery Stores
- Taylor or Seamstress
- Tobacco Shops
- Toy Stores
- Travel Bureaus
- Typewriter Sales, Rental and Service
- Upholsters
- Utilities - Not Regulated by Indiana Utility Regulatory Commission
- Utilities-Regulated by Indiana Utility Regulatory Commission
- Veterinarians - Small Animals, No Outdoor Runs
- Wearing Apparel & Accessory Shops
- Wireless Communication Service Facilities (including Cell Towers)

ARTICLE XVI

OFF-STREET LOADING AND PARKING

A. Loading Berths - Off-street loading berths shall be subject to the requirements as set out by the Director in accordance with the following guidelines. Exceptions can be granted by the Director upon presentation of justification for a lesser number of loading berths. Additional berths may also be required to serve the needs of the proposed business or industry.

1. Business and Professional Offices, Medical Facilities, Schools, Hotels, Clubs and Similar Businesses - One loading berth for each 100,000 square feet of space or additional fraction thereof.
2. Industrial Manufacturing and Warehousing - One loading berth for each 40,000 square feet or additional fraction thereof.
3. Other Local and General Business - One loading berth for businesses with 5,000 square feet to 10,000 square feet. Two loading berths for businesses with 10,001 square feet to 25,000 square feet - Over 25,000 square feet, one additional berth for each 25,000 square feet or fraction thereof

B. Off-street Parking - In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

1. Use - Except as may otherwise be provided for the parking of trucks or for special uses, required accessory off-street parking facilities required as accessory to uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.
2. Location - Parking spaces shall be located on the same lot as the use served except parking facilities located on land other than the lot on which the building or use served is located, must be within 300 feet walking distance from the main entrance to the use served.
3. Computation - When determination of the number of off-street parking spaces required by this section results in a requirement of fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one

parking space.

4. Collective Provisions for Non-Residential Uses - Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use, and if all regulations governing the location of accessory parking spaces in relation to the use served are observed. But no parking space, or portion thereof, shall serve as the required space for more than one use unless otherwise authorized.
5. Size - A required off-street parking space shall be at least 10 feet in width and at least 20 feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet. Parallel parking shall require 24 feet in length.
6. Access - Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.

Angle of Parking Space	Aisle Width
45 degree angle	14 Feet
60 degree angle	18 Feet
90 degree angle	24 Feet

All off-street parking facilities shall be provided with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movements.

7. In Yards - Off-street parking spaces may be located in front yards and side yards adjoining a street, except that in the local business and general business districts parking in front yards shall be subject to the following provisions:
 - a. The parking area must be blacktop or poured concrete
 - b. Cement or hard rubber wheel stops must be provided
 - c. All maintenance and snow removal must be done by the owner
 - d. Parking places must be accessed by ramps and not over curbing
 - e. The owner is to be responsible for any replacement of blacktop or poured concrete to said parking area necessitated by the Town's repair of underground facilities

8. Surfacing - All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four inches thick, and surfaced with all-weather, dustless material in accordance with specifications established by the Town Council.
9. Lighting - A system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking lot of planned business developments during business hours and minimum security illumination during non-business hours. All flood lights shall be shielded so that minimum glare will extend to the adjacent property and shall meet requirements of Article XIX.
10. Required Spaces for The Shoppes District - Off-street parking spaces accessory to designated uses shall be provided as follows:
 - a. Retail: Minimum of one space for every 300 gross square feet and a maximum of one space for every 250 square feet.
 - b. Office: Minimum of one space for every 225 net usable square footage, maximum of one space for every 200 square feet.
 - c. Restaurant: Minimum of one space for every three seats plus one for each employee on largest shift
 - d. The Director may reduce the amount of required parking spaces if (s)he determines that the otherwise applicable requirement would result in unnecessary or unneeded parking spaces.
11. Required Spaces for all other Districts - Off-street parking spaces accessory to designated uses shall be provided as follows:
 - a. Residential Dwellings - Two parking spaces for each dwelling unit.
 - b. Motels -
 - i. One parking space for each room

- ii. One parking space for each two employees on day shift
- c. Churches - One parking space for each three seats
- d. Theaters - One parking space for each five seats
- e. Medical and Dental Clinics - Three parking spaces for each examining or treatment room, plus one parking space for each doctor and employee in the building
- f. Drive-in Restaurants - One parking space for each two seats in service area plus one parking space for each employee on primary shift
- g. Establishments handling the sale and consumption of food and refreshment on the premises - One parking space for each three seats of serving area plus one parking space for each employee on primary shift
- h. Banks, Savings and Loans, and Financial Institutions - One parking space per each 300 square feet of floor space
- i. Business and Professional Offices or Public Administration Buildings - One parking space per each 200 square feet of assignable office area.
- j. Service Stations - One parking space for each employee, plus two for each service stall
- k. Manufacturing, fabricating and processing plants not engaged in retail trade - One parking space for each two employees, as related to the working period when the largest number of employees are employed on the premises
- l. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

ARTICLE XVII

LANDSCAPING STANDARDS

Section XVII.1 General Landscaping Provisions

- A. Purpose and Intent - This article establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This article establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments.

The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this article.

B. Applicability

1. This article shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this article and those that have fulfilled filing requirements at the time of the enactment of this Article.
2. This article shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This article shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This article shall not apply to detached single-family residences not located within

subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.
2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond drip lines of trees to be preserved and types of materials to be used for barriers;

- f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 - i. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

Section XVII.2 Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
 - 1. The practicability of arranging site plan components around existing features. - Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;

2. The condition of vegetation with respect to continued vitality;
 3. The possibility of preserving vegetation through pruning rather than removal.
 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain “cull” species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2) inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. For example, a qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be

credited as seventy-two (72) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the drip lines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

Section XVII.3 Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs - Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an

approved landscape plan.

3. Plantings and landscaping features required by this article shall be subject to inspection to verify continued compliance with this article.

Section XVII.4 General Landscape Design Standards

- A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v of the Zoning Ordinance.
- F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

- H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- J. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- K. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

Section XVII.5 Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections B(6) and B(8) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 - 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, Exhibit F). The buffer yard shall be improved as follows:

- a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (except the northern section of the buffer yard, where the existing tree-line shall be maintained and no additional plantings shall be required -- as shown on the Buffer Exhibit, Exhibit F). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Aurora PUD
3. Except as provided in Subsection B (1)(a) above, a forty foot (40') buffer yard shall be required along Grassy Branch Road, State Highway 38, 203rd Street and U.S. 31.
4. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). The buffer yards shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - b. The buffer yard shall be landscaped per this Aurora PUD
5. A thirty foot (30') buffer yard shall be required along the western border of the Ranek property, and shall run from the northern border of the Ranek property to the realigned 202nd/203rd Street (as shown on the Buffer Exhibit, Exhibit F).
 - a. The existing tree line shall remain.
6. A thirty foot (30') buffer yard shall be required between the Commerce Park and Sunrise Park, on the north side of 203rd Street (as shown on the Buffer Exhibit (part of the Ranek Buffer), Exhibit F). If parking or vehicular access is provided in the southern portion of the park, such parking or access shall be located adjacent to this buffer yard. The buffer yard shall be improved as follows:
 - a. At least one (1) eight foot (8') evergreen tree shall be planted every thirty linear feet (30').
7. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, Exhibit F)

- a. A thirty foot (30') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') shadow box fence
 - c. The buffer yard shall be landscaped per this Aurora PUD.
8. Buffer along the southern and eastern borders of the Commerce Parke (as shown on the Buffer Exhibit, Exhibit F)
- a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have an six foot (6') mound.
 - c. At least one (1) eight foot (8') evergreen tree shall be planted every thirty linear feet (30').
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
9. Buffer yards that are not additionally road frontage shall be landscaped per this Aurora PUD Subsection C, below, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per this Aurora PUD's Road Frontage landscaping requirements.
- C. Within buffer yards at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted, unless otherwise specified in this Aurora PUD. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see Section XVII.3, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

- E. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table XVII.10.1 and XVII.11.1..
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Tables XVII.8.1 and XVII.9.1.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

Section XVII.6 Open Space Requirements

Approximately 25% of the gross area of the Residential Districts, shall be dedicated Open Space and shall be located generally in the areas as denoted on the Concept Plan, which shall supersede the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance.

- 1. Any of the area of this Aurora PUD (except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipal entity for public use shall be factored into the total amount of Open Space.

Section XVII.7 Business Parke Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees; evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.7.1

Table XVII.7.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre

Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.

B. Road Frontage Standards

1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.7.1
2. Shade trees required to be planted along road frontage shall be located outside drainage

and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.7.2:

Table XVII.7.2 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. Parking Lot Islands

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

- iv. Interior landscaped areas 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.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii. Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.7.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.7.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i There shall be one tree per thirty (30) linear feet of parking lot length. Trees

may be clustered.

ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.8 Commerce Parke Landscaping Requirements

E. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.8.1

Table XVII.8.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.

4. For Institutional uses:

- a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
 5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
 6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
 7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.
- F. Display Area Landscaping Standards – Where outside display areas are used and such display areas front on a public or private street, ornamental trees shall be planted at the rate of one (1) tree per thirty linear feet (30') of frontage of the display area along the road frontage which the display area faces.
- G. Road Frontage Standards
1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.8.1
 2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
 3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

H. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.8.2:

Table XVII.8.2 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. Parking Lot Islands

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas 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.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii. Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.8.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.8.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.9 The Shoppes Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.9.1

Table XVII.9.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.

B. Road Frontage Standards

1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.9.1
2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

a. Area Required

- i A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces.
- ii Parking lot landscaping on the interior shall be required at a minimum of five percent (5%) of the total parking area and shall be part of the landscaping plan

reviewed by the Director. The interior parking lot landscaping is calculated as part of the twenty percent (20%) open space lot coverage area requirement.

b. Parking Lot Islands

- i Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv Interior landscaped areas 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.
- v Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.9.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

(a) the parking lot is located within a required yard; or

(b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.9.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

i There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

D. Perimeter Yard Requirements

1. A 25-foot landscaping area shall be required between any adjacent street that is exclusive of driveways and parking areas. An entrance drive may cross this area at a 90-degree angle.

2. Any portion of the perimeter yards that is adjacent to a street shall be landscaped with a buffer screen of either a wall or fence of ornamental, block, brick, solid wood fencing or a compact hedge of evergreen and deciduous shrubs, at least 36 inches at time of planting or a combination thereof. Said wall, fence or hedge shall be at least 36 inches in height and shall be so constructed to such minimum height to restrict any view there through.

Section XVII.10 The Townes, The Vistas and Landscaping Requirements

A. Foundation Planting Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped

with live vegetation.

2. One (1) shade tree, and six (6) shrubs shall be planted in each front yard. A planting bed will be provided along 100% of the front façade.
3. A masonry stone wall, hedge row or fence is permitted at the front and side property lines with fences to be approved by the Architectural Review Committee. Maximum height is to be 42".
4. A minimum of four (4) shrubs shall be planted in each side yard. A planting bed will be provided along the area of the shrub plantings.
5. 6'-0" high hedgerow or privacy fence is permitted at rear and side yard building line but must be held behind front building line.
6. Each home shall have a minimum of one shade (1) tree in the rear yard.
7. Shade trees shall have a minimum caliper of 2" measured at 12" above grade. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted. Shrubs shall be a minimum of 18" tall at planting. Twenty-five percent of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.
8. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
9. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
10. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials,

or collector roads not internal to subdivisions, at least one shade tree per thirty linear feet (30') of road frontage shall be planted adjacent to road rights-of-way.

2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. **Parking Area Standards** – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. **Parking Lot Landscaping**

- a. **Area Required** - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.10.1:

Table XVII.10.1 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. **Parking Lot Islands**

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in

area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas 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.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.

2. Perimeter Parking Lot Landscaping

a. Application

- i. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- iii. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.11 The Villas and The Gardens Landscaping Requirements

A. Foundation Planting Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. A minimum of four (4) shade trees, and ten (10) shrubs shall be planted for each dwelling unit. A planting bed will be provided along 100% of the building façade. Plantings may be placed throughout the District and evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs.
3. A masonry stone wall, hedge row or fence is permitted at the front property lines with fences to be approved by the Architectural Review Committee. Maximum height is to be 42".
4. 6'-0" high hedgerow or privacy fence is permitted.
5. Shade trees shall have a minimum caliper of 2" measured at 12" above grade. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted Shrubs shall be a minimum of 18" tall at planting. Twenty-five percent of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.
6. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty linear feet (30') of road frontage shall be planted adjacent to road rights-of-way.
 2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
 3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.
- C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.11.1:

Table XVII.11.1 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

- b. Parking Lot Islands
 - i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas 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.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.

2. Perimeter Parking Lot Landscaping

a. Application

- i. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

- iii. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

ARTICLE XVIII

SIGN STANDARDS

- A. Purpose and Intent. It is the intent of this article to establish sign regulations for the design, placement, and maintenance of signs in the Aurora PUD which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along thoroughfares and at intersections, enhance the aesthetic environment of the Aurora PUD, safeguard property values, minimize possible adverse effects of signs on nearby property, protect public and private investment in buildings and open spaces and implement relevant provisions of the comprehensive plan as updated on an annual basis.
- B. Applicability. These regulations shall be applicable to all signs within the Aurora PUD, which:
1. Are newly constructed, erected, or placed into operation after the effective date of this ordinance; and
 2. Involve relocation or replacement of existing sign structures or supports commenced after the effective date of this ordinance.
- C. Exceptions. All signs require a sign permit from the Community Development Department. Exceptions to the sign standards and permit requirements under this chapter shall include:
1. All regulatory, informational, identification, or directional signs required by law or government entity;
 2. Temporary signs advertising annual events put on by Westfield or Washington Township public entities and school districts;
 3. Scoreboards for public and private recreational facilities and institutions that do not provide for commercial or business advertising displays;

4. Permanent drive-thru menu boards where drive-thru uses are permitted;
5. Window signage placed upon the building interior, or flush with window surface, not covering more than 50 percent of the window upon which it is placed.
6. Postal signs, historic site markers or plaques, flags of government or noncommercial institutions, gravestones, and address numbers;
7. Structures and/or containers intended for separate use such as phone booths, waste management containers, and point-of-purchase advertising displays;
8. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes;
9. Private informational signs such as "no trespass," "private," "sale," etc. which do not exceed four (4) square feet in surface area;
10. Signs offering residential property for sale, lease, or rent, provided that such signs shall not exceed eight (8) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage;
11. Signs offering commercial or industrial property for sale, lease, or rent, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, and are limited to a maximum of one (1) sign per street frontage;
12. Signs advertising construction projects, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per street frontage, and shall be removed at the end of construction;
13. Political signs which do not impair lines of sight for vehicles or pedestrians; and

14. Seasonal decorations within the appropriate holiday season or civic festival season.
15. Sales signs used in connection with the sale of Real Estate within the Aurora PUD that are nine (9) square feet in size per side or smaller; and
16. Builder and contractor signs used to denote the contractor constructing a residence or owning a lot within the Aurora PUD that are six (6) square feet in size or smaller; and
17. Event signs and banners up to thirty-two (32) square feet in area and seven (7) feet in height used to promote a special event such as a home show which shall be displayed no longer than thirty (30) days. Special event signs may be banners or free standing signs and shall be displayed no longer than twenty-one (21) days prior to and seven (7) days after the event; and
18. Flags mounted on a pole and installed in the ground or on a building are exempt provided that the pole and flag do not exceed maximum height allowed. No more than two flags shall be mounted on a pole; and
19. Interior building signs that are not intended to be legible from outside a building; and
20. Lot identification signs no larger than six (6) square feet in size and common area identification monuments and signs.
21. Signs depicting the site plan of a District assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, shall be permitted without a sign permit provided the following standards are met:
 - i. The maximum sign area per Area shall be ninety-six (96) square feet.
 - ii. The maximum height shall be ten (10) feet.
 - iii. Site plan signage may be illuminated.
 - iv. Site plan signage shall be removed when 95% of the lots have been sold.
22. Real estate sales, model home signs, shall be permitted provided the following standards are met:
 - i. The maximum sign area shall be 32 square feet.
 - ii. The maximum height of the sign shall be eight feet.
 - iii. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign. The sign may be illuminated.
 - iv. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold or occupied.

- v. With respect to attached dwellings, when 95% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of eight square feet or less.

D. Prohibitions. Prohibitions to these sign standards, except as otherwise permitted hereunder, shall include the following:

1. No signs or sign structure shall be similar in coloring, shape, function or location nor resemble, conflict with or be confused with any approved traffic-control sign or device;
2. No sign shall create a safety hazard for vehicles or pedestrians as determined by the Town Engineer;
3. No sign shall be placed in any public right-of-way except publicly owned traffic-control and transit signs, informational, identification, and directional signs;
4. No pole signs shall be permitted within Westfield-Washington Township (See Pole Sign in definitions);
5. No off-premise sign shall be permitted within Westfield-Washington Township;
6. No display of temporary signs such as banners, posters, pennants, ribbons, streamers, spinners, strings of lights, balloons or inflatable signs shall be permitted except for banners permitted on a limited basis pursuant to this Ordinance;
7. No sign shall project into the public right-of-way; except that a business sign mounted on a building may be permitted to project eighteen (18) inches from the face of a building elevation. Relief from this standard may be granted by the Town Council or designee;
8. No sign shall be mounted on a roof or extend above an eave or parapet of a building wall;
9. No sign shall be permitted to revolve, flash, blink, swing or appear to move. Flags are exempt from this regulation;

10. No sign shall be affixed to trees, fence posts, utility poles or other support structures; and

11. No sign shall be placed on a personal or commercial vehicle or trailer which is then parked or positioned for the primary purpose of displaying the said sign.

E. General Sign Regulations. All signs shall conform to the following regulations:

1. Signs must be kept clean, painted, in working operation and free of hazards, such as but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in a safe condition so as not to be detrimental to the public health, safety or general welfare;
2. Abandoned sign copy shall be removed by the owner or lessee of a site upon which the sign is located within three (3) months after the business or service advertised by the sign ceases operations;
3. Sign foundations and structures with copy removed may remain upon a site for twenty-four (24) months with the property owner's written consent provide that the foundations and structure are maintained pursuant to WC 16.08.010 E, 1.
4. All monument signs shall be designed and located to maintain clear lines of sight along public rights-of-way;
5. Maximum sign height shall be measured from the natural grade elevation upon which the sign is placed or crown height of the adjacent roadway, whichever is higher;
6. Illumination of signs shall be regulated per Section WC 16.07 of the Westfield-Washington Township Zoning Ordinance;
7. Illuminated signs shall be setback a minimum distance of twenty-five (25) feet from any residential district;
8. In no instance shall a permitted nonresidential use or tenant be restricted to less than twenty-five (25) square feet -of sign area, nor shall any permitted nonresidential use or tenant be permitted to display more than five (500) hundred square feet of sign area;
9. Sign area shall be computed as the smallest continuous rectangular figure that circumscribes a single sign display including writing, representations, emblems, logos or other displays, exclusive of the supporting framework, base, or structural bracing clearly incidental to the sign display;

10. In no instance shall wall sign square footage exceed the linear footage of the wall on which it is placed (See "Linear Footage, Wall" in Definitions);

11. Changeable copy signage shall be allowed only when incorporated into a permanent sign structure as allowed by this ordinance; and,

12. For signage with changeable copy area, the entire changeable copy area shall be counted toward sign display area square footage, regardless of the amount of information placed upon the changeable copy area.

F. Development Identification Signs. Development identification signs at street entrances into and within the Real Estate provided the following standards are met:

1. The design of the sign shall be consistent with the Design Vocabulary.
2. The maximum sign area per sign shall not exceed 80 square feet per side. Matching signs which are installed on both sides of a street entrance shall be treated as one sign.
3. The area surrounding the sign(s) shall be appropriately landscaped.
4. The sign may be illuminated, provided, however, that such signs shall not be internally lit.
5. The sign shall not exceed fifteen (15) feet in height.
6. The sign shall not be located within the right-of-way.

G. Residential District Signs. No sign shall be erected in a residential district except for the following:

1. Residential complexes and subdivisions shall be permitted either of the following entrance signage options:
 - a. One (1) monument sign per residential complex or subdivision entrance, which shall not exceed nine (9) feet in height, and shall not exceed thirty-two (32) square feet per sign face; or,
 - b. Two (2) separate sign display areas per entrance, provided that the sign display areas are directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the sign display area exceed fifteen (15) feet in height or total more than one hundred (100) square feet of sign area.

2. Home occupations shall be permitted one (1) sign per residence which shall not exceed 4 square feet in total sign area; and
3. Home occupation signs shall only be affixed to a wall or door of the structure containing the business.
4. Permitted non-residential uses located in residential districts shall be allowed signage as per Section I below.

H. The Shoppes District – General Requirements. The following provisions shall govern the signage located upon and within The Shoppes District. To the extent they conflict with the provisions of this Aurora PUD ordinance, the following provisions and standards shall control:

1. All wall signage shall be reverse channel letter neon.
2. Monument signs shall be architecturally compatible with the primary structures.
3. All other signage requirements for The Shoppes District shall be in conformance with the standards in this Aurora PUD ordinance.

I. Individual Nonresidential Signs. All individual nonresidential uses shall be permitted signage as detailed below. Out lots of nonresidential centers are NOT considered individual uses, and are permitted signage as detailed in Section J below.

1. Sign Area Allocation:

- a. For all permitted individual nonresidential uses, total sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way; and,
- b. The total permitted sign area allocation may be divided between monument, wall, and awning.

2. Monument Signs:

- a. A maximum of one (1) monument sign shall be permitted for each public street frontage per lot in all zoning districts;

- b. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face;
- c. Monument sign display area may have a maximum height dimension of six (6) feet and a maximum width dimension of twelve (12) feet;
- d. Monument signs may have a maximum sign height of nine (9) feet only when incorporating a sign base and sign cap features;
- e. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet; and,
- f. Sign caps and bases shall not be used for sign display or advertising purposes.

3. Setbacks:

- a. All signs shall conform to the side and rear yard setback requirements for structures as set forth in this PUD; and
- b. Signs shall have a minimum front yard or right-of-way setback requirement of five (5) feet from a property line or right-of-way.

J. Nonresidential Center Signs.

1. Monument Sign(s) (Center Only):

a. Size:

- i. Nonresidential centers less than 25,000 building square feet in size shall be permitted one monument sign per nonresidential center, which shall be no greater than nine (9) feet in height and have no more than sixty (60) square feet of sign area per face;
- ii. Nonresidential centers which range in size from 25,000 building square feet to one hundred thousand (100,000) building square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face;
- iii. Nonresidential centers greater than one hundred thousand (100,000) building square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than twenty-five (25) feet in height and have no more than two

hundred and fifty (250) square feet of sign area per face;

- b. Nonresidential center monument signs shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed six (6) feet; and,
- c. Sign caps and bases shall not be used for display or advertising purposes.

2. Entrance Sign(s) (Center Only):

- a. In addition to a nonresidential monument sign, a nonresidential center shall be permitted one (1) entrance sign per point of ingress; and
- b. Nonresidential center entrance signs shall be limited to a maximum of six (6) feet in height, a sign area of thirty (30) square feet per sign face, and shall not contain tenant information.

3. Interior Circulation Sign(s) (Center Only):

- a. Nonresidential centers are permitted interior circulation signage containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.).
Circulation signage shall be limited to a maximum of three (3) feet in height, and a sign area of two (2) square feet per sign face.

4. Center In-Line Tenant Signage:

- a. All in-line tenants of nonresidential centers shall be permitted one (1) square foot of signage for each linear foot of tenant space front façade (See "Front Façade" in Definitions);
- b. Corner in-line tenants shall have only one (1) front façade, that being the façade with the primary public entrance.
- c. The total permitted sign area allocation may be divided between wall and awning signs;
- d. Wall signs in nonresidential centers shall be located on front building elevations except that those tenants with corner locations are permitted to place signage on a side wall; and,
- e. Any side wall sign square footage shall be deducted from the total sign allocation for the tenant space;
- f. Center in-line tenants shall not be permitted individual monument signs.

5. Outlot Signage:

- a. All out lots of nonresidential centers shall be permitted one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
- b. The total permitted sign area allocation may be divided between wall, awning, and under canopy signs;
- c. Signs may be located on any building elevation; and,
- d. All sign square footage shall be deducted from the total sign allocation for the out lot;
- e. Outlots within a nonresidential center shall not be permitted monument signs.

K. Sign Area Bonus. The total sign allotment for an individual nonresidential use, tenant, or a nonresidential center may be increased by a specified percentage for compliance with design criteria as listed below. Percentage increases shall be based on the original sign allotment calculation. If more than one criterion is met, then sign area bonuses will be granted cumulatively.

1. Sign Area Allotment Bonuses:

- a. Sign Number. A five (5%) percent sign area allotment bonus shall be granted for limiting the total number of signs to three (3) or less;
- b. Where monument signs are permitted, a ten (10%) percent sign area allotment bonus shall be granted for not having a monument sign.
- c. Alternative Materials. A ten (10%) sign area allotment bonus shall be granted when all signage on site is primarily comprised of decorative wood, sculpted metal, or equivalent substitutes. This bonus is also available on a Tenant/Outlet basis in Nonresidential Centers.
- d. Nonresidential Center Sign Plan. A ten (10%) percent sign area allotment bonus shall be granted if a uniform and complimentary sign plan is mandated for all signage on site, including center, tenant, and out lot signage. A sign plan must address colors and materials and be approved by the Community Development Director prior to the issuance of individual permanent sign permits for tenants and out lots.

2. Wall Sign Bonuses:

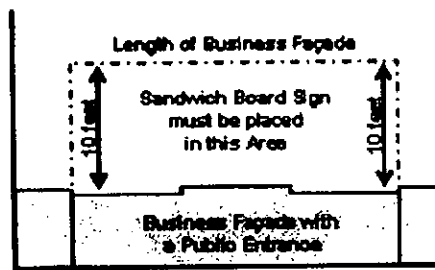
- a. Individual Letters. A ten (10%) percent wall sign area bonus shall be granted for individual nonresidential uses, tenants, or out lots whose wall signs consist only of individual letters mounted directly on a building surface.

3. Monument Signs:

- a. Materials. A ten (10%) percent monument sign area bonus shall be granted for using brick, stone or equivalent substitute in the construction of a sign base, cap and supporting structure.
- b. Matching Materials. A ten (10%) percent monument sign area bonus shall be granted if over fifty (50%) percent of the sign base, cap, and supporting structure matches the building materials used on a front elevation of the building(s).
- c. Landscaping. A ten (10%) percent monument sign area bonus shall be granted for landscaping the area around a base of a monument sign. Refer to Section 16.06.010 of the Zoning Ordinance for landscaping details.

L. Sandwich Board Signs.

1. Sandwich board signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:
2. The placement of sandwich board signs shall not impede pedestrian or vehicular traffic;
3. One (1) sandwich board sign shall be permitted per individual commercial or business use;
4. Sandwich board signs shall not count toward the total sign allotment for a commercial use or business;
5. Sandwich board signs shall not exceed six (6) square feet per sign face;
6. Sandwich board sign faces shall be constructed of a chalk board type material or equivalent substitute which permit the application of any identification, message or information with a non-permanent type of text, design or logo;
7. Sandwich board sign width shall not exceed three and one-half (3.5) feet when measured from the outside of a sign support and/or sign face;
8. Sign height shall not exceed five (5) feet when measured from the ground to the top of a sign face or sign support structure;
9. Sandwich board signs shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure sign stability;
10. Sandwich board signs shall not be permanently affixed to any structure or sidewalk, and must be removed at the end of each business day;
11. Signs shall only be placed within 10 feet of, and directly in front of, a business façade having a public entrance. See the graphic below:



12. Placement of sandwich board signs in a public right-of-way shall require approval by the Westfield Town Council, or designee; and
13. More than two (2) sign violations of this ordinance in one calendar year shall result in the termination of the sandwich board sign permit and require removal of the sandwich board for that calendar year.

M. Under Canopy Signs. Under canopy signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:

1. Under canopy signs shall be placed under canopies or roof overhangs.
2. Under canopy signs shall not count toward the total sign allotment for a commercial use or business;
3. Under canopy signs shall not exceed one (1) per building entrance;
4. Under canopy signs shall not exceed three (3) square feet in area;
5. Under canopy signs shall not be separately illuminated; and,
6. Under canopy signs shall contain only the address, logo, or name of the occupant or business served by the entrance.

N. Temporary and Special Event Signs. Temporary and special event signs shall only be allowed for permitted nonresidential and multi family uses in residential zoning districts and for all permitted uses in commercial zoning districts. All temporary and special event signage shall conform to the following regulations:

1. New businesses, seasonal businesses, grand openings, or special events may display a banner that does not exceed 32 square feet in size, and is securely attached to a structure or support device.
2. Application must be made, and a temporary sign permit issued PRIOR to the display of temporary signage.

3. All existing business shall be limited to one (1) temporary sign permit annually;
4. All temporary signs shall be placed on the property on which the permitted use is being conducted;
5. Temporary sign permits shall be limited to fifteen (15) calendar days per quarter; and
6. Temporary sign permits may be issued for a calendar year or renewed on a quarterly basis at the Community Development Department

O. Nonconforming Signs. All existing signs which do not conform to this section are designated lawfully nonconforming and shall either be removed or brought into compliance with these regulations at such a time when new development or expansion is proposed, or when a change in signage is proposed for the property upon which the sign is located. Lawful nonconforming signs shall not be relocated, expanded, or altered except to permit routine maintenance and repairs. In no case shall the replacement of individual tenant name panels on a non-residential center sign constitute the need to bring the non-residential center sign into compliance with these sign regulations.

P. Permits.

1. After the effective date of the ordinance codified in this title, and except as otherwise provided, no person shall erect any sign as defined herein without first obtaining a sign permit from the Community Development Department. The Community Development Department Director and his/her designated staff shall have the authority to review and decide upon all sign permit applications. Signs which shall not require a permit include all signs or displays permitted in Section 16.08.010 C, Exceptions. Application for a permit shall be made in writing, upon forms prescribed and approved by the Director and shall contain the following information:
 - a. Name, address, and telephone number of applicant or business;
 - b. Site address;
 - c. Graphic scale;
 - d. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
 - e. A site plan indicating the location of any existing or proposed monument signs;

- f. A square footage calculation of any proposed sign(s), as well as the location and square footage of all existing on-site sign(s);
- g. Elevation of proposed signs including size, materials, color and dimensions;
- h. A true color rendering of the proposed signs;
- i. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination;
- j. Indication of sign type(s) as defined in this chapter;
- k. Written consent of the owner of the building, structure, or land on which the sign is to be erected if the applicant is not the owner; and
- l. Temporary and special event sign displays shall provide a schedule for sign displays which indicate the dates and duration of the sign displays.
- m. Any other information necessary to support a thorough review of the project and as requested in writing by the Director

Q. All applications for permits shall be accompanied by payment of fees. The fee schedule shall be kept on file in the Community Development Department. If the proposed sign plan is in compliance with all the requirements of this zoning ordinance, a permit shall be issued.

ARTICLE XIX

OUTDOOR LIGHTING STANDARDS

- A. Purpose and Intent. It is the purpose of this article to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this article to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.
- B. Applicability. These regulations shall be applicable to all outdoor lighting sources within the Aurora PUD, which are newly designed, constructed, erected or placed into operation.
- C. Exceptions. Exceptions to these lighting standards shall include the following:
1. All outdoor light fixtures permitted prior to the adoption of the Aurora PUD;
 2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
 3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
 4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
 5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;
 6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions. Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited.

E. General Lighting Standards. For The Shoppes District located in the Aurora PUD, the following standards shall apply:

1. Lighting shall be limited to 0.5-foot candles at the property line. This requirement is exempt when adjacent to public right-of-way.
2. There shall be no greater than a 20 to 1 ratio of lighting with a ten foot-candle maximum on site.
3. Light pole height shall not exceed thirty feet (30').
4. Light fixtures shall be decorative along the entrance drives and along public rights-of-way approved as part of the overall architecture, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and no more than a 180-degree angle of light.

F. General Lighting Standards. For all other Districts located in the Aurora PUD, the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

G. Multi-Family Residential, Commercial and Industrial Standards. For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do

not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

H. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and
4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

I. Lighting Plans. The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for

the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less; Photometric data depicting the angle of cut off of light emissions; and
6. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the Point of Beginning; thence continuing South 00 degrees 00 minutes 19 seconds East 254.67 feet on the East line of said Southeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 2761.71 feet parallel with the South line of the North half of the Northeast Quarter of said Northeast Quarter to a West line of the real estate described in Deed Book 345, page 360, in said Recorder's Office; the following ten (10) courses are on the perimeter of the real estate described in said Deed Book 345, page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 208.21 feet; 2) thence South 89 degrees 54 minutes 43 seconds East 238.00 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 284.87 feet; 4) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 5) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 6) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 7) thence South 01 degree 28 minutes 38 seconds West 1336.02 feet; 8) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 9) thence South 00 degrees 06 minutes 14 seconds East 233.82 feet; 10) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the point of beginning, containing 90.22 acres, more or less.

And also:

Part of the Northeast Quarter, part of the Southwest Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows;

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana;

thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the POINT OF BEGINNING; thence continuing South 00 degrees 00 minutes 19 seconds East 1101.42 feet on the East line of said Southeast Quarter to the Southeast corner of the North Half of said Southeast Quarter; thence North 89 degrees 50 minutes 20 seconds West 2671.16 feet on the South line of the North Half of said Southeast Quarter to the Southwest corner of the North Half of said Southeast Quarter; thence North 89 degrees 54 minutes 35 seconds West 825.00 feet on the South line of the North Half of the Southwest Quarter of said Section 19 to the Southwest corner of Tract "C" as recorded in Deed Book 345, page 360 in the Office of the Recorder, Hamilton County, Indiana; the following twelve (12) courses are on the perimeter of the real estate described in said Deed Book 345, Page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 635.25 feet; 2) thence South 89 degrees 54 minutes 35 seconds East 734.25 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 417.56 feet; 4) thence South 89 degrees 54 minutes 43 seconds East 238.00 feet; 5) thence North 00 degrees 10 minutes 29 seconds East 284.87 feet; 6) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 7) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 8) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 9) thence South 01 degrees 28 minutes seconds West 1336.02 feet; 10) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 11) thence South 00 degrees 06 minutes 14 seconds East 233.82 feet; 12) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the POINT OF BEGINNING, containing 154.55 acres, more or less.

EXCEPT:

Part of the Northeast Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the Point of Beginning; thence continuing South 00 degrees 00 minutes 19 seconds East 254.67 feet on the East line of said Southeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 2761.71 feet parallel with the South line of the North half of the Northeast Quarter of said Northeast Quarter to a West line of the real estate described in Deed Book 345, page 360, in said Recorder's Office; the following ten (10) courses are on the perimeter of the real estate described in said Deed Book 345, page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 208.21 feet; 2) thence South 89 degrees 54 minutes 43 seconds East 28.00 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 284.87 feet; 4) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 5) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 6) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 7) thence South 01 degree 28 minutes 38 seconds West 1336.02 feet; 8) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 9) thence South 00 degrees 06 minutes 14 seconds East 282 feet; 10) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the point of beginning, containing 90.22 acres, more or less.

And also:

Part of the Northeast Quarter of Section 9, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (assumed bearing) 978.90 feet on the North line of said Northeast Quarter; thence South 00 degrees 00 minutes 08 seconds East 1335.19 feet parallel with the West line of said Northeast Quarter to the South line of the North half of said Northeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 978.90 feet on the South line to the North half of said Northeast Quarter to a 5/8 inch diameter rebar with cap marked "Weihe Engr 0012" at the Southeast corner of the North half of said Northeast Quarter;

thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said Northeast Quarter to the Beginning Point, containing 30.00 acres, more or less.

And also:

Part of the Northeast Quarter of Section 19, Township 19 North, Range 4, East, 2nd P.M., Washington Township, Hamilton County, Indiana, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of Section 19, Township 19, North, Range 4 East, 2nd P.M., Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (Indiana State Plane Coordinates-East Zone NAD 83) a distance of 2248.54 feet on the North line of said Northeast Quarter to the Centerline of State Highway 38; thence South 60 degrees 52 minutes 07 seconds East 481.49 feet to the East line of said Northeast Quarter, thence South 00 degrees 02 minutes 34 seconds East 1102.19 feet on the East line of said Northeast Quarter to the Southeast corner of the North Half of said Northeast Quarter; thence North 89 degrees 53 minutes 20 seconds West 2669.90 feet on the south line of the North Half of said Northeast Quarter to the Southwest corner of the North Half of said Northeast Quarter, thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said Northeast Quarter to the BEGINNING POINT, containing 80.70 acres, more or less.

EXCEPT

Part of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (assumed bearing) 978.90 feet on the North line of said Northeast Quarter; thence South 00 degrees 00 minutes 08 seconds East 1335.19 feet parallel with the West line of said Northeast Quarter to the South line of the North half of said Northeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 978.90 feet on the South line to the North half of said Northeast Quarter to a 5/8 inch diameter rebar with cap marked "Weihe Engr 0012" at the Southeast corner of the North half of said Northeast Quarter;

thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said
Northeast Quarter to the Beginning Point, containing 30.00 acres, more or less

EXHIBIT B

WC 16.04190 Planned Unit Development District

A. Purpose.

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities under a single overlay zone and plan and under a single ownership or control. To these purposes, the planned unit development seeks:

1. to encourage flexibility in the development of land in order to promote its most appropriate use;
2. to improve the design, character and quality of new developments;
3. to encourage a harmonious and appropriate mixture of uses;
4. to facilitate the adequate and economic provision of streets, utilities and municipal services;
5. to preserve the natural environmental and scenic features of the site;
6. to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and
7. to mitigate the problems which may be presented by specific site conditions.

The Town shall discourage the use of the planned unit development district as a means of circumventing the rezoning/subdivision process or to avoid the standards and requirements of this ordinance or the Subdivision Control Ordinance. The planned unit development district shall further be discouraged as a means to guarantee density/intensity increases over those permitted in the non-planned unit development district (i.e., SF 2/PUD versus SF 2).

B. Definition.

A Planned Unit Development (PUD) is a zoning opportunity for an area under single ownership or control which is developed in conformance with an approved plan, consisting of:

1. a map showing the development area and all improvements to the development area as outlined in this ordinance;
2. text which sets forth the uses and the development standards to be met; and
3. exhibits setting forth any aspects of the development plan not fully described in the map and text.
4. The land uses and development standards expressed in the approved plan shall constitute the land use and development regulations for the PUD site in lieu of the regulations for the non-planned unit development district, except as otherwise provided herein.

C. General Development Requirements for All Planned Unit Developments.

1. It is anticipated that Planned Unit Developments will generally offer the following advantages:
 - a. Address the policies included in the Comprehensive Plan specific to the neighborhood in which the PUD is to be located so as to encourage consistency with the community development vision as presented in the Comprehensive Plan;
 - b. Use design to provide compatibility between areas of different land uses and development intensities within the PUD;
 - c. Buffer different types of land uses and development intensities outside of the PUD from those within the PUD so as to minimize any adverse impact which new

- development may have on existing or zoned development;
- d. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
 - e. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area;
 - f. Promote architecture that complements the surroundings; and
 - g. Counteract urban monotony and congestion on streets.
2. The area designated in the PUD map must be a tract of land under single ownership or control. Single control of property under multiple ownerships may be accomplished through the use of enforceable commitments.
 3. The concept plan shall indicate the land uses, development standards, and other applicable specifications which shall govern the development of the PUD site in lieu of the regulations for the non-planned unit development-district. If the concept plan is silent on a particular land use, development standard, or other applicable specification, then the standards of the non-planned unit development district or the applicable regulations shall apply.
 4. The PUD concept plan map shall show the general location of all improvements.
 5. The PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards contained within the Zoning Ordinance, other pertinent regulations, and

adopted standards and policies, except where modification is specifically authorized through the provisions of this Section of the Ordinance.
 6. The PUD must include a statement of recreational amenities and how they benefit the PUD residents. The PUD must also designate and convey active and/or passive recreational areas in accordance with the following:
 - a. In the case of mixed uses, recreational amenities shall be allocated to the property in proportion to the uses assigned to the PUD and shall be located within reasonable walking distance to those uses. Provided, however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
 - b. If the Concept Plan provides for the PUD to be constructed in stages, recreational amenities must be provided for each stage of the PUD in proportion to that stage, unless otherwise indicated and approved through concept plan approval.
 - c. Conveyance. Recreational amenities shall be conveyed in one of the following forms:
 - i. To a municipal or public corporation; or
 - ii. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect maintenance and improvement of the recreational amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD; or
 - iii. To owners other than those specified in Subsections (a) and (b) above, and subject to restrictive covenants describing and guaranteeing the recreational amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD or adjoining property owners or the general community, or

any combination of these.

D. Procedure for Approval of Planned Unit Development.

1. **Introduction.** Applications shall be accompanied by all plans and documents required by Section E. A two (2) step application process shall be used, as follows:

- a. Pre-Filing Conference; and
- b. Concept Plan Approval.

2. **Pre-Filing Conference.** Prior to filing a formal application for approval of a PUD, the applicant shall schedule a pre-filing conference with the Community Development Department staff. The purpose of the pre-filing conference shall be to:
- a. Allow the applicant to present a general concept and to discuss characteristics of the development concept in relation to adopted Town policies; and
 - b. Allow the Community Development Department staff to inform the applicant of applicable policies, standards and procedures for the PUD.

The pre-filing conference is intended only for the above purposes. Neither the developer nor the jurisdiction is bound by any suggestion or recommendation or statement made during a pre-filing conference.

3. **Procedure for PUD District Ordinance and Concept Plan Approval:**

- a. A PUD District Ordinance application shall include a Concept Plan and shall be submitted to the Community Development Department Staff. The Concept Plan shall specify all land uses and applicable development regulations of the PUD in general terms. After determining the application to be complete, Staff shall undertake a review of the submitted information.
- b. The initial staff review and the application shall be submitted for Land Use Committee consideration in advance of the Plan Commission consideration of the application.
- c. The application and such other documents as may be pertinent to the PUD along with a staff report (including comments from the Land Use Committee) shall then be forwarded to the Plan Commission for its consideration.
- d. The Plan Commission shall hold a public hearing in accordance with IC 5-3-1.
- e. Upon completion of its review, the Plan Commission shall certify the application to the Westfield Town Council with a recommendation for approval, or a recommendation for approval with conditions or commitments, or a recommendation for disapproval, or no recommendation. The Council may then exercise all the authority provided by IC 36-7-4-1512.
- f. The Westfield Town Council shall vote on the proposal within 90 days after the Plan Commission certifies the proposal. The Council may adopt or reject the proposal. If the Plan Commission has given the proposal a favorable recommendation and the Council fails to act on the proposal within 90 days, the Ordinance takes effect as if it had been adopted as certified 90 days after certification. If the Plan Commission has failed to make a recommendation or has given the proposal an unfavorable recommendation and the Council fails to act on the proposal within 90 days, the proposal is defeated.

4. **Effect of Approvals of PUD District Ordinance and Concept Plan:**

- a. When a PUD District Ordinance and Concept Plan for a PUD have been approved by the Westfield Town Council, the Concept Plan shall become effective, shall be

- recorded in the Hamilton County Recorder's Office and the Zoning Map shall be amended to designate the site as a PUD.
- b. Upon such amendment of the zoning map, the use and development of the site shall be governed by the PUD District Ordinance and Concept Plan, subject to a secondary review conducted in accordance with the requirements of the Development Plan approval process and any other regulatory processes which may be required.
 - c. No permit of any kind shall be issued until the secondary review by Development Plan has been approved and any other regulatory processes which may be required have been completed.
5. Secondary Review by Development Plan:
- a. Development Plan Review, as provided for in WC 16.04.165, shall be required as the secondary review for all PUDs. In addition to those requirements, the Development Plan shall include a designation of the specific internal use or range of uses to which each building shall be put.
 - b. Where a Development Plan covers an entire PUD site, the Development Plan shall be submitted for approval not more than 18 months following Westfield Town Council's approval of the Concept Plan. The Plan Commission may extend the time for application for approval of Development Plan for good cause, consistent with the purposes of this Ordinance.
 - c. Development Plans may be submitted and approved in phases, with each phase representing a portion of the Concept Plan, if phasing and the time limit for submitting each phase for approval was approved as a part of the Concept Plan approval. The timing for submitting phases shall be as set forth in the Concept Plan rather than the established time period for single-phase Development Plans mentioned in the above paragraph. The Plan Commission may extend the time for application for approval of Development Plan for good cause, consistent with the purposes of this Ordinance.
 - d. Periodically, the Community Development Department staff shall report to the Plan Commission on PUDs whose time limits have expired. The applicants shall also be notified. The Plan Commission shall determine whether to consider extending the time or to initiate action to amend the Zoning Map so as to rescind the PUD designation and Concept Plan approval and return the property to the previous zoning district or another zoning district that is consistent with Comprehensive Plan policies.
 - e. The Development Plan shall conform to the approved Concept Plan which has been presented in accordance with the requirements listed below and approved by the Westfield Town Council.
 - f. No permit of any kind shall be issued for any purpose within a PUD except in accordance with the approved Development Plan, and after acceptance by the Town of Westfield of all required guarantees for improvements pursuant to Section E., 3.
- E. Specific Development Requirements for all Planned Unit Developments PUD plans and supporting data shall include all documentation listed in this section of the Zoning Ordinance unless certain documentation is deemed superfluous by the Community Development Department staff due to the specific circumstances of the particular request.
1. Concept Plan Pre-Filing Conference Requirements
 - a. A written letter of intent describing the development intentions for the site
 - b. A scaled drawing of the site and its environs, in simple concept form, showing the proposed location and extent of land uses, major streets, and the approximate location of existing easements, natural features, and topographic or geologic constraints.

2. Concept Plan Requirements

- a. A drawing of the PUD shall be prepared at a scale not less 1"=100', or as considered appropriated by Community Development Department staff, and shall show, in general terms, the concept proposed for: major circulation; generalized location and dimensions of buildings, structures, and parking areas; open space areas; recreation facilities; and other details to indicate the character of the proposed development. The submitted drawing(s) shall include:
- b. A site location map showing the project location and other development projects in the vicinity.
- c. The name of the development, with the words "Concept Plan".
- d. Boundary lines and acreage of each land use component.
- e. Existing easements, including location, width and purpose.
- f. Existing land use on abutting properties.
- g. Other conditions on the site and adjoining land: topography (at 10foot contours) including any embankments or retaining walls; use and location of major buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
- h. Existing streets on and adjacent to the tract, including street name, right-of-way width, walks, pathways and bridges and other drainage structures.
- i. Proposed public improvements: collector and arterial streets and other major improvements planned by the public for future construction on or adjacent to the tract.
- j. Existing utilities on the tract.
- k. Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
- l. Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
- m. Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
- n. Map data such as north point, graphic scale and date of preparation.

3. The Community Development Department staff shall inform the applicant of any additional documents or data requirements after the pre-filing conference.
4. A Written Statement of Character of the PUD shall provide an explanation of the character of the PUD and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:
 - a. A specific explanation of how the proposed PUD meets the objectives of all adopted land use policies which affect the land in question.
 - b. A statement of present and proposed ownership of all land within the project including the beneficial owners of a land trust.

5. Development scheduling indicating:

- a. Phases in which the project will be built, including the area, density, use, public facilities, and open space to be developed with each phase. Each phase shall be described and mapped.
- b. Projected dates for beginning and completion of each phase.

6. General details of the proposed uses:

- a. Residential Uses: gross area, architectural concepts (narrative, sketch, or

- representative photo), number of units for each residential component;
- b. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and building heights.
7. Preliminary concepts and reports for the following facilities:
 - a. Streets
 - b. Street lighting
 - c. Sidewalks and pathways
 - d. Sanitary sewers
 - e. Water supply system
 - f. Other utilities
 - g. Storm water management
 - h. Schools
 8. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
 9. A brief report of a neighborhood meeting to which the petitioner invited owners of property within 500 feet of the boundaries of the development to discuss the proposal. The report shall summarize the results of the meeting.

F. Review Considerations.

1. In their consideration of a PUD District Ordinance and Concept Plan, the Community Development Department staff in its report to the Plan Commission, the Plan Commission in its recommendation, and the Westfield Town Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:
 - a. The extent to which the PUD District Ordinance and Concept Plan meets the purposes of this Planned Unit Development District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.
 - b. The extent to which the proposed PUD District Ordinance and Concept Plan meets the requirements, standards, and stated purpose of this Planned Unit Development District.
 - c. The extent to which the proposed PUD District Ordinance and Concept Plan departs from the zoning and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
 - d. The proposal will not be injurious to the public health, safety, and general welfare.
 - e. The physical design proposed by the PUD District Ordinance and Concept Plan and the extent to which it makes adequate provision for:
 - i. public services;
 - ii. adequate control over vehicular traffic;
 - iii. protection of designated permanent open space; and
 - iv. furthering the amenities of light, air, recreation and visual appeal.
 - f. The relationship and compatibility of the proposed PUD District Ordinance and Concept Plan to the adjacent properties and neighborhood.

- g. The desirability of the proposed PUD District Ordinance and Concept Plan in relation to the Town's physical development, tax base and economic well-being.
- h. The development proposed by the PUD District Ordinance and Concept Plan will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
- i. The development proposed by the PUD District Ordinance and Concept Plan preserves significant ecological, natural, historical, and architectural resources to the extent possible.

G. Guarantee of Performance for Completion of Improvements.

A bond or other guarantee acceptable to the Town of Westfield shall be provided for all required public improvements and shall be executed prior to the time of improvement location permit issuance for single site developments or prior to subdivision plat recording, whichever applies. Improvements that shall be guaranteed include facilities which shall become public, and may include other facilities or improvements as may be specified in the Concept or Development Plan approval. If the project is to be built in phases, the guarantee shall be posted prior to the commencement of work on each phase. The guarantee shall specify the time for completion of improvements, and shall be in an amount of 110 percent of the estimated cost of the improvements.

H. Changes in the Planned Unit Development

- 1. Changes that shall require a new Concept Plan approval include changes which alter the concept or intent of the PUD including but not limited to:
 - a. Increases in density or intensity;
 - b. Changes in the proportion or allocation of land uses;
 - c. Changes in the list of approved uses;
 - d. Changes in the locations of uses;
 - e. Changes in functional uses of open space, where such change constitutes an intensification of use of the open space; and/or
 - f. Changes in the final governing agreements where such changes conflict with the Concept Plan approval.

- I. Procedure for Making Changes to an Approved Planned Unit Development The procedure for making changes to an approved PUD shall be the same as the procedure for an initial PUD approval as outlined in WC 16.04.190 D, E and F

J. Sunset.

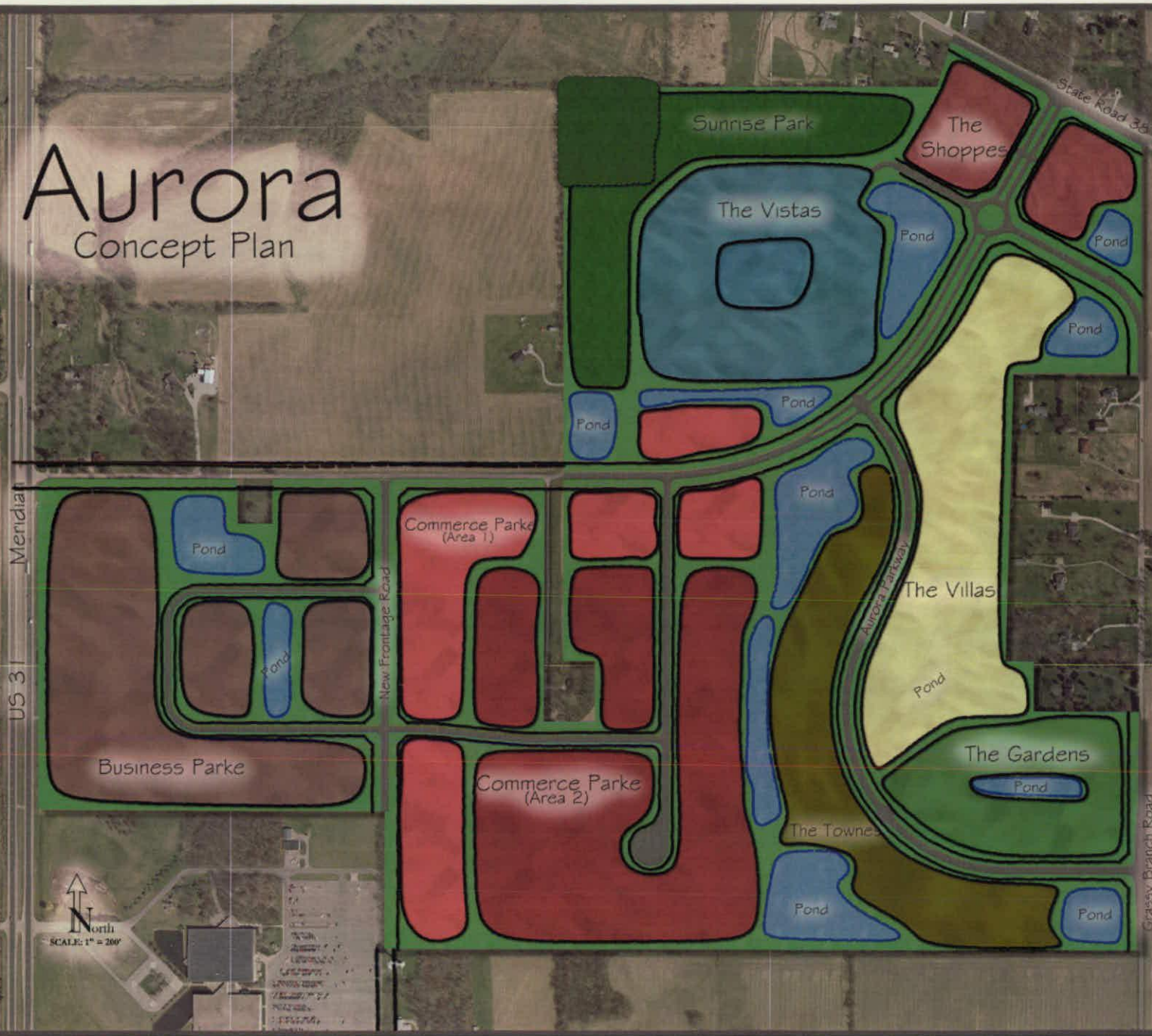
- 1. Timeline for Obtaining Approvals: Within 18 months from the date of the approval of the PUD District Ordinance and Concept Plan by the Council, application for Development Plan approval, in total or in phases, shall be submitted for review. The Plan Commission or Director, as provided by WC 16.04.165 B, shall review the Development Plan for consistency with the approved PUD District Ordinance and Concept Plan. If a Development Plan is filed for in phases, each subsequent phase shall be filed for within 18 months of the approval of the prior phase.
- 2. Expiration of PUD District Ordinance and Concept Plan. In the event that Development Plan approval is not obtained for all or a portion of the PUD within the time frames outlined in 1. above, the PUD District Ordinance and Concept Plan shall be deemed to have expired for that portion of the PUD that has not received Development Plan

approval, except for the location and density of the proposed land uses depicted on such PUD District Ordinance and Concept Plan. Once a PUD District Ordinance and Concept Plan have expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until:

- a. a new PUD District Ordinance and Concept Plan are approved as set forth in WC 16.04.165 D, E and F; and
 - b. a Development Plan approval as required by this section has been obtained.
3. Extensions of Time. Extensions of time, in six (6) month increments not to exceed a total of 18 months, for obtaining Development Plan approval may be granted by the Director if requested in writing on or before the 18 month anniversary of approval of the PUD District Ordinance and Concept Plan and for good cause shown. In the event that the Director disallows a requested extension, the developer may appeal said determination regarding an extension of time to the Board of Zoning Appeals (as per IC 36-7-4-918.1) within 30 days of being notified of such determination.

Aurora

Concept Plan



Correct Concept Plan
as per 12/11/06 TC comments

Aurora

Buffer Plan

Buffer Areas

30' Heitman Buffer

50' Heitman Buffer

40' Commerce Parke Buffer

30' Ranch Buffer

30' Commercial Buffer

Tree Preservation
(No Mounding to be Installed)

50' Villas & Gardens Buffer

North
SCALE: N.T.S.

US 31 Meridian

New Frontage Road

Aurora Parkway

Glassy Branch Road

Aurora

Pedestrian Network

8' Pedestrian Path

US 31
Mendham

New Frontage Road

Park

Wooded Preserve

Pond

Pond

Pond

Pond

Pond

Pond



Grassy Branch Road

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 3, 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

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 SINCE THE PUBLIC HEARING:

Since the Public Hearing, there have been 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 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.

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.

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.
-

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:

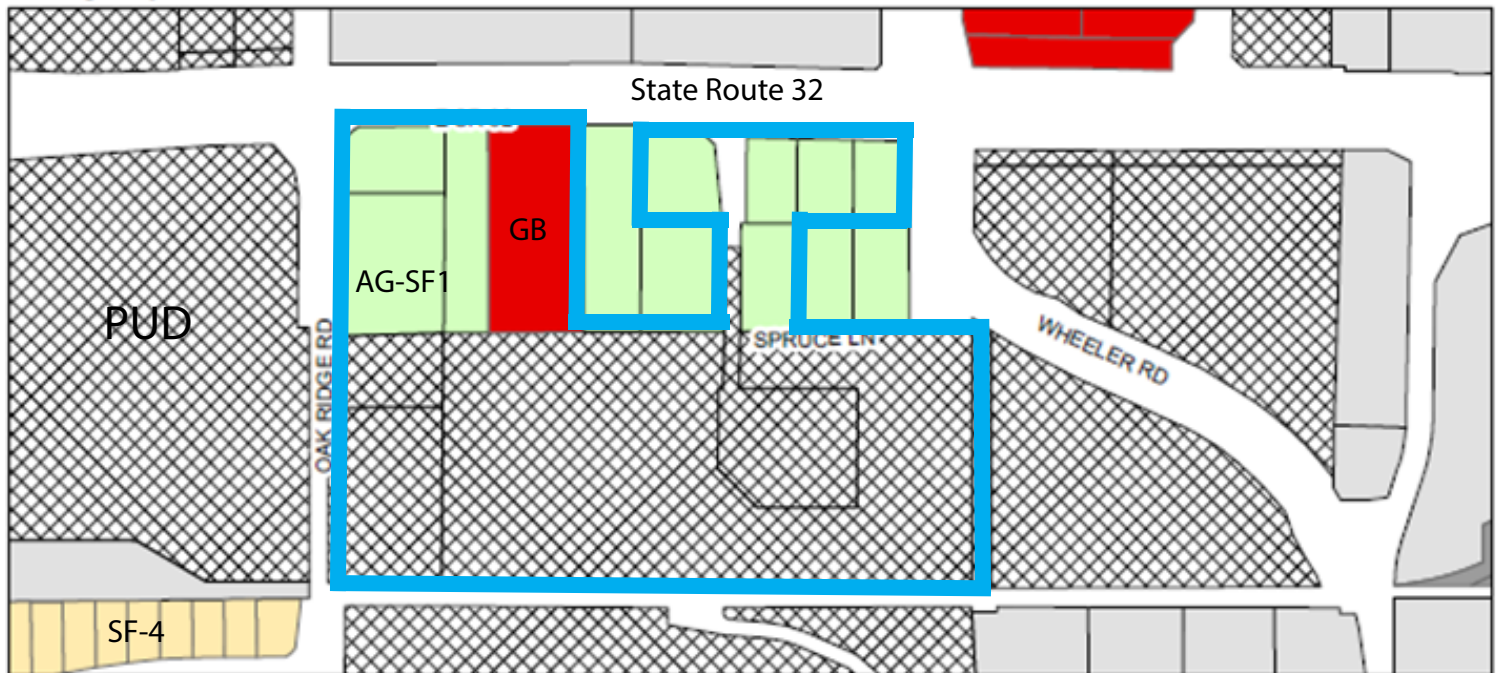
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Trails PUD Ordinance (Docket No. 1608-PUD-13, Ordinance 16-26), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
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

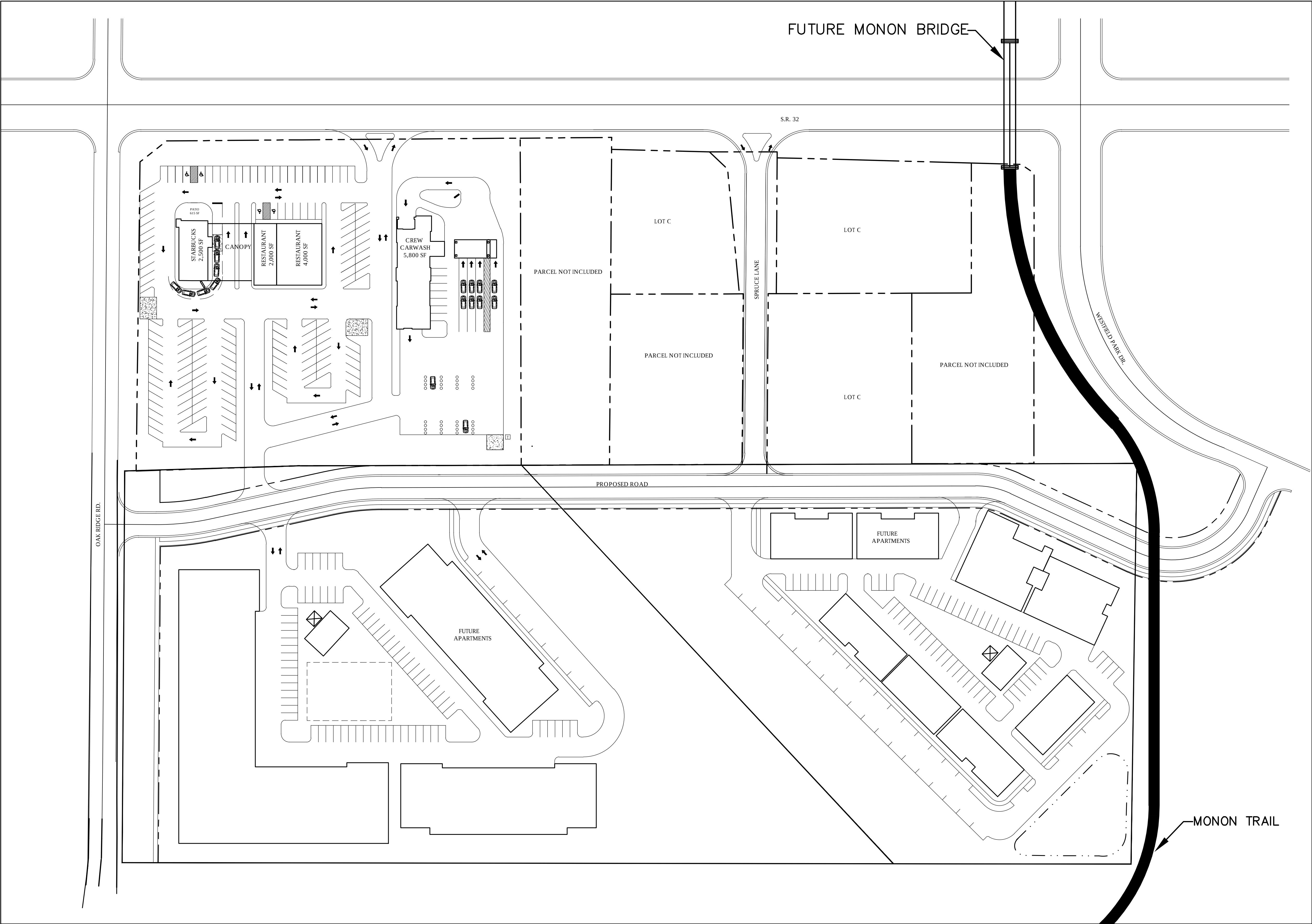
Site



Zoning Map



Zoning		GB		PUD
		AG-SF1		OI
		SF-4		
		EI		



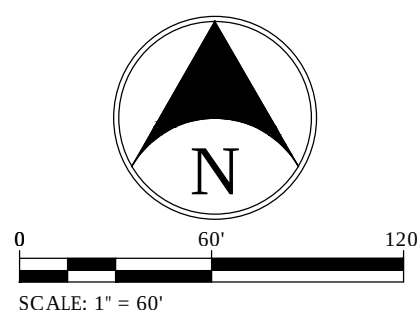
PREPARED BY:

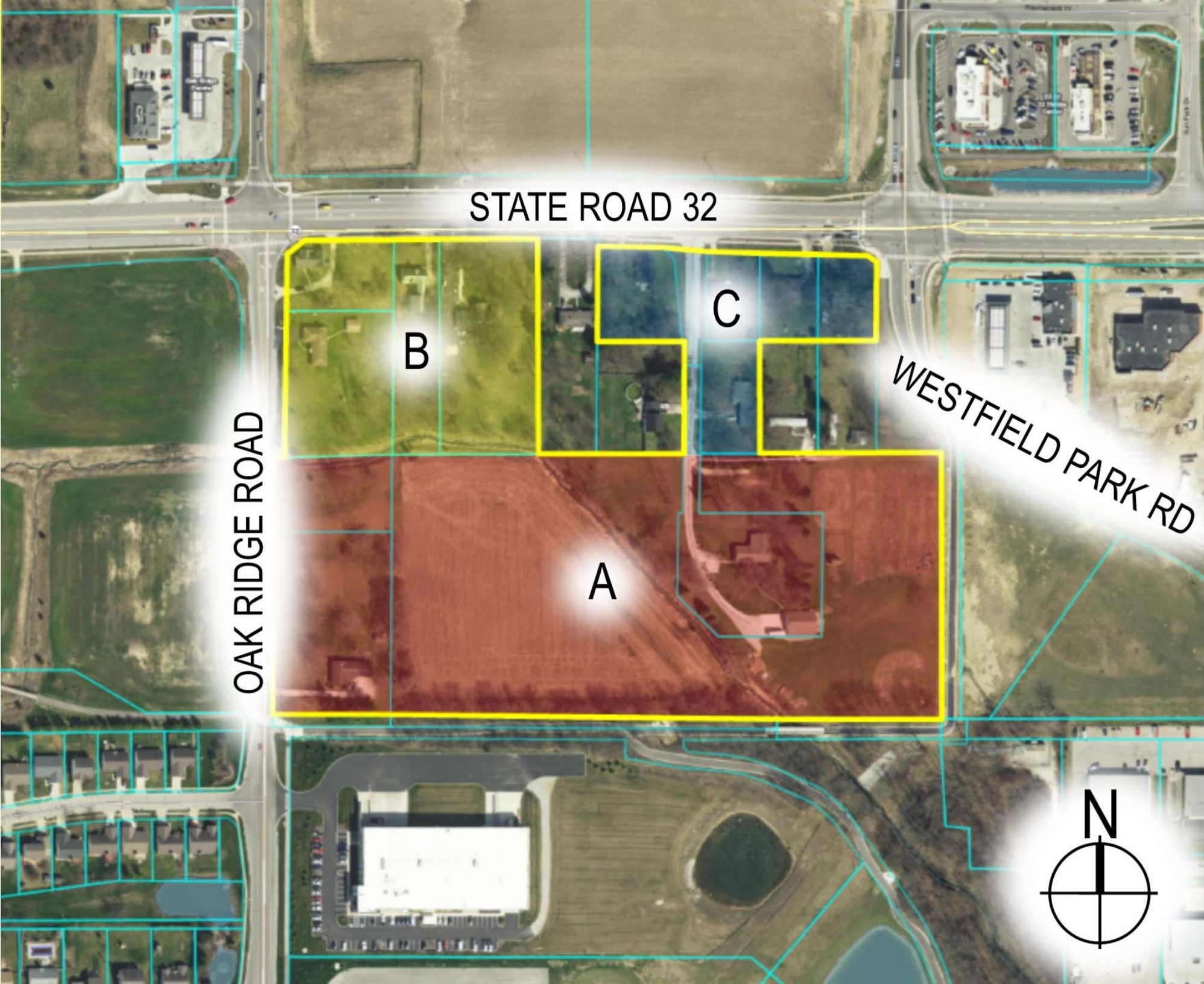


PREPARED FOR:



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





STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A



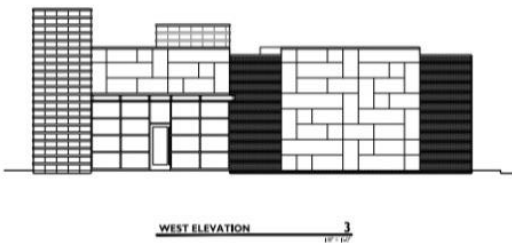
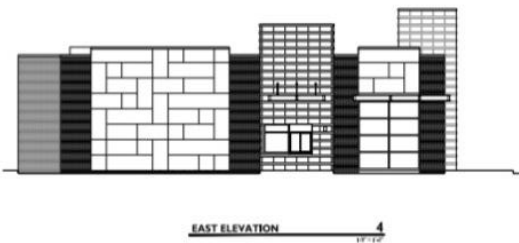
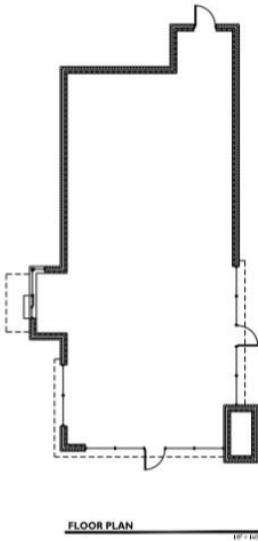
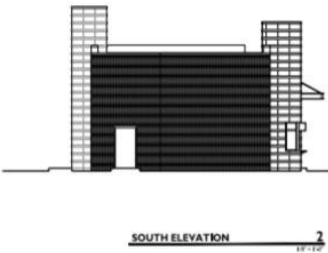
EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT: MULTI-FAMILY



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
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PROJECT INFORMATION

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

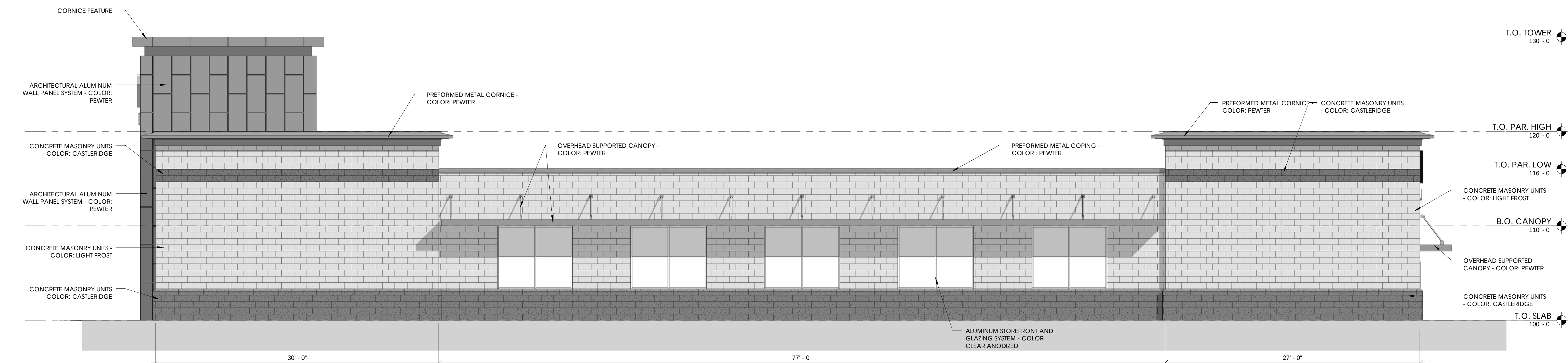
ISSUE DATES

PROJECT NUMBER
PROPOSED PLAN
AND ELEVATIONS

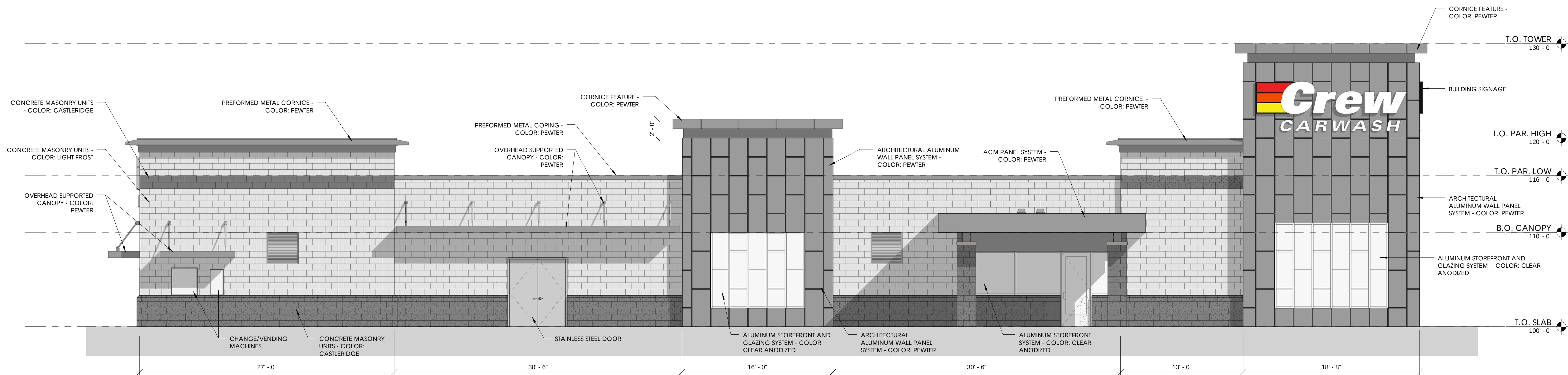
A1.3

EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT: CAR WASH



ELEVATION - NORTH



ELEVATION - SOUTH

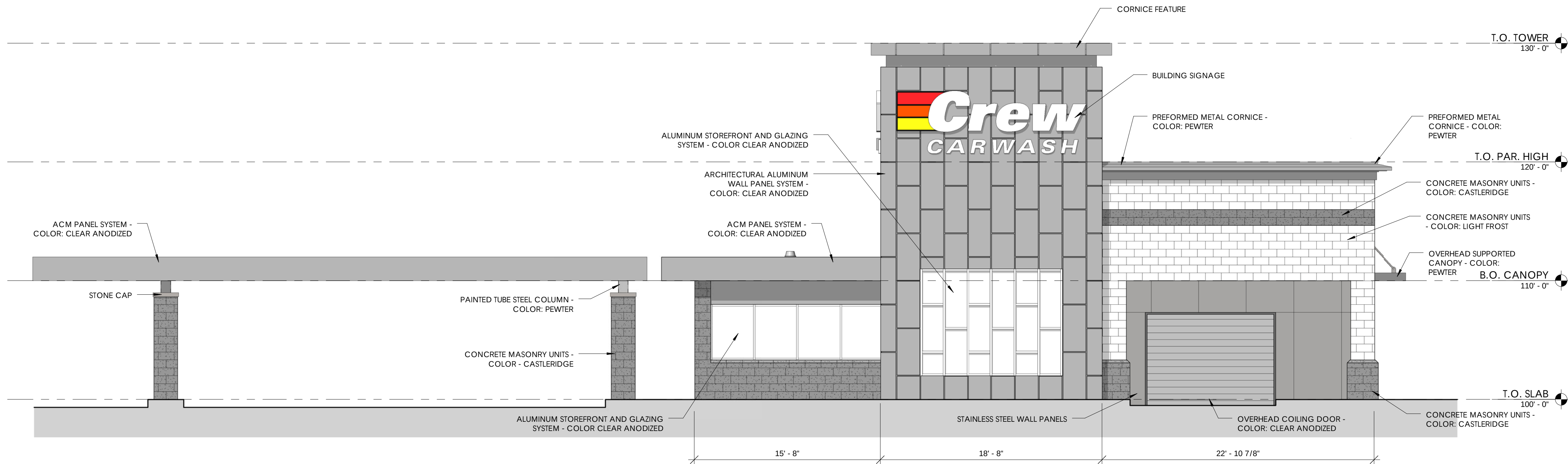


NEW CARWASH FACILITY # 44

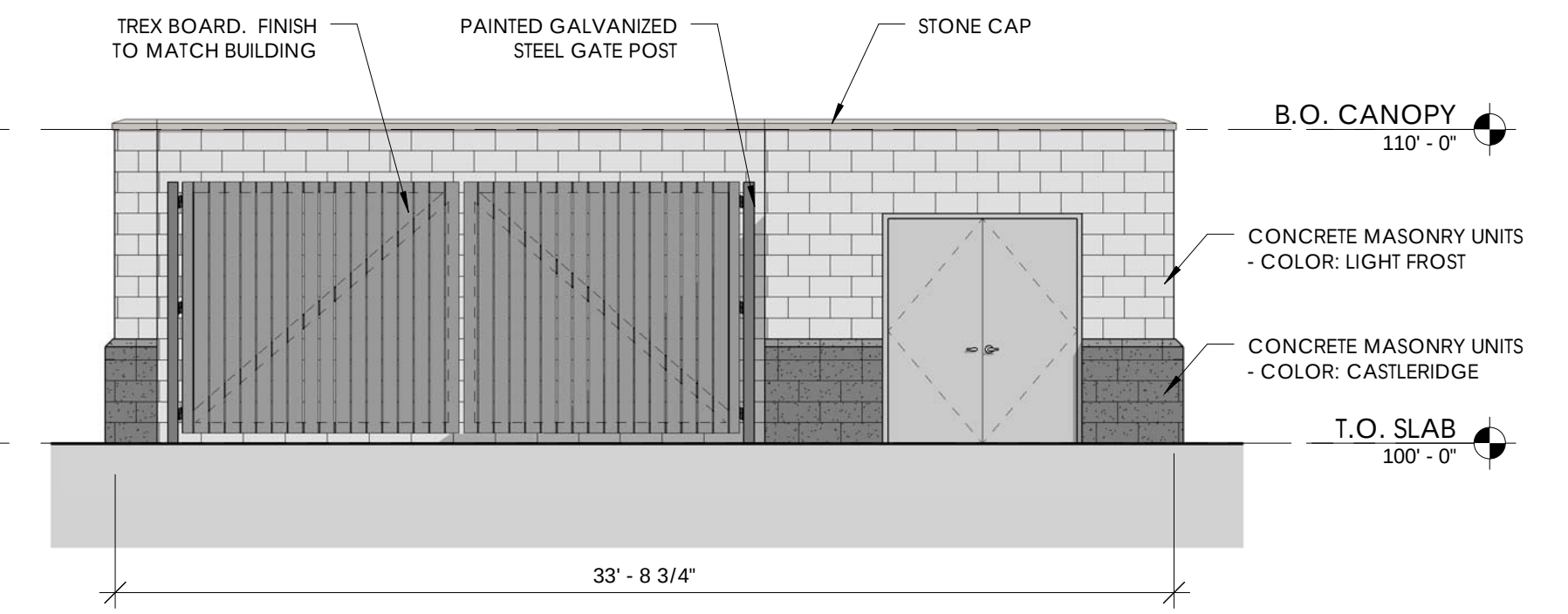
CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

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

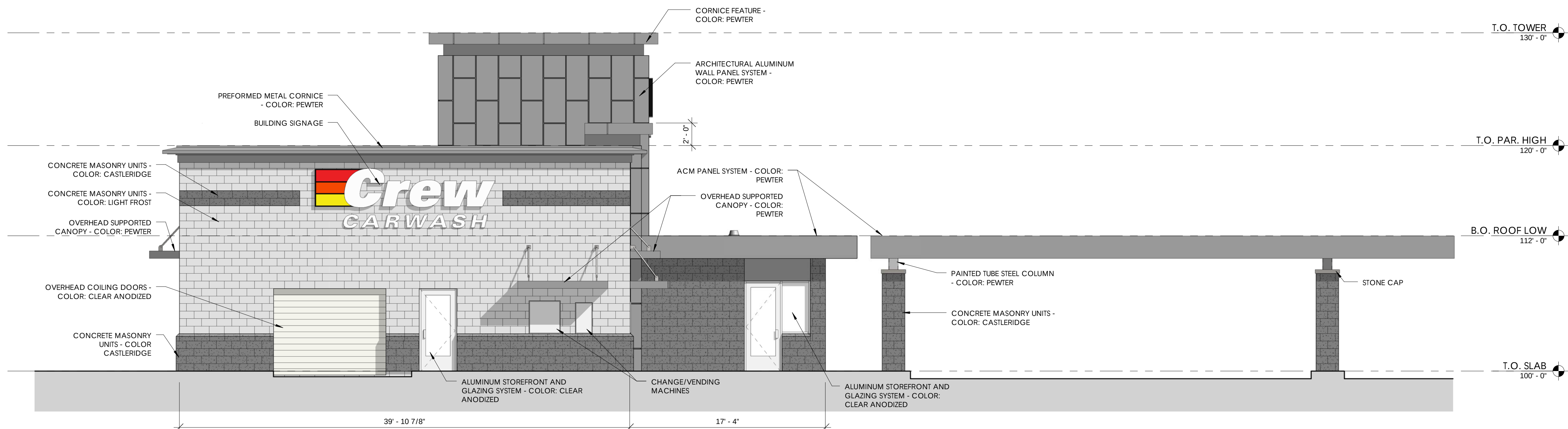




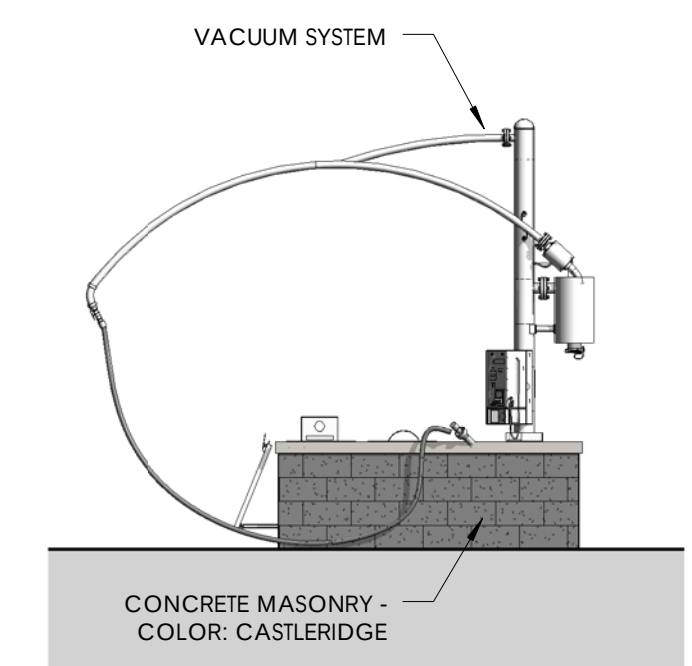
ELEVATION - EAST



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 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.

- 2.1 **Architectural Insulated Panels:** An insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.
- 2.2 **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. Maximum Building Height: Eighty (80) feet
- F. Minimum Building Setback Lines:
 - (1) Front Yard: 0 feet
 - (2) Side Yard: 5 feet
 - (3) Rear Yard: 10 feet
- G. 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**.

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 ~~sixty percent (60%)~~ **forty percent (40%)** 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).

D. 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. Article 8.6(H)(1) Multi-Family Districts; Minimum Number of Amenities: Shall be modified to require that Lot A 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

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.

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

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.

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

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

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

EXHIBIT A
REAL ESTATE

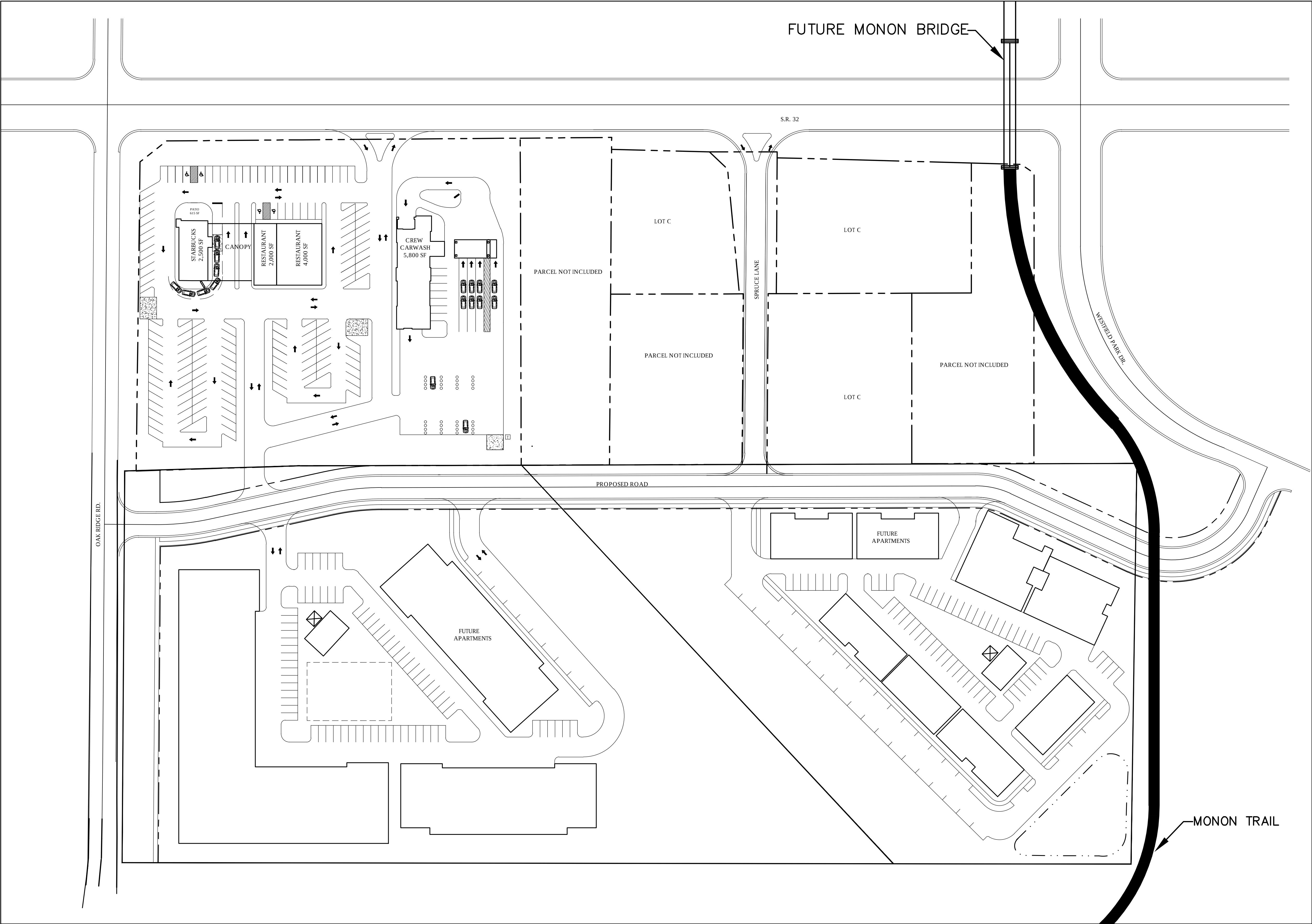
A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

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 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 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.

EXHIBIT B
CONCEPT PLAN



PREPARED BY:



PREPARED FOR:



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

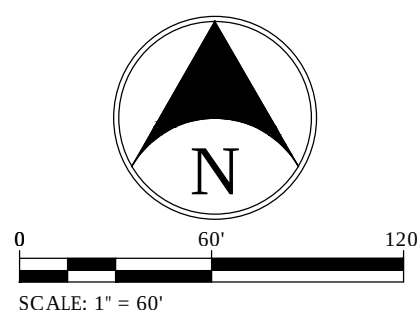
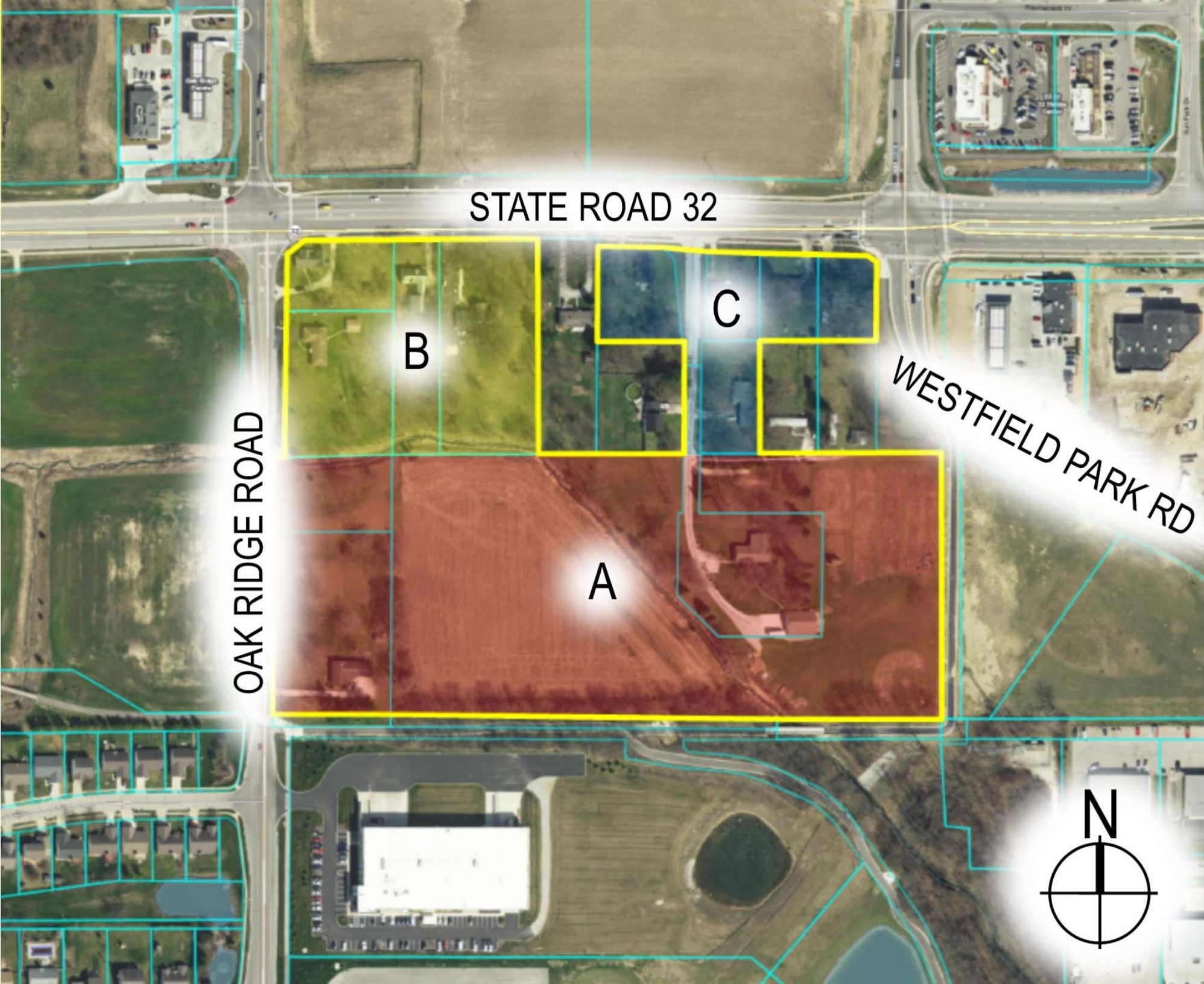


EXHIBIT C
DISTRICT MAP



STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A



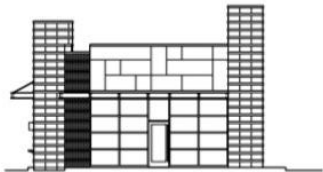
EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT: MULTI-FAMILY

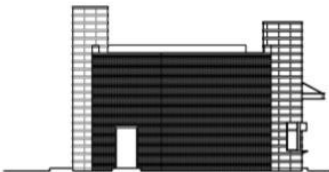


EXHIBIT E

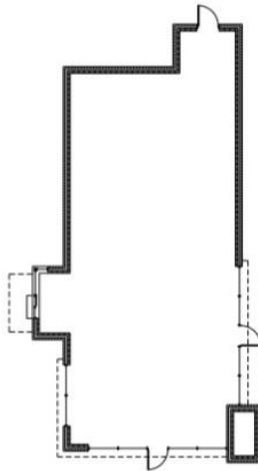
ILLUSTRATIVE CHARACTER EXHIBIT: DRIVE-THRU



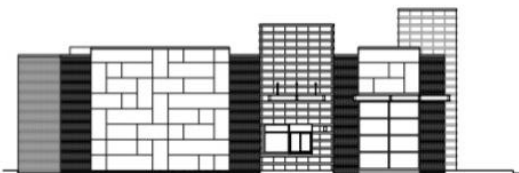
NORTH ELEVATION 1
1/8" = 1'-0"



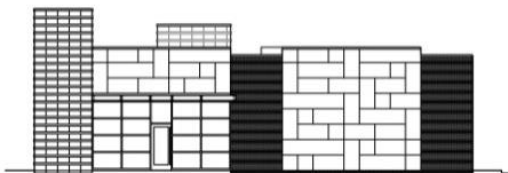
SOUTH ELEVATION 2
1/8" = 1'-0"



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, REVISIONS, AND CONCEPTS FOR THE BUILDING ARE THE EXCLUSIVE PROPERTY OF CURRAN ARCHITECTURE, AND ARE NOT TO BE USED OR REPRODUCED, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF CURRAN ARCHITECTURE.

PROJECT INFORMATION

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

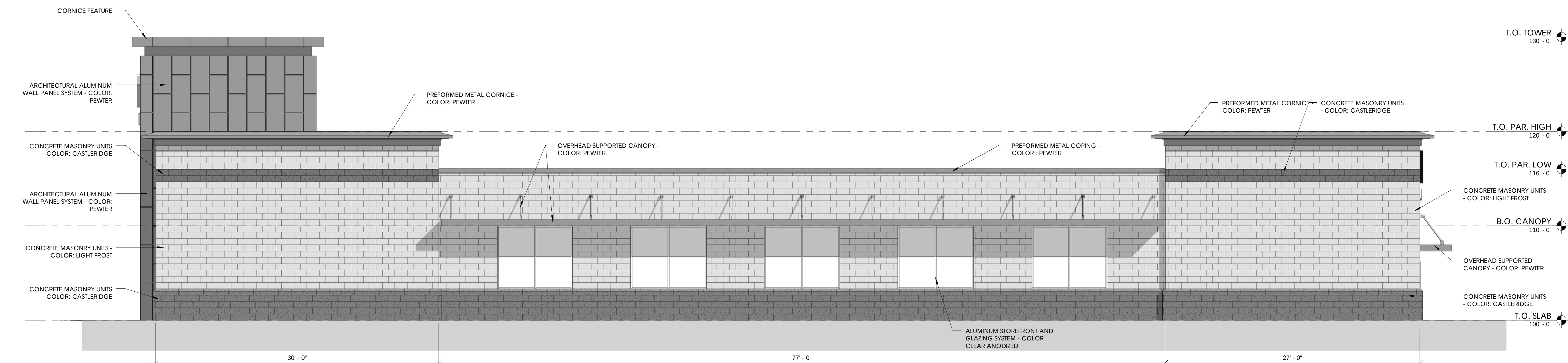
ISSUE DATES

PROJECT NUMBER
PROPOSED PLAN
AND ELEVATIONS

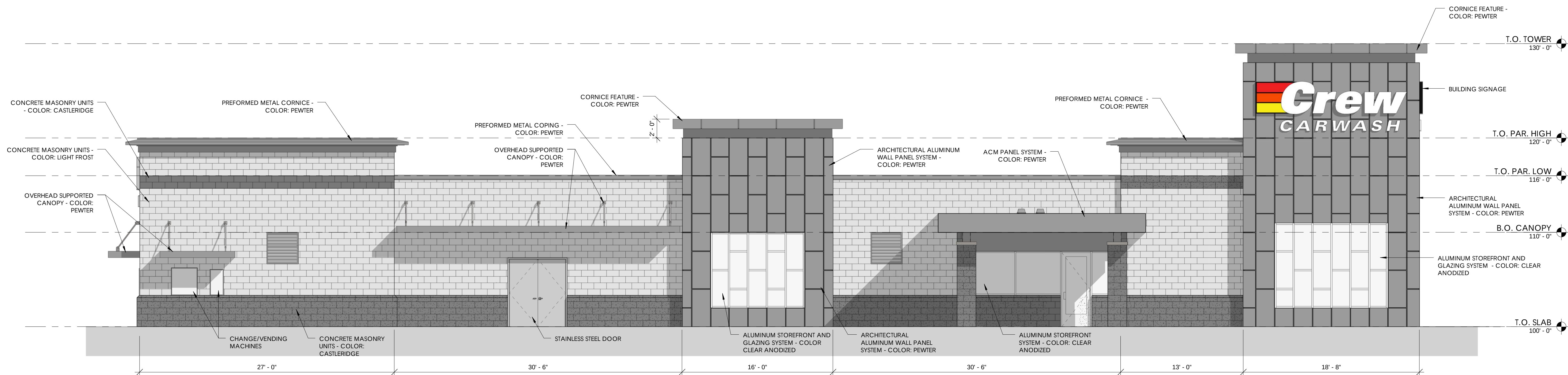
A1.3

EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT: CAR WASH



ELEVATION - NORTH



ELEVATION - SOUTH



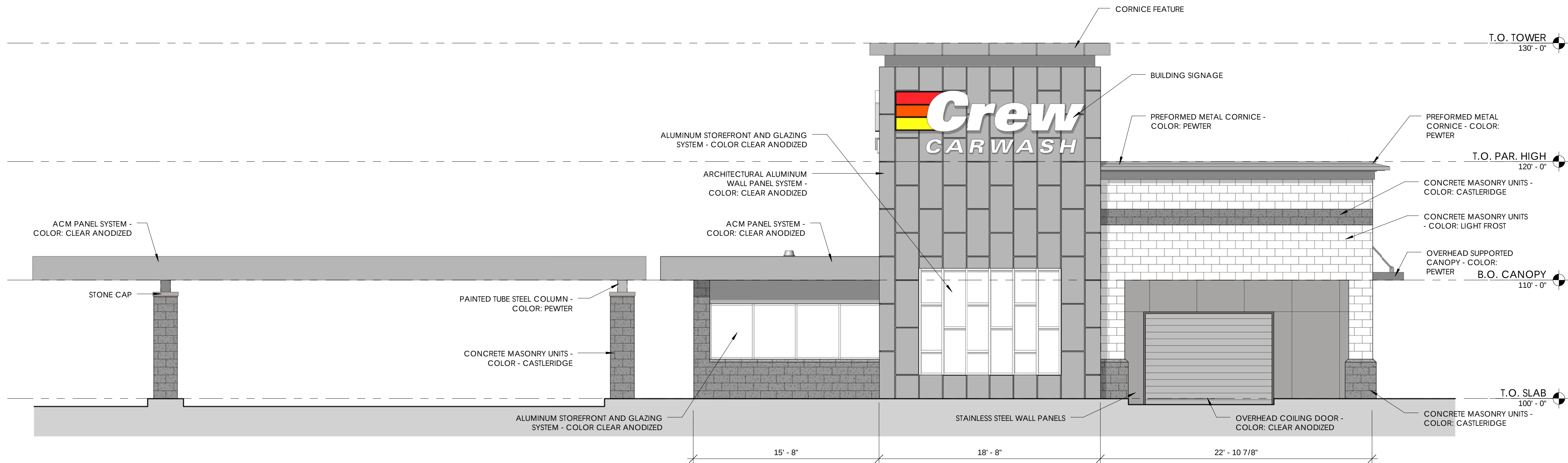
NEW CARWASH FACILITY # 44

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

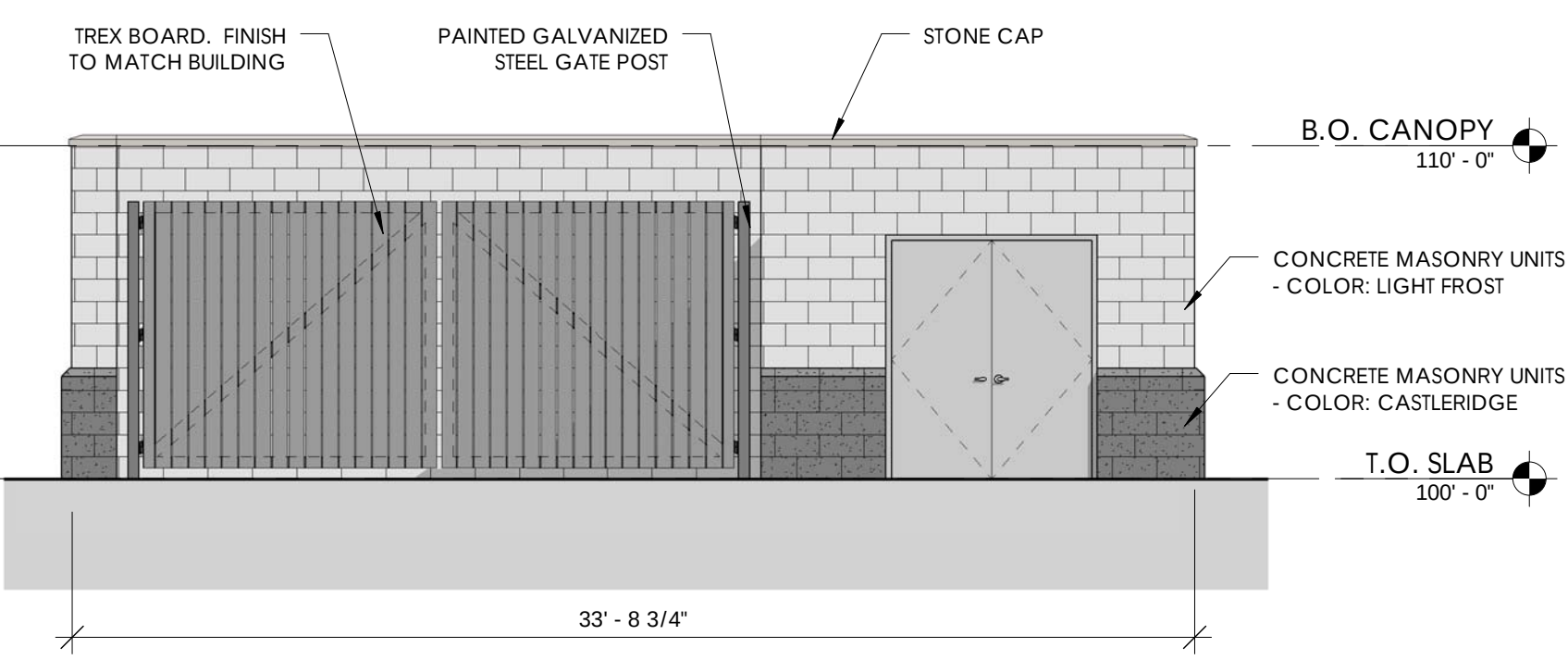
12/15/14

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

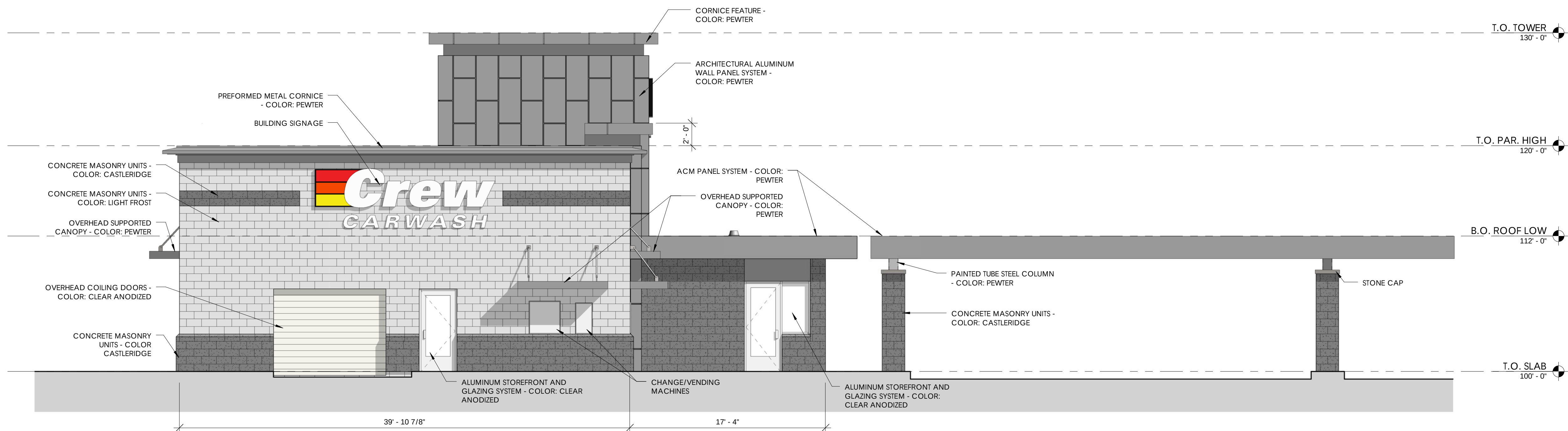




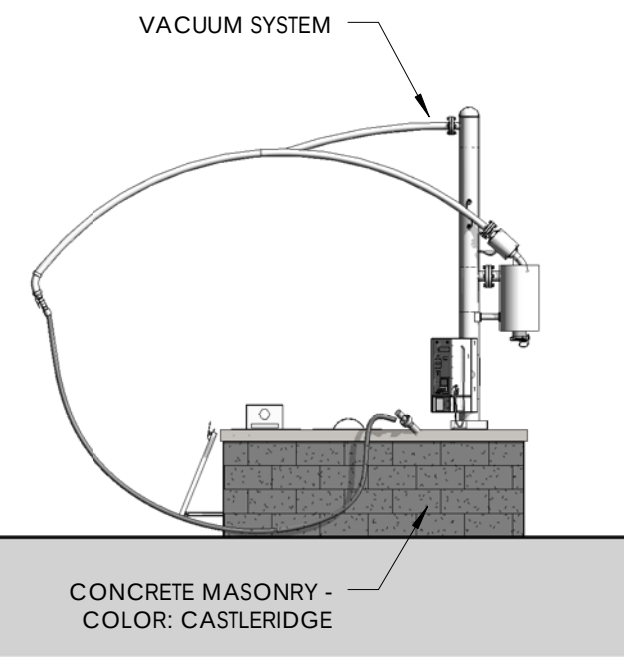
ELEVATION - EAST



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"



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.

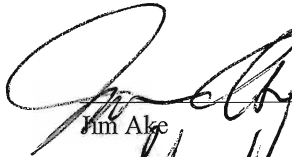
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9 DAY OF
Nov, 2015.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain



Jim Ake

Jim Ake

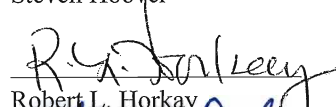
Jim Ake



Steven Hoover

Steven Hoover

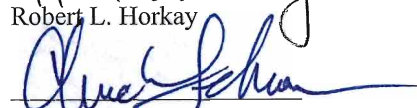
Steven Hoover



Robert L. Horkay

Robert L. Horkay

Robert L. Horkay



Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

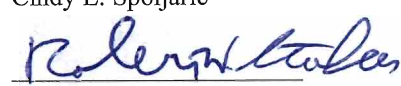
Bob Smith

Cindy L. Spoljaric



Cindy L. Spoljaric

Cindy L. Spoljaric



Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

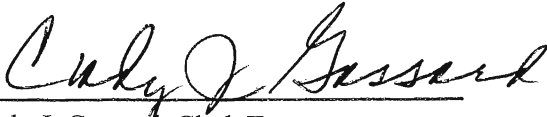


Cindy J. Gossard, Clerk-Treasurer

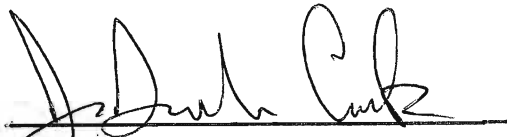
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Adam H. Horkay

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

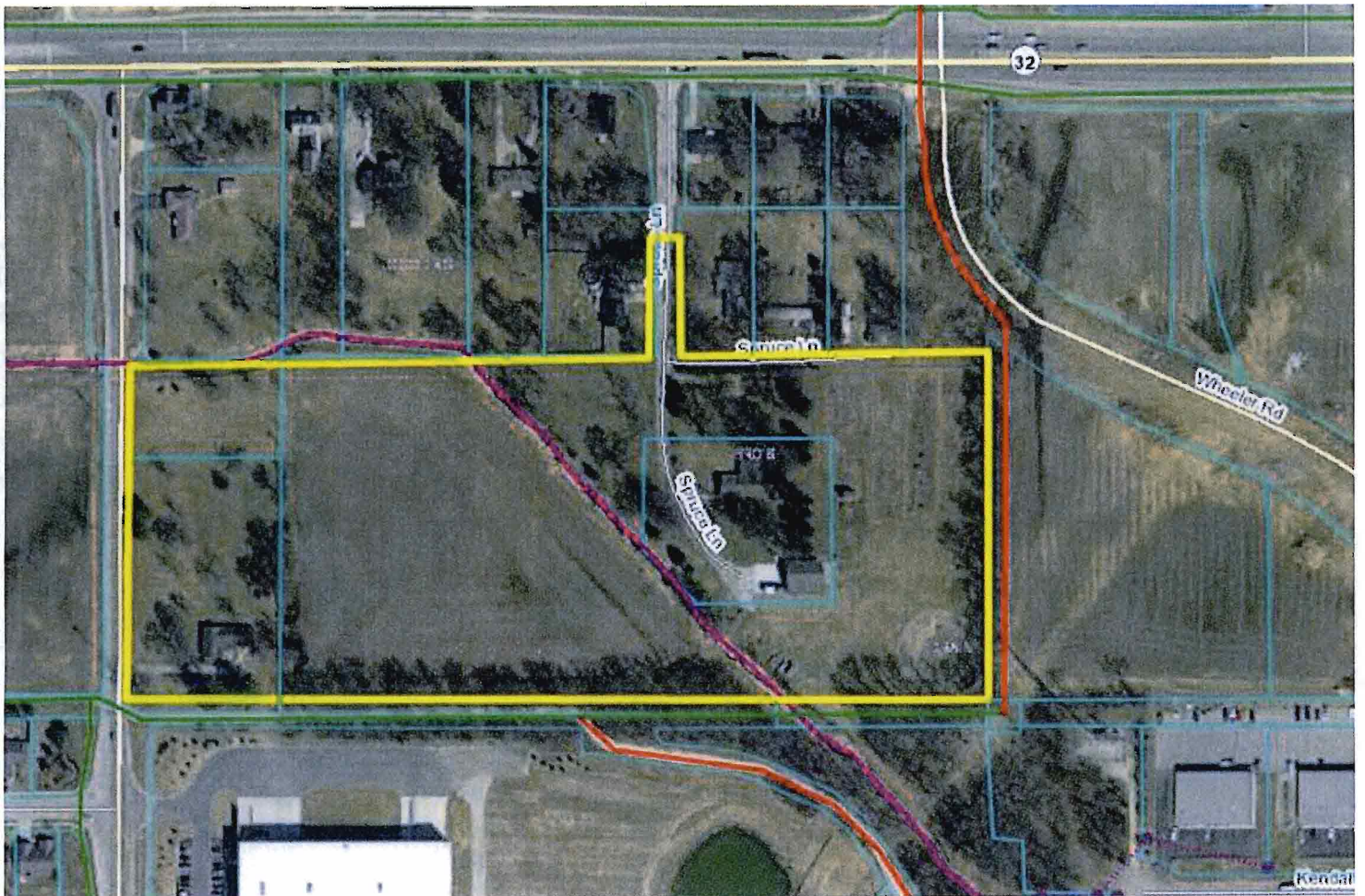
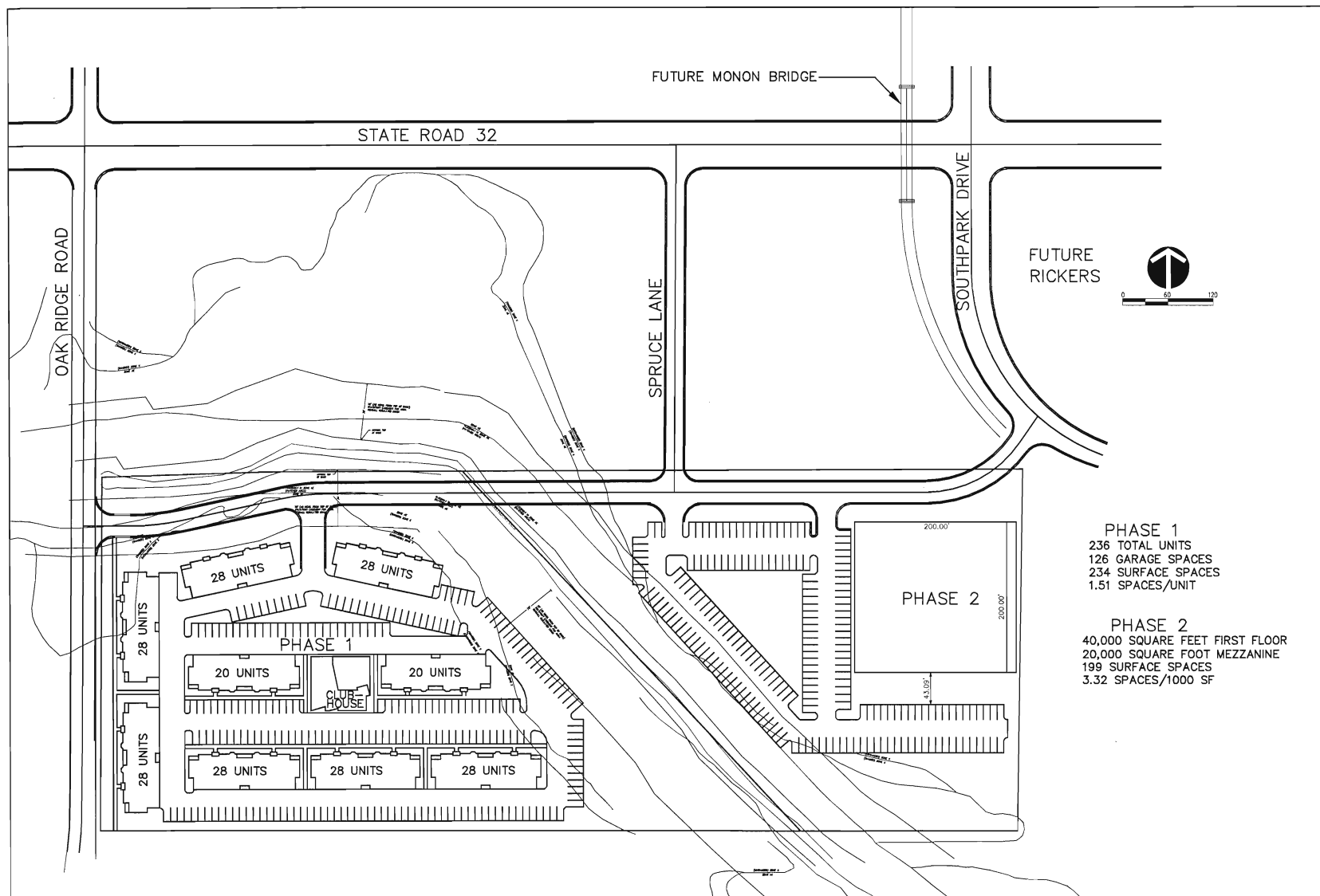


EXHIBIT B

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



David L. Winters
Professional Engineer

David L. Winters
Professional Engineer
No. 9300348
State of Indiana
Exp. 12/31/2018
www.dlwinters.com

EDGEROCK DEVELOPMENT & ENGINEERING CONSULTANTS

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

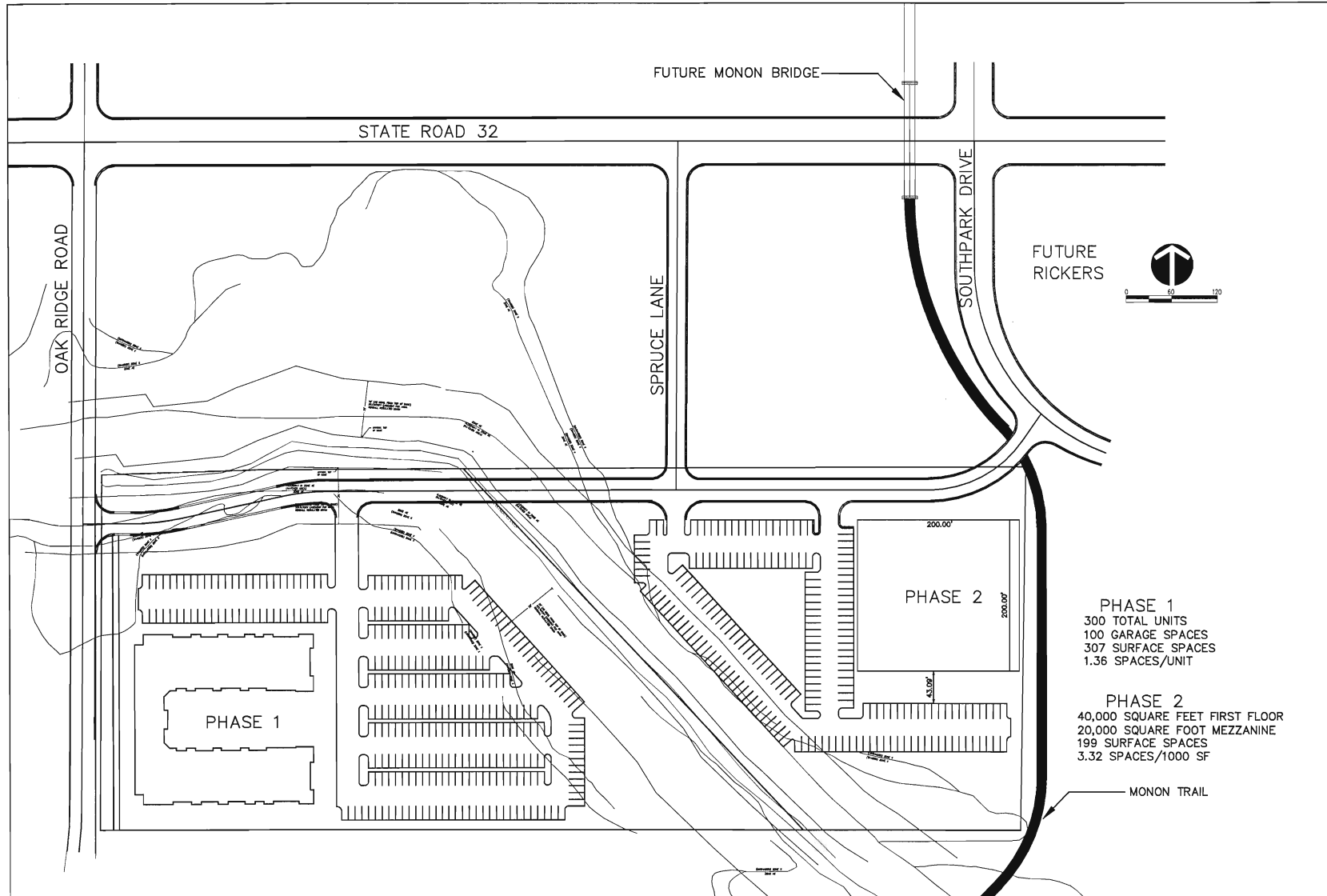
REVISION	DATE	BY	DESCRIPTION

DRAWING FILES

DATE: MAY 27, 2015
PROJECT NUMBER: 150224-1.001
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



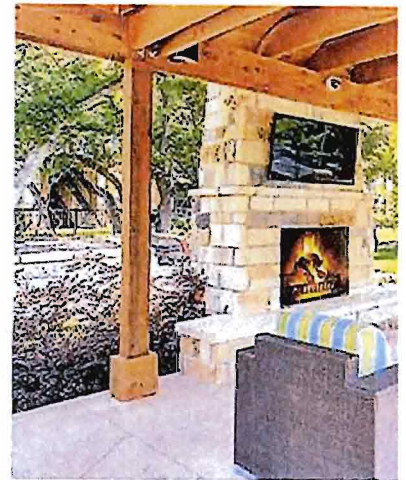
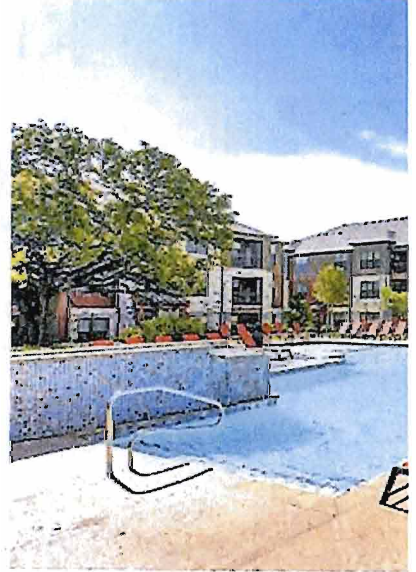
DAVID E. WUERFEL
Professional Engineer
No. 8300348
State of Indiana
Exp. 12/31/2018
www.dewuerfel.com

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

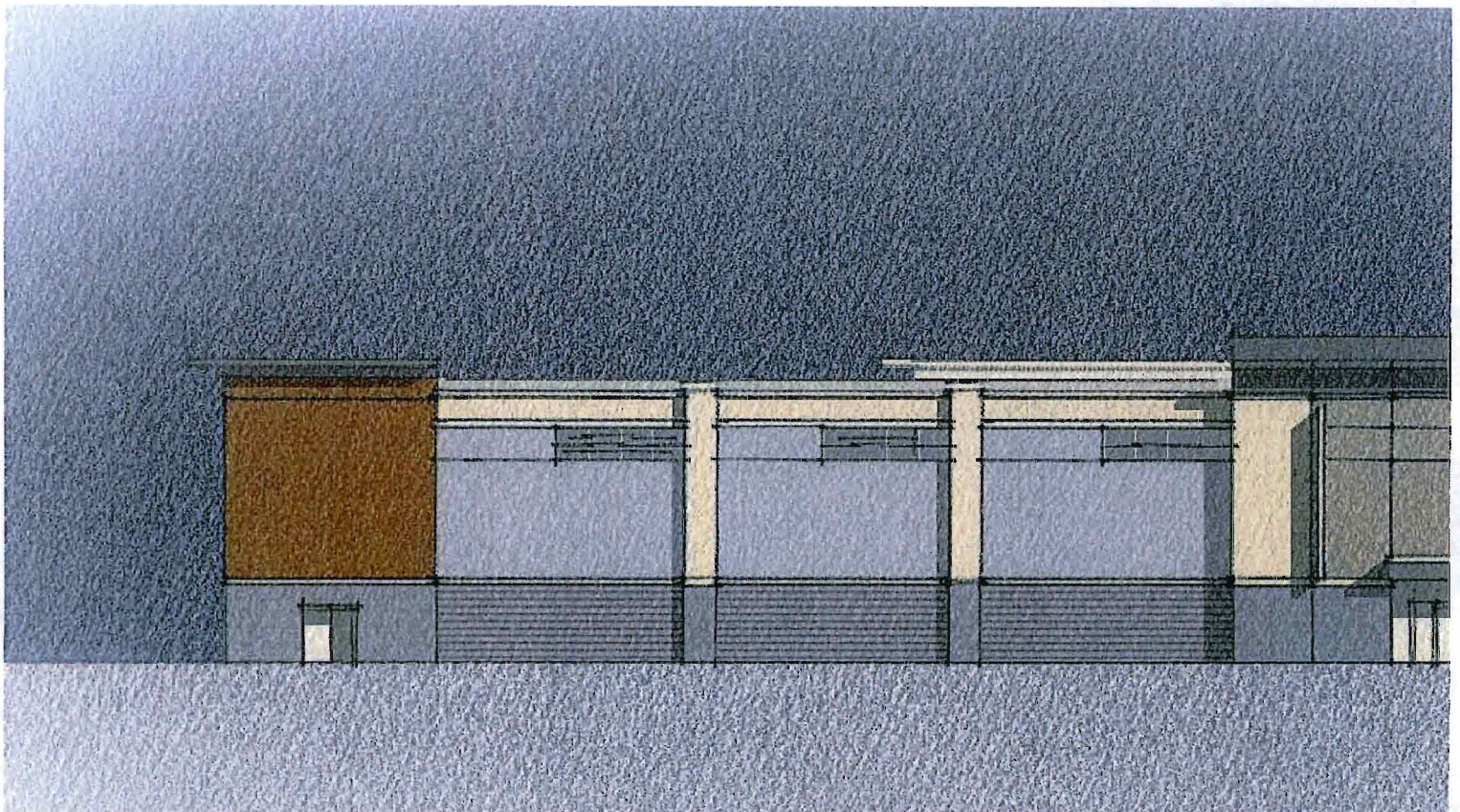
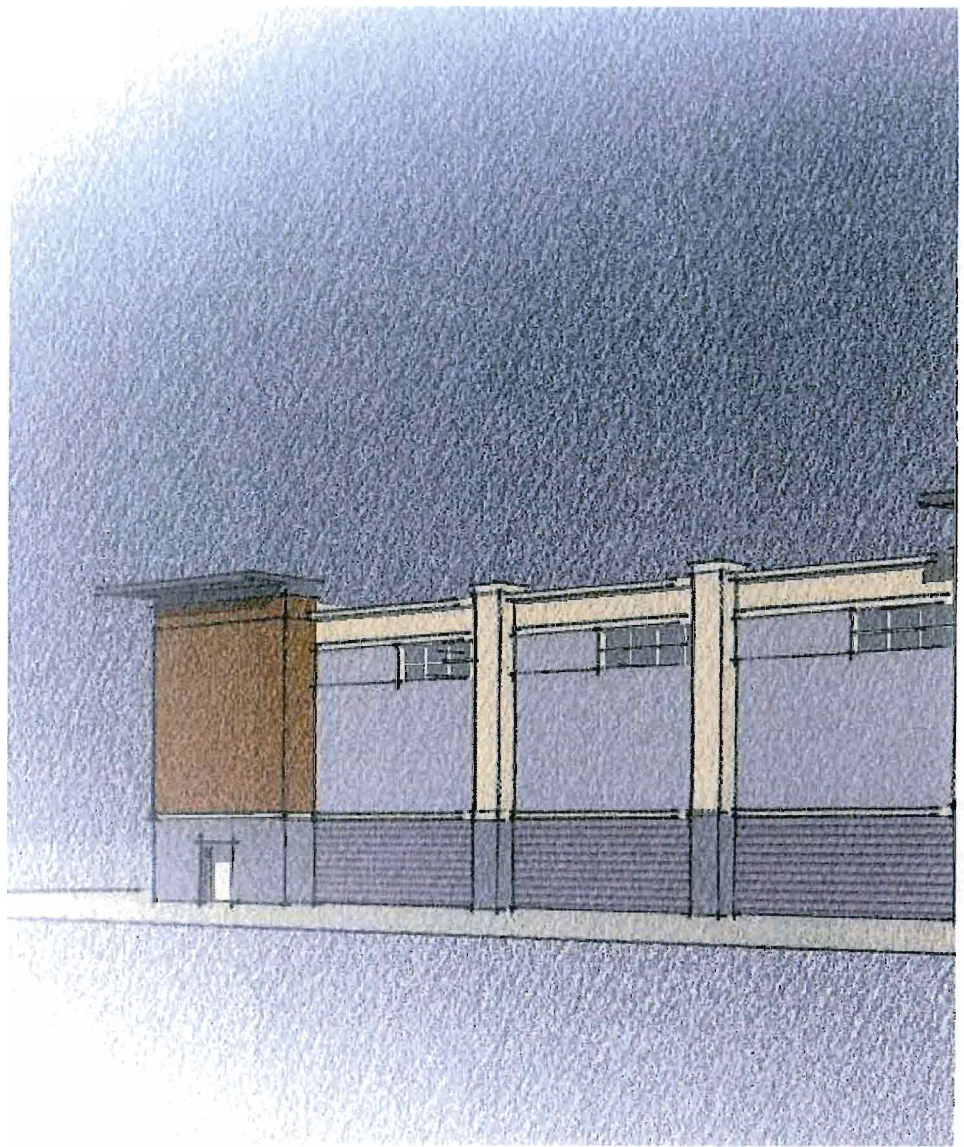
Lot 1 - Layout B1 Buildings



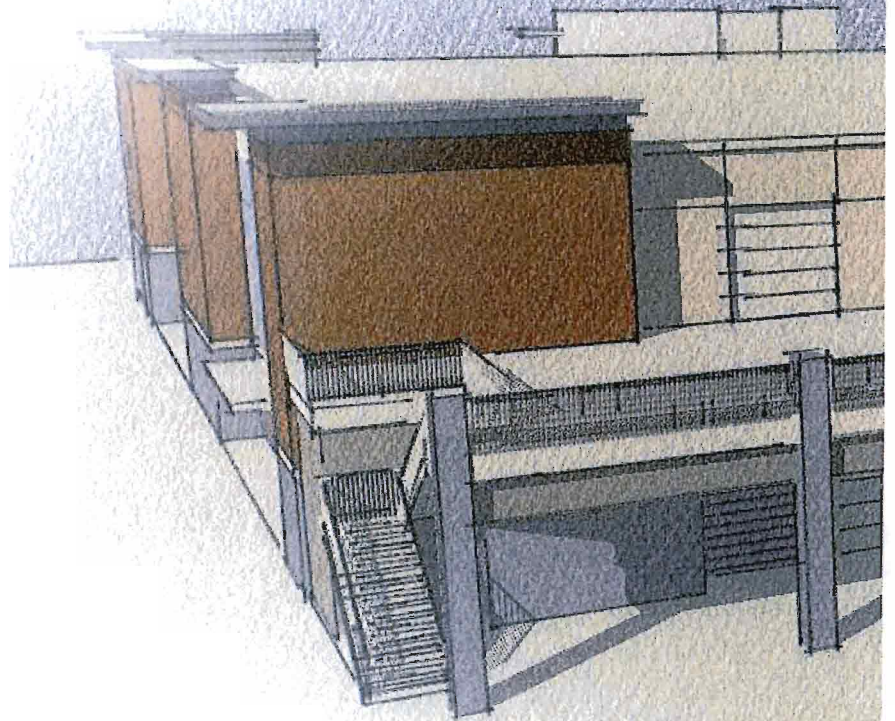
Lot 1 - Layout B2 Building

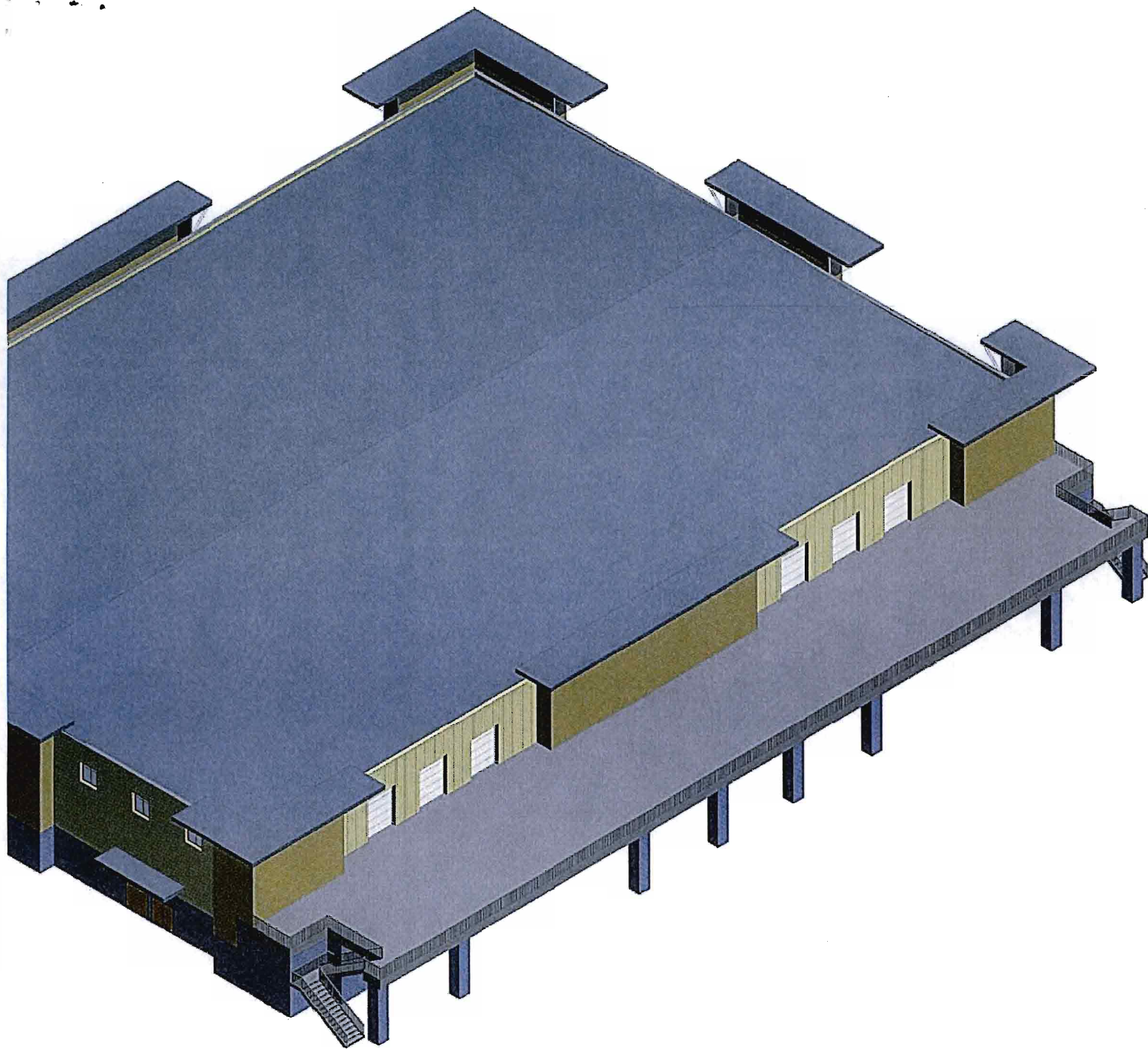


Lot 2 Building



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, September 19, 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, Steve Hoover, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: September 6, 2016, Meeting Minutes

Motion: Approve the September 6, 2016, minutes.

Motion: Woodard; Second: R. Smith; Vote: Approved 7-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1607-PUD-09

Description: Liberty Ridge Planned Unit Development (PUD) District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenger 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.

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

Jim Shinaver, attorney for Nelson & Frankenger, representing the petitioner, gave a brief update regarding changes that were made to the plan after receiving feedback at the public hearing in July. He stated that the site plan was redesigned, and that the new proposal includes the fronts of homes facing frontage road along 151st Street. He also noted that a four-board horse fence will be added along the perimeter, as requested by neighbors. He noted that the plan includes approximately 29% open space and incorporates pedestrian connectivity. He said that an amenity area including a pool and pool house have been added and the architecture of the home product has been enhanced.

T. Smith requested the range in projected home values.

Craig Jenson, CalAtlantic Homes, stated that the homes would range between \$320,000 to the middle \$400,000's, depending on floor plans and options. He said that these plans have been used at Bridgewater, the Legacy Subdivision in Carmel, in various subdivisions in Fishers, and most

recently in a subdivision in Zionsville. He added that the price is determined by the design detail, materials used, and finishes, not a price per square-foot.

B. Smith asked why the density increased in the project.

Jenson replied that the proposed layout offers more of a village look and feel, noting that wider lots with more space between homes would not have the same feel.

T. Smith ask how many floor plans they have.

Jenson replied that they currently have seven (7) different floor plans with a minimum of three (3) different elevations per floor plan.

Schmitz asked why the anti-monotony section of the PUD Ordinance was changed, removing the color package and the street scape diversity requirements.

Todd replied that staff requested the developer default to the UDO's streetscape diversity requirements, which include a menu of streetscape diversity options, including color package differences.

Jenson added that corner lots will have masonry wrap around them.

Hoover complemented the frontage road approach, but expressed concerns with having all front-load garages facing 151st Street. He expressed a desire to have side-load garages on lots that face the frontage road along 151st Street. He added that he does not like having 24 homes in a straight line along 151st Street, noting that he preferred the curvilinear look to the previous plan. He stated that he preferred they default to the UDO's requirements for window detail and treatment. He added that the requirements for Corner Lots should also apply to perimeter streets, not just internal streets. He added that Lots 1-18 should be treated as perimeter lots. Lastly, he added that he could not find the four-board fence requirement and wanted to make sure it is included in the next version of the PUD Ordinance.

Maue opened the floor to public feedback on the revised plan.

Kristen Burkman, 1924 W. 161st Street: Stated that the 29% open space is a thoughtful improvement and the homes facing 151st Street is also a positive improvement over the previous plan. She noted that she was happy to hear that four-board horse fence will be included, but didn't see it in the ordinance. She also stated that she was glad to see open space being used as a buffer to the existing residence to the east. She said the home architecture is improved over the previous plan, but still had some questions. She stated that she would like to see more side/rear load garage options. And she asked what the ratio of single-story homes versus two-story homes would be in this subdivision. She thanked the petition for keeping her updated and informed of the changes to the proposal.

Graham Richards, Pastor at Central Christian Church: Stated that the church sold this property to CalAtlantic (as opposed to other home builders) because they liked the quality of the homes, they appreciated the density that they wanted to do, thought they would make a great neighborhood that

would fit with the mission of the church. He stated that the church supports the project.

Josh Motsinger, 18681 Joliet Road: Stated that he is very pleased with the changes and accommodations that CalAtlantic has made to this project and believes it will be a good transition to other neighboring uses. He stated his support for the project.

Mic Mead, 15466 Oak Road: Stated that he believes that this project does not fit the Comprehensive Plan and that the variations between different plans and elevations are not obvious. He believes that the homes all look too similar. He requested to see side and rear elevations of the homes and doesn't want to see all-white garage doors facing 151st Street. He asked the APC not to approve this plan as presented.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Stated that she would like for front façade building materials to apply to all facades. She expressed concern with the lot size decreasing and the number of lots increasing from the original proposal. She stated that she liked the frontage road concept, but does not want to see a long, straight line of home fronts/garage doors along 151st Street. She stated that she would like to see elevations for the sides and rears of the home, especially for the homes along the western and southern sides of the project. She stated that the architecture of those sides should be enhanced.

Maue stated that given the number of concerns raised, that he thought this item should be continued to the next meeting.

Shinaver noted that the PUD Ordinance includes staggered setbacks, garage door variety, and garage door color requirements, but he agreed that the project should be continued to allow his client time to respond to the concerns raised this evening.

B. Smith requested more variety in the home plans and building elevations, noting that they all looked the same.

Hoover asked how many plans have the garage set back five (5) feet?

Shinaver stated that they will provide that information next time they are before the APC.

Case No. 1609-PUD-14

Description: Junction North Planned Unit Development (PUD) District
Southwest Corner of Hoover Street and Union Street
Matthew and Teresa Skelton request a change of zoning of 1.55 acres +/- from the SF3: Single-Family Medium Density District to the Junction North Planned Unit (PUD) District.

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

Motion: Forward petition 1609-PUD-14 to the City Council with a favorable recommendation.

Motion: Schmitz; Second; T. Smith; Vote: 7-0.

CONTINUED ITEMS

Case No. 1609-PUD-17 [CONTINUED]

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.

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. 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 +/-.

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

Description: Liberty Ridge
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.

Hoover; Woodard seconded. Vote: 7-0.

The meeting adjourned at 7:59 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

Aurora Neighbors Meeting

Chris White made a presentation on behalf of the development team. A review of what the current zoning is for the site based on the approval in 2006/2007. A review of planned city improvements (e.g. East Street) was discussed as were the changes in the area which have occurred since the original passage (Grand Park, Chatham Hills, transformation of US 31 to limited access). Discussion of changes in Westfield development patterns (movement of more retail toward downtown area, move of retail/commercial toward Grand Park entry), a discussion of the need to have commercial (both office and distribution space) in the city was discussed. Chris gave an overview of the next steps in the timeline (Plan Commission/City Council votes on PUD changes, development plan review for various lot developments). A brief discussion of the changes in the Westfield zoning code/ordinance that has occurred since 2006/2007. A physical comparison of the reduction in the size of the PUD because of incorporation of the UDO standards by laying out the two ordinances in printed format. The floor was then opened for questions.

Questions and comments

- Worried about residential entrance near his property, looks like it cuts over his property--graphic overlay error. A discussion followed about the goal to preserve the

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tree line here as part of the median for the entry. It was pointed out that the purpose of the East Street Extension will include the closing off of Grassy Branch, north of the residential development, so the primary arterial north south will likely become East Street.

- What sort of standard for retail and industrial?--same as previous ordinance. There are architectural requirements and buffering requirements (e.g. screening of outdoor storage) that are part of the ordinance.
- What do you mean by commerce park? It could be both office/warehouse mix and more traditional industrial type uses.
- Have you talked to state about traffic issues on 38, maybe a light? The discussion was made that one of the changes that will occur is the alignment of East Street with drive on the north because INDOT will not allow two cuts in that vicinity. It was further discussed that currently, INDOT would control the installation of a light based on current traffic volumes, which do not likely support a light today.
- What about Grassy Branch, very narrow?--not sure if it will be widened. That is a city transportation discussion. Again, additional discussion occurred about the likelihood that East Street would become the main north/south route into downtown Westfield from this location.
- Will utilities be provided to development?--yes
- Any well drilling proposed?—no, the property would be served by a water main extended in the East Street extension.
- What type of commerce to the area, amazon 24 hour possible?--yes, no restriction on delivery times/operating hours are contemplated in the previous PUD or this version of the PUD.
- Will people want to buy houses by an industrial?—Buffering is part of the current PUD and will be retained in the amendment. Other communities have successfully integrated homes near commercial/industrial uses (e.g. Noblesville Corporate Campus).
- Is zoning open or closed industrial?—open. Follow-up question was asked about maximum lot size. There is no maximum lot size in the PUD for commercial/industrial, but a minimum of one acre is included in PUD .

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- Will truck traffic be routed a certain way?—The East Street extension is anticipated to be the truck route. Traveling through the planned residential will not be feasible.
- Has this gone before HCSO and Drainage Board?--Has been through TAC and they provided letter.
- Timeline for development?—Assuming the PUD amendment is approved would like to get some initial phases going next year. Development will likely occur in stages, first stage will be residential and commerce based on market demand. It is likely that retail will come later based on increases in population. Anticipated the overall development of the 317 acres could be as long as 10yrs total once started
- Retail would buffer commerce from 38?—That is one of the design standards included in the original PUD. Some specific questions occurred about what was buffering the residential from retail, was explained that it was some of the buffering (mounding with evergreen planted on top) as well as some commercial uses.
- Chris then provided the attendees his personal cell phone number and asked individuals with questions to call or email him with follow up questions. He explained that the plan commission process would allow for public comments to express concerns and ask questions. The meeting adjourned and several neighbors asked individual questions, including questions about whether some sort of buffering could be installed on the north side of 38 where East Street would now intersect. Some questions were asked about retaining various stands of trees. Chris agreed to meet on site with individuals at their convenience to discuss.