



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_02_2017

Monday, October 02, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 02, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

Documents: [APC Minutes - September 5, 2017](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1708-DDP-13

Southpark Flex Building

16462 Southpark Drive

Southpark, LLC by Design & Build Corporation requests Detailed Development Plan approval of a 18,480 square-foot industrial/flex building on approximately 1.98 acres +/- in the West Oak PUD District.

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

1709-DDP-15

Grassy Branch Marketplace

Northeast Corner of State Road 32 and Grassy Branch Road

KennMar, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval of a 7,500 square-foot multi-tenant commercial building on approximately 1.17 acres +/- in the LB-PD: Local Business / Planned Development District.

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

ITEMS OF BUSINESS

1707-PUD-13

Spring Mill Grand Station PUD District

West side of Spring Mill Road, North of 161st Street

Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Springmill Grand Station PUD District to allow for commercial development.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Sign Exhibit](#) | [Exhibit 6: Ordinance 17-19](#) | [Exhibit 7: Project Narrative Statement](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Spring Mill Station Addendum](#) | [Exhibit 10: Public Comments](#) | [Exhibit 11: SMSTG Letter of Support](#)

1709-PUD-16

Grassy Branch at Bridgewater PUD

(formerly Bridgewater PUD Amendment: Oak Hollow at Bridgewater)

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests a change of zoning of approximately 72.57 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Grassy Branch at Bridgewater PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 17-25](#) | [Exhibit 6: Public Comments](#) | [Exhibit 7: Issue List and Responses](#) | [Exhibit 8: Response Letter to Public Comment 09/29/17](#) | [Exhibit 9: Petitioner Presentation](#)

1709-SPP-09 & 1709-ODP-09

Grassy Branch at Bridgewater

(formerly Oak Hollow at Bridgewater)

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan approval of 60 single-family residential lots on 72.57 acres +/- in the Grassy Branch at Bridgewater PUD District (pending zoning approval).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan and Primary Plat](#) | [Exhibit 4: Landscaping Plan](#)

PUBLIC HEARING ITEMS

1710-SPP-10 & 1710-ODP-10 [PUBLIC HEARING]

Chatham Hills, Section 4

North of the intersection of Chatham Ridge Blvd and 206th Street

Chatham Hills, LLP by Cripe Architects & Engineers requests Primary Plat and Overall Development Plan approval of 46 lots on 52.37 acres +/- in the Chatham Hills PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan and Primary Plat](#) | [Exhibit 4: Landscaping Plan](#)

1710-PUD-19 [PUBLIC HEARING]

Northpoint (Aurora) PUD Amendment

East side of U.S. 31, approximately 900 feet south of 202nd Street

Bastian Solutions by American Structurepoint requests an amendment to the Aurora PUD District to accommodate the construction of an approximately 92,000 SF office/warehouse building on approximately 12.3 acres +/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Ord. 17-30](#) | [Exhibit 6: Northpoint \(Aurora\) Ord. 16-35](#) | [Exhibit 7: Northpoint \(Aurora\) Concept Plan](#)

1710-PUD-20 [PUBLIC HEARING]

Oak Manor PUD Amendment II (Lancashire)

South side of the Midland Trace Trail along Gunther Boulevard

11th Street Development requests an amendment to the Area B Development Standards for Detached Residential of the Oak Manor PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 17-32](#) | [Exhibit 4: Project Narrative](#) | [Exhibit 5: Lancashire Amendment Ord. 17-20](#) | [Exhibit 6: Original Oak Manor PUD Ord. 3-37](#) | [Exhibit 7: Public Comments](#) | [Exhibit 8: Neighborhood Meeting Summary](#)

1710-PUD-21 [PUBLIC HEARING]

Custom Commerce Park PUD Amendment

17200 Foundation Parkway

Sterling Development by American Structurepoint requests an amendment to the Custom Commerce Park PUD to allow a Self-Storage Facility on approximately 9.47 acres +/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Draft Ordinance](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Tim Carr Letter of Support](#) | [Exhibit 7: EIFS Elevated Foundation Exhibit](#) | [Exhibit 8: Public Comment](#)

CONTINUED ITEMS

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

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

MINUTES

Westfield-Washington Advisory Plan Commission

Minutes of the September 5, 2017 APC Meeting

Presented for approval: September 18, 2017

Page 1 of 5

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 5, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Pam Howard, Associate Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: August 21, 2017 Meeting Minutes.

Motion: Approve August 21, 2017 Meeting Minutes as presented.

Motion: Woodard; Second: Smith. Motion passed. Vote: 9-0.

Howard reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1707-ODP-08 & 1707-SPP-08

Lancashire at Oak Manor

South side of the Midland Trace Trail along Gunther Boulevard
Innovative Engineering & Consulting by 11th Street Development requests Primary Plat and Overall Development Plan approval of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor Planned Unit Development (PUD) District.

Howard presented an overview of this item including that the petitioner has requested a Subdivision Control Waiver from the UDO requirement concerning sidewalks. She stated this waiver has the support of the Westfield Public Works Department.

Motion: Approve waiver for 1707-ODP-08 & 1707-SPP-08.

Motion: Horkay; Second: Schmitz. Motion passed. Vote: 9-0

Motion: Approve Plat for 1707-ODP-08 & 1707-SPP-08 with the following condition: All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior to the approval of a Secondary Plat.

Motion: Horkay; Second: Maue. Motion passed. Vote: 9-0.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

PUBLIC HEARING ITEMS**1709-PUD-15**

[PUBLIC HEARING]

Bridgewater PUD Amendment (Radrick Building Signage)*Northwest Corner of Gray Road and Radrick Drive*

Justin Gilmore requests an amendment to signage standards for 1.47 acres +/- of Parcel M3 in the Bridgewater PUD District.

Crabtree presented an overview of this petition. He added that this proposal was approved by the Bridgewater Mater Owner Association Review Board.

Public Hearing for 1709-PUD-15 opened at 7:10 p.m.

No Public Comment

Public Hearing for 1709-PUD-15 closed at 7:11 p.m.

Motion: Forward 1709-PUD-15 to the City Council with a favorable recommendation.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

1709-PUD-18

[PUBLIC HEARING]

Chatham Hills PUD Amendment IV*Southwest of SR 38 and US 31*

Chatham Hills, LLP requests a change of zoning of 14.84 acres +/- from the AG-SF1: Agriculture / Single-Family Low Rural District to the Chatham Hills PUD District.

Howard presented an overview of this petition.

Public Hearing for 1709-PUD-18 opened at 7:13 p.m.

No Public Comment

Public Hearing for 1709-PUD-18 closed at 7:14 p.m.

Motion: Forward 1709-PUD-18 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 9-0.

1709-PUD-16

[PUBLIC HEARING]

Bridgewater PUD Amendment (Oak Hollow at Bridgewater)*Northwest Corner of 151st Street and Carey Road*

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests to expand and amend the Bridgewater PUD District by 72.57 acres +/- to allow for single-family detached development.

1709-ODP-09 &**1709-SSP-09****[PUBLIC HEARING]****Oak Hollow at Bridgewater***Northwest Corner of 151st Street and Carey Road*

Grassy Branch Development, LLC by Nelson & Frankenger, LLC requests Primary Plat and Overall Development Plan review of 60 single-family residential lots on 72.57 acres +/- in the Bridgewater PUD District (pending zoning approval).

Ernest presented an overview of this petition.

Rick Lawrence with Nelson & Frankenger introduced David Mennel with Grassy Branch Development, LLC who presented details of the projects which included access, lot size, lake easement, rear yard setbacks, trails, and traffic flow.

Public Hearing for **1709-PUD-16, 1709-ODP-09 & 1709-SPP-09** opened at 7:26 p.m.

Dan and Denise Thompson, 15442 Carey Road, stated they would like property to be protected. They would like larger lots sizes and larger setbacks around the lake along with enhanced landscaping. He stated concerns including infrastructure, easements, traffic flow, and disruptions due to construction.

Justin Moffett with Old Town Design Group, 1132 South Rangeline Road, Carmel; stated that he is overall optimistic of the project. He stated he would like the southwest gate to be installed early, closed to all except homeowners, and not used as a construction entrance. He stated concern about golf carts going on Mapleridge mulch path.

Donald R. Walker, 3434 Club Estates Drive; stated he did not receive notice of the neighborhood meeting and feels the Bridgewater Club is not ready for this project. He stated that Bridgewater is not taking care of current areas well enough for them to expand. He stated the proposed lots are not large enough for custom homes.

Melissa Risk, 16265 Chancellors Ridge Way; stated concerns about infrastructure on Oak Road and Carey Road. She stated the proposed lot size is too small for high-end homes. She stated this project is carving up one of the most beautiful properties in Westfield. She is concerned that Bridgewater gates all have the same access code.

Public Hearing for **1709-PUD-16, 1709-ODP-09 & 1709- SPP-09** closed at 7:41 p.m.

Mennel stated that Grassy Branch Development has been working with the Thompson's on lot size and the number of lots to the south have been reduced and they will be selling some land to enhance the Thompson property in addition to relocating gas lines.

Mennel stated he is happy to work with the City on the mulch versus paved paths issue. He added that he understands that with so many players, it is difficult to know who is responsible for what. More people equals more activities, and the Bridgewater Club is continually making upgrades, and

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Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

reinvesting on improvements. Mennel addressed that financially the value of the homes will contribute to the community, not serve as a liability.

Kelleher addressed that although the plan states it conforms to “H” standards, the plans do not follow the “H” standards. Additionally, AG-SF1 has lot size listed but lots not that size Mennel responded that two lots remaining agricultural would list size and $\frac{3}{4}$ acres; however, this does not apply to all lots. Mennel replied that the two lots addressed are not included in the PUD and the smaller lots will be sold to the Thompson’s. Kelleher asked if Carey Road is being improved now. Skelton replied, likely, but will check with Public Works.

Willis asked why attach this to Bridgewater instead of a stand-alone neighborhood. Mennel replied that as a part of Bridgewater, its Architectural Review Board will help ensure quality and a self-sufficient HOA will maintain common areas.

Kelleher suggested they might want to consider increased setback for stables, swimming pools, and other hardscape items. Mennel stated buffering for such items would be important.

Willis asked about the appearance of the rear elevations. Mennel replied that 50% masonry of entire house will be required.

Hoover agreed with Kelleher that “H” standards reference is confusing and added that with staff’s assistance this can be clarified.

Smith added that all gate codes are not the same.

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision**

Northwest Corner of State Road 32 and Dartown Road

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

1707-PUD-13**Spring Mill Grand Station PUD District**

West side of Spring Mill Road, North of 161st Street

Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Spring Mill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 9-0.

The meeting adjourned at 8:10 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 2, 2017
1710-PUD-20
Exhibit 1

Docket Number: 1710-PUD-20 (Ordinance No. 17-32)

Petitioner: 11th Street Development

Representative: Bryan Stumpf

Request: An amendment to the Area B Development Standards for Detached Residential of the Oak Manor PUD.

Current Zoning: Oak Manor Planned Unit Development District (Ordinance 03-37, as amended by Ordinance 17-20)
Underlying Zoning, SF3: Single-Family Medium Density District

Current Land Use: Vacant

Acreage: 12.4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Ordinance 17-32
4. Project Narrative
5. Oak Manor PUD Amendment (Lancashire Amendment, Ord. 17-20)
6. Oak Manor PUD (Original, Ord. 03-37)
7. Public Comments
8. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the September 11, 2017, City Council meeting. The petition has been properly noticed and advertised for a public hearing at the October 2, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

As of the publishing of this report, the petitioner is scheduled to host an informational meeting on September 29, 2017, at the Villages of Oak Manor Clubhouse for neighbors and other interested parties. It is anticipated that summary of that meeting will provided by the petitioner and included as **Exhibit 8** prior to the APC meeting on October 2, 2017.

PROJECT OVERVIEW

Location: The affected section of the Oak Manor PUD District is located south side of the Midland Trace Trail along Gunther Boulevard (see Exhibit 2).

Property History: An amendment to the Oak Manor Planned Unit Development (PUD) District (the “Lancashire Amendment”) was adopted by the City Council at their August 28, 2017 meeting. A Primary Plat and Overall Development Plan for the property was approved at the September 5, 2017 APC meeting. This included 67 single-family detached lots and 10 attached townhomes buildings on the 12.4 acre+/- site.

Development Standards: As proposed, the Amendment Ordinance clarifies some of the language and corrects an error in the Lancashire Amendment:

Area B Development Standards Detached Residential: The Lancashire Amendment includes a table of Development Standards for detached residential units in Area B. The table includes “Minimum Gross Living Area on Ground Level” and “Minimum Total Gross Living Area.” The inclusion of the word “Gross” created some confusion as to whether the garage space was included in that minimum. To clarify, the petitioner has changed the titles to “Minimum Living Area on Ground Level” and “Minimum Living Area,” respectively. Additionally, the UDO definition of “Living Area” was incorporated into the proposed amendment. Lastly, the Lancashire Amendment lists Minimum Living area for 36’ lots as 2,000sf. This erroneously included the garage area and has been corrected to 1,700sf.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Existing Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Existing Suburban” encourage avoiding sprawl by developing infill projects that are compatible in style and density with existing neighborhoods, and will not alter the character of the area. Buffering is suggested when adjacent to existing neighborhoods. Suggested development policies for “residential design standards” include encouraging variety while maintaining a distinct character for the neighborhood and considering the open space, and not only lot size, when evaluating the density of a neighborhood.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 2, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

1. The Comprehensive Plan.

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

Council Introduction: The petition was introduced at the September 11, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 2, 2017, Plan Commission meeting. If the Plan Commission is satisfied with the petition, then a recommendation can be forwarded to the City Council.
2. If the Plan Commission is not satisfied, then the petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

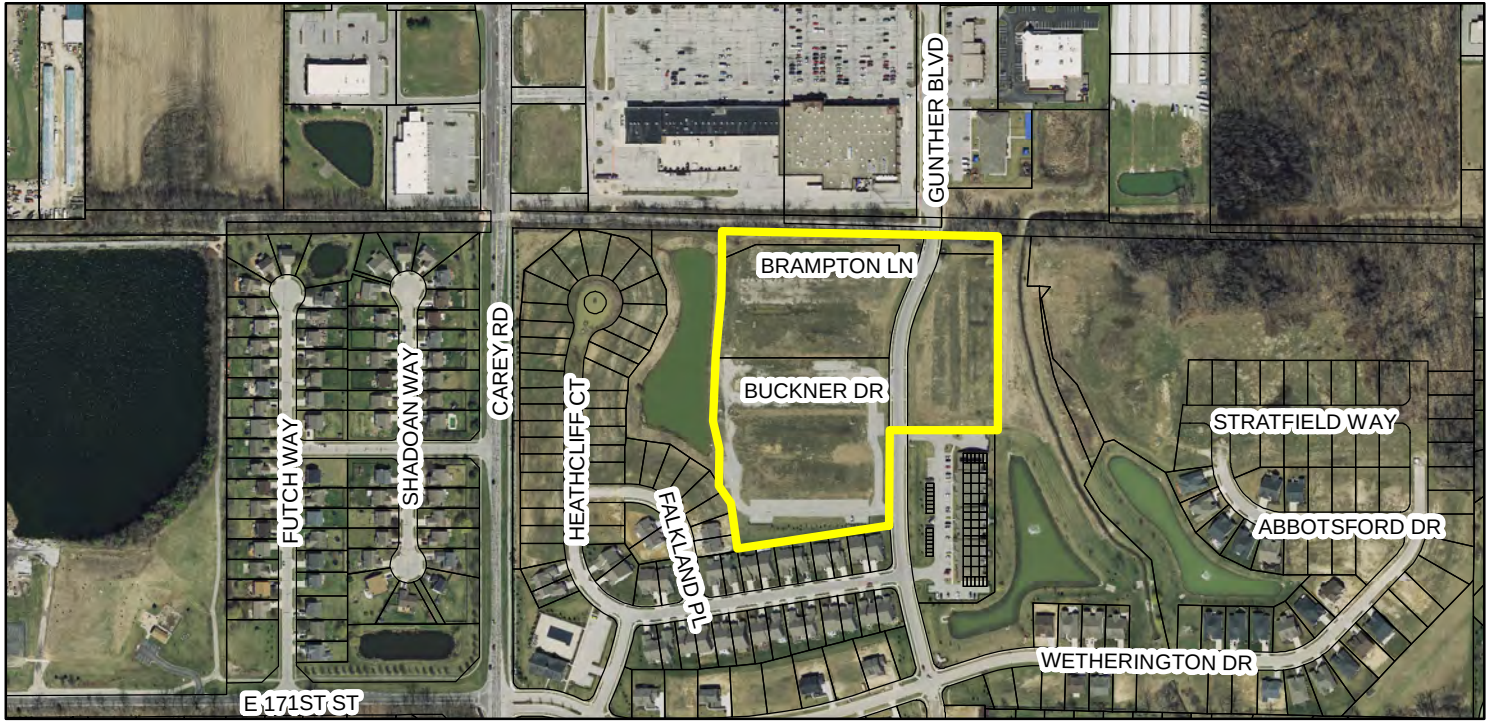


Location Map Oak Manor PUD District Amendment II 1710-PUD-20

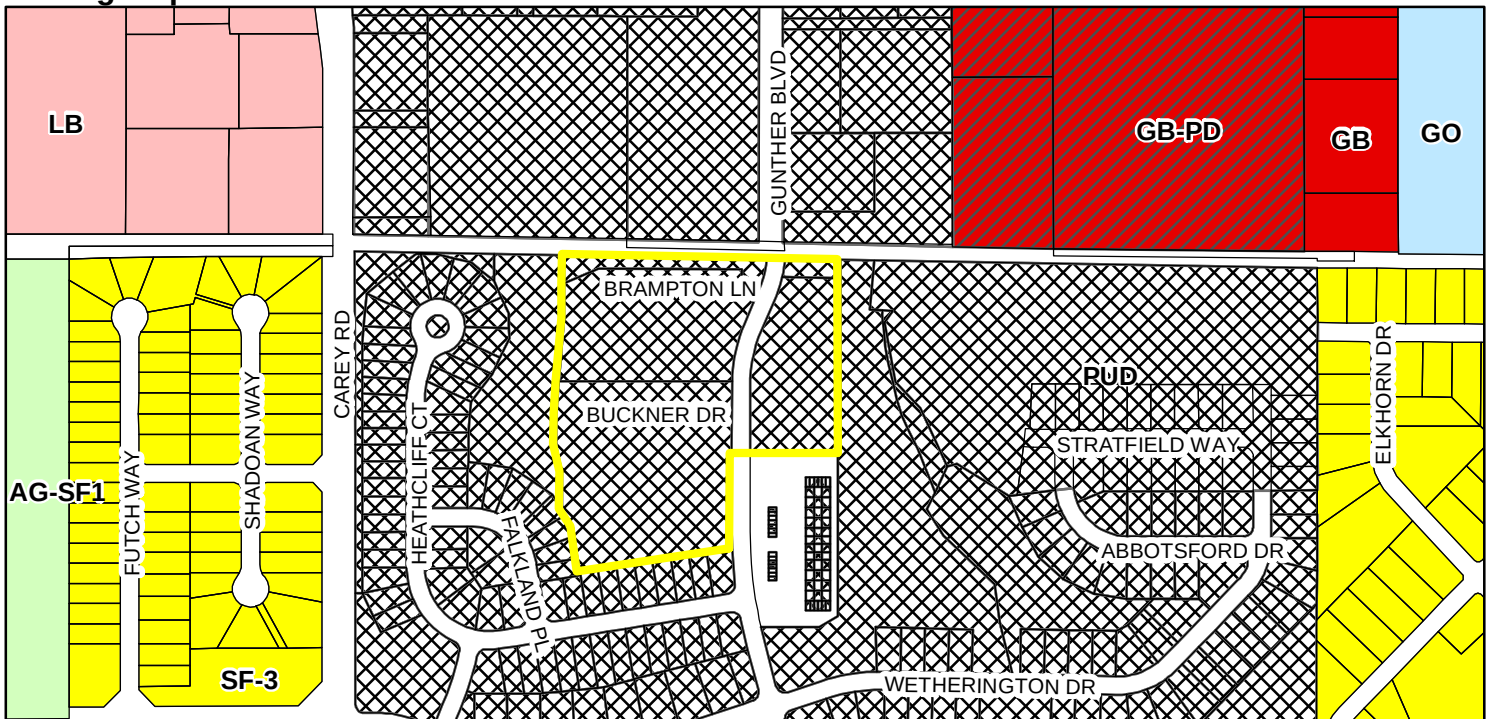


Aerial Location Map

 Site



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 GB-PD (General Business - Planned Development)

 GO (General Office)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)

ORDINANCE NUMBER 17-__

Oak Manor PUD District Amendment

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

This is an 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. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 and enacted Ordinance No. 17-20, Oak Manor PUD District Amendment on August 28, 2017 (collectively the "Oak Manor Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17XX-PUD-XX), 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. 17__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.
- 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. Area B – Development Standards. In Section 2.6 of the Oak Manor Planned Unit Development on Exhibit 13, the Area B Development Standards table is amended as follows:

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots
Minimum Living Area on Ground Level:	650 SF	700 SF
Minimum Living Area	1,600 SF	1,700 SF

As it relates to this Section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building, measured from the outside dimensions of the building’s exterior walls, exclusive of Basements, open porches, breezeways, terraces, garages and exterior stairways.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-____** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279



NARRATIVE

Lancashire at Oak Manor

11th Street Development is applying to the City of Westfield for approval to correct the Minimum Total Gross Living Area for the 36' Lots identified in Ordinance 17-20. The figure listed in the ordinance reflects the total gross square footage of the home, and erroneously contains non-living area. The proposed change uses the proper living area square footage figure.

ORDINANCE NUMBER 17-20

Oak Manor PUD District Amendment

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

This is an 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. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1707-PUD-12), 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. 1707-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 August 22, 2017;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.
- 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. Uses. Section 2.3 of Ordinance 03-37 shall apply. In addition, the Real Estate shall be developed in a manner substantially similar to the layout and design shown on Primary Plat (the "Primary Plat") for the site (Petition No. 1707-SPP-08).

Section 3. Area B – Development Standards and Architectural Guidelines. Section 2.6 of Ordinance 03-37 shall apply, except as otherwise modified below.

- 3.1 Development Standards Detached Residential. The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots
Minimum Lot Width at Building Line	31'	36'
Minimum Lot Frontage on Street (1)	25'	30'
Minimum Lot Area	2,325 SF	2,880 SF
Minimum Front Yard Setback (2)	3'	10'
Minimum Side Yard Setback	3'	3'

Minimum Rear Yard Setback	5'	5'
Minimum Building Height	2 stories	2 stories
Maximum Building Height	35'	35'
Minimum Gross Living Areas for Ground Level:	650 SF	700 SF
Minimum Total Gross Living Area	1,600 SF	2,000 SF

- (1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0'.
- (2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house.

2.2 Development Standards Attached Residential. The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: Within Parcel B-1, the minimum building setback from right-of-way of public street shall be ten feet (10') and the maximum building height shall not exceed three stories. The minimum total gross living area of the townhomes shown on the Primary Plat shall be 1,700 SF.

2.3 Additional Development Standards for all Dwellings. The following shall apply to all homes shown on the Primary Plat.

A. Vinyl siding shall be a prohibited material.

B. Each home shall have a two-car garage.

C. The Character Exhibits, attached hereto as Exhibits B (Townhomes) and Exhibit C (Single Family Homes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots shown on the Primary Plat. 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 required to be constructed and that contribute to the Primary Plat's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within the Primary Plat. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

Section 4. **Landscaping.** The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the “Landscape Plans”) for the site (Petition No. 1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:

Townhome Lots:	Four (4) shrubs per Lot
31' Lots:	Five (5) shrubs per Lot
36' Lots:	Six (6) shrubs per Lot

Section 5. **Vision Clearance.** The standards of Article 6.19: Vision Clearance Standards shall apply, except that a measurement of twenty-five (25) feet may be used for private streets with approval by the Public Works Department.

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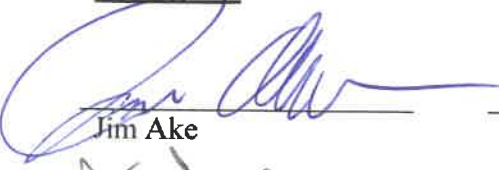
ALL OF WHICH IS ORDAINED/RESOLVED THIS 28 DAY OF Aug, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain


Jim Ake

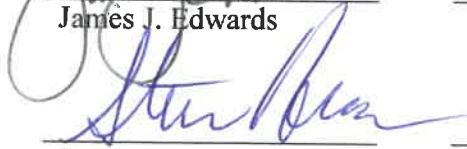
Jim Ake

Jim Ake


James J. Edwards

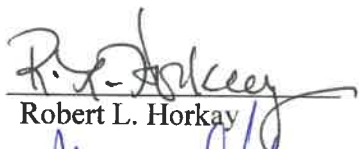
James J. Edwards

James J. Edwards


Steven Hoover

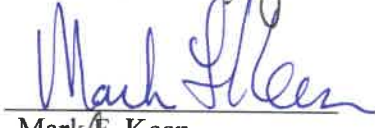
Steven Hoover

Steven Hoover


Robert L. Horkay

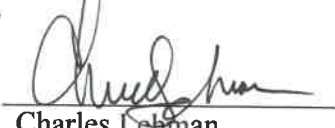
Robert L. Horkay

Robert L. Horkay


Mark F. Keen

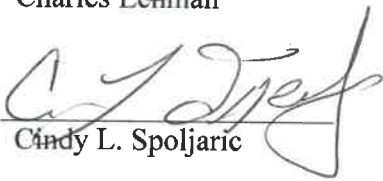
Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

Charles Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

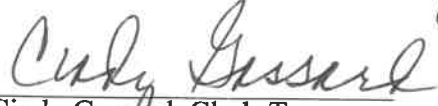
Cindy L. Spoljaric

ATTEST:

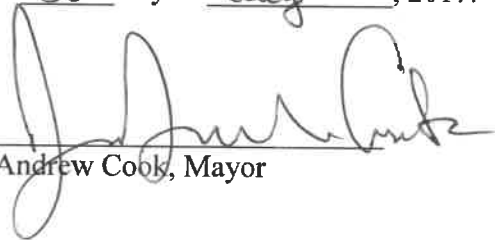

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-__** was delivered to the Mayor of Westfield
on the 29 day of Aug, 2017, at 9:00 A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this 30 day of Aug, 2017.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

EXHIBIT A

(REAL ESTATE)

Parcel I:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter; thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 615.39 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 76.32 feet to the Point of Beginning; thence North 67 degrees 05 minutes 20 seconds East a distance of 102.05 feet; thence North 89 degrees 52 minutes 47 seconds East a distance of 256.32 feet; thence South 89 degrees 00 minutes 37 seconds East a distance of 134.60 feet; thence South 00 degrees 59 minutes 23 seconds West a distance of 44.50 feet; thence South 33 degrees 46 minutes 53 seconds East a distance of 57.10 feet; thence South 22 degrees 59 minutes 43 seconds West a distance of 62.71 feet to a tangent curve to the left having a radius of 425.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 161.22 feet to a point which bears North 88 degrees 44 minutes 20 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 471.86 feet; thence North 04 degrees 34 minutes 33 seconds East a distance of 170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

Parcel II:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter, thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 1368.87 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 50.01 feet to the Point of Beginning; thence North 89 degrees 00 minutes 37 seconds West a distance of 158.39 feet to a non-tangent curve to the right having a radius of 325.00 feet, the radius point of which bears North 76 degrees 34 minutes 49 seconds

West; thence southerly and southwesterly along said curve an arc distance of 54.32 feet to a point which bears South 67 degrees 00 minutes 17 seconds East from said radius point; thence South 22 degrees 59 minutes 43 seconds West a distance of 104.03 feet to a tangent curve to the left having a radius of 375.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 150.56 feet to a point which bears South 89 degrees 59 minutes 31 seconds West from said radius point; thence South 00 degrees 00 minutes 29 seconds East a distance of 183.71 feet to a non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears North 36 degrees 51 minutes 42 seconds East; thence southeasterly and easterly along said curve an arc distance of 16.08 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 230.74 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 479.82 feet to the Point of Beginning, containing 2.480 acres, more or less.

Parcel III:

Blocks C, D and E of The Villages of Oak Manor Section 3A, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded January 26, 2009 as Instrument Number 2009003437, Plat Cabinet 4, Slide 519 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT "A"

(Real Estate)



EXHIBIT "B"
(Character Exhibits - Townhomes)



EXHIBIT "B"
(Character Exhibits - Townhomes)



EXHIBIT “C”

(Character Exhibits – Single Family Homes on 31’ Lots)



EXHIBIT “C”

(Character Exhibits – Single Family Homes on 36’ Lots)



EXHIBIT “C”

(Character Exhibits – Single Family Homes on 36’ Lots)



BEST POSSIBLE IMAGE
ALL PAGES

200300125262
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
12-17-2003 At 09:00 am.
ORDINANCE 19.00

ORDINANCE NO. 03-37

Rerecording to Add PUD
**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 Plan Commission ("Commission") considered a petition (docket 0207-PUD-02) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive 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 28, 2003; 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 described in Attachment "A" hereto (Real Estate) from SF2, SF3 and GB-PD to SF2/PUD, SF3/PUD, and GB-PUD such real estate being subject to commitments and standards as detailed in Attachment "B".

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

11/6/2003

200500013558
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
03-04-2005 At 10:44 am.
ORDINANCE 307.00

Ordinance 03-37

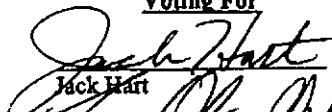
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF
Nov, 2003

WESTFIELD TOWN COUNCIL

Voting For

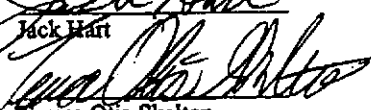
Voting Against

Abstain


Jack Hart

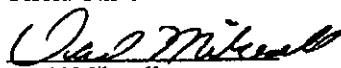
Jack Hart

Jack Hart


Teresa Otis-Skelton

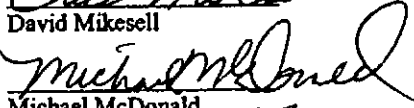
Teresa Otis-Skelton

Teresa Otis-Skelton


David Mikesell

David Mikesell

David Mikesell


Michael McDonald

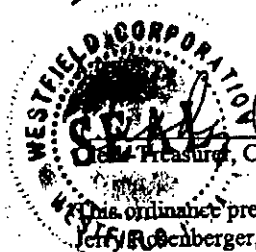
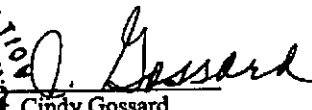
Michael McDonald

Michael McDonald


Mic Mead

Mic Mead

Mic Mead



Cindy Gossard
This ordinance prepared by
Jeff Rosenberg, Town Manager

11/6/2003

Ordinance 03-37

Rezone from SF 2 to SF 2/PUD

AREA A LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Quarter; thence North 00 degrees 17 minutes 27 seconds East along the west line thereof a distance of 1179.83 feet to the southwesterly corner of a Parcel of Land as described in Instrument Number 2002-7514 in the Office of the Recorder of Hamilton County; (the following eleven courses being along the boundary of said Parcel of Land) (1) thence South 89 degrees 42 minutes 32 seconds East a distance of 16.50 feet; (2) thence North 00 degrees 17 minutes 28 seconds East a distance of 25.00 feet; (3) thence South 89 degrees 42 minutes 32 seconds East a distance of 2.50 feet; (4) thence North 00 degrees 17 minutes 28 seconds East a distance of 90.00 feet; (5) thence South 89 degrees 42 minutes 32 seconds East a distance of 11.00 feet; (6) thence North 03 degrees 52 minutes 03 seconds East a distance of 160.31 feet; (7) thence North 00 degrees 17 minutes 28 seconds East a distance of 150.00 feet; (8) thence North 03 degrees 59 minutes 53 seconds West a distance of 200.56 feet; (9) thence North 09 degrees 21 minutes 25 seconds West a distance of 50.72 feet; (10) thence North 00 degrees 17 minutes 28 seconds East a distance of 50.00 feet; (11) thence North 89 degrees 42 minutes 32 seconds West a distance of 16.50 feet to the aforesaid west line; thence North 00 degrees 17 minutes 27 seconds East along said west line a distance of 743.12 feet to the Northwest Corner of said Quarter; thence North 89 degrees 35 minutes 25 seconds East along the north line thereof a distance of 2644.43 feet to the Northeast Corner thereof, thence South 00 degrees 04 minutes 06 seconds East along the east line thereof a distance of 2658.67 feet to the Southeast Corner thereof, thence South 89 degrees 49 minutes 29 seconds West along the south line thereof a distance of 2661.00 feet to the Point of Beginning. Containing 161.069 acres, more or less.

Rezone from SF 3 to SF 3/PUD

AREA B LEGAL DESCRIPTION

A part of the West half of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 18 North, Range 4 East; thence South 00 degrees 06 minutes 29 seconds East (assumed bearing) 917.53 feet along the West line of said Northwest Quarter to the Northwest corner of the South half of said Northwest Quarter and the Point of Beginning of this description; thence South 89 degrees 03 minutes 38 seconds East 2666.27 feet along the North line of the South half of said Northwest Quarter to the Northeast corner of the South half of said Northwest Quarter; thence South 00 degrees 06 minutes 41 seconds East 1321.20 feet along the East line of said Northwest Quarter to the Southeast corner of said Northwest Quarter; thence North 88 degrees 50 minutes 11 seconds West 1333.28 feet along the South line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 04 minutes 00 seconds East 1321.64 feet along the East line of the Northwest Quarter of said Southwest Quarter to the Southeast corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 09 minutes 34 seconds West 1331.92 feet along the South line of the Northwest Quarter of said Southwest Quarter to the Southwest corner of the Northwest Quarter of said Southwest Quarter said corner being North 00 degrees 07 minutes 09 seconds West 1329.17 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 09 seconds west 1329.17 feet along the West line of said Southwest Quarter to the Northwest corner of said Southwest Quarter said corner also being the Southwest corner of said Northwest Quarter; thence North 00 degrees 06 minutes 29 seconds West 1310.76 feet along the West line of said Northwest Quarter to the Point of Beginning. Containing 121.08 acres, more or less.

Rezone from GB-PD to GB/PUD

AREA C LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89 degrees 40 minutes 33 seconds East along the North line thereof a distance of 1674.38 feet to a "Mag" nail with washer marking the Northwest corner of a tract of land described in Instrument Number 200000009978 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 28 seconds East along the West line of said tract and along the West line of a tract of land described in 200000018471 in said Recorder's Office a distance of 930.94 feet to a rebar marking the Southwest corner of said tract described in 200000018471, said point also being on the North line of a tract of land described in Instrument Number 9116724 in said Recorder's Office (being the North Right-of-Way line of the former Central Indiana Railroad); thence North 89 degrees 00 minutes 37 seconds West along the North line thereof a distance of 1674.64 feet to a "Mag" nail with washer marking the intersection of said North Right-of-Way line and the West line of said Northwest Quarter; thence North 00 degrees 03 minutes 28 seconds West along the West line thereof a distance of 892.53 feet to the Point of Beginning. Containing 35.045 acres, more or less.

**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION
CERTIFICATION**

The Westfield Washington Plan Commission met in regular session on Monday, October 27, 2003, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on October 27, 2003, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from SF2, SF3 and GB-PD
to SF2, SF3 and GB-PD/PUD
at 171st Street and Carey Road (generally).

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (9-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township 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 Plan Commission held on October 27, 2003.



Kevin G. Buchheit, AICP, Secretary

October 28, 2003

Date

Rezone from SF 2 to SF 2/PUD

AREA A LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Quarter; thence North 00 degrees 17 minutes 27 seconds East along the west line thereof a distance of 1179.83 feet to the southwesterly corner of a Parcel of Land as described in Instrument Number 2002-7514 in the Office of the Recorder of Hamilton County; (the following eleven courses being along the boundary of said Parcel of Land) (1) thence South 89 degrees 42 minutes 32 seconds East a distance of 16.50 feet; (2) thence North 00 degrees 17 minutes 28 seconds East a distance of 25.00 feet; (3) thence South 89 degrees 42 minutes 32 seconds East a distance of 2.50 feet; (4) thence North 00 degrees 17 minutes 28 seconds East a distance of 90.00 feet; (5) thence South 89 degrees 42 minutes 32 seconds East a distance of 11.00 feet; (6) thence North 03 degrees 52 minutes 03 seconds East a distance of 160.31 feet; (7) thence North 00 degrees 17 minutes 28 seconds East a distance of 150.00 feet; (8) thence North 03 degrees 59 minutes 53 seconds West a distance of 200.56 feet; (9) thence North 09 degrees 21 minutes 25 seconds West a distance of 50.72 feet; (10) thence North 00 degrees 17 minutes 28 seconds East a distance of 50.00 feet; (11) thence North 89 degrees 42 minutes 32 seconds West a distance of 16.50 feet to the aforesaid west line; thence North 00 degrees 17 minutes 27 seconds East along said west line a distance of 743.12 feet to the Northwest Corner of said Quarter; thence North 89 degrees 35 minutes 25 seconds East along the north line thereof a distance of 2644.43 feet to the Northeast Corner thereof, thence South 00 degrees 04 minutes 06 seconds East along the east line thereof a distance of 2658.67 feet to the Southeast Corner thereof, thence South 89 degrees 49 minutes 29 seconds West along the south line thereof a distance of 2661.00 feet to the Point of Beginning. Containing 161.069 acres, more or less.

Rezone from SF 3 to SF 3/PUD

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Rezone from GB-PD to GB/PUD

AREA C LEGAL DESCRIPTION

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CERTIFICATION**

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to SF2, SF3 and GB-PD/PUD
at 171st Street and Carey Road (generally).

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I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township 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 Plan Commission held on October 27, 2003.



Kevin G. Buchheit, AICP, Secretary

October 28, 2003
Date

WESTFIELD, INDIANA

PUD ORDINANCE NO. 02-07-PUD-02

**OAK MANOR
PLANNED UNIT DEVELOPMENT DISTRICT**

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AND SCHEDULE OF EXHIBITS**

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SCHEDULE OF EXHIBITS

1. Concept Plan
2. Definitions
3. Underlying Residential Standards Area A
4. Underlying Residential Standards Area B
5. WC 16.04.050 Underlying General Business-Planned Development Standards
6. WC 16.04.165 Development Plan Review
7. WC 16.06.010 Landscaping Standards
8. WC 16.07.010 Lighting Standards
9. Area A Legal Description
10. Area B Legal Description
11. Area A Development Standards
12. Area A Architectural Guidelines
13. Area B Development Standards
14. Area B Architectural Guidelines
15. Residential Streetscape Standards
16. Residential Street Standards
17. Lighting Standards
18. Phasing Sequence
19. External Street Landscaping Areas A & B
20. Area C Legal Description
21. Area C Development Plan
22. Area C Permitted Uses
23. Area C Landscape Plan

ARTICLE I.
OAK MANOR PUD
ORDINANCE NO. 02-07-PUD-02

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD AND
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA**

This PUD Ordinance (the "Oak Manor PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Langston Development Company, Inc., Flynn & Zinkan Realty Company, Hollie N. Curtis-Yuhas, Bradley A. Crouse and Beverly J. Crouse for the real estate containing approximately 317 acres, legally described on Exhibits "9", "10", and "19" attached hereto, and incorporation herein by this reference, and located in Washington Township, Westfield, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the _____ day of _____, 2003; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

ARTICLE I.

OAK MANOR PUD

SECTION 1.1. 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 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 1.2. EFFECT. The development standards created by this Oak Manor PUD supercede the standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Oak Manor PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit "2", the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Oak Manor PUD.

ARTICLE II.
AREAS A AND B RESIDENTIAL AREAS

SECTION 2.1. LOW DENSITY SINGLE FAMILY RESIDENTIAL AREA. Area A of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "9" ("Area A"), is reclassified on the Zone Map from the SF-2 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the SF-2 development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area A, except as modified in this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "3" and Exhibit "6" respectively.

SECTION 2.2. MIXED USE RESIDENTIAL AREA. Area B of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "10" ("Area B"), is reclassified on the Zone Map from the SF-3 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the SF-3 development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area B, except as modified in this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "4" and Exhibit "6" respectively.

SECTION 2.3. USES. Areas A & B shall be developed for residential uses as more particularly shown on the concept plan attached hereto as Exhibit "1" (the "Concept Plan"). The size, dimensions, acreage, and/or number of residential units of each Parcel may be increased or decreased, so long as the total maximum number of residential units does not exceed Seven Hundred (700) units and the maximum number of attached residential units does not exceed 290 units.

Permitted uses are as follows:

A. Permitted Uses for Area A shall include the following:

- (1) All uses permitted in the SF-2 District Per the Westfield Washington Township Zoning Ordinance in force at the time of the filing of this Oak Manor PUD, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;
- (2) Residential common areas and privately owned amenity areas along with accessory uses, structures, and improvements located thereon including, without limitation, recreational developments, including swimming pools, clubhouses, parks, pools, ball fields, ball courts, practice facilities, playgrounds, and other recreational spaces and buildings all of which shall be made available to all of the residents of Area A. Approval for the construction of said amenity improvements shall be approved by staff. Documentation specifications shall be as presented in the DPR without need for Plan Commission action or public hearing;
- (3) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to twelve (12) or less full-time or part-time students, including residents of the home;
- (4) The Pool, Clubhouse and adjacent amenity areas thereto may be rented out for special occasions under terms and conditions as approved by the Developer or Association.

B. Permitted uses for Area B shall include the following:

- (1) All uses permitted in Area A;
- (2) Attached single family and multifamily residential dwellings and buildings and uses accessory thereto.
- (3) All Home Occupations permitted within the SF-3 Zoning District in force at the time of the filing of this Oak Manor PUD, all professional

occupations with generally the same functions and requirements of a lawyer, architect, accountant, counselor, consultant, and Real Estate Agent

that are approved by the Developer or Architectural Control Committee as long as the work is performed entirely within the residence, all work is performed by residents and a maximum of one (1) outside personnel, and general parking requirements of the occupation including outside personnel and customers shall not exceed two (2) spaces which shall be located in front of or adjacent to residential unit. Home occupations with outside personnel shall be limited in number to twenty-four (24) and shall be located within Parcel B-1 on the direct access road to Area C and adjacent to Area C.

- (4) The Pools, Clubhouses and adjacent amenity areas thereto may be rented out for special occasions under terms and conditions as approved by the Developer or Association.

SECTION 2.4. GROSS RESIDENTIAL DENSITY. The gross residential units for Areas A and B shall not exceed a total of Seven hundred (700) units.

SECTION 2.5. AREA A DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Development Standards and Architectural Guidelines for Area A shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "11" and "12" and, to the extent they conflict with those set forth in Exhibit "3", Exhibit "6", other provisions of the Zoning Ordinance, Subdivision Control Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.6. AREA B DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Development Standards and Architectural Guidelines for Area B shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "13" and "14" and, to the extent they conflict with those set forth in Exhibit "4", Exhibit "6", other provisions of the Zoning Ordinance, Subdivision Control

Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.7. STREETSCAPE STANDARDS. The Streetscape Standards for the Residential Areas A and B shall be set forth in what is attached hereto and incorporated herein by reference as Exhibit "15" and, to the extent they conflict with those set forth in Exhibits "3", "4", and "6", other provisions of the Zoning Ordinance, Subdivision Control Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.8. STREET STANDARDS. The development standards pertaining to streets, private drives, paths, gates, road cuts, etc. for Areas A and B are set forth in what is attached hereto and incorporated herein by reference as Exhibit "16" and, to the extent they conflict with those set forth in the Subdivision Control Ordinance, the Utility and Infrastructure Construction Standards and amendments thereto, and other provisions of the Zoning Ordinance, they shall replace and supercede those standards. Exhibit "16" provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.

SECTION 2.9. LANDSCAPING STANDARDS. Attached hereto and incorporated herein by reference as Exhibit "7" are landscaping standards, set forth in Section WC 16.06 of the Zoning Code "Landscaping Standards". In the event that the landscaping standards set forth in this Section 2.9 of this Oak Manor PUD for Areas A and B shall conflict with those set forth in WC 16.06 of the Zoning Code "Landscaping Standards" or any other Zoning Ordinance in force at the date of the filing of the Oak Manor PUD they shall replace and supercede those standards.

- A. **Tree Inventory.** Prior to development plan approval or the issuance of a building permit, the Developer shall inventory all trees twelve (12) inches in caliper or greater and shall be required to locate only those healthy trees; 1) with a caliper measure of twenty (20) inches or greater and 2) located outside tree preservation areas or nature preservation areas. In addition, the Developer shall be required to

inventory those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit "7" and substitution provisions within this Oak Manor PUD Ordinance; provided, however, that tree stands will be generally outlined on any Development Plan.

B. Substitutions. The following substitutions shall also be permitted for all landscaping requirements;

- (1) One (1) evergreen tree can be substituted for three (3) evergreen shrubs on up to 60% of the required shrubs in buffer yards;
- (2) Ornamental and Shade Trees can be substituted one for one for evergreen trees on up to 60% of the required evergreen trees in buffer yards;
- (3) In buffer and road frontage yards, deciduous shrubs may be substituted one for one for evergreen shrubs when incorporated with fencing, walls, columns, or mounds.
- (4) Preserved trees two (2) inches in caliper or greater located within or adjacent to right of ways or in buffer yards may be substituted one (1) for one (1) for required buffer yard trees, road frontage trees, perimeter parking lot landscaping, and one tree (1) for three shrubs (3) on up to 60% of evergreen shrubs.
- (5) Preserved Woodland Areas can be substituted for all required road frontage and buffer yard plantings if the preserved trees exist in the road frontage or buffer yard areas for which they are substituted.
- (6) Preserved Trees in any area of Areas A & B can be used as credits for the minimum on site requirements for any other area in A & B respectively per the ratios listed in Paragraph F of the WC 16.06.020 Preservation and Replacement of Trees of the Zoning Ordinance.

C. Buffer Yards. A twenty foot buffer yard shall be required around the perimeter of each Area except as follows:

- (1) No buffer yards shall be required;
 - a. between Areas within the Oak Manor PUD and adjacent to the existing Oak Manor Subdivision, and

- b. adjacent to the abandoned railroad right of way, except as provided for in Section 3.4, B, 5 below, and
 - c. within gas pipeline easements and overhead electrical easements prohibiting landscaping.
 - (2) A 40' buffer yard shall be required along Carey Road north of 171st Street to the abandoned railroad right of way.
 - (3) Buffer Yards that are not additionally road frontage shall be landscaped per WC 16.06.060 paragraph C, with substitutions allowed per paragraph B of this Section 2.9, with the exception of areas encompassed by gas pipeline easements and overhead electrical easements prohibiting landscaping, where no landscaping shall be required.
- D. External Road Frontage Landscaping Standards Areas A and B.** Road frontage yards along External Streets shall be landscaped as follows, whether or not they are additionally buffer yards, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required:
- (1) Road frontage yards along external streets contiguous with Areas A and B shall be landscaped using singularly and/or in combination; berms, landscaping, brick or stone masonry, and ornamental metal fencing, excepting however those locations where the external streets are adjacent to Preserved Woodland Areas and within gas pipeline easements and overhead electrical easements prohibiting landscaping, where no landscaping shall be required. Berming, when used, shall be at least three (3) feet in height, non-continuous, and located out of right-of-ways. At least four (4) evergreen trees, one (1) ornamental trees, two (2) shade trees, and 8 bushes per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, up to fifty (50) percent of the required evergreen trees. Masonry columns and ornamental metal picket fencing shall not exceed eight (8) feet in height. A typical landscape design for road frontage has been incorporated herein as Exhibit 19.

- E. **Internal Road Frontage Landscaping Standards.** Internal streets within Areas A and B shall be lined with shade trees outside of the right of way, of the types and locations as determined by the Developer, and shall be spaced approximately every fifty (50) feet within Area A and approximately sixty (60) feet within Area B. All road frontage trees shall be credited towards onsite minimum requirements.
- F. **Open Space.** A minimum of Thirteen (13%) of the gross area of the real estate within Areas A & B of the PUD shall be dedicated Open Space and shall be located generally in the areas as denoted on the Conceptual Plan, which shall supercede the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning Ordinance. Any of the Open Space area of this PUD that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a Municipality for public use, including rail right of ways, shall be factored in the total amount of Open Space.

SECTION 2.10. AMENITIES AND MEMBERSHIPS.

- A. **Amenities.** In each Area A and B the developer shall provide at least three (3) different amenities from the following list:
 - (1) Clubhouse
 - (2) Swimming pool;
 - (3) Playground;
 - (4) Dedicated Open Space or Park (minimum 5,000 square feet);
 - (5) Trail;
 - (6) Basketball Court;
 - (7) Tennis Court;
 - (8) Volleyball Court;
 - (9) Formal garden (minimum 2,500 square feet);
 - (10) Picnic Area.
- B. **Membership.** All property owners within each residential Area or Parcel, within Areas A & B, shall automatically, upon taking title to the property, become a member of that particular Area's and/or Parcel's Property Owner's Association.

SECTION 2.11. SIGNAGE. Sign permits shall not be required for all exempt signs and signs listed in Paragraph A of this Section 13. The following provisions shall govern signage located upon and within the Real Estate for Areas A and B and, to the extent they conflict with the provisions of the Westfield-Washington Township Sign Ordinance and other provisions of the Zoning Ordinance, the following provisions and standards shall control:

- A. The following signs shall be exempt from permits and fees and shall be permitted in locations outside of right of ways.
 - (1) All signs designated as exempt in Section 16.08 et seq. of the Sign Ordinance; and
 - (2) Sales signs used in connection with the sale of Real Estate within the PUD that are eight (8) s.f. in size per side or smaller; and
 - (3) Builder and contractor signs used to denote the contractor constructing a residence or owning a lot within the PUD that are eight (8) s.f. in size or smaller; and
 - (4) Event signs and banners to promote a special event such as a home show shall be displayed no longer than sixty (60) days per calendar year; and
 - (5) Governmental and non-commercial institution flags mounted on a pole are exempt. No more than two flags shall be mounted on a pole; and
 - (6) Interior building signs that are not intended to be legible from outside a building; and
 - (7) Lot and common area identification signs no larger than eight (8) square feet in size.
- B. **Prohibited signs:** Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.
- C. **Temporary Signs Permitted** with permits which require Staff approval only and shall be permitted in locations outside right of ways.
 - (1) One construction sign for each street frontage of a lot upon which construction of any attached single family structure, provided the following standards are met:
 - a. The maximum sign area shall be sixty-four (64) square feet.
 - b. The maximum height of each sign shall be ten (10) feet.

- c. The sign shall not be illuminated.
 - d. The sign shall be removed within seven days after the beginning of the intended use of the building.
 - e. Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.
 - f. One two sided or two one sided signs with identical copy shall be considered one sign under this provision provided that the two one-sided signs are joined at one side with an angle of no greater than forty-five (45) degrees between the two sign faces such that the two sign faces are not legible at the same time from a single viewpoint.
- (2) Signs depicting the site plan of an Area or Parcel 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:
- a. The maximum sign area per Parcel shall be sixty-four (64) square feet.
 - b. The maximum height shall be ten (10) feet.
 - c. Site plan signage may be illuminated.
 - d. Site plan signage shall be removed from a Parcel when 95% of the lots in that parcel have been built upon and the premises occupied.
- (3) Real estate sales, model home signs, shall be permitted provided the following standards are met:
- a. The maximum sign area shall be 32 square feet.
 - b. The maximum height of the sign shall be eight feet.
 - c. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign.

- d. The sign may be illuminated in accordance to Lighting Standards as incorporated herein as Exhibit 17.
- e. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold.
- f. With respect to attached dwellings, when 90% 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.

E. Permitted Other Signs:

- (1) Signs permitted under Section 16.08 et seq. of the Sign Ordinance.
- (2) One (1) development identification sign at each of the street entrances to areas A, B, and C or parcels within such areas provided the following standards are-met:
 - a. The design of the sign shall be consistent with the Design Vocabulary.
 - b. The maximum sign area per sign shall not exceed 100 square feet per side.
 - c. The area surrounding the sign(s) shall be appropriately landscaped.
 - d. The sign may be illuminated; provided, however; that such signs shall not be internally lit.
 - e. The sign shall not exceed fifteen (15) feet in height.
 - f. The sign shall be removed when 95% of the lots or units in the area to which the sign relates have been built upon and the premises occupied.
 - g. The sign shall not be located within the right of way.
- (3) Business Signs on the internal spine street in Parcel B-1 provided the following standards are-met:
 - (a) The maximum sign area shall be nine (9) square feet.
 - (b) The maximum height of the sign shall be six feet.
 - (c) Limited to one sign for each unit, with no more than two sign faces per sign.

- (d) The sign may not be illuminated.

SECTION 2.12. OUTDOOR LIGHTING. Attached hereto and incorporated herein by reference as Exhibit "17" are the current Outdoor Lighting Standards set forth in the Westfield-Washington Township Zoning Ordinance, which shall apply to Areas A and B and shall replace and supercede the Outdoor Lighting Standards that were in effect at the date of filing of this Oak Manor PUD and have been attached hereto and made a part hereof as Exhibit "8".

SECTION 2.13. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit "18" (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supercede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

ARTICLE III.

COMMERCIAL AREA

SECTION 3.1. COMMERCIAL AREA. Area C of the Real Estate is described in what is attached hereto and made a part hereof as Exhibit "20" ("Area C"), and is reclassified on the Zone Map from the GB-PD District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the GB-PD District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the GB-PD District development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area C, except as modified by this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "5" and Exhibit "6" respectively. Area C is an integrated commercial development which will comprise multiple buildings and out lots, each of which may contain more than one (1) business, as conceptually shown on the retail concept plan attached hereto as Exhibit 21 (the "Plan"). The Plan conceptually represents the proposed layout of Area C; however, the size, location and number of buildings, parking, and roadways within Area C may be modified provided such modifications are in compliance with the requirements set forth in this Oak Manor PUD.

SECTION 3.2. USES. Area C shall be developed for general retail, office and other commercial uses. Permitted uses for Area C are set forth on Exhibit 22 attached hereto and incorporated herein by this reference.

SECTION 3.3. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The Development Standards, Streetscape Standards, and Architectural Guidelines standards for Area C shall be as set forth below and shall replace and supersede those standards and guidelines set forth in WC § 16.04.050 Business Districts of the Zoning Ordinance, or the Subdivision Control Ordinance, or the Utility and Infrastructure Construction Standards, and other provisions of the Zoning Ordinance.

A. **Building Height.** Buildings within Area C are restricted to a maximum height of sixty (60) feet. For purposes of measuring such heights, pitched roofs are measured to the mid-point.

B. Building Setback Requirements.

Side yard (each side): Internal - No minimum

Along East Perimeter Boundary Line of Area C - A minimum of ten (10) feet. Landscaping may be placed within this setback area.

Rear yard: A minimum of twenty (20) feet, unless abutting a common parking lot, in which event no rear yard is required. Driveways may be located within this rear yard setback.

External Streets: A minimum of thirty (30) feet from the right-of-way line of Carey Road and a minimum of forty (40) feet from the right-of-way line of S.R. 32. The required landscaping along Carey Road and S.R. 32 may be placed within these setback areas. Additionally, parking areas may extend into these setback areas to within ten (10) feet of the right-of-way of Carey Road and S.R. 32.

C. Parking Standards. The following parking ratios shall apply to Area C:

Retail/Office/
Medical Office A minimum of 1 space for every 300 gross square feet
and a maximum of 1 space for every 200 square feet.

Restaurant A minimum of 1 space for every 3 seats

The above ratios shall be calculated on Area C as a whole without consideration of any different ownerships in individual parcels located within

The above ratios shall be calculated on Area C as a whole without consideration of any different ownerships in individual parcels located within Area C. Each parking space may be a minimum of nine (9) feet in width and twenty (20) feet in length (eighteen (18) feet when against a curb).

D. Outdoor Dining. Restaurants shall be permitted to operate seasonal outdoor seating areas on sidewalks and in courtyards; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:

1. To allow for pedestrian circulation, a minimum of five (5) feet of unobstructed sidewalk area along the front of the building and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
2. Planters, posts with ropes, railings, changes in elevation or texture, other removable or permanent enclosures are required as a way of defining the area occupied by the seasonal outdoor seating areas.
3. Fixtures such as extended awnings, canopies or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
4. Seasonal outdoor seating areas shall be required to provide appropriate outdoor trash receptacles.
5. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
6. The outdoor seating area of a restaurant shall be included in the calculation of the parking requirements set forth in Section 3.3.C. above.

E. Outdoor Storage and Sales Areas. Retail establishments shall be permitted to have outside display and storage of retail merchandise and shopping carts, in accordance with the following standards and guidelines:

1. The parking area directly in front of the anchor user building may contain corrals for the storage of shopping carts (a/k/a bascarts) that are typical and customary at a full service grocery store with all typical services or a discount department store with all typical services.

2. Permanent outdoor sales are permitted directly in front of the anchor user building provided (i) all merchandise is surrounded by masonry wall(s), constructed of materials compatible to the exterior walls of the anchor user building, (ii) the masonry wall(s) shall be of a sufficient height to screen all pallets and merchandise from horizontal view, (iii) a minimum of five (5) feet of unobstructed sidewalk area along the front of the anchor user building leading to the storefront entrance is maintained free of display, and (iv) the display area does not exceed seventy-five (75) percent of the length of the anchor user building storefront. Openings in the parking lot side of the screening masonry wall are allowed so long as merchandise enclosed within the outdoor sales area is not directly visible. In addition to the anchor user building, one (1) free-standing, single-user building in Area C primarily used as a "building materials" or "hardware" store shall be permitted to have a permanent outdoor sales area provided such outdoor sales area is in compliance with the standards set forth in this paragraph.
3. Sidewalk displays are permitted, during normal business hours only, directly in front of all other establishments within Area C other than the anchor user building, provided that (i) a minimum of five (5) feet of unobstructed sidewalk area along the front of the building and leading to the storefront entrance is maintained free of display, (ii) the display area does not exceed seventy-five (75) percent of the length of the storefront, and (iii) all sidewalk displays are removed at the end of each business day. Cardboard boxes or pallets shall not be used for sidewalk displays, and all sidewalk displays shall maintain a clean, litter-free and well-kept appearance at all times.
- F. **Drive-Thru Facilities.** Drive-thru facilities are permitted within Area C, provided any canopies over the drive-thru's and associated columns are constructed of the same or compatible building materials or awnings as on the exterior of the building served by such drive-thru. Each drive-thru shall be designed in conjunction with the immediately surrounding parking areas and driveways to allow a minimum stacking of three (3) cars per drive-thru lane,

such that the stacking of at least three (3) cars per drive-thru lane will not obstruct the free-flow of other traffic throughout Area C.

G. Architectural Standards.

1. **Design.** All buildings must have compatible architectural designs.
2. **Materials and Colors.**
 - a. Predominant exterior building materials shall be high quality materials, including but not limited to, glass, brick, Quik-Brik, EFIS, limestone, other native stone and tinted/textured concrete masonry units.
 - b. The primary building material to be used on the rear and/or sides of the small "B" shops (a/k/a a "multi-tenant building") and the anchor user building in Area C will be Quik-Brik, 3-1/2 inch by 15-1/2 inch masonry bricks or their equivalent in a color aesthetically compatible with the brick used on the sides and front of the commercial structures.
 - c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, except decorative accent metal panels are permissible.
 - d. Roof material used on pitched roofs of any building in excess of 25,000 square feet shall be synthetic slate style.
 - e. Façade colors shall be low reflectance, subtle, neutral or earth tone colors.
 - f. Building trim, awnings, canopies, and accent areas may feature brighter colors, including primary colors.
3. **Screening.** The exterior rear wall of the small "B" shops building and the anchor user building shall contain a parapet wall to screen roof-mounted equipment from ground view. The parapet wall shall vary in height and shall be 4 to 5 feet above the roof line in areas located adjacent to any roof mounted equipment, decreasing in height in other

locations to incorporate varying heights across the top of the back wall of the small "B" shops building and the anchor user building. Such parapet wall shall be made of EFIS or its equivalent, Quik-Brik, brick or any other material used on the exterior of the building. Ground mounted equipment behind the anchor user building shall be enclosed by screening elements comprised of a metal enclosure.

4. **Facade Changes.** Facades that have greater than two hundred (200) feet in length, measured horizontally, shall incorporate either awnings, wall plane projections or recesses of no less than twelve (12) inches in depth per Section 3.3.G.5.d. below.
5. **Repeating Patterns.** Building facades must include a repeating pattern that includes no less than two (2) of the following elements:
 - a. color change;
 - b. texture change;
 - c. material change;
 - d. an expression of architectural interest through a change in plane no less than twelve (12) inches in width, such as an offset, cornice, awnings, canopies, columns, reveal or projecting rib.
6. **Entryways.** Each retail establishment greater than 25,000 square feet shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
 1. canopies or porticos;
 2. overhangs or canopies;
 3. recesses/projections;
 4. arcades;
 5. raised corniced parapets over the door;
 6. peaked roof forms;
 7. arches;

8. outdoor patios;
 9. display windows;
 10. architectural details such as tile work or moldings which are integrated into the building structure and design;
 11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
7. **Anchor User Loading Dock; Other Loading Docks.** The open side of the anchor user's loading dock shall be on the west side of such recessed loading dock, such that the tractor of an unloading truck will be facing west. Loading docks shall be permitted on the east side or the south side of any building within the Development located east of the Direct Access Road (as depicted on the Plan), provided the tractor of an unloading truck will be facing east if the loading dock is located on the south side of a building, and provided the tractor of an unloading truck will be facing south if the loading dock is located on the east side of a building.
8. **Walkways, Sidewalks, Plaza and Screen Wall.** Area C has been planned to encourage pedestrian circulation. The sidewalks are generously dimensioned to allow for shoppers, strollers, sidewalk displays and seasonal outdoor dining. Open spaces are incorporated to provide a sequence of respite sites for pedestrians. Most importantly, the sidewalk system is continuous, accessible, and will connect into Area B and the Trail System (as defined in Section 3.9 below), allowing numerous opportunities for pedestrian circulation.
- a. To provide connectivity with the proposed Trail System, Area C shall contain a ten (10) foot wide walkway in a "brick pattern" made from either: stamped concrete, decorative pavers or other suitable material, which walkway shall extend from the sidewalk at the west end of the small "B" shops building for approximately one hundred eighty (180) feet, more or less, to

the south property line of Area C adjacent to the proposed Trail System property.

- b. Sidewalks shall be installed on both sides of the north/south Direct Access Road, which Direct Access Road will be located east of the anchor user building within Area C. The sidewalk on the east side of the Direct Access Road shall extend from the southern right-of-way of SR 32 to the proposed Trail System, and the sidewalk on the west side of the Direct Access Road will commence from a point that is approximately one hundred twenty-five (125) feet south of the southern right-of-way of SR 32 to the proposed Trail System. A pedestrian crosswalk shall be located near the northeast corner of the anchor user building across the Direct Access Road providing pedestrian connectivity between the portion of Area C located west of the Direct Access Road and the portion of Area C located east of the Direct Access Road.
- c. The western walkway described in Section 3.3.G.8.a. above will cross through a plaza area, approximately forty (40) feet by eighty (80) feet, designed for the benefit of the proposed Trail System users. The surface of this plaza area will be constructed of materials that will compliment the materials used in the western walkway, and this plaza area will contain amenities such as concrete benches for resting and/or a water feature as a seasonal amenity for weary hikers and bicyclers.
- d. A screen wall shall be constructed of Quik-Brik or its equivalent behind the small "B" shops building. This wall shall be seven (7) feet tall and the open side shall face north so as to screen the trash containers from the ground view to the south. Approximately thirty-three (33) parking spaces, more or less, shall be located south of this screen wall for the benefit of the proposed Trail System users as an amenity for the community.

SECTION 3.4. LANDSCAPING. Area C will feature many diverse forms of landscaping, some of which are unique to a commercial development of this nature. In addition to traditional perimeter and interior landscaping around this commercial project and interspersed in parking lot islands and perimeter parking islands, Area C will also include a pond, a park and a nature area, as more particularly described below:

- A. **Landscaping Standards.** The landscaping requirements for Area C shall be substantially as set forth in the Overall Landscape Plan attached hereto as Exhibit "23" and incorporated herein by this reference (the "Area C Landscape Plan"). The landscaping standards set forth on the Area C Landscape Plan shall supersede and replace those standards set forth in Section WC 16.04.077 of the Zoning Code ("State Highway 32 Landscape Overlay Zone"). In the event that the landscaping standards set forth on the Area C Landscape Plan conflict with those set forth in WC 16.06 of the Zoning Code attached hereto as Exhibit "7" (the "Landscaping Standards") in force at the date of the filing of the Oak Manor PUD, then the standards set forth on the Area C Landscape Plan shall replace and supersede those standards set forth in Exhibit "7". More specifically, no additional landscaping shall be required within Area C except as set forth on the Area C Landscape Plan; however, other provisions and standards of the Landscaping Standards shall apply to Area C, to the extent the same do not conflict with this Section 3.4, such as, but not limited to, substitutions permitted under the Landscaping Standards shall apply in addition to the substitutions set forth in this Section 3.4. The perimeter landscaping along Carey Road and State Road 32 shall be installed, in general accordance with Exhibit 23, in phases on each outlot (as defined in Section 3.5.D.2.) as the outlots are developed with buildings; provided, however, all perimeter landscaping along Carey Road and State Road 32, including such landscaping on any undeveloped outlots, must be installed, in general accordance with Exhibit 23, no later than three (3) years after the adoption of this Oak Manor PUD.

B. **Substitutions.** The following substitutions shall also be permitted for all landscaping requirements set forth on the Area C Landscape Plan:

- 1) Similar species may be substituted for any particular plant and/or tree species identified on the Area C Landscape Plan in the event the identified species is not readily available.
- 2) One evergreen tree can be substituted for three evergreen shrubs up to 60% of the required shrubs;
- 3) Shade trees can be substituted one for one for evergreen trees and one for two for ornamental trees on up to 60% of the required evergreen trees and ornamental trees, and ornamental trees can be substituted one for one for evergreen trees on up to 60% of the required evergreen trees;
- 4) Throughout Area C, deciduous shrubs maybe substituted one for one for evergreen shrubs up to 60% of the required evergreen shrubs; and
- 5) In substitution of the evergreen tree landscaping along the south perimeter line of Area C behind the anchor user building as depicted on the Area C Landscape Plan, a mound may be installed by the Developer of Area C on the Area B property located south of the former Central Indiana Railroad property (more particularly described in Section 3.9 below), which mound will be no less than the same lineal length as the anchor user building and may be up to eight (8) feet but not less than three (3) feet tall, so as to further provide a visual and noise barrier behind the anchor user building.

C. **Buffer Yards.** No buffer yards shall be required within Area C, except as set forth in Section 3.4.B.5. above.

D. **Open Space.** A minimum of ten percent (10%) of the gross area of the real estate within Area C shall be dedicated Open Space which shall supersede the Green Belt Space and other Open Space Requirements set forth in WC

16.04.230 in the Westfield – Washington Township Zoning Ordinance. Any of the open space area of this PUD that is dedicated to the public or whose ownership is transferred to a Municipality for public use, including the Trail System, shall be factored in the total amount of Open Space. Also factored into the Open Space requirement are the following areas comprising part of Area C:

1. **Pond.** A pond (the "Pond") shall be located adjacent to State Road 32. This Pond will feature an aerating fountain in the middle, an aquatic plant ledge around its perimeter containing a variety of aquatic plantings and other landscaping features detailed on the Area C Landscape Plan.
2. **Park Area.** Area C will include a park area (the "Park Area") of one and one-half (1-1/2) acres, more or less, which Park Area will be landscaped with a variety of plantings that are native to the State of Indiana.
3. **Nature Preserve.** An approximately 0.67 acre existing area densely covered with trees and other plantings located in the southeast corner of Area C will be left undisturbed as a nature preserve area (the "Nature Preserve").

SECTION 3.5. SIGNAGE. The following provisions shall govern signage located upon and within Area C, and to the extent they conflict with the provisions of the Town of Westfield -- Washington Township Sign Ordinance, the following provisions and standards shall control:

- A. **Construction Signs.** A maximum of three (3) construction signs which identify the architects, engineers, contractors, financial institutions and other individuals or firms involved with the construction, but not including any advertisement of any product, and signs announcing the character of the commercial development or the purpose for which any building is intended, shall be permitted during the construction period and shall be required to have a permit for a temporary sign, which permit shall require the Westfield Community Development Department

review and approval only. Each construction sign shall be limited to a maximum sign surface of thirty-two (32) square feet and a maximum height of ten (10) feet above grade/ground level.

- B. **Real Estate Signs.** A maximum of five (5) real estate signs advertising the sale, rental or lease of premises within Area C are permitted, without the requirement of a permit. Each real estate sign shall be limited to a maximum of thirty-two (32) square feet. Additional real estate signs advertising the sale, rental or lease of premises within Area C are permitted, but shall require a permit if such additional real estate signs exceed six (6) square feet.
- C. **Private Traffic Direction.** Signs directing traffic movement into Area C or within Area C not exceeding four (4) square feet in sign surface area for each sign and not exceeding four (4) feet in height above grade/ground level are permitted without the requirement of a permit. Internal illumination of these signs shall be permitted, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8." Such signs may include the identification, including but not limited to its company logo, of any tenant, occupant or other user of all or any portion of a building within Area C. Such traffic direction signs are exempt from all provisions of the Town of Westfield – Washington Township Sign Ordinance, except for construction and safety regulations.
- D. **Business and Commercial District Signs.** The following types of signs are permitted within Area C:
 - 1. **Ground Signs**
 - a. One ground sign shall be permitted for each free-standing building; provided, however, that the portion of Area C located west of the Direct Access Road shall be limited to a maximum total of three (3) ground signs.

- b. No ground sign shall be permitted within fifty (50) feet of a residential district, unless the sign is landscaped or otherwise screened from the view of the single or multi-family district.
- c. A ground sign structure shall be no greater than seven (7) feet in height and fourteen (14) feet in length if it contains a brick base and side columns, and in any event, regardless whether it contains a brick base and side columns or not, the sign surface area of a ground sign shall be no greater than six (6) feet in height and twelve (12) feet in length.
- d. Ground signs shall be located on the same parcel where the business operates.
- e. Ground signs shall be placed a minimum of ten (10) feet from the right-of-way of the adjacent public road, and in a location that will facilitate traffic recognition, provide general identification of the establishment and not obstruct vehicular lines of sight.
- f. All ground signs shall be of the same general design.
- g. Ground signs may be internally, but not externally, illuminated, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8".

2. **Wall Signs.** For purposes of this Section 3.5.D.2., the term "outlot" shall mean a lot within Area C which is adjacent to a (public or private) street, roadway or frontage road and is intended for an additional and separate building or buildings.

- a. Wall signs for each outlot are limited to four (4) square feet of sign area for each one (1) linear foot of the outlot building façade fronting a public road. Outlot buildings shall be permitted to place wall signs on any or all sides of the building, provided a minimum

of one-quarter (1/4) of the total sign allotment for such outlot shall be placed on the wall fronting a public road and the aggregate area of all wall signs for such outlot shall not exceed the total sign allotment for such outlot. With respect to any building situated on a corner outlot fronting on two public roads, such building shall be limited to four (4) square feet of sign area for each one (1) linear foot of the longest building façade fronting a public road of such building. A corner outlot building shall be permitted to place wall signs on all sides of the building, provided a minimum of one-quarter (1/4) of the total sign allotment for such corner outlot building shall be placed on each wall fronting a public road and the aggregate area of all wall signs for such corner outlot building shall not exceed the total allotment for such building.

- b. Wall signs located on any building within Area C that is not on an outlot shall be a maximum size of two (2) square feet for each one (1) lineal foot of building frontage, with a minimum of fifty-six (56) square feet for any business whose lineal footage of building frontage is twenty (20) feet or less, and a maximum size of three hundred (300) square feet per each wall sign.
- c. Wall signs may be either mounted on a building or painted or stenciled on a permanent or retractable awning. All wall signs mounted on any building may be comprised of individual letters which are internally illuminated, and such letters may either be mounted on the wall directly or on a raceway. All wall signs shall be mounted a minimum of ten (10) feet above the sidewalk. Where there is no sidewalk below the proposed mounting of a wall sign, then the wall sign shall be mounted at least ten (10) feet above the base of the building.

- 3. **Shopping Center Identification Sign (a/k/a a Pylon Sign).** One shopping center identification sign shall be permitted, which sign shall be located adjacent to SR 32, immediately west of the new Direct Access

Road. The base and side columns of this shopping center identification sign may be constructed of either brick, E. F. I. S., stone or a combination of these building materials. The shopping center identification sign may extend to a maximum height of thirty-five (35) feet above grade level, and shall have a maximum sign panel surface size of not more than four hundred (400) square feet per side. Such sign may be internally or externally illuminated, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8". No part of such sign shall be located closer to the right-of-way of SR 32 than twenty (20) feet.

4. **Under Canopy Signs.** Under canopy signs may not project below a canopy more than twelve (12) inches. The bottom of such sign shall not be lower than ten (10) feet from a walk or walkway.

SECTION 3.6. OUTDOOR LIGHTING. Attached hereto and incorporated herein by reference as Exhibit "8" are Outdoor Lighting Standards, set forth in Section WC 16.07.010. Those Lighting Standards shall apply to Area C of the Development, with the following exceptions:

- a. All lights along the outside perimeter property lines of Area C shall be limited to 0.5 foot candle, except in those areas containing an ingress/egress to an adjoining public road.
- b. All exterior lighting shall have a maximum illumination at ground level of a 14 foot-candle level, except underneath of any fueling station canopy for which the maximum permitted foot-candle level at ground level shall be sixty (60).
- c. Light poles shall be limited to thirty (30) feet in height, exclusive of their concrete bases.

- d. Light fixtures along the entrance drives and the public rights of way shall be decorative and shall be compatible with the overall architecture of Area C, 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.
- e. Light fixtures underneath of any fueling station canopy shall be flush mounted, such that the actual light fixtures do not protrude below the underneath side of the canopy.
- f. Mercury vapor lights are prohibited.

SECTION 3.7. TRASH REMOVAL AND DELIVERIES; ACCESSORY STRUCTURES.

- a. One (1) trash removal contractor shall service all tenants and occupants within the small "B" shops building that abuts the anchor user building. All Trash removal, compaction, service vehicles, deliveries, and parking lot sweeping, with the exception of snow removal, shall be prohibited between the hours of midnight and 6:00 a.m.
- b. Dumpsters and trash compactors shall be enclosed by a masonry enclosure and gated.
- c. Accessory structures including trash dumpsters and compactors are not permitted within any front yard or within any side yard setback requirements.

SECTION 3.8. TRAIL SYSTEM. A fifty (50) foot wide strip of land located immediately south of and parallel to the entire south boundary line of Area C, and immediately north of and parallel to the north boundary line of Area B is part of the former Central Indiana Railroad (also known as the White River, Noblesville and Westfield Railroad). The Town of Westfield-Washington Township has identified the former Central Indiana Railroad as a potential pathway (the "Trail System") for a county-wide alternative transportation network

connecting various communities throughout the Town of Westfield-Washington Township, and promoting access to recreational opportunities via bikeways and other alternative modes of transportation. The Developers of Areas B and C shall dedicate any interest they may have in and to that portion of the former Indiana Central Railroad located adjacent to Areas B and C to the Town of Westfield-Washington Township for the use thereof as part of the Trail System. Thereafter, the Town of Westfield-Washington shall grant for the benefit of Areas B and C and the appropriate utility companies any and all necessary easements for access, utilities and storm water drainage under, over and across the Trail System adjacent to Areas B and C to enable the Developers to complete the infrastructure improvements in the development of the various parcels within the Oak Manor PUD.

APPROVAL

THIS PUD ORDINANCE NO. 02-07-PUD-02, OAK MANOR PLANNED UNIT DEVELOPMENT DISTRICT, shall be in full force and effect, from and after its passage by the Town Council.

ADOPTED BY THE Town Council of the Town of Westfield-Washington Township, Indiana, on this _____ day of _____, 2003.

THE TOWN COUNCIL OF WESTFIELD-WASHINGTON TOWNSHIP, INDIANA

BY:

AYE

NAY

_____ John (Jack) Hart, _____
President

_____ Teresa Otis Skelton, _____
Vice President

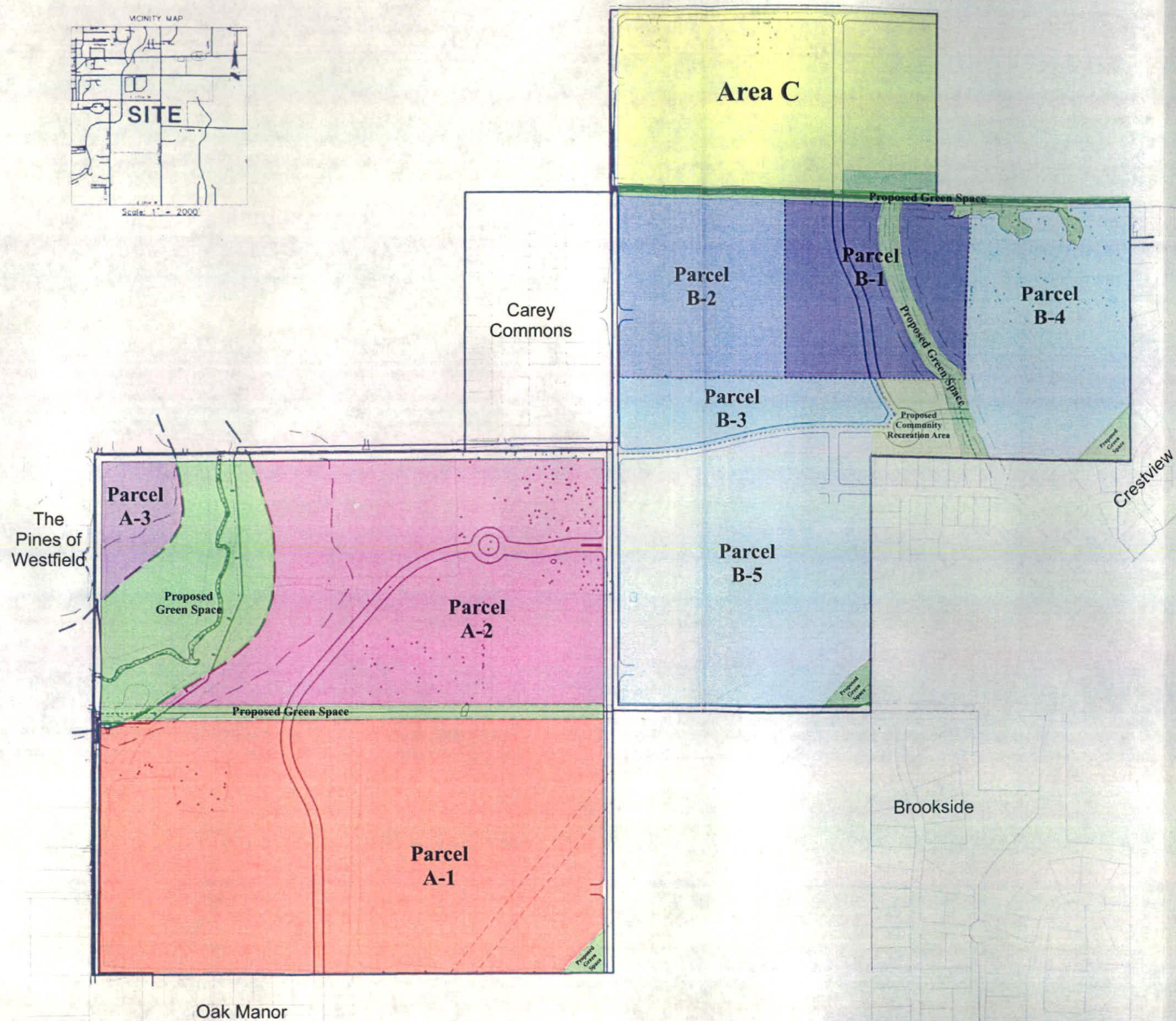
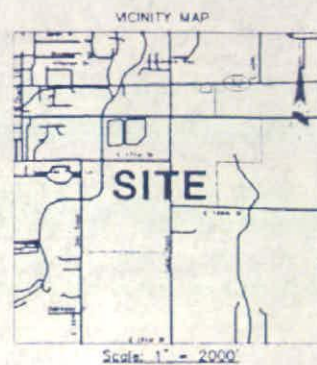
_____ Mic Mead, _____
Member

_____ David Mikesell, _____
Member

_____ Michael McDonald, _____
Member

ATTEST:

Cindy J. Gossard, Clerk-Treasurer
The Town of Westfield-Washington Township



OAK MANOR PUD **CONCEPT PLAN** HAMILTON COUNTY INDIANA

THE SCHNEIDER CORPORATION
2751 N. Oak Street
Suite 100
Carmel, IN 46032
Telephone: (317) 499-8011
Fax: (317) 499-8410
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Fax: (317) 499-8410
www.schneidercorp.com

OAK MANOR PUD
WESTFIELD, INDIANA
LANGSTON DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 06/16/05
DRAWN BY: DCE
CHECKED BY: [blank]
PROJECT: CONCEPT PLAN 2
SHEET NO: 1
TOTAL SHEETS: 1

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Oak Manor PUD or its 21 Exhibits, shall have the following meanings:

1. Architectural Break. An offset from an exterior wall of a minimum of two (2) feet that continues a minimum of four (4) feet.
2. Architectural Review Board. 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 Parcel.
3. Area. Area A, Area B, and/or Area C as identified in the Oak Manor PUD.
4. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane for a distance of 30 feet in length.
5. Masonry Wainscot. Masonry or equivalent veneer a minimum of 18" in height from foundation wrapped around the entire foundation.
6. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence 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 heights.
7. Cornice. The top part of an entablature, usually molded and projecting.
8. Cupola. A small roof tower, usually rising from the roof ridge.
9. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the center radius of the cul-de-sac to the centerline of the nearest intersection.
10. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
11. Department. The Department of Community Development of the Town of Westfield, Indiana.

12. 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 Board in considering plans for structures to be constructed in the Primary Area.
13. Developer. The Developer shall be Langston Development Company, Inc. as to Areas A and B, and Flynn & Zinkan Realty Company as to Area C, and the successors or assigns of both companies.
14. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance at the date of the Oak Manor PUD filing attached hereto as Exhibit "6".
15. Elevation. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.
16. External Streets. Carey Road, 169th Street, 171st Street, Oak Road, and SR 32.
17. Frontage Line. The property line adjacent to the street.
18. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.
19. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
20. Hardi-Plank. A fabricated material made of cement, sand, natural fibers and water combined and cured to look like a wood based siding material or its equivalent.
21. Horizontal Property Regime. Shall mean the form of real estate division and sale per the Horizontal Property Law of the State of Indiana, Acts 1963, Chapter 349, Section 1 through 31, as amended and identified in the Indiana Code as 31-1-6 et seq.
22. Internal Spine Street. Public Street within the Oak Manor PUD which provides for the primary vehicular circulation through the PUD and shown on the Concept Plan.
23. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street or the Direct Access Drive.
24. Kwik-Brik. A new technology of masonry units manufactured to give the high profile look of brick, but with better functionality and quicker availability than brick or its equivalent. This material may also be used for coined corners and/or soldier coursing to add variation interest in its installation.

25. Masonry or equivalent. Exterior wall building material, such as brick, stone, cultured stone, or similar material which is laid up in small units or blocks.
26. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.
27. 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.
28. 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, gardens, landscaped and screening areas, yards, rights-of-way not paved, ponds, retention/detention areas with common access, recreation areas, parking lot islands, and sidewalks. Open space shall be held in common interest and not within individually owned lots.
29. Parcel. Portion of land within any Area, A through C, as shown on the Concept Plan.
30. Parcels. A combination of two or more parcels.
31. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.
32. Preserved Woodland Area. The areas of land within the Oak Manor PUD preserved in its natural state containing mature trees.
33. Projecting Sign. A sign attached to and projecting from a structure, building or wall greater than 12 inches and perpendicular or nearly perpendicular to the building or wall to which it is attached.
34. Sign. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.
35. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.
36. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.
37. Sign Ordinance. Chapter 8. Sign Standards (WC 16.08) of the Westfield-Washington Township Zoning Ordinance as was in force on the date of the filing of this Oak Manor PUD.

38. Subdivision Control Ordinance. WC 16.04.200 et. sec. of the Westfield-Washington Township Zoning Ordinance as was in force at the time of the filing of this Oak Manor PUD.
39. Vinyl Siding. Vinyl siding, when used herein to describe a permitted exterior surface, shall be deemed to mean a vinyl siding with a thickness of .044 inches in thickness or greater.
40. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

- a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
- b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
- c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
- d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

- a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determines the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
- b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
- c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

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- 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.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional 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 occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

- Front yard - 50 feet
- Side yard - 12 feet; 50 feet if corner lot
- Rear yard - 30 feet
- Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

- Single story - 1350 square feet
- Two-story - 800 square feet
- Tri-level - 800 square feet (basement and first level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. **SE-2** - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations

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- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- 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.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional 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 regulations for residence districts as outlined in the sign

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ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- Front yard -

Three acre lots	- not less than 100 feet on expressways, primary arterials, and secondary arterials
	- not less than 80 feet on all other streets.
Subdivisions	- not less than 30 feet
- Side yard -

Subdivision	- 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
Three acre lots	- 30 feet
- Rear yard -

Subdivision	- 30 feet
Three acre lots	- 30 feet
- Minimum lot width at building line -

Subdivisions	- 100 feet
Three acre lots	- N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

- a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
- b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
- c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
- d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

- a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

SE 1 - This district is established for residential homes medium density, single family with available public water and sewer facilities.

1. Permitted Uses -

- Single family dwellings
- Churches
- Public or private schools without dormitory accommodations
- Public parks - not to exceed five acres
- Fire station
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Tennis and swimming clubs
- Convents, monasteries, theological schools, rectories and parish houses

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- 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.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional 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.

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4. Minimum Lot Area -

- Single family - not less than 12,000 square feet
- Two-family (duplexes) - corner lots not less than 15,000 square feet

5. Minimum Lot Frontage on Roads - Not less than 50 feet for single family and duplexes.

6. Minimum Setback Lines -

- Front yard - 20 feet
- Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
- Rear Yard - 30 feet
- Minimum lot width a building line - Single family - 80 feet
Duplexes on corner lots - 90 feet

7. Maximum building height - Not to exceed 25 feet

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single Family -

- Single Story - 1200 square feet
- Two Story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with the provisions in this ordinance.

F. SR-4 - This district is established for higher density single family residential homes in residential areas with available state approved water and sewer facilities and such lands must be at least one-eighth (1/8) of its perimeter adjacent to the corporate limits of the town

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - Public and private with dormitory accommodations
- Fire stations
- Accessory buildings as they relate to above uses

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

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- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
 - Lumber yards - including millwork
 - Liquor stores and taverns
 - Restaurants - drive-in and carry-out food and beverage stores
 - Industrial schools or training facilities
 - Amusement parks
 - Convents, monasteries, theological schools, rectories, parish houses
 - Large animal hospitals
 - Manufactured home parks (in accordance with provisions of WC 16.04.090)
 - Outdoor theaters
 - Material recycling facilities (MRFs)
3. ²⁵ Minimum Lot Area - As required under Planned Business Development district.
4. Minimum Lot Frontage on Road - As required under Planned Business Development district.
5. Minimum Setback Lines - As required under Planned Business Development district.
6. Maximum Building Height - As required under Planned Business Development district.
7. Minimum Ground Level Square Footage - As required under Planned Business Development district.
8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.
9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.
- H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.
1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

planned business development, the petitioner for such rezoning, special exception, exemption or variance, in connection with such planned business development shall petition the Plan Commission or Board of Zoning Appeals, as appropriate, for such rezoning, special exception, exemption or variance, and shall notify surrounding property owners of such petition. Prior to the hearing on such petition, the petitioner shall submit evidence to the Plan Commission or Board, as appropriate, that all land owners located within a 500 foot radius of the proposed development have been notified in writing of the petitioner's request for such rezoning, special exception, exemption or variance. Such notice shall inform the notified land owners of the date for the public hearing to be held by the Board of Zoning Appeals or Plan Commission. For the purpose of determining the names and addresses of such land owners, the most recent real estate tax assessment records as they appear in the office of the assessor of Hamilton County, Indiana on the date the petition for rezoning, special exception, exemption or variance is filed shall be deemed the true names and addresses of persons entitled to notice. Outlot development area shall not exceed 25 percent of the total development.

2. Minimum Tract Requirements -

- In Planned Business Developments for General Business districts - A minimum of 10 acres
- In Planned Business Developments for Local business districts - A minimum of 5 acres
- Enclosed Industrial districts (Industrial Parks) - A minimum of 10 acres
- Where Local and General Business are included in the same Planned Business Development, the 10 acre minimum shall apply

3. Permitted Uses -

- All businesses approved for Local Business as shown on Figure 2 are eligible for Planned Local Business Development.
- All businesses approved for General Business as shown on Figure 2 are eligible for Planned General Business Development.

4. Special Exceptions -

a) Planned Business Development - Local Business -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and tavern
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business

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- Carry-out food and beverage business
 - Drive-in food and beverage stores
 - Convents, monasteries, theological schools, rectories, parish houses
 - Manufactured home parks - in accordance with the provisions of WC 16.04.090
 - Material recycling facilities (MRFs)
- b) Planned Business Development - General Business -
- Auto rustproofing
 - Gasoline service stations
 - Coal
 - Salt storage - outside
 - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
 - General construction companies
 - Lumber yards - including millwork
 - Mobile home sales
 - Liquor stores and taverns
 - Industrial schools or training facilities
 - Amusement parks
 - Convents, monasteries, theological schools, rectories, parish houses
 - Large animal hospitals
 - Manufactured home parks - in accordance with the provisions of WC 16.04.090
 - Outdoor theaters
 - Material recycling facilities (MRFs)
- c) Where in districts requiring Planned Business Development for Local Business, General Business and Special Business, there is proposed to be developed an enclosed shopping center with 100,000 square feet or more of gross leasable area, the special exception businesses and other uses as listed in 4.a) and 4.b) of this subsection may be exempted from such special exception restrictions if written approval is obtained from the Board of Zoning Appeals indicating which businesses and other uses listed as special exceptions may be included in such enclosed shopping center or in areas adjacent to such enclosed shopping center as appurtenant uses within 300 feet of the shopping center. The written approval by the Board of Zoning Appeals for such exemption must be granted on or before final plans are approved by the Plan Commission for the project. Such approval shall be recorded in the minutes of the Board of Zoning Appeals and a copy transmitted to the petitioner.
5. Minimum Frontage Required on Street of Primary Access-
- 10 acre minimum - 660 feet
 - 5 acre minimum - 330 feet

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6. Minimum Setback Lines -

- Front Yard - 10 acre minimum - 60 feet
5 acre minimum - 30 feet
- Side Yard - 10 acre minimum - 15 feet
5 acre minimum - 15 feet
- Rear Yard - 10 acre minimum - 20 feet
5 acre minimum - 20 feet
- Minimum Lot Width at Building Line - None

7. Minimum Number of Structures - None

8. Minimum Size of Structures - None

9. Application Procedure - Applications for a Planned Business Development shall consist of the following steps:

a) Preliminary plans presented to the Building Commissioner must:

- Be drawn to scale.
- Show dimensional boundaries of property to be developed.
- Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
- Show the proposed number of parking and loading spaces.
- Show the proposed locations and width of driveways, entrances and exits.
- Show all areas to be maintained as permanent open space.
- Provide a traffic study to include:
 - 1) A comparative analysis of present capacity of streets adjacent to the proposed center with potential capacity volumes, taking into consideration the effect the proposed center will have upon engendering additional traffic; and
 - 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
- Include a statement of financial responsibility which demonstrates the ability of the developer of the center to proceed with construction and development
- Show locations and dimensions of sidewalks
- Provide for dedication of any right-of-ways that may be necessary
- Show location of any easements for utilities, public or private

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- Include a statement of proposed covenants to insure that the development plan is reasonable
 - Insure proper drainage
 - Provide a statement as to the proposed timetable for development if the project is to be done in phases
 - Submit a preliminary plan indicating the proposed location of land within the property to be developed which may be developed as out-lots of the shopping center or other business. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.
- b) The Building Commissioner shall review all materials, plans and schedules and make recommendations to the Plan Commission as to the suitability of the development as to:
- Unified design
 - Safe ingress and egress
 - Adequate and properly located parking and loading facilities
- c) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:
- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines
 - Any changes from preliminary plans
 - Deed or easement agreements
 - Final construction schedule stating the date for final construction on the proposed development
 - File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the Town for and amount to be specified by the Town Council.
- I. General Variance - Where the developer of business located in a planned business development district can show the provisions of this ordinance would cause unnecessary hardship if strictly followed, and where in the opinion of the Plan Commission because of the type and number of businesses to be located in such planned business development, the required number of parking spaces or the required size of such parking spaces or the; number of loading berths or the required size or configuration of such loading berths for such businesses are not practical, then the Plan Commission may authorize a variance from such required standards of this section and such variance shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards.

WC § 16.04.165 Development Plan Review.

Purpose: A Development Plan Review process is hereby established for the Town of Westfield and Washington Township, Hamilton County, Indiana. 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; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., located within the planning and zoning jurisdiction of the Westfield - Washington Township Plan Commission. 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.

A. Districts Designated for Development Plan Review.

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; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., in all zoning districts contained in this Ordinance.

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 (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5);
- b. any proposed development in any Multi-Family District (MF-1, MF-2);
- c. any proposed development in any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD);
- d. any proposed development in any Industrial District (EI, EI-PD, OL, OL-PD);
- e. any proposed development of a Single Family Subdivision (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5); and,
- f. any proposed permanent signs, in any district, that require a permit pursuant to WC 16.08 et seq.

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 any Overlay District in which the real estate is located;
3. 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);
4. Compliance with all applicable provisions of this Chapter WC16.04.165 (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
5. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield - Washington Township Comprehensive Plan;
6. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
7. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
8. 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,
9. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

D. Development Requirements for Each District.

1. Any development for a use other than a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

- a. Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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.

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.

- b. Landscaping - See WC 16.06 et seq.

- c. Lighting - See WC 16.07 et seq.

- d. Signs - See WC 16.08 et seq.

- e. Building Orientation.

- (1) No loading spaces or loading docks shall be permitted to face a public street.
- (2) 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.

- f. 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.

2. Any Multi-Family District (MF-1, MF-2).

a. Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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 project. Multi-family projects shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

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.

b. Landscaping - See WC 16.06 et seq.

c. Green Space Areas - See WC 16.04.040 Multi-Family Districts.

d. Lighting - See WC 16.07 et seq.

e. Signs - See WC 16.08 et seq.

f. Building Materials.

All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). The primary exterior building material used on each facade shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of seventy-five (75) percent of each facade.

3. Any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD),

a. Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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.

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.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

- (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,
- (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District:

4. Any Industrial District (EI, EI-PD, OI, OI-PD).

a. Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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.

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.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

- (1) Brick or other masonry material. Other masonry materials shall include:
 - a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - c. External Insulation and Finish System (E.I.F.S.); or,
 - d. Stone.
- (2) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.
- (3) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of each facade visible from a public street or an adjoining Residential District.

5. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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 subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

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.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

- (1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in

those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,

- (2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,

At least two (2) of the following three (3) design objectives:

- (1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
- (2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
- (3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

- (1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
- (2) No single family dwelling shall utilize vinyl siding or aluminum siding, individually or in combination, on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

g. 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.

E. 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.

F. 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 WC 16.04.165, G., 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.

G. Conditions for Waiver of Development Requirements.

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. 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;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
3. 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;
4. The proposed development is consistent with and compatible with other development located in the area; and,

5. The proposed development is consistent with the intent and purpose of the Westfield - Washington Township Comprehensive Plan.

H. Plan Documentation and Supporting Information.

All requests for Development Plan approval shall include the following plans, as set forth Subsection J., below:

1. Site Plan. *
2. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
3. Overall Plan. *
4. Landscape Plan. *
5. Building Elevations.
6. Lighting Plan. *
7. Sign Plan. *
8. Site Access and Site Circulation Plan. *
9. 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).
10. Statement of Development Build-out. *
11. Green Space Provisions. *
- * Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

I. Procedures.

1. Application for Development Plan Approval by the Plan Commission shall be in compliance with the following procedures:

a. 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.

b. 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.

c. 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.

d. 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, Sign 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.

e. Findings of Fact.

The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.

f. 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.

g. 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.

h. 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.

i. 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:

- (1) Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
- (2) 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.
- (3) 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.

j. 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:

- (1) 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.
- (2) Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- (3) Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- (4) 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.
- (5) 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.

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

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.

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.

2. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:
 - a. 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.
 - b. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
 - c. 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.
 - d. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
 - e. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
 - f. 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.

3. Fees.

In order to defray administrative costs, the following fees shall be applicable:

- a. Development Plans filed for Plan Commission approval – See WC 16.04.180 Figures; or,
- b. Development Plans filed for Director's approval – included in the building permit fee.

The applicant shall pay all fees at the time of filing of a Development Plan.

3. Hearings.

All public hearing 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 I.

4. Amendments.

a. Amendments to Development Plans pending determination by the Plan Commission.

(1) 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.

(2) 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.

b. 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 WC 16.04.165, I., 2., above for the initial review of Development Plans by the Director.

c. 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.

5. 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.

J. Plan Documentation.

1. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see WC 16.040165, J., 2.).

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:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. 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;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
- j. Location and dimensions of all existing structures, including paved areas;
- k. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- l. 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;
- m. Location of all floodway and floodway fringe areas within the boundaries of the site;
- n. 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;
- o. 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);

- p. Structures proposed for demolition should be indicated as such;
- q. 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.);
- r. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- s. All improvements to street system on-site and off-site;
- t. Plan for sidewalks or Alternate Transportation System;
- u. Measurement of curb radius and/or taper;
- v. Names of legal ditches and streams on or adjacent to the site;
- w. Location and type (e.g. ground, pole, wall) of all signs on the site;
- x. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or other similar uses;
- y. Existing zoning and land use of all adjoining real estate; and,
- z. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

2. 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:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Legal description of the site;
- e. Boundary lines of the site including all dimensions of the site;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and dimensions of all existing structures, including paved areas;
- h. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- i. Location of all floodway and floodway fringe areas within the boundaries of the site;
- j. 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;
- k. 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.);
- l. Structures proposed for demolition should be indicated as such;

- m. 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.);
- n. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- o. Measurement of curb radius and/or taper;
- p. Names of legal ditches and streams on or adjacent to the site; and,
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

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:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. 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;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. 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;
- j. 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;
- k. Location of all floodway and floodway fringe areas within the boundaries of the site;
- l. 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;
- m. All improvements to street system on-site and off-site;
- n. Plan for sidewalks or Alternate Transportation System;

- o. 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;
- p. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

- 4. 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 WC 16.06, et seq. - Landscaping Standards; be drawn to scale of not more than 1"=100'; and, include the following items:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
- b. Address of the site;
- c. Proposed name of the development;
- d. 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;
- e. Locations, quantities, sizes and names (botanical names and common names) - of planting materials;
- f. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- g. 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;
- h. Planting and installation details as necessary to ensure conformance with required standards;
- i. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
- j. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
- k. 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,

- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

5. 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:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. Elevations for each facade of the building;
- e. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
- f. A separate true color rendering of the proposed building, including any proposed wall sign; *
- g. Placement, size, color and illumination details for any proposed wall sign; *
- h. Details of any exterior architectural lighting proposed on or around the building; *
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

6. 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 WC 16.07 et seq. - Lighting Standards, be drawn to scale of not more than 1"=100', and, include the following items:

- a. North arrow;
- b. Graphic scale;

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- c. Address of the site;
- d. Proposed name of the development;
- e. Boundary lines of the site including all dimensions of the site;
- f. Location and dimensions of all existing structures, parking areas and walkways;
- g. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
- h. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
- i. 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.);
- j. Timing of lighting and method of control of lighting; and,
- k. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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.

7. Sign Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Sign Plans filed in connection with the submission of a Development Plan shall; indicate compliance with the requirements of WC 16.08 et seq. - Sign Standards; be drawn to scale; and, include the following items:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. A site plan indicating the location of any existing or proposed freestanding signs;
- e. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
- f. Elevation of proposed signs including size, materials and color;
- g. A true color rendering of the proposed signs;
- h. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination; and,
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Sign Plan requirements listed above, which are not necessary to support a thorough review of the project.

8. **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:

- a. North arrow;
- b. Graphic scale;
- c. Address of site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternate Transportation System;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. 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;
- h. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
- i. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
- j. All improvements to the street system on-site and off site;
- k. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
- l. Measurement of curb radius and/or taper;
- m. Location and dimensions of primary vehicular ways in and around the proposed development;
- n. Location of any proposed or existing sidewalk or pathway;
- j. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.

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.

9. **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.

10. **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.

11. **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.

K. 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 Westfield – Washington Township Zoning Ordinance prior to the effective date of this Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Westfield – Washington Township 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

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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 Westfield – Washington Township 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.

LANDSCAPING STANDARDS

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 driplines 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.

3. 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.

WC 16.06.020 - 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. 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 fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) 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 driplines 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.

WC 16.06.030 - 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** 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 Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - 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).
- 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. Trash and Loading Facilities** - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities** - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

- K. 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.
- L. 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.

WC 16.06.050 - On-Site and Street Frontage 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 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
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.

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3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - o 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.
 - o 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 residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
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 (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01..
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet 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 16.06.050-01.
3. 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.

4. 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.

WC 16.06.060 - 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. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

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Table 16.06.060 - 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-J	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
AG	-	40	40	40	40	40	15	15	15	15
SF AG-SF1 AG-SF1-J	40	-	20	20	20	20	40	40	40	40
SF SF2	40	20	-	20	20	20	40	40	40	40
SF SF3	40	20	20	-	20	20	40	40	40	40
SF SF4 SF5	40	20	20	20	-	20	40	40	40	40
MF	40	20	20	20	20	-	40	40	40	40
Institutional Churches Schools Gov't Offices	15	40	40	40	40	40	-	15	40	40
Commercial	15	40	40	40	40	40	15	-	15	15
Industrial EI	15	40	40	40	40	40	40	15	-	15
Industrial OI	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

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- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
No drives or parking areas shall be permitted in the reduced buffer yard area.
- 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. 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 WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- 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 Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

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.

A. Interior Parking Lot Landscaping

1. 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 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

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5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

- 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.
- 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.
- Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- 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.
- 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.
- 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).

B. Perimeter Parking Lot Landscaping

1. Application

- Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - the parking lot is located within a required yard; or
 - the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- 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.

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- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

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 in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
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 in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township 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;

F. 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: zero (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.

G. 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.

H. 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;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

EXHIBIT 18
PHASING SEQUENCE

Phasing below is the order of development anticipated by the Developer. Actual phasing is subject to change based on market demands.

During the calendar years 2003-2005

A-1, B-1, B-2, B-4, C

During the calendar years 2005-2007

A-2, A-3, B-3, B-4, B-5

- * Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained for each parcel, development and the installation of utilities and streets shall commence within a reasonable period of time, but may be completed in phases.

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WC 16.04.077 State Highway 32 Landscape Overlay Zone

It is the purpose of the State Highway 32 Landscape Overlay Zone to promote the public health, safety, comfort, and general welfare by providing for consistent and coordinated landscaping of the properties bordering State Highway 32 in Washington Township, Hamilton County.

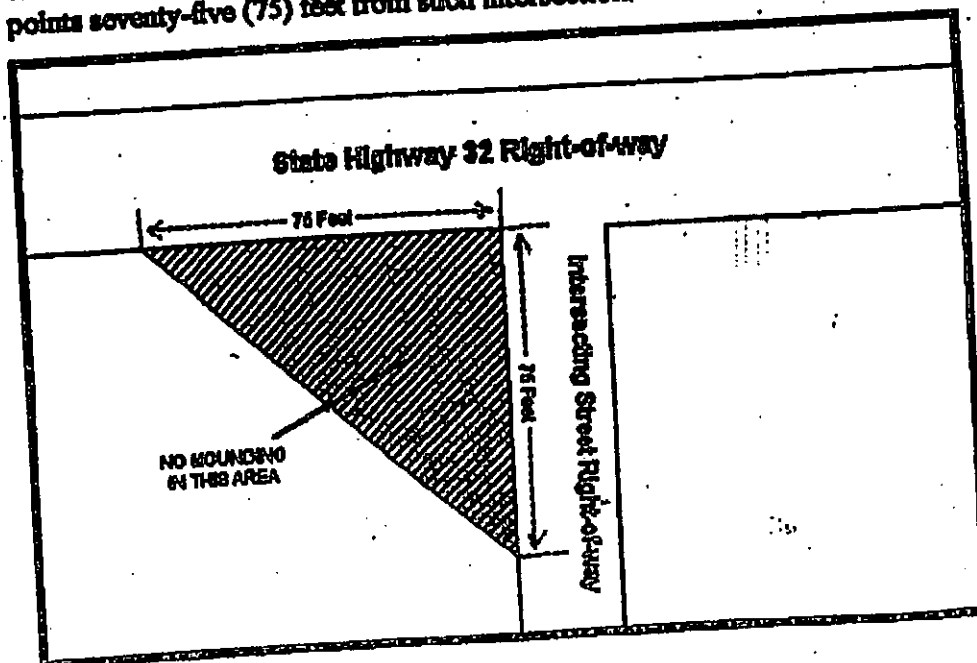
1. **Application** - This section (WC 16.04.077) shall apply to all land uses in all zoning districts that lie within the following described boundaries from the date at which this section is adopted.
2. **State Highway 32 Landscape Overlay Zone Boundaries** - The boundaries of the State Highway 32 Landscape Overlay Zone are hereby established for an area of 600 feet on either side of the right-of-way of State Highway 32, extending across the entire Township of Washington in Hamilton County, Indiana; except that portion of State Highway 32 which lies between U.S. 31 and Grassy Branch/Carey Road; and that portion which lies within the originally platted towns of Jolietville and Bagletown. (see Figure WC 16.04.077 A)
3. **Landscaping** - In conjunction with other landscaping requirements established in the Westfield - Washington Township Comprehensive Zoning Ordinance, all development activities in the State Highway 32 Landscape Overlay Zone shall meet the following minimum landscaping requirements:
 - a) **Frontage Along State Highway 32**
 - All development activities on properties having frontage on State Highway 32 shall include construction of landscaping consistent with that which is established in Figure WC 16.04.077 B of this section.
 - This exhibit illustrates four shade trees, six ornamental trees, and five evergreen trees to be planted every two hundred lineal feet in a staggered manner, on a mound, along such frontage (see 16.04.077, 3c for approved tree species).
 - All mounding along State Highway 32 shall be located at least forty (40) feet from the State Highway 32 right-of-way.
 - No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.
 - It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.

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- Any partial section of the two hundred foot frontage landscaping depicted in Figure WC 16.04.077 B shall be landscaped in a manner which is proportionate to its size (i.e., a one hundred foot section of road frontage would be planted with half the number of trees as a two hundred foot section).
- When calculating the number of trees to be planted along such frontage results in a fraction, the number of trees required shall be rounded up to the nearest whole number (i.e., a calculation of 2.3 trees results in 3 trees being required).
- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 B; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 B to be changed in a way which is more consistent with Figure WC 16.04.077 B.

b) Intersections Along State Highway 32

- All development activities on properties which include or abut intersections along State Highway 32 (including all thoroughfares, driveways, and vehicular accesses to property) must include construction of landscaping consistent with that which is established in Figure WC 16.04.077 C of this Section.
- This exhibit illustrates daylilies, junipers, and six ornamental trees to be planted on the bulb-like termination of the frontage mounding facing State Highway 32 at each intersection. (see 16.04.077, 3c for approved tree species)
- Such mounding shall not be placed or permitted to remain on any corner lot within the triangular area formed by the intersection of rights-of-way lines and points seventy-five (75) feet from such intersection.



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WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- In the case of rounded rights-of-way intersections, the seventy-five (75) feet distance shall be measured from the point at which the rights-of-way lines would intersect if they were not to have been rounded at the corner.
- All mounding shall be located at least forty (40) feet from the State Highway 32 right-of-way and the rights-of-way of intersecting streets.
- No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.
- It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.
- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 C; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 C to be changed in a way which is more consistent with Figure WC 16.04.077 C.

c) Approved Tree Species

Shade Trees - must be at least two and one half inches in diameter

- Purple Ash
- Honey Locust
- Red Maple

Ornamental Trees - must be at least two inches in diameter

- Winterking Hawthorn
- Crabapple
- Pear

Evergreens - must be a minimum of six feet in height

- Blackhill Spruce
- Colorado Blue Spruce
- Serbian Spruce
- Austrian Spruce

Other species may be substituted only with the explicit permission of the Plan Commission.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

The following list of tree species shall not be permitted to be used to meet the minimum landscaping requirements of the State Highway 32 Landscape Overlay Zone; however, they may be used in addition to the trees required to meet State Highway 32 Landscape Overlay Zone landscaping standards, with the same maintenance requirements as established in 16.04.077, 3d:

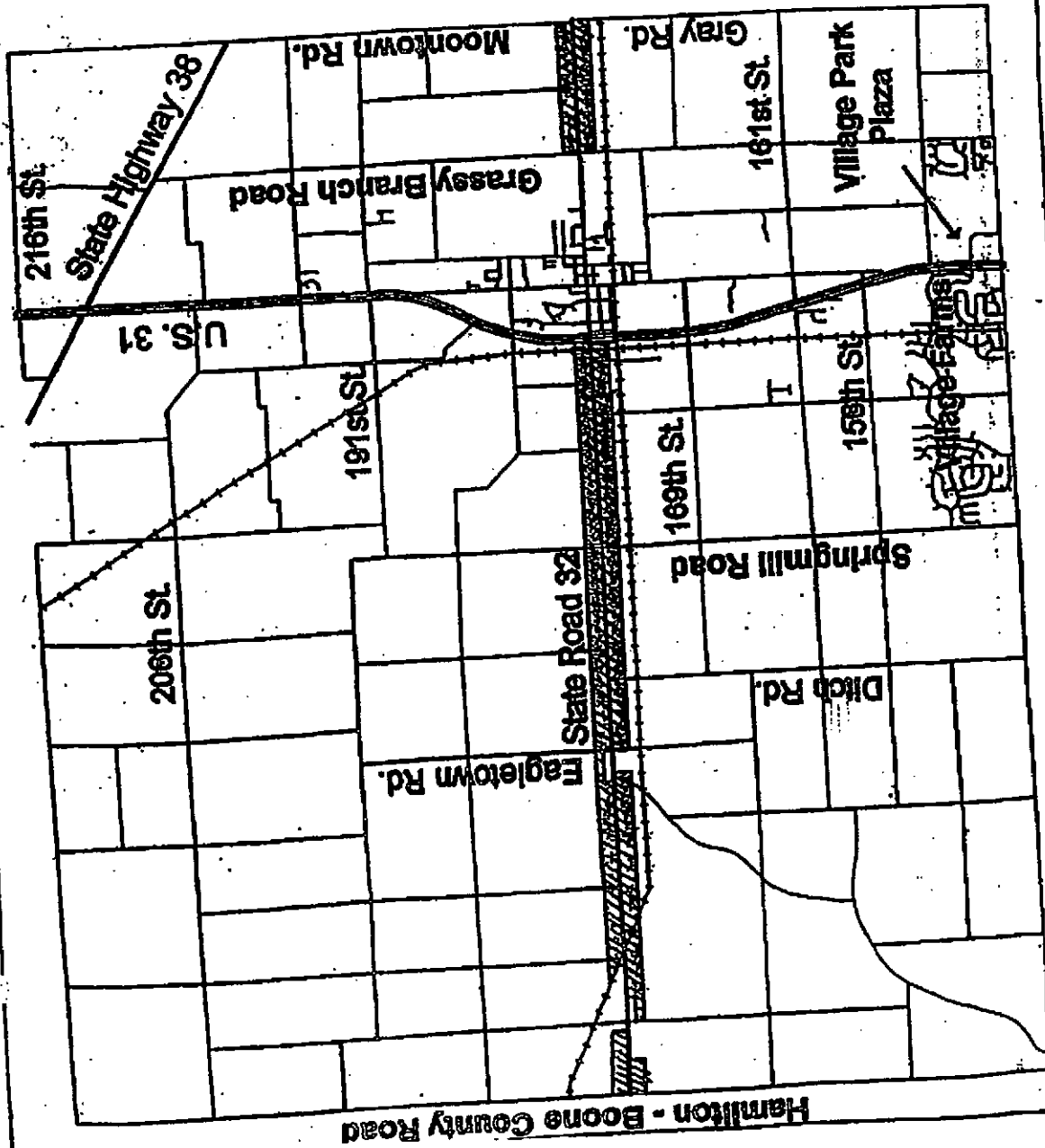
- Box Elder
- Silver Maple
- Tree of Heaven
- Paper Birch
- European White Birch
- Southern Catalpa
- Mulberry
- American Sycamore
- Lombardy Poplar
- Cottonwood
- Carolina Poplar
- Pin Oak
- Willows
- Siberian Elm

- d) Maintenance - All plantings required by this section shall be owned and maintained by the owner of the property on which they exist. Each owner shall be required to maintain such plantings in a reasonable manner, replacing damaged or dead plantings, and not allowing such plantings to pose health and/or safety risks to vehicular traffic.
4. Landscaping Plans - Landscaping plans for all lots within the State Highway 32 Landscape Overlay Zone, on which any building is to be constructed shall be designed in accordance with the provisions of this section in order to receive site development plan approval from the Plan Commission.
5. Disclaimer on Rezoning - The State Highway 32 Landscape Overlay Zone does not rezone any land for any purpose.
6. Board of Zoning Appeals - All uses and standards of this section may be subject to variances as approved by the Board of Zoning Appeals pursuant to section WC 16.04.170 of the Westfield - Washington Township Comprehensive Zoning Ordinance.

Figure WC 16.04.077 A

Washington Township
Hamilton County, IN

State Highway 32
Landscape Overlay
Zone



Hamilton - Boone County Road

Figure WC 16.04.077 B
Frontage Along State Highway 32

State Highway 32 Landscape Overlay Zone

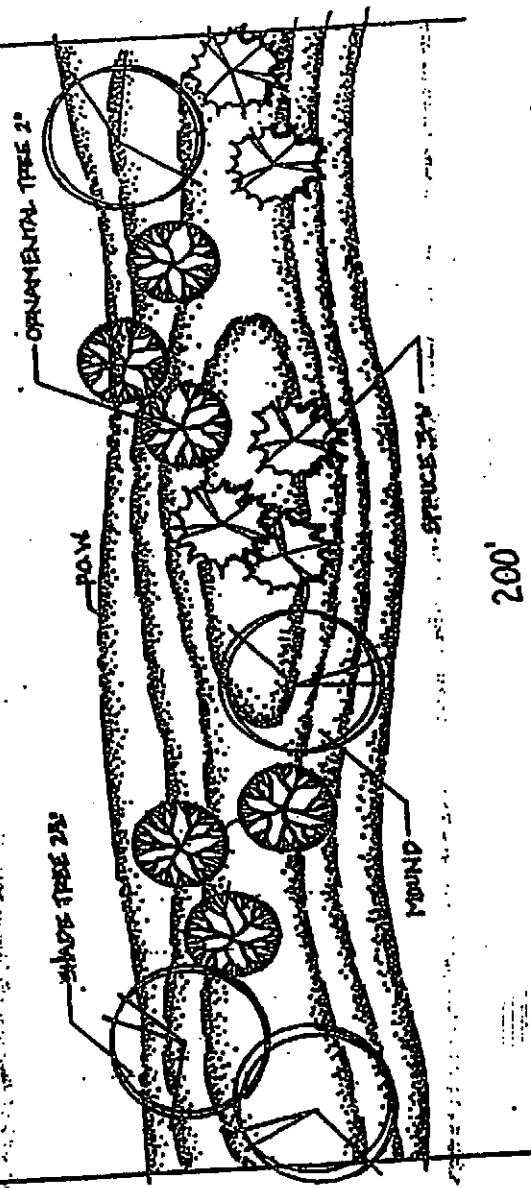
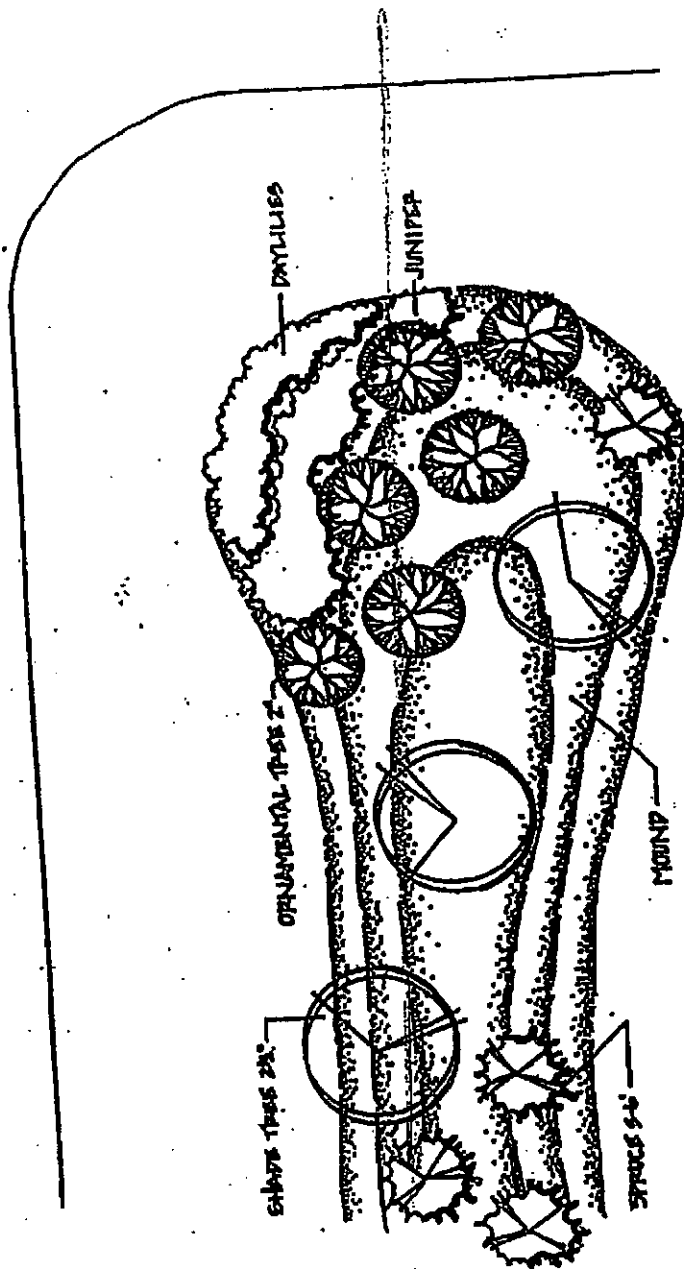


Figure WC 16.04.077 C
Intersections Along State Highway 32

State Highway 32 Landscape Overlay Zone



Chapter 7. Lighting Standards

WC 16.07.010 General Lighting Standards

A. Applicability

The standards of this chapter shall apply to all zoning districts.

B. General Standards

1. Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.
2. On-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (.5) footcandle onto adjacent buildings, properties, public streets, or vehicles thereon.
3. Lighting shall be installed so as to reflect away from adjoining properties. Covers shall be installed on lighting fixtures. Lamps shall not extend below the bottom of such covers.
4. Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.
5. Special attention shall be given to the intensity, function, and appearance of lighting to be installed. Lighting installed shall be consistent with other lighting in the surrounding area.
6. Reflected glare on nearby buildings, streets, or pedestrian areas shall be mitigated by utilizing overhangs and awnings; using non-reflective building materials for exterior walls and roof surfaces; controlling angles of reflection; and placing landscaping and screening in appropriate locations.

EXHIBIT 9

AREA A LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Quarter; thence North 00 degrees 17 minutes 27 seconds East along the west line thereof a distance of 1179.83 feet to the southwesterly corner of a Parcel of Land as described in Instrument Number 2002-7514 in the Office of the Recorder of Hamilton County; (the following eleven courses being along the boundary of said Parcel of Land) (1) thence South 89 degrees 42 minutes 32 seconds East a distance of 16.50 feet; (2) thence North 00 degrees 17 minutes 28 seconds East a distance of 25.00 feet; (3) thence South 89 degrees 42 minutes 32 seconds East a distance of 2.50 feet; (4) thence North 00 degrees 17 minutes 28 seconds East a distance of 90.00 feet; (5) thence South 89 degrees 42 minutes 32 seconds East a distance of 11.00 feet; (6) thence North 03 degrees 52 minutes 03 seconds East a distance of 160.31 feet; (7) thence North 00 degrees 17 minutes 28 seconds East a distance of 150.00 feet; (8) thence North 03 degrees 59 minutes 53 seconds West a distance of 200.56 feet; (9) thence North 09 degrees 21 minutes 25 seconds West a distance of 50.72 feet; (10) thence North 00 degrees 17 minutes 28 seconds East a distance of 50.00 feet; (11) thence North 89 degrees 42 minutes 32 seconds West a distance of 16.50 feet to the aforesaid west line; thence North 00 degrees 17 minutes 27 seconds East along said west line a distance of 743.12 feet to the Northwest Corner of said Quarter; thence North 89 degrees 35 minutes 25 seconds East along the north line thereof a distance of 2644.43 feet to the Northeast Corner thereof, thence South 00 degrees 04 minutes 06 seconds East along the east line thereof a distance of 2658.67 feet to the Southeast Corner thereof, thence South 89 degrees 49 minutes 29 seconds West along the south line thereof a distance of 2661.00 feet to the Point of Beginning. Containing 161.069 acres, more or less.

EXHIBIT 10

AREA B LEGAL DESCRIPTION

A part of the West half of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 18 North, Range 4 East; thence South 00 degrees 06 minutes 29 seconds East (assumed bearing) 917.53 feet along the West line of said Northwest Quarter to the Northwest corner of the South half of said Northwest Quarter and the Point of Beginning of this description; thence South 89 degrees 03 minutes 38 seconds East 2666.27 feet along the North line of the South half of said Northwest Quarter to the Northeast corner of the South half of said Northwest Quarter; thence South 00 degrees 06 minutes 41 seconds East 1321.20 feet along the East line of said Northwest Quarter to the Southeast corner of said Northwest Quarter; thence North 88 degrees 50 minutes 11 seconds West 1333.28 feet along the South line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 04 minutes 00 seconds East 1321.64 feet along the East line of the Northwest Quarter of said Southwest Quarter to the Southeast corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 09 minutes 34 seconds West 1331.92 feet along the South line of the Northwest Quarter of said Southwest Quarter to the Southwest corner of the Northwest Quarter of said Southwest Quarter said corner being North 00 degrees 07 minutes 09 seconds West 1329.17 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 09 seconds west 1329.17 feet along the West line of said Southwest Quarter to the Northwest corner of said Southwest Quarter said corner also being the Southwest corner of said Northwest Quarter; thence North 00 degrees 06 minutes 29 seconds West 1310.76 feet along the West line of said Northwest Quarter to the Point of Beginning. Containing 121.08 acres, more or less.

EXHIBIT 11
AREA A DEVELOPMENT STANDARDS

	Parcel A-1	Parcel A-2	Parcel A-3
Minimum Lot Width at Building Line (1)	100' for all lots	80' for all lots	100' for all lots
Minimum Lot Frontage on Street	50'	30' (2)	10' (2)
Minimum Lot Area	15,000 SF	12,000 SF	30,000 SF
Minimum Front Yard Setback (3)	25'	15'(3)	20'
Minimum Side Yard Setback	8' 16' Aggregate	8' 16' Aggregate	8' 16' Aggregate
Minimum Rear Yard Setback	30'	30'	30'
Maximum Building Height	35'	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1 Story: 1700 SF 2 Story: 1000 SF 1 ½ Story: 1100 SF	1 Story: 1800 SF 2 Story: 1000 SF 1 ½ Story: 1200 SF	1 Story: 2000 SF 2 Story: 1000 SF 1 ½ Story: 1500 SF

Above requirements may be decreased a maximum of 10% on up to 10% of the residences.

Note: Provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

- (1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of sixty (60) feet.
- (2) Lot frontage may be located on Public Street or Private Drive.
- (3) Front yard setbacks less than 20' shall only be permitted in circumstances relating to tree preservation provided that all front load garages shall have a minimum set back of 20'.

EXHIBIT 12

AREA A ARCHITECTURAL GUIDELINES

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl or aluminum clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar) or equivalents as determined by the Developer.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Residences shall have windows on at least three (3) sides; provided, however, that in the event a side of a residential dwelling does not have a window, it shall have at least one (1) architectural break such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel A shall face or be parallel to the abutting Internal Street. At least seventy-five percent (75%) of the garages within Parcel A shall be side load, angled, or rear loaded. Residences having at least 50% of the garages side load shall be deemed to have met the side load, angled, or rear load requirement.
8. Design Objectives. Dwellings shall be required to meet the following:
 - A. Dwellings located adjacent to a External Street and located so as to have a rear or side façade oriented to said External Street shall utilize multiple textures or multiple architectural elements on each façade visible from the perimeter street.
 - B. No two dwellings located on side to side adjacent lots shall have to the same combination or proportion or roofing or siding materials on each façade visible from any public street.

EXHIBIT 13

AREA B DEVELOPMENT STANDARDS DETACHED RESIDENTIAL

	Parcel B-4	Parcel B-5
Minimum Lot Width at Building Line (1)	65' for all lots	70' for all lots
Minimum Lot Frontage on Street (2)	50'	25'
Minimum Lot Area (3)	7,800 SF	8,400 SF
Minimum Front Yard Setback	15'	15'
Minimum Side Yard Setback (4)	5'	5'
Minimum Rear Yard Setback	20'	20'
Maximum Building Height	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF

Above requirements may be decreased a maximum of 10% on up to 10% of the residencies with the exception of lot width in which the minimum width shall not be less than 65 feet .

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

- (1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of fifty (50) feet.
- (2) Minimum lot width may be reduced to fifty (50) feet for residences with rear load garages accessed via a lane or alley.
- (3) Lot frontage may be located on Public Street or Private Drive.
- (4) Minimum lot area may be reduced to 6,000 square feet for residences with rear load garages accessed via a lane or alley.
- (4) In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.

EXHIBIT 13
DEVELOPMENT STANDARDS ATTACHED RESIDENTIAL

Parcel Size*	21 AC Parcel B-1	16 AC Parcel B-2	11 AC Parcel B-3
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	15'	15'	15'
Permitted density	10 units per acre	5.5 units per acre	5 units per acre
Maximum dwelling units*	150	85	55

* Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units.

1. Maximum building height:
 - (a) Primary - 50'
 - (b) Accessory, including clubhouse - 55'
2. Minimum set back from External Street: This provision shall supercede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 2.9 of this Oak Manor PUD entitled "Landscaping".
3. Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.

EXHIBIT 14

AREA B ARCHITECTURAL GUIDELINES

A. Architectural Guidelines (Parcels B-1 and B-2)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of, long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include masonry or equivalents, EIFS, stucco, wood, concrete fiber (Hardy-Plank or similar) or equivalent materials. Thirty percent (30%) of the total façade of all structures shall incorporate masonry or equivalent, stucco, EIFS, or equivalent material excluding roofs, doors, and windows.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have an architectural break, such as a chimney or other corner break. The outermost corners of an attached building shall not be considered architectural breaks.
6. Detached Garages. Detached garage structures, not to exceed ten (10) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 14.
7. Front Façade Architectural Elements. Each dwelling shall utilize a minimum of two of the following architectural elements on the front façade;
 - a. Minimum of 50% masonry or equivalent, EIFS, stucco, or equivalent material on façades facing external streets, exclusive of doors and windows.

- b. Rear load, side load, or angled garage.
- c. Roof with dormers (minimum 2 dormers).
- d. Shutters.
- e. Covered Porch (minimum of 6' in width and four feet in depth).
- f. Roof line direction or elevation change.
- g. Shed Roof accent at front entry (min. size 4' X 10').
- h. Gable accent.
- i. Decorative trim molding.
- j. Architectural elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).
- k. Keystone (over all first floor, front façade windows and doors).

B. Architectural Guidelines (Parcels B-3, B-4, and B-5)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Design Objectives. Dwellings shall be required to meet the following:
 - A. Dwellings located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the external street.
 - B. No two dwellings located on side-to-side adjacent lots shall have substantially similar front elevations.
 - C. Dwellings with front load 2 car garages shall be designed such that the garage width is not greater than 60% of the total width of the dwelling.
6. Exterior Surfaces. Permitted exterior surfaces shall include; vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber (Hardy-Plank or similar), or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, and soffits shall be permitted.
 - A. Generally all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of 5' returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors unless architectural style does not warrant.

B. Each dwelling using vinyl siding on the front façade shall utilize a minimum of three of the following architectural elements on the front façade;

1. Side load or angled garage.
2. Covered Porch (minimum of 6' in width and 4' in depth based on foundation dimensions).
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Wood, Hardi-plank, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between to different exterior materials or Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
5. Architectural Break, including cantilevered offsets (Homes incorporating two or more architectural breaks shall be deemed to have met two of the element requirements.)
6. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
7. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

C. Each dwelling using vinyl siding on the sides of the dwelling shall utilize a minimum of one of the following architectural elements on each side façade. Side facades which face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade;

1. Side load or angled garage.
2. Hip Roof
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Architectural Break, including cantilevered offsets.

5. Masonry or equivalent, EIFS, stucco or equivalent material a minimum of 18" in height the entire length of the façade or 5' return on the first floor.
6. 3 or more windows on the façade.
7. Side Yard landscaping to include at least one tree a minimum of 6' in height at time of planting and 3 bushes 3' in height at time of planting.

D. Each dwelling using vinyl siding and located adjacent to an External Street which is oriented as to have the rear and/or side façade of the home predominately visible from an external street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and 5' returns for side facades facing External Streets or a minimum of two of the following design features on said façade(s);

1. Covered open or screened in porch (minimum size 10'X10', porches with arbor or similar roof treatments shall be deemed to meet this element requirement.)
2. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
3. Architectural Break. (Homes incorporating two architectural breaks shall be deemed as meeting this requirement.)
4. Masonry, EIFS, cultured stone or equivalent material wrap a minimum of 5' for side facades facing External Streets.
5. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18" in height the entire length of the façade.
6. Hip Roof, only for side facades facing External Streets.
7. Elevated deck with decorative rail minimum of 12' in width.
8. Roofline direction, or height change greater than sixteen (16) inches.

EXHIBIT 15

RESIDENTIAL STREETSCAPE STANDARDS

A. Streetscape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. All street lights shall be installed at the developer's expense and maintained by the owners of the parcel in which they exist or by the not-for-profit association for the parcel in which they exist. Street lights may be permitted to be 16 feet tall.
3. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.
4. 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 for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
5. Gas Lights. Gas lights may be used without shielding.

EXHIBIT 16
RESIDENTIAL STREET STANDARDS

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LIGHTING STANDARDS

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Chapter 7 Outdoor Lighting Standards

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes 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 Chapter 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.

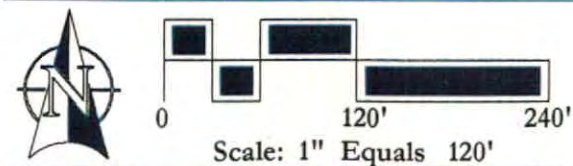
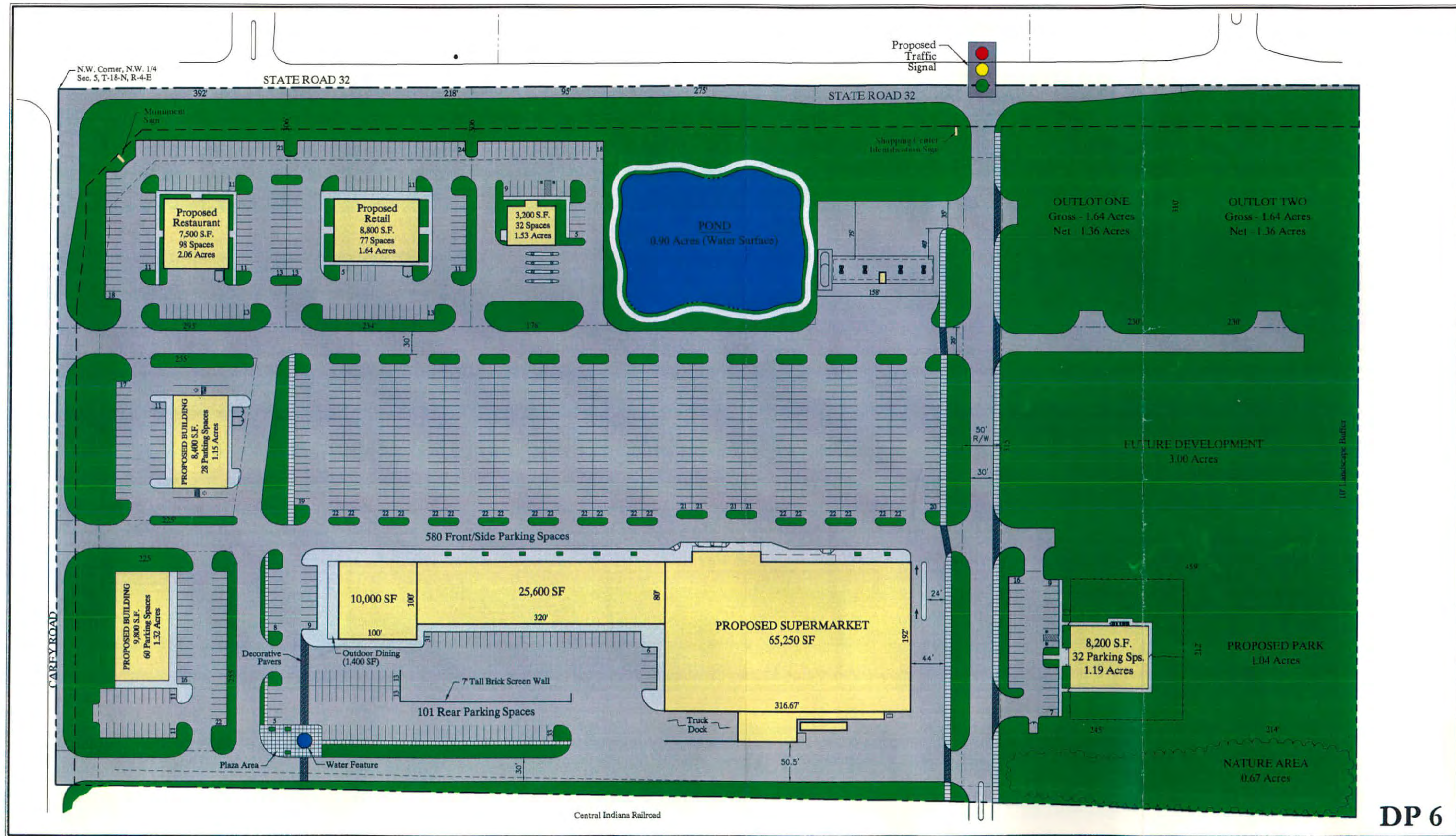
These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
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;



Development Plan 6 - S.R. 32 & Carey Road

Westfield, Indiana

JUNE 17, 2003

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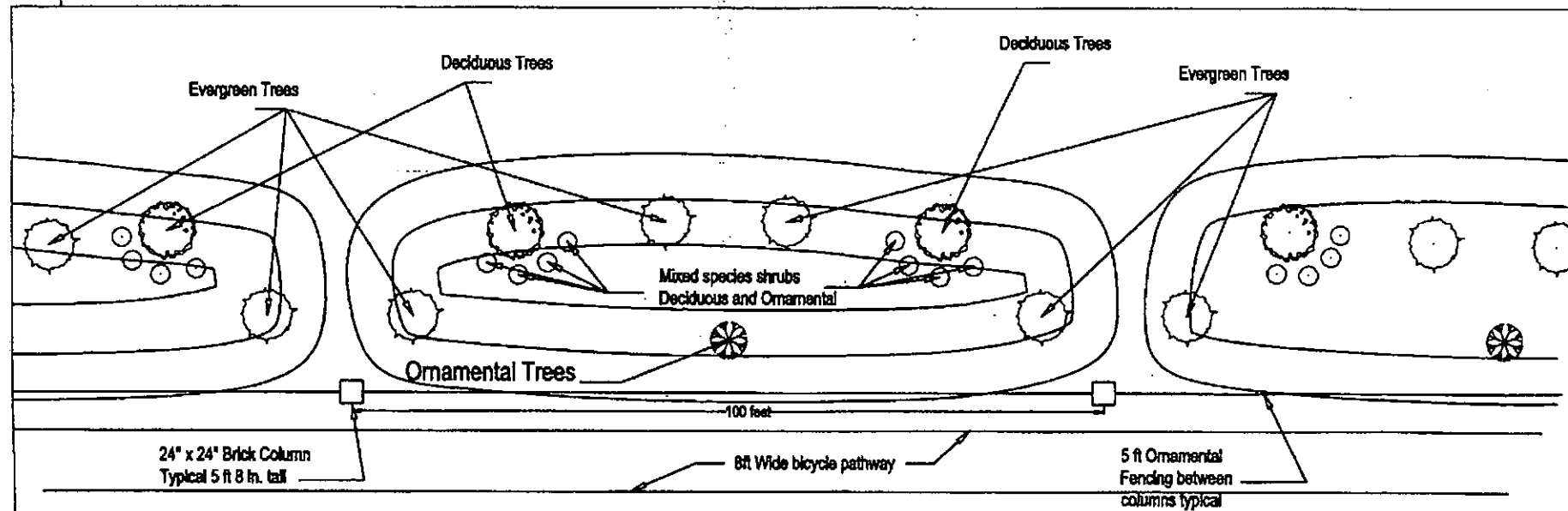
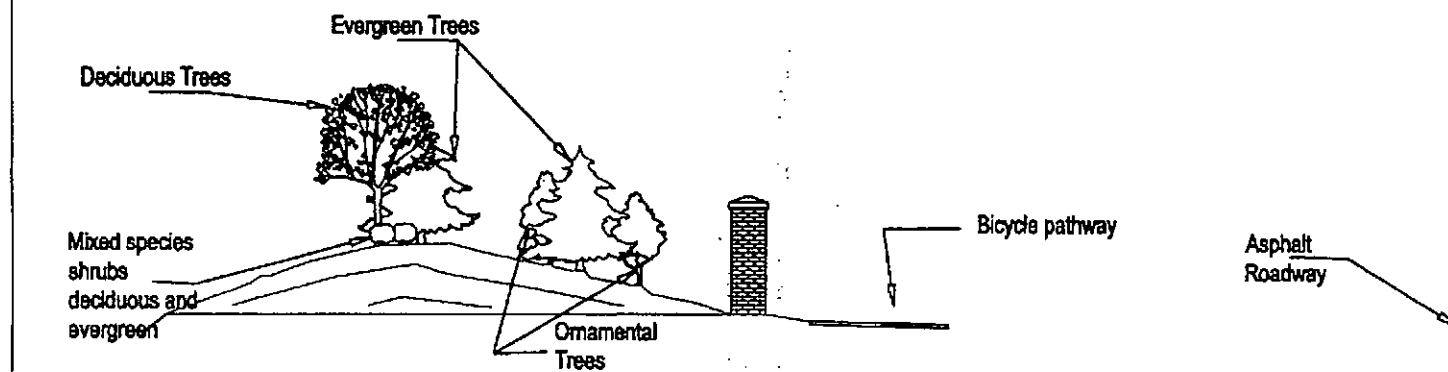
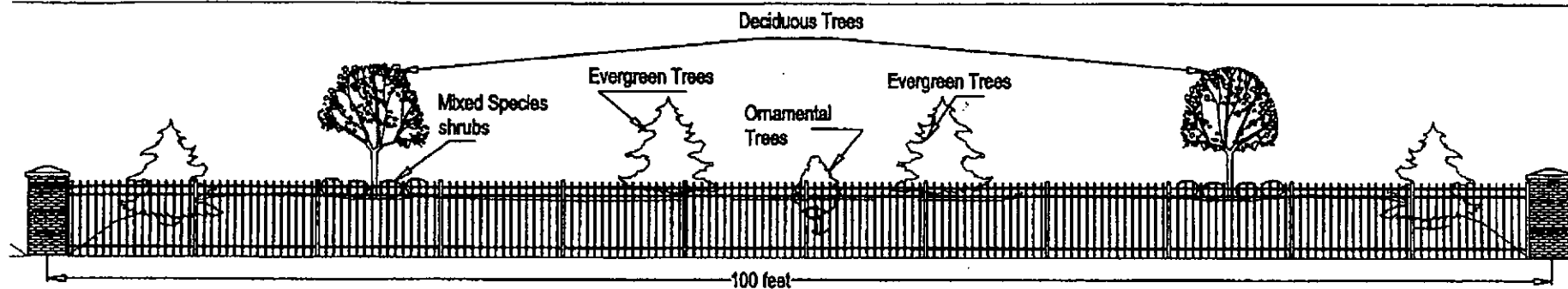


EXHIBIT 20

AREA C LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89 degrees 40 minutes 33 seconds East along the North line thereof a distance of 1674.38 feet to a "Mag" nail with washer marking the Northwest corner of a tract of land described in Instrument Number 200000009978 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 28 seconds East along the West line of said tract and along the West line of a tract of land described in 200000018471 in said Recorder's Office a distance of 930.94 feet to a rebar marking the Southwest corner of said tract described in 200000018471, said point also being on the North line of a tract of land described in Instrument Number 9116724 in said Recorder's Office (being the North Right-of-Way line of the former Central Indiana Railroad); thence North 89 degrees 00 minutes 37 seconds West along the North line thereof a distance of 1674.64 feet to a "Mag" nail with washer marking the intersection of said North Right-of-Way line and the West line of said Northwest Quarter; thence North 00 degrees 03 minutes 28 seconds West along the West line thereof a distance of 892.53 feet to the Point of Beginning. Containing 35.045 acres, more or less.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal public, semipublic, or office facility use on the same lot.

Assisted Living Facilities

Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.

Day Care Facility

A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.

Funeral Home

An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

Governmental Facility

A government owned or operated building, structure, or land used for public purpose.

Hospital

A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.

Medical Clinic

An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Nursing Home

A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.

Office

An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

Office Showroom

An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.

Postsecondary Educational Institution

A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

Professional/Technical Training/Educational Institution

An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.

Temporary Care Facility

A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.

BUSINESS AND PERSONAL SERVICES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal business or personal service use on the same lot.

Appliance Repair

An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.

Auction House

A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

Cargo and Package Service

An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.

Catalog and Mail-Order Sales

Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.

Caterer

A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.

Coin-Operated Laundry and Dry Cleaning

An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

Copy and Other Administrative Business Services

A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.

Dry Cleaning and Laundry Pickup

An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

Dry Cleaning and Laundry Service

An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.

Electrical Repair

An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

Employment Agency

An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

Equipment Rental, Light

An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.

Estate Services

A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

Financial Service

An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services. Vehicular drive-thru facilities and/or exterior automatic teller machines (a/k/a ATM's) are included as permitted uses of a financial service.

Insurance Agency

An agency whose business is to underwrite, sell or broker insurance policies.

Interior Decorating

An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.

Legal Service

An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.

Locksmith

An establishment engaged in making or repairing locks.

Lodging

A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

Office Equipment Repair

An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.

Personal Grooming Services

An establishment providing human personal grooming services including, but not limited to, cutting and styling hair, shaving and trimming beards, hairdressing/styling, facials, manicures, spa and other related services.

Pet Services

Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.

Photographic Service

An establishment primarily engaged in photography, developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting and/or selling photographic equipment.

Real Estate Agency

An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.

Security Systems Services

Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.

Shoe Repair

A place of business primarily engaged in repairing footwear.

Tailoring

An establishment primarily engaged in making and selling men's and women's clothing to individual order.

Tanning Salons

Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.

Travel Agency

An agency engaged in selling and arranging personal transportation and accommodations for travelers.

Upholstery Service

An establishment offering reupholstery and repair services and specific upholstery materials for sale.

Veterinary Service (Indoor)

An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.

RETAIL AND WHOLESALE TRADE

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal retail or wholesale trade use on the same lot.

Apparel Shop

An establishment involved in selling clothing and clothing accessories.

Appliance Sales

Establishments involved in selling instruments or devices designed for a particular use, such as stoves, fans or refrigerators, which are operated by gas or electric current.

Audio/Video Store

An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.

Automotive Supply

An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

Bakery (Retail)

An establishment primarily engaged in the production and/or retail sale of bakery products.

Bookstore

A place of business where books and magazines are the main items offered for sale.

Building Materials

Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.

Camera and Photographic Supply

An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

Confectionery

An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.

Convenience Store

Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

Coffee Shop

An establishment primarily engaged in the retail sale of coffee beans or grounds, and coffee drinks ready for consumption, with or without the ancillary sale of food products.

Department Store

A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

Drapery Sales

Places of business where draperies are the main product offered for sale.

Drugstore

An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

Electronic Devices

Establishments primarily engaged in the retail sale or rental of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.

Florist (Retail)

An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

Flooring, General Sales

Places of business where floor coverings or hard wood flooring are the main products offered for sale.

Framing Shop

An establishment primarily engaged in framing artwork and photographs and the sale of custom and prefabricated frames.

Furniture Sales

Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.

Gallery

An establishment primarily engaged in displaying and selling artistic work to the general public.

Garden Centers

Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.

Gift Shop

An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.

Grocery Store

A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.

Handicrafts

Places of business that sell articles fashioned by those engaged in handicrafts.

Hardware

An establishment primarily engaged in the retail sale or rental of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.

Hobby, Toy, and Game Shops

Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.

Housewares and Home Furnishings

Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

Jewelry

An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets and brooches; sterling and plated silverware; and watches and clocks.

Leather Goods and Luggage Stores

Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods, except clothing.

Liquor Store

An establishment primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine and whiskey, for off-premises consumption.

Marine Supply

An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.

Meat Market

A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.

Motorcycle Sales

Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.

Music Store

An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.

Office Supplies

Places of business where stationer and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.

Optical Goods

Establishments involved in selling visual devices or products.

Pet Shop

A place of business where domestic animals, and products for the health and care of domestic animals, are sold.

Restaurant

An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only, a bar, billiard tables and/or live music that is incidental and subordinate to the sale of food.

Restaurant (Drive-In)

An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.

Sporting Goods

Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.

Tobacco Shops, Specialty

Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.

Used Merchandise (Antiques)

A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.

Used Merchandise (General)

A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

Vitamin/Supplement Sales

An establishment primarily engaged in the sale of non-prescription vitamins, herbs and other supplements.

AUTOMOTIVE AND TRANSPORTATION SERVICES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal automotive or transportation service use on the same lot.

Automotive Rentals

Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

Automotive/Boat Repair/Service Shop

An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing and like services.

Automotive Tire Sales/Repair

An establishment primarily engaged in the retail sale and repair of automotive tires.

Car Wash

An area or structure equipped with automatic or self-service facilities for washing automobiles.

Refueling Center

An establishment engaged in selling automotive fuel. Such an establishment may be affiliated with a shopping center anchor tenant and may include sales of concession-type consumer goods from inside the kiosk only. There shall be no outdoor storage, display or sales, including vending machines.

AMUSEMENT AND RECREATIONAL SERVICES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal amusement or recreational use on the same lot.

Park and Recreational Services, For Profit

Commercially-operated, for-profit, park and recreational uses which may include:

- establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and miniature golf;
- physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance, exercise and/or wellness (e.g. weight control) classes, whether or not on a membership basis.

Park and Recreational Services, Not For Profit

Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

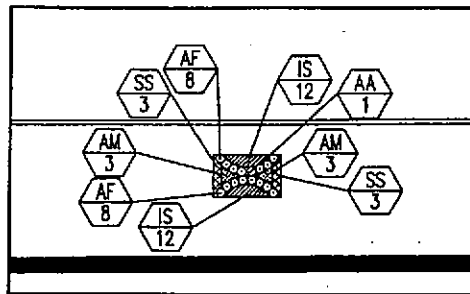
MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

Accessory Use

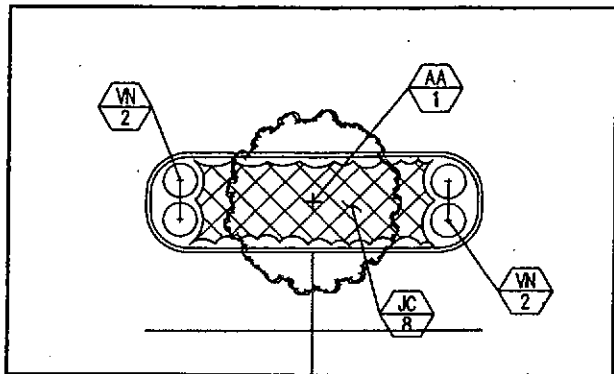
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal manufacturing, mining, construction, or industrial use on the same lot.

Signs and Advertising Displays

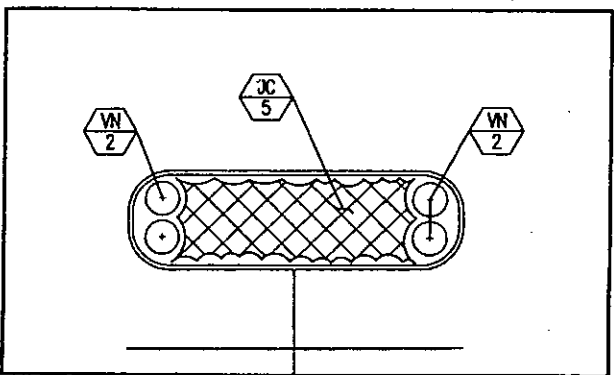
Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties. (Development standard: Maximum business size of 3,000 square feet.)



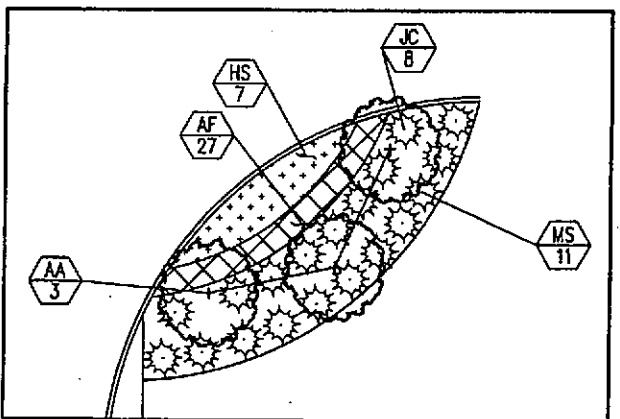
BUILDING PLANTERS ENLARGEMENT
SCALE 1" = 10'



PARKING ISLAND TYPE-1 ENLARGEMENT
SCALE 1" = 10'



PARKING ISLAND TYPE-2 ENLARGEMENT
SCALE 1" = 10'



TYPICAL INTERSECTION ENLARGEMENT
SCALE 1" = 10'

MONUMENT SIGN PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'

* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

BUILDING PLANTERS PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'

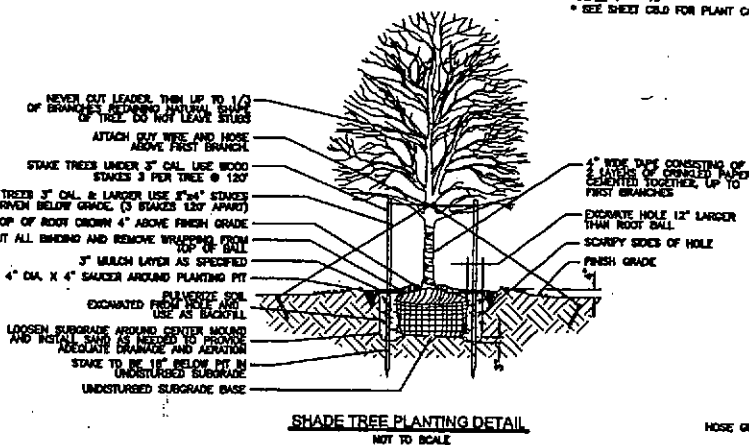
* QUANTITIES INCLUDE ALL 8 PLANTERS IN FRONT OF BUILDING

PARKING ISLAND TYPE-1 PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'

* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

PARKING ISLAND TYPE-2 PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'

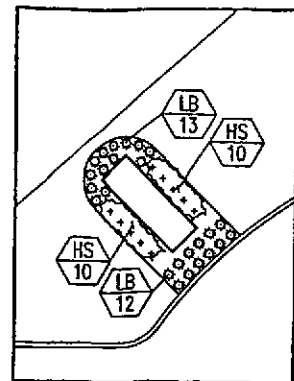
* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS



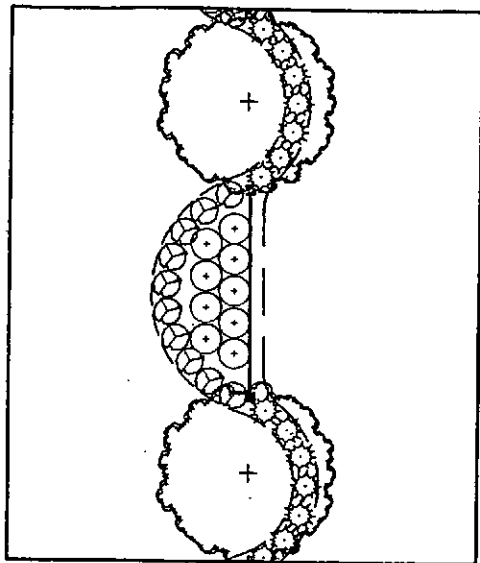
SHADE TREE PLANTING DETAIL
NOT TO SCALE

INTERSECTION PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'

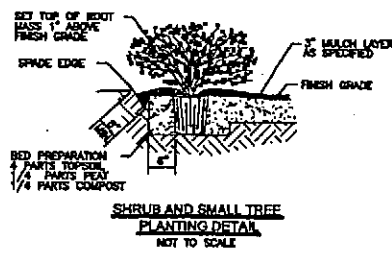
* QUANTITIES ARE APPROXIMATE FOR ALL 10 INTERSECTION PLANTINGS



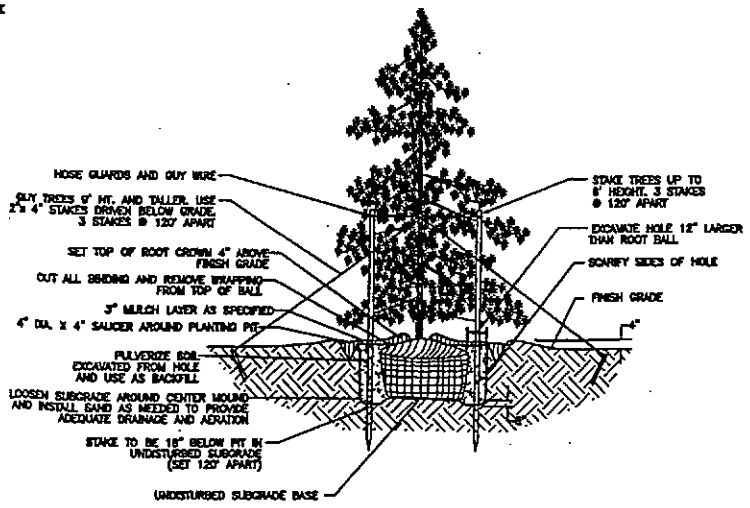
MONUMENT SIGN ENLARGEMENT
SCALE 1" = 10'



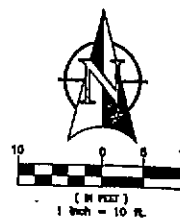
ORNAMENTAL FENCE ENLARGEMENT
SCALE 1" = 10'



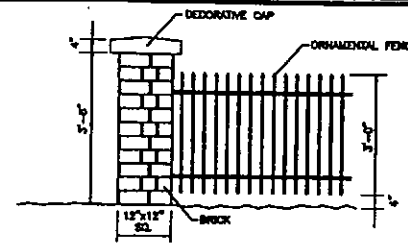
SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



OVERALL PLANTING SCHEDULE									
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT Maturity	SPREAD AT Maturity	
	10	20	Intermedia sp.	Shade & Dry	12" x 12"	Perennial	12'-15'	12'-15'	
	11	20	Perennial	Shade & Dry	12" x 12"	Perennial	12'-15'	12'-15'	



TYPICAL ORNAMENTAL FENCE DETAIL
NOT TO SCALE

- LANDSCAPE NOTES**
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
 - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK AND 200.1-1000", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
 - ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
 - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL THIEF OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
 - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 - THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
 - THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE.
 - IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
 - STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
 - ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL, DEADENED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.
 - IF PLANTS SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

FLYNN & ZINKAN REALTY CO.
5332 N. TEMPLE AVENUE
INDIANAPOLIS, INDIANA 46220

WESTFIELD MARKETPLACE
STATE ROAD 32 & CAREY ROAD
WESTFIELD, INDIANA

LANDSCAPE DETAILS

DWN BY: BEB
CHKD BY: ACH
SCALE: 1" = 30'
DATE: 10-13-03
PROJECT NUMBER
03-191
DESIGN PHASE
CONSTRUCTION
PLAN NUMBER
C8.1
SHEET OF

Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Tuesday, September 26, 2017 11:12 AM
To: Pamela Howard; Jim Ake
Cc: Ed Higgins; Gerald Kinyon; Ann, Lois Backes
Subject: Re: VOOM PUD

Dear Pam and Jim,

This PUD proposal does not seem right.

When the city refers to Gross Living Space, that term could be construed to include the garage with the term "Gross", and who's to say one could not live in a garage.

We wanted the PUD to read either Gross Space at 2000SF or Net Living Space at 1700SF without the garage.

Our intent is to not have any misleading terms as we found to be true in the last PUD, where suddenly what was always said to be Condos only became Apartments as well, according to the City of Westfield.

This PUD should reflect the correct square footage terms; Cindy Spoljaric challenged this at the approval meeting and met resistance.

In our mind, this PUD should read as follows:

31', Minimum Gross Floor Area for Ground Level, 950SF, Minimum Total Gross Floor Area 1600SF

36', Minimum Gross Floor Area for Ground Level, 1000SF, Minimum Total Gross Floor Area 2,000SF

We totally object to the current PUD sq. footage as it is proposed.

Jim, help us to get this right, if for no other reason, to restore our confidence in the PUD process!
If you do not intend to reword the PUD, please call me.

Thanks,

Lyle and Lois Backes

Jim, the sidewalk has not been back filled, leveled and seeded in our common area as you said would happen.
Would you please look into this.

From: Pamela Howard <phoward@westfield.in.gov>
Sent: Tuesday, September 26, 2017 10:25 AM
To: 'Lyle Backes'; Jim Ake
Cc: Ed Higgins
Subject: RE: VOOM PUD

Hi Lyle,

I have attached the approved Lancashire PUD, along with the proposed amendment. The only change being requested is in the Minimum Total Gross Living Area square footage for 36' lots. In the approved PUD 2,000 sf is listed in that space on the chart. The proposed amendment changes that number to 1,700 sf. The petitioner states that this was an error when transferring numbers to the PUD, and that the 300 sf garage was not subtracted for this type of lot as it should have been. Please let me know if you have any questions about this.

Thanks,

Pam Howard • ASSOCIATE PLANNER

City of Westfield • Economic and Community Development Department

2728 E. 171st Street • Westfield, IN 46074

DIRECT LINE: (317) 531-3751 • **MAIN OFFICE:** (317) 804-3170 • **FAX:** (317) 804-3181

www.westfield.in.gov

[Need to send me a file over 25 MB?](#)

From: Lyle Backes [mailto:lylobackes@msn.com]

Sent: Monday, September 25, 2017 6:00 PM

To: Pamela Howard <phoward@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>

Cc: Ed Higgins <higginsej1@gmail.com>

Subject: VOOM PUD

Hi Pam,

Pam, I see where the Oct. 2 Council meeting includes a vote to change the PUD square footage.

Please send me the old PUD and the new PUD that will be discussed/voted on.

Jim Ake,

When we show all the interest in this PUD as we did with the APC and the Council, why does no one contact us, the most affected people. Our people have a sour taste in their mouth on how these PUD requests are handled, not your fault, but certainly something the city should take input from community citizens. A discussion would be welcome.

Sincerely,
Lyle Backes

Pamela Howard

From: Edward Higgins <higginsej1@gmail.com>
Sent: Tuesday, September 26, 2017 4:49 PM
To: Lyle Backes
Cc: Pamela Howard; Jim Ake
Subject: Re: VOOM PUD

Jim.....

I am aware that you and Lyle Backes have had a lengthy and hopefully fruitful discussion resulting in you pursuing further clarification "in writing" of the PUD before the City Council addresses this matter again.

I have only one input that I believe can help if not clear up some confusion on when describing square footage. Do not allow any such wording to include both the words "Gross" and "Living" in the same sentence. These terms mean different things. The term "Gross" should include all the space a residence includes like enclosed patio, basement and garage. The term "Living" space should only be used to describe inhabitable space that is air conditioned/heated for human occupancy. Living space excludes the above mentioned spaces outside the home square footage.

I hope this is helpful as you pursue an accurate description of allowable construction square footage in the PUD change request.

Thank you for your continued involvement to protect the good current citizen residents of the Villages of Oak Manor.

Ed Higgins

On Mon, Sep 25, 2017 at 5:59 PM, Lyle Backes <lylobackes@msn.com> wrote:

Hi Pam,

Pam, I see where the Oct. 2 Council meeting includes a vote to change the PUD square footage.

Please send me the old PUD and the new PUD that will be discussed/voted on.

Jim Ake,

When we show all the interest in this PUD as we did with the APC and the Council, why does no one contact us, the most affected people. Our people have a sour taste in their mouth on how these PUD requests are handled, not your fault, but certainly something the city should take input from community citizens. A discussion would be welcome.

Sincerely,

Lyle Backes



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 2, 2017
1707-PUD-13
Exhibit 1

Docket Number: 1707-PUD-13 (Ordinance No. 17-19)

Petitioner: Aspen Property management and Brokerage, LLC

Representative: Eric Douthit; Church, Church, Hittle, and Antrim

Request: A change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Spring Mill Grand Station Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Residential

Acreage: 4.9 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Sign Exhibit
6. Proposed Ord. 17-19 (Spring Mill Grand Station PUD)
7. Project Narrative
8. Neighbor Meeting Summary
9. Spring Mill Station Addendum
10. Public Comments
11. SMSTG Letter of Support

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the June 12, 2017, City Council meeting. The public hearing for this petition was held at the July 11, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted an informational meeting on June 28, 2017, at Shamrock Springs Elementary School for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 8**.

The petitioner met with the Spring Mill Station Task Group on June 7, 2017, and again on September 20, 2017. A letter of support has been provided by the Task Group and is included as **Exhibit 11**.

PROJECT OVERVIEW

Location: This subject property is 4.9 acres +/- in size and is located at 16156 Spring Mill Road (see **Exhibit 2**). The property is currently zoned the SF2: Single-Family Low Density District and has been previously used for residential purposes. Adjacent properties to the north, south, and east are residential in use, and properties on the east side of Spring Mill road are commercial in use.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Spring Mill Grand Station”, that would allow for commercial development. The proposed ordinance defaults to the LB: Local and Neighborhood Business District as the underlying zoning district.

Concept Plan: The proposed ordinance includes a Concept Plan (see **Exhibit 3**), and requires that the real estate be developed in substantial compliance with that plan. Additionally, the proposed ordinance requires that, at a minimum, Buildings A and D be built during phase 1 of construction.

Permitted Uses: The proposed ordinance modifies the uses permitted by the Underlying Zoning by permitting a Self-Storage Facility.

General Regulations: The proposed ordinance reduces the Minimum Building Setback Line to twenty (20) feet, from the sixty (60) feet required by the UDO.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance defaults to the Architectural Standards in Article 6.3 of the UDO, Character Exhibits (see **Exhibit 4**) are also provided to establish the intended quality and architecture for the development.

Landscaping Standards: The proposed ordinance does not require Foundations Plantings. Additionally, the proposed ordinance waives the Buffer Yard requirement of the UDO and instead requires preservation of the existing trees as shown in the Concept Plan (see **Exhibit 3**).

Sign Standards: The proposed ordinance defaults to the Sign Standards in Article 6.17 of the UDO, but also requires substantial similarity with the Sign Exhibit of the proposed ordinance (see **Exhibit 5**).

PETITION UPDATE

Since the July 11, 2017, public hearing, the petitioner has revised the proposed ordinance and exhibits in response to concerns raised by the APC, Spring Mill Station Task Group, and the department. It was asked that the petitioners commit to building the retail building (Building A) as a part of the first phase of development. In response they have added a standard that requires, at a minimum, Buildings A & D to be constructed during Phase 1. Additionally, the proposed

ordinance includes a Sign Standards section which defaults to the UDO, but also requires substantial similarity with the Sign Exhibit included in the proposed ordinance. Changes reflected in the exhibits of the proposed ordinance included the size and layout of buildings, the buffer area widths and plantings, and changes to the architecture of buildings visible from Spring Mill Road.

COMPREHENSIVE PLAN

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 9**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the June 12, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.



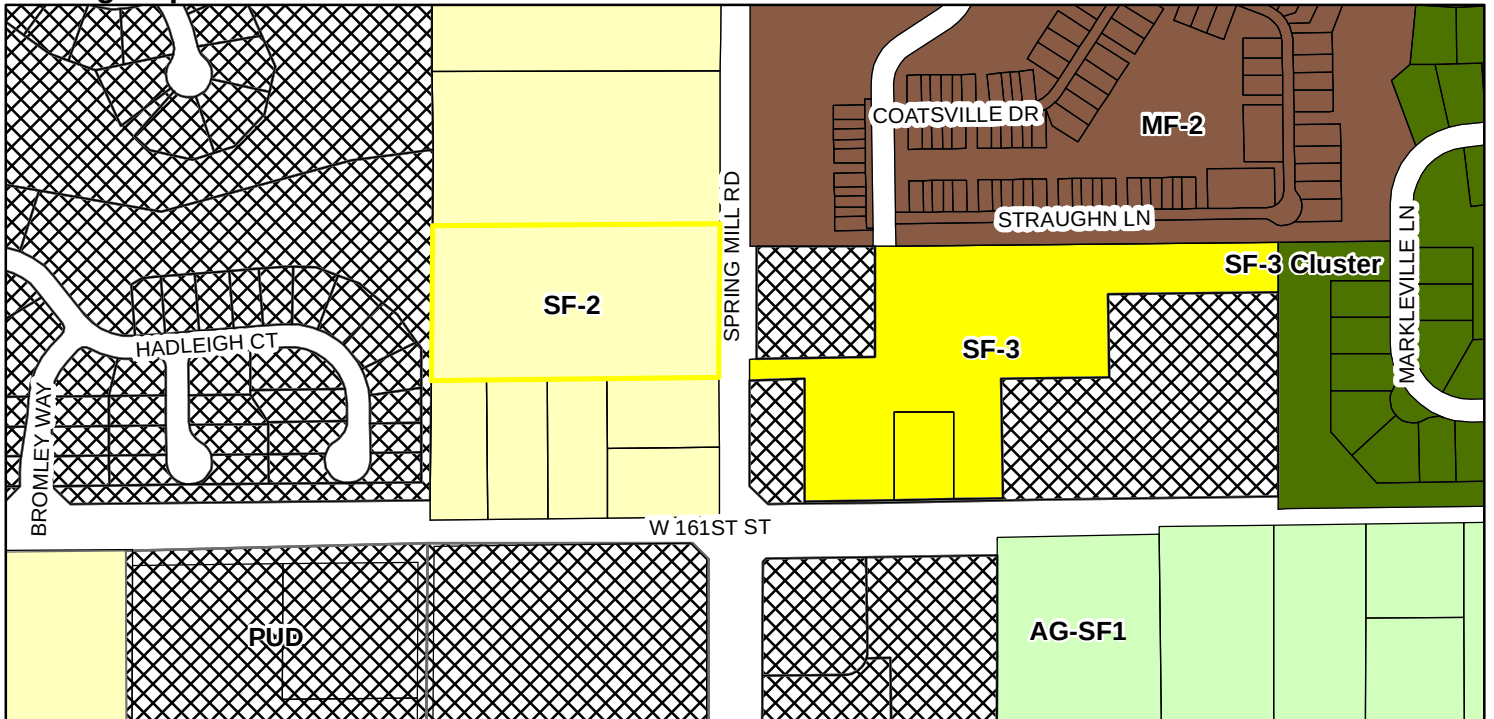
Location Map Springmill Grand Station PUD District 1707-PUD-13



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

MF-2 (Multiple Family - 2)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 (Single Family - 3)

SF-3 Cluster

EXHIBIT B-1
CONCEPT PLAN

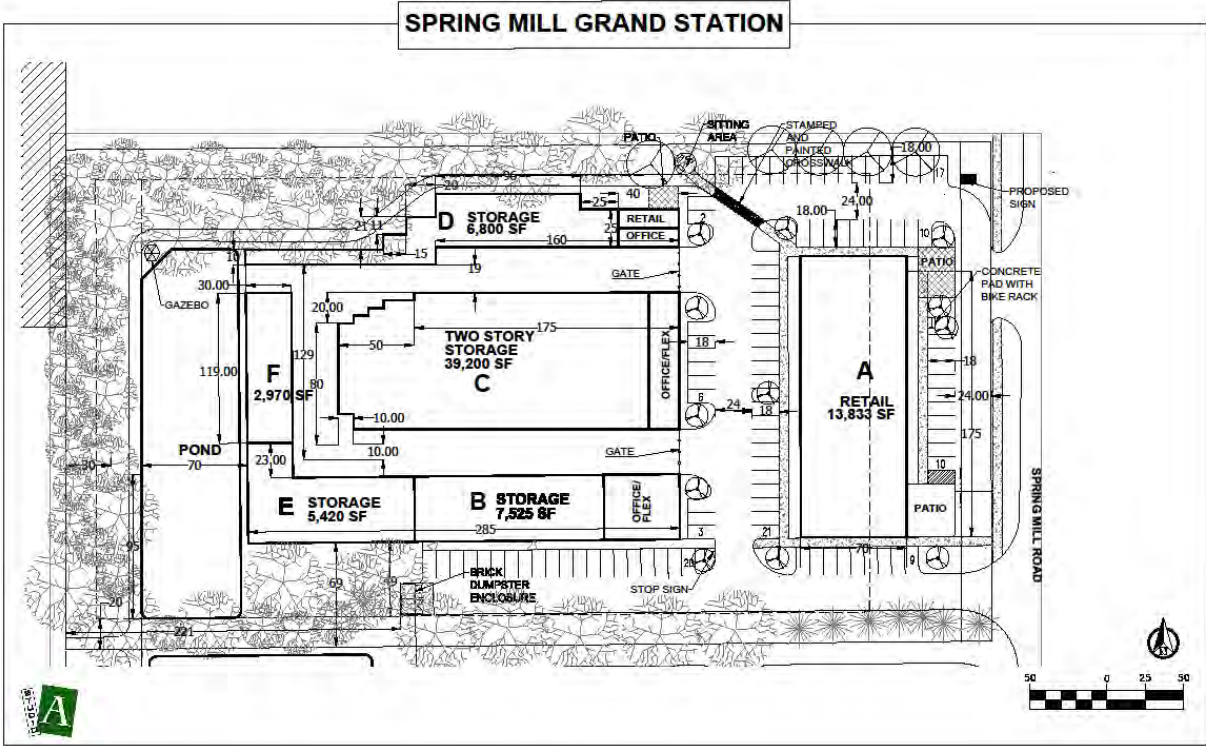


EXHIBIT B-2
CONCEPT PLAN

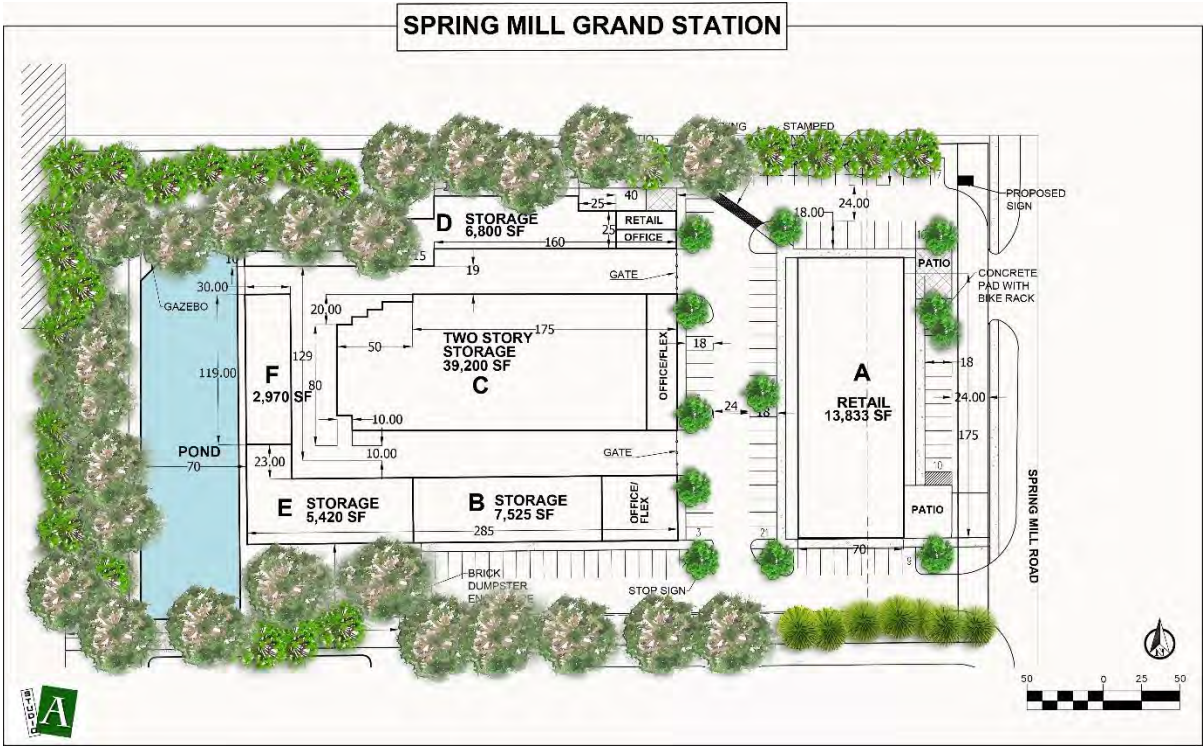


EXHIBIT C-1
CHARACTER EXHIBIT



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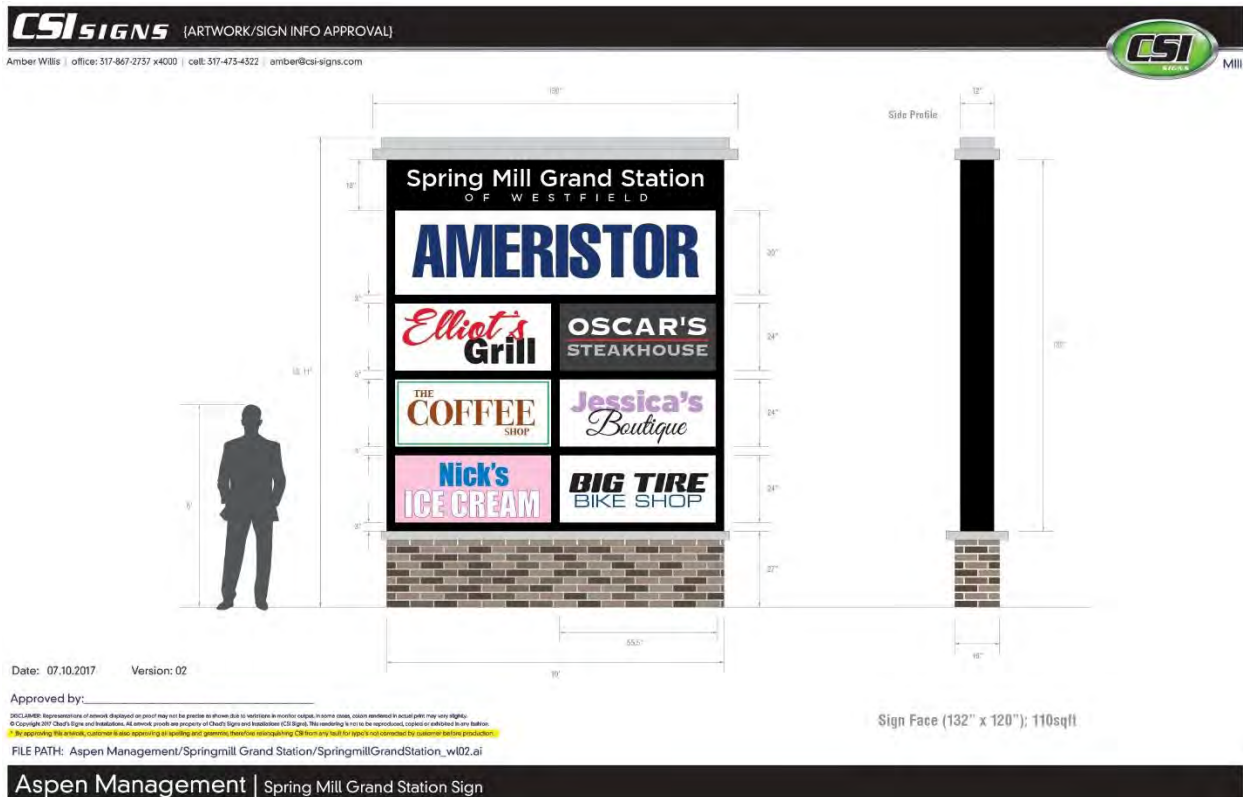
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EXHIBIT D SIGN EXHIBIT



ORDINANCE NUMBER 17-##

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

This is a Planned Unit Development District Ordinance (to be known as the “**Spring Mill Grand 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. 1707-PUD-13**), requesting an amendment 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. 1707-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, required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Construction will be phased, with Phase 1 to include, at a minimum, Buildings A & D.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the LB District (the “Underlying Zoning District”).

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

- 5.1 All uses permitted in the Underlying Zoning District shall be permitted unless otherwise prohibited below.
- 5.2 Additional Uses: The following additional use shall be permitted:
 - A. Self storage facility

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

- A. Minimum Front Setback: 20 feet

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

7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. 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.

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

A. Foundation Plantings required in Article 6.8 (L) shall be waived, except as depicted in **Exhibit B**.

B. Buffer yard requirements in Article 6.8 (N) shall be waived, provided that substantial numbers of existing trees depicted in Exhibit B be preserved and maintained.

7.3 Article 6.17 Sign Standards: Shall apply, except that the Monument Sign shall be constructed substantially similar to the depiction in **Exhibit D** in terms of design, height and area.

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

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James Edwards

James Edwards

James Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-## was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 17-##**
this ____ day of _____, 2017.

I hereby VETO **ORDINANCE 17-##**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

*This document prepared by:
Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060*

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: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Sign Exhibit

EXHIBIT A
REAL ESTATE

Lot #6 Spring Mill Estates, a subdivision in Hamilton County, Indiana. Recorded in Plat Book 4 pages 127 & 128 in the Office of the Recorder of Hamilton County.

EXHIBIT B-1
CONCEPT PLAN

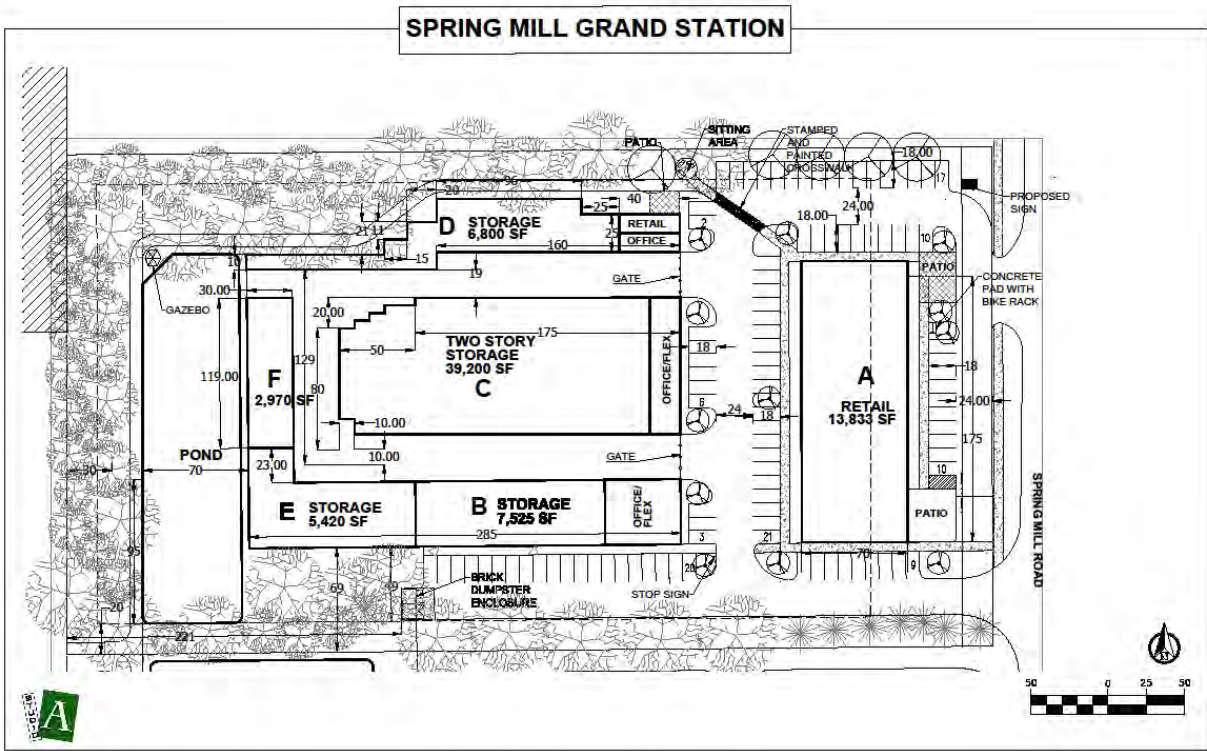


EXHIBIT B-2
CONCEPT PLAN

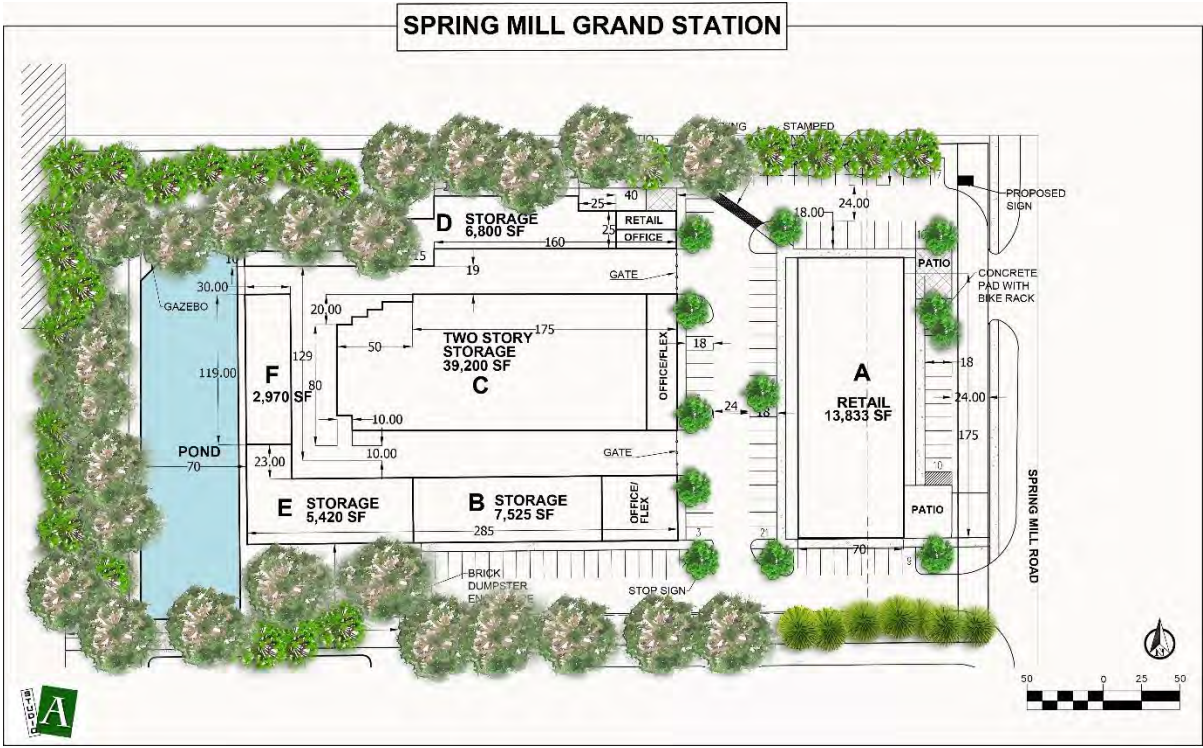


EXHIBIT C-1
CHARACTER EXHIBIT



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EXHIBIT C-2
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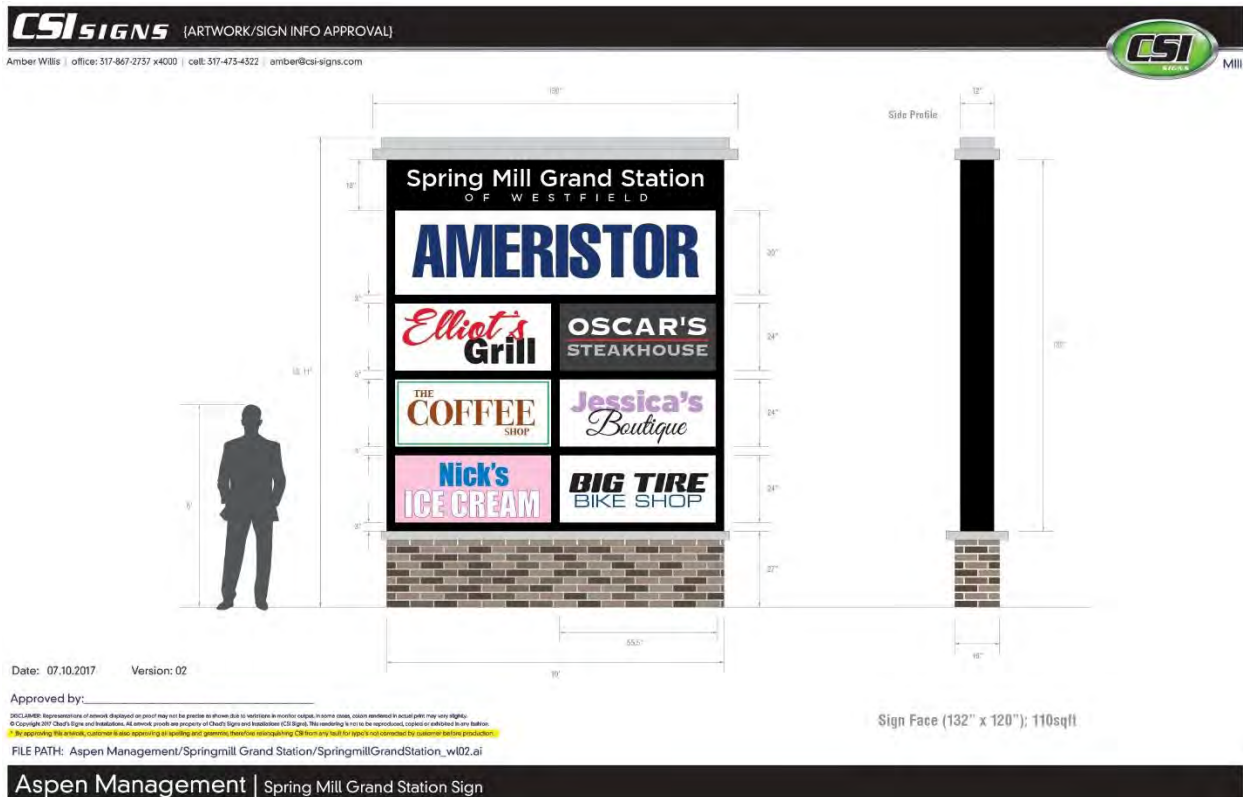
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EXHIBIT D SIGN EXHIBIT



NARRATIVE STATEMENT

The applicant, Aspen Property Management and Brokerage, LLC, is seeking approval of a change of zoning from SF-2 Single Family Low Density to LB-PD Local Business-Planned Development. The proposal is to develop Springmill Grand Station, a commercial project that reflects the growing needs of the Westfield community and is sensitive to current neighbors in the area.

The real estate is located on 4.9 acres on the west side of Springmill Road, 300 feet north of West 161st Street. Springmill Grand Station is an upscale, well-designed development that will consist of five buildings and associated parking, including 19,500 square feet of retail, 7,875 square feet of office space and a 39,837 square foot self-storage facility.

The architectural elements for the proposed project are reflective of the recommendations set forth in the 2014 Westfield Washington Township Comprehensive Plan addendum. A railroad era theme will be evident, particularly in the proposed retail building, with gable roofs, strut details, and cupola with clock.

The proposal has received input and support from the Spring Mill Station Task Group. It will tax base to the community, and provide additional shopping and service options for nearby neighborhoods.

Springmill Grand Station Neighborhood Meeting Summary

Consistent with City of Westfield, Indiana policy, a neighborhood meeting was held on Wednesday, June 28, 2017 at 7 o'clock p.m. at Shamrock Springs Elementary School, 747 West 161st Street, Westfield regarding a proposed PUD (docket #1707-PUD-13) at 16156 Springmill Road. In attendance were John Perine, Aspen Property Management and Eric Douthit and Andy Wert of Church, Church, Hittle & Antrim, for the developer. Also in attendance were approximately 15 other interested individuals including Pam Howard of the City of Westfield Planning staff and City Councilpersons Cindy Spoljaric and Jim Ake.

Mr. Perine summarized the proposed project as a mixed commercial use of retail, office and self-storage. Design has followed the recommendation of the Springmill Station Task Force and the Addendum to the Westfield Washington Township Comprehensive Plan adopted in 2014. Architecture has adopted a railroad theme with a cupola/clock tower and undulating facades.

The storage facility will be a "fortress" style. All doors will be oriented and accessed toward the inside of an area secured by gates. The exterior of the storage buildings will be painted split-faced block. Lighting will be low level security lights. The intention is to save all live trees shown on the site plan, which will be part of the PUD ordinance. Dead trees in this group will be removed and replaced by evergreen varieties. Gate hours for the storage business will be 6am to 10pm to minimize disturbance. Only a few selected customers will have access after hours. Retail will likely contain at least one restaurant. A playground will be provided for restaurant patrons on a waiting list with small children. A pedestrian trail will be constructed along the south side of the property, providing connectivity to the Maple Knoll subdivision to the west. A concrete pad and bench will be installed along with pedestrian signage and a stamped, painted crosswalk to enhance the pedestrian-friendly design. In addition, a bike rack will be provided in front of the retail building, to encourage multi-modal transportation.

Building signs will meet City of Westfield standards. There will also be a monument sign constructed. It will likely be no taller than twelve feet (12') which is shorter than the fifteen feet (15') permitted by current City standards. It will be at the sign ordinance-allowed area of 120 square feet. This reflects the feedback that the development should have a more pedestrian impression to it.

Mr. Perine asked for questions or comments.

There were several questions from neighbors regarding what will be seen from various vantage points. A gentleman from the audience stated that he represented a property owner to the south. He opposed the project based on the proposed commercial use being surrounded on three sides by residential.

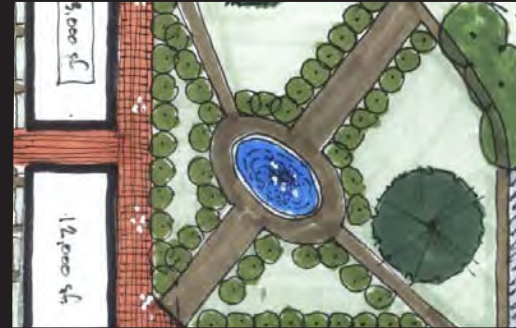
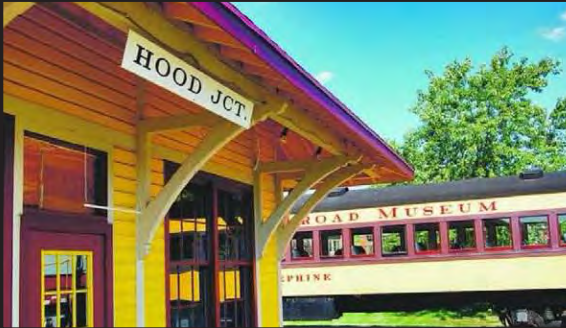
There was a suggestion to relocate or screen the dumpster area from the playground.

There was a question about how a pedestrian using the proposed sidewalk would cross Springmill Road. Mr. Perine responded that it would be a question for the City.

Ms. Spoljaric stated that she had some concerns and referenced the Springmill Station study. She believes the outside elevations of the storage buildings fall short of the spirit of what the study recommends.

Mr. Perine thanked everyone for their attendance and feedback. After some informal one-on-one conversations, the meeting adjourned around 8:15 p.m.

SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP
COMPREHENSIVE PLAN

V. 3/26/14



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MAYOR:

Andy Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

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

PLAN COMMISSION:

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

DEPARTMENT HEADS:

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



EXECUTIVE SUMMARY:

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

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

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

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



CHAPTER 1: OVERVIEW

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

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

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

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

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



CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



CHAPTER 3: RECENT EVENTS

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

Spring Mill Road and 161st Street Engineering and Programing 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



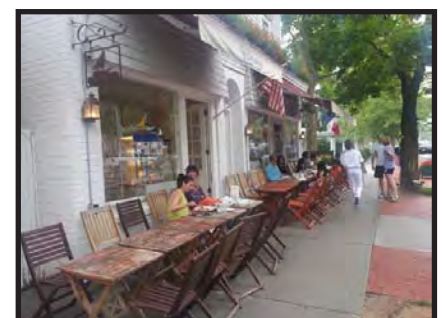
To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The 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:



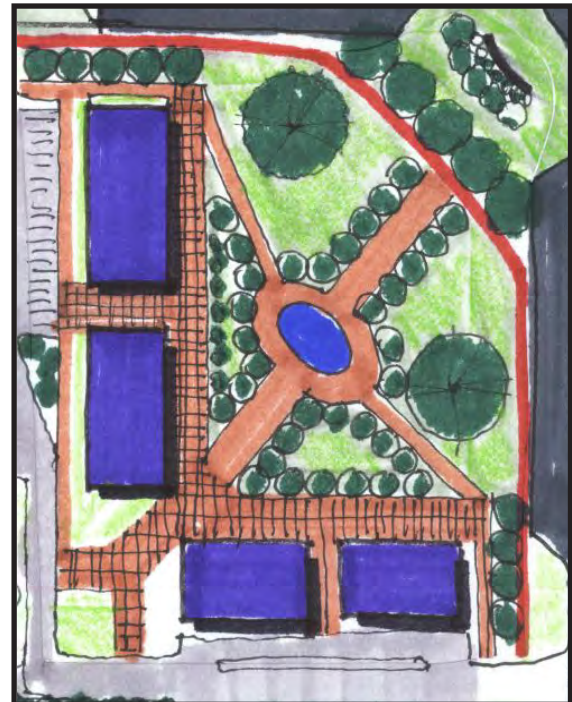


CHAPTER 7: SITE DESIGN & ARCHITECTURE

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

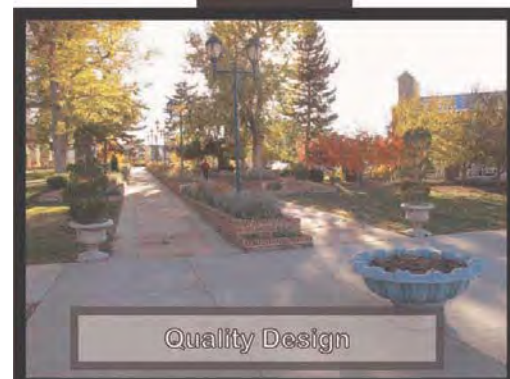
Plan B is consistent with the Spring Mill Station Plan for the following reasons:

- 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:



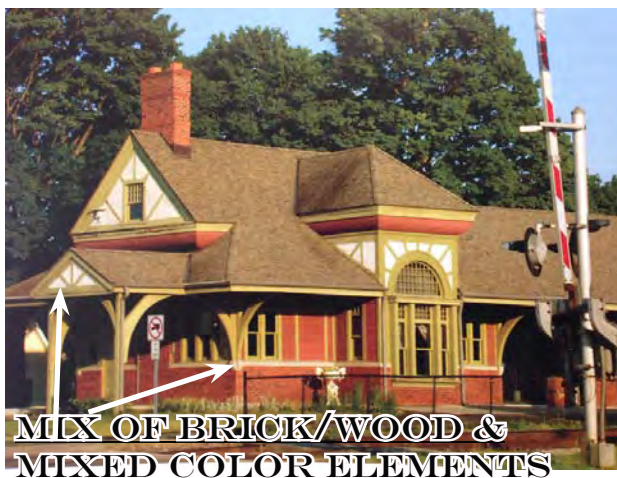
Spring Mill Station



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) Soulard 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

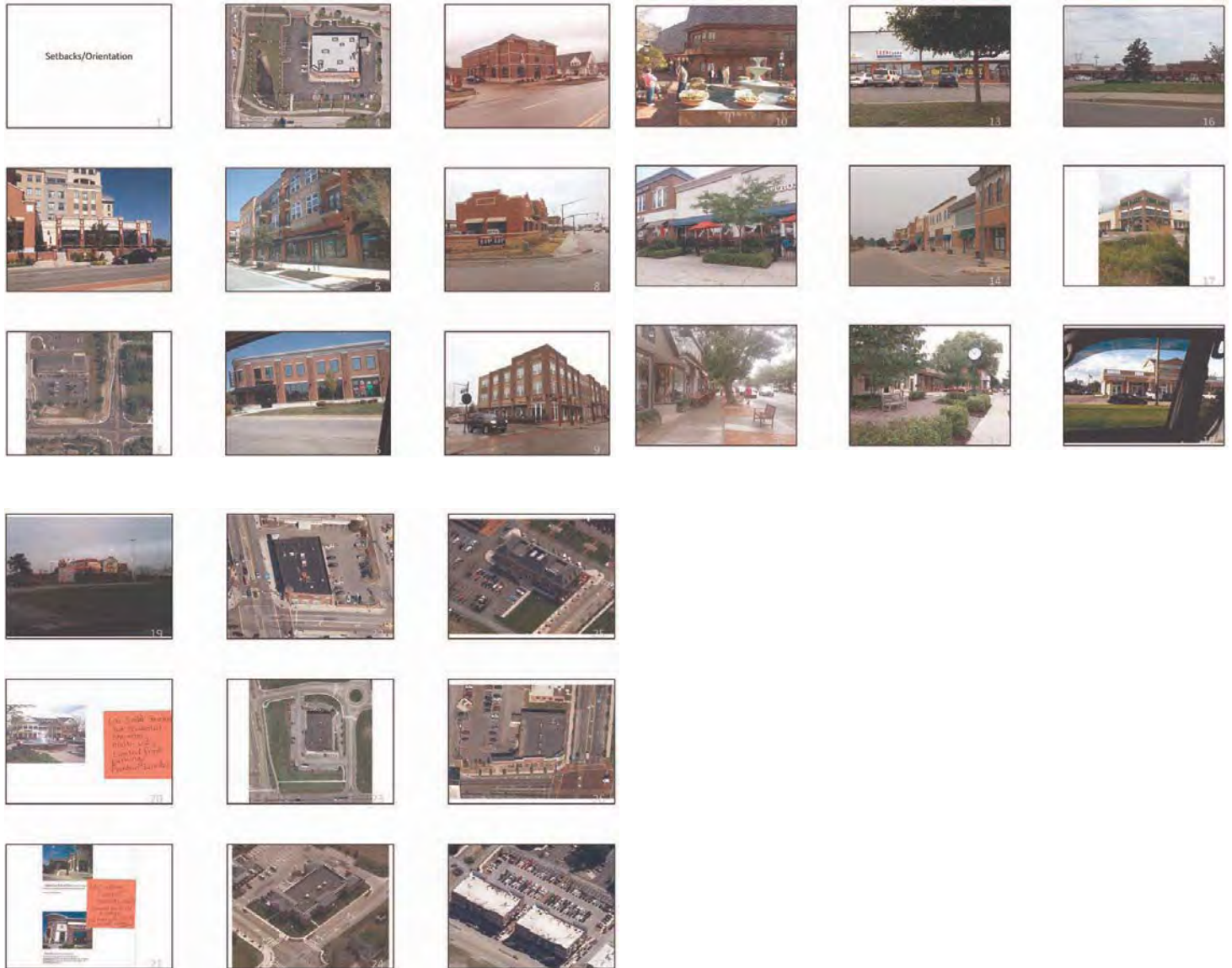


Handout 1: Massing



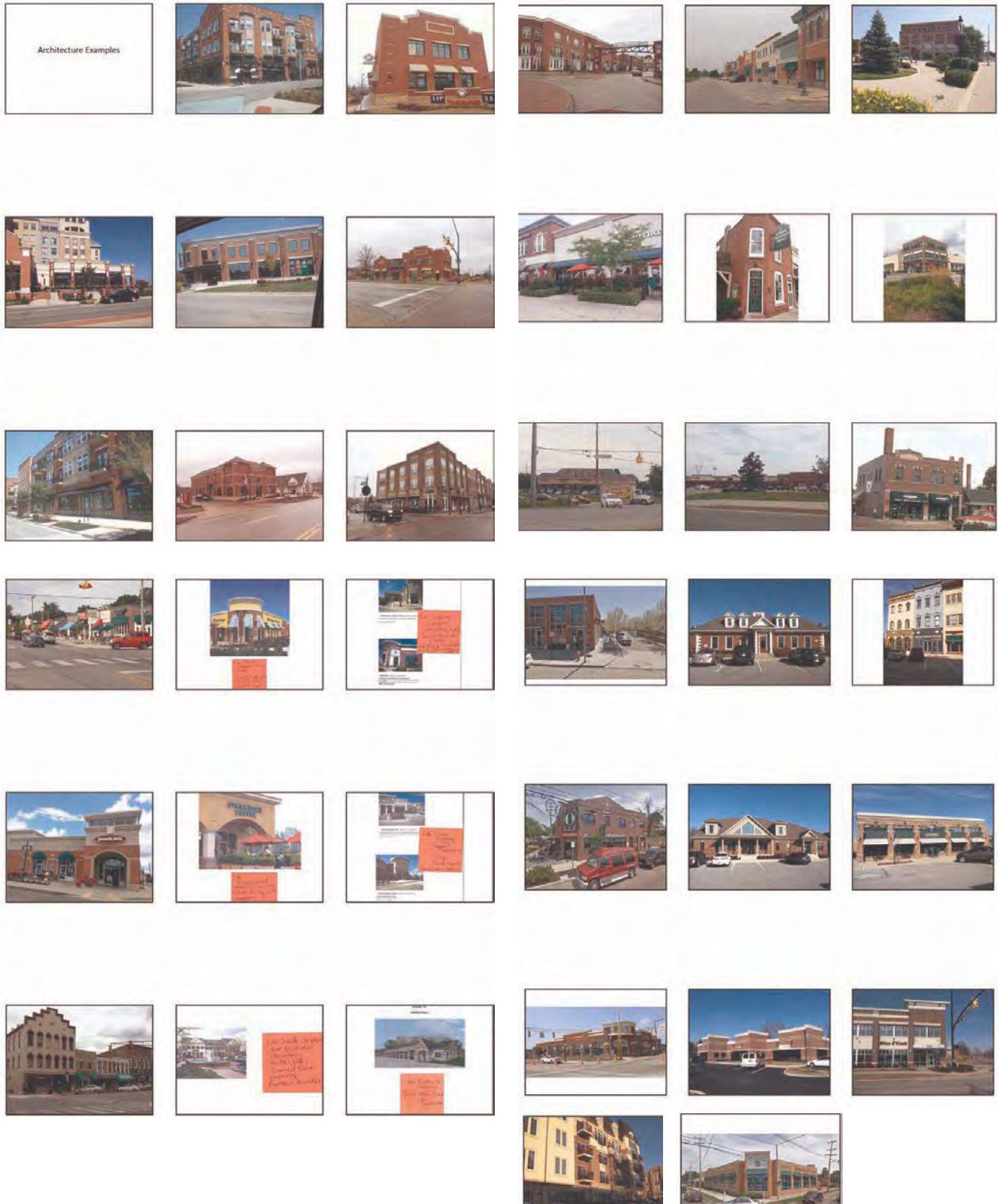


Handout 2: Setbacks





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



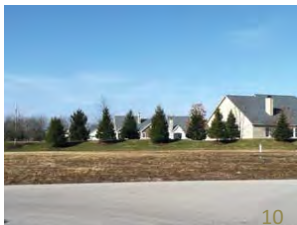
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8



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12



13



14



15



16

Spring Mill Station



17



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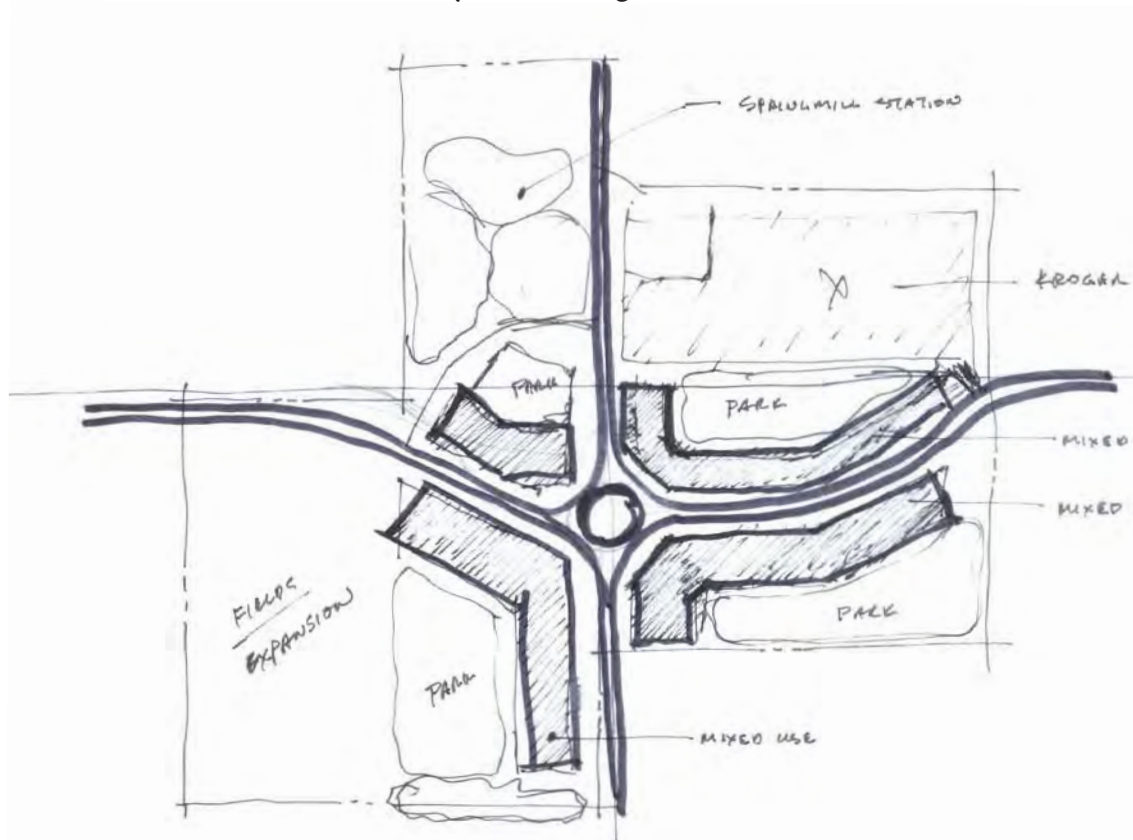
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Handout # 3 Preliminary Draft Design

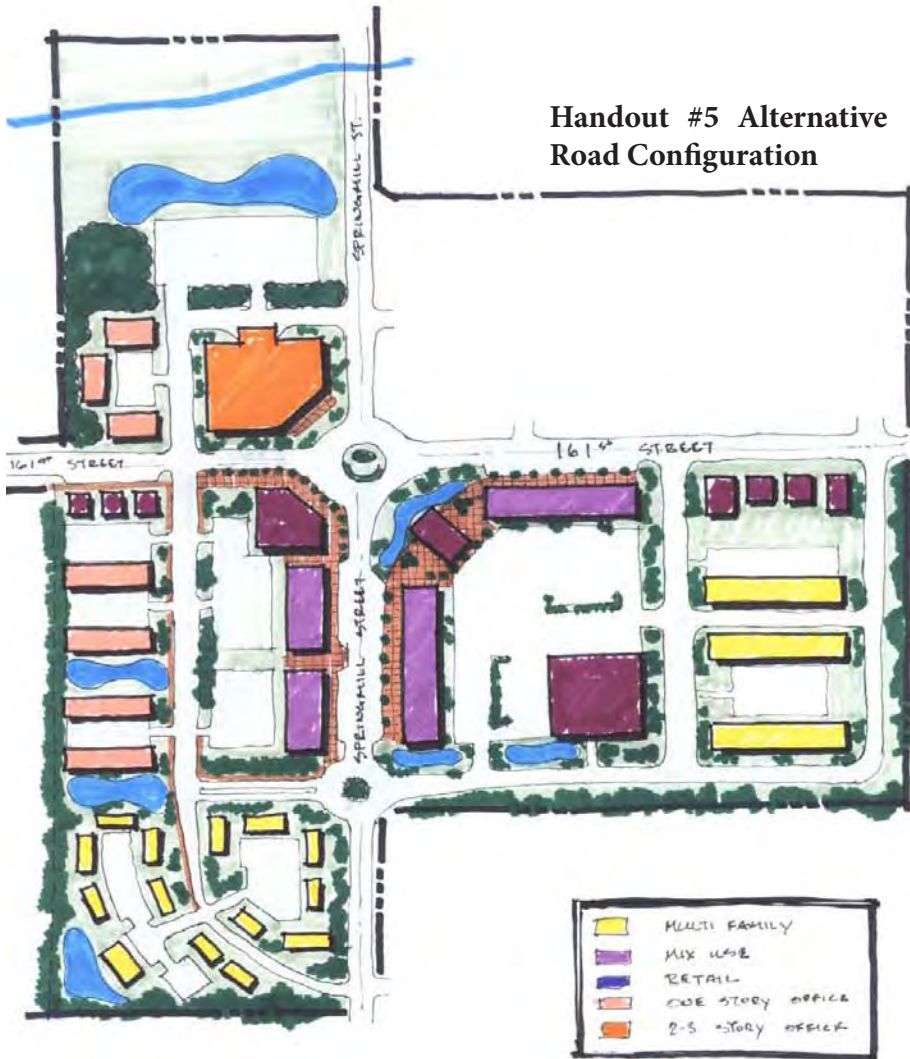


Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





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

161st/Spring Mill Plan

Charrette #5 Summary

September 25, 2013

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

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

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

Public Art (Desired Features)

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

Railroad Theme Architecture

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



Architecture Quality and Theme

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

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

Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

1. Review Spring Mill Station Plan Text

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

2. Review Spring Mill Station Concept Plan

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

3. Strategy Regarding Development Input

4. Strategy Regarding Community Input

5. Process/ Timing



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

Railroad Public Art

1



2



3



4



8



9



10



11



12

Railroad Theme examples
(elements and ornamentation)

13



15



16

Spring Mill Station



Architecture Quality and Form

by Windows User



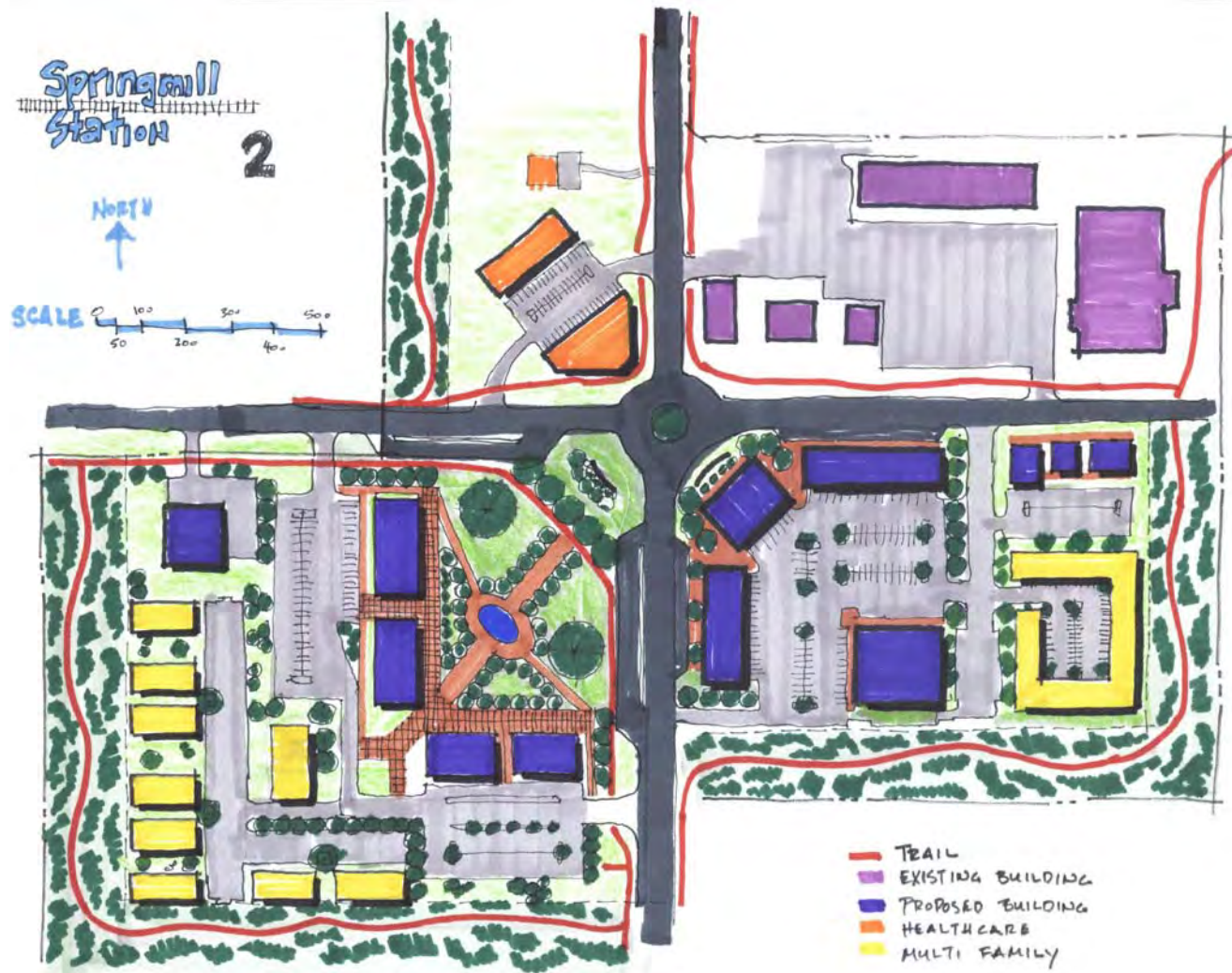


Handout #2 Spring Mill Station Concept Plan A





Handout #3 Spring Mill Station Concept Plan B





Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

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

Stakeholder Concerns:

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

Stakeholder Affirmations:

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



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



Appendix G – Charrette 7: Public Open House

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

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

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

Public Open House Comments:

Community Residents Affirmations:

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

Community Residents Concerns:

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



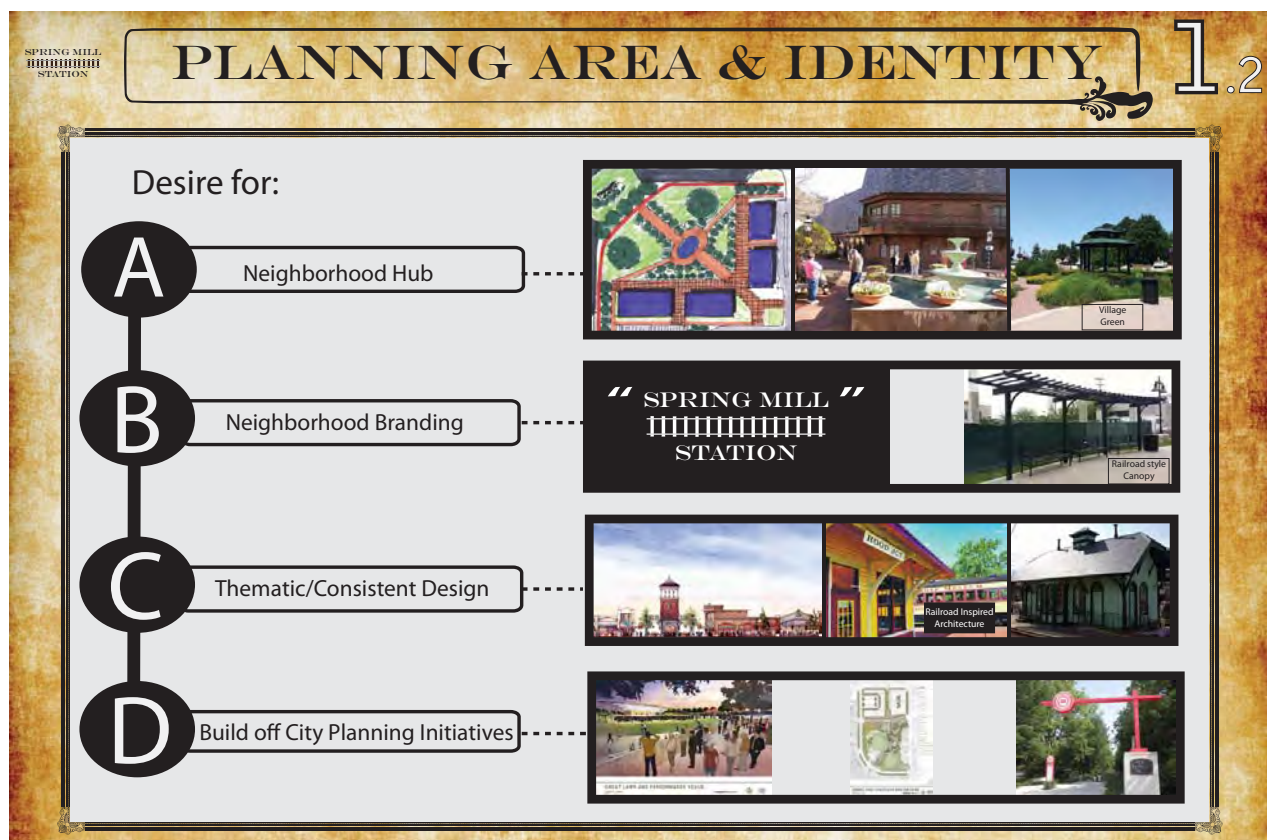
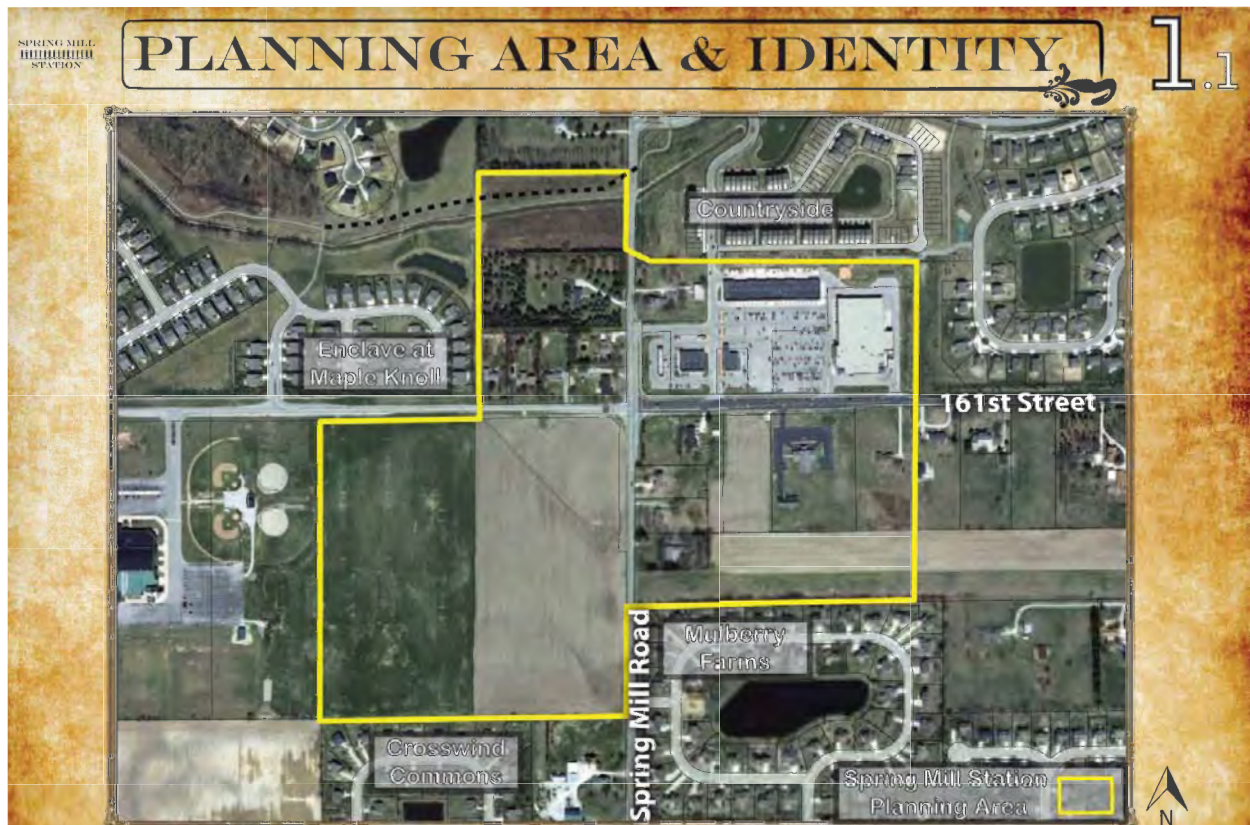
16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize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

Open House images:





Handout #1 Spring Mill Station Display Boards





SPRING MILL STATION

LAND USE & URBAN DESIGN

2.1

Land Use

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

SPRING MILL STATION

LAND USE & URBAN DESIGN

2.2

Urban Design

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





THEMATIC ARCHITECTURE

3

Encouraged Architecture Standards:

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

Railroad Era Architecture



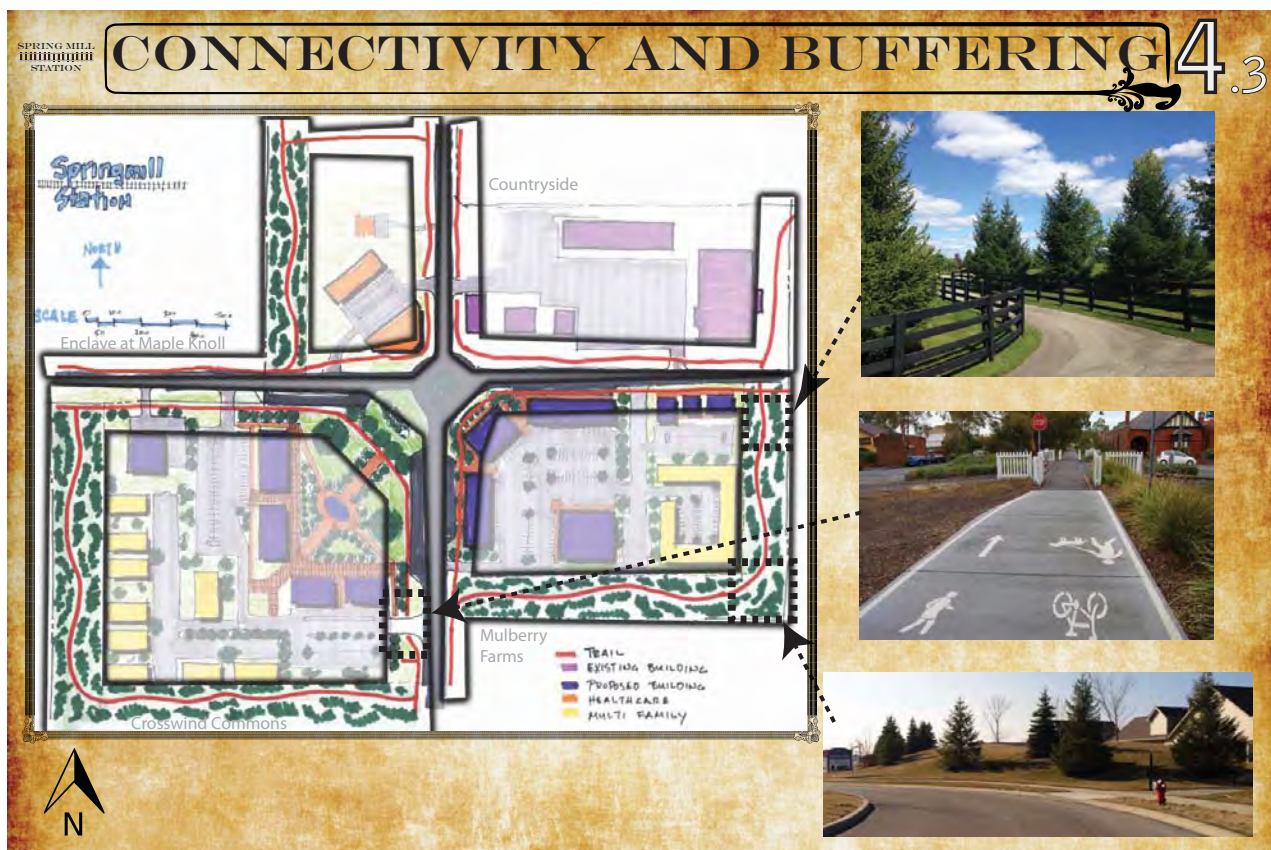
Encouraged Public Art:

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

Public Art (Desired Features)

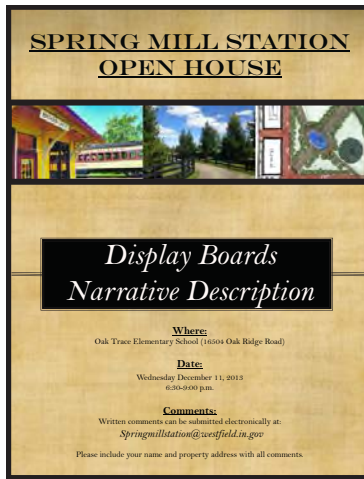








Handout #2 Spring Mill Station Display Boards Narrative Description



1) Work Station #1

a. Planning Area (1.1)

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

b. Identity (1.2)

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



2) Work Station #2

a. Land Use (2.1)

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

b. Urban Design (2.2)

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



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

3) Work Station #3

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

4) Conceptual Plans

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



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

d. Buffering and Connectivity (4.3)

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



Appendix H– Charrette 8: Developer Feedback

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

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

Key Points:

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



Quality Apartment Development in planning area:

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

Concept A

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

Concept B

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



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

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

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

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

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

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



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

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

Pamela Howard

From: Cindy Spoljaric
Sent: Monday, June 12, 2017 11:28 PM
To: Pamela Howard
Subject: Grand Station

Hi Pam!

Received this comment tonight and thought you could include in your review and send on to SMS group.
Thanks!

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

We are pleased with the front building appearances that will be visible from Springmill.

However, our concern is the self-storage facility that is behind these proposed stores and restaurants. There are little to no details depicting the presence of self-storage units in these images.

More specifically, OUR CONCERN IS THE BACK SIDE of the self-storage facility which would be the "front view" from Maple Knoll (Esher Ct and Featherstone Dr) including lights, noise, and undesirable activity which may be associated with self-storage space. Am I correct in understanding that NO trees along the back of the current property will be removed?

Second, something we have always looked forward to, that was stated in the Springmill Station task group presentation, is trail connectivity from Maple Knoll to adjacent Countryside and the businesses on the opposite side of Springmill. Early renderings and hopeful proposed planning included statements and depiction of extending the current Maple Knoll paths along the side of this proposed area of development. I do not see any additional paths added in the documents attached. Can you please clarify if that is being addressed here or within another location on this side of Springmill?

Currently walking and biking across Springmill is a safety risk as there is not a crosswalk with working signals at Springmill & 161st and there are also no sidewalks or paths connecting to access such a point, if there was one, from Maple Knoll. Do you have any information on firm plans to address this issue? Is there anything residents can do to increase our ability to safely cross Springmill (either at 161st or in front of Maple Knoll near Countryside) on foot or bike?

I realize a lot of development has yet to take place on the remaining open corners of 161st & Springmill. As of now, Maple Knoll is sort of on its own "little island" in that our walking paths in front of our neighborhood dead end on Springmill between MK and Keeneland subdivision and also between MK headed towards 161st due to large home lots with Springmill frontage to the street without sidewalks. Same is true on 161st in front of MK Enclave section. Would love for my family to be able to access the paths, city trails and neighborhoods surrounding Maple Knoll, as well as these beautiful newly proposed businesses, safely.

Thank you again for your time,
Sarah Kajdan

From: [Tom Burns](#)
To: [Pamela Howard](#)
Subject: No public storage in my neighborhood
Date: Wednesday, June 21, 2017 8:45:32 PM

Pam,

Please do not recommend a public storage facility in our neighborhood. I live in the Maple Knoll subdivision and this has potential to ruin the tight-knit neighborhood aesthetic. Put the storage facilities on 32 or somewhere away from residential areas.

Tom Burns
Maple Knoll resident

Sent from my iPhone

Re: Proposed Development in Spring Mill Estates at 16155 Spring Mill Road, Westfield, IN 46074.

To: Town of Westfield,

We, the undersigned, support the proposed rezone and development project proposed by Aspen Real Estates Services, LLC. We believe the improvements will contribute to our community and quality of life.

Brenda L Foster 1/22/17
Brenda L Foster Date

446 W 161st St Westfield
Address

Mark A. Foster 1/22/17
Mark A. Foster Date

446 W 161st St Westfield
Address

Re: Proposed Development in Spring Mill Estates at 16155 Spring Mill Road, Westfield, IN 46074.

To: Town of Westfield,

We, the undersigned, support the proposed rezone and development project proposed by Aspen Real Estates Services, LLC. We believe the improvements will contribute to our community.

David L Zeph 19 May 2017
Date

16510 Spring Mill Road
Address Westfield, IN 46074

Marjorie D. Zeph 5-19-17
Date

16310 Spring Mill Rd Westfield IN 46074
Address

To: City of Westfield Advisory Planning Commission

From: Mark Christoffersen, Spring Mill Station Task Group (SMSTG) Chair

mark.christoffersen@gmail.com

(317) 292-2541

Date: September 27, 2017

Re: 1707-PUD-13 Spring Mill Grand Station, PUD

The Spring Mill Station (SMS) Task Group met with the petitioner after the July 11th, 2017 APC meeting to discuss the concerns expressed by the Task Group and APC.

As of this time, the SMS Task Group supports this petition. Below are the previous concerns (i), with favorable supporting comments (b):

- *The project was to dense for the area proposed.* **This proposed plan foot print has been reduced.**
- *Would like to see a cooperation between all properties on the NW corner as outlined in the Spring Mill Station Comprehensive Plan.* **The adjoining south properties will not be participating in a joint development effort. This is not a concern of the Task Group.**
- *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. We feel the proposed petition does not meet this vision.* **The redesign of the proposed PUD has addressed this concern.**
- *Parking appears to be inadequate.* **Parking meets required standards.**
- *Storage units of this capacity does not reflect the vision of establishing a neighborhood hub.* **The redesign of the proposed PUD has addressed this concern.**
- *Buffering between properties outside of the proposed area is inadequate (especially those to the south).* **Buffering has been increased allowing more distance between the adjoining neighborhood and retaining existing trees, both west and south sides.**
- *Landscaping within the proposed are is inadequate.* **This has been address by increasing buffering and adding more plantings.**
- *The removal of existing landscaping is not desired (primarily the southern border).* **This will not be removed. Trees which must be removed due to poor health will be replace with new plantings.**
- *Architectural design did not fully represent our vision.* **This has been addressed to include many architectural designs reflective of the Spring Mill Comp Plan.**

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

Respectfully,

Mark Christoffersen
15877 River Birch Rd
Westfield, IN 46074



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 2, 2017
1710-PUD-21

Docket Number: 1710-PUD-21 (Ordinance No. 17-31)

Petitioner: Sterling Development by American Structurepoint (the "Petitioner")

Request: An Amendment to the Custom Commerce Park Planned Unit Development (PUD) District to allow a Self-Storage Facility on 9.47 acres +/-

Current Zoning: Custom Commerce Park PUD (Ord. 03-29)

Current Land Use: Vacant

Acreage: 9.47 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 17-31 (Custom Commerce Park PUD – Amendment III)
5. Character Exhibit
6. Tim Carr Letter of Support
7. EIFS Elevated Foundation Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 11, 2017, City Council meeting. The petition will receive a public hearing at the October 2, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted neighborhood meetings for neighbors and other interested parties on September 21, 2017 at the Countryside Clubhouse and September 26, 2017 at 17200 Foundation Parkway, the subject property.

PROJECT OVERVIEW

Location: The subject property (the "Property") is Lot 5 of the Custom Commerce Park PUD, encompassing 9.47 acres +/- and is located on the east side Oak Ridge Road between State Road 32 and 169th Street (see **Exhibit 2**). Two other lots in the Custom Commerce Park PUD exist directly north (WEAS Engineering and Automatic Pool Covers) and south (Thieneman



Construction) of the Property. Residential subdivisions zoned MF-2: Multi-Family Medium Density (The Oaks), SF-3 Cluster: Single Family 3 Cluster (Countryside), SF-3: Single-Family Medium Density (Quail Ridge) and SF-4: Single Family High Density (Pine Ridge) are located on the west side of Oak Ridge Road, across from the proposed Self-Storage Facility. The Westfield Business Park, zoned EI: Enclosed Industrial, and an additional lot within the Custom Commerce Park PUD (Custom Concrete) exist to the west of the Property.

Zoning: The area comprising of the Custom Commerce Park PUD was rezoned from SF-3, and EI by the adoption of Ordinance 03-29 (the “Existing PUD”) at the September 18, 2003, Westfield Town Council meeting.

Property Description: The Petitioner is requesting an amendment to the Existing PUD, specific to Lot 5 of the development, to allow for the construction of a Self-Storage Facility. The proposed ordinance defaults to the EI: Enclosed Industrial District as the underlying zoning district.

Permitted Uses: The Existing PUD lists “Storage and Transfer of Household Goods” as a permitted use, though the language of Ord. 03-29 restricts the use from abutting Oak Ridge Road. The term “Storage and Transfer of Household Goods” was used prior to Self-Storage Facilities being explicitly defined in the UDO (Ord. 17-10). The proposed PUD Ordinance would allow a Self-Storage Facility on the Property, which abuts Oak Ridge Road.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance would add Exterior Insulation and Finish System (EIFS) as a permitted External Façade Building Material comprising of more than 60% of the Building Façade.

The proposed ordinance also incorporates an Illustrative Character Exhibit (see **Exhibit 5**) to establish the benchmark for the quality and character of the development prohibiting the use of franchise and prototype architecture and establishing alternative standards for building materials.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the Property within the “Business Park” land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.



PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 2, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana Law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-603 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 development.

Council Introduction: The petition was introduced at the September 11, 2017, City Council meeting.

DEPARTMENT COMMENTS

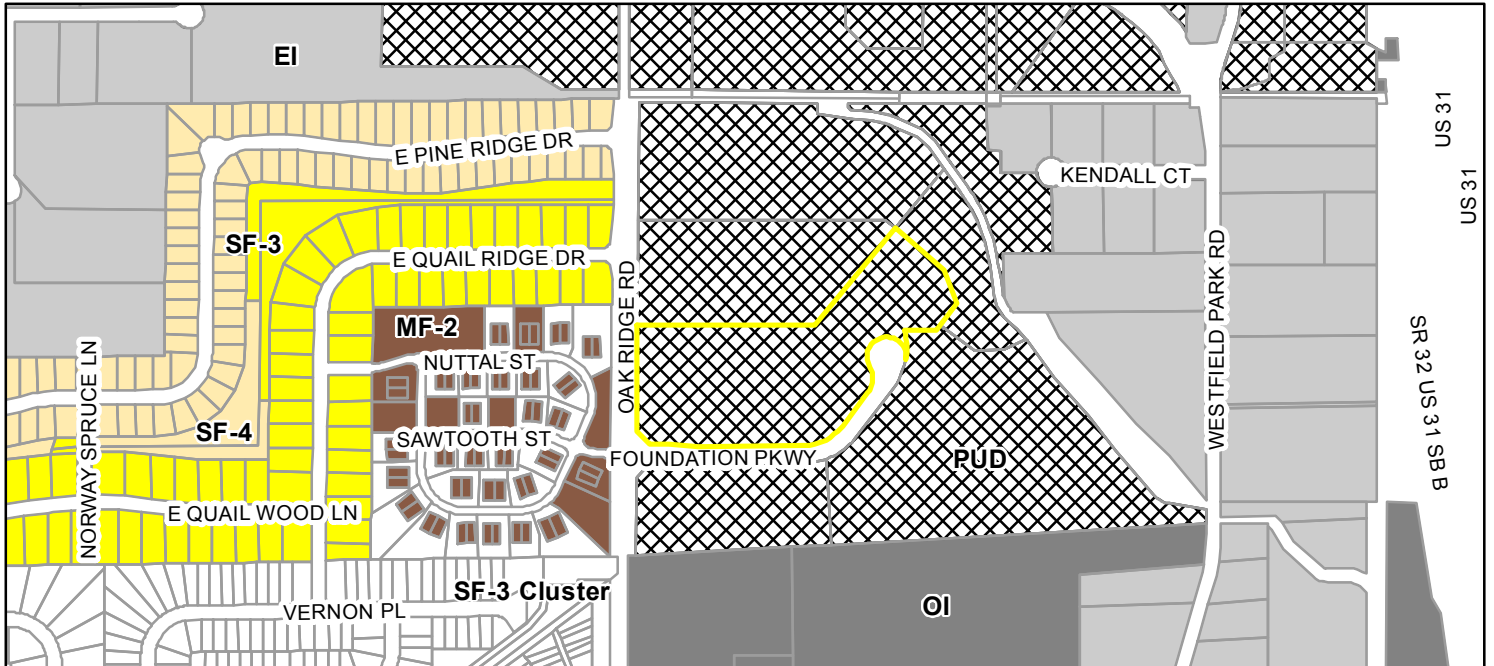
1. **Action:** Hold a public hearing at the October 2, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



September 11, 2017

Clint Patterson
Sterling Development, LLC
3900 Edison Lakes Pkwy Suite 201.
Mishawaka, IN 46545

Dear Clint, and To Whom It May Concern,

As Chairman of the Development Control Committee of Custom Commerce Park, and representing the ownership and developers of the said business park, I can verify that we are all supportive of the proposed zoning change to the Custom Commerce Park PUD, allowing the proposed Class A, Multi Story, Self-Storage Facility.

We are supportive of this zoning change, and also the self-storage use, as long as the design and overall appearance of this facility is in keeping with, and of like kind with the adjacent facilities that have already been constructed within the business park. This includes items such as a hard surface appearance, color, appropriate window count, window tinting, building height, landscaping, etc.

Attached to this letter of approval, is a document dated June 1st, 2017, Re: Proposed Storage Units in Custom Commerce Park, which has been signed by both parties. Our approval of this zoning change and development is with the understanding that the contents of the attached document, dated June 1, 2017 are met and adhered to.

Sincerely,

Oak Ridge Development, LLC
Development Control Committee

By: 
Timothy J. Carr Managing Member and
Chairman of Committee



Petition Number: 1709-DDP-15

Subject Site Address: 3300 E. State Road 32

Petitioner: KennMar, LLC by American Structurepoint, Inc.

Request: Detailed Development Plan review for the construction of a 7,500 sqft multi-tenant commercial building on 1.17 acres +/- in the LB-PD: Local Business / Planned Development Zoning District.

Current Zoning: LB-PD: Local Business / Planned Development

Current Land Use: Vacant

Approximate Acreage: 1.17 acres +/-

Property History: 1503-SFP-10 (Secondary Plat)

Exhibits:

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

Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL

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

BACKGROUND

The Property is currently zoned LB-PD: Local Business / Planned Development and establishes the Local Business uses permitted. The Secondary Plat was recorded in 2015.

The Technical Advisory Committee reviewed the petition at their August 22, 2017, meeting.

OVERLAY DISTRICTS (Article 5 of the UDO):

The plans comply with U.S. Highway 32 Overlay District Standards (Article 5.3) of the UDO except for those items identified as outstanding below:

- 1) Permitted Uses
- 2) Access Control Requirements

- 3) Setback Requirements:
 - a) Maximum Setback: 120' from ROW line.
 - b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.
- 4) Accessory Buildings
- 5) Building Height Requirements:
 - a) Maximum Building Height: No Maximum
 - b) Minimum Building Height: 18'
 - c) Multiple Stories
- 6) Architectural Design Requirements:
 - a) General Design Theme Standards
 - b) Building Elevations
 - i) Openings
 - ii) Gutters and Downspouts
 - iii) Roofs
 - iv) Main Entrances
 - v) Windows
 - vi) Awnings
 - vii) Drive-thrus and Fueling Stations
 - viii) Building Materials
 - ix) Accessory Buildings
- 7) Trail Corridor Requirements:
 - a) Trail Corridor Design Standards
 - Comment: Compliant.**
 - b) Trail Corridor Plantings
 - c) Trail Corridor Mounds/Berms
- 8) Miscellaneous Requirements:
 - a) Loading Berths
 - b) Mechanical Equipment

c) Walls and Fencing

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

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

- 9) 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.
- 10) Address and legal description of the property.
- 11) Boundary lines of the property including all dimensions.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 16) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 17) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 18) Location and dimensions of all existing structures and paved areas.
- 19) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 20) Location of all Floodplain areas within the boundaries of the property.
- 21) Names of legal ditches and streams on or adjacent to the site.
- 22) 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.
- 23) Identify buildings proposed for demolition.

- 24) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 25) 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:

- 26) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 27) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 28) 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.
- 29) 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)

The plans comply with Chapter 4.23 of the UDO except for those items identified as outstanding below:

- 30) Permitted Uses
- 31) Minimum Tract Requirements: 10 acres
- 32) Minimum Road Frontage: 330 ft
- 33) Minimum Building Setback Lines:
 - i) Side: 15'
 - ii) Rear: 20'
- 34) Minimum Lot Width: No Minimum

35) Minimum number of Structures: No Minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO except for those items identified as outstanding below:

36) Accessory Use and Building Standards (Article 6.1)

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

37) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
- f) Gutters and Downspouts
- g) Roof Design
- h) Main Entrances
- i) Windows
- j) Awnings

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8 of UDO & Section 11 of PUD)

- a) Tree Preservation
- b) General Screening Standards (Article 6.8(H))
- c) 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.
- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development
- iii) 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.
- d) Street Trees (Article 8.6(J))
- e) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Compliant.

- 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: Compliant.

- g) External Street Frontage Landscaping (Article 6.8(M))

Comment: Compliant.

- h) Buffer Yard Requirements (Article 6.8(N))

- i) Parking Area Landscaping (Article 6.8(O))

- i) Interior Parking Area Landscaping

Comment: Compliant.

- ii) Perimeter Parking Area Landscaping

Comment: Compliant.

37) 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.

Comment: Compliant.

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities

Comment: Compliant.

- b) Parking Spaces Required

Comment: Compliant.

- c) Parking Surface

- d) Bicycle Parking (1 per 30 spaces)

Comment: Compliant.

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

46) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO except for those items identified as outstanding below:

47) Easement Standards (Article 8.3)

48) Open Space and Amenity Standards (Article 8.6)

49) Pedestrian Network Standards (Article 8.7)



- 50) Storm Water Standards (Article 8.8)
- 51) Street and Right-of-Way Standards (Article 8.9)
- 52) Surety Standards (Article 8.12)
- 53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

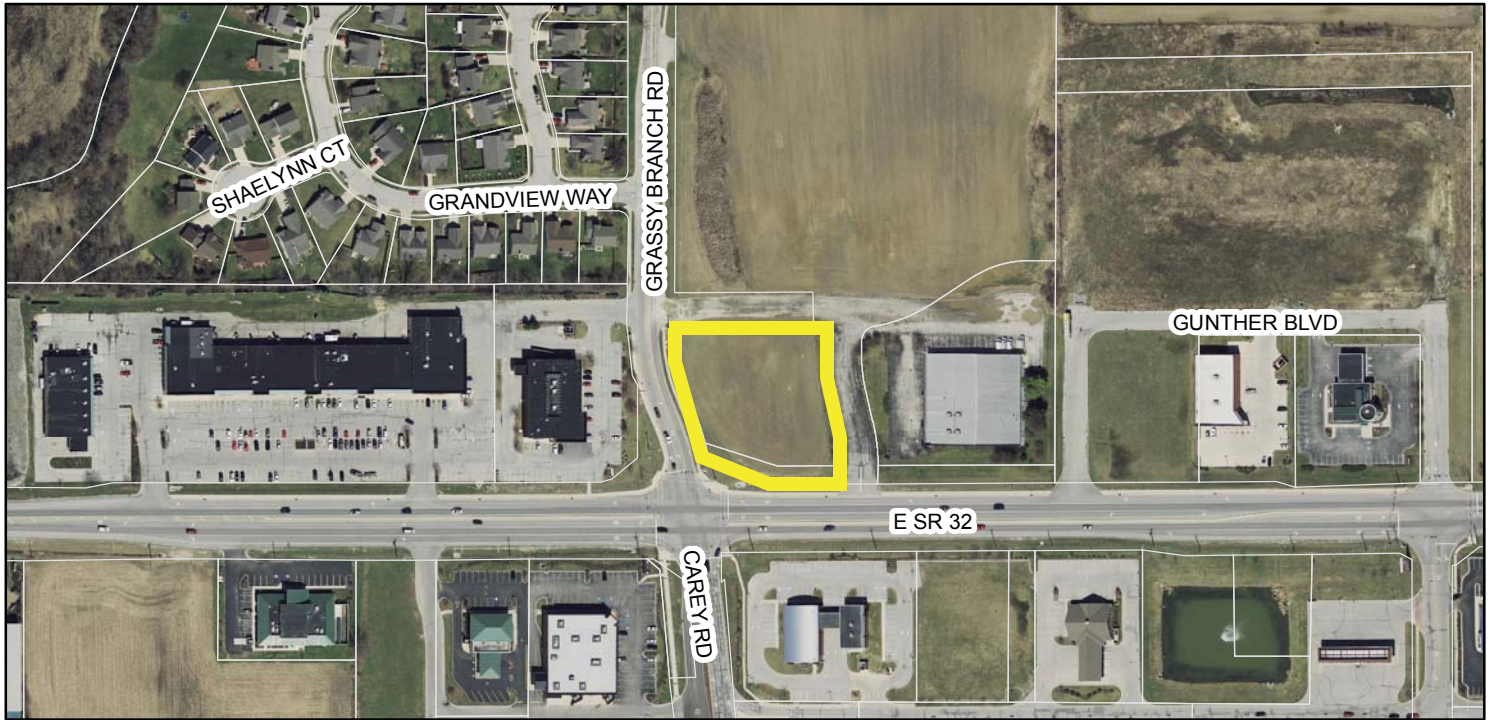
1. **The Detailed Development Plan complies with the applicable zoning ordinances.**
2. **Action: Staff recommends approving the petition with the following conditions:**
 - **All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and an updated Landscape Plan if needed per request of the Westfield Public Works Department prior to the approval of an Improvement Location Permit.**
3. **If any Plan Commission member has questions prior to the meeting, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.**



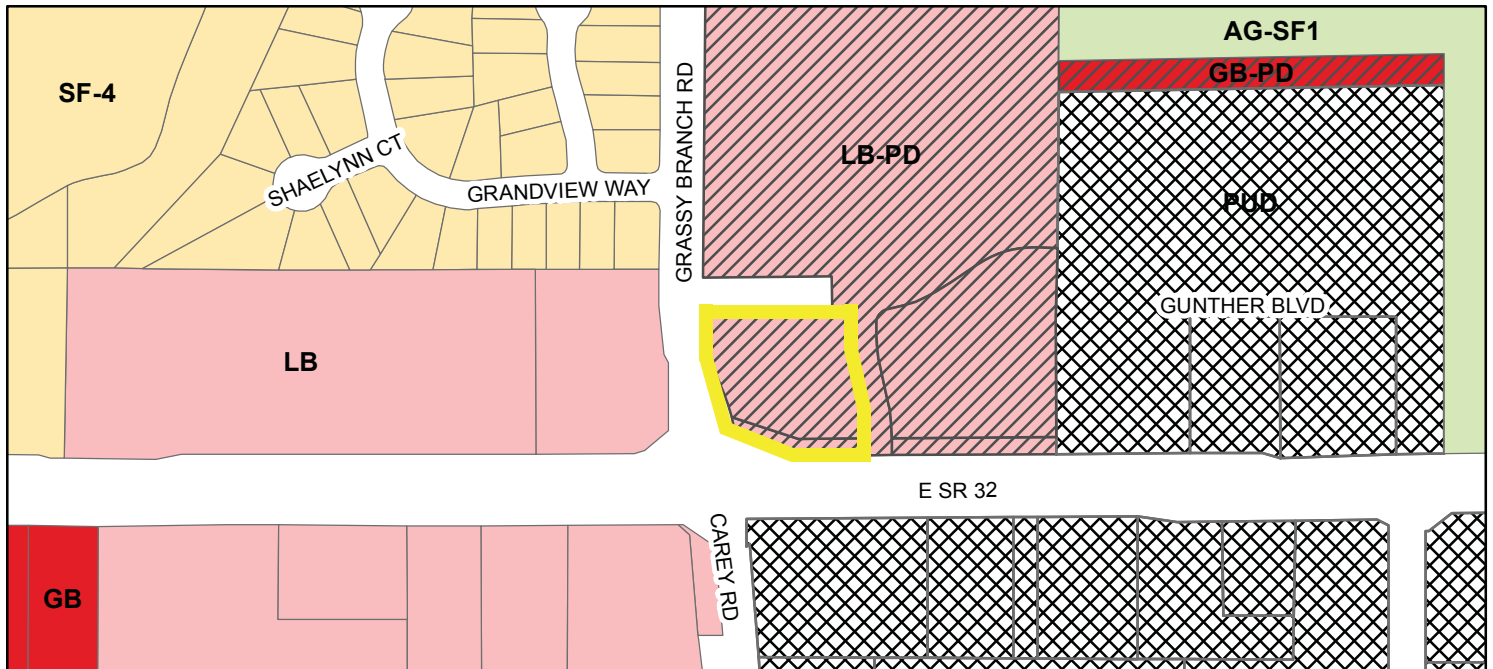
Property Location Map
1709-DDP-15
Grassy Branch Marketplace



Aerial Location Map

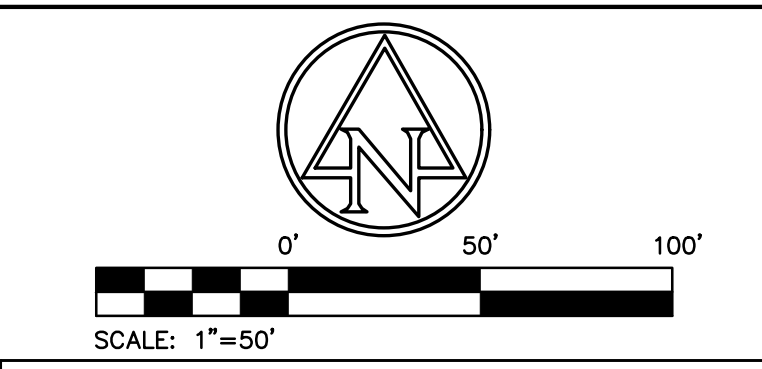
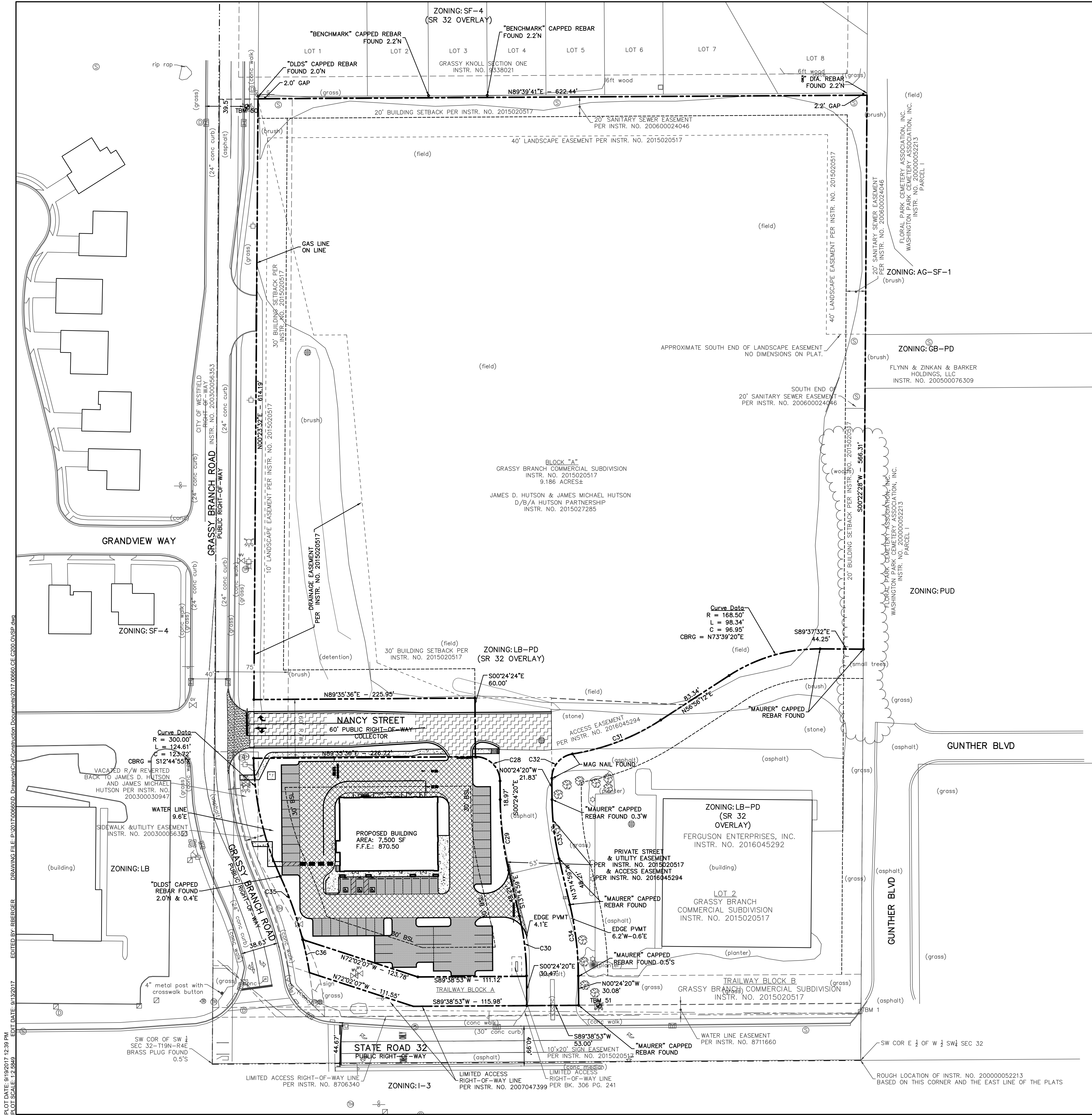


Zoning Map



Legend

AG-SF1 (Agriculture - Single Family - 1)	GB-PD (General Business - Planned Development)	LB-PD (Local Business - Planned Development)
GB (General Business)	LB (Local Business)	PUD (Planned Unit Development)
		SF-4 (Single Family - 4)



EXISTING LEGEND	
	Beehive Inlet
	Combination Pole
	Curb Inlet
	Detector Housing
	Drainage Inlet
	Drainage MH
	Electric Box
	Electric Handhole
	Fire Hydrant
	Gas Marker
	Gas Valve
	Guy Wire
	Light Pole
	Mail Box
	Pine Tree
	Post
	Power Pole
	Right of Way Marker
	Sanitary MH
	Sign
	Telephone Handhole
	Traffic MH
	Traffic Pole
	Tree
	Water Valve

SITE DATA TABLE	
SITE ZONING:	LB-PD, SR 32 OVERLAY
PROJECT AREA:	1.17± ACRES
BUILDING AREA:	7500 SF
SITE IMPERVIOUS AREA:	.89± ACRES
STANDARD PARKING (9'x18'):	55
ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	3
TOTAL PROPOSED PARKING:	58

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	MILL AND OVERLAY

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE 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 SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-362-5544
- INDIANA UNDERGROUND -



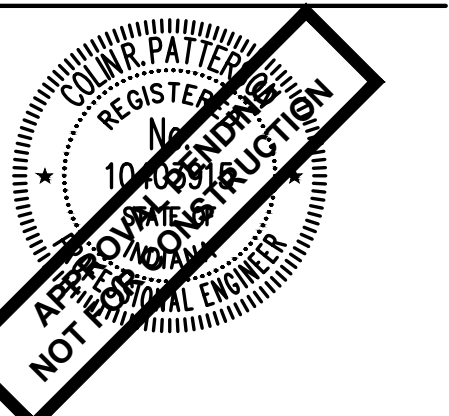
PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.547.8594 | FAX 317.543.0270
www.KennMar.com



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRASSY BRANCH MARKETPLACE

3300 EAST SR 32
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX	
DATE:	08/04/2017
PROJECT PHASE:	DEVELOPMENT PLAN

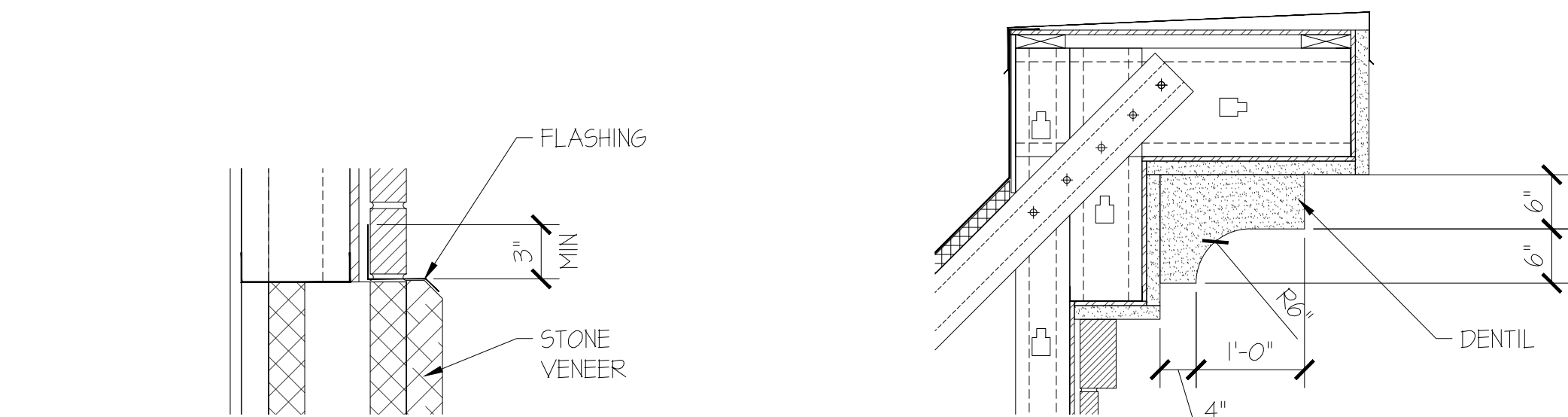
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	09/19/2017

Project Number 2017.00660

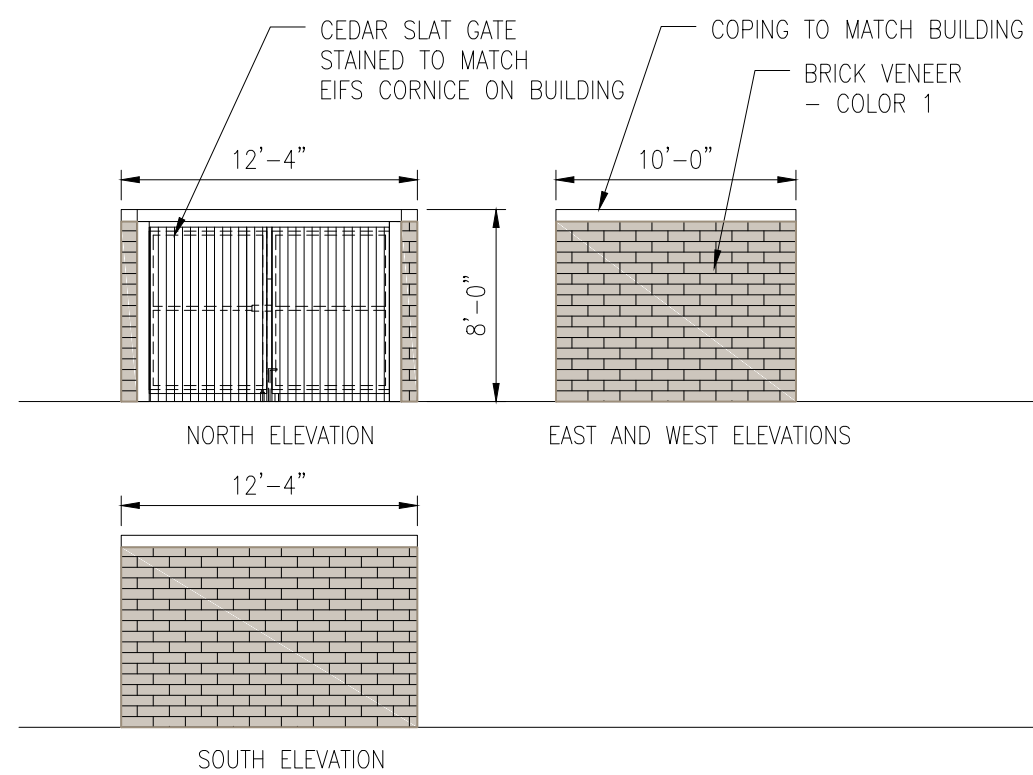
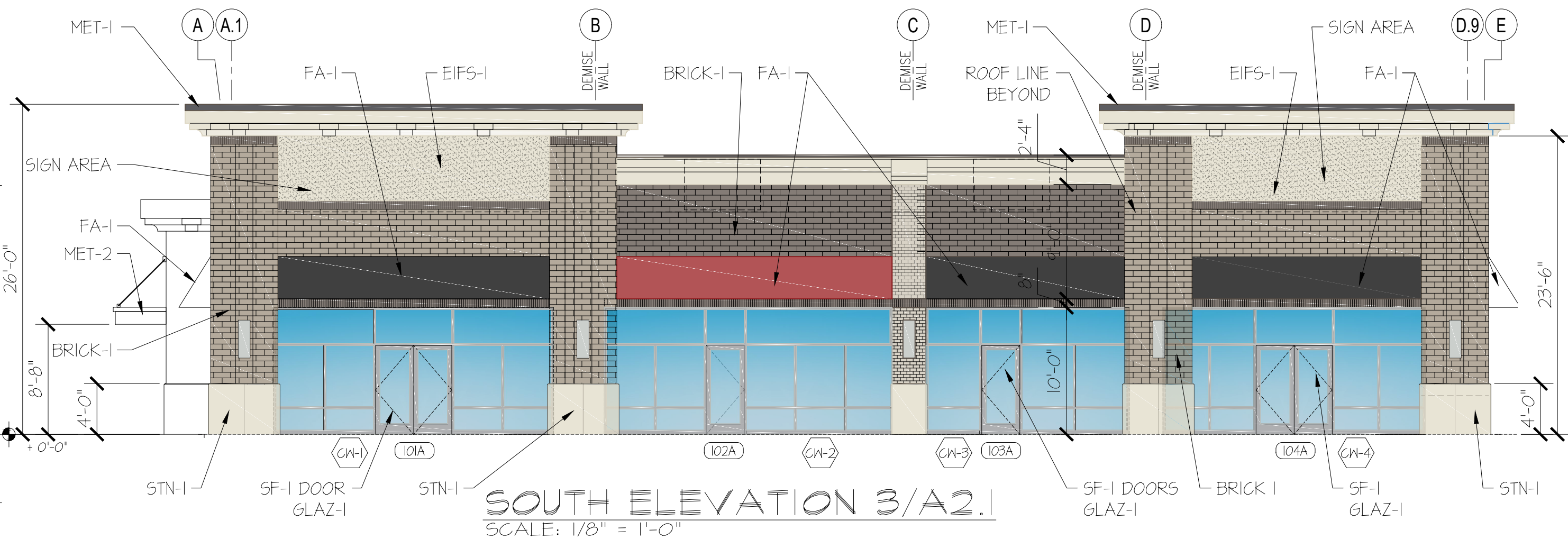
OVERALL SITE PLAN

C200

EXTERIOR FINISH SCHEDULE	
EF5-1	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - MANUFACTURER, SYNERGY SYSTEMS STYLE, STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS LOCATION: AS NOTED
BRICK-1	BRICK MASONRY UNIT MANUFACTURER, YANKEE HILL BRICK AND TILE STYLE, STANDARD MODULAR LOCATION: AS NOTED
BRICK-2	BRICK MASONRY UNIT MANUFACTURER, GLEN GERY BRICK STYLE, STANDARD MODULAR - ENCORE SERIES LOCATION: AS NOTED
CMU-1	SPLIT FACE MASONRY UNIT MANUFACTURER, HARTFORD CONCRETE STYLE, BASE UNIT 8"X 8" X 16" SPLIT FACE CONCRETE MASONRY UNIT LOCATION: AS NOTED
PC-1	PRECAST CONCRETE SILL MANUFACTURER, OLD CASTLE STYLE, BASE UNIT 4"X 4" LOCATION: AS NOTED
MET-1	METAL WALL CORING MANUFACTURER, MC ELROY STYLE, 4" STANDARD LOCATION: AS NOTED
MET-2	METAL ANNING MANUFACTURER, MC ELROY STYLE, STANDARD DUTY SYSTEM - MEDIUM FINISH ON LOCATION: AS NOTED
MET-3	SCUPPERS & DOWNSPOUTS MANUFACTURER, MC ELROY STYLE, PREFINISHED BASE LOCATION: AS NOTED
COR-1	FRONT MANUFACTURER, ATLAS STYLE, CORRUGATED METAL LOCATION: AS NOTED
SF-1	ALUMINUM AND GLASS STOREFRONT SYSTEM MANUFACTURER, KAWNEER US ALUMINUM VISTA WALL STYLE, SYSTEM TO BE 4 1/2" DEEP FRAME WITH GLAZING 1" OFFSET FROM EXTERIOR FACE, LOW E GLASS - COLOR BY OWNER LOCATION: AS NOTED
GLAZ-1	EXTERIOR WALL GLAZING MANUFACTURER, PPG OR EQUAL STYLE, 1/4" FLOAT GLASS, TEMPERED (AS NOTED), LOW E GLASS LOCATION: AS NOTED
P-1	EXTERIOR WALL PAINT MANUFACTURER, SHERWIN WILLIAMS STYLE, EXTERIOR, SATIN LOCATION: AS NOTED
FAB-1	FABRIC ANNING MANUFACTURER, SINORELLA STYLE, MATTE LOCATION: AS NOTED



DENTIL DETAIL 7/A2.1
SCALE: 3/4" = 1'-0"



Architectural drawing of the North Elevation of a building, showing a cross-section with various structural details and dimensions. The drawing includes labels for materials like MET-I, ROOF LINE BEYOND, SHIPS LADDER, and LADDER SHALL BE PAINTED TO MATCH WALL COLOR. Dimensions are provided for heights and widths, such as 22'-6", 20'-0", 18'-6", 14'-8", 10'-0", 7'-6", 3'-4", 4'-0", 1'-0", and 1'-6". Section markers E, D.9, D.2, D, C, B, A.8, A.1, and A are indicated along the top. Door and window openings are labeled with numbers like 104C, 103C, 102C, and 101C. The drawing is titled "NORTH ELEVATION 1/A2.1" and includes a scale of 1/8" = 1'-0".

SCALE: 1/16" = 1'-0"

North Elevation

1660 SQUARE FEET
1264 SQ. FT. MASONRY
419 SQ. FT. EIFS
47 SQ. FT. METAL CORING

East Elevation

1661 SQUARE FEET
1264 SQ. FT. MASONRY
126 SQ. FT. EIFS
21 SQ. FT. METAL CORING

South Elevation

1625 SQUARE FEET
1192 SQ. FT. MASONRY
327 SQ. FT. EIFS
27 SQ. FT. METAL CORING

West Elevation

2074 SQUARE FEET
1567 SQ. FT. MASONRY
269 SQ. FT. EIFS
55 SQ. FT. METAL CORING
64 SQ. FT. METAL DOOR

Detail: Column and Corning

70 SQUARE FEET
57 SQ. FT. MASONRY
10 SQ. FT. EIFS
3 SQ. FT. METAL CORING



KennMar

INDIANAPOLIS, IN 46224
ATTN: BRENT BERGE
bbenge@kenmar.com

JACK P. MORGAN
AIA CSI - ARCHITECT

7062 N. TUXEDO STREET
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
e-mail: morwalsopladi@gmail.com



SEAL

DATE
07/12/17

ISSUE

OWNER REVIEW

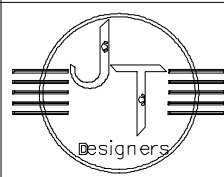
PROPOSED DESIGN FOR:

Grassy Branch MARKETPLACE

HAMILTON COUNTY
3300 E. State Road 32
Westfield, IN 46074

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Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.



JT DESIGNERS, INC.
PLANNING CONSULTANTS
211 S. RITTER AVE. - SUITE H
INDIANAPOLIS, IN 46129
PH: 317-828-1166 FAX: 317-493-1805
e-mail: JTDESIGNERSINC@GMAIL

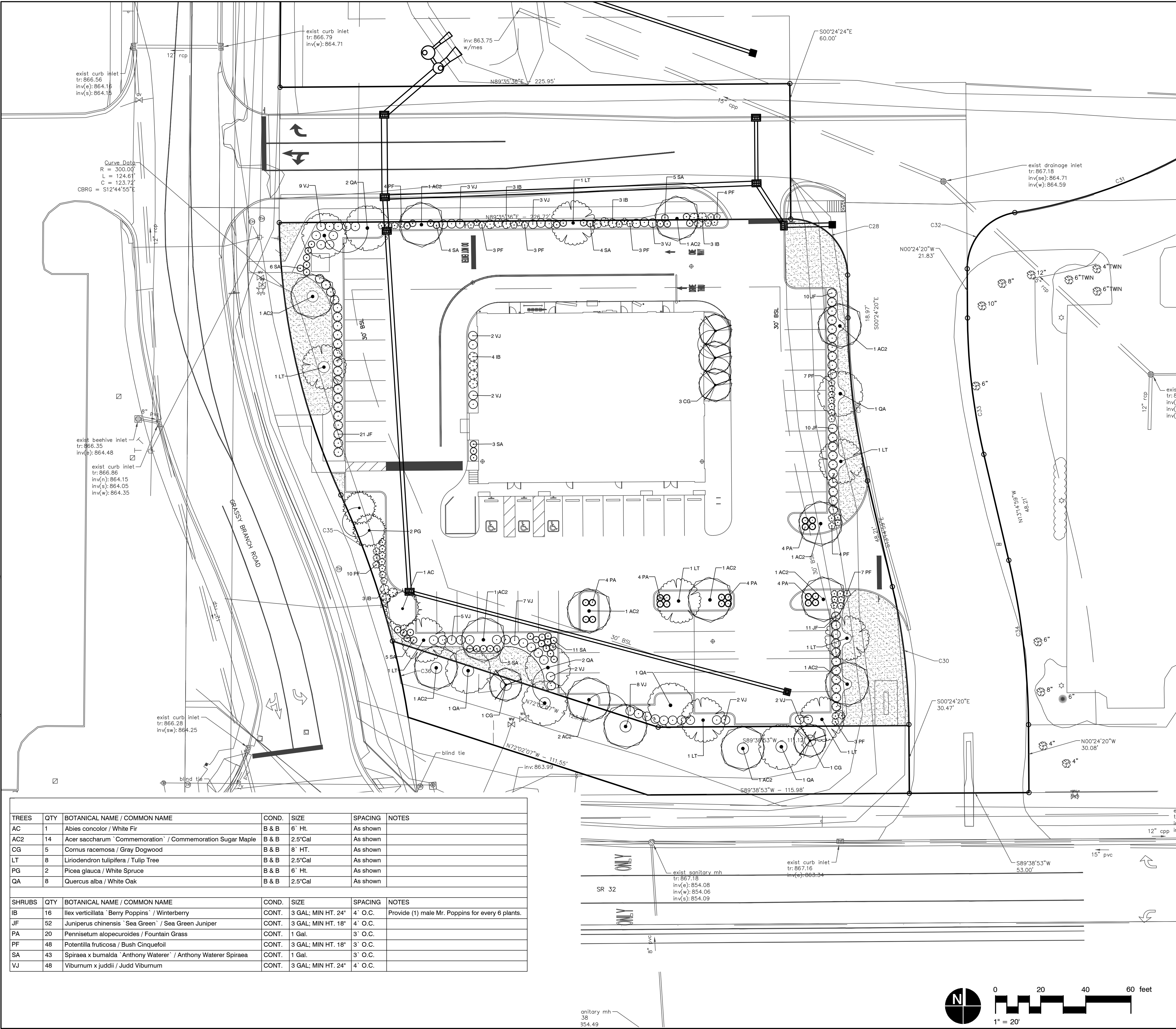
ISSUE:

TITLE:

EXTERIOR ELEVATIONS

SHEET:

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EDIT DATE: 9/26/2017
PLOT DATE: 9/26/2017 10:36 AM
PLOT SCALE: 1:2,500



TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING	NOTES
AC	1	Abies concolor / White Fir	B & B	6' Ht.	As shown	
AC2	14	Acer saccharum 'Commemoration' / Commemoration Sugar Maple	B & B	2.5" Cal.	As shown	
CG	5	Cornus racemosa / Gray Dogwood	B & B	8' HT.	As shown	
LT	8	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown	
PG	2	Picea glauca / White Spruce	B & B	6' Ht.	As shown	
QA	8	Quercus alba / White Oak	B & B	2.5" Cal.	As shown	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING	NOTES
IB	16	Ilex verticillata 'Berry Poppins' / Winterberry	CONT.	3 GAL; MIN HT. 24"	4' O.C.	Provide (1) male Mr. Poppins for every 6 plants.
JF	52	Juniperus chinensis 'Sea Green' / Sea Green Juniper	CONT.	3 GAL; MIN HT. 18"	4' O.C.	
PA	20	Pennisetum alopecuroides / Fountain Grass	CONT.	1 Gal.	3' O.C.	
PF	48	Potentilla fruticosa / Bush Cinquefoil	CONT.	3 GAL; MIN HT. 18"	3' O.C.	
SA	43	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	CONT.	1 Gal.	3' O.C.	
VJ	48	Viburnum x juddii / Judd Viburnum	CONT.	3 GAL; MIN HT. 24"	4' O.C.	

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL, 6" TOPSOIL, 1" MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEEDDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

ORDINANCE NOTES:

MINIMUM LOT LANDSCAPING
BUSINESS USE: 10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS PER 1 ACRE
SITE SIZE: 1.17 ACRES
REQUIRED: 11 SHADE TREES, 11 ORNAMENTAL/EVERGREEN TREES, 29 SHRUBS
PROPOSED: 30 SHADE TREES, 3 EVERGREEN TREES, 4 ORNAMENTAL TREES, 220 SHRUBS

STREET FRONTAGE LANDSCAPING
3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, 25 SHRUBS PER 100 LF

SR 32 (234 LF) -
REQUIRED: 7 SHADE TREES, 5 ORNAMENTAL, 59 SHRUBS
PROPOSED: 13 SHADE TREES, 1 ORNAMENTAL, 43 SHRUBS

GRASSY BRANCH ROAD (193 LF) -
REQUIRED: 6 SHADE TREES, 4 ORNAMENTAL, 48 SHRUBS
PROPOSED: 6 SHADE TREES, 0 ORNAMENTAL, 51 SHRUBS

NORTH PRIVATE DRIVE (226 LF) -
REQUIRED: 7 SHADE TREES, 5 ORNAMENTAL, 57 SHRUBS
PROPOSED: 5 SHADE TREES, 0 ORNAMENTAL, 56 SHRUBS

EAST PRIVATE DRIVE (240 LF) -
REQUIRED: 7 SHADE TREES, 5 ORNAMENTAL, 60 SHRUBS
PROPOSED: 7 SHADE TREES, 0 ORNAMENTAL, 52 SHRUBS

FOUNDATION PLANTINGS
1 SHRUB OR ORNAMENTAL TREE PER 12 LF

NORTH FACADE
REQUIRED: 8 PLANTINGS
PROPOSED: 0

WEST FACADE -
REQUIRED: 6 PLANTINGS
PROPOSED: 11

SOUTH FACADE -
REQUIRED: 8 PLANTINGS
PROPOSED: 0

EAST FACADE -
REQUIRED: 6 PLANTINGS
PROPOSED: 3

BUFFER YARDS
NO BUFFER YARDS REQUIRED

INTERIOR PARKING AREA LANDSCAPING
TOTAL PARKING SPACES: 57 REGULAR (AT 162 SF EACH) AND 3 H.C. SPACES (666 SF COMBINED) = 9,900 SF OF PARKING AREA
REQUIRED LANDSCAPED AREA (10%): 990 SF
PROPOSED LANDSCAPED AREA: (11%)1,095 SF

PARKING AREA ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS PER ISLAND (MINIMUM 120 SF EACH).
TOTAL PROPOSED PLANTINGS WITHIN PARKING LOT: 7 SHADE TREES, 32 SHRUBS

PERIMETER PARKING AREA LANDSCAPING
1 SHADE TREE, 10 SHRUBS PER 30 LF GRASSES OR OTHER PERENNIALS TO FILL THE REMAINDER
WEST LOT (140 LF) -
REQUIRED: 5 SHADE TREES, 46 SHRUBS
PROPOSED: 7 SHADE TREES, 56 SHRUBS

SOUTH FACADE (190 LF TOTAL) -
REQUIRED: 7 SHADE TREES, 63 SHRUBS
PROPOSED: 10 SHADE TREES, 63 SHRUBS

EAST FACADE (140 LF) -
REQUIRED: 5 SHADE TREES, 46 SHRUBS
PROPOSED: 5 SHADE TREES, 46 SHRUBS

SR 32 OVERLAY - TRAIL CORRIDOR PLANTINGS
3 SHADE TREES, 1 ORNAMENTAL TREE PER 100 LF
TRAIL CORRIDOR LENGTH: 234 LF
REQUIRED: 7 SHADE TREES, 1 ORNAMENTAL TREES
PROVIDED: 7 SHADE TREES, 1 ORNAMENTAL TREES

OWNER TO INSTALL PLANTERS ALONG FRONT BUILDING FACADE.



PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KennMar.com



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRASSY BRANCH MARKETPLACE

3300 EAST SR 32
WESTFIELD, IN 46074

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
08/04/2017
PROJECT PHASE:
DEVELOPMENT PLAN

REVISION SUMMARY

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	09/19/2017

Project Number 2017.00660

LANDSCAPE PLAN

C700



Petition Number: 1708-DDP-13

Subject Site Address: 16462 Southpark Drive

Petitioner: Southpark LLC by SEA Group, LLC

Request: Detailed Development Plan review of a new 18,480 SF industrial flex building on 1.98+/- acres in the Westoak Planned Unit Development ("PUD") District

Current Zoning: Westoak PUD

Underlying Zoning: EI: Enclosed Industrial District

Current Land Use: Vacant

Approximate Acreage: 1.98 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

BACKGROUND

The applicable zoning district is the Westoak PUD. The property is within the Northern Industrial Area of the PUD, and has an underlying zoning classification of Enclosed Industrial (EI). The applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2004). The project is for a new 18,480 square-foot commercial flex building.

The petition was reviewed by the Technical Advisory Committee at their July 25, 2017, meeting.



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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.



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

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

The plans comply.

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Westoak PUD Standards (Ord. 04-40).

Section 5. Modifications to Underlying Zoning.

- 22) The provisions applicable only to the Northern Industrial Area are as follows:
 - a) Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses.

- b) The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres.
- c) With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12.
- d) With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area.
- e) For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance.
- f) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.
- g) In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed.

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

23) Minimum Lot Area (see "Westoak PUD Standards, Section 5" above)

24) Minimum Lot Frontage – 70 ft

25) Minimum Setback Lines:

- Front yard – 40 ft
- Side yard – 20 ft
- Rear yard – 20 ft
- Minimum Lot Width at Building Line – None

26) Maximum Building Height (see "Westoak PUD Standards, Section 5" above)

27) Minimum Gross Ground Level Space – None

28) Parking

- a) Parking Space Size. 10 feet by 20 feet
- b) Access Aisle Width (90 degree spaces). 24 feet



- c) Surfacing. Concrete or asphalt required.
- d) Number of Spaces. 1 space per 2 employees on largest shift.

29) Loading and Unloading Berths – None required.

Exhibit 8: Development Plan Review

30) Any Industrial District (EI, EI-PD, OI, OI-PD).

a) Site Access and Site Circulation:

- (1) 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;
- (2) 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,
- (3) 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 subdivision.

b) Landscaping – See “Exhibit 9, Landscaping Standards” below.

c) Lighting – See “Exhibit 10, Lighting Standards” below.

d) Signs

31) Building Orientation

- a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a fished façade.
- b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District
- c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District
- d) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
- e) Building Materials. – See “Exhibit 12, Building Standards” below.

Exhibit 9: Landscaping Standards

32) Landscaping Standards



- a) 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.

On-site Requirements

Industrial Use	Required	Provided	Deficient
Shade Trees (5 per acre)	10	14	COMPLIANT
Evergreen/Ornamental Trees (5 per acre)	10	23	COMPLIANT
Shrubs (25 per acre)	50	101	COMPLIANT

Road Frontage Standards:

Shade Trees	Required	Provided	Deficient
South Park Drive (556')	14	14	COMPLIANT

Buffer Yard Requirements: N/A

Parking Area Landscaping

29,515 SF of parking area	Required	Provided	Deficient
Island SF (10 %)	2,952 SF	2,963 SF	COMPLIANT
1 Tree & 4 Shrubs/Island	11 Islands = 11 Trees & 44 Shrubs	11 Islands = 11 Trees & 44 Shrubs	COMPLIANT

Exhibit 10: Lighting Standards –

33) General Lighting Standards - For all areas located in Westfield-Washington Township the following standards shall apply:

- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
- c) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

- d) 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
 - e) All lighting fixtures must meet building code requirements for their appropriate construction class;
- 34) Multi-Family Residential, Commercial, And Industrial Standards: For all multi-family residential, commercial, and industrial uses the following standards shall apply:
- a) 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;
 - b) Light meter readings shall not exceed: zero (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.)
 - c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
 - d) 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;
 - e) 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;
 - f) 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.;
 - g) 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.

Exhibit 11: Sign Standards – Not Applicable

Exhibit 12: Building Materials

- 35) In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:
- a) Brick or other masonry material. Other masonry materials shall include:
 - (1) Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);

- (2) Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - (3) External Insulation and Finish System (E.I.F.S.); or,
 - (4) Stone.
 - b) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on the façade of the building closest to a public street or an adjoining Residential District.
 - c) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District.
- 36) Comprehensive Plan Compliance: When the Westoak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Road and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Westoak PUD identifies that same area as the Northern Industrial District.
- 37) Street and Highway Access
- 38) Street and Highway Capacity
- 39) Utility Capacity
- 40) Traffic Circulation Compatibility

DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Staff recommends approving the petition with the following conditions:**
 - **All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



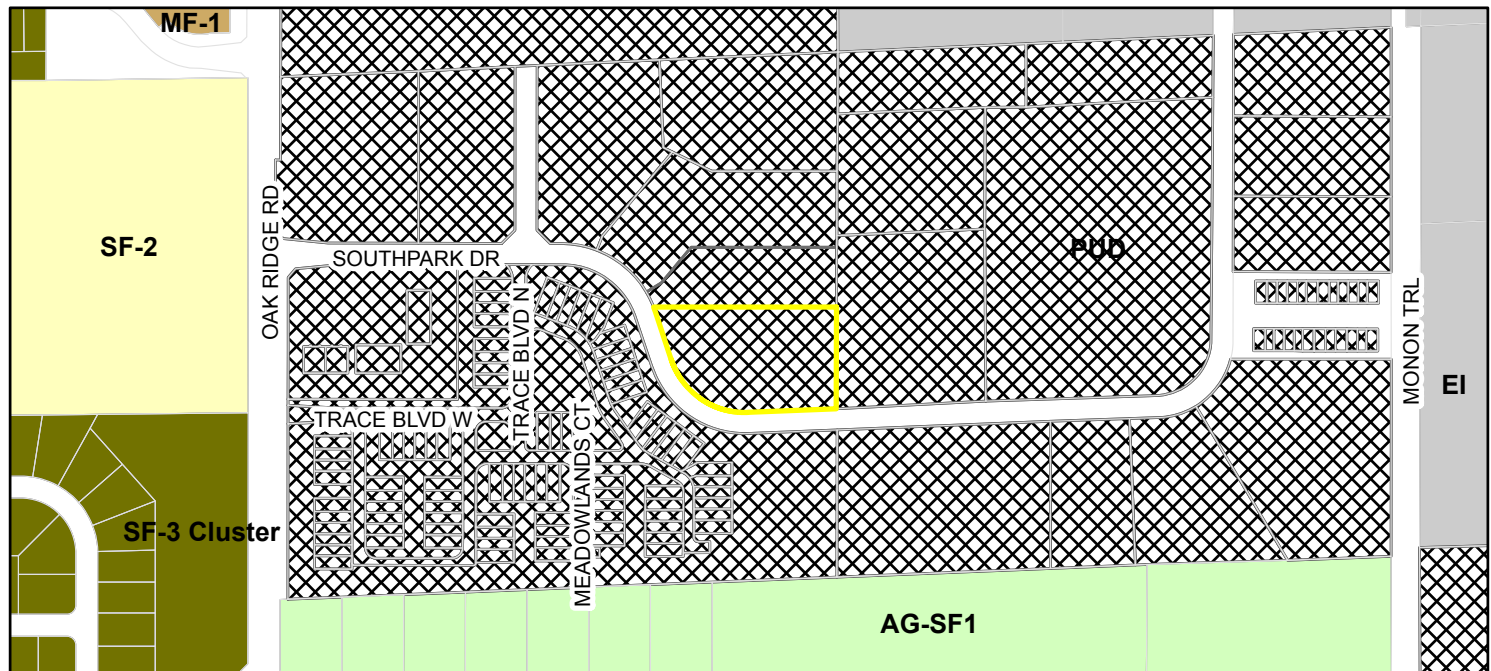
Property Location Map
Southpark Flex Building
Detailed Development Plan
1708-DDP-13



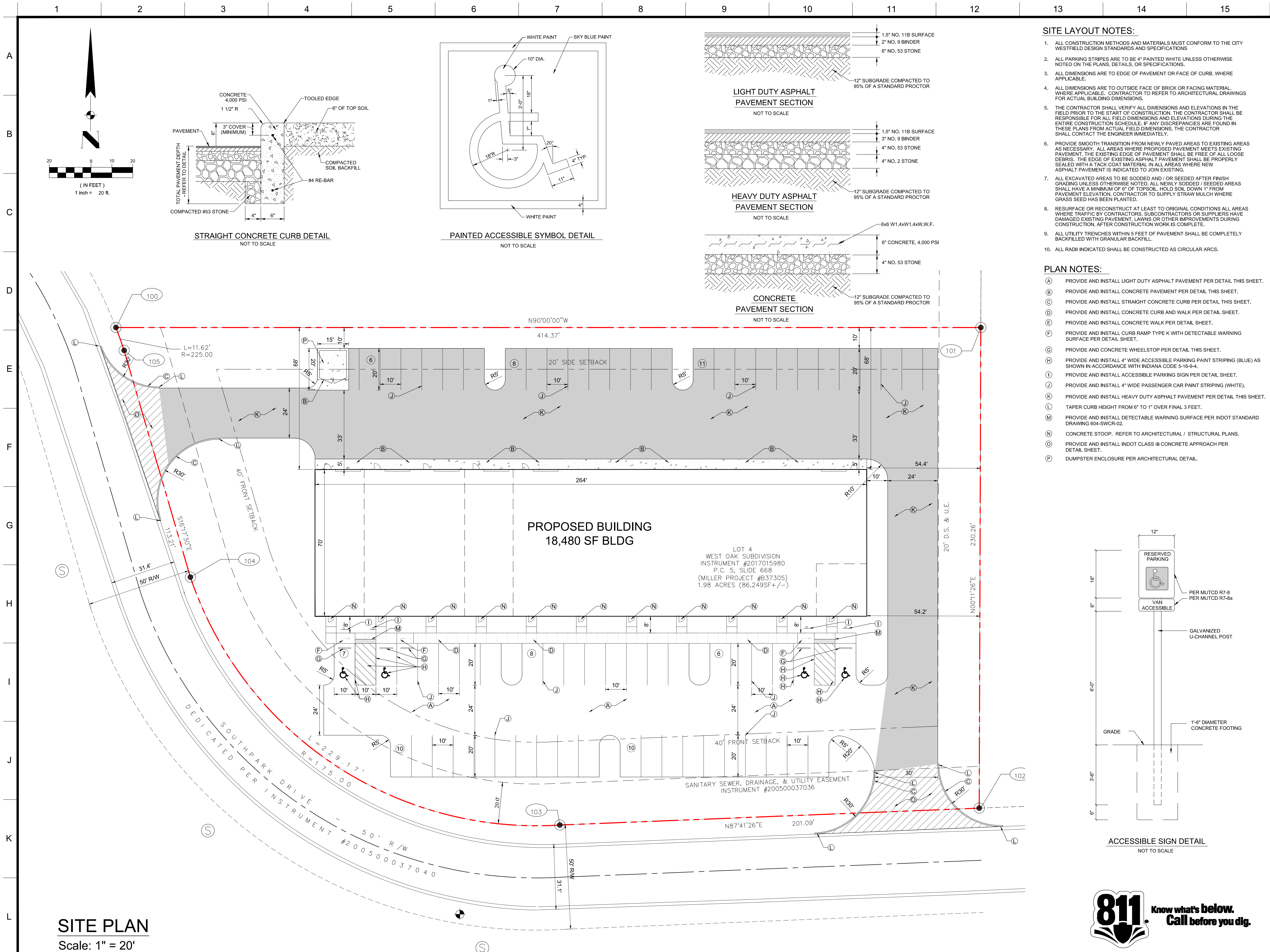
Aerial Location Map



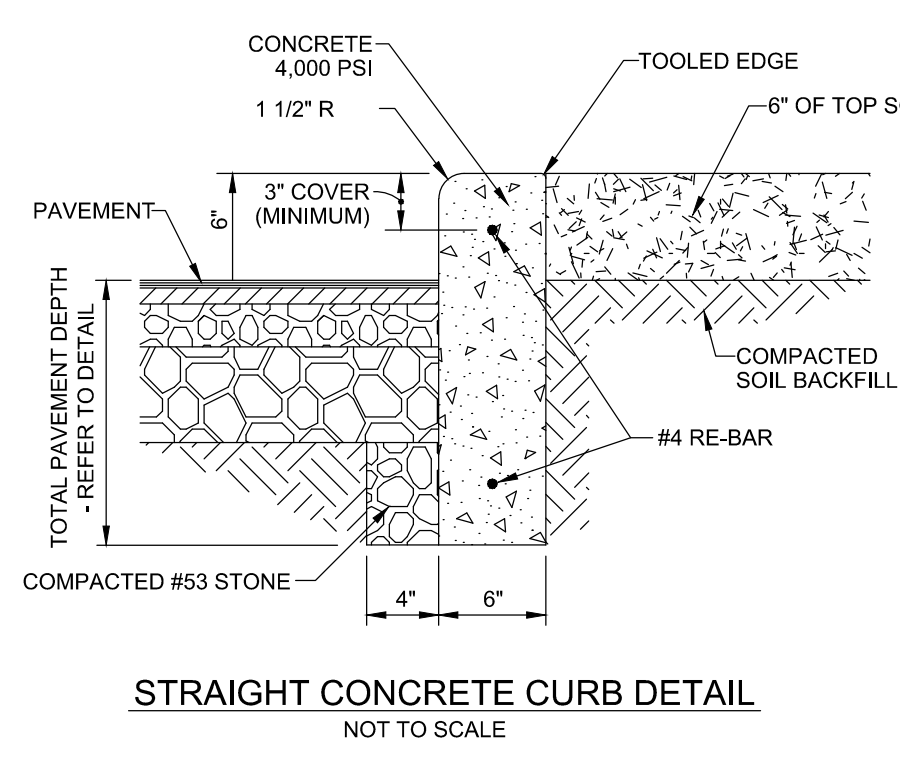
Zoning Map



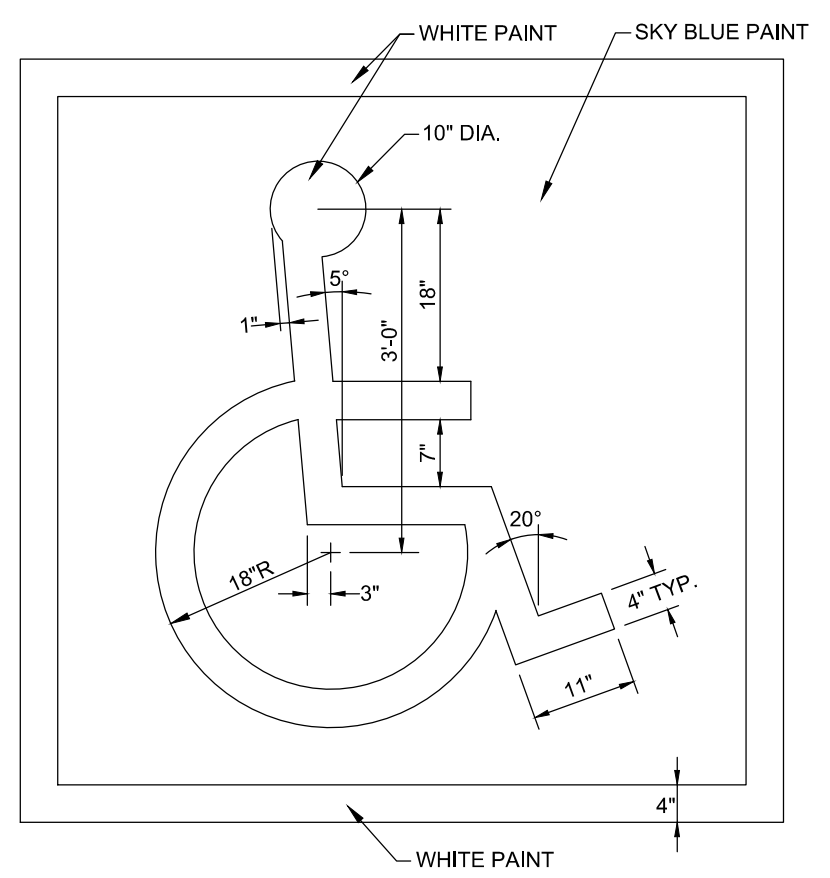
	Parcel	Zoning - All		MF-1 (Multiple Family - 1)
	Zoning	AG-SF1 (Agriculture - Single Family - 1)		PUD (Planned Unit Development)
		EI (Enclosed Industrial)		SF-2 (Single Family - 2)
				SF-3 Cluster



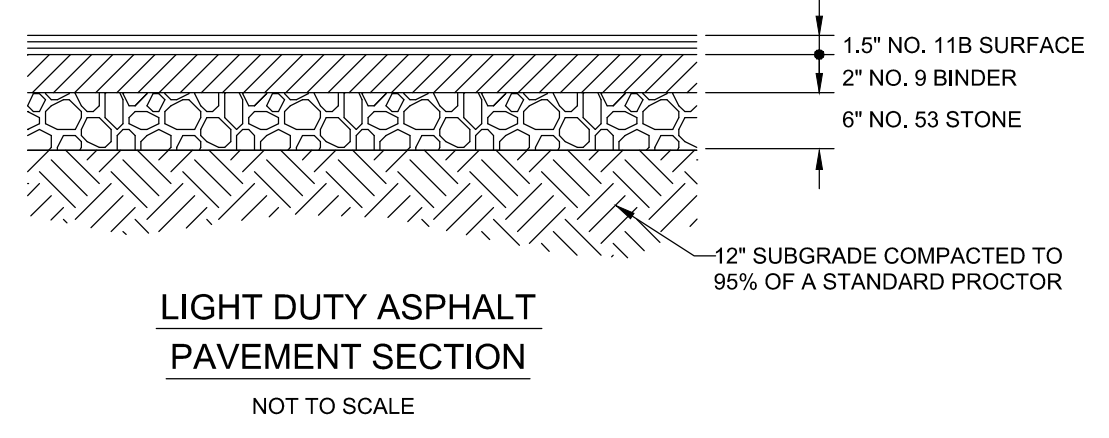
SITE PLAN
Scale: 1" = 20'



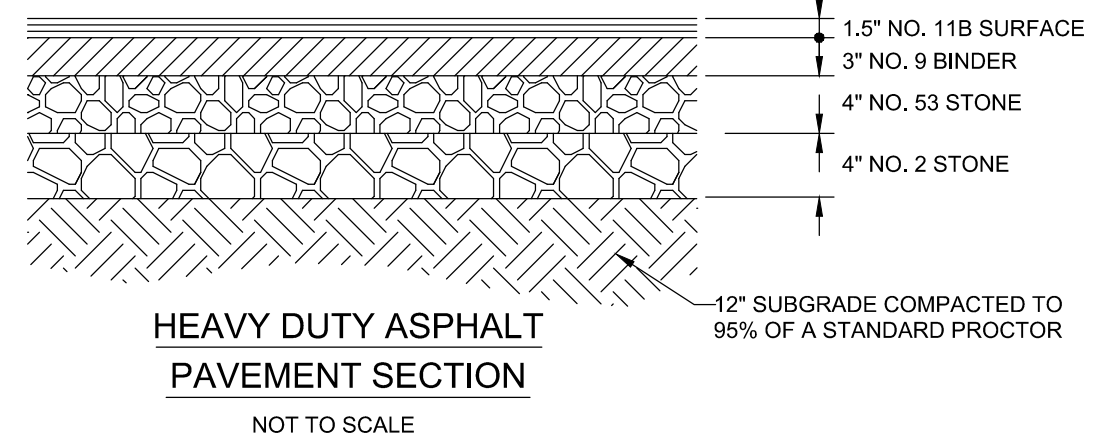
STRAIGHT CONCRETE CURB DETAIL
NOT TO SCALE



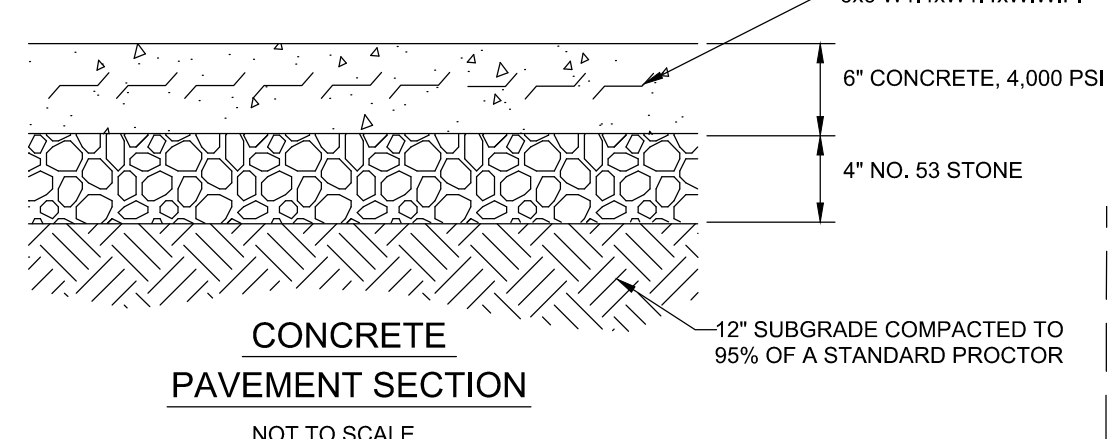
PAINTED ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE



LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



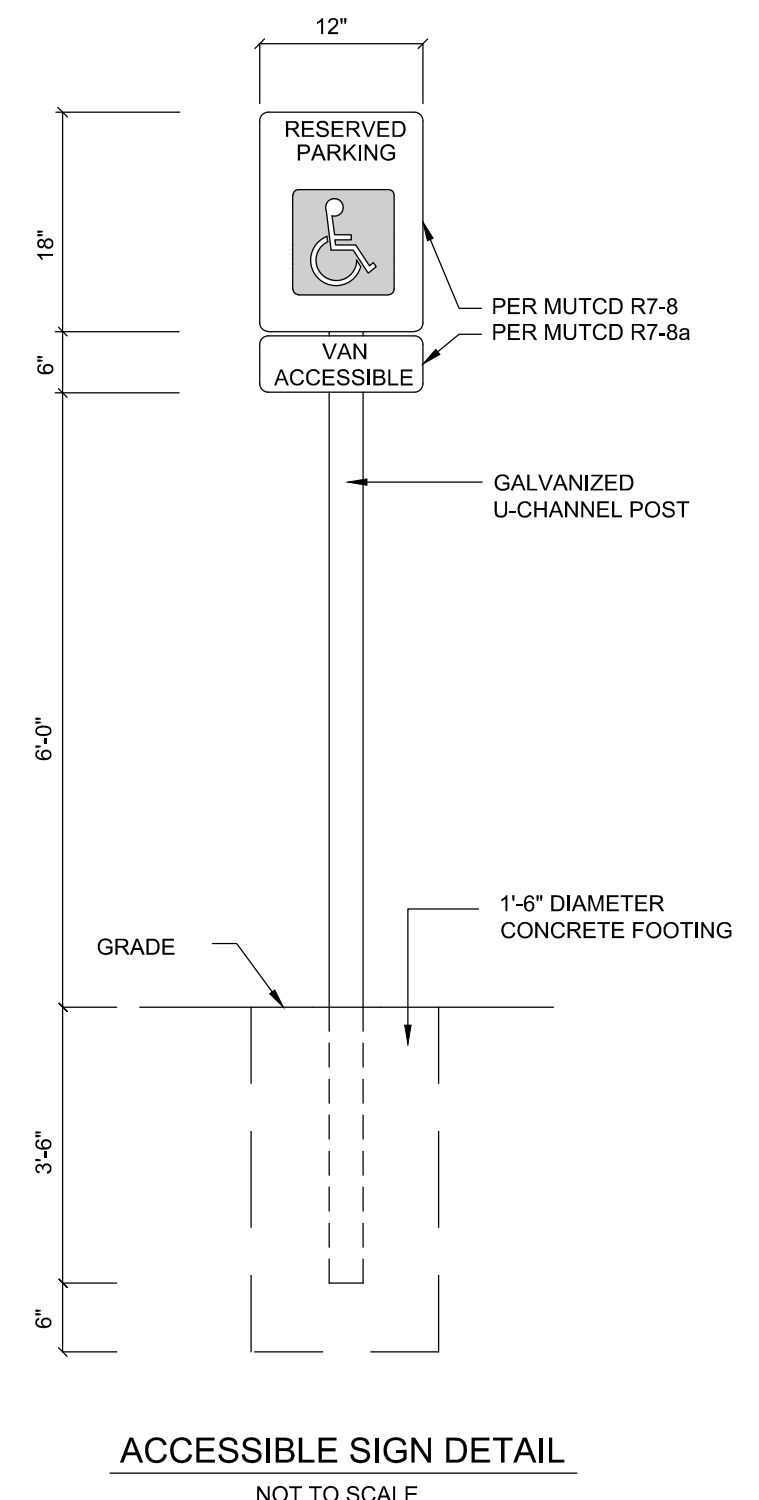
CONCRETE PAVEMENT SECTION
NOT TO SCALE

SITE LAYOUT NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE CITY WESTFIELD DESIGN STANDARDS AND SPECIFICATIONS
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- ALL EXCAVATED AREAS TO BE SODDED AND / OR SEEDS AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED / SEEDS AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

PLAN NOTES:

- (A) PROVIDE AND INSTALL LIGHT DUTY ASPHALT PAVEMENT PER DETAIL THIS SHEET.
- (B) PROVIDE AND INSTALL CONCRETE PAVEMENT PER DETAIL THIS SHEET.
- (C) PROVIDE AND INSTALL STRAIGHT CONCRETE CURB PER DETAIL THIS SHEET.
- (D) PROVIDE AND INSTALL CONCRETE CURB AND WALK PER DETAIL SHEET.
- (E) PROVIDE AND INSTALL CONCRETE WALK PER DETAIL SHEET.
- (F) PROVIDE AND INSTALL CURB RAMP TYPE K WITH DETECTABLE WARNING SURFACE PER DETAIL SHEET.
- (G) PROVIDE AND CONCRETE WHEELSTOP PER DETAIL THIS SHEET.
- (H) PROVIDE AND INSTALL 4" WIDE ACCESSIBLE PARKING PAINT STRIPING (BLUE) AS SHOWN IN ACCORDANCE WITH INDIANA CODE 5-16-9-4.
- (I) PROVIDE AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL SHEET.
- (J) PROVIDE AND INSTALL 4" WIDE PASSENGER CAR PAINT STRIPING (WHITE).
- (K) PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL THIS SHEET.
- (L) TAPER CURB HEIGHT FROM 6" TO 1" OVER FINAL 3 FEET.
- (M) PROVIDE AND INSTALL DETECTABLE WARNING SURFACE PER INDOT STANDARD DRAWING 604-SWCR-02.
- (N) CONCRETE STOOP. REFER TO ARCHITECTURAL / STRUCTURAL PLANS.
- (O) PROVIDE AND INSTALL INDOT CLASS III CONCRETE APPROACH PER DETAIL SHEET.
- (P) DUMPSTER ENCLOSURE PER ARCHITECTURAL DETAIL.



ACCESSIBLE SIGN DETAIL
NOT TO SCALE

SEA Group
Land Surveyors • Civil Design
Construction Layout
494 Grady Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

SOUTHPARK, LLC FLEX BUILDING
16462 SOUTHPARK DRIVE
WESTFIELD, IN 46074

PROJECT LOCATED IN:
SECTION 12 - TOWNSHIP 18 NORTH - RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY

SITE PLAN

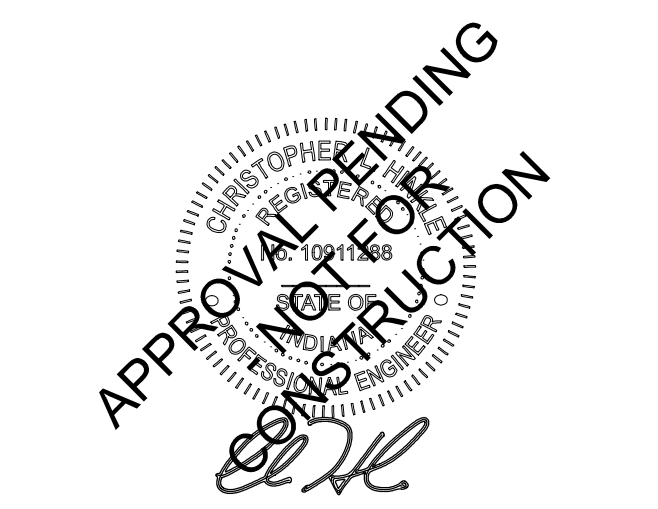
PREPARED FOR:
DESIGN & BUILD CORPORATION
10029 East 126th Street
PO Box 863
Fishers, IN 46038

REV. #	DATE	REV. DESC.

DRAWING LEGEND

- PROPERTY BOUNDARY
- EASEMENT / SETBACK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED RIGHT-OF-WAY PAVEMENT

CERTIFIED BY:

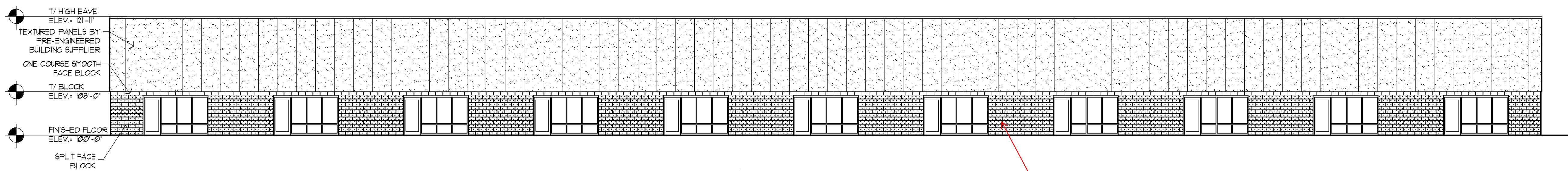


DATE: 08/16/2017
Approved By: BCR
Drawn By: CLH
Date of Last Field Work: 06/12/2017
Date Plotted: 08/16/2017

Reference #: -

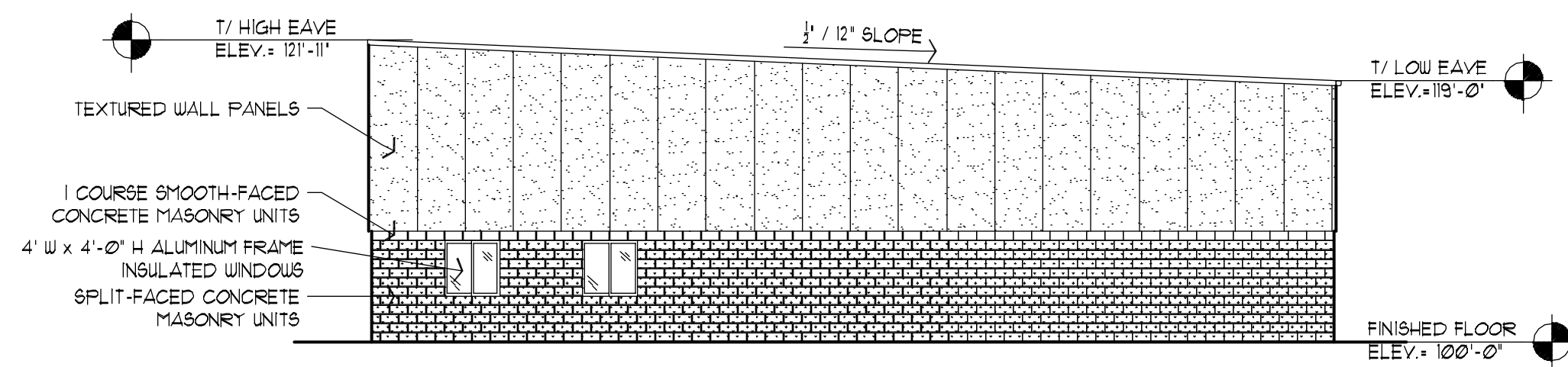
Project Number:
M17-3021
Sheet Number :
C2.0



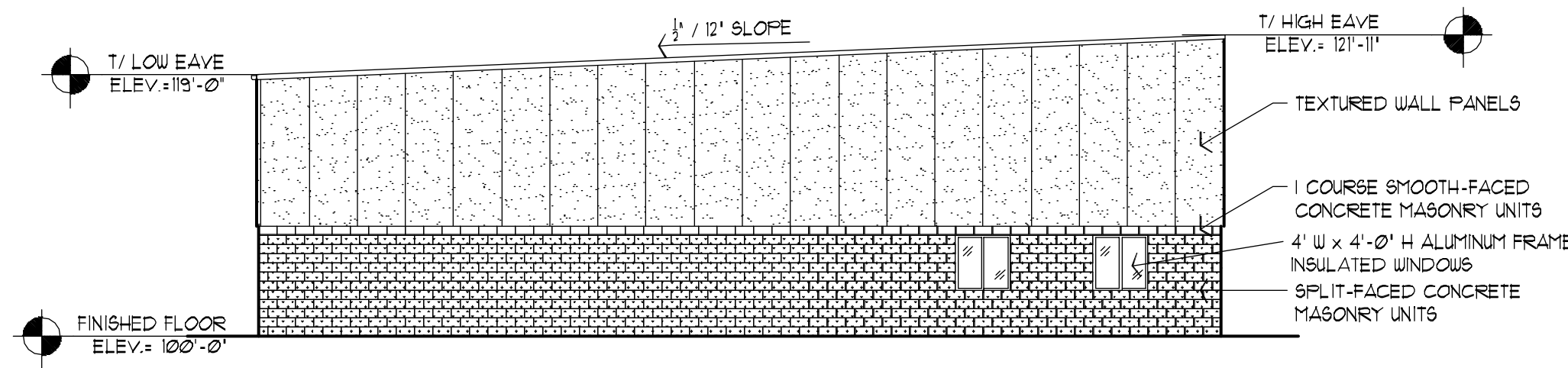


1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

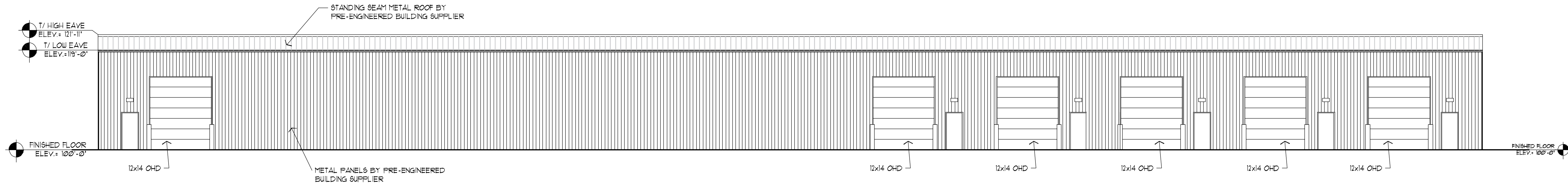
Texturecoat (EIFS coated wall panels) equals 63% of the south surface, 18.5% is masonry and 18.5% is storefront glass



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



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



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



peterson ARCHITECTURE

298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

NEW CONSTRUCTION
SOUTHPARK LLC, FLEX BUILDING
16462 SOUTHPARK DRIVE
WESTFIELD, INDIANA
DESIGN & BUILD CORP.

STATE SUBMIT
JUNE 18, 2017

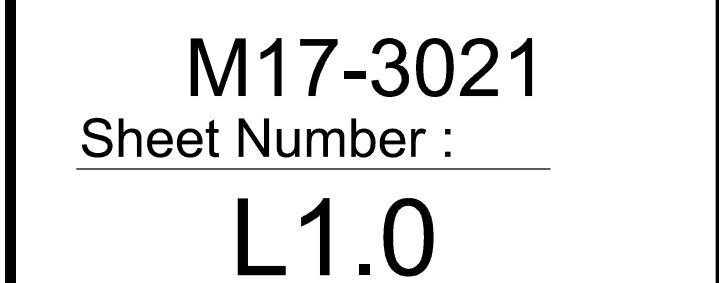
REVISIONS:		----
1	REVISION DATE	----
2	REVISION DATE	----
3	REVISION DATE	----
4	REVISION DATE	----
5	REVISION DATE	----

DRAWN BY: B. HOFMANN
CHECKED BY: D. PETERSON
PROJECT NUMBER: 17-0102

EXTERIOR ELEVATIONS

A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
PETERSON ARCHITECTURE, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF
PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 2, 2017
1710-PUD-19

Docket Number: 1710-PUD-19 (Ordinance No. 17-30)

Petitioner: Bastian Solutions (the "Petitioner")

Request: An amendment to the Architectural and Development Standards of the Northpoint (Aurora) Planned Unit Development (PUD) District.

Current Zoning: Northpoint (Aurora) Planned Unit Development District
Underlying Zoning, GB: General Business District

Current Land Use: Commercial / Vacant

Acreage: 12.31 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Ordinance 17-30
6. Northpoint (Aurora) PUD (Ord. 16-35)
7. Northpoint (Aurora) PUD Concept Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the September 25, 2017, City Council meeting. The petition will receive a public hearing at the October 2, 2017, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on September 26, 2017.

PROJECT OVERVIEW

Location: The Northpoint (Aurora) PUD District is located at the southwest corner of State Road 38 and Grassy Branch Road (see Exhibit 2).

Property Description: The Northpoint (Aurora) PUD (the "Original PUD Ordinance") was adopted on December 11, 2003. On January 9, 2017, Council adopted an amendment to the Northpoint (Aurora) PUD (Ordinance 16-35) (the "PUD") that repealed and supersedes the Original PUD Ordinance.

Development Standards: As proposed, the Amendment Ordinance establishes alternative development standards from the Underlying Zoning District and the Northpoint (Aurora) PUD District (Ord. 16-35). The development standards of note are briefly highlighted below:

Permitted Uses: The proposed ordinance permits EI: Enclosed Industrial as a permitted use on the Real Estate to accommodate the manufacturing component of the subject project.

Build-to Line: The proposed ordinance permits a maximum building setback line from U.S. Highway 31 of 105 feet to accommodate an additional row of parking, as opposed to the required 90 feet that would be required by the PUD (see **Exhibit 3**).

Building Materials: The proposed ordinance includes architectural pre-cast (panel or detailing) as a required building material on the Real Estate. The PUD currently requires only brick and stone as a required building material (see **Exhibit 4**).

State Highway 32 Overlay: The proposed ordinance defaults to architecture illustrated on **Exhibit 4** in lieu of the State Highway 32 Overlay Zone standards.

Height Standards: The proposed ordinance requires the Primary Façade of buildings abutting U.S. Highway 31 to be at least 38 feet in height and requires all other facades to be at least 30 feet in height, as opposed to the minimum building height of 38 feet and three usable floors that would be required by the PUD (see **Exhibit 4**).

Landscaping Standards: The proposed ordinance defaults to the UDO standards for all landscaping on the Real Estate, as opposed to the 20-foot buffer yard along the west and south property lines that would be required by the PUD.

Loading and Unloading Area: The proposed ordinance permits a maximum of two (2) rows of parking in the front of the building (see **Exhibit 3**), as opposed to a maximum of one (1) row of parking that would be allowed by the PUD.

COMPREHENSIVE PLAN

Comprehensive Plan: The Northpoint (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: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 2, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 25, 2017, Council meeting.

DEPARTMENT COMMENTS

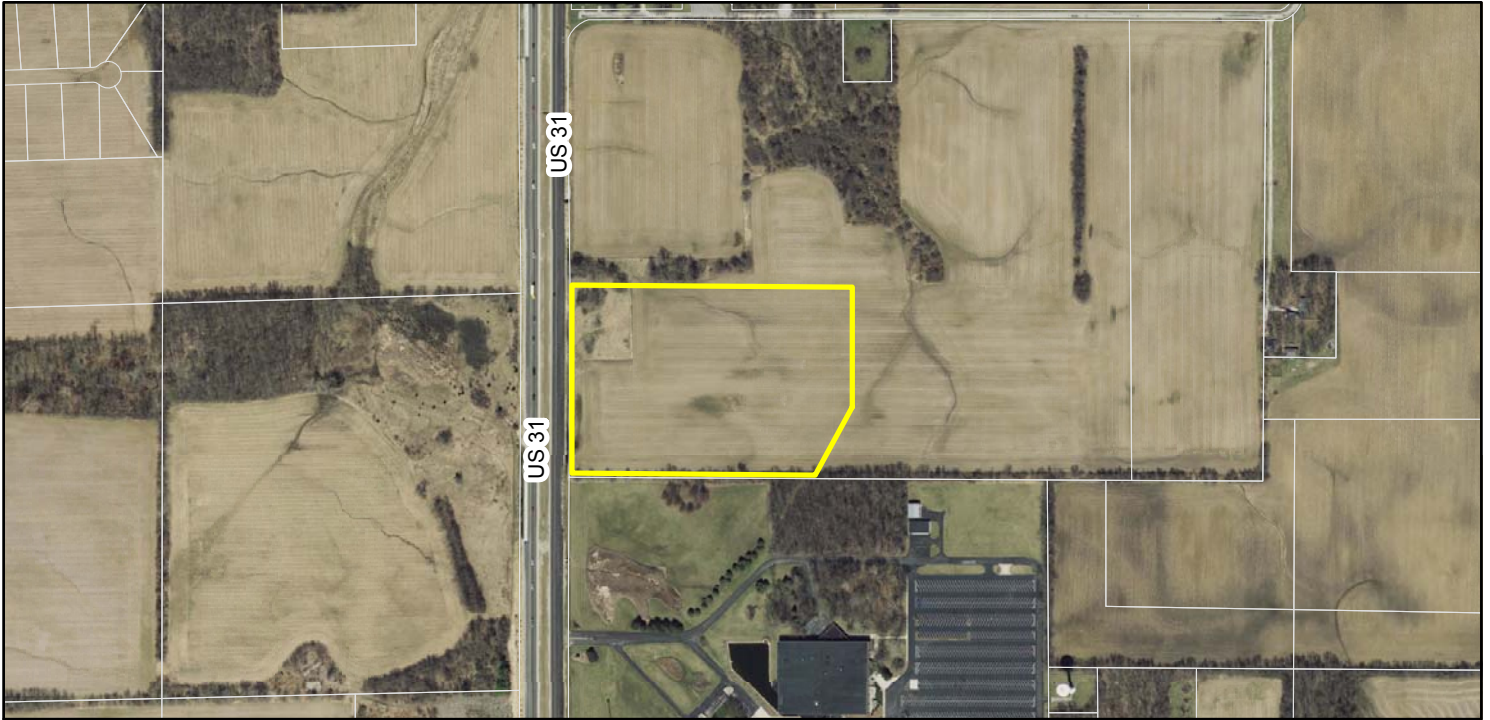
1. **Action:** Hold a public hearing at the October 2, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration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



Property Location Map
Bastian Toyota - Zipline
Northpoint (Aurora) PUD Amendment
1710-PUD-19 & 1710-DDP-19



Aerial Location Map



Zoning Map



Parcel
Zoning - All
Zoning

AG-SF1 (Agriculture - Single Family - 1)

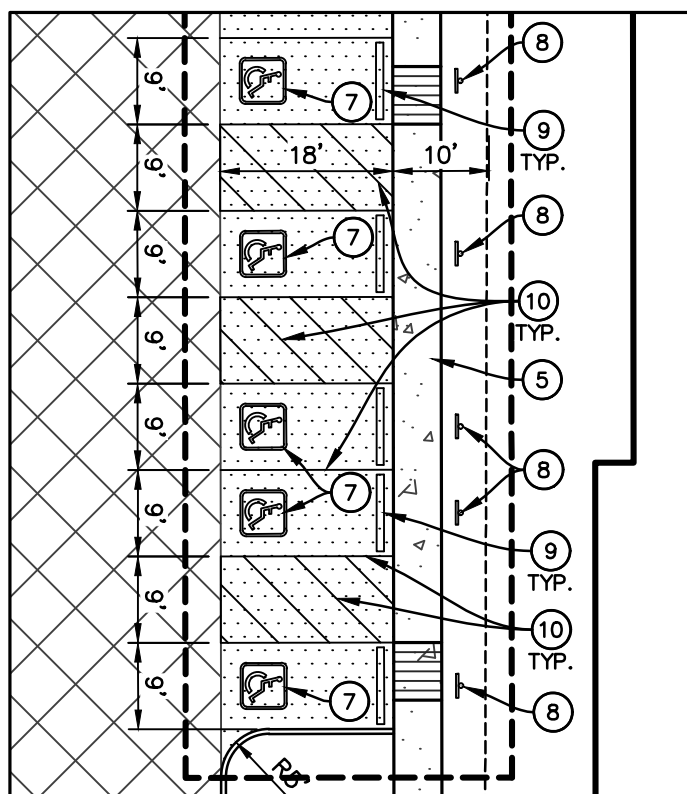
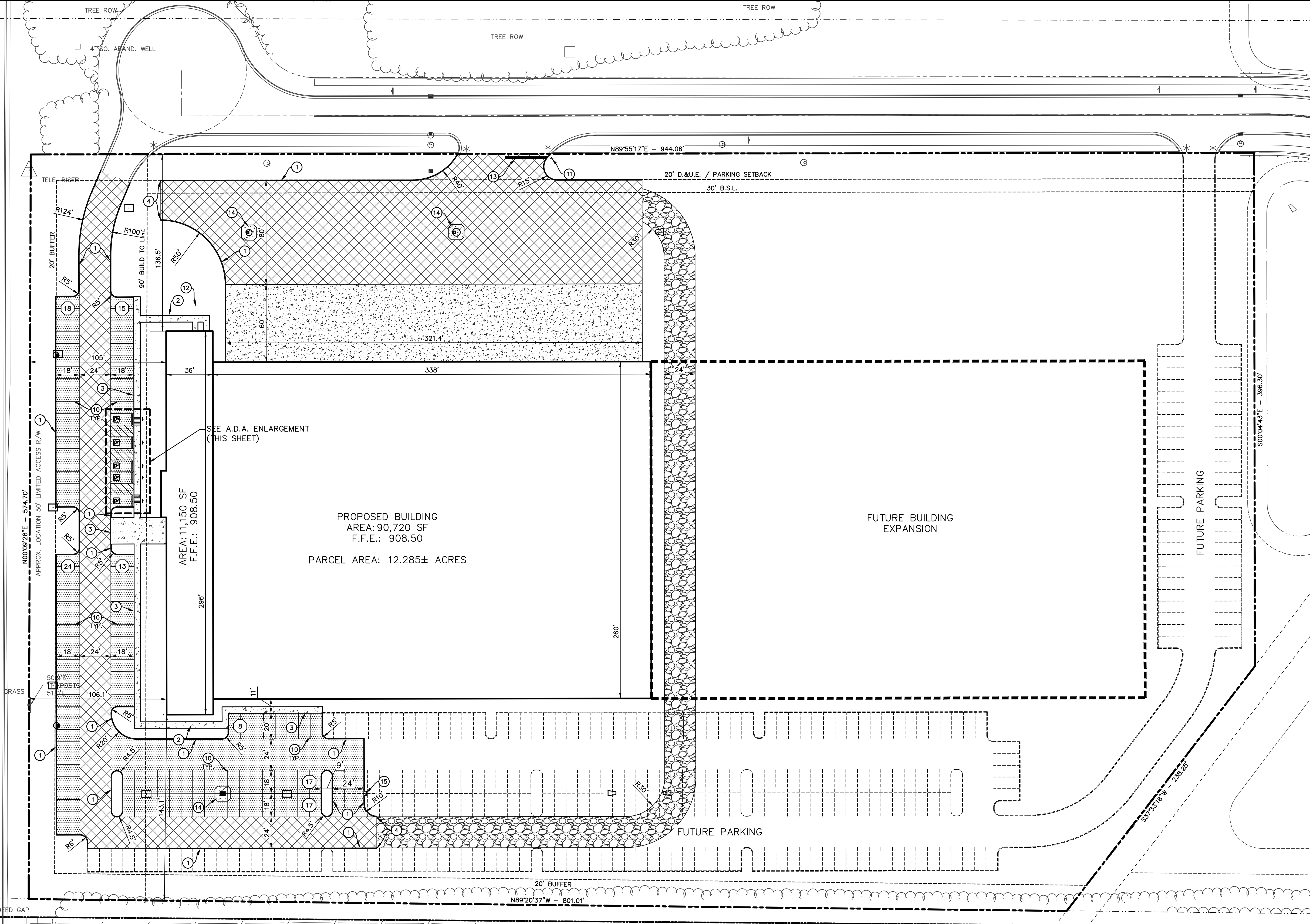
GB (General Business)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

PLOT DATE: 9/26/2017 4:18 PM
PLOT SCALE: 1"=40'
DRAWING FILE: \\nasan\p\projects\2017\00277\0 - Drawings\Civil\Construction Documents\Northpoint Warehouse\2017.00277.CE.C200.SP.NW.dwg
EDITED BY: ANVINSLOW
EDIT DATE: 9/26/2017

U.S. HIGHWAY NO. 31
(PRIMARY ARTERIAL - R/W - VARIES)



A.D.A. ENLARGEMENT
SCALE: 1"=20'

APPROX. (SCALED)
LOCATION OF 20" PIPELINE
CONSTRUCTION EASEMENT
PER D.R. 177, P. 231

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
GAS	VECTREN	RESA GLOVER CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9055
STORM SEWER	CITY OF WESTFIELD	WES ROOD	(317) 804-3100
TELEPHONE	AT&T	STEVE KREBS	(317) 252-4275
WATER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9055
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307
PUBLIC WORKS	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3100
GAS MAIN	BUCKEYE PIPELINE	MARTY WHITE	(419) 993-8008

EXISTING LEGEND	
	SANITARY SEWER & MANHOLE
	STORM SEWER, END SECTION, INLET & M.H.
	GAS LINE
	WATER LINE
	ELECTRIC LINE (AERIAL)
	TELEPHONE LINE (AERIAL)
	CABLE TELEVISION (AERIAL)
	BURIED TELE. CABLE
	BURIED ELEC. CABLE
	FENCE LINE (FMS)
	BURIED CABLE TV
	GUARDRAIL
	RIGHT OF WAY LINE (R/W)
	EASEMENT LINE
	CENTER LINE
	SWALE LINE
	D. DEED DIMENSION
	M. MEASURED DIMENSION
	P. PLAT DIMENSION
	R. RADIUS
	L. ARC LENGTH
	H.H. HANDHOLE
	FND. FOUND
	CONC. CONCRETE
	ASPH. ASPHALT
	TC TOP OF CASTING ELEVATION
	IE INVERT ELEVATION
	FFE FINISH FLOOR ELEVATION
	TBM TEMPORARY BENCHMARK
	POWER POLE
	GUY WIRE
	ELECTRIC TRANSFORMER
	AIR CONDITIONER UNIT
	STREET LIGHT
	FLOOD LIGHT
	TRAFFIC MANHOLE AND SIGNAL POLE
	FIRE HYDRANT
	VALVE, GAS & WATER
	STREET SIGN
	WATER, TELE. AND ELEC. MANHOLE
	SEWER CLEANOUT
	ELECTRIC, GAS AND WATER METER
	PIPELINE MARKER POST
	MAILBOX
	GUARD POST
	SPRINKLER HEAD
	IRRIGATION CONTROL BOX
	SPOT GRADE
	TOP CURB OVER GUTTER GRADE
	MONITORING WELL
	FIRE SERVICE STAND PIPE
	GAS VENT PIPE
	SEPTIC TANK LID
	WELL CAP
	SITE ADDRESS
	AIR RELIEF VALVE
	UNDERGROUND TANK FILLER PIPE

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL PAVEMENT
	ADA ACCESSIBLE PARKING SPACE
	PARKING STALL COUNT
	LIGHTING POLE (REFER TO SITE LIGHTING PHOTOMETRIC PLAN)

KEYNOTES	
1.	6" CONCRETE CURB
2.	CONCRETE SIDEWALK
3.	COMBINED CONCRETE CURB & WALK
4.	CURB TAPER
5.	SIDEWALK CURB RAMP TYPE 'K'
6.	ADA PARKING SPACE (4" BLUE PAINT STRIPE)
7.	ADA ACCESSIBLE PARKING SYMBOL
8.	ADA ACCESSIBLE PARKING SIGN
9.	PARKING BUMPER
10.	PARKING SPACE (4" WHITE PAINT STRIPE)
11.	STOP SIGN
12.	TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
13.	STOP BAR
14.	CONCRETE COLLAR
15.	CURB TURNOUT

SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	12.285± ACRES
BUILDING AREA:	101,870 SF
SITE IMPERVIOUS AREA:	4.25± ACRES
STANDARD PARKING (9'x18'):	99
STANDARD PARKING (9'x20'):	8
ADA PARKING PROVIDED:	5
TOTAL PROPOSED PARKING:	112

GENERAL NOTES	
1.	CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2.	CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3.	SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4.	EXISTING TOPOGRAPHY WAS PROVIDED BY CRPE, PROJECT NO.: 170456-30000 AND DATED: 4-28-2017.
!! CAUTION !!	
THE 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 SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.	
CALL TOLL FREE "811" OR 1-800-382-5544 - INDIANA UNDERGROUND -	

OWNER: BASTIAN SOLUTIONS, INDIANAPOLIS
10585 N. MERIDIAN ST.
INDIANAPOLIS IN. 46250
CONTACT: GREGG DURHAM
PHONE: (317) 575-9992

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

BASTIAN SOLUTIONS NORTHPOINT

202nd Street & U.S. 31
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/01/2017
PROJECT PHASE:	DETAILED DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2017.00277

SITE PLAN

C200



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**

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 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 Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission 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. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (9 in favor 0 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 January 5, 2017;

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

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

COPY

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 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.
- 2.5 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.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 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.
- 2.9 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.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or

- retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 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.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

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

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	216 Acres
The Shoppes	17 Acres
The Townes	38 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	314 Acres

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres

dedicated to detached Single-family Dwellings as governed by the following charts:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of each District shall be:
- | | |
|----------------|---|
| Business Parke | GB; |
| Commerce Parke | EI |
| The Shoppes | LB; |
| The Townes | SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and |
| The Villas | SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings) |
- (the "Underlying Zoning District").

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

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

- 5.1 Only the uses identified below shall be permitted in the various Districts. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

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 fifteen percent (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.

B. Permitted Uses for Commerce Parke:

1. 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 except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; laundry and dry cleaning plants; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. 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. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
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. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
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. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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

- A. Lot Standards for Business Parke:
1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
 2. Build-To Lines.
 - a. Lots abutting U.S. Highway 31 - 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.
 3. Minimum Front Yard - 60 feet
 4. Minimum Side Yard.

- a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. 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
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. 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.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

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 gross square feet per a single building in District 3:	65,000 gross square feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet..
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 seventy five (75) percent and is inclusive of buildings, parking areas and all

other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'.
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.

- a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet

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

7.1 Article 6.3 Architectural Standards:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- B. Architectural Standards for Business Parke.
 1. 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 (3) 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. One (1) of the materials shall be either stone or brick.
 3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
 4. The building shall not be constructed entirely of a metal and glass

curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. 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 (i.e., 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 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted 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. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

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), 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. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade 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.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

- i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.
 - ii. A building shall have two (2) windows on each of the two (2) side facades.
 - iii. Building shall have three (3) windows per unit on the rear facade of the structure.
 - iv. A double window will count as two (2) windows.
 - v. 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 in no cases no less than five (5) inches in width.
 - d. Garages shall be attached to the primary structure.
 - e. Garage doors shall not be oriented towards East Street.
 - f. Carports shall be prohibited.
 - g. 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.
 - h. 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.
 - i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 - j. 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.
 - k. 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.
2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, 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.

3. Additional Architectural Standards for permitted Single-family dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. 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.

c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. 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.

e. 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:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. 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 half ($\frac{1}{2}$) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 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 D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least 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.

ii. 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.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. 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 one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. 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.

e. 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.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. 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.

- h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
 - i. 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.
- 2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, 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.
- 3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - c. 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.
 - d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
 - e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. 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.

f. 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:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. 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 in no cases no less than five (5) inches in width.

g. Article 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 D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1 and 2: Forty five (45) feet.
- b. District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd

Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 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 (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. 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 C(2)(c)) and C(3) 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 D**). 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 (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings shall be required in this median). 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 Ordinance.
 - c. 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 D**). If any portion of the Real Estate is added to the Heitman

property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:

- d. 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 D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
 4. 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. Shall be landscaped per this Ordinance.
 - 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.
 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, 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 the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

- F. 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.
- G. 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.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

- 1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- 2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- 3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31 within District 2.
- 4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

- 1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

- 1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
- 2. For buildings fronting on US Highway 31, no more than one (1) row of parking shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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

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

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. **The Shoppes:**

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all 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.

b. Sidewalks, no less than eight (8) 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.

d. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

e. 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.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

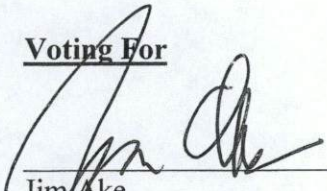
E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

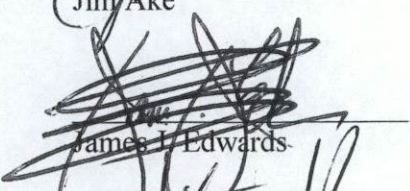
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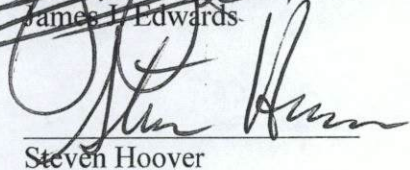
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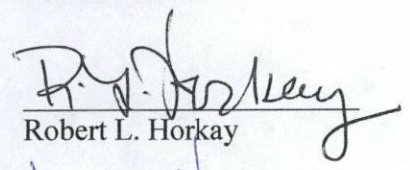
WESTFIELD CITY COUNCIL

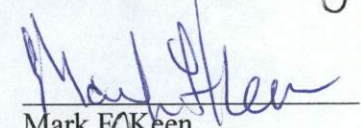
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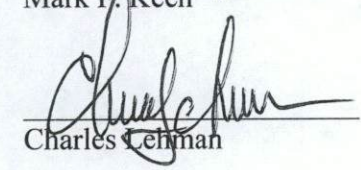

Jim Ake

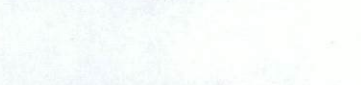

James J. Edwards


Steven Hoover


Robert L. Horkay

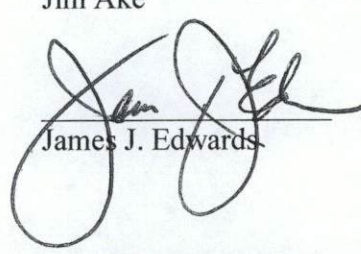

Mark F. Keen


Charles Lehman


Cindy L. Spoljaric

Voting Against

Jim Ake

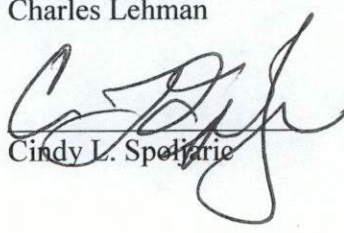

James J. Edwards

Steven Hoover

Robert L. Horkay

Mark F. Keen

Charles Lehman


Cindy L. Spoljaric

Abstain

Jim Ake

James J. Edwards

Steven Hoover

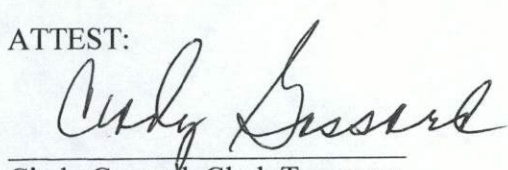
Robert L. Horkay

Mark F. Keen

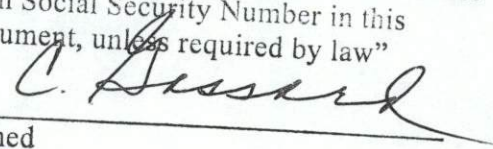
Charles Lehman

Cindy L. Spoljaric

ATTEST:

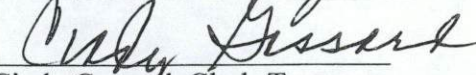

Cindy Gossard, Clerk Treasurer

"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"


Signed

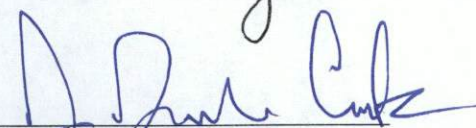
I hereby certify that **ORDINANCE 16-35** was delivered to the Mayor of Westfield

on the 10 day of Jan, 2017, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**

this 11 day of Jan, 2017.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

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 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 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.

EXHIBIT B-1 ZONING BUBBLE PLAN

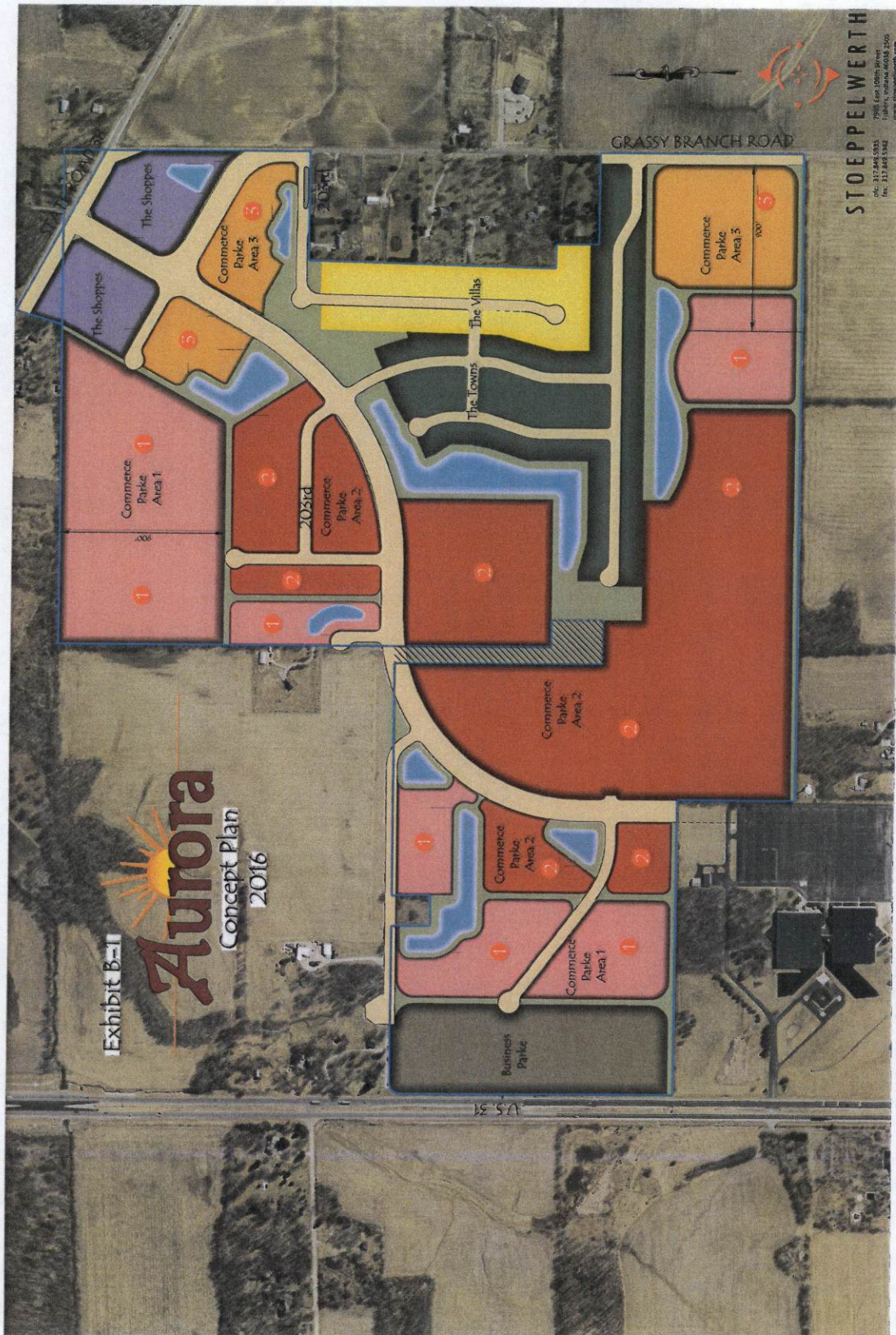


EXHIBIT B-2 CONCEPT PLAN



STOEPPELWERTH
 1700 N. 10th Street
 Aurora, Illinois 60002-2005
 Tel: 312.484.3442
 Fax: 312.484.3442
 www.stoeppelwerth.com



EXHIBIT C PEDESTRIAN NETWORK



STOEPPELWERTH
 7905 East 126th Street
 Overland Park, KS 66204
 Tel: 913.486.5395
 Fax: 913.486.5392
 www.stoeppelwerth.com



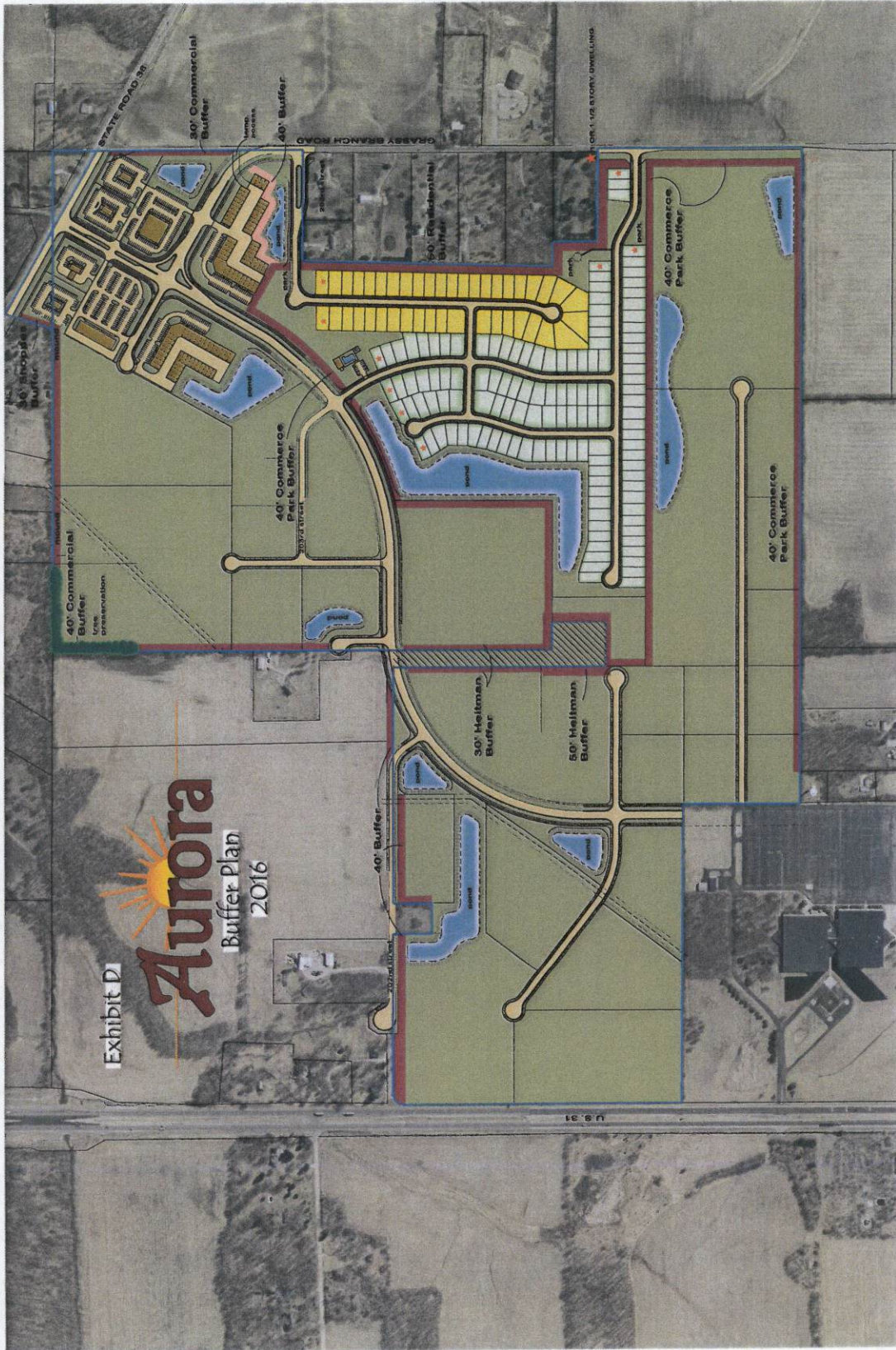


EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington



CALATLANTIC HOMESSM
McHenry



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



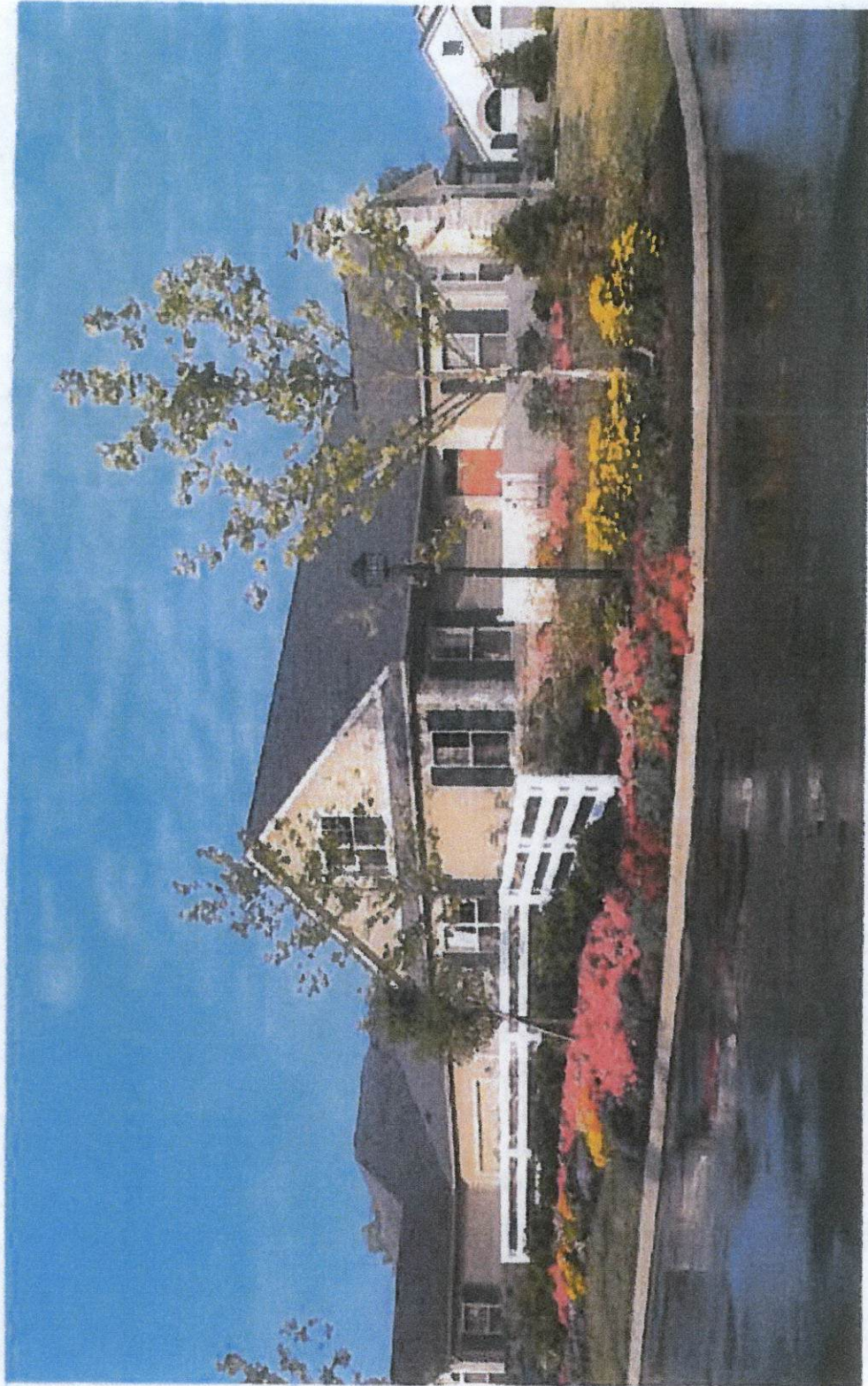
**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES
ryland.com

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com

EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT



BUSINESS PARKE

EXHIBIT I

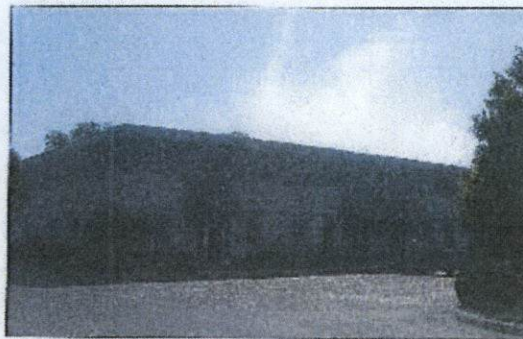
COMMERCE PARKE CHARACTER EXHIBIT

AREA 1

COMMERCE PARKE



ENCLOSED OFFICE WAREHOUSE





DESIGN



COMMERCE PARKE



AREA 2



**GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND**



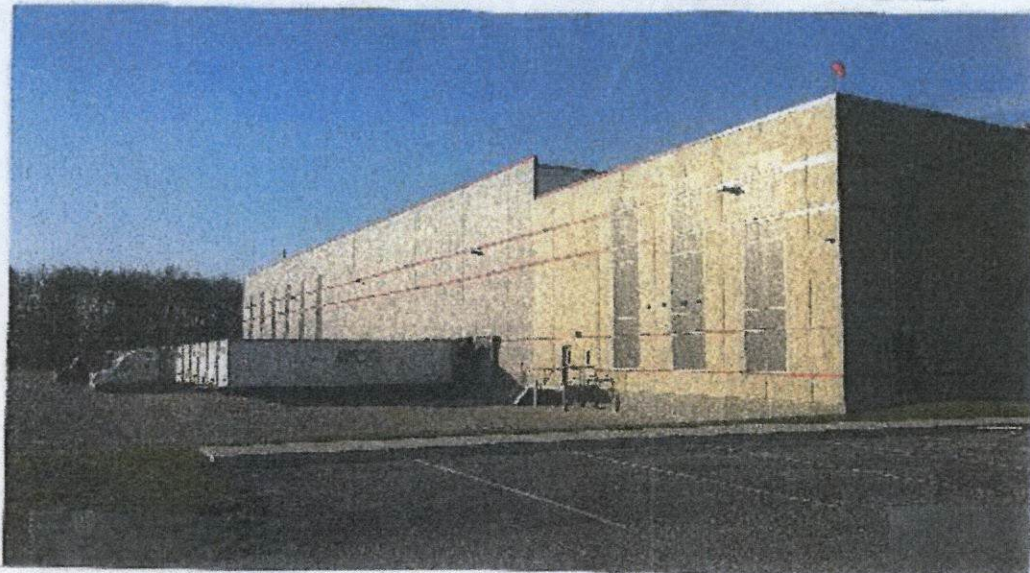
COMMERCE PARKE



AREA 2



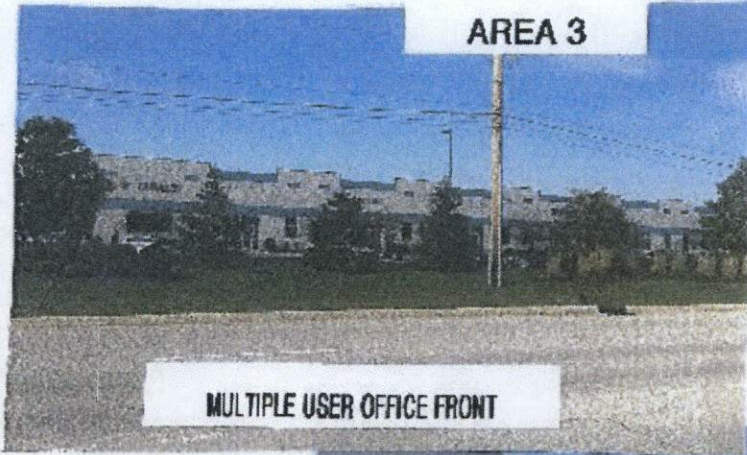
FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

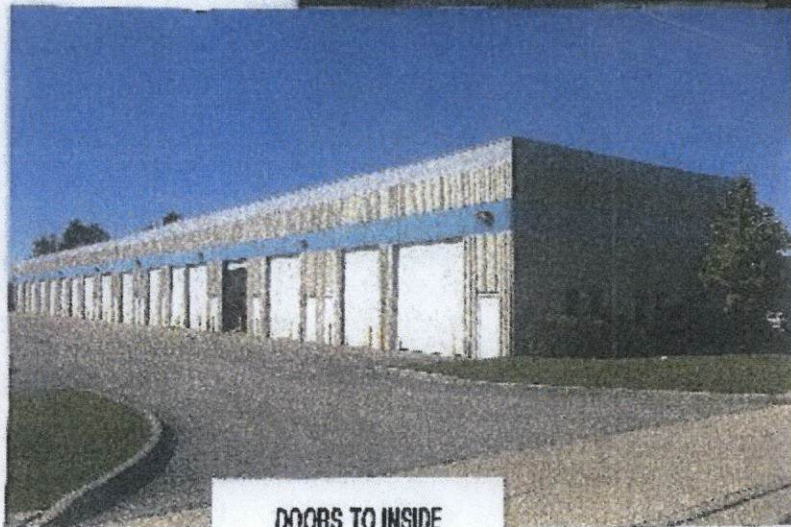
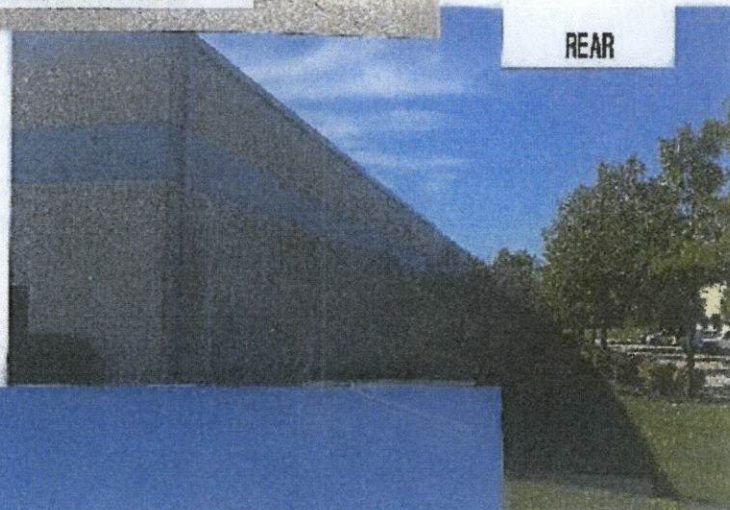


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT

THE SHOPPES



EXHIBIT B-1

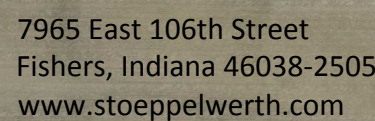
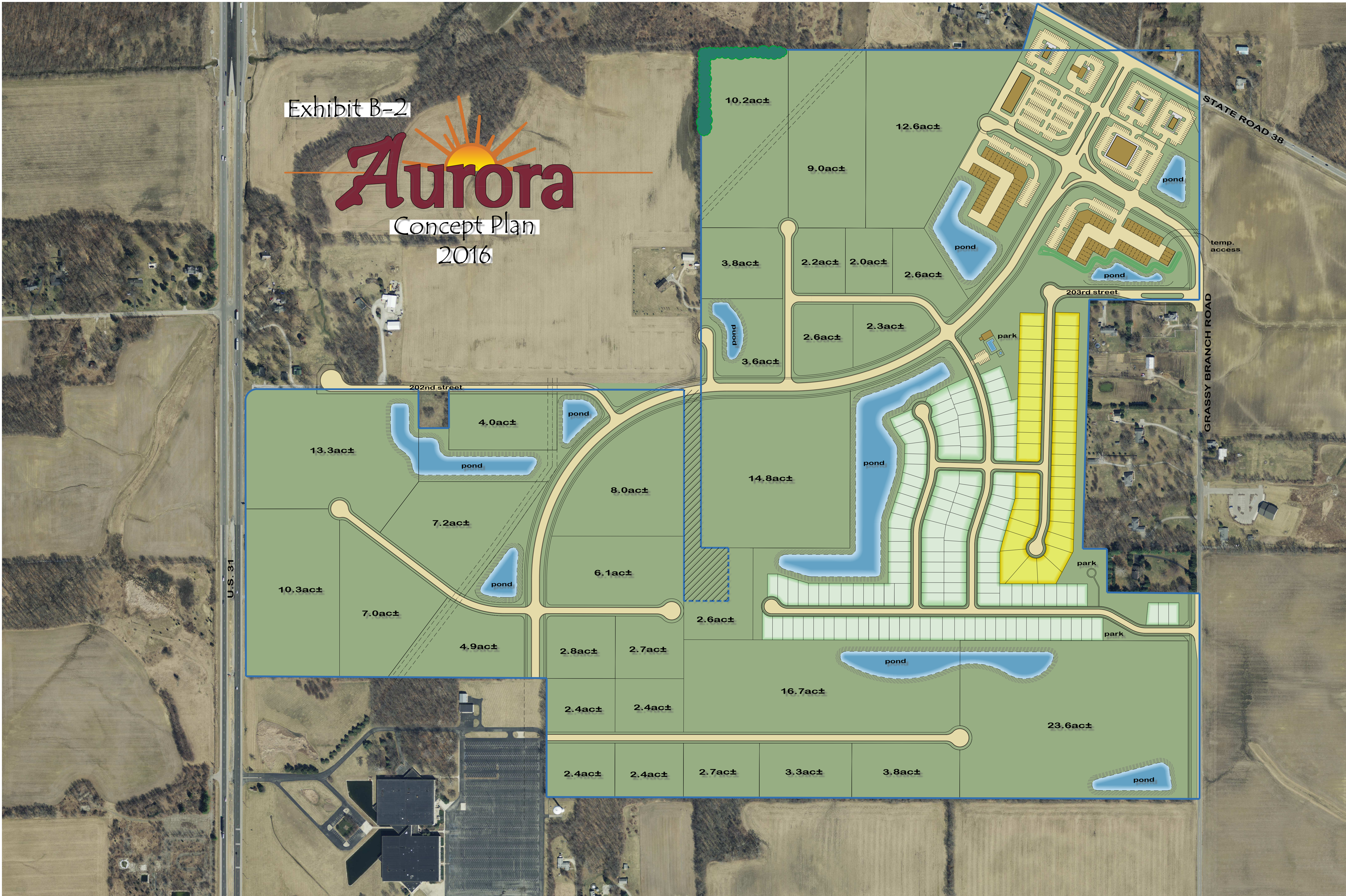
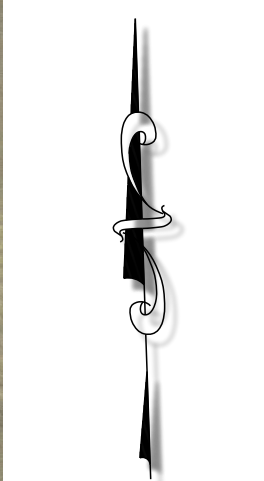


EXHIBIT B-2 CONCEPT PLAN





Petition Number: 1710-SPP-10 & 1710-ODP-10

Subject Site Address: North of the intersection of Chatham Ridge Blvd and 206th Street (the "Property")

Petitioner: Chatham Hills, LLP

Representative: Chris Wiseman, PE

Request: Overall Development Plan & Primary Plat review of 46 Single-Family detached lots on 52.37 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 52.37 +/-

Property History: Chatham Hills PUD, Ordinance 13-24 and Chatham Hills PUD Amendment, Ordinance 17-24

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development and Primary Plat
4. Landscaping Plan

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its September 19, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 2, 2017, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 52.37 acres +/- and is located north of the intersection of Chatham Ridge Blvd and 206th Street (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the south are zoned PUD: Chatham Hills. Adjacent properties to the east and west are zoned PUD: Chatham Hills.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.

Comment: The department is working with the petitioner to ensure compliance.

- 6) 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 the petitioner to ensure compliance.

- 7) 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.
- 8) 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.



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

Comment: The department is working with the petitioner to ensure compliance.

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

Comment: The department is working with the petitioner to ensure compliance.

- 11) 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 the petitioner to ensure compliance.

- 12) Location and dimensions of all existing structures and paved areas.

Comment: See comment 17.

- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: See comment 17.

- 14) Location of all Floodplain areas within the boundaries of the property.

- 15) Names of legal ditches and streams on or adjacent to the site.

- 16) 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.

- 17) Identify buildings proposed for demolition.

Comment: The department is working with the petitioner to ensure compliance.

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

- 19) 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:

- 20) 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.

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

- 22) 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:

Comment: The department is working with the petitioner to ensure compliance.

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



DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.

24) Chatham Hills PUD District Standards: The underlying zoning district is the SF4 District (Article 4.7)

a) Permitted Uses within District I (Section 7)

- i) Single-Family Residential
- ii) Golf Course and Club Uses

b) Bulk and Density Standards (Section 9)

Comment: The department is working with the petitioner to ensure compliance.

c) District Subarea 1-A

- i) Minimum Lot Width – 120’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 15,000 SF
- iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

d) District Subarea 1-B

- i) Minimum Lot Width – 120’



- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 15,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- e) District Subarea 1- C
 - i) Minimum Lot Width – 110’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- f) District Subarea 1-D
 - i) Minimum Lot Width – 105’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 12,500 SF



iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

g) District Subarea 1-E

i) Minimum Lot Width – 90’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 10,000 SF

iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 1,500

h) District Subarea 1-F

i) Minimum Lot Width – 80’

ii) Minimum Lot Frontage – 25’

iii) Minimum Lot Area – 10,000 SF

iv) Minimum Setbacks

(1) Front—25’



- (2) Side—8'
 - (3) Rear—25'
- v) Maximum Number of Dwelling Units in Subarea – 975
- i) District Subarea 1-G
 - i) Minimum Lot Width – 70'
 - ii) Minimum Lot Frontage – 20'
 - iii) Minimum Lot Area – 7,750 SF
 - iv) Minimum Setbacks
 - (1) Front—20'
 - (2) Side—5'
 - (3) Rear—10'
 - v) Maximum Number of Dwelling Units in Subarea – 600
- j) District Subarea 1-H
 - i) Minimum Lot Width – 65'
 - ii) Minimum Lot Frontage – 20'
 - iii) Minimum Lot Area – 7,750 SF
 - iv) Minimum Setbacks
 - (1) Front—20'
 - (2) Side—5'
 - (3) Rear—10'



- v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
 - i) Minimum Lot Width – 60’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,500 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—5’
 - (3) Rear—10’
- v) Maximum Number of Dwelling Units in Subarea – 600
- l) Maximum Density (number of dwellings) in District I – 1,500

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:

25) Landscaping Standards (Article 6.8):

Comment: Please see comment under h) iv) Buffer Yard Requirements of this report.

- a) Preservation and Replacement of Trees:
 - i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan. (Section 11.1 of PUD Ordinance).

b) Selection, Installation, and Maintenance of Plant Materials:

- i) Installation of Landscaping: The installation of landscaping required by this Ordinance may be delayed, at the Director's determination, due to: (i) periods of adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course). (Section 11.2 of PUD Ordinance).

c) General Landscape Design Standards:

- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

Comment: Please see comment under h) iv) Buffer Yard Requirements.

d) Detention and Retention Areas:

- i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

Comment: The department is working with the petitioner to ensure compliance.

e) Street Trees:

- i) Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk. If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

Comment: The petitioner is coordinating with WPWD.

Comment: The department is working with the petitioner to ensure compliance.

f) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.

Comment: Please see chart below.

Common Area; 20.28 Acres			
	Required	Provided	Remaining
10 shade, evergreen or ornamental tree per acre	203	0	Not compliant

***Note:** Buffer yard plantings will count towards meeting this requirement.

g) External Street Frontage Landscaping

- i) Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.3 of PUD Ordinance).

h) Buffer Yard Requirements

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.4 of PUD Ordinance).
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein. (Section 11.4 of PUD Ordinance).
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. (Section 11.4 of PUD Ordinance).
- iv) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. (Section 11.4 of PUD Ordinance).

Comment: The department is working with the petitioner to ensure compliance.

North Buffer; 1,325.66'			
Standard per 100'	Required	Provided	Remaining
4 shade	53	0	Not compliant
4 evergreen	53	0	Not compliant

10 shrubs	133	0	Not compliant
4' tall undulating mound for at least 60% of shared lot line		Please confirm this will be provided	

West Buffer; 435'			
Standard per 100'	Required	Provided	Remaining
4 shade	18	0	Not compliant
4 evergreen	18	0	Not compliant
10 shrubs	44	0	Not compliant
4' tall undulating mound for at least 60% of shared lot line		Please confirm this will be provided	

- v) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences (UDO Article 6.8, L). (Section 11.4 of PUD Ordinance).

26) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 of PUD Ordinance).

Comment: The department is working with the petitioner to ensure compliance.

Comment: Petitioner is coordinating with WPWD.

- i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
- ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

- iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

Comment: This will be reviewed for compliance during the building permitting/inspection stage.

- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

Comment: Petitioner is coordinating with WPWD.

- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

27) Lot Standards (Article 6.10)

Comment: Please see comment under District Standards Section.

28) Setback Standards (Article 6.16)

Comment: Please see comment under District Standards Section.

29) Vision Clearance Standards (Article 6.19)

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

Comment: The department is working with the petitioner to ensure compliance.



- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1) Block Standards (Article 8.1)

Comment: Not applicable for golf course community.

- 2) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the WPWD and utility providers.

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)

- a) Natural Areas: The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development. (Section 12 of PUD Ordinance).
- b) Minimum Open Space: The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association. (Section 12 of PUD Ordinance).



5) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the 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.

Comment: Petitioner is coordinating with WPWD.

6) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15 of PUD Ordinance).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15 of PUD Ordinance).

Comment: Petitioner is coordinating with WPWD.

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15 of PUD Ordinance).

Comment: Acknowledged.

7) Storm Water Standards (Article 8.8)



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

- a) The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the Monon & Midland Trace Trail Master Plan. (Section 20 of PUD)

Comment: Petitioner is coordinating with WPWD.

- i) In addition to the fifty (50) foot half right-of-way required to be dedicated along 199th Street, pursuant to the Thoroughfare Plan, the Developer shall dedicate an additional twenty (20) feet of right-of-way (for a total right-of-way dedication of seventy (70) feet north from the centerline of 199th Street) for portions of the Real Estate that are located between the centerline of Tomlinson Road and a point approximately one thousand one hundred and seventy feet (1,170') west along 199th Street. (Section 20 of PUD)

Comment: Not applicable to this section.

9) Street Light Standards (Article 8.10)

Comment: Petitioner is coordinating with WPWD and applicable utilities.

10) Street Sign Standards (Article 8.11)

Comment: Petitioner is coordinating with WPWD and applicable utilities.

11) Surety Standards (Article 8.12)

Comment: Petitioner is coordinating with WPWD and applicable utilities.

12) Utility Standards (Article 8.13)

Comment: Petitioner is coordinating with WPWD and applicable utilities.



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

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

30) Proposed name of subdivision.

31) Names and addresses of the owner, owners, land surveyor or land planner.

32) Title, scale, north arrow and date.

33) 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: Please see comment 6.

34) Easements (locations, widths and purposes). (Article 8.3)

Comment: Petitioner is coordinating with WPWD.

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

36) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Please see comment 11.

37) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

38) 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%).

39) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

40) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: See comment 17.

41) Legend and notes.



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

Comment: Petitioner is coordinating with WPWD and HCSO.

- 43) Other features or conditions which would affect the subdivision favorable or adversely.
- 44) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 45) 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.
- 46) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 47) 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: Petitioner is coordinating with HCSO.

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

Comment: Petitioner is coordinating with DNR.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the October 2, 2017, 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 Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



Petition Number: 1709-PUD-16 (Ordinance No. 17-25)

Subject Site Address: North of 151st Street and west of Carey Road (the "Property")

Petitioner: Grassy Branch Development, LLC

Representative: Nelson & Frankenberger, LLC

Request: A change in zoning from AG-SF1: Agriculture / Single-Family Rural District to Grassy Branch at Bridgewater Planned Unit Development (PUD) District.

Current Zoning: AG-SF1

Current Land Use: Residential

Approximate Acreage: 72.57 +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ordinance 17-25
6. Public Comment
7. Issue List and Responses

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the August 8, 2017, City Council meeting. The petition received a public hearing at the September 5, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted a neighborhood meeting on August 23, 2017, at the Bridgewater Club for neighbors and other interested parties.

PROJECT OVERVIEW

Location: The Property encompasses approximately 72.57 acres +/- and is located on the northwest corner of 151st Street and Carey Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been previously used for residential purposes. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the south are zoned SB-PD: Special Business / Planned



Development. Adjacent properties to the east and west are zoned PUD: Bridgewater and Mapleridge.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Grassy Branch at Bridgewater”, that would allow for agriculture and single-family rural use with a few modifications.

Permitted Uses: The proposed ordinance allows the following uses: Detached Single Family and Equestrian Facility (only on Lot #1).

Development Standards: The PUD Ordinance defers to the standards of the Unified Development Ordinance (UDO) with some modifications such as the Minimum Building Setback for Stable to 30 feet. Additionally, the PUD Ordinance modifies the Underlying SF2 Zoning District Front Yard Setback to twenty-five (25) feet, minimum separation between primary structures to thirty (30) feet and Minimum Rear Yard Setback to forty (40) feet and fifty (50) feet on specified lots. Additionally, the PUD Ordinance requires landscaping to be installed in substantial compliance with the landscaping plan attached to Ordinance 17-25.

Multi-Use Paths: The proposal includes a ten (10) foot pedestrian path that runs through the north area of the site. The path connects Carey Road, north of Lot #1, to the approved pedestrian path in the Mapleridge PUD. The proposal also includes a pedestrian path along the south side of 151st Street.

MODIFICATIONS SINCE PUBLIC HEARING

Since the September 5, 2017, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department’s review, public hearing comments and APC/Council member comments. The following briefly highlights those revisions (generally listed below in the order in which they appear in the PUD Ordinance), which will be further presented by the petitioner at the April 3, 2017, Plan Commission meeting:

1. The format of the PUD Ordinance was restructured to resemble a typical new PUD Ordinance in this community. It is no longer governed by the Bridgewater PUD Ordinance and is a standalone PUD District. The PUD Ordinance defaults to the SF2 Single-Family Low Density District.
 2. The concept plan was modified by increasing lot sizes, merging several lots into one while maintaining same number of lots, common area north and south of exception parcel was integrated into lots, connection added from north cul-de-sac to pedestrian trail, and emergency access added to southeast of site to Carey Road.
 3. Sign Standards added to Ordinance 17-25.
-



COMPREHENSIVE PLAN

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the September 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 8, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1709-PUD-16.**
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 Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



Oak Hollow at Bridgewater
Site Location Map / Aerial Photograph



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 2, 2017
1709-ODP-09 & 1709-SPP-09
Exhibit 1

Petition Number: 1709-ODP-09 & 1709-SPP-09

Subject Site Address: North of 151st Street and west of Carey Road (the "Property")

Petitioner: Grassy Branch Development, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 60 single-family residential lots on 72.57 acres +/- in the Bridgewater PUD District (pending zoning approval).

Current Zoning: Grassy Branch at Bridgewater PUD (pending zoning approval)

Current Land Use: Residential

Approximate Acreage: 72.57 +/-

Property History: 1709-PUD-16 (pending zoning approval)

Exhibits:

1. Staff Report
2. Location map
3. Overall Development and Primary Plat
4. Landscaping Plan

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its August 22, 2017, meeting. This petition has received a public hearing at the Plan Commission's September 5, 2017, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 72.57 acres +/- and is located on the northwest corner of 151st Street and Carey Road (see [Exhibit 2](#)). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been previously used for residential purposes. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the south are zoned SB-PD: Special Business / Planned



Development. Adjacent properties to the east and west are zoned PUD: Bridgewater and Mapleridge.

Pending Zoning Map Change: The petitioner has requested a change from the AG-SF1: Agriculture/Single-Family Rural District to the Grassy Branch at Bridgewater PUD District (1709-PUD-16, Ordinance 17-25), and that request is currently pending. The comments herein reflect that ordinance, which has received a public hearing at the September 5, 2017, Plan Commission meeting.

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.



- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.



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

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

The plans comply.

39) SF2: Single-Family Low Density District Standards

- a) Minimum Lot Area: 15,000 square feet
- b) Minimum Lot Frontage: 50 feet
- c) Minimum Building Setback Lines:
 - i) Front Yard: 30 feet
 - ii) Side Yard: 12 feet
 - iii) Rear Yard: 30 feet
- d) Maximum Building Height: 2.5 stories – **Not applicable to DPR. To be reviewed at building permit stage.**

40) Architectural Standards – **Not applicable to DPR. To be reviewed at building permit stage.**

41) Height Standards – **Not applicable to DPR. To be reviewed at building permit stage.**

42) Landscaping Standards – See Grassy Branch at Bridgewater PUD, Ordinance 17-25 Standard Comment under Item 53.

43) Lighting Standards

44) Lot Standards



45) Setback Standards

46) Sign Standards – See Grassy Branch at Bridgewater PUD, Ordinance 17-25 Standard Comment under Item 54.

47) Vision Clearance Standards

48) Yard Standards

49) Chapter 8 – Design Standards

GRASSY BRANCH AT BRIDGEWATER PUD STANDARDS (Ordinance 17-25)

The plans comply.

50) General Regulations

- a) Minimum Ground Level Area (1-story) – **Not applicable to DPR. To be reviewed at building permit stage.**
- b) Minimum Ground Level Area (2-story) – **Not applicable to DPR. To be reviewed at building permit stage.**
- c) Minimum Front Yard Setback – 25 feet for Lots #46, 47, and 52. **(Not applicable to DPR. To be reviewed at building permit stage.)**
- a) Minimum Side Yard Setback – The minimum separation between primary structures on Lot #2 thru Lot #20 shall be 30 feet. **(Not applicable to DPR. To be reviewed at building permit stage.)**
- b) Minimum Rear Yard Setback – 40 feet for Lot #7. 50 feet for Lot #2 thru Lot #20. Lot #7 is excluded. **(Not applicable to DPR. To be reviewed at building permit stage.)**

51) Development Standards

- a) Minimum Building Setback for Stable: 30 feet **(Not applicable to DPR. To be reviewed at building permit stage.)**



52) Landscaping

- a) Landscaping shall be installed in substantial compliance with the landscaping plan, attached hereto and incorporated herein as **Exhibit D**. In addition, the following minimum plantings shall be installed per single family dwelling lot: (i) four (4) shade trees; (ii) two (2) ornamental trees; and (iii) four (4) shrubs.

53) Signs

- a) Signage shall be permitted at the subdivision entrance, the corner of 151st Street and Carey Road, and the two entrances from the Mapleridge Subdivision in substantial compliance with the illustrations and standards attached hereto and incorporated herein as **Exhibit E**.
- i) **Comment:** Any signs shown on the Overall Development Plan will not be reviewed for compliance. Approval of the Overall Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.

DEPARTMENT COMMENTS

- 1) **Action: 1709-SPP-09 (Primary Plat) and 1709-ODP-09 (Overall Development Plan) comply with the proposed PUD Ordinance and the UDO. The Department recommends approving the petition with the following conditions:**
 - A. **Approval shall be contingent upon the approval of 1709-PUD-16 by City Council.**
 - B. **Approval shall be contingent upon an approved agreement between the Petitioner and the Westfield Public Works Department regarding perimeter pathway design and construction.**
 - C. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



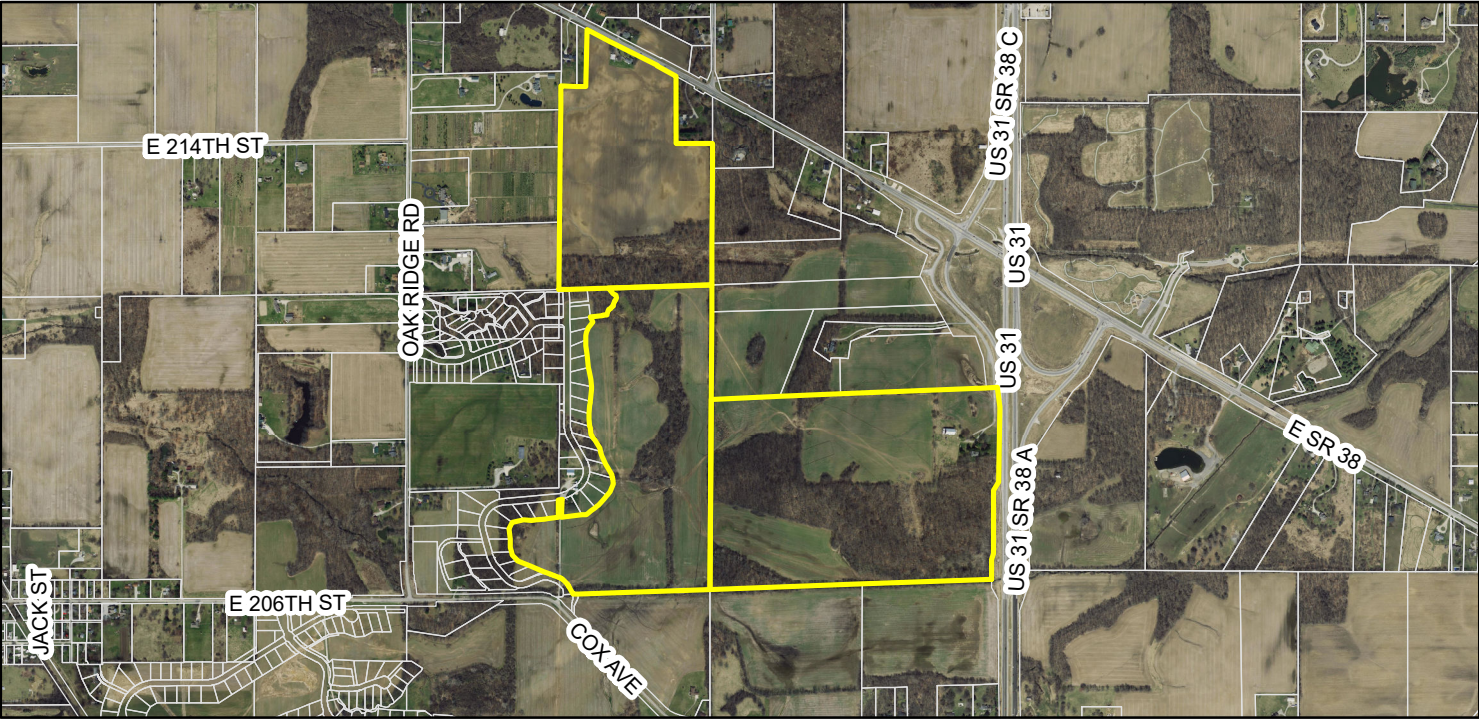
Oak Hollow at Bridgewater
Site Location Map / Aerial Photograph



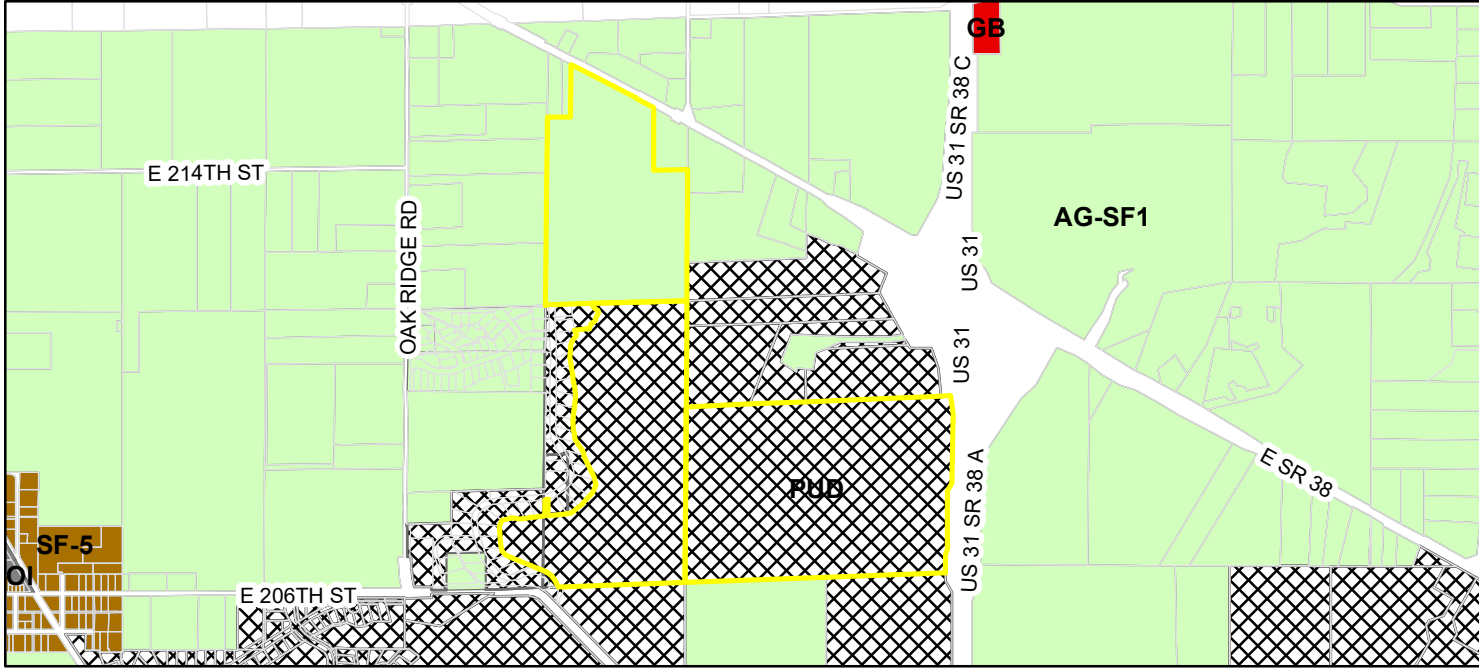
Property Location Map
Chatham Hills, Sect. 4
Overall Development Plan and Primary Plat
1710-ODP-10 & 1710-SPP-10



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-5 (Single Family - 5) |

MUNICIPALITY:



CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, IN 46074

CONTACT: STEVE HENKE

ENGINEER/SURVEYOR:



Cripe

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

VICINITY MAP:



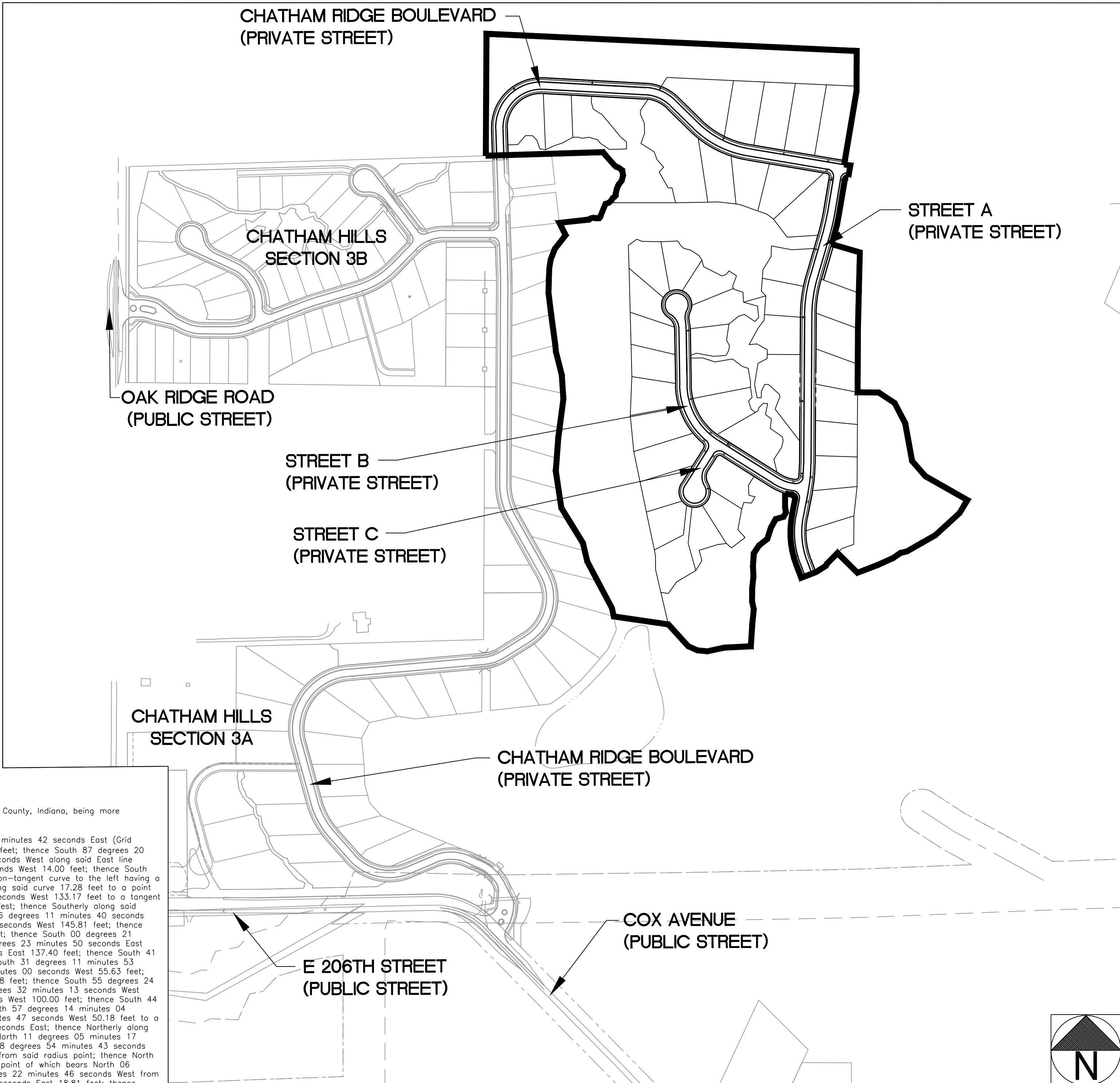
LEGAL DESCRIPTION

Part of the Northwest, the Southeast, and the Southwest Quarters of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of the East Half of the Northwest Quarter of said Section 13; thence North 00 degrees 16 minutes 42 seconds East (Grid Bearing based upon Indiana State Plane Coordinate System – East Zone, NAD83) along the West line of said East Half 436.31 feet; thence South 87 degrees 20 minutes 38 seconds East 1325.66 feet to the East line of said Northwest Quarter; thence South 00 degrees 12 minutes 16 seconds West along said East line 143.31 feet; thence South 09 degrees 31 minutes 36 seconds West 252.01 feet; thence South 09 degrees 31 minutes 36 seconds West 14.00 feet; thence South 80 degrees 28 minutes 24 seconds East 21.91 feet; thence South 09 degrees 31 minutes 36 seconds West 42.00 feet to a non-tangent curve to the left having a radius of 11.00 feet, the radius point of which bears South 09 degrees 31 minutes 36 seconds West; thence Southwesterly along said curve 17.28 feet to a point which bears North 80 degrees 28 minutes 24 seconds West from said radius point; thence South 09 degrees 31 minutes 36 seconds West 133.17 feet to a tangent curve to the right having a radius of 528.00 feet, the radius point of which bears North 80 degrees 28 minutes 24 seconds West; thence Southerly along said curve 61.45 feet to a point which bears South 73 degrees 48 minutes 20 second East from said radius point; thence South 16 degrees 11 minutes 40 seconds West 41.58 feet; thence South 73 degrees 48 minutes 20 seconds East 105.36 feet; thence South 01 degrees 28 minutes 43 seconds West 145.81 feet; thence South 01 degrees 20 minutes 06 seconds West 126.84 feet; thence South 00 degrees 21 minutes 27 seconds West 127.61 feet; thence South 00 degrees 21 minutes 27 seconds West 100.39 feet; thence South 89 degrees 38 minutes 33 seconds East 75.50 feet; thence South 56 degrees 23 minutes 50 seconds East 68.38 feet; thence South 27 degrees 51 minutes 23 seconds East 81.45 feet; thence South 10 degrees 16 minutes 02 seconds East 137.40 feet; thence South 41 degrees 07 minutes 13 seconds East 72.21 feet; thence South 26 minutes 17 seconds East 172.91 feet; thence South 31 degrees 11 minutes 53 seconds West 54.47 feet; thence South 47 degrees 30 minutes 22 seconds West 117.75 feet; thence South 60 degrees 42 minutes 00 seconds West 55.63 feet; thence South 60 degrees 13 minutes 32 seconds West 60.32 feet; thence South 76 degrees 17 minutes 38 seconds West 23.98 feet; thence South 55 degrees 24 minutes 08 seconds West 31.78 feet; thence South 65 degrees 40 minutes 18 seconds West 59.44 feet; thence South 68 degrees 32 minutes 13 seconds West 53.78 feet; thence South 70 degrees 01 minutes 39 seconds West 25.64 feet; thence North 45 degrees 20 minutes 21 seconds West 100.00 feet; thence South 44 degrees 39 minutes 39 seconds West 54.25 feet; thence South 26 degrees 39 minutes 32 seconds West 7.62 feet; thence South 57 degrees 14 minutes 04 seconds West 42.58 feet; thence South 69 degrees 21 minutes 13 seconds West 56.00 feet; thence North 20 degrees 38 minutes 47 seconds West 50.18 feet to a tangent curve to the right having a radius of 328.00 feet, the radius point of which bears North 69 degrees 21 minutes 13 seconds East; thence Northerly along said curve 181.67 feet to a point which bears North 78 degrees 54 minutes 43 seconds West from said radius point; thence North 11 degrees 05 minutes 17 seconds East 58.71 feet to a tangent curve to the left having a radius of 11.00 feet, the radius point of which bears North 78 degrees 54 minutes 43 seconds West; thence Northwesterly along said curve 18.06 feet to a point which bears North 06 degrees 59 minutes 45 seconds East from said radius point; thence North 83 degrees 00 minutes 15 seconds West 1.07 feet to a tangent curve to the right having a radius of 178.00 feet, the radius point of which bears North 06 degrees 59 minutes 45 seconds East; thence Northwesterly along said curve 26.05 feet to a point which bears South 15 degrees 22 minutes 46 seconds West from said radius point; thence South 00 degrees 35 minutes 39 seconds West 49.49 feet; thence South 10 degrees 17 minutes 34 seconds East 18.81 feet; thence South 28 degrees 14 minutes 57 seconds West 18.00 feet; thence South 73 degrees 48 minutes 08 seconds West 23.48 feet; thence South 29 degrees 20 minutes 33 seconds West 34.75 feet; thence South 47 degrees 30 minutes 22 seconds West 42.55 feet; thence South 51 degrees 44 minutes 35 seconds West 37.47 feet; thence South 33 degrees 45 minutes 38 seconds West 33.74 feet; thence South 03 degrees 41 minutes 59 seconds West 46.70 feet; thence South 03 degrees 14 minutes 48.83 feet; thence South 12 degrees 31 minutes 52 seconds East 28.01 feet; thence South 05 degrees 47 minutes 33 seconds West 56.12 feet; thence South 03 degrees 53 minutes 45 seconds West 76.91 feet; thence South 87 degrees 07 minutes 53 seconds West 94.55 feet; thence South 77 degrees 38 minutes 48 seconds West 62.43 feet; thence North 84 degrees 27 minutes 45 seconds West 35.83 feet; thence North 65 degrees 37 minutes 30 seconds West 35.84 feet; thence North 42 degrees 17 minutes 33 seconds West 105.25 feet; thence North 81 degrees 38 minutes 41 seconds West 197.80 feet; thence North 12 degrees 01 minutes 30 seconds West 25.08 feet; thence North 27 degrees 57 minutes 41 seconds West 110.26 feet; thence North 27 degrees 57 minutes 41 seconds West 77.77 feet; thence North 13 degrees 07 minutes 16 seconds West 34.18 feet; thence North 13 degrees 07 minutes 16 seconds West 33.90 feet; thence North 31 degrees 34 minutes 49 seconds West 86.03 feet; thence North 31 degrees 34 minutes 49 seconds West 61.50 feet; thence North 08 degrees 33 minutes 34 seconds West 57.87 feet; thence North 08 degrees 33 minutes 34 seconds West 76.29 feet; thence North 04 degrees 25 minutes 07 seconds East 35.12 feet; thence North 04 degrees 25 minutes 07 seconds East 84.09 feet; thence North 07 degrees 35 minutes 29 seconds East 23.59 feet; thence North 07 degrees 35 minutes 29 seconds East 114.66 feet; thence North 03 degrees 53 minutes 28 seconds West 11.00 feet; thence North 03 degrees 53 minutes 28 seconds West 76.00 feet; thence North 14 degrees 02 minutes 00 seconds West 22.86 feet; thence North 05 degrees 26 minutes 08 seconds West 22.86 feet; thence North 07 degrees 39 minutes 53 seconds West 112.17 feet; thence North 07 degrees 17 minutes 14 seconds West 77.48 feet; thence North 02 degrees 00 minutes 37 seconds East 47.67 feet; thence North 02 degrees 00 minutes 37 seconds East 40.40 feet; thence North 08 degrees 58 minutes 46 seconds East 31.51 feet; thence North 21 degrees 18 minutes 45 seconds East 41.06 feet; thence North 38 degrees 02 minutes 21 seconds East 62.38 feet; thence North 26 degrees 43 minutes 42 seconds West 49.21 feet; thence North 83 degrees 43 minutes 57 seconds East 106.03 feet; thence North 42 degrees 12 minutes 32 seconds East 2.38 feet; thence North 62 degrees 04 minutes 26 seconds East 6.08 feet; thence North 78 degrees 16 minutes 22 seconds East 9.39 feet; thence South 82 degrees 50 minutes 37 seconds East 8.89 feet; thence South 82 degrees 38 minutes 28 seconds East 5.82 feet; thence North 86 degrees 20 minutes 27 seconds East 6.56 feet; thence North 41 degrees 00 minutes 42 seconds East 2.78 feet; thence North 27 degrees 45 minutes 12 seconds East 5.68 feet; thence North 21 degrees 41 minutes 53 seconds East 33.49 feet; thence North 21 degrees 41 minutes 53 seconds East 19.28 feet; thence North 08 degrees 26 minutes 04 seconds West 18.10 feet; thence North 53 degrees 07 minutes 43 seconds West 16.13 feet; thence North 70 degrees 54 minutes 07 seconds West 8.93 feet; thence North 52 degrees 12 minutes 34 seconds West 4.36 feet; thence North 46 degrees 37 minutes 07 seconds West 6.66 feet; thence North 41 degrees 45 minutes 25 seconds West 42.06 feet; thence North 38 degrees 04 minutes 41 seconds West 17.27 feet to the South line of the East Half of said Northwest Quarter; thence South 88 degrees 15 minutes 47 seconds West along said South line 420.00 feet to the POINT OF BEGINNING, containing 52.369 acres, more or less.



CHATHAM HILLS - SECTION 4 PRIMARY PLAT AND DEVELOPMENT PLAN



LOCATION PLAN

SCALE: 1" = 250'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max Building Height [ft.]	Max # of Dwelling Units/Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area [SF]	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

PROJECT DATA:

TOTAL ACREAGE - 52.369 ACRES
OF LOTS - 46
DENSITY - 0.88 LOTS/ACRE
COMMON AREA/OPEN SPACE - 20.28 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PRIVATE - 4.125 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
MS	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P105	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D105	DEVELOPMENT PLAN
L101-L105	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

AGENCY & UTILITY INFO:

PUBLIC WORKS – CITY OF WESTFIELD JEREMY LOLLAR / PHIL SUNDLING – (317) 804-2100
STORMWATER – CITY OF WESTFIELD JOHN RANKIN – (317) 450-0923
FIRE DEPARTMENT – CITY OF WESTFIELD GARY HARLING – (317) 804-3000
PARKS DEPARTMENT – CITY OF WESTFIELD MELODY JONES – (317) 804-3184
GAS – VECTREN RESA GLOVER / CHAD MILLER – (317) 776-5331
GAS – CITIZENS GAS OF WESTFIELD RICHARD MILLER JR. – (317) 927-4685
SANITARY SEWER AND WATER – CITIZENS WATER AND WASTEWATER OF WESTFIELD BRANDON CARTER – (317) 850-9055
SURVEY – HAMILTON COUNTY GREG HOYES – (317) 776-8495
HIGHWAY DEPARTMENT – HAMILTON COUNTY DAVE LUCAS – (317) 773-7770
ELECTRIC – DUKE ENERGY – NOBLESVILLE OFFICE BILL OLDHAM – (317) 776-5331
COMMUNICATIONS – COMCAST CABLE EARL SMALL JR. – (317) 982-1161
COMMUNICATIONS – AT&T

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:

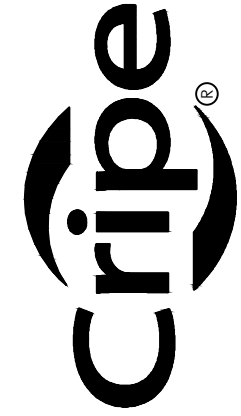
PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394
PROJECT SURVEYOR	ERIC WHITE	317-706-6333
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Real Estate Services

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



COVER SHEET

CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

COVER SHEET



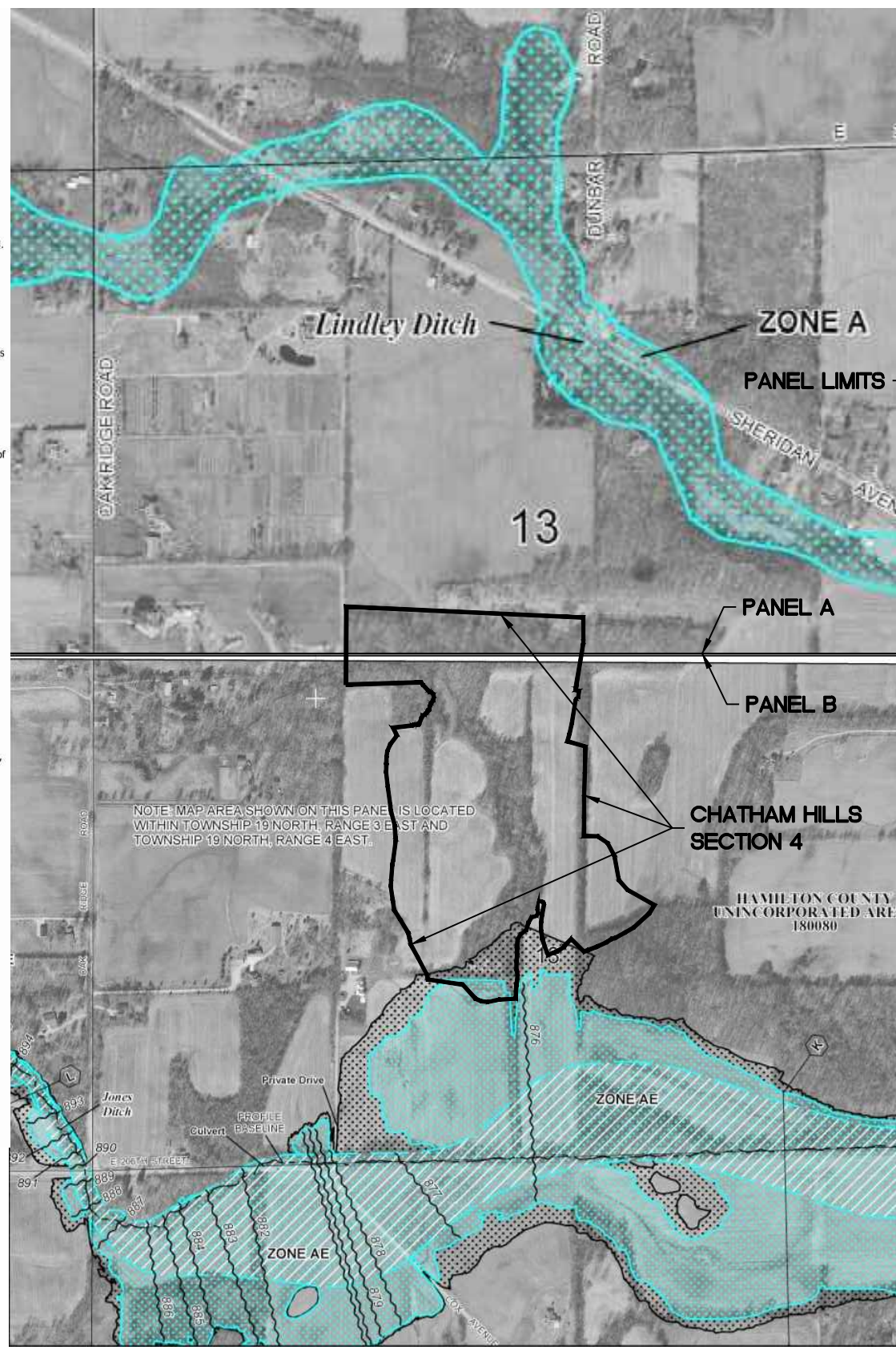
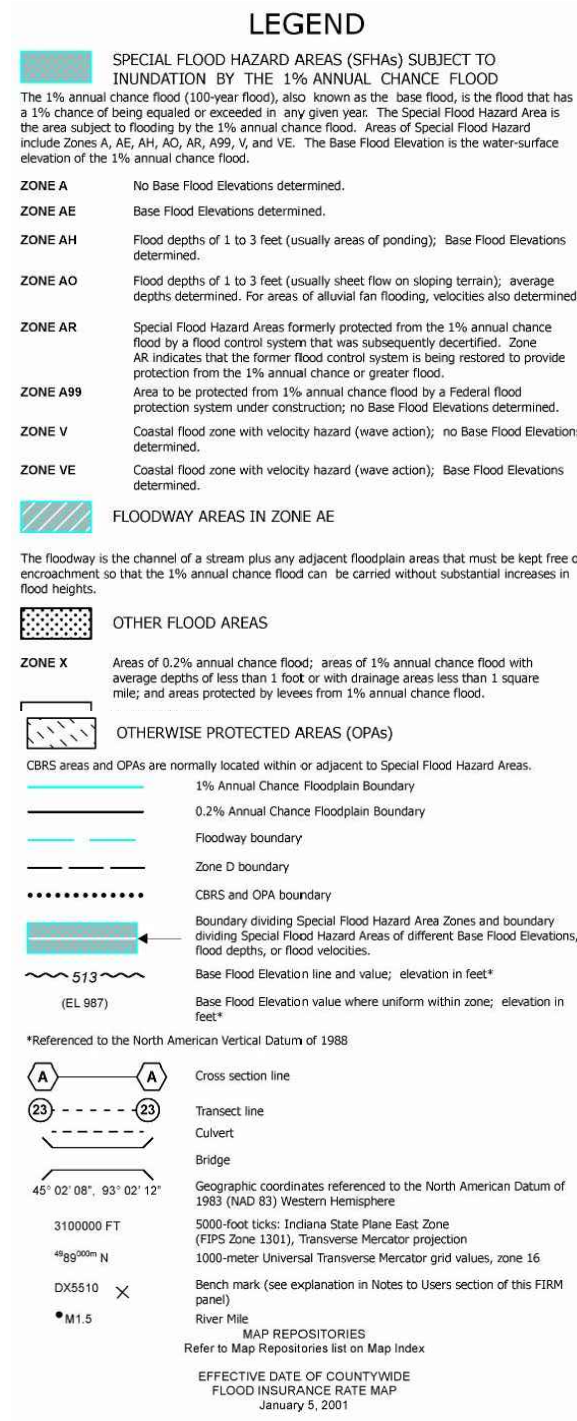
811
Know what's below.
Call before you dig.

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CALL FOR FREE

Drawn By: J. SWALDI, EI
Checked By: C. WISEMAN, PE
Scale: 0" = N/A
Scale: 1" = N/A
Sheet: CS
Date: 09/01/2017
Project Number: 0170504-20000

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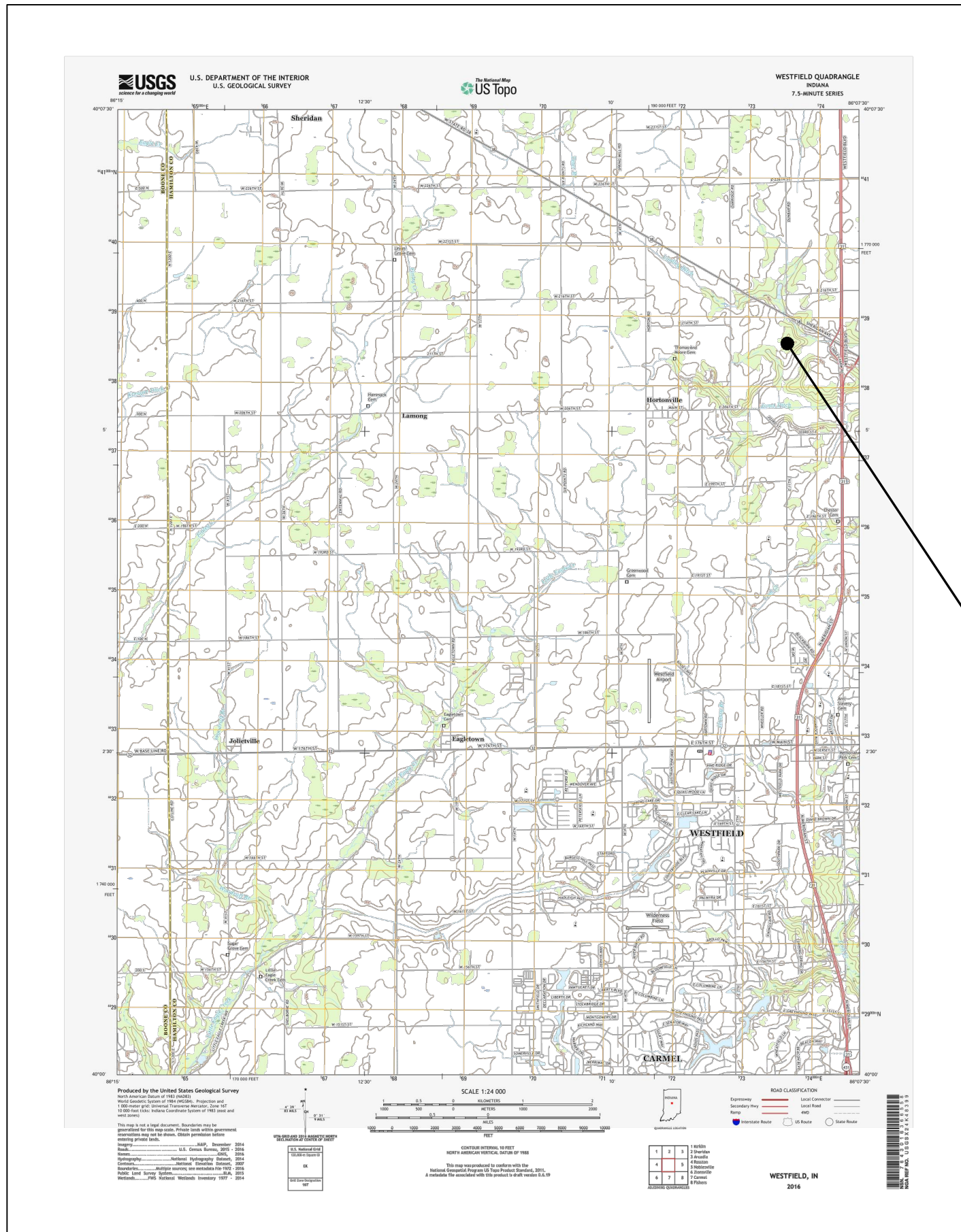


COMMUNITY MAP PANEL NO. 18057C0109G (PANEL A)
EFFECTIVE DATE: NOVEMBER 19, 2014

COMMUNITY MAP PANEL NO. 18057C0110G (PANEL B)
EFFECTIVE DATE: NOVEMBER 19, 2014

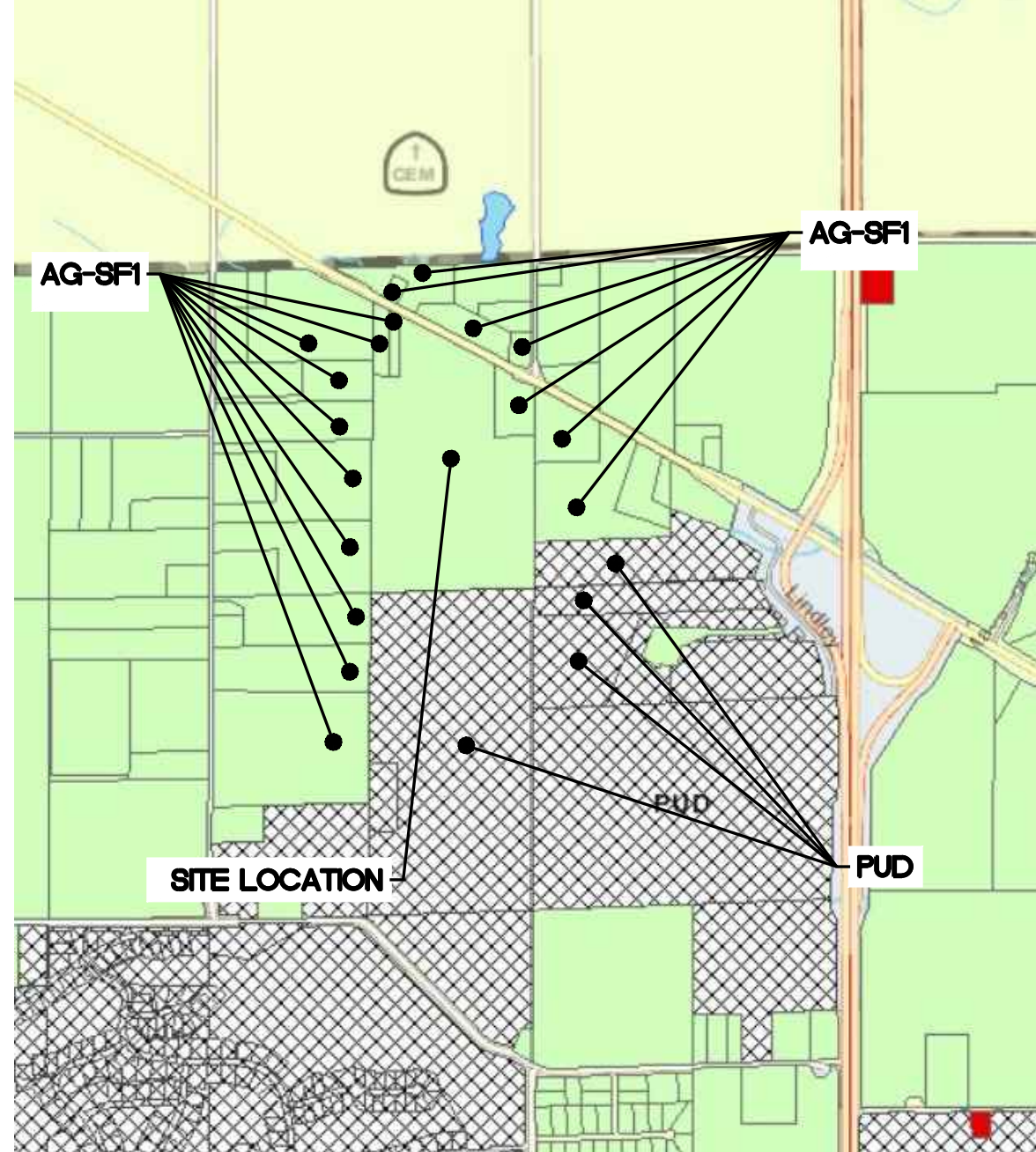
FEMA MAP

SCALE: NOT TO SCALE



US TOPO QUAD MAP

SCALE: NOT TO SCALE



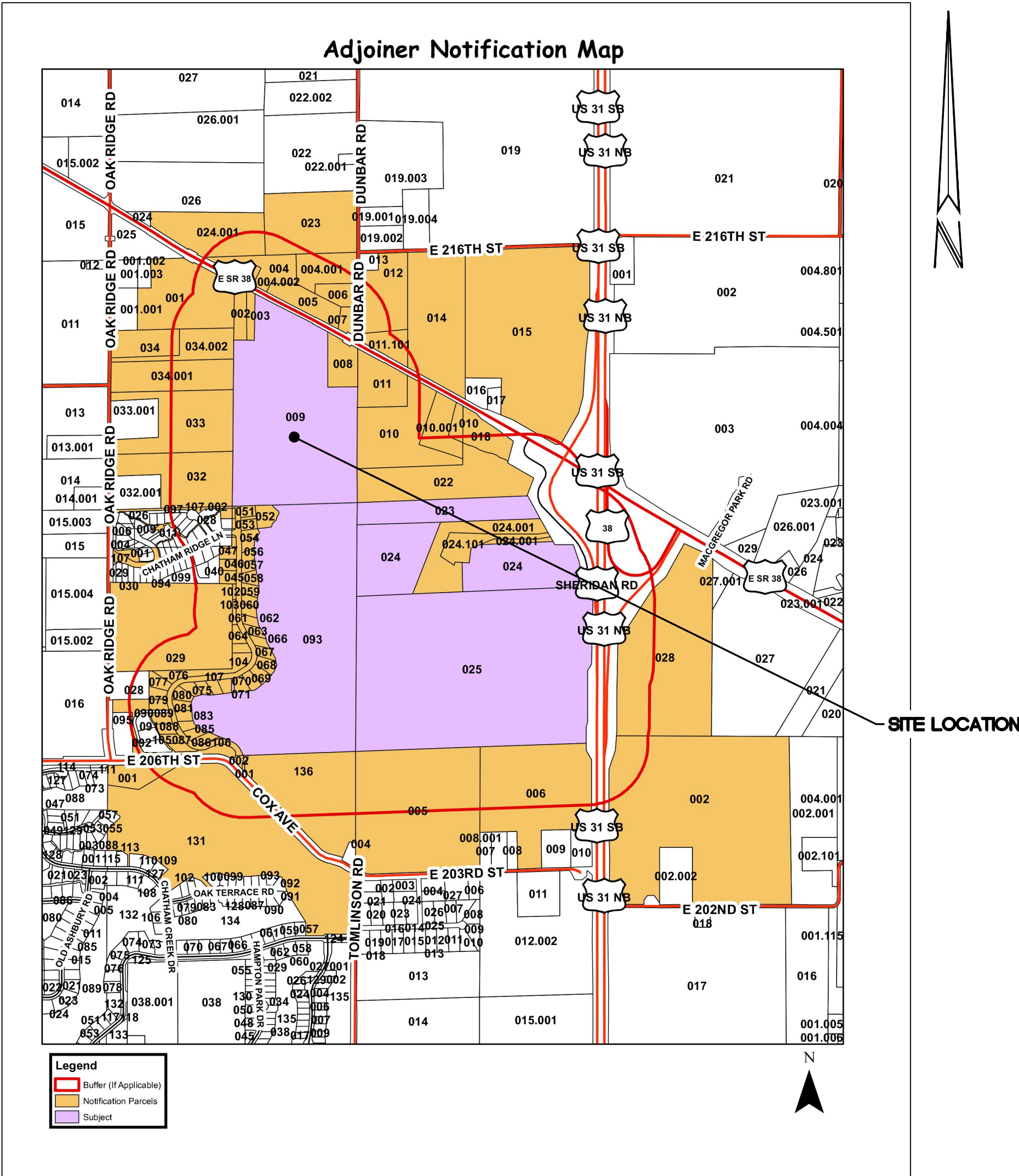
CURRENT ZONING MAP

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE



ADJOINER NOTIFICATION MAP

SCALE: NOT TO SCALE



SOIL MAP

SCALE: NOT TO SCALE

Br - Brookston silt loam with surface depressions. Major factors affecting urban uses include surface water ponding, seasonal high water table, and severe internal wetness.

CrA - Crosby silt loam on 0 to 2 percent slopes. Major factors affecting urban uses include slight surface ponding, seasonal high water table, and moderate internal wetness.

MmB2 - Miami silt loam on 2 to 6 percent slopes with slight eroded surface layer. Major factors affecting urban uses include few limitations with moderate surface erosion when soil surface not protected.

MmC2 - Miami silt loam on 6 to 12 percent slopes with moderate eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

MmD2 - Miami silt loam on 12 to 18 percent slopes with severely eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

MoC3 - Miami clay loam, 12 to 18 percent slopes, severely eroded. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

MoD3 - Miami clay loam on 12 to 18 percent slopes with severely eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

Pa - Palms much. Major factors affecting urban uses include frequent surface water ponding.

Pn - Patton silty clay loam, 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

Sh - Shoals silt loam. Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

We - Westland silty clay loam, 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

Revision	Date	Description
1		
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Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Real Estate Services

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

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MAP SHEET
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:
APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

MAP SHEET

811
FOR CALL OR IN-PERSON
1-800-382-5544
CALL TOLL FREE

Drawn By:
J. SWALDI
Checked By:
C. WISEMAN
Quality Assurance:
D. LACH
Scale: 0
Scale: 1" = N/A

Sheet
C100

Date
09/01/2017

Project Number
0170504-20000



DEVELOPMENT STANDARDS MATRIX												
District Subarea	Width	Minimum Lot Frontage	Minimum Lot Area (SF)	Minimum Setbacks			Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings			
				Front	Side	Rear			Shade Trees	Ornamental Evergreens	Shrubs	
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,300	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SITE DATA TABLE	
TOTAL ACREAGE - 52.369 ACRES	
# OF LOTS - 46	
DENSITY - 0.88 LOTS/ACRE	
COMMON AREA/OPEN SPACE - 20.28 ACRES	
ZONING - CHATHAM HILLS PUD	
ROADWAY LENGTH - PUBLIC - 4.125 LF	
SCHOOL SYSTEM - WESTFIELD SCHOOLS	

SITE PLAN LEGEND	
---	LOT LINE
- - - -	EASEMENT LINE
- . - . -	RIGHT-OF-WAY
---	BSL - BUILDING SETBACK LINE
---	CENTERLINE STREET
---	WATCH LINE
---	SECTION 4 BOUNDARY LIMITS
---	EXISTING SWALE, CREEK, STREAMS
---	POND NORMAL POOL
---	POND TOP OF BANK

L18

LOT NUMBER

+

ACCESSIBLE RAMP

+

STOP SIGN

S, D, U, & W. E.

SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT

I.E., S, D, & U.E.

INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

WETLAND AREA

FLOODPLAIN ZONE X

100 YEAR FLOODPLAIN ZONE AE

FLOODWAY ZONE AE

CONCRETE SIDEWALK

BACK OF CURB

28' PRIVATE STREET

12'

12'

ROLL CURB

ROLL CURB

BACK OF CURB

CONCRETE SIDEWALK

LOT SIDE

LOT SIDE

DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PRIVATE STREET TYPICAL SECTION

NO SCALE

PRIVATE STREETS:

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KEYMAP

NOT TO SCALE

X101

X102

X103

X104

X105

SEC 3B

SEC 3A

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

Cripe

OVERALL PRIMARY PLAT

CHATHAM HILLS - SECTION 4

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

COVERING
OVERALL PRIMARY PLAT
DESIGN

Indiana811

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811

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FOR CALLS IN INDIANA

CALL 811

Drawn By:

J. SVALDI, EIT

Checked By:

C. WISEMAN, PE

Scale: 0

Scale: 1" = 50'

Sheet

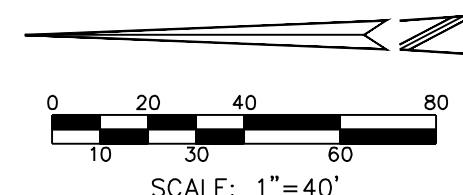
P100

Date:

09/01/2017

Project Number:

0170504-20000



CURVE TABLE: ALIGNMENTS				
CURVE	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	248.67	150.00	N45° 38' 14"E	221.15
C2	108.01	150.00	S66° 14' 31"E	105.70
C3	212.95	350.00	S63° 02' 34"E	209.68
C4	58.19	500.00	S12° 51' 38"W	58.15
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C9	247.96	250.00	N29° 22' 20"W	237.92
C10	70.94	200.00	N11° 07' 09"W	70.56

[illegible]

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1325.66'

SHEET P101

MISSION LINE EASEMENT
2.95, D.B. 248, PAGE 92

L26

PHILIP D. & HELEN L. BRAY
INST. #2012069575-LC

SHEET P104

SHEET P103

SHEET P103

SITE DATA TABLE

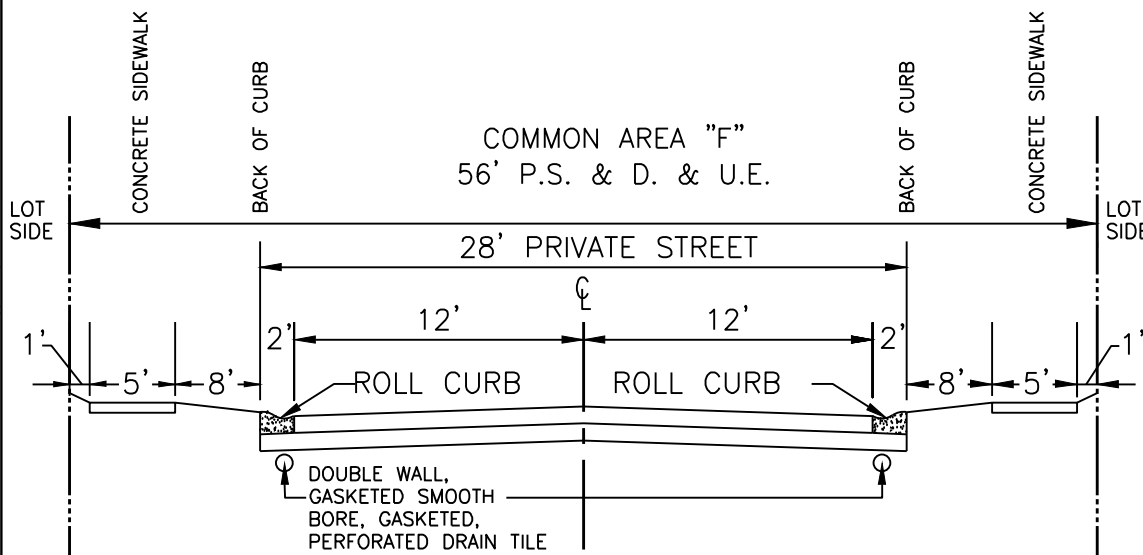
TOTAL ACREAGE - 52.369 ACRES
OF LOTS - 46
DENSITY - 0.88 LOTS/ACRE
COMMON AREA/OPEN SPACE - 20.28 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,125 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE
CENTERLINE STREET
WATCH LINE
SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
POND TOP OF BANK

L18 LOT NUMBER
ACCESSIBLE RAMP
STOP SIGN
S, D, U, & W, E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S, D, & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

WETLAND AREA
FLOODPLAIN ZONE X
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE



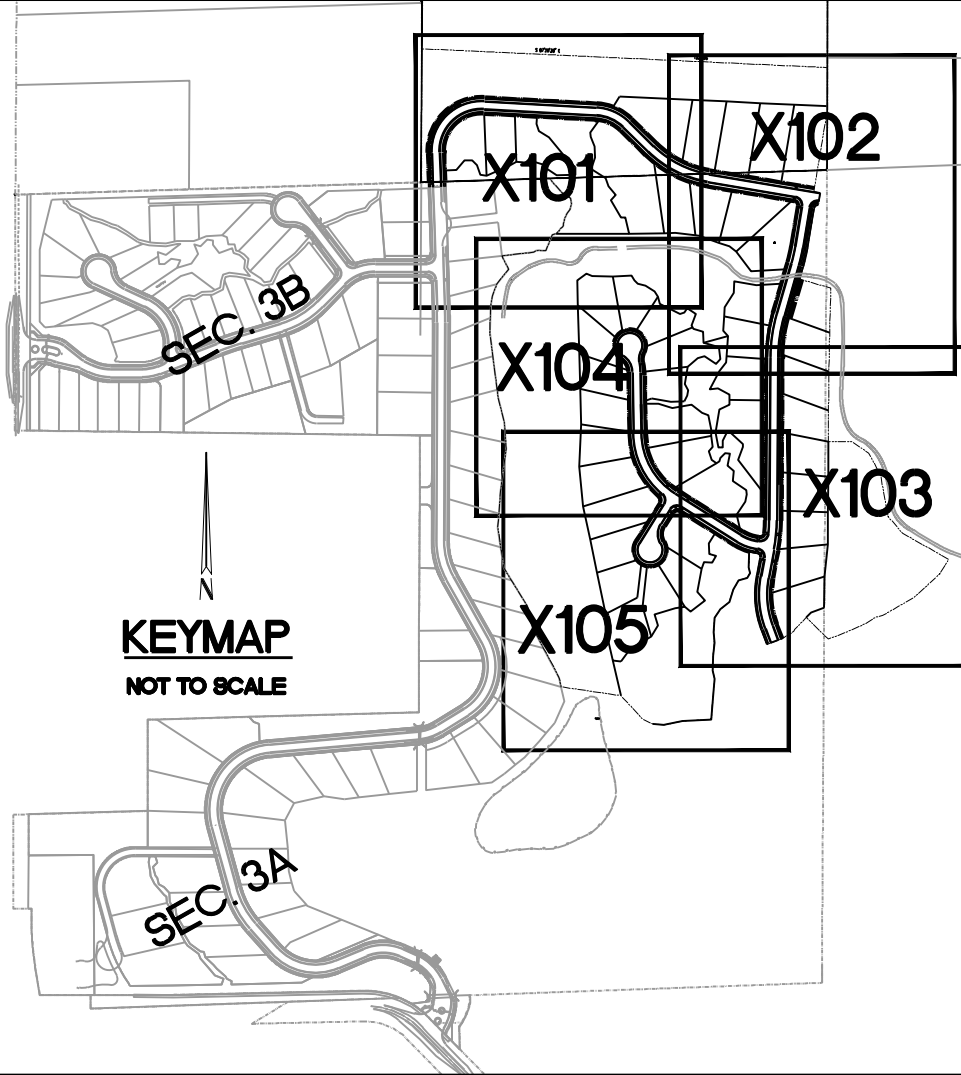
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Revisions	Mark	Date	Description

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Engineering
Real Estate Services

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E-Mail: cripe@critepe.biz



PRIMARY PLAT
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CHATHAM HILLS LLP
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WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

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COVERING
PRIMARY PLAT
DESIGN



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FOR CALLS IN INDIANA
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Drawn By: J. SWALDI

Checked By: C. WISEMAN

Quality Assurance: D. LACH

Scale: 0 Scale: 1" = 40'

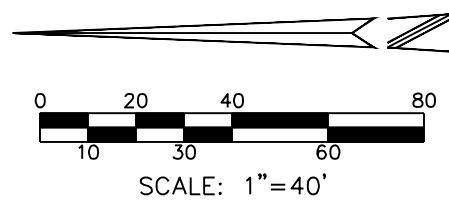
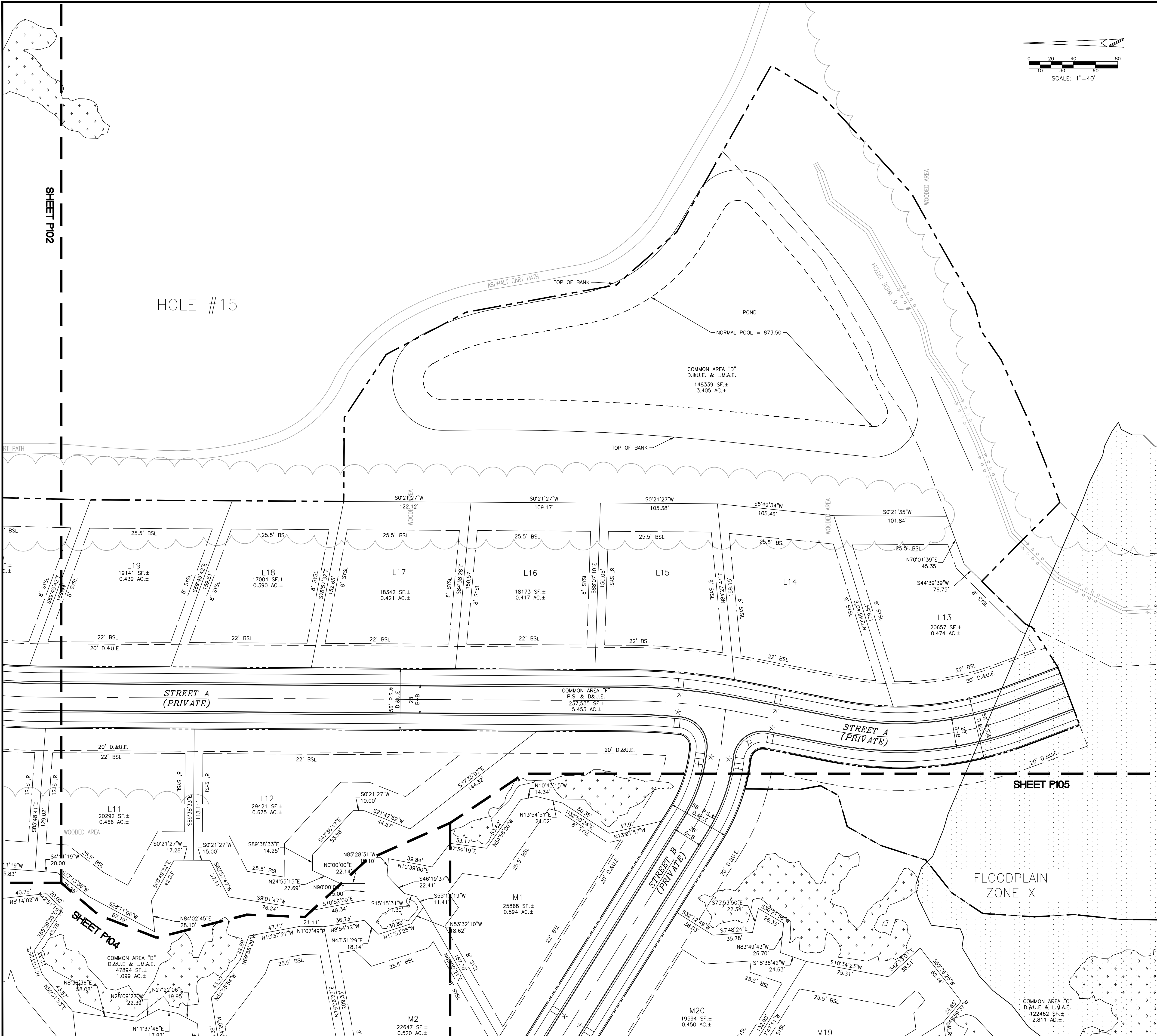
Sheet P102

Date 09/01/2017

Project Number: 0170504-20000

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C:\2017\170504\20000\Coac\Eng\DP3\PI01-PI05.Primary Plat.dwg, September 1, 2017 1:05 PM, ANDERS FRANZON, © Paul I. Cripe, Inc.



SITE DATA TABLE

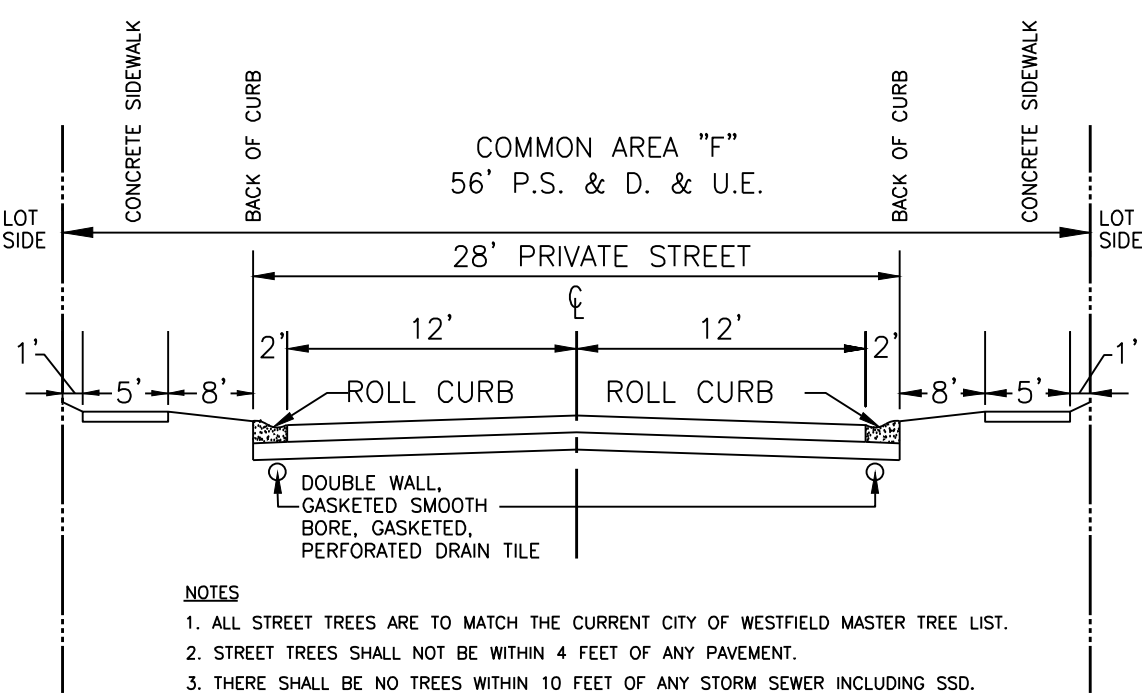
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ROADWAY LENGTH PUBLIC - 4.125 LF
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SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- BSL - BUILDING SETBACK LINE
- CENTERLINE STREET
- WATCH LINE
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- L18 LOT NUMBER
ACCESSIBLE RAMP
STOP SIGN
S, D, U, & W. E.
SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
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- WETLAND AREA
FLOODPLAIN ZONE X
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE



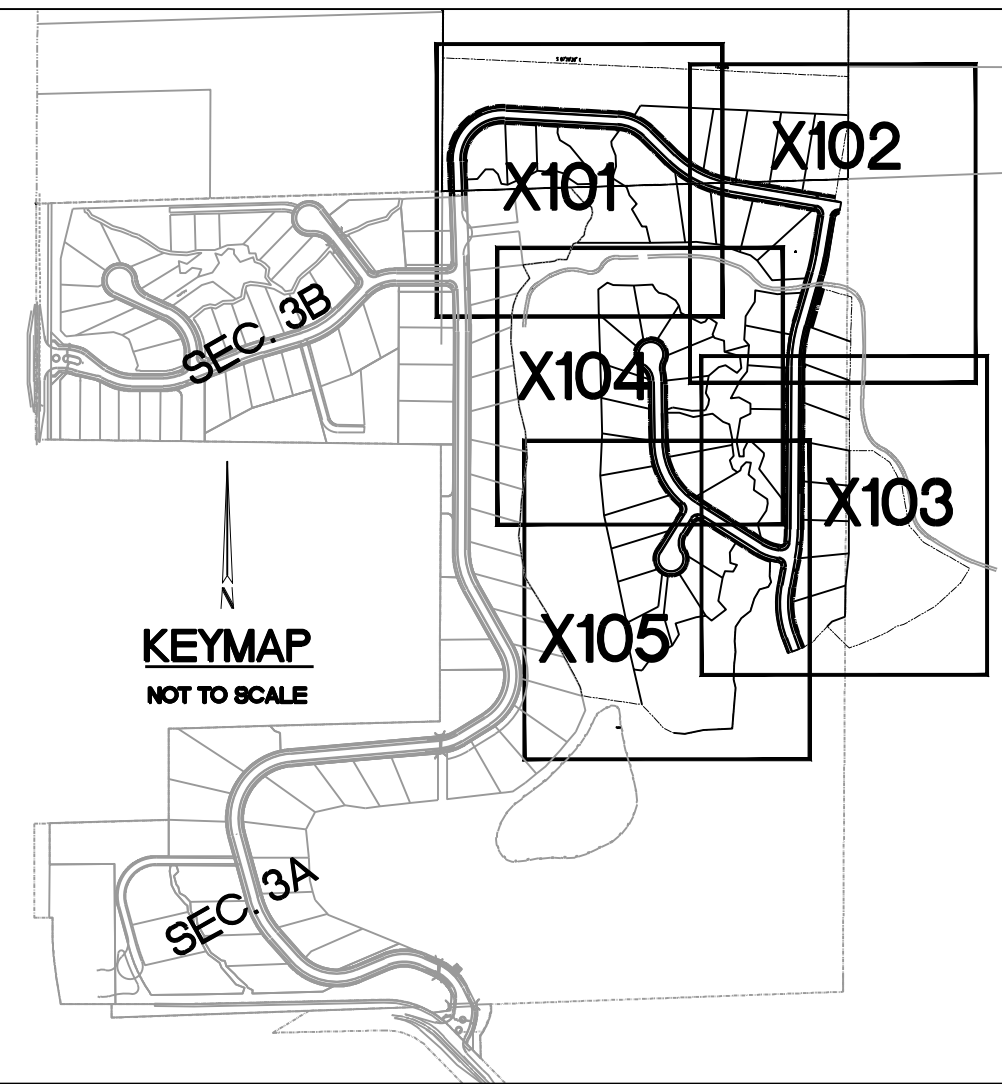
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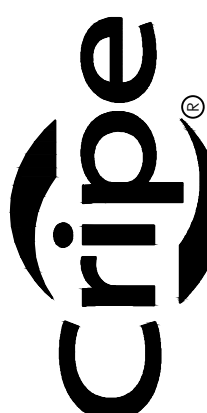
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Revisions	Date	Description
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Architecture + Interiors
Survey + 3D Laser Scanning
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20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

COVERING
PRIMARY PLAT
DESIGN



Drawn By: J. SWALDI
Checked By: C. WISEMAN
Quality Assurance: D. LACH

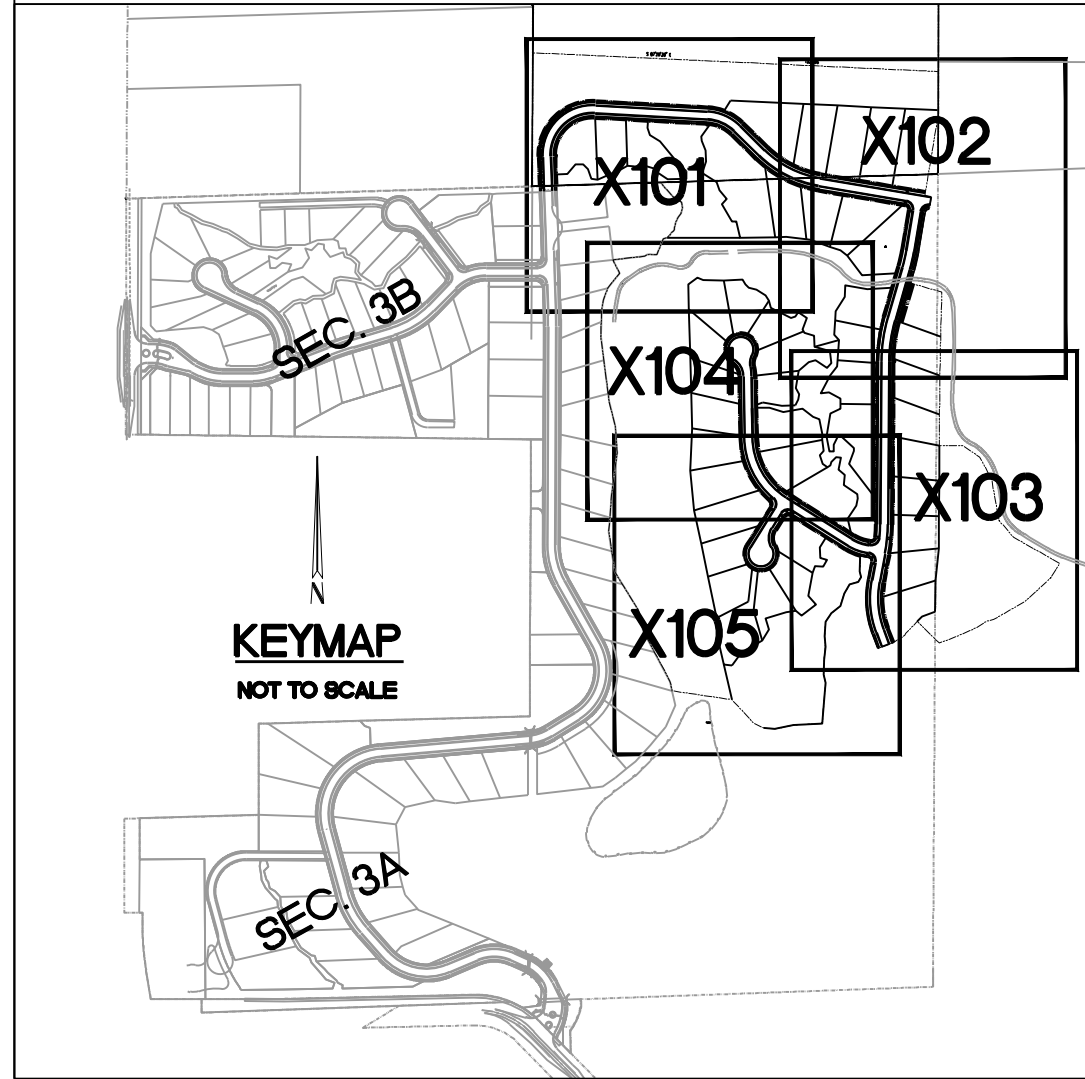
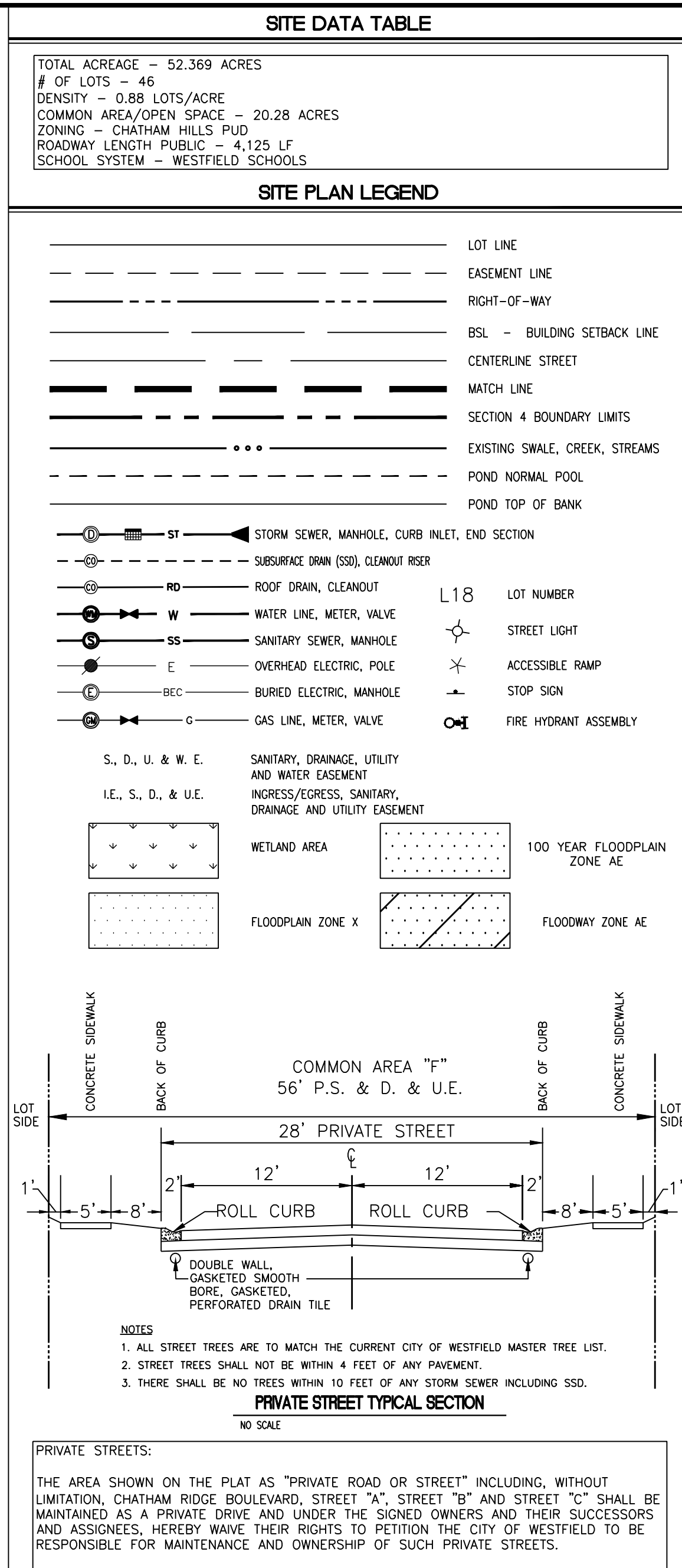
Scale: 0" = 40'

Sheet: P103

Date: 09/01/2017
Project Number: 0170504-20000

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A detailed map of the project area, showing the intersection of SEC. 3A and SEC. 3B. The map includes a north arrow pointing upwards and the text "KEYMAP NOT TO SCALE". Five numbered locations are marked on the map: X101, X102, X103, X104, and X105. The map shows the layout of the roads and the locations of the numbered points relative to the intersection.



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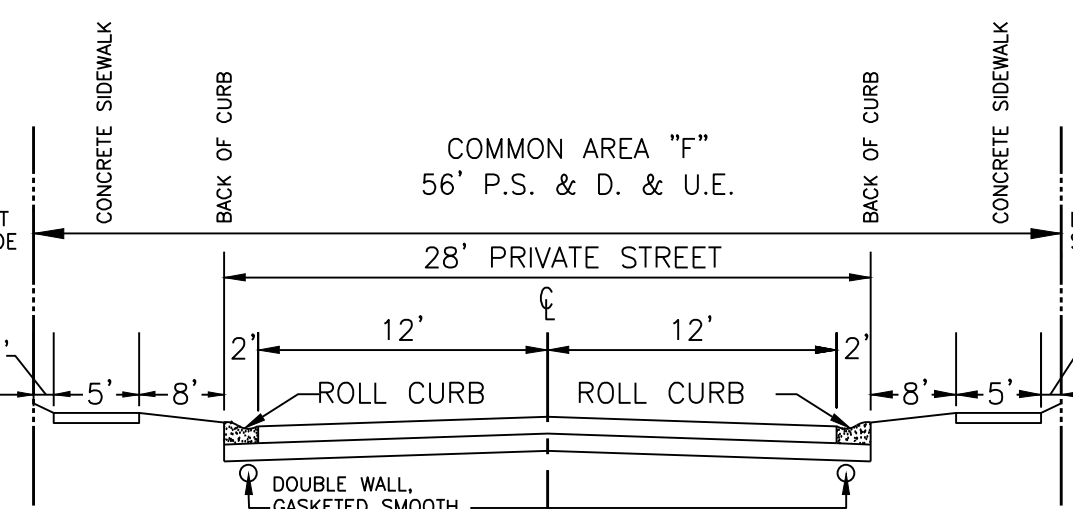
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BSL - BUILDING SETBACK LINE
CENTERLINE STREET
MATCH LINE
SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
POND TOP OF BANK

STORM SEWER, MANHOLE, CURB INLET, END SECTION
SUBSURFACE DRAIN (SSD), CLEANOUT RISER
ROOF DRAIN, CLEANOUT
WATER LINE, METER, VALVE
SANITARY SEWER, MANHOLE
OVERHEAD ELECTRIC, POLE
BURIED ELECTRIC, MANHOLE
GAS LINE, METER, VALVE
L18 LOT NUMBER
STREET LIGHT
ACCESSIBLE RAMP
STOP SIGN
FIRE HYDRANT ASSEMBLY

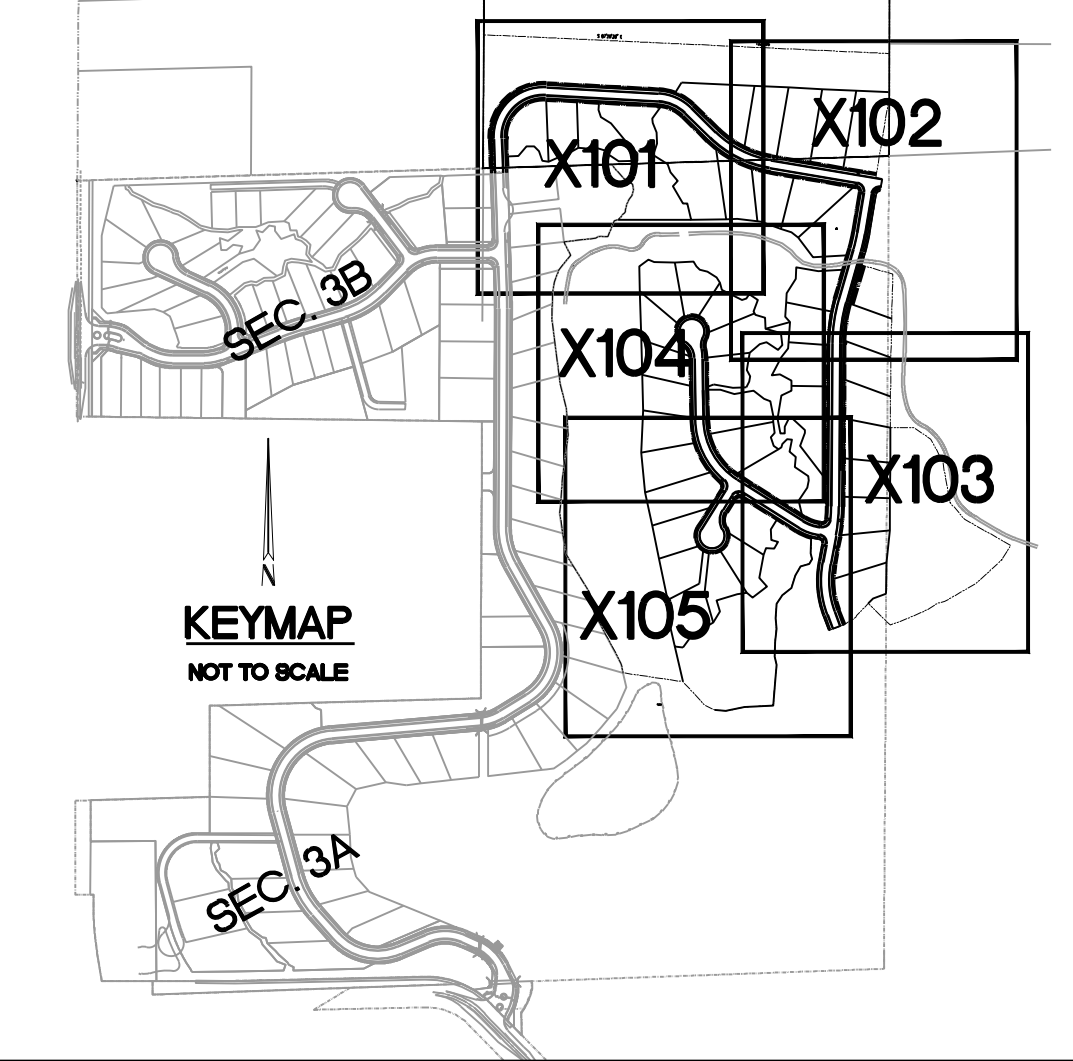
S, D, U, & W. E.
I.E., S, D, & U.E.
SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

WETLAND AREA
FLOODPLAIN ZONE X
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE



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Mark	Date	Description
1		
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Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Infrastructure + Planning
Real Estate Services

3939 Priority Way South Drive, Suite 200
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(317) 844-6777
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DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

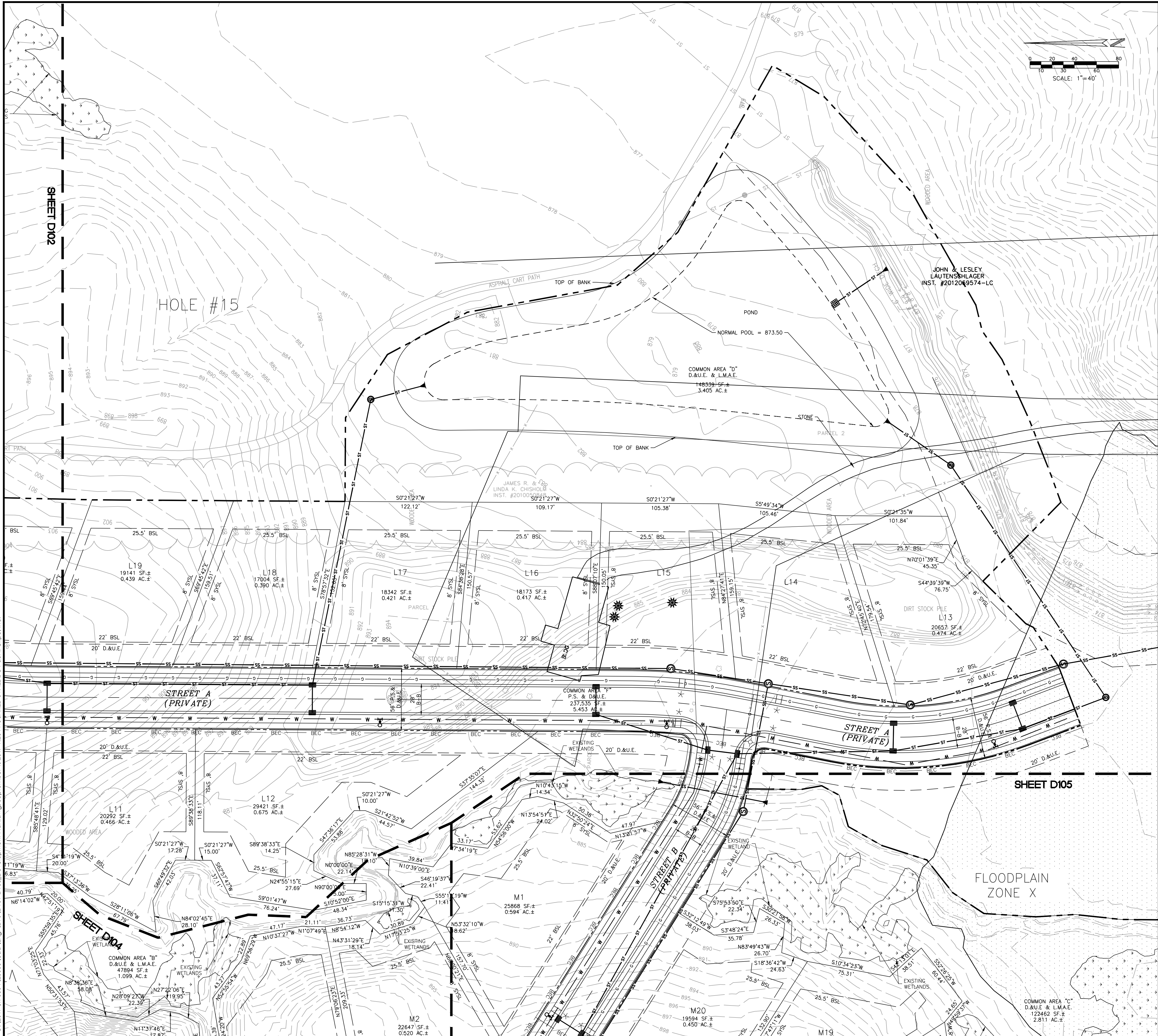
CERTIFIED BY:

APPROVAL PENDING
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Date: 09-01-2017
COVERING
DEVELOPMENT PLAN
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Know what's below.
Call before you dig.
811
FOR CALLS: 811
1-800-382-5544
CALL FOR MORE

Drawn By: J. SVALDI
Checked By: C. WISEMAN
Quality Assurance: D. LACH
Scale: 0
Scale: 1" = 40'
Sheet: D102
Date: 09/01/2017
Project Number: 0170504-20000

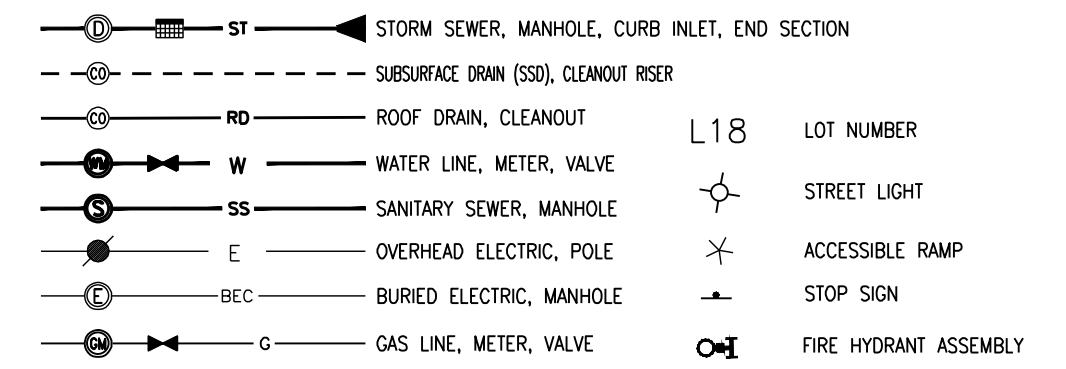
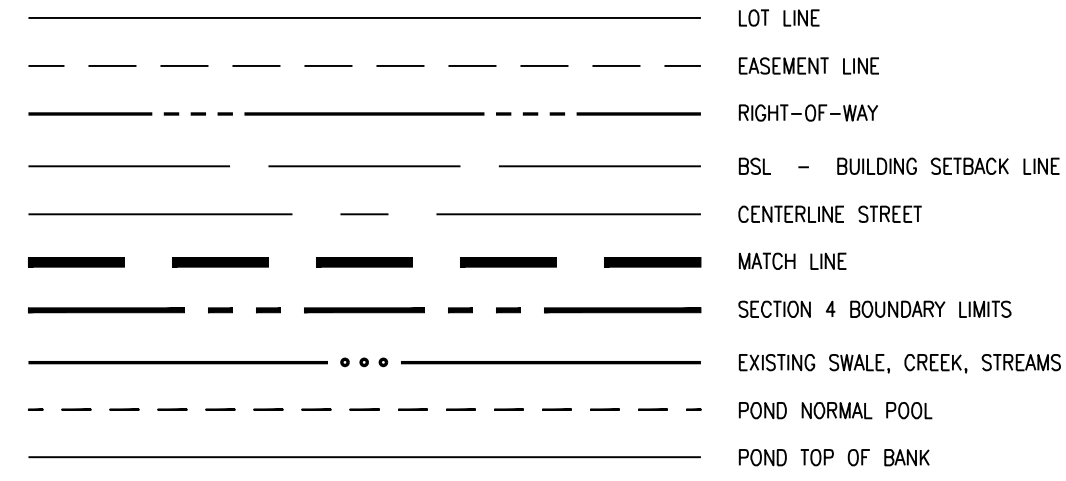
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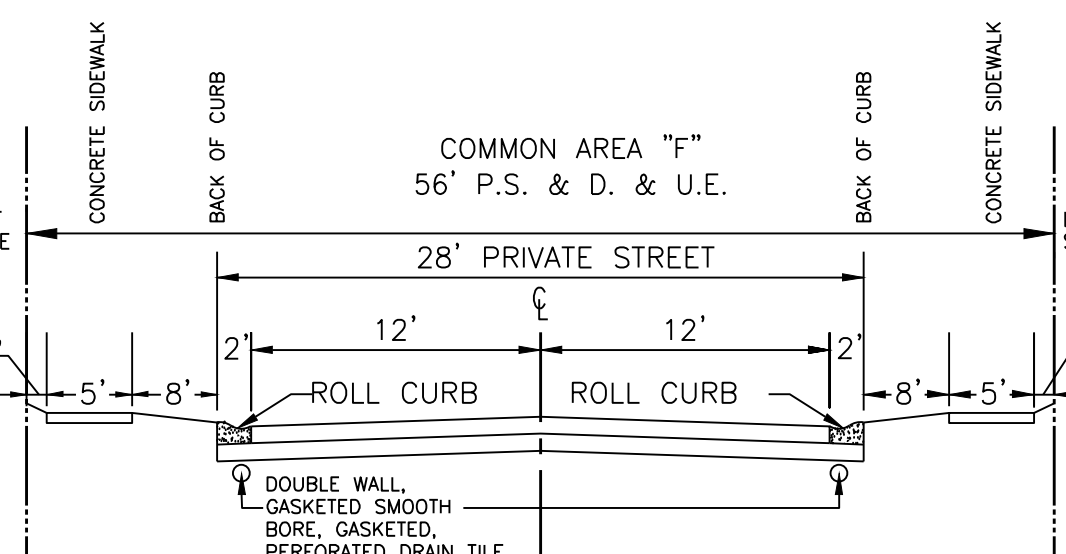
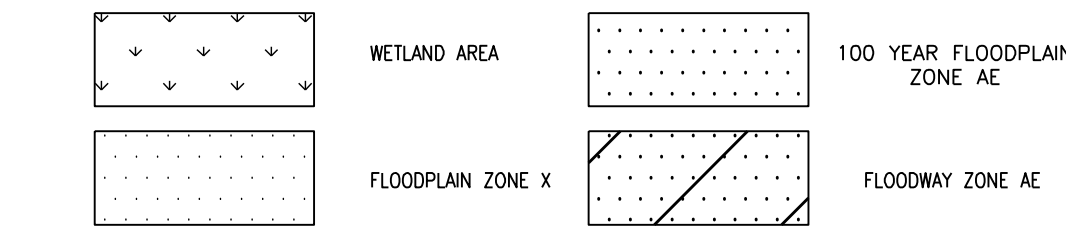
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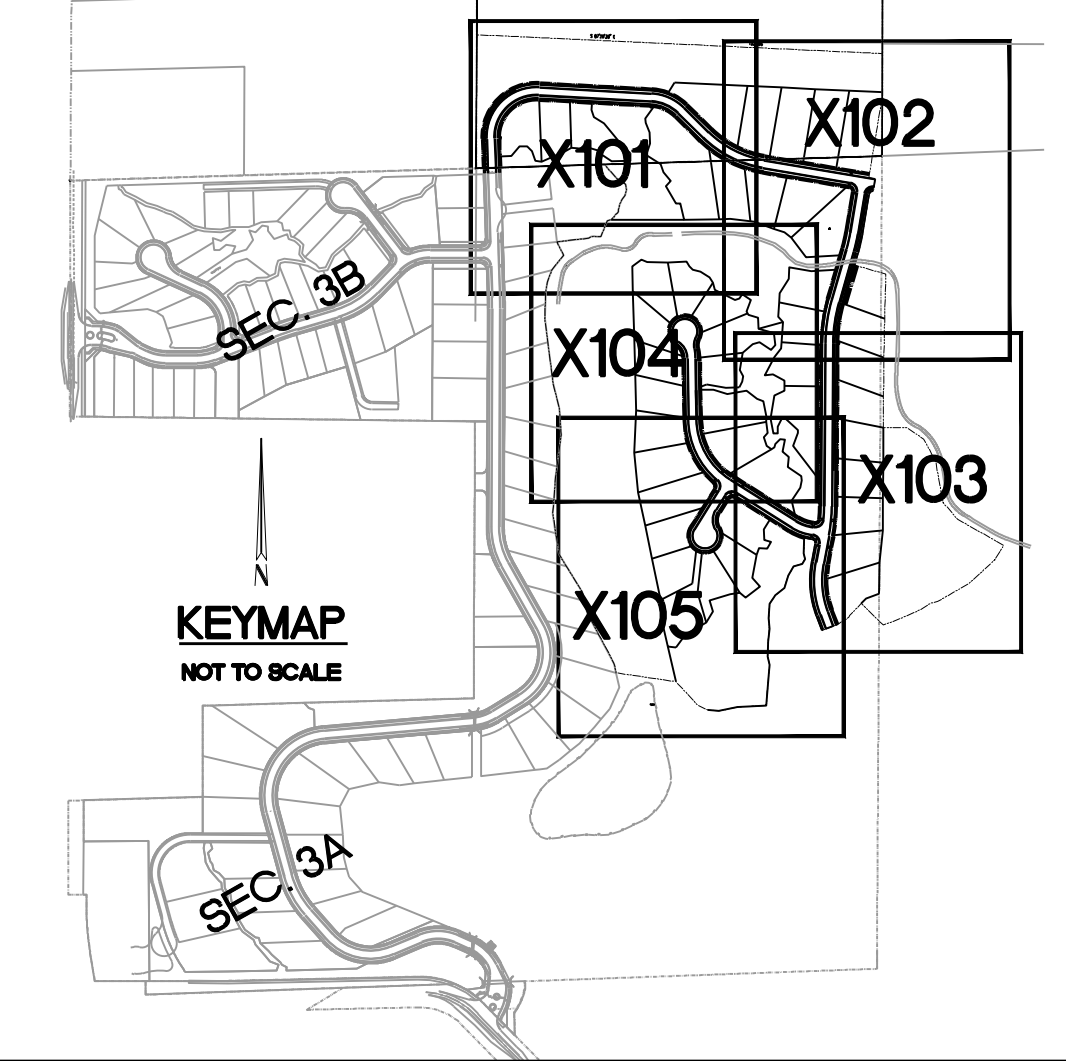


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Architecture + Interiors
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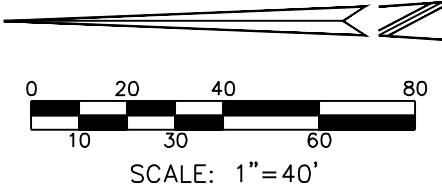
CERTIFIED BY:

C. WISEMAN, PE
Scale: 0
Scale: 1"= 40'

APPROVAL PENDING
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Date: 09-01-2017
COVERING
DEVELOPMENT PLAN
DESIGN

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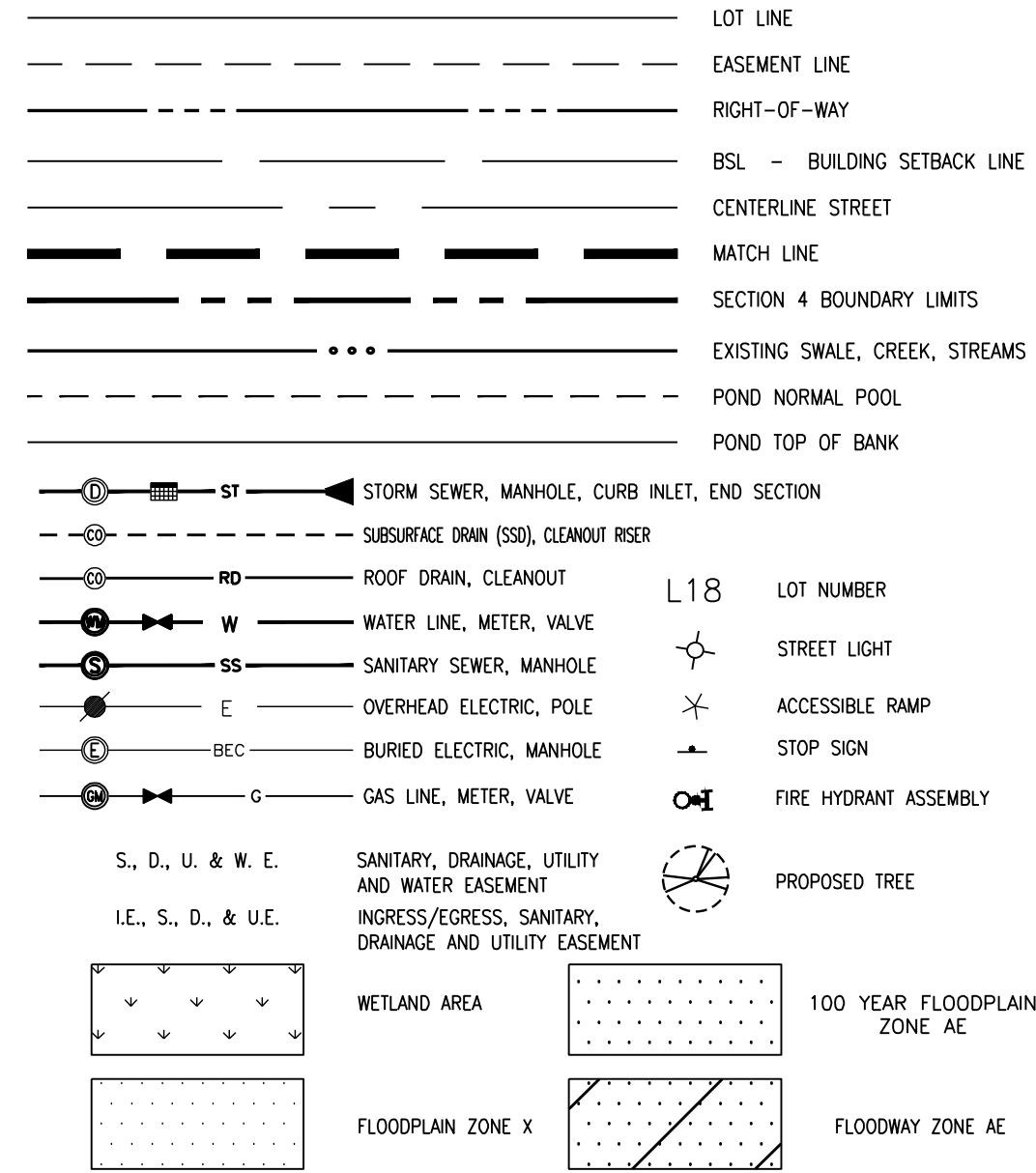
Paul I. Cripe, Inc.
Scale: 0
Scale: 1"= 40'
Sheet
D103
Date: 09/01/2017
Project Number:
0170504-20000



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SITE PLAN LEGEND



STREET TREE SCHEDULE

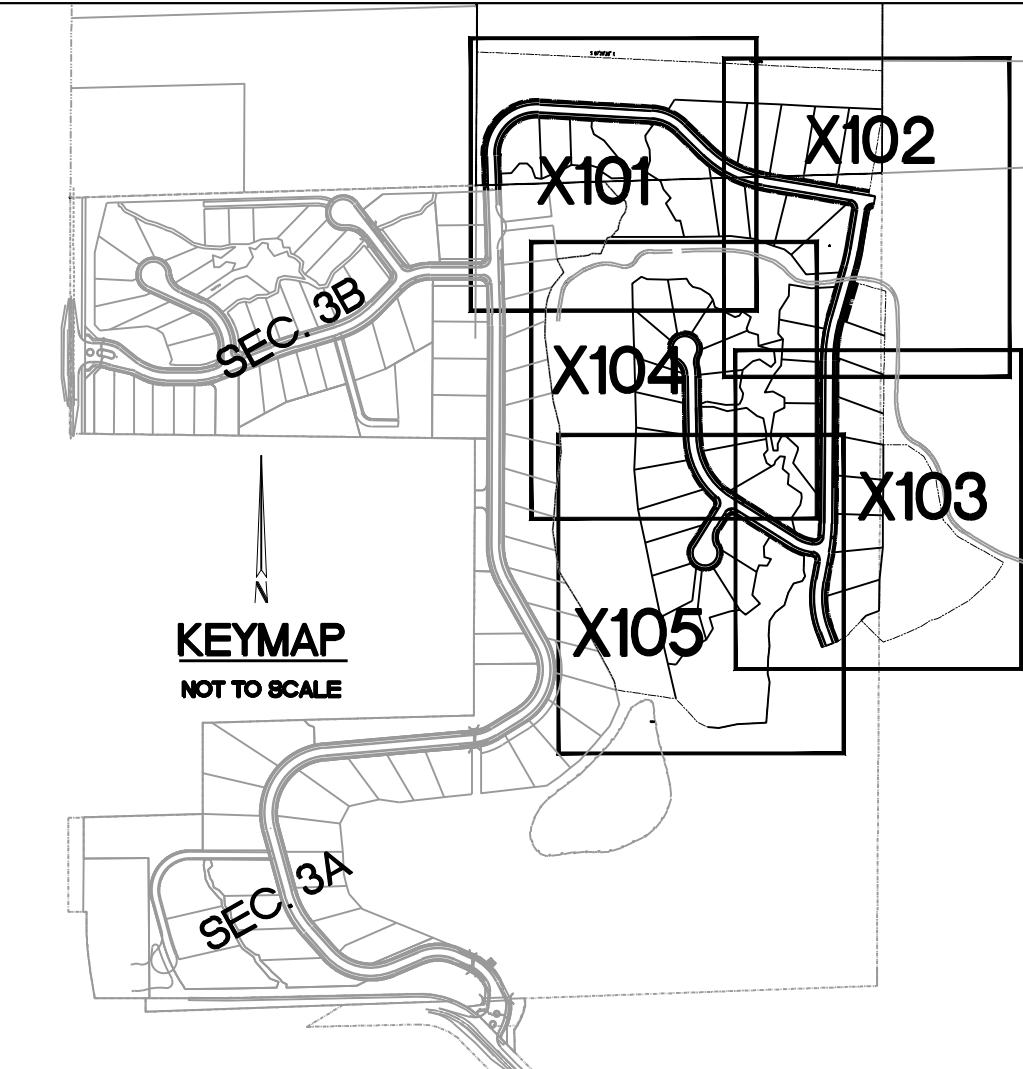
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AO	AESCLULUS x CARNEA 'FT. MONAIR'	FT. MONAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
BN	BETULA NIGRA 'SWIFT'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 9' HEIGHT
GT	'GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HORNLOGUET	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UP	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 9' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 9' HEIGHT

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Revisions	Date	Description

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Construction Management
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E-Mail: cripe@cripe.biz



LANDSCAPE PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

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Drawn By:

J. SWALDI, EI

Checked By:

C. WISEMAN, PE

Scale: 0

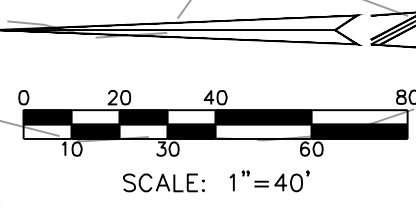
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Date: 09/01/2017

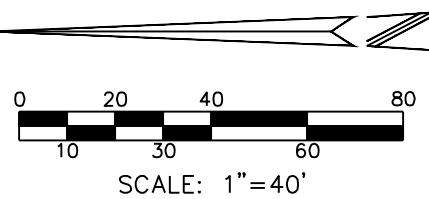
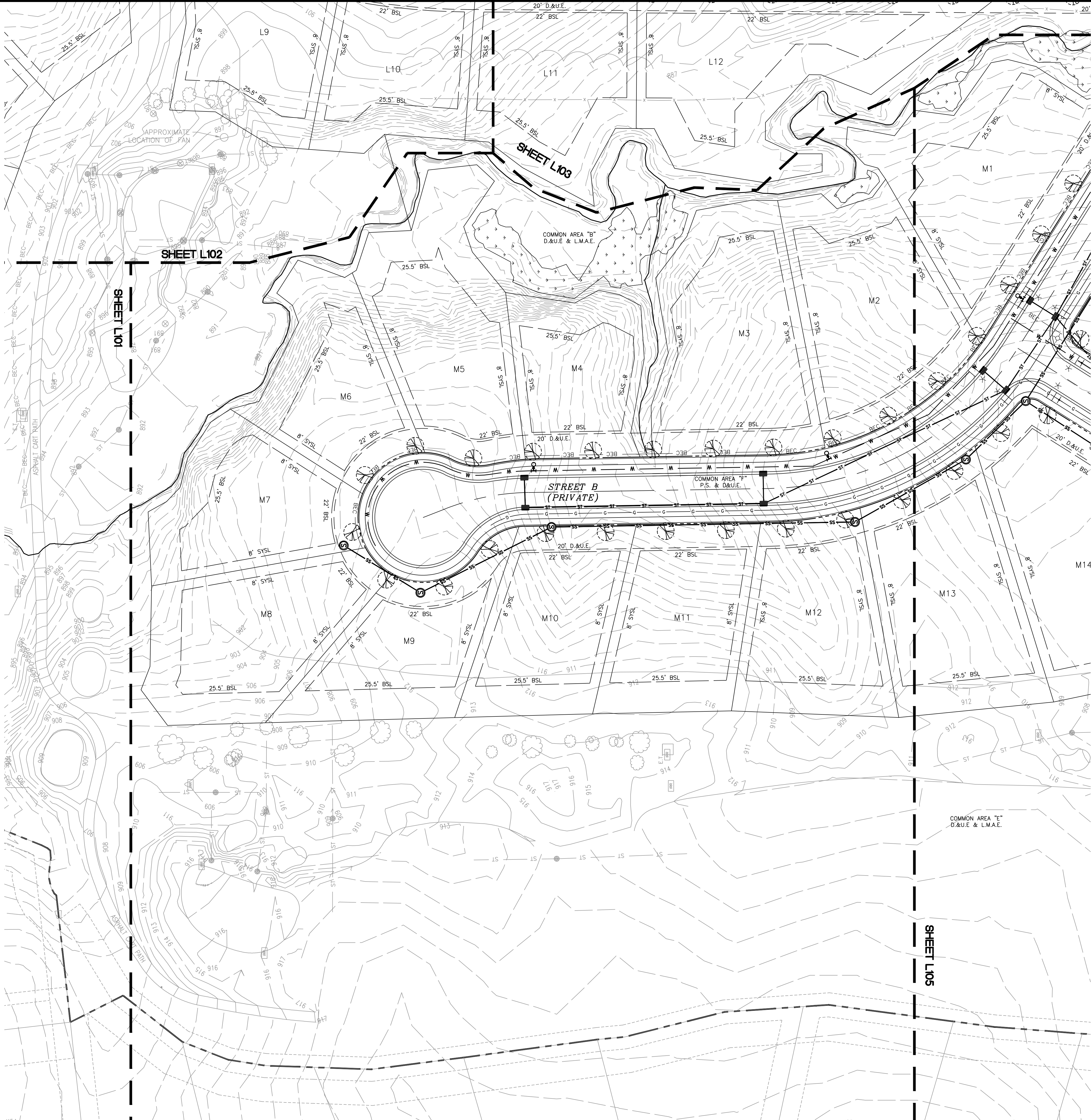
Project Number: 0170504-20000



STREET TREE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
AC	ABUTILON 'DARNEY PT. MONAH'	PT. MONAH ROSE CHESTNUT	2-1/2' B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT	
AR	ACER RUBRUM 'FRANKFORD'	RED SUNSET RED MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
BN	BETULA NIGRA 'AUTUMN GOLD'	DURHAM-HEAT YEW BIRCH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2' B&B	MULITHEAR, CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
QD	QUERCUS ILEX 'TRICANTHOS INDIANA'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
LI	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
PV	PRUNUS VIRGINICA 'CANADA RED'	CANADA RED CHOCKEYCHERRY	2' B&B	SINGLE LEADER, HEADED UP TO 8' HEIGHT	
QI	QUERCUS IMBRICARIA	SINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
QR	QUERCUS RUBICOLA	NORTHERN RED OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 8' HEIGHT	
SR	SYRINGA REICHTERII 'IVORY SILK'	IVORY SILK TREE LILAC	2' B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT	
TL	TI LIA TMENTOSA 'STERLING SILK'	STERLING SILK YEW LINDBERGH	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT	
UP	ULMUS 'FRIENTER'	FRONTIER ELM	2-1/2' B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 8' HEIGHT	
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2' B&B	FULL LEAD, CENTRAL LEADER, HEADED UP TO 8' HEIGHT	

A keymap showing the project area. The map includes sections 3A, 3B, and 3C. Parcels X101, X102, X103, X104, and X105 are highlighted. A north arrow is present, and the text 'KEYMAP NOT TO SCALE' is included.





SITE DATA TABLE

TOTAL ACREAGE - 52.369 ACRES
OF LOTS - 45
DENSITY - 0.88 LOTS/ACRE
COMMON AREA/OPEN SPACE - 20.28 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,125 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

- LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE
CENTERLINE STREET
WATCH LINE
SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
POND TOP OF BANK
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
SUBSURFACE DRAIN (SSD), CLEAFOUR RISER
ROOF DRAIN, CLEAFOUR
WATER LINE, METER, VALVE
SANITARY SEWER, MANHOLE
OVERHEAD ELECTRIC, POLE
BURIED ELECTRIC, MANHOLE
GAS LINE, METER, VALVE
S, D, U, & W. E.
I.E., S, D, & U.E.
WETLAND AREA
FLOODPLAIN ZONE X
LOT NUMBER
STREET LIGHT
ACCESSIBLE RAMP
STOP SIGN
FIRE HYDRANT ASSEMBLY
PROPOSED TREE
100 YEAR FLOODPLAIN ZONE AE
FLOODPLAIN ZONE AE

STREET TREE SCHEDULE

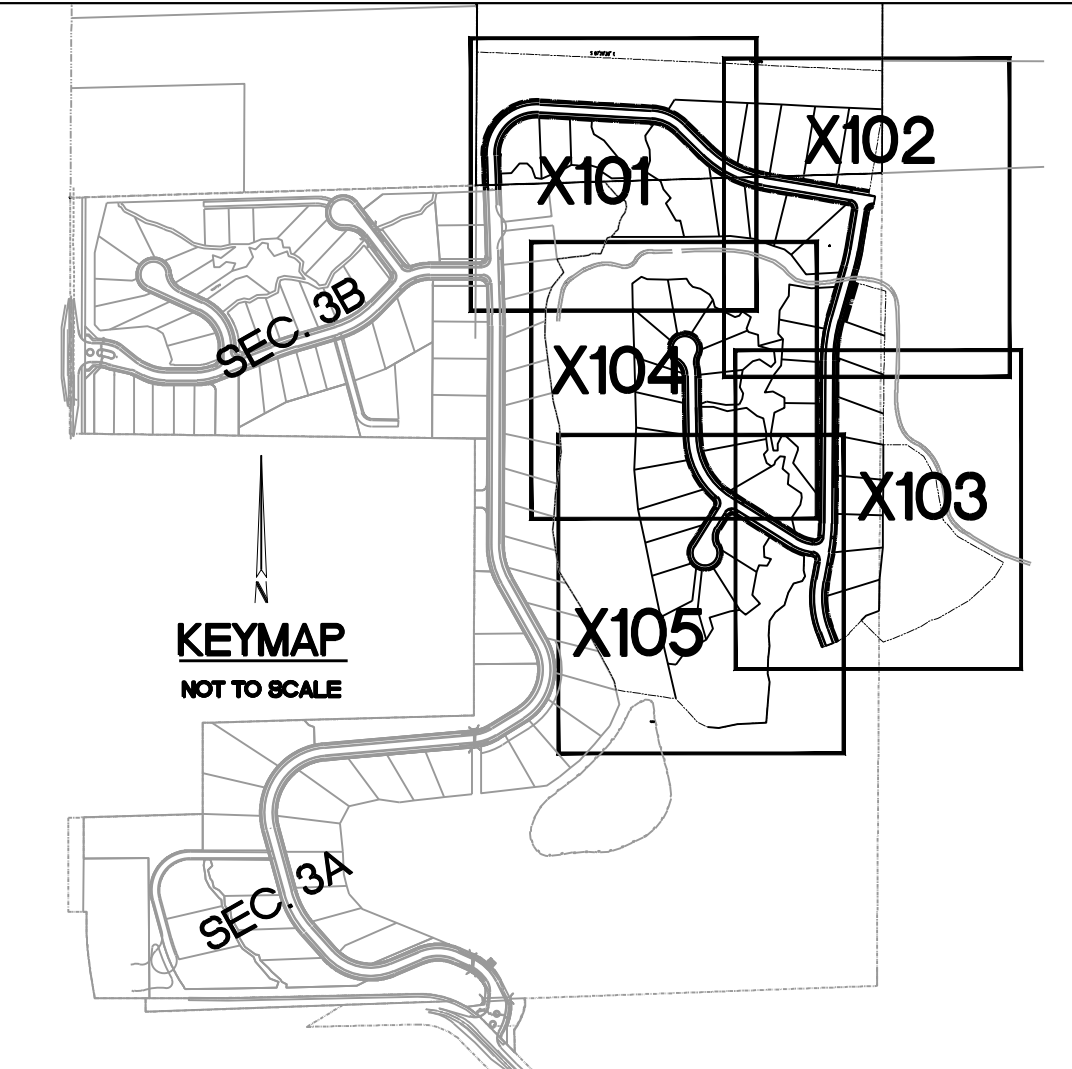
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AO	AESCULUS x CARNEA 'FT. MONAIR'	FT. MONAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKS RED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
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ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 9' HEIGHT

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LANDSCAPE PLAN
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CERTIFIED BY:
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Date: 09-01-2017
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J. SWALDI, EIT
Checked By:
C. WISEMAN, PE
Quality Assurance:
D. LACH, PE
Scale: 0
Scale: 1"= 40'
Sheet
L104
Date
09/01/2017
Project Number
0170504-20000

C:\2017\170504\20000\ccac\Eng\DPs\L101-L105 Landscape Plan.dwg, September 1, 2017 1:15 PM, ANDERS FRANTZON, © Paul I. Cripe, Inc.



SITE DATA TABLE

TOTAL ACREAGE - 52.369 ACRES
OF LOTS - 46
DENSITY - 0.88 LOTS/ACRE
COMMON AREA/OPEN SPACE - 20.28 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,125 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE
CENTERLINE STREET
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EXISTING SWALE, CREEK, STREAMS
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STORM SEWER, MANHOLE, CURB INLET, END SECTION
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ROOF DRAIN, CLEANOUT
WATER LINE, METER, VALVE
SANITARY SEWER, MANHOLE
OVERHEAD ELECTRIC, POLE
BURIED ELECTRIC, MANHOLE
GAS LINE, METER, VALVE
S, D, U, & W. E.
I.E., S, D, & U. E.
SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
LOT NUMBER
STREET LIGHT
ACCESSIBLE RAMP
STOP SIGN
FIRE HYDRANT ASSEMBLY
PROPOSED TREE

WETLAND AREA
FLOODPLAIN ZONE X
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE

STREET TREE SCHEDULE

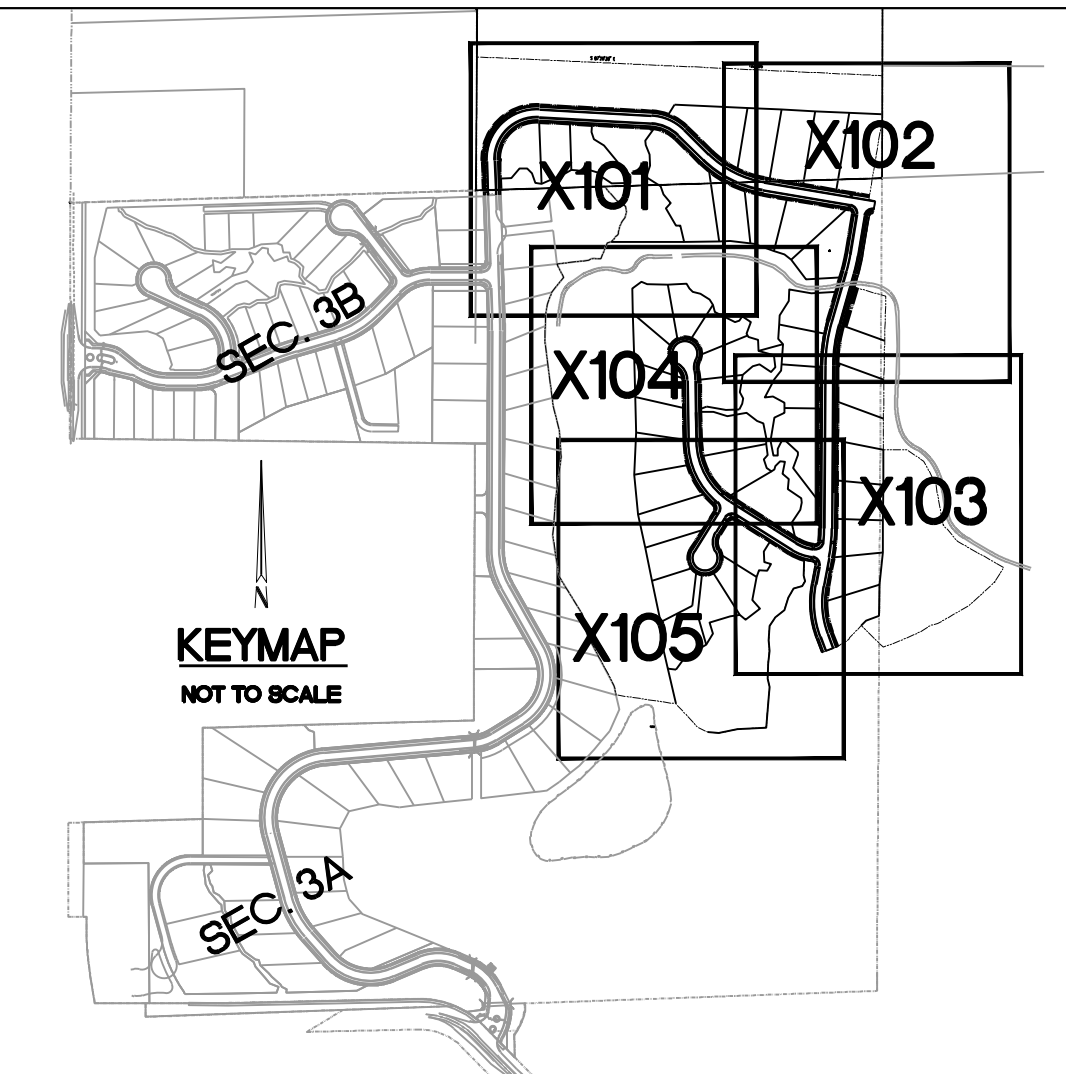
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A8	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
B1	BETULA NIGRA 'SWIFT'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 9' HEIGHT
GT	GLIED SYTA TRIACANTHOS 'INFERNO SKYCOL'	SKYLINE NONFLOUSBT	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 9' HEIGHT
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CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 09-01-2017

COVERING
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Checked By:

C. WISEMAN, PE

Quality Assurance:

D. LACH, PE

Scale: 0' = 40'

Sheet

L105

Date: 09/01/2017

Project Number:

0170504-20000

Paul I. Cripe, Inc.



Grassy Branch at Bridgewater
Concept Plan – October 2017

EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 1 of 4)



EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 2 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 3 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 4 of 4)



ORDINANCE NUMBER 17-25

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 “**GRASSY BRANCH AT BRIDGEWATER 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. 1709-PUD-16**), 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. 1709-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District (the "Underlying Zoning District") shall be SF2: Single-Family Low Density District except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted. The following additional use shall be permitted:
 - A. Equestrian Facility (only on Lot #1 as an accessory use to a single family dwelling).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as

applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Front Yard Setback: Twenty-five (25) feet for Lots #46, 47, and 52 (as shown on the Concept Plan).
- 6.2 Minimum Side yard Setback: In addition to the required side yard setback in the Underlying Zoning District the following shall apply.
 - A. The minimum separation between primary structures on Lot #2 thru Lot #20 (as shown on the Concept Plan) shall be thirty (30) feet.
- 6.3 Minimum Rear Yard Setback: The minimum rear yard setback applicable to the Underlying Zoning District shall apply except as modified below.
 - A. Fifty (50) feet for Lot #2 thru Lot #20 (as shown on the Concept Plan). Lot #7 is excluded
 - B. Forty (40) feet for Lot #7 (as shown on the Concept Plan).
- 6.4 Minimum Living Area (Ground Floor):
 - A. Single Story: 2,000 square feet
 - B. Two Story: 1,000 square feet

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

- 7.1 Equestrian Facility. The standards of the AG-SF1: Agricultural / Single-Family Rural (AG-SF1) District, as amended, shall apply to the development of an Equestrian Facility, with the following modifications:
 - A. Minimum Building Setback for Stable: 30 feet
- 7.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
 - A. 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.

- 7.3 Landscaping. Landscaping shall be installed in substantial compliance with the landscaping plan, attached hereto and incorporated herein as **Exhibit D**. In addition, the following minimum plantings shall be installed per single family dwelling lot: (i) four (4) shade trees; (ii) two (2) ornamental trees; and (iii) four (4) shrubs.
- 8.4 Sign Standards. Signage shall be permitted at the subdivision entrance, the corner of 151st Street and Carey Road, and the two entrances from the Mapleridge Subdivision in substantial compliance with the illustrations and standards attached hereto and incorporated herein as **Exhibit E**.

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

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

- 9.1 Perimeter/External Pedestrian Network Standards. Article 8.7 (D) shall be modified so that pedestrian facilities be installed as illustrated on the Concept Plan (**Exhibit B**).
- 9.2 Access Points. Article 8.9 (F) (6) shall be modified to allow an individual driveway on Carey Road for access to Lot 1 as illustrated in the Concept Plan (**Exhibit B**).

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

James J. Edwards

James J. Edwards

James J. Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 17-25 was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 17-25_

This _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 17-25__

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46280, (317) 844-0106

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA; and,

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, CONTAINING 40.52 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said quarter section, designated as point "575" on said plat; thence South 89 degrees 38 minutes 04 seconds West 419.80 feet along the south line of said quarter section; thence North 0 degrees 21 minutes 56 seconds West 12.99 feet to point "5256" designated on said plat on the north boundary of 151st Street; thence continuing North 0 degrees 21 minutes 56 seconds West 12.01 feet to point "5257" designated on said plat; thence North 86 degrees 16 minutes 52 seconds East 256.44 feet to point "5258" designated on said plat; thence North 68 degrees 35 minutes 49 seconds East 69.64 feet to point "5263" designated on said plat; thence North 24 degrees 06 minutes 18 seconds East 76.24 feet to point "5264" designated on said plat; thence North 9 degrees 50 minutes 59 seconds East 157.33 feet to point "5265" designated on said plat; thence North 5 degrees 11 minutes 39 seconds East 164.68 feet to point "5266" designated on said plat; thence North 89 degrees 58 minutes 06 seconds East 16.26 feet to point "5267" designated on said plat on the west boundary of Carey Road; thence continuing North 89 degrees 58 minutes 06 seconds East 9.74 feet to the east line of said quarter section; thence South 0 degrees 01 minute 54 seconds East 453.00 feet along said east line to the point of beginning and containing 0.870 acres, more or less, inclusive of the presently existing right of way which contains 0.224 acres, more or less, for a net additional taking of 0.646 acres, more or less.

AND FURTHER EXCEPTING THEREFROM:

A part of the Northeast Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Northeast Quarter Section; thence South 89 degrees 40 minutes 35 seconds West (basis of bearings per Instr. No. 2004-75020), along the North line of said Quarter Quarter Section 615.30 feet; thence South 49 degrees 58 minutes 03 seconds West 63.76 feet; thence South 30 degrees 12 minutes 37 seconds West 49.09 feet; thence South 20 degrees 48 minutes 35 seconds West 47.25 feet; thence South 03 degrees 50 minutes 35 seconds East 101.59 feet; thence South 09 degrees 59 minutes 47 seconds East 112.18 feet; thence South 32 degrees 57 minutes 43 seconds East 96.10 feet; thence North 89 degrees 40 minutes 35 seconds East, parallel with the said North line, 627.48 feet to a point on said East line; thence North 00 degrees 03 minutes 40 seconds West along said East line 420 feet to the point of beginning.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN

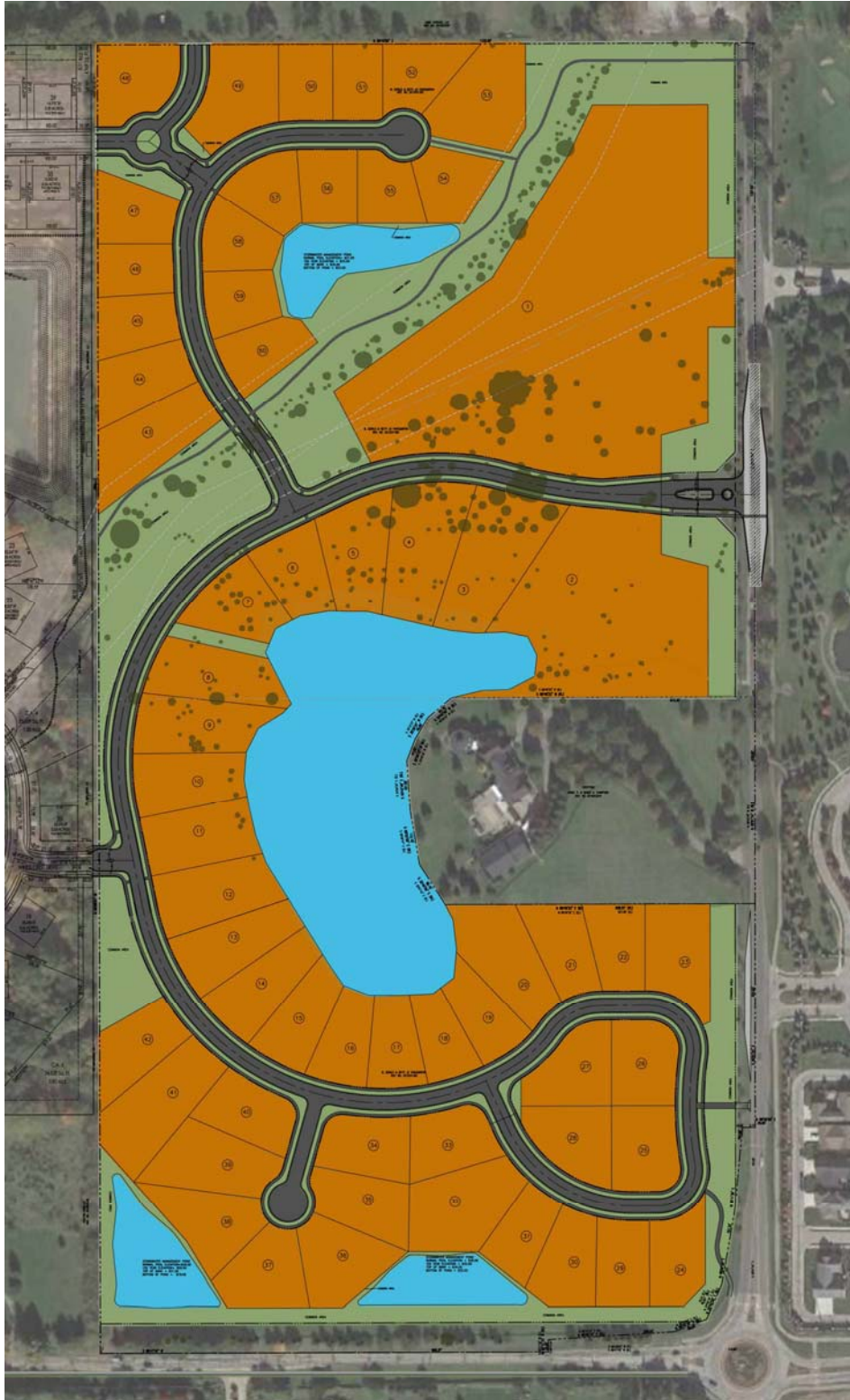


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 4)



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 4)



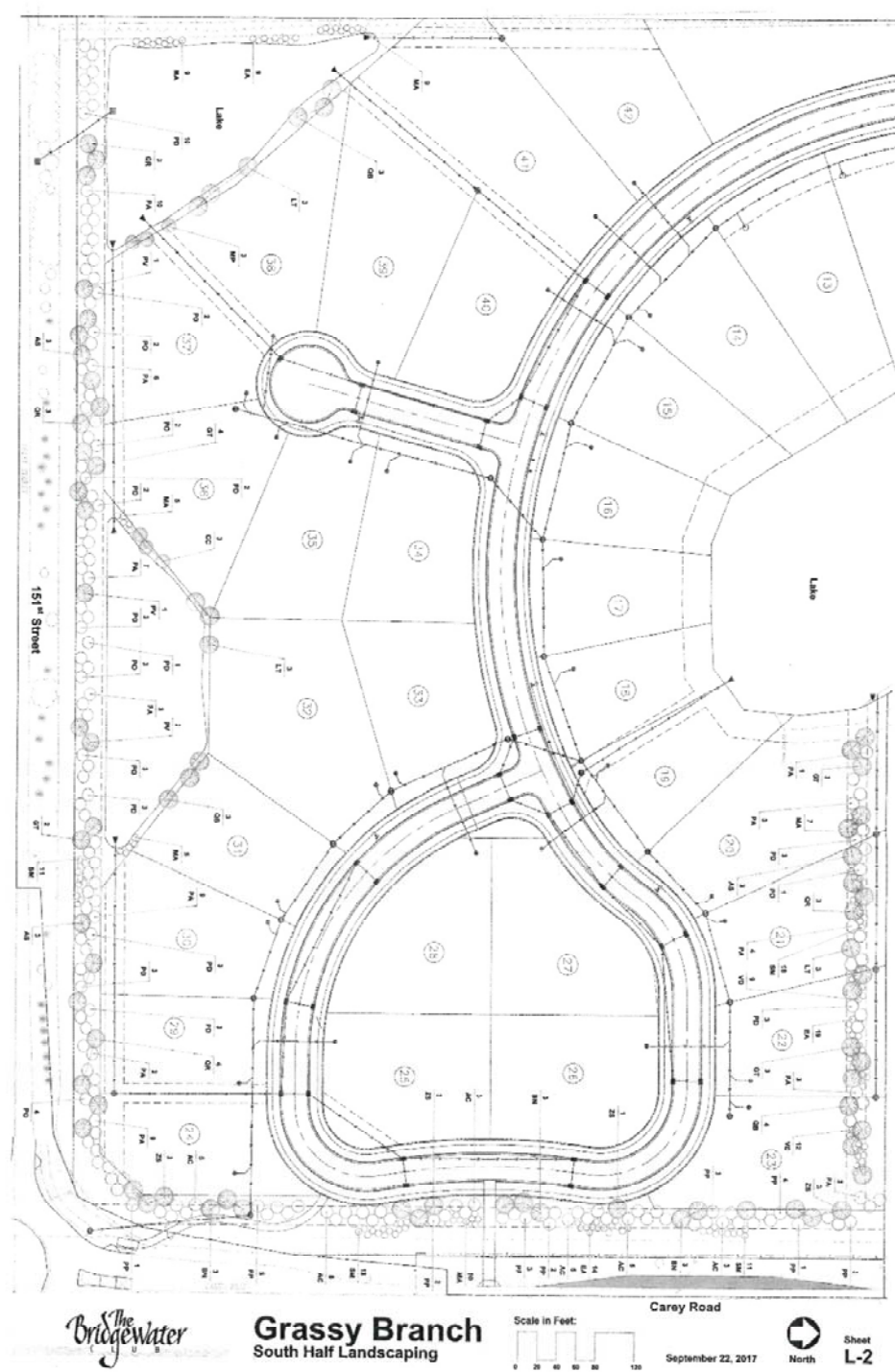
EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 4)



EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 4)

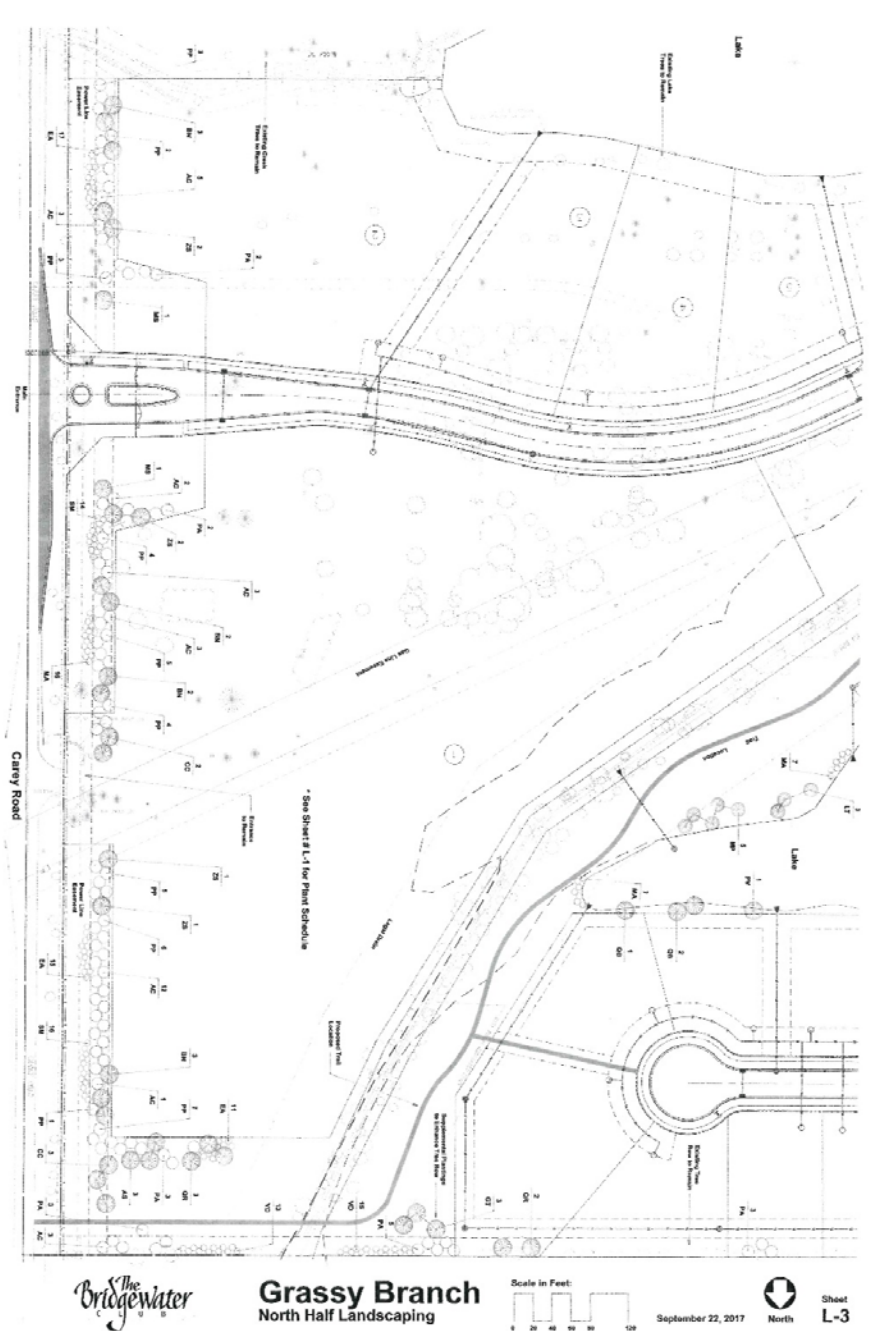


EXHIBIT D
LANDSCAPING PLAN
(Page 2 of 3)



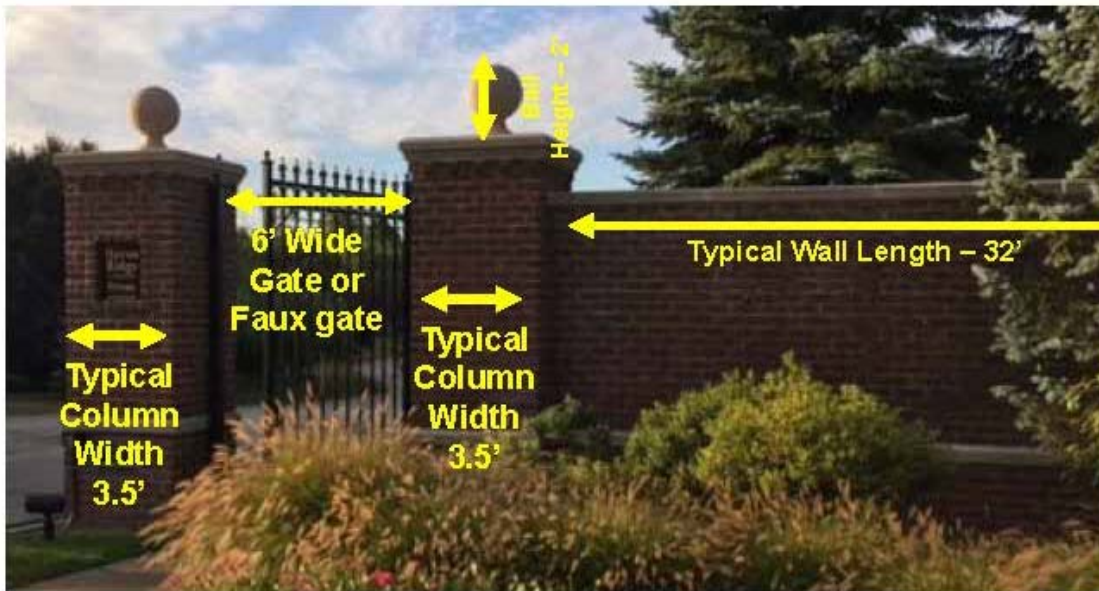
Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1709-PUD-16.

EXHIBIT D
LANDSCAPING PLAN
(Page 3 of 3)



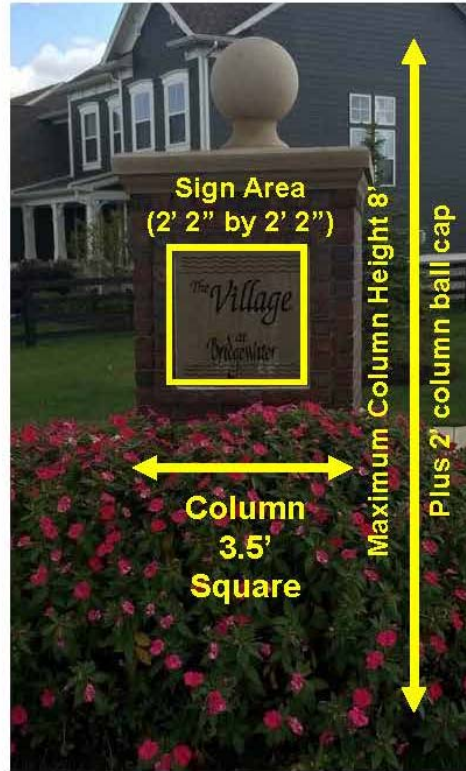
Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1709-PUD-16.

EXHIBIT E
SIGNAGE
(Page 1 of 3)



Entrance on Carey Road: In order to be consistent with all subdivision signage in Bridgewater, "Of Westfield" shall not be required.

EXHIBIT E
SIGNAGE
(Page 2 of 3)



Entrance sign at stub streets adjacent to Mapleridge Subdivision: In order to be consistent with all subdivision signage in Bridgewater, "Of Westfield" shall not be required.

EXHIBIT E
SIGNAGE
(Page 3 of 3)



Corner Signage: 151st and Carey Road: In order to be consistent with all subdivision signage in Bridgewater, “Of Westfield” shall not be required.

CITY OF WESTFIELD

2728 EAST 171ST STREET
WESTFIELD, IN 46074
PH: (317) 804-3170

GRASSY BRANCH
DEVELOPMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033
PH: (317) 867-4653



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

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS, IN HAMILTON COUNTY,
INDIANA.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA,
CONTAINING 40.52 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

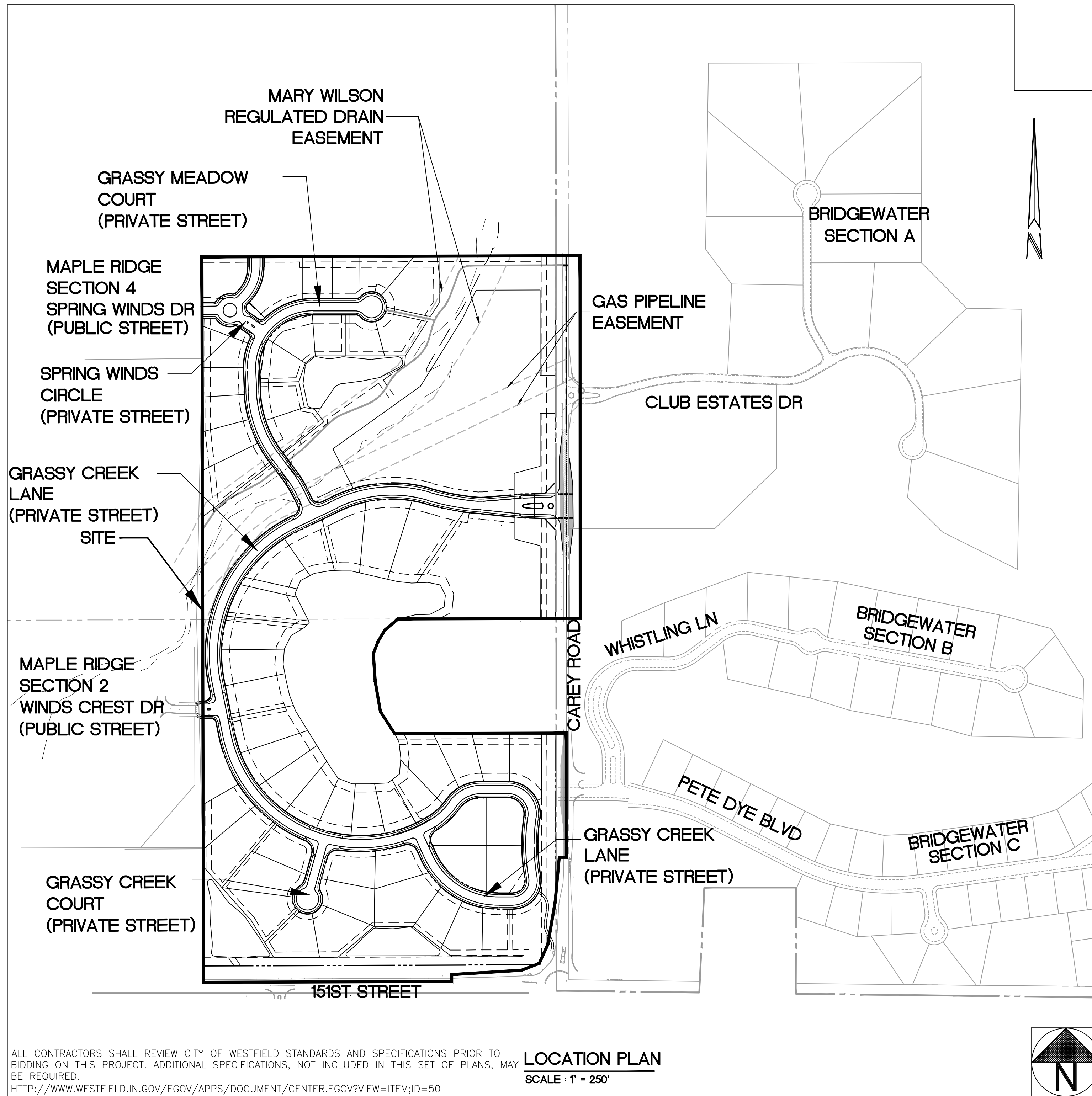
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "575" ON SAID PLAT; THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST 419.80 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 21 MINUTES 56 SECONDS WEST 12.99 FEET TO POINT "5256" DESIGNATED ON SAID PLAT; THENCE WEST 12.99 FEET TO 121ST STREET; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 56 SECONDS WEST 12.99 FEET TO POINT "527" DESIGNATED ON SAID PLAT; THENCE NORTH 86 DEGREES 16 MINUTES 52 SECONDS EAST 256.44 FEET TO POINT "5258" DESIGNATED ON SAID PLAT; THENCE NORTH 68 DEGREES 35 MINUTES 49 SECONDS EAST 69.64 FEET TO POINT "5263" DESIGNATED ON SAID PLAT; THENCE NORTH 24 DEGREES 06 MINUTES 18 SECONDS EAST 76.24 FEET TO POINT "5264" DESIGNATED ON SAID PLAT; THENCE NORTH 9 DEGREES 50 MINUTES 59 SECONDS EAST 157.33 FEET TO POINT "5265" DESIGNATED ON SAID PLAT; THENCE NORTH 5 DEGREES 11 MINUTES 39 SECONDS EAST 164.68 FEET TO POINT "5266" DESIGNATED ON SAID PLAT; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 16.26 FEET TO POINT "5267" DESIGNATED ON SAID PLAT ON THE WEST BOUNDARY OF CAREY ROAD; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 9.74 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 01 MINUTE 54 SECONDS EAST 153.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; 1270 FEET MORE OR LESS, MORE OR LESS, PLUS OR MINUS OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.222 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.646 ACRES, MORE OR LESS,

AND FURTHER EXCEPTING THEREFROM:

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 35 SECONDS WEST (BASIS OF BEARINGS PER INSTR. NO. 2004-75020), ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 615.30 FEET; THENCE SOUTH 49 DEGREES 58 MINUTES 03 SECONDS WEST 63.76 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 37 SECONDS WEST 49.09 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 35 SECONDS WEST 47.25 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 35 SECONDS EAST 101.59 FEET; THENCE SOUTH 09 DEGREES 59 MINUTES 47 SECONDS EAST 112.18 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 48 SECONDS EAST 98.10 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 35 SECONDS EAST, PARALLEL WITH THE SAID NORTH LINE, 627.48 FEET TO A POINT ON SAID EAST LINE; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE 420 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT STANDARDS	
Minimum Lot Width at Building Line at Which the Building is Actually Built	100' for all lots
Minimum Lot Frontage on Street	50'
Minimum Lot Area	15,000 SF
Minimum Front Yard Setback	30'
Minimum Side Yard Setback	12'
Minimum Rear Yard Setback	30'



ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, GRASSY MEADOW COURT, SPRING WINDS CIRCLE, GRASSY CREEK LANE, GRASSY CREEK COURT, SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

PROJECT ADDRESS	WESTFIELD, IN
LOTS 1-60	42.75 ± ACRES
COMMON AREA	9.66 ± ACRES
RIGHT OF WAY DEDICATION ALONG CAREY RD	1.66 ± ACRES
RIGHT OF WAY DEDICATION ALONG 151ST ST	1.42 ± ACRES
TOTAL	73.69 ± ACRES
PROPOSED LAND USE	RESIDENTIAL
CURRENT ZONING	AG-SF1
LOTS	4
LOTS	55
ROADWAY LENGTH PUBLIC	5,678 LF
SCHOOL SYSTEM	WESTFIELD SCHOOLS

SHEET	DESCRIPTION
CS	COVER SHEET
C100	MAP SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	OVERALL PRIMARY PLAT
C201-206	PRIMARY PLAT AND DEVELOPMENT PLAN

SHEET	DESCRIPTION
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN

REFERENCE BENCHMARK: HCBR 146 - HAMILTON COUNTY GEODETIC CONTROL DISK SET AT THE 151ST STREET BRIDGE OVER COOL CREEK. SET IN THE TOP OF THE NORTHEAST CONCRETE BRIDGE ABUTMENT, 16.5 FEET NORTH OF THE CENTERLINE OF 151ST STREET, 2 FEET NORTH OF THE STEEL GUARDRAIL, 0.7 FEET SOUTH OF THE NORTH END OF THE ABUTMENT.

ELEV.=825.51 (CONVERTED FROM NGVD 29 TO NAVD 88)

T.B.M. #1: HINCE NAIL WITH WASHER SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE SOUTH SIDE OF 151ST STREET, 120 FEET WEST OF THE CENTER LINE OF BRIDLEWOOD DRIVE.

ELEV.=829.53

T.B.M. #2: THE NORTH-NORTHWEST CAP BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF CAREY ROAD, 380 FEET NORTH OF THE CENTER LINE OF 151ST STREET.

ELEV.=843.32

T.B.M. #3: THE NORTH-NORTHWEST CAP BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF CAREY ROAD, 120 FEET SOUTH OF THE CENTER LINE OF CLUB ESTATES DRIVE.

ELEV.=852.58

GAS PIPELINE-BUCKEYE PARTNERS, LP.
ROY BAUER - (317) 370-3013
GAS - CITIZENS ENERGY GROUP
MR. RICH MILLER - (317) 927-4684
SEWER - CITIZENS ENERGY GROUP
MR. BILL GROUT - (317) 429-3977
STREET - DEPARTMENT OF PUBLIC WORKS
(317) 327-2935
WATER - CITIZENS ENERGY GROUP
ELECTRIC - DUKE ENERGY
(800) 521-2232
COMMUNICATION - ZAYO BANDWIDTH
MS. KATE RICKETTS - (317) 254-5711 EXT. 5004
MR. MICHAEL HAYNES - (317) 252-4007
CABLE TV - COMCAST
MR. THOMAS SPENCER - (317) 752-9426

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
EXISTING UNDERGROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, PLUMBS, CUES, 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.

PROJECT MANAGER	DAVID KUEHNEN, PE	317-706-6382
PROJECT ENGINEER	STEVE PIERRE, PE	317-706-6309
PROJECT SURVEYOR	ERIC WHITE	317-706-6333
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

920 000
FEET

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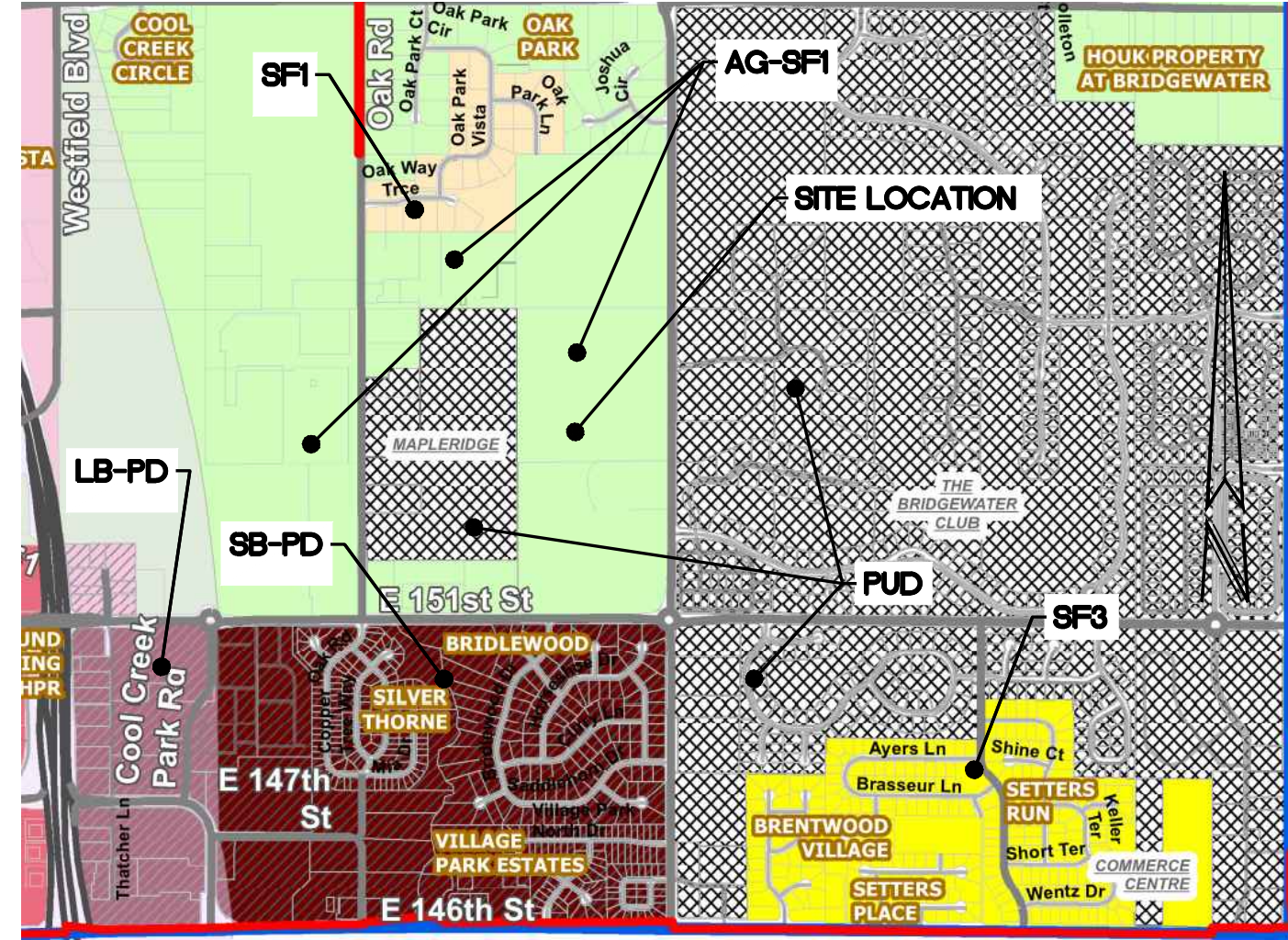
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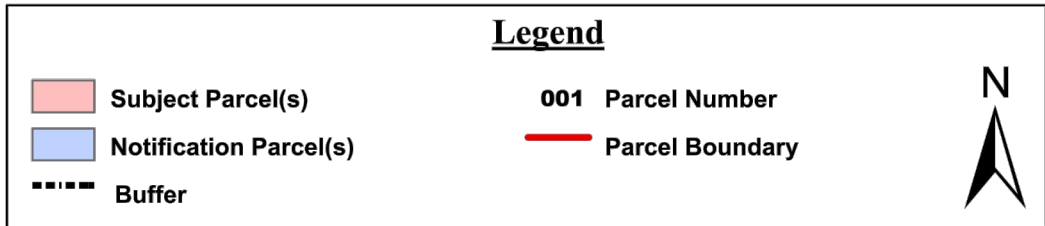
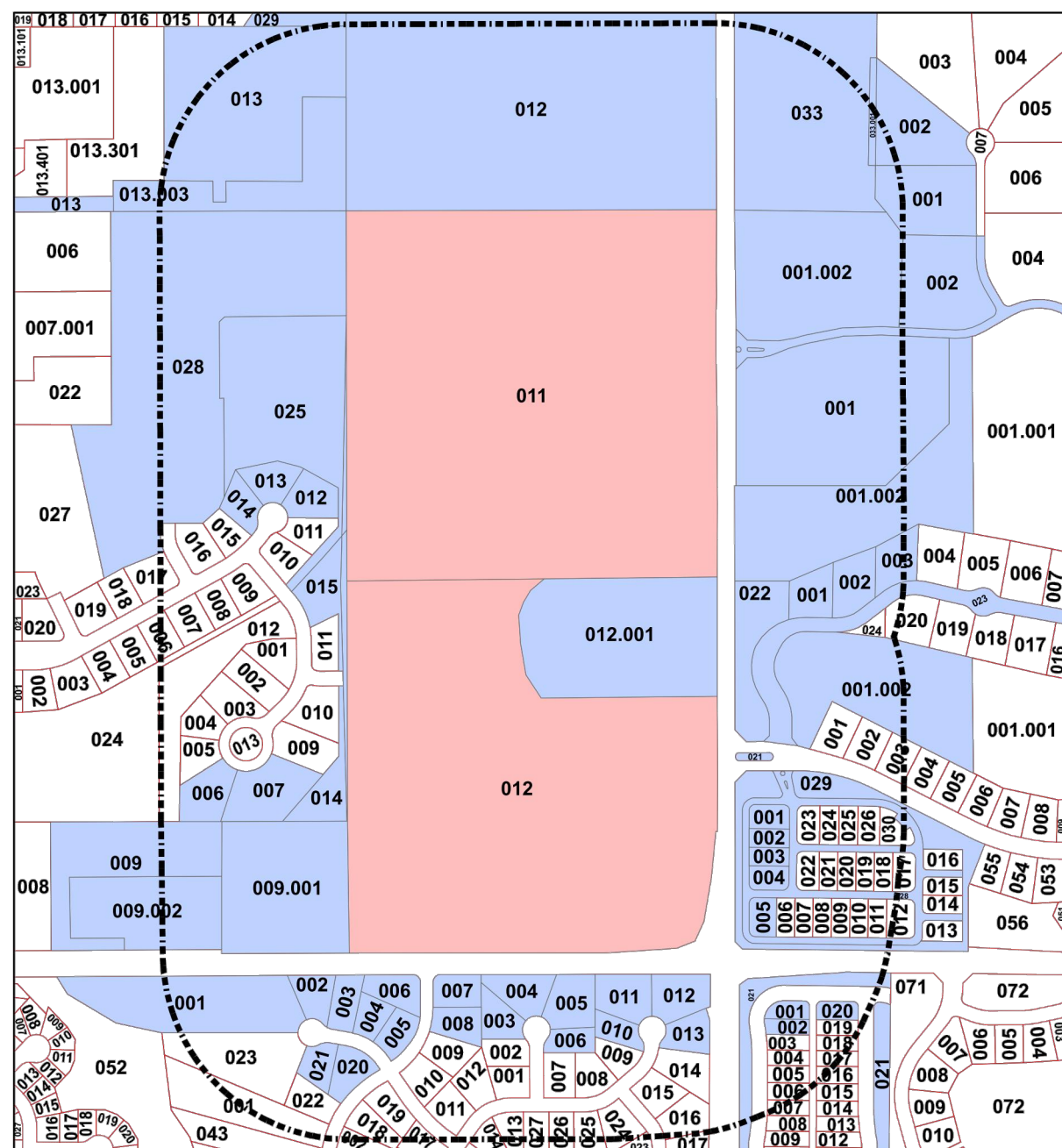
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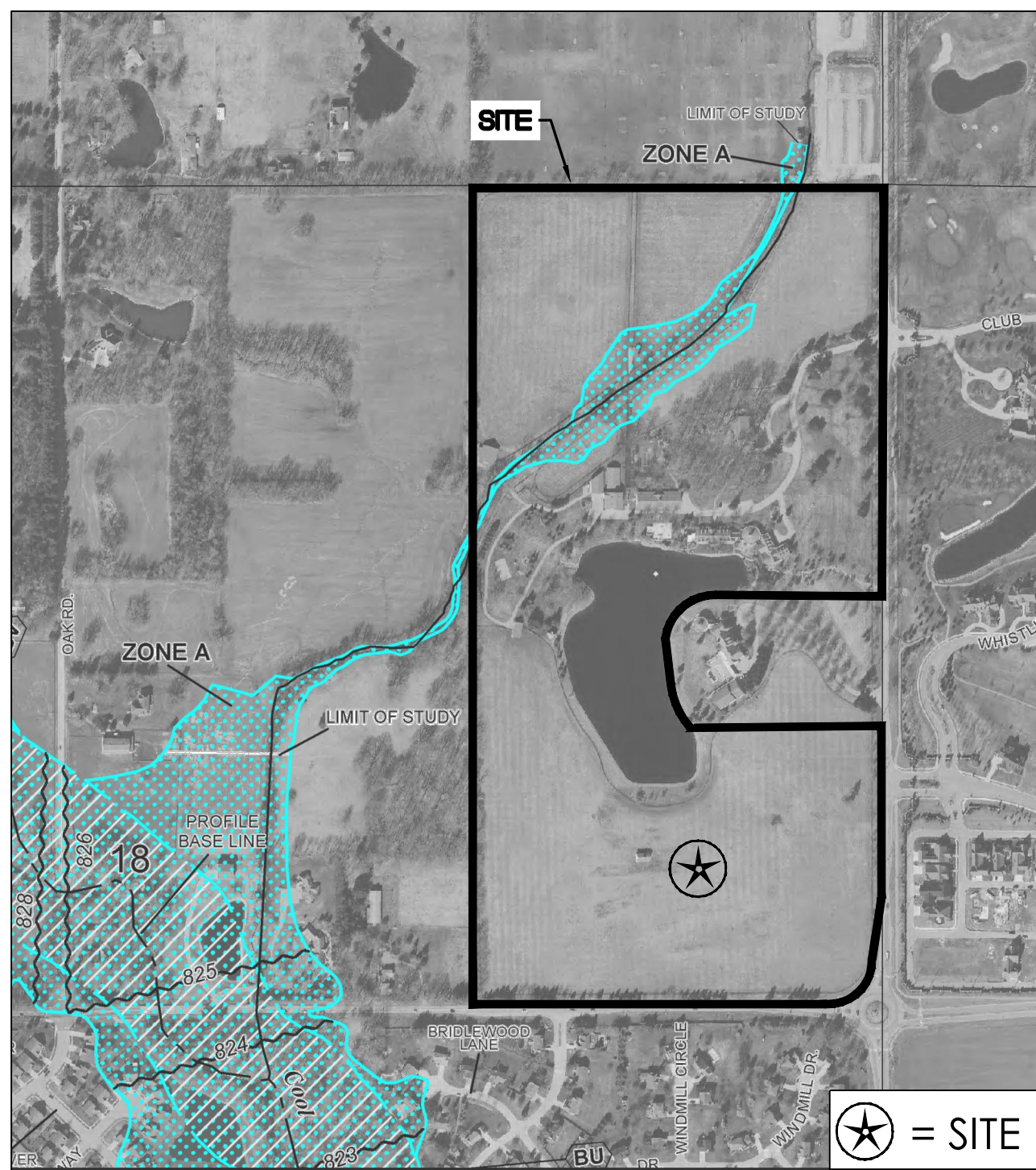
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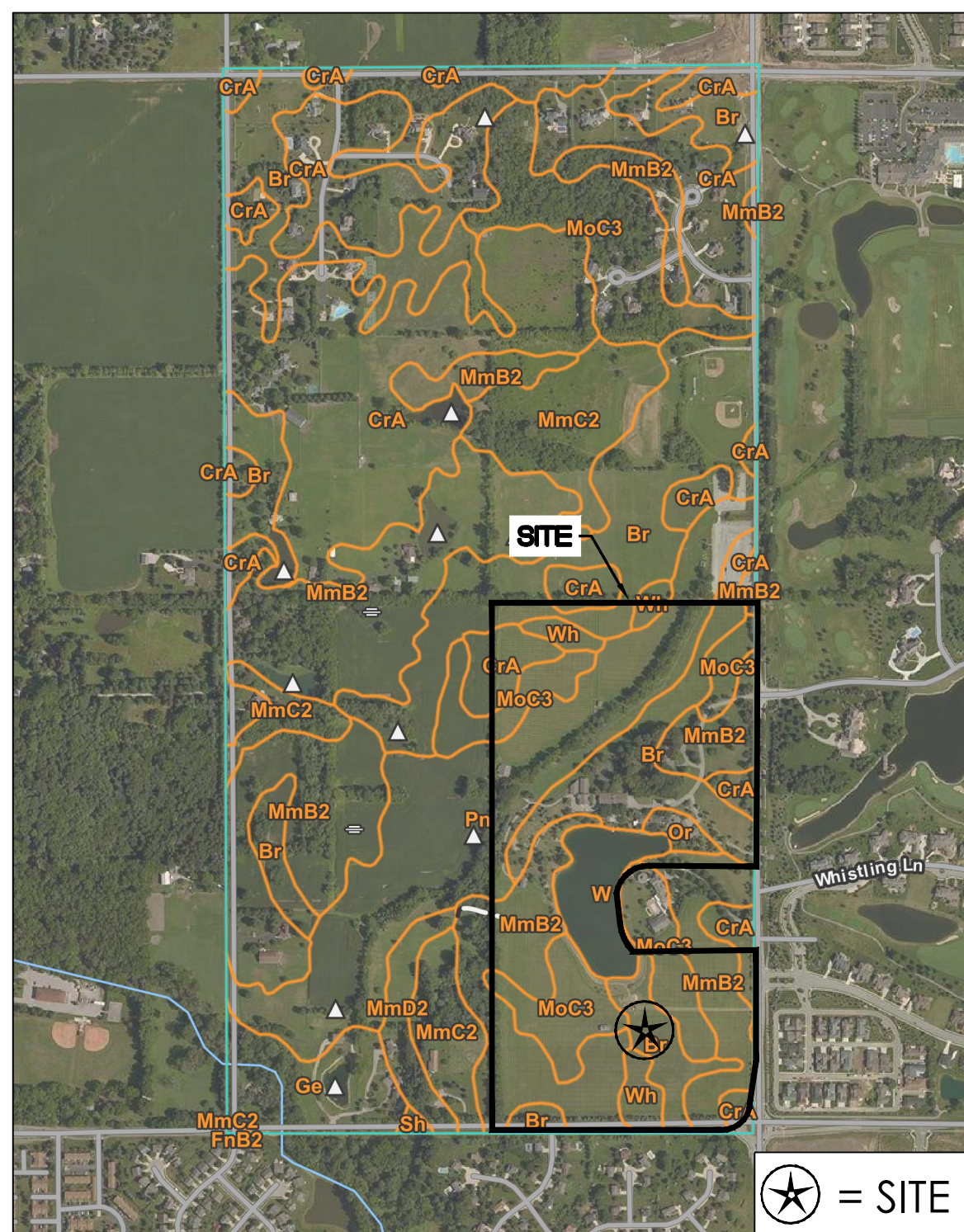
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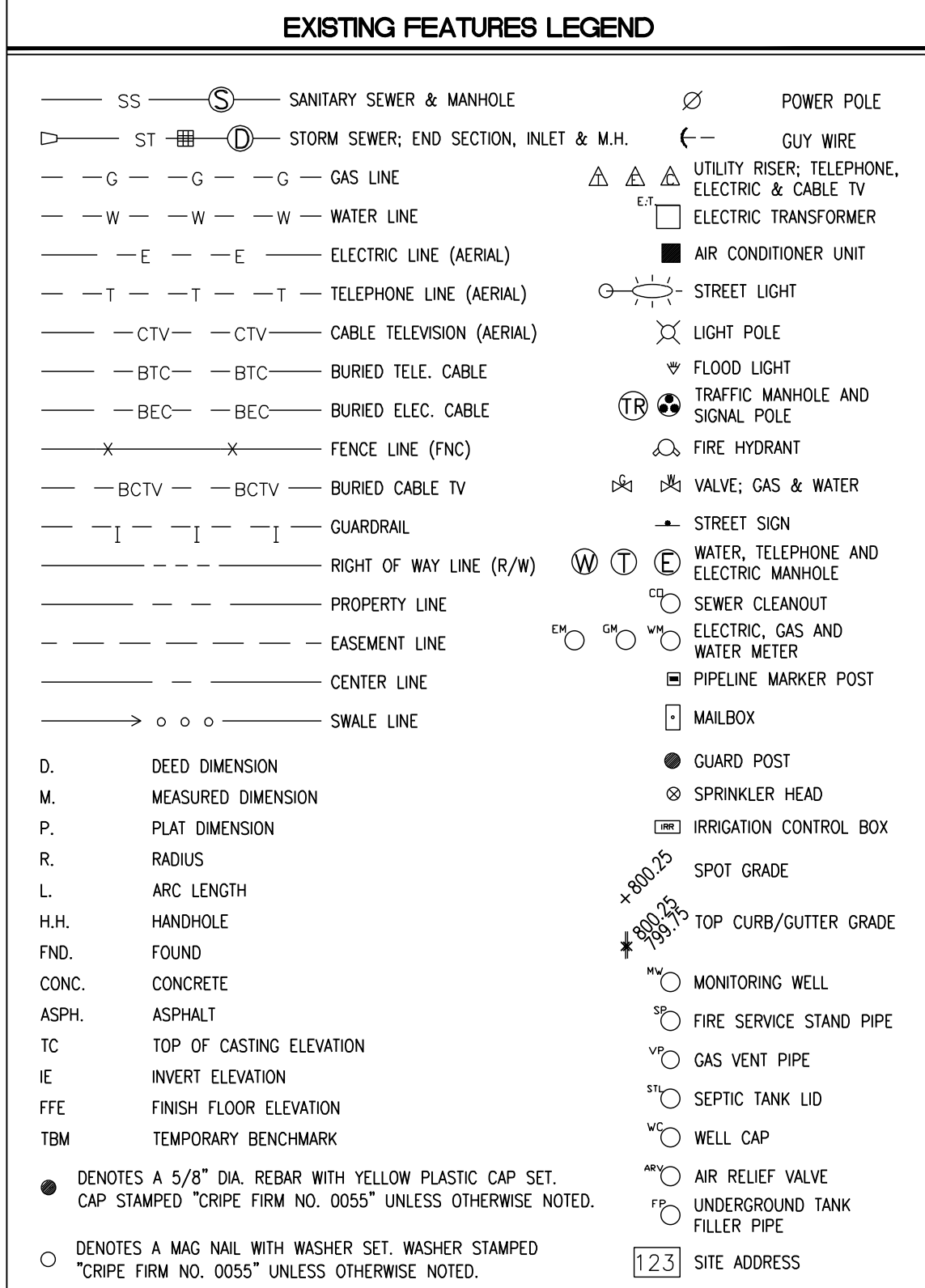


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[illegible]



EXISTING ASPHALT
TO BE SAWCUT
AND REMOVED FROM SITE

EXISTING CONCRETE
TO BE SAWCUT
AND REMOVED FROM SITE

CONSTRUCTION LIMITS

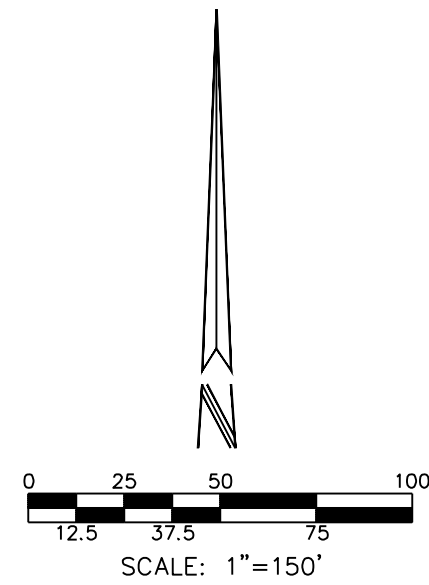
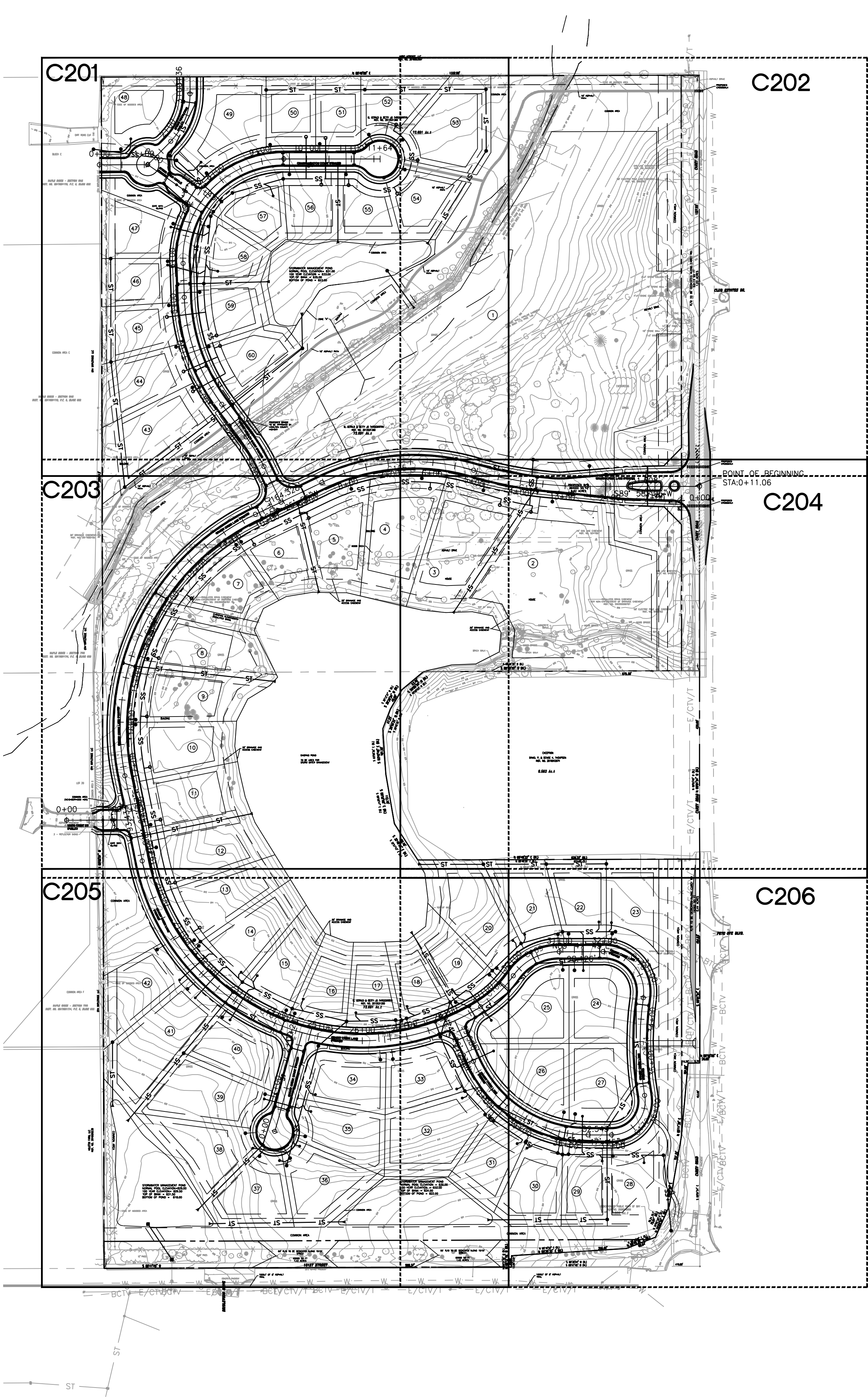
TP TREE PRESERVATION

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 CONTRACTOR 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. A PUMP 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.

- 1 EXISTING STRUCTURE TO BE DEMOLISHED
- 2 ASPHALT DRIVE TO BE DEMOLISHED
- 3 EXISTING AREA TO BE DEMOLISHED
- 4 EXISTING VECTREN EASEMENT TO BE RELOCATED
- 5 EXISTING VECTREN SERVICE TO BE REMOVED
- 6 EXISTING GATE TO BE REMOVED
- 7 EXISTING ENTRANCE WALLS AND DRIVEWAY ENTRANCE TO REMAIN
- 8 REMOVE 22 LF OF EXISTING SIDEWALK
- 9 EXISTING SIDEWALK TO REMAIN

C:\1998\980516\20555\coca\Eng\CD\A Primary Plat\CD\A Primary Plat.dwg, September 26, 2017 1:49 PM, JACLYN ALISTADT, © Paul I. Cripe, Inc.

LINE TABLE: DRAINAGE AND ACCESS EASEMENT LINE NEAR POND		
LINE #	LENGTH	DIRECTION
L44	11.27	N4° 37' 12.73"E
L45	41.78	N26° 06' 29.14"W
L46	46.68	N78° 25' 29.22"W
L47	59.28	S87° 59' 38.72"W
L48	51.97	N83° 59' 59.99"W
L49	173.53	N77° 05' 34.58"W
L50	32.86	N89° 49' 07.25"W
L51	42.53	N88° 19' 45.89"W
L52	60.29	S80° 29' 53.91"W
L53	57.06	S62° 27' 19.84"W
L54	53.09	S22° 54' 45.52"W
L55	116.74	S26° 46' 59.64"E
L56	25.19	S42° 54' 38.39"W
L57	58.25	S58° 31' 14.73"W
L58	54.59	S26° 57' 31.82"W
L59	56.66	S4° 21' 30.43"W
L60	58.28	S10° 24' 29.39"E
L61	57.19	S12° 53' 10.29"E
L62	60.81	S21° 03' 41.98"E
L63	126.85	S31° 43' 54.52"E
L64	110.74	S31° 56' 19.45"E
L65	55.31	S34° 07' 29.05"E
L66	54.80	S68° 55' 53.07"E
L67	64.92	S89° 56' 33.48"E
L68	65.59	N87° 25' 41.87"E
L69	53.47	N52° 43' 58.02"E
L70	48.46	N5° 09' 17.61"E



CURVE TABLE: GRASSY BRANCH LANE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C164	256.00'	900.00'	16.30'	N81° 52' 59"W	255.14'
C165	346.83'	475.00'	41.84'	S85° 20' 54"W	339.18'
C166	701.75'	530.00'	75.86'	S26° 29' 56"W	651.60'
C167	964.39'	500.00'	110.51'	S66° 41' 16"E	821.70'
C168	101.09'	250.00'	23.17'	N46° 28' 24"E	100.40'
C169	119.79'	125.00'	54.91'	N62° 20' 33"E	115.26'
C170	154.76'	90.00'	98.52'	S40° 56' 36"E	136.38'
C171	218.44'	683.23'	18.32'	S0° 50' 29"E	217.51'
C172	130.63'	75.00'	99.80'	S39° 53' 52"W	114.74'
C173	321.39'	280.00'	65.76'	N57° 19' 19"W	304.03'

CURVE TABLE: GRASSY MEADOW COURT					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	77.31'	400.00'	11.07'	N31° 06' 24"W	77.19'
C8	256.57'	425.00'	34.59'	N19° 20' 58"W	252.69'
C9	361.50'	225.00'	92.06'	N43° 58' 22"E	323.85'

CURVE TABLE: SPRING WINDS DR					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C113	116.89'	150.00'	44.65'	N22° 11' 24"E	113.95'

R/W CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C76	125.91	470.50	15.33'	N86° 41' 00"E	125.54
C77	118.56	470.50	14.44'	N71° 47' 52"E	118.25
C78	122.12	276.10	25.34'	N54° 29' 42"E	121.13
C79	20.48	220.54	5.32'	N37° 35' 00"E	20.48
C80	64.69	154.50	23.99'	N46° 50' 18"E	64.22
C81	83.49	154.50	30.96'	N74° 18' 52"E	82.48
C85	74.16	104.50	40.66'	S10° 19' 49"W	72.61
C86	107.85	104.50	59.13'	S60° 13' 42"W	103.13
C89	57.40	309.50	10.63'	N84° 53' 28"W	57.32
C90	93.55	309.50	17.32'	N56° 15' 46"W	93.20
C91	69.60	309.50	12.89'	N41° 09' 38"W	69.46
C92	55.52	309.50	10.28'	N29° 34' 44"W	55.44
C94	56.55	39.00	83.08'	N65° 58' 46"W	51.72
C95	132.87	529.50	14.38'	N88° 37' 13"W	132.52
C96	56.55	39.00	83.08'	S57° 01' 44"W	51.72
C99	29.42	39.00	43.22'	S6° 07' 16"E	28.73
C100	47.65	55.00	49.64'	S2° 54' 34"E	46.18
C101	48.80	55.00	50.84'	S47° 19' 49"W	47.21
C102	52.39	55.00	54.58'	N19° 45' 10"W	50.43
C103	49.12	55.00	51.17'	N33° 07' 24"E	47.51
C104	29.42	39.00	43.22'	N37° 05' 58"E	28.73
C107	56.55	39.00	83.08'	N26° 03' 02"W	51.72
C120	8.09	105.06	4.41'	N86° 05' 47"W	8.09
C115	62.48	500.50	7.15'	S60° 51' 15"W	62.44
C127	79.17	309.50	14.66'	N72° 15' 00"W	78.95
C133	129.39	529.50	14.00'	N60° 35' 23"W	129.07
C136	124.95	500.50	14.30'	S8° 48' 31"W	124.63
C137	114.34	500.50	13.09'	S4° 53' 17"E	114.09
C149	22.04	16.00	78.91'	N50° 53' 12"W	20.33
C174	60.59	553.50	6.27'	S17° 25' 02"E	60.56
C175	175.79	539.12	18.68'	N22° 49' 17"W	175.01
C146	99.05	529.50	10.72'	N37° 36' 24"W	98.91
C147	98.18	529.50	10.62'	N48° 16' 39"W	98.04
C134	57.80	55.00	60.21'	N77° 08' 51"W	55.17
C148	108.22	529.50	11.71'	S78° 20' 09"W	108.03
C114	208.47	653.73	18.27'	S0° 51' 53"E	207.59
C162	129.48	119.50	62.08'	S55° 49' 27"E	123.24
C163	69.57	119.52	33.35'	S8° 06' 23"E	68.60
C43	45.54	25.00	104.38'	N37° 28' 17"E	39.50
C44	772.88	559.50	79.15'	N24° 51' 25"E	712.88
C45	39.27	25.00	90.00'	N19° 25' 50"E	35.36
C46	71.61	370.50	11.07'	N31° 06' 24"W	71.50
C47	76.65	454.50	9.66'	N31° 48' 43"W	76.56
C48	92.82	456.12	11.66'	N21° 08' 20"W	92.66
C49	93.81	455.84	11.79'	N9° 21' 28"W	93.64
C50	11.10	454.50	1.40'	N2° 45' 16"W	11.10
C51	12.33	254.50	2.78'	N0° 40' 00"W	12.33
C52	90.38	254.50	20.35'	N10° 53' 44"E	89.91
C53	16.02	254.50	3.61'	N22° 52' 20"E	16.02
C54	20.88	15.00	79.74'	N15° 11' 37"W	19.23
C55	13.14	15.00	50.21'	N80° 10' 00"W	12.73
C56	71.99	60.00	68.74'	N70° 53' 57"W	67.75
C57	14.03	15.00	53.61'	N63° 19' 50"W	13.53

R/W CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C122	60.70	495.50	7.02'	N14° 56' 32"W	60.67
C110	59.18	39.18	86.54'	N18° 56' 13"E	53.72
C111	114.20	279.93	23.37'	N46° 55' 46"E	113.41
C154	121.98	712.73	9.81'	S5° 05' 52"E	121.83
C153	79.25	45.50	99.80'	S39° 53' 52"W	69.61
C159	42.59	250.50	9.74'	N85° 20' 01"W	42.54
C151	238.09	250.50	54.46'	N53° 14' 04"W	229.23
C158	93.11	95.50	55.86'	N61° 51' 52"E	89.47
C156	104.03	60.50	98.52'	S40° 56' 36"E	91.68
C161	105.89	712.73	8.51'	S4° 03' 41"W	105.80
C39	93.90	120.50	44.65'	S22° 11' 24"W	91.54
C40	14.03	15.00	53.61'	S71° 19' 00"W	13.53
C41	64.78	60.00	61.86'	S67° 11' 24"W	61.68
C42	14.03	15.00	53.61'	S63° 03' 48"W	13.53
C38	139.87	179.50	44.65'	S22° 11' 24"W	136.36
C37	14.03	15.00	53.61'	S17° 42' 38"W	13.53
C36	4.44	60.00	4.24'	S6° 58' 25"E	4.44
C35	13.14	15.00	50.21'	S29° 57' 31"E	12.73
C34	20.88	15.00	79.74'	N85° 03' 57"E	19.23
C33	155.64	254.50	35.04'	N63° 35' 50"E	153.22
C32	155.64	254.50	35.04'	N63° 35' 50"E	153.22
C31	39.46	254.50	8.88'	N85° 33' 31"E	39.42
C30	16.71	25.00	38.29'	N70° 51' 24"E	16.40
C29	12.13	128.01	5.43'	N47° 45' 22"E	12.12
C28	74.83	55.00	77.95'	S88° 45' 11"E	69.19
C27	49.21	55.00	51.27'	S24° 08' 42"E	47.59
C26	20.11	55.00	20.95'	S11° 57' 50"W	20.00
C25	50.62	55.00	52.73'	S48° 48' 18"W	48.85
C24	59.85	55.00	62.35'	N73° 39' 16"W	56.94
C22	2.88	195.50	0.85'	S89° 34' 42"W	2.88
C21	192.47	195.50	56.41'	S60° 57' 06"W	184.79
C19	110.02	395.50	15.94'	S10° 01' 26"E	109.66
C17	5.11	429.50	0.68'	S36° 18' 11"E	5.11
C15	39.23	25.00	89.91'	S70° 31' 24"E	35.33
C13	81.07	504.50	9.21'	N69° 02' 03"E	80.98
C12	287.30	504.50	32.63'	N89° 57' 06"E	283.43
C119	179.66	870.50	11.82'	S79° 38' 48"E	179.34
C138	13.58	84.00	9.27'	N89° 48' 31"E	13.57
C139	6.96	116.00	3.44'	N86° 53' 38"E	6.95
C140	128.74	395.50	18.65'	S27° 19' 06"E	128.18
C141	118.75	195.50	34.80'	S15° 20' 47"W	116.93
C142	20.73	25.00	47.52'	N66° 14' 21"W	20.15
C143	77.91	429.50	10.39'	S30° 45' 57"E	77.80
C60	59.30	915.29	3.71'	N84° 11' 54"W	59.29
C61	139.87	980.01	8.18'	N78° 02' 43"W	139.75
C62	53.44	445.50	6.87'	N77° 10' 14"W	53.41
C63	170.83	445.50	21.97'	S88° 24' 29"W	169.78
C64	101.02	445.50	12.99'	S70° 55' 37"W	100.81
C66	202.66	500.50	23.20'	S45° 40' 40"W	201.28
C67	31.71	500.50	3.63'	S32° 15' 47"W	31.70
C68	126.55	500.50	14.49'	S23° 12' 16"W	126.22
C72	138.02	470.31	16.81'	S29° 14' 01"E	137.52
C73	134.44	470.50	16.37'	S45° 49' 24"E	133.98
C74	130.33	470.50	15.87'	S61° 56' 42"E	129.92
C75	129.49	470.50	15.77'	S77° 45' 55"E	129.09

SITE PLAN LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
---	END SECTION
---	CURB INLET
---	STORM SEWER INLETS
---	"TEE" FITTING
---	TAPPING SLEEVE & VALVE
---	FIRE HYDRANT ASSEMBLY
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	STREET LIGHT
---	TRANSFORMER
---	ELECTRIC METER
---	CABLE RISER PEDESTAL
---	REDUCER
---	BLOW OFF VALVE
---	LOT NUMBER
---	S. D. U. & W. E.
---	I.E., S. D., & U.E.
---	STORM SEWER, MANHOLE
---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---	ROOF DRAIN, CLEANOUT
---	WATER LINE, METER, VALVE
---	SANITARY SEWER, MANHOLE
---	SANITARY LATERAL, CLEAN OUT
---	EASEMENT LINE
---	OVERHEAD ELECTRIC, POLE
---	BURIED ELECTRIC, MANHOLE
---	OVERHEAD CABLE TELEVISION
---	BURIED CABLE TELEVISION
---	GAS LINE, METER, VALVE
---	OVERHEAD TELEPHONE LINE
---	BURIED TELEPHONE LINE
---	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
---	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

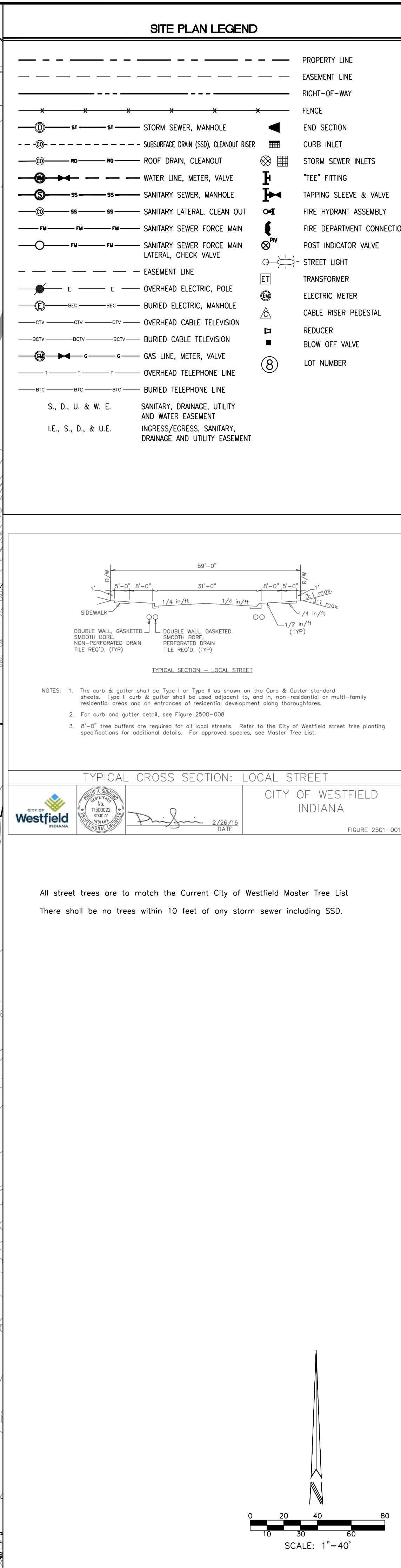
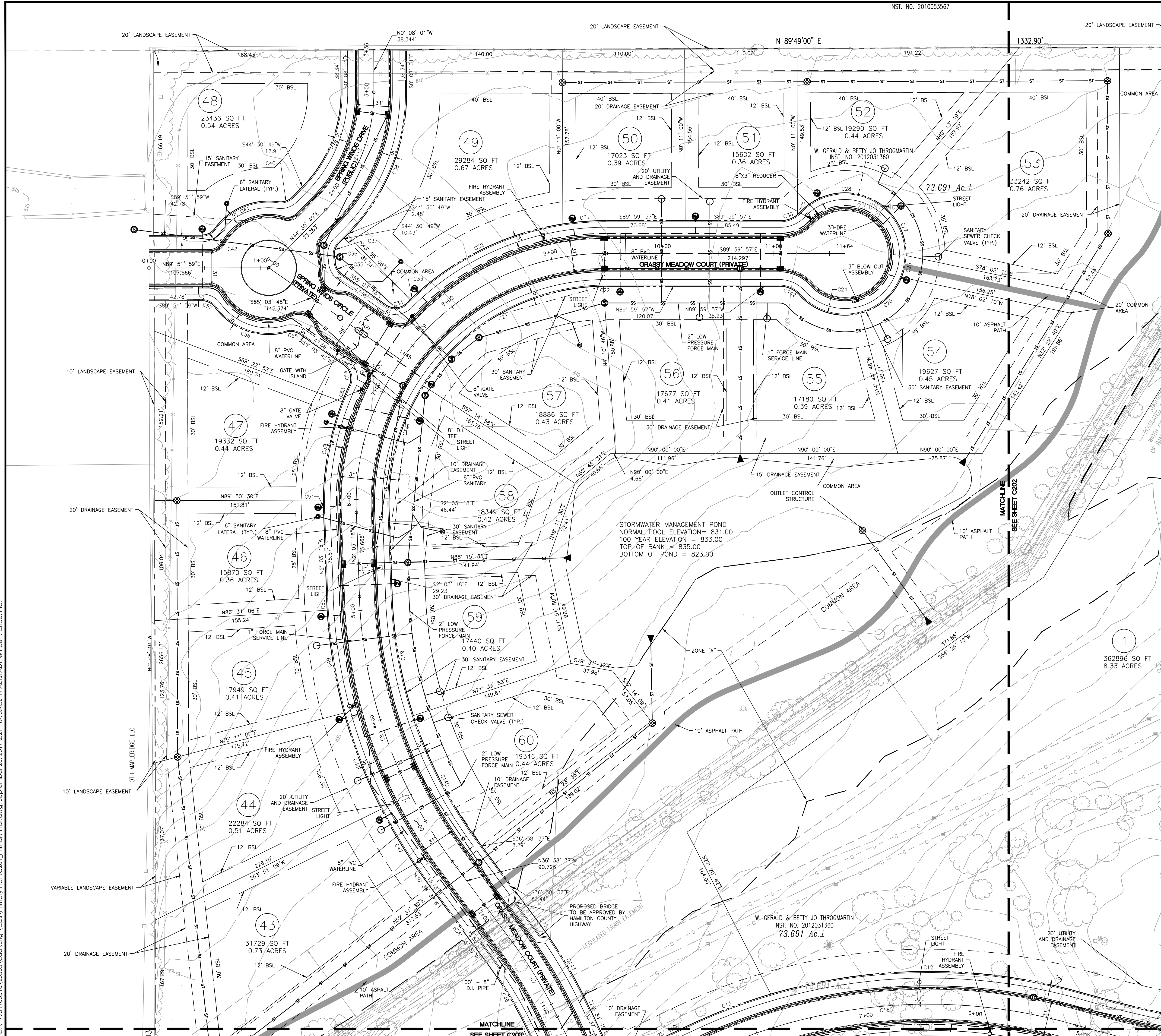
OVERALL PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR GRASSY BRANCH AT BRIDGEWATER
GRASSY BRANCH DEVELOPMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033

CERTIFIED BY:

APPROVAL PENDING -
NOT FOR CONSTRUCTION

Date: 08-04-2017
COVERING
OVERALL
PRIMARY PLAT AND
DEVELOPMENT PLAN

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Checked By: D. RUEHL, PE
Quality Assurance: D. LACH, PE
Scale: 0
Scale: 1"= 150'
Sheet: C200
Date: 08-04-2017
Project Number: 980516-20555



PRIMARY PLAT AND DEVELOPMENT PLAN

PRIMARY PLAT FOR GRASSY BRANCH AT BRIDGEWATER

GRASSY BRANCH DEVELOPMENT, LLC

3535 EAST 161ST STREET
CARMEL, IN 46033

Cripe

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: cripe@cripe.biz

CERTIFIED BY:

APPROVAL PENDING - NOT FOR CONSTRUCTION

Date: 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAN

Indiana

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Checked By: D. KUHNEN, PE

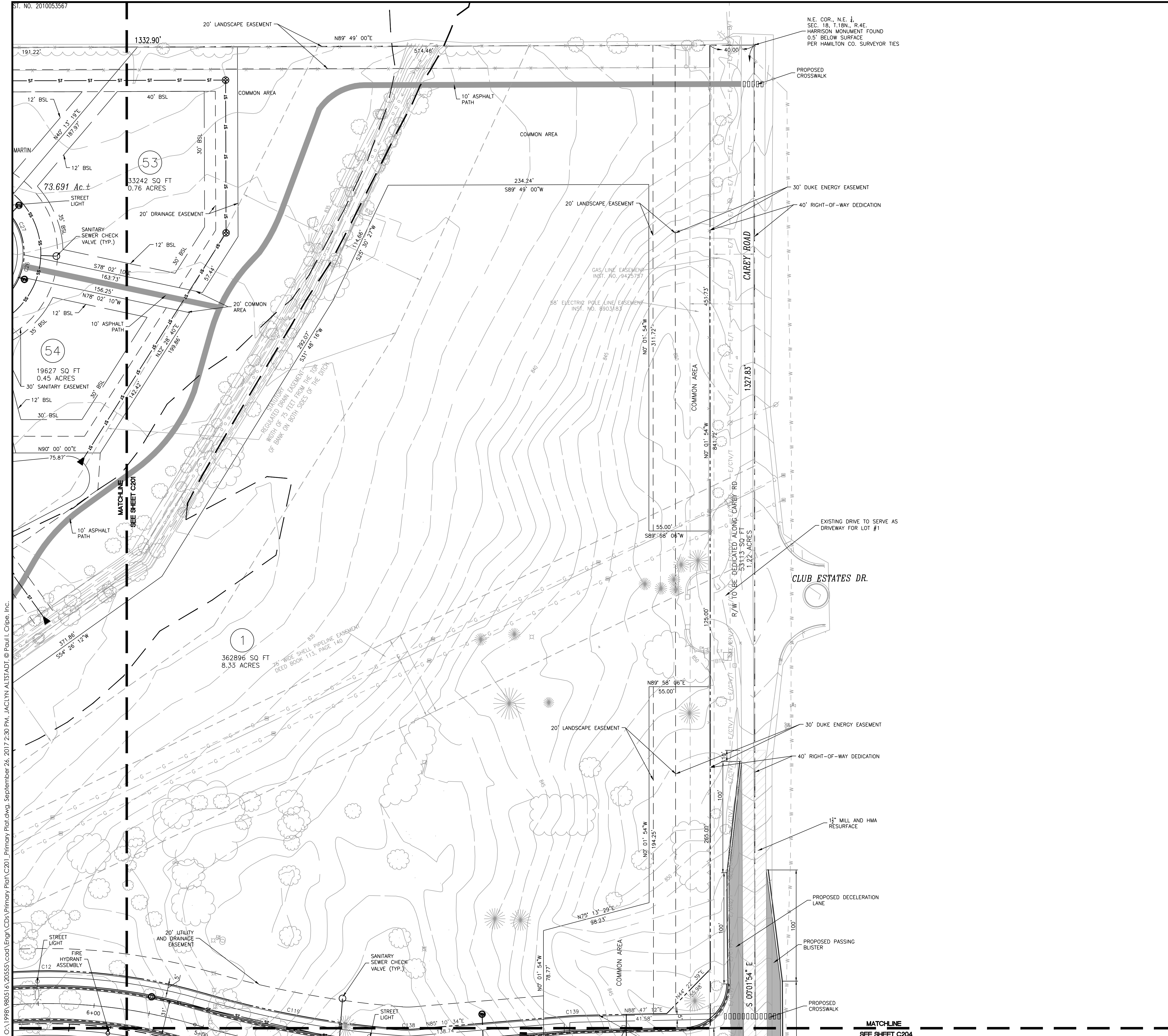
Quality Assurance: D. LACH, PE

Scale: 0' = 40'

Sheet: C201

Date: 08-04-2017

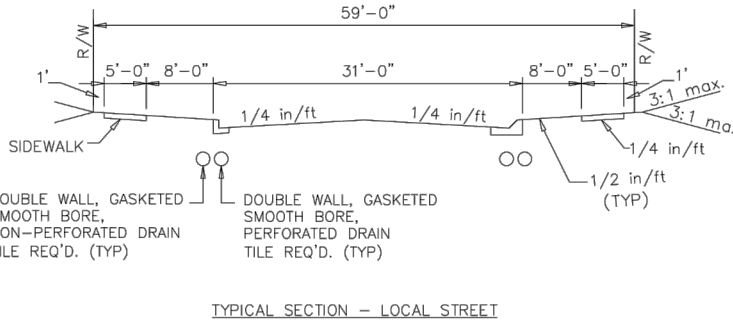
Project Number: 980516-20555



SITE PLAN LEGEND

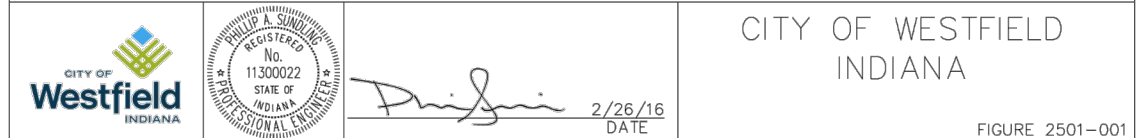
---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
---	END SECTION
---	CURB INLET
---	STORM SEWER INLETS
---	"TEE" FITTING
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---	FIRE HYDRANT ASSEMBLY
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---	STREET LIGHT
---	TRANSFORMER
---	ELECTRIC METER
---	CABLE RISER PEDESTAL
---	REDUCER
---	BLOW OFF VALVE
---	LOT NUMBER

S, D, U, & W, E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S, D, & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



- NOTES:
- The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter details, see Figure 2500-00B.
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

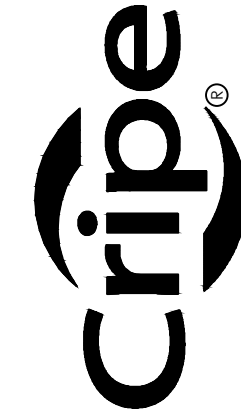


All street trees are to match the Current City of Westfield Master Tree List
There shall be no trees within 10 feet of any storm sewer including SSD.

Revisions	Date	By	Description
09/08/17	09/08/17	JAC	COMMENTS
09/08/17	09/08/17	JAC	REVISED DRAFT

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: cripe@cripe.biz



PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR GRASSY BRANCH AT BRIDGEWATER
GRASSY BRANCH DEVELOPMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033

CERTIFIED BY:

APPROVAL PENDING -
NOT FOR CONSTRUCTION

Date: 08-04-2017

COVERING
PRIMARY PLAT AND
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Checked By: D. RUEHL, PE

Quality Assurance: D. LACH, PE

Scale: 0' = 40'

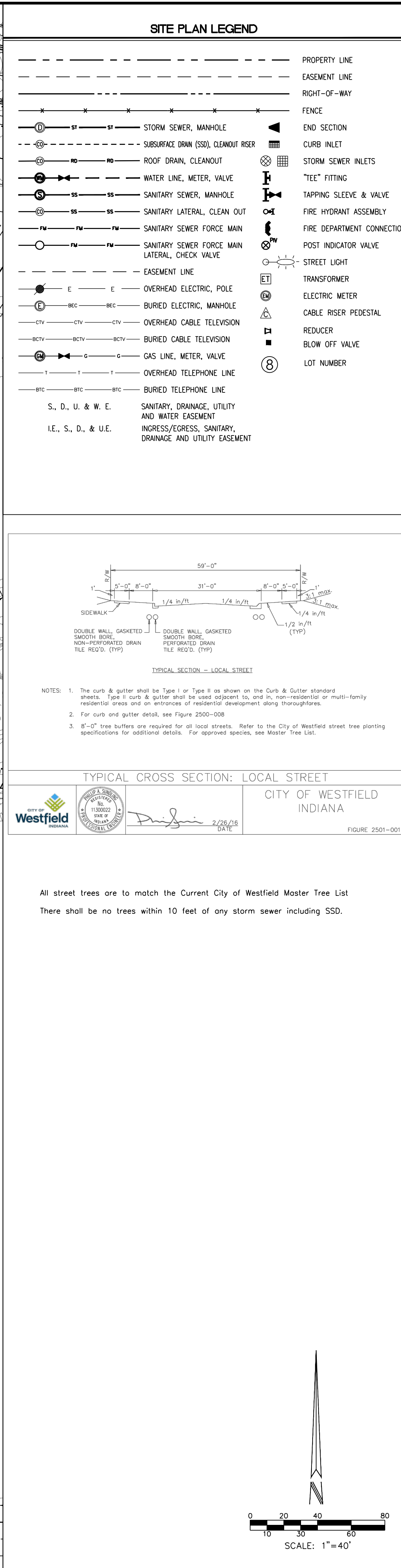
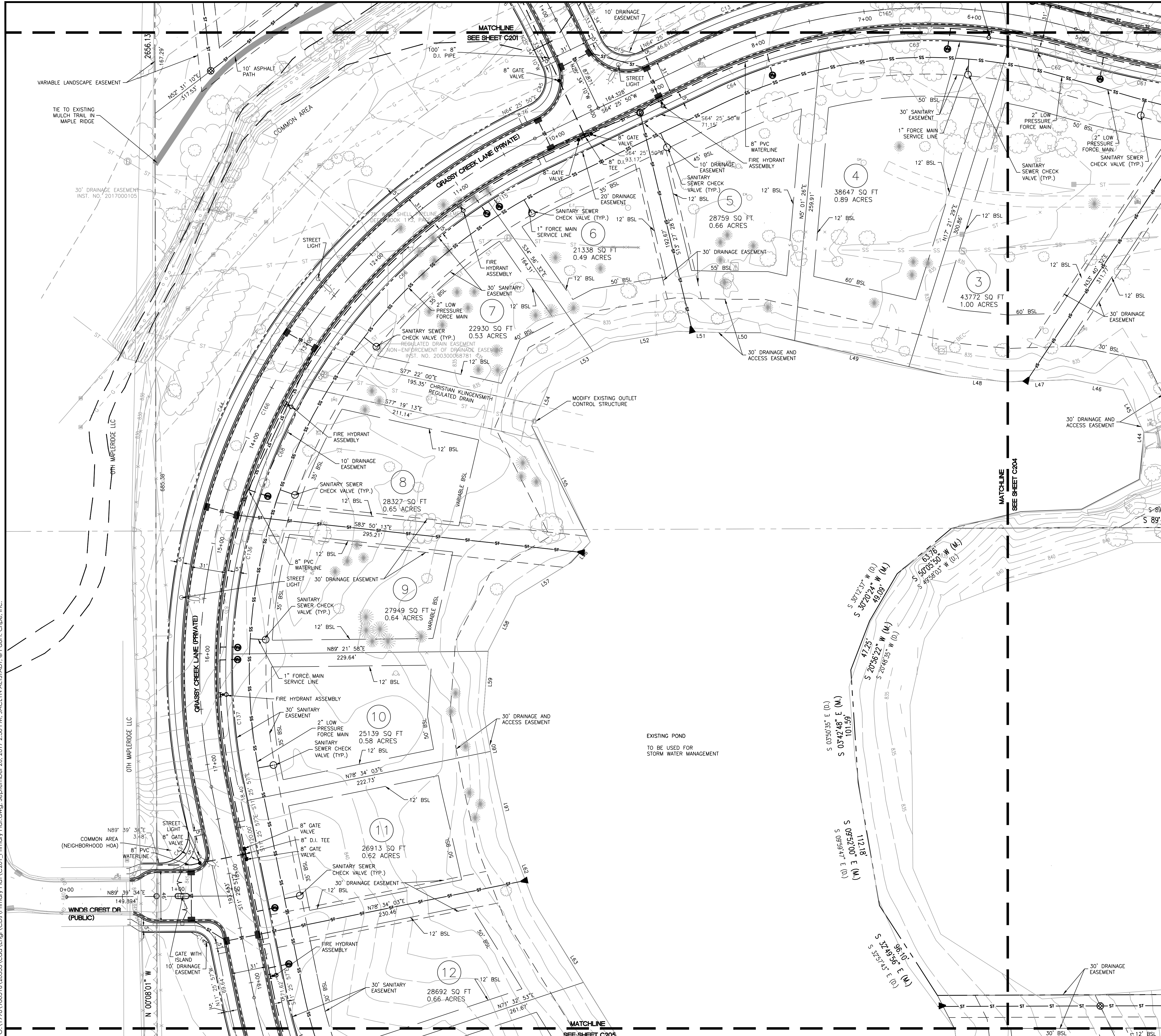
Sheet: C202

Date: 08-04-2017

Project Number: 980516-20555

Paul I. Cripe, Inc.

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Revision	Date	Description	Author	Check
01/04/17	01/04/17	1st AC COMMENTS		
02/04/17	02/04/17	REVISED DRAWING		

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
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E-Mail: cripe@cripe.biz

Cripe

PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR GRASSY BRANCH AT BRIDGEWATER
GRASSY BRANCH DEVELOPMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033

CERTIFIED BY:

APPROVAL PENDING - NOT FOR CONSTRUCTION

Date: 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAN

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Drawn By:
S. MORRIS, EIT

Checked By:
D. RUEHL, PE

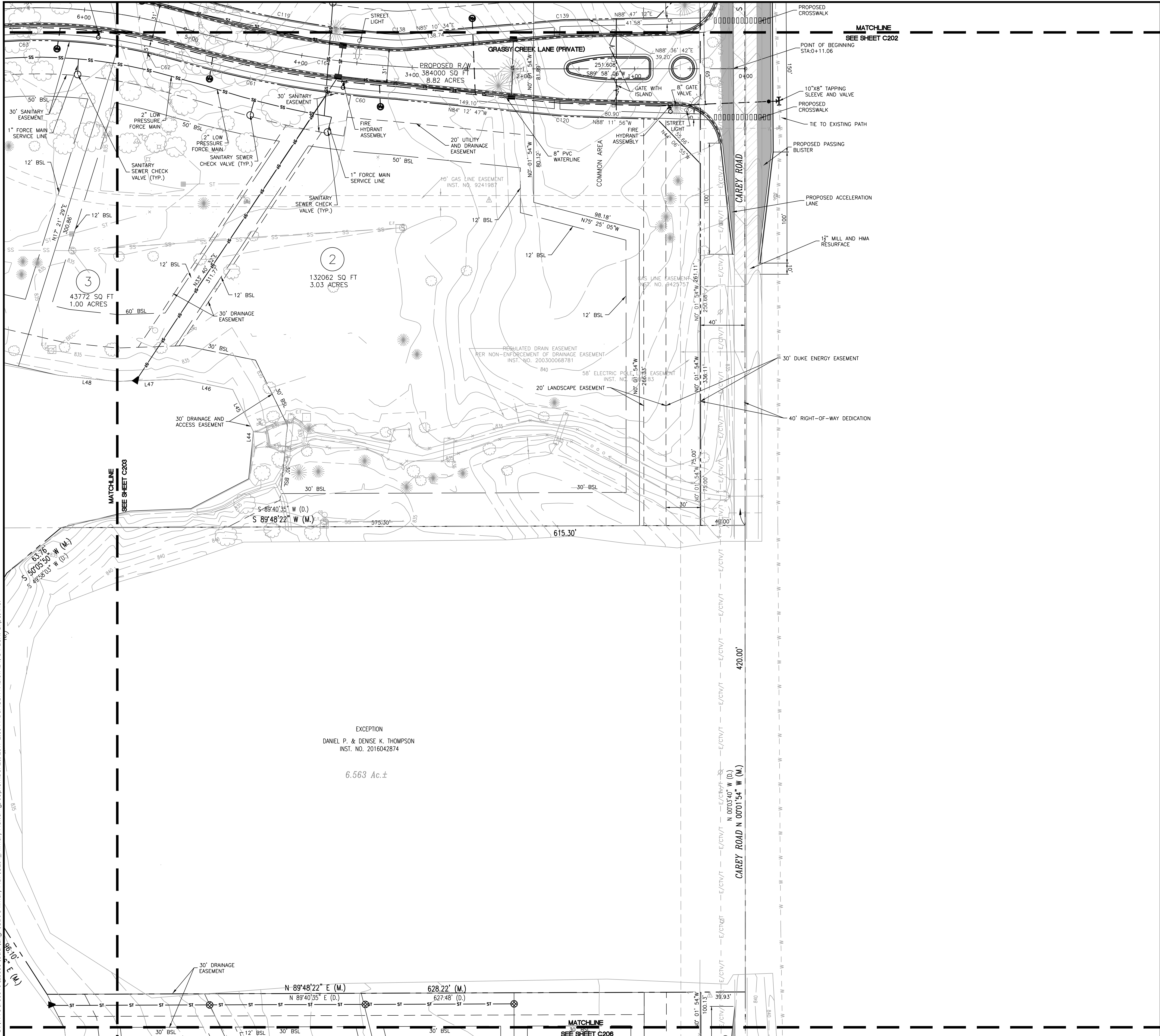
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Date: 08-04-2017

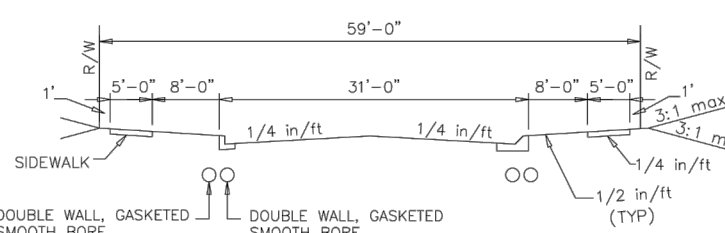
Project Number:
980516-20555

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SITE PLAN LEGEND

- PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY
 - FENCE
 - END SECTION
 - CURB INLET
 - STORM SEWER INLETS
 - "TEE" FITTING
 - TAPPING SLEEVE & VALVE
 - FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - STREET LIGHT
 - TRANSFORMER
 - ELECTRIC METER
 - CABLE RISER PEDESTAL
 - REDUCER
 - BLOW OFF VALVE
 - LOT NUMBER
- S, D, U, & W, E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
- I.E., S, D, & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



- NOTES:
- The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter detail, see Figure 2500-008
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

Westfield INDIANA

City of Westfield INDIANA

FIGURE 2501-001

All street trees are to match the Current City of Westfield Master Tree List

There shall be no trees within 10 feet of any storm sewer including SSD.

ARCHITECTURE
D. KUEHN, PE
INTERIOR DESIGN
LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: crpe@cripe.biz

Cripe

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Checked By:
D. KUEHN, PE

Quality Assurance:
D. LACH, PE

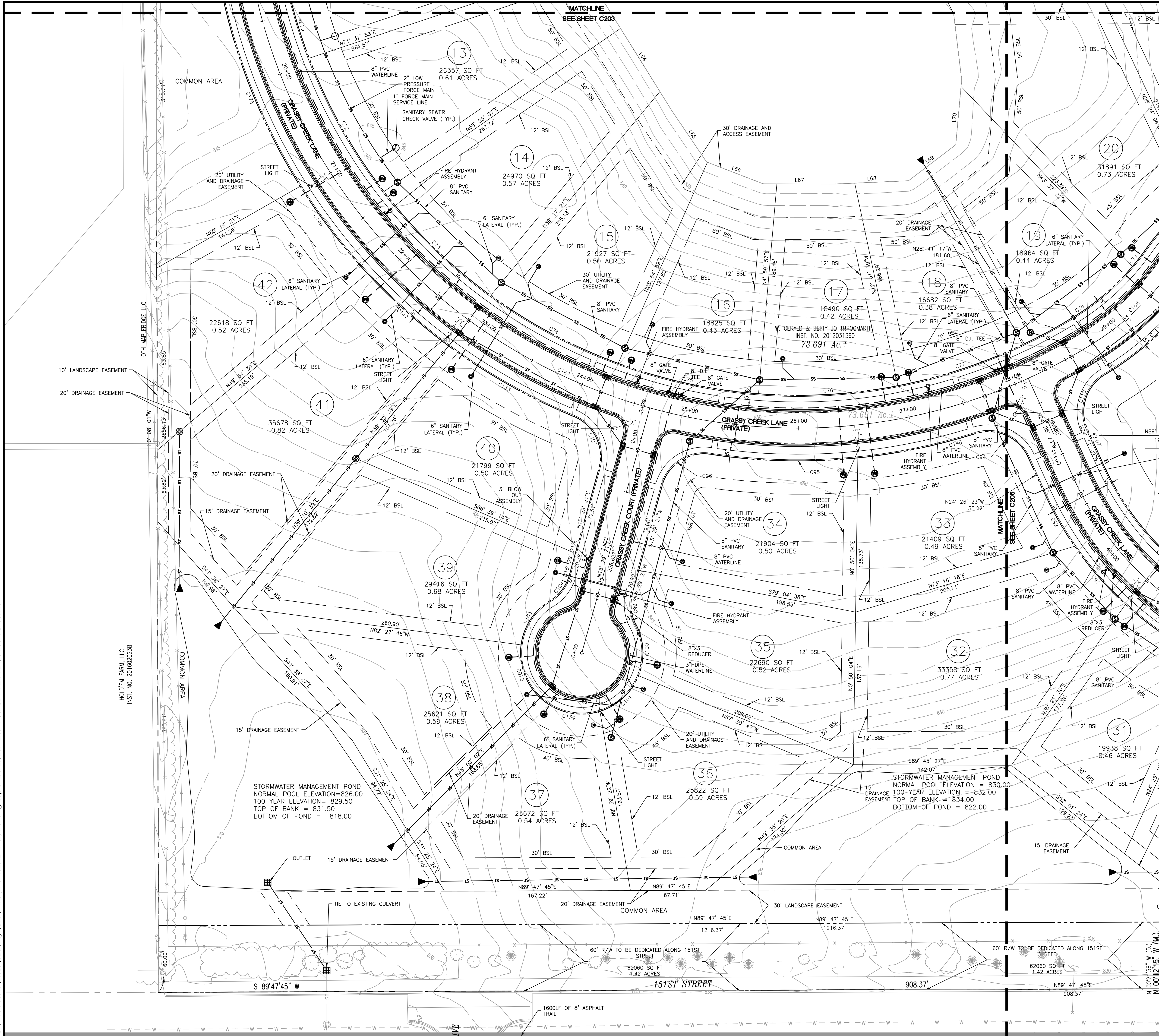
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Sheet
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Date: 08-04-2017

Project Number:
980516-20555

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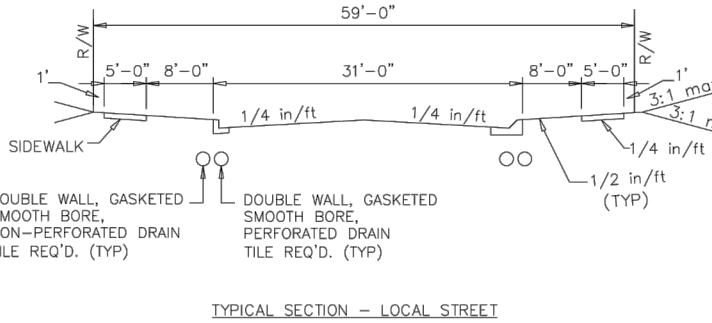


SITE PLAN LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
---	END SECTION
---	CURB INLET
---	STORM SEWER INLETS
---	"TEE" FITTING
---	TAPPING SLEEVE & VALVE
---	FIRE HYDRANT ASSEMBLY
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	STREET LIGHT
---	TRANSFORMER
---	ELECTRIC METER
---	CABLE RISER PEDESTAL
---	REDUCER
---	BLOW OFF VALVE
---	LOT NUMBER

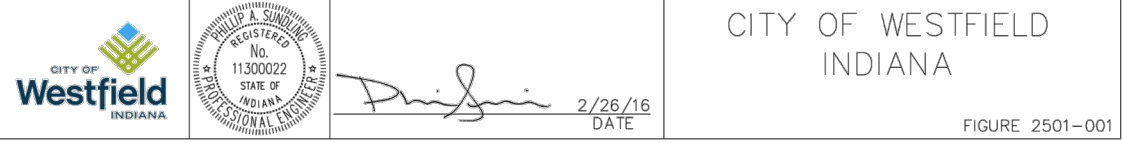
---	STORM SEWER, MANHOLE
---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---	ROOF DRAIN, CLEANOUT
---	WATER LINE, METER, VALVE
---	SANITARY SEWER, MANHOLE
---	SANITARY LATERAL, CLEAN OUT
---	SANITARY SEWER FORCE MAIN
---	SANITARY SEWER FORCE MAIN LATERAL, CHECK VALVE
---	EASEMENT LINE
---	OVERHEAD ELECTRIC, POLE
---	BURIED ELECTRIC, MANHOLE
---	OVERHEAD CABLE TELEVISION
---	BURIED CABLE TELEVISION
---	GAS LINE, METER, VALVE
---	OVERHEAD TELEPHONE LINE
---	BURIED TELEPHONE LINE
---	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
---	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

S, D, U & W, E	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S, D, & U.E.	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



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TYPICAL CROSS SECTION: LOCAL STREET



All street trees are to match the Current City of Westfield Master Tree List
There shall be no trees within 10 feet of any storm sewer including SSD.

ARCHITECTURE	PAUL I. CRIPES, INC.
INTERIOR DESIGN	
CIVIL ENGINEERING	
LAND PLANNING	
LAND SURVEYING	
OWNER'S REPRESENTATION	

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
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Quality Assurance:
D. LACH, PE

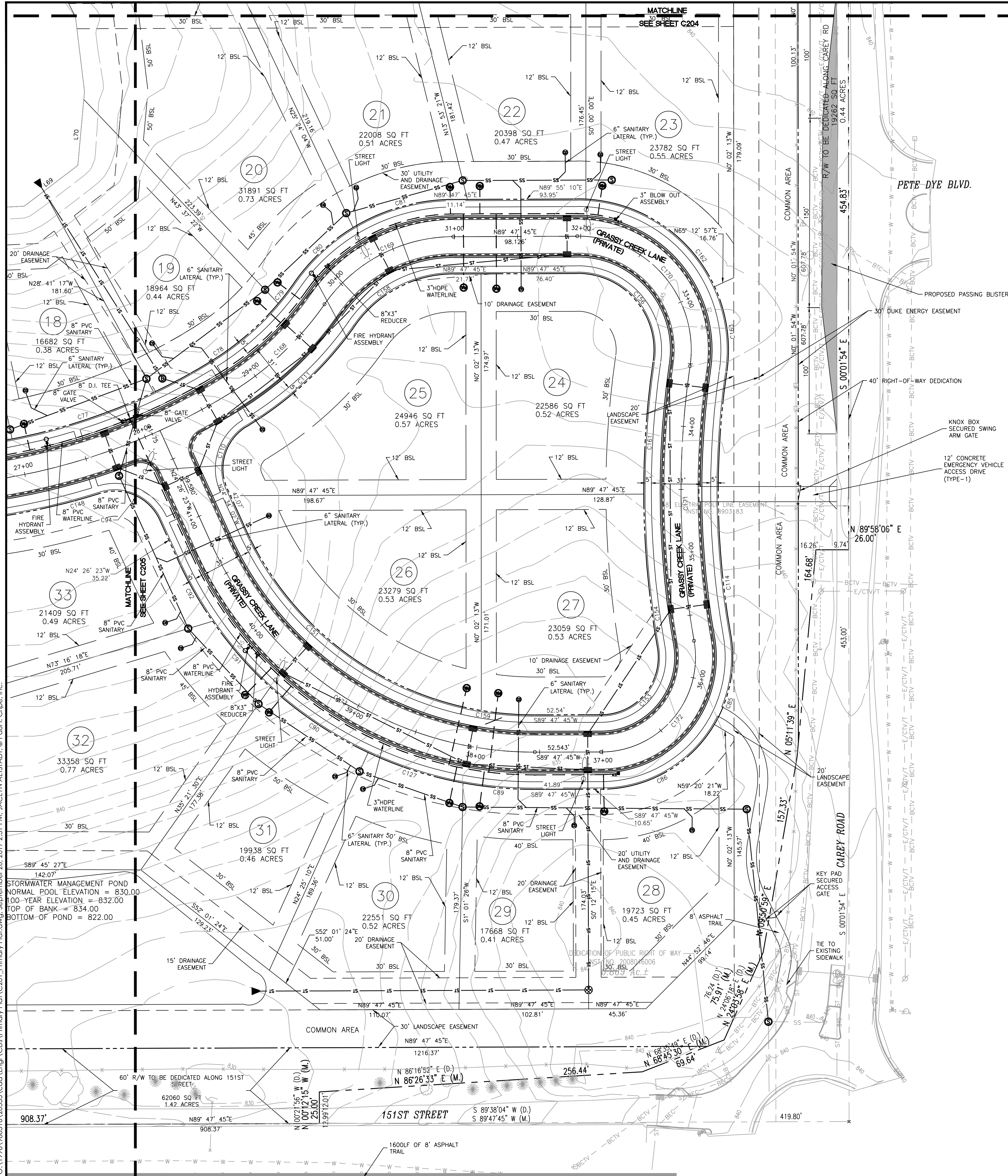
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Sheet
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Date
08-04-2017

Project Number
980516-20555

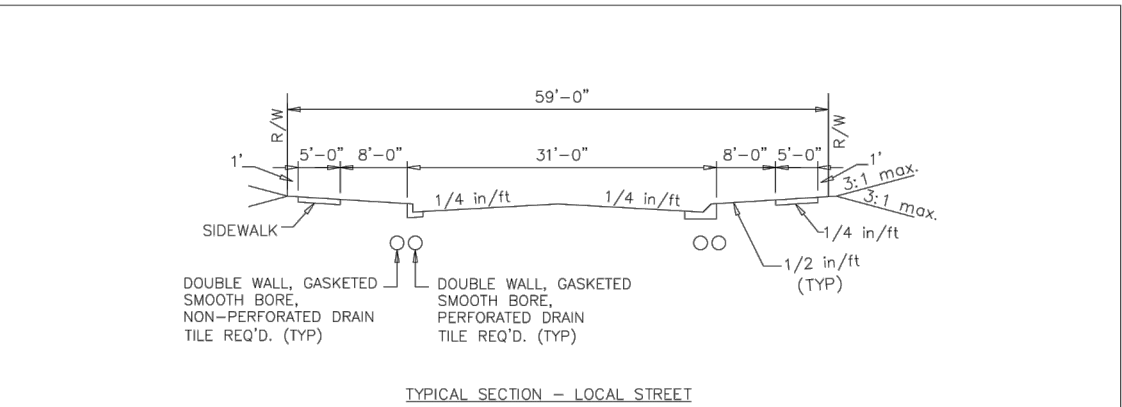
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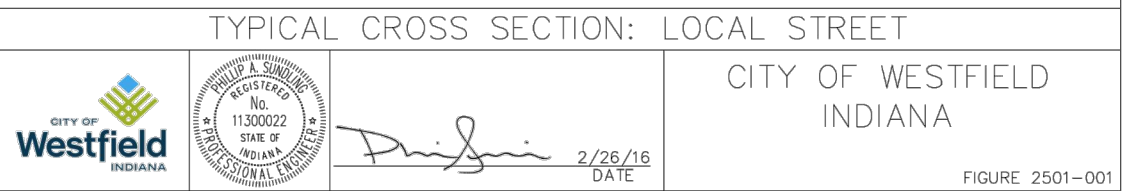
SITE PLAN LEGEND

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---	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
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---	STORM SEWER INLETS
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---	BLOW OFF VALVE
---	LOT NUMBER

S, D, U, & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S, D, & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



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All street trees are to match the Current City of Westfield Master Tree List
There shall be no trees within 10 feet of any storm sewer including SSD.

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COVERING
PRIMARY PLAT AND
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Drawn By: S. MORRIS, E.I.

Checked By: D. KUHNEN, PE

Quality Assurance: D. LACH, PE

Scale: 0"=40'

Sheet: C206

Date: 08-04-2017

Project Number: 980516-20555

Paul I. Cripe, Inc.

Landscaping Notes:

- In the event of any discrepancies between the scheduled plant quantities and the plan, the plan shall dictate plant quantities.
- Any changes to the plant material due to availability shall be approved by the Owner prior to planting.
- All trees planted along the power line easement shall conform to Duke Energy tree location guidelines as specified in the plant material schedule.
- See Engineers plans for proposed all utility locations. Contractor shall be responsible for field locating all underground utilities prior to construction. Any damage to utilities shall be the sole responsibility of the contractor.
- Plant all trees plumb and true, with root flares set to finish grade. Stake trees only as necessary to ensure continual upright condition.
- Mulch all trees with 3-4" of shredded hardwood bark mulch, taking care not to bury the root flare zone.
- Mulch all landscape beds with 3-4" of shredded hardwood bark mulch. Spade edges true and clean, 24" from crown centers. Linear bed edges should be spaded straight and parallel to adjoining pavement or fencing.

City of Westfield Notes:

- There shall be no trees planted within 10 feet of any storm sewer including SSD.
- Street trees shall be planted in accordance with the standards set forth in the UDO.
- Street trees shall not be planted within 4 feet of any pavement.
- All street trees are to match the current City of Westfield Master Tree List (attached).

Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	ABIES CONCOLOR	WHITE FIR	61	7' B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
BN	BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	19	2-1/2" B&B	PLANT NO CLOSER THAN 35' FROM THE POWER POLE LINE AS SHOWN
CC	CERCIS CANADENSIS	EASTERN REDBUD	8	2-1/2" B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	85	36" B&B	36" CONT SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDTISIA TRIACANTHOS 'INERMIS' SKYLINE'	SKYLINE HONEYLOCUST	15	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
MA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	75	3 GAL	
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	8	2-1/2" B&B	MATCHING, HEADED UP TO 4' MIN.
MS	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	2	2-1/2" B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
PA	PICEA ABIES	NORWAY SPRUCE	78	8' B&B	PLANT NO CLOSER THAN 45' FROM THE POWER POLE LINE AS SHOWN
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	30	8' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICEA OMORIKA	SERBIAN SPRUCE	23	8' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PP	PICEA PUNGENS	COLORADO SPRUCE	64	7' B&B	PLANT NO CLOSER THAN 25' FROM THE POWER POLE LINE AS SHOWN
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	5	2-1/2" B&B	MATCHING, HEADED UP TO 4' MIN.
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	13	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
QR	QUERCUS RUBRA	NORTHERN RED OAK	18	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
SM	SYRINGA MEYER 'PALABIN'	DWARF KOREAN LILAC	83	36" CONT	36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
VD	VIBURNUM DENTATUM 'SYNNEVEDT'	CHICAGO LUSTRE VIBURNUM	49	36" B&B	36" CONT SUBSTITUTE, NO FIELD POTTED PLANTS
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	16	2-1/2" B&B	PLANT NO CLOSER THAN 35' FROM THE POWER POLE LINE AS SHOWN

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	Gymnocladus dioica (male only)
Elm, Accolade	Ulmus 'Morton'
Ginkgo	Ginkgo biloba (male only)
Hackberry	Celtis occidentalis
Honeylocust (thornless)	Gleditsia triacanthos var. inermis, seedless cultivars
Horechestnut, Red	Aesculus x carnea 'Briotii'
Katsurtree	Cercidiphyllum japonicum
Linden, Silver 'Sterling Silver'	Tilia tomentosa 'Sterling Silver'
Maple, Black	Acer nigrum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Sycamore	Acer pseudoplatanus
Oak, Chinkapin	Quercus muehlenbergii
Oak, Northern Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Zelkova	Zelkova serrata

See Sheet # L-2 for Landscaping in this Area

Existing Tree Row to Serve As Perimeter Landscape Buffer- See Sheet # L-2

External Street Frontage Landscape Standards- See Sheet # L-2

Detention Pond Landscape Standards per Westfield UDO - See Sheet # L-2

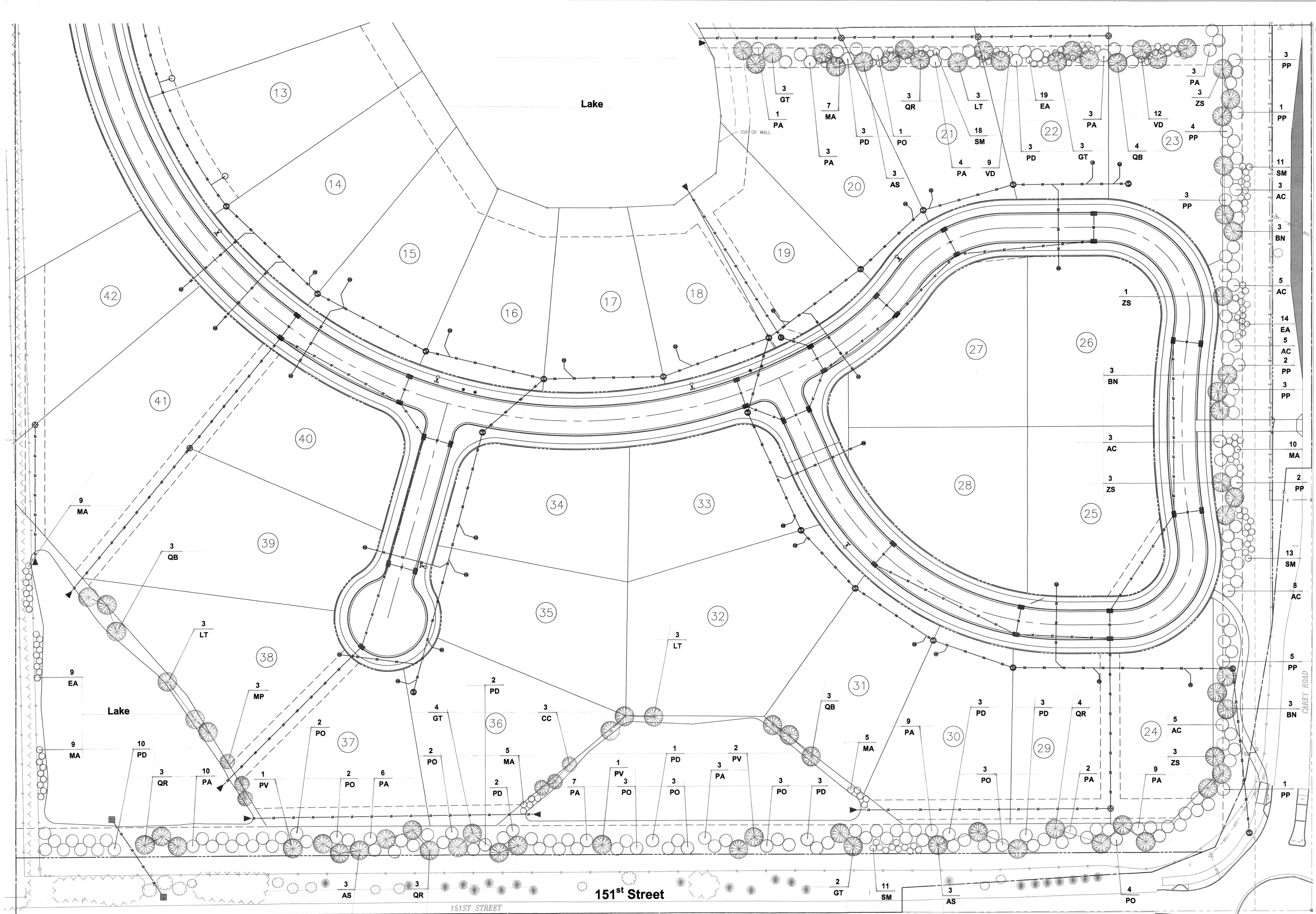
External Street Frontage Landscape Standards- See Sheet # L-2

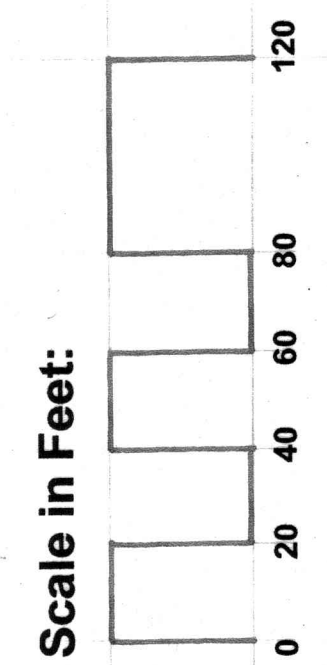
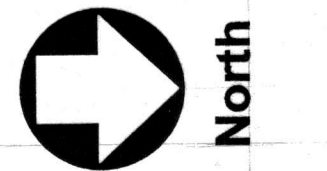
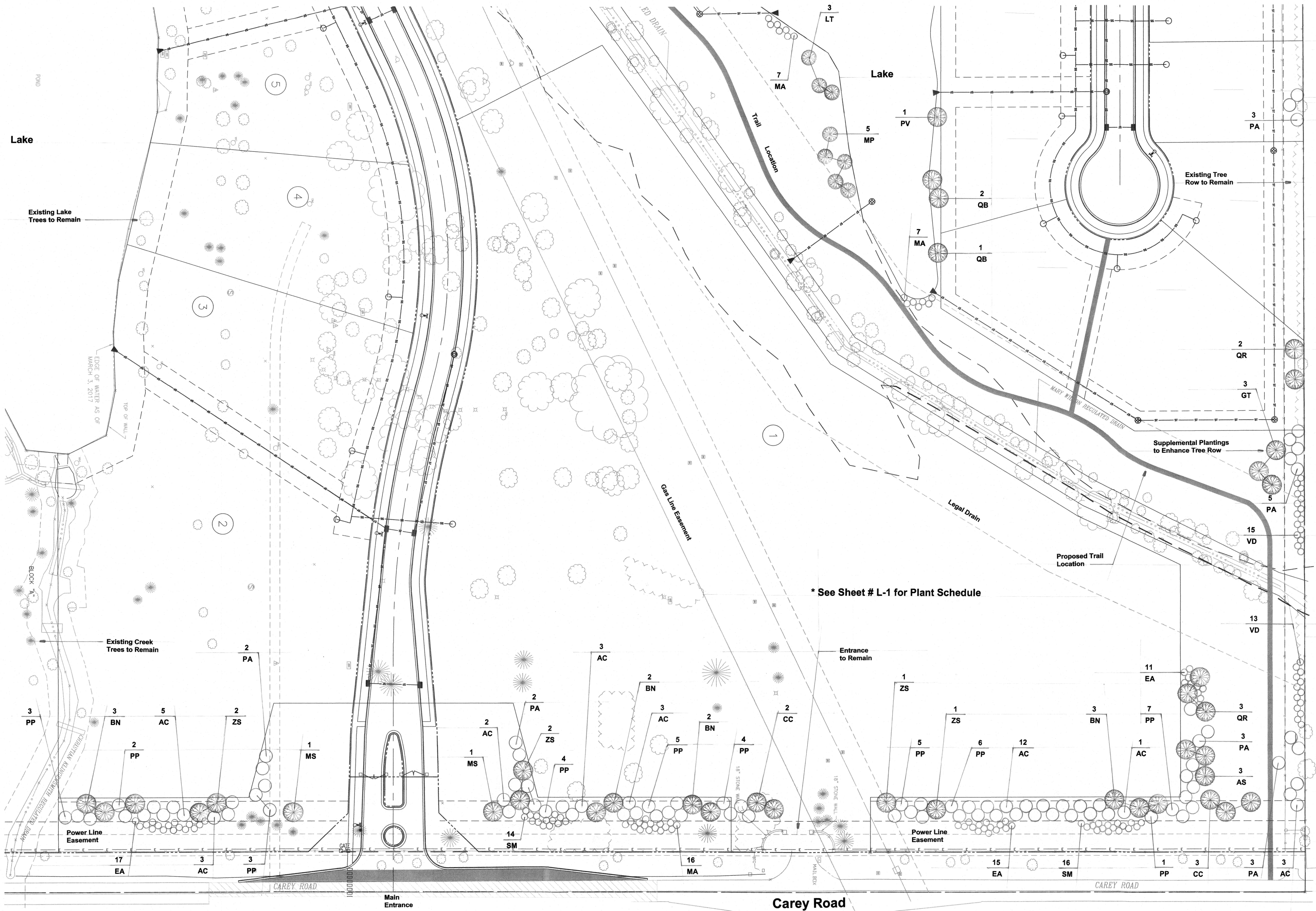
Existing Tree Row to Serve as Perimeter Landscape Buffer- See Sheet # L-3

Supplemental Plantings to Enhance Existing Tree Row Buffer- See Sheet # L-3

External Street Frontage Landscape Standards- See Sheet # L-3

See Sheet # L-3 for Landscaping in this Area





Grassy Branch

North Half Landscaping

ISSUES RAISED REGARDING THE Grassy Branch at Bridgewater PUD PROPOSAL

The list below includes issues that were raised during the September 5, 2017, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. *How will the Grassy Branch at Bridgewater (the Development) impact traffic and infrastructure improvements (i.e. widening, passing blisters, etc.) on Carey Road?*

- **Neighborhood Entry:** The Grassy Branch at Bridgewater project will have a gated entry approximately 275' south of Club Estates Drive located on the west side of Carey Road. The divided entry will have 200' deceleration and 100' acceleration lanes, as well as a full 350' passing blister on the east side of Carey Road.
- **Pete Dye Boulevard passing Blister:** Where the Development fronts Carey Road, the appropriate City Right of Way (ROW) has been granted; as such, the Duke Energy transmission and distribution poles will be relocated west of the City ROW. This pole relocation now provides adequate space for a 350' passing blister to be installed on the west side of Carey Road across from Pete Dye Boulevard. This will be funded as a use of road impact fees generated from this project.
- **Safe Trail Crossing:** A Carey Road trail crossing with signage and signalization, approved by the City Public Works Department will be installed where the new trail intersects with Carey Road. An asphalt multi-use trail will be created connecting Carey Road to the Mapleridge neighborhood paths, (to the west of the Development) meandering through a common area adjacent to the existing creek crossing the development.
- **Trail extension from Carey Road to the West:** The community trail will be installed on the City ROW south of 151st Street, extending from Carey Road approximately 1,600 L.F. The balance of the road impact fees created by the Development will be utilized to further extend the path toward Oak Road.

2. *Would the material of the path connecting Grassy Branch and Mapleridge be mulch?*

- **Asphalt Trails:** Although a representative of the Maple Ridge neighborhood requested a segment of the Grassy Branch trail be mulch (to be consistent with their trails), the City Public Works Department prefer the trail in Grassy Branch be asphalt as proposed.

3. How will the additional residents/members impact the existing Bridgewater Club access, amenities and infrastructure?

- **Membership Growth:** The Bridgewater Club has enjoyed steady growth over the last 13+ years and look forward to the continuation for the mutual benefit of membership.
- **Leadership Investment:** The continued growth of The Bridgewater Club has allowed a significant increased investment in the “Member First” culture that the Club leadership is proud to manage. Significant membership utilization of facilities has driven the improved quality and quantity of staff.
- **Diverse Stronger Programs:** Each aspect of the Membership experience is monitored to sharpen focus on membership request, suggestions, and satisfaction to drive the strategic growth of our dynamic Club. Membership growth has provided the critical mass to create stronger more diverse programs for the broad range of membership.
- **Infrastructure Investments:** Significant funds are expended for routine maintenance as well as strategic investments to continually improve the Member experiences. A broad base of membership makes many investments more feasible.

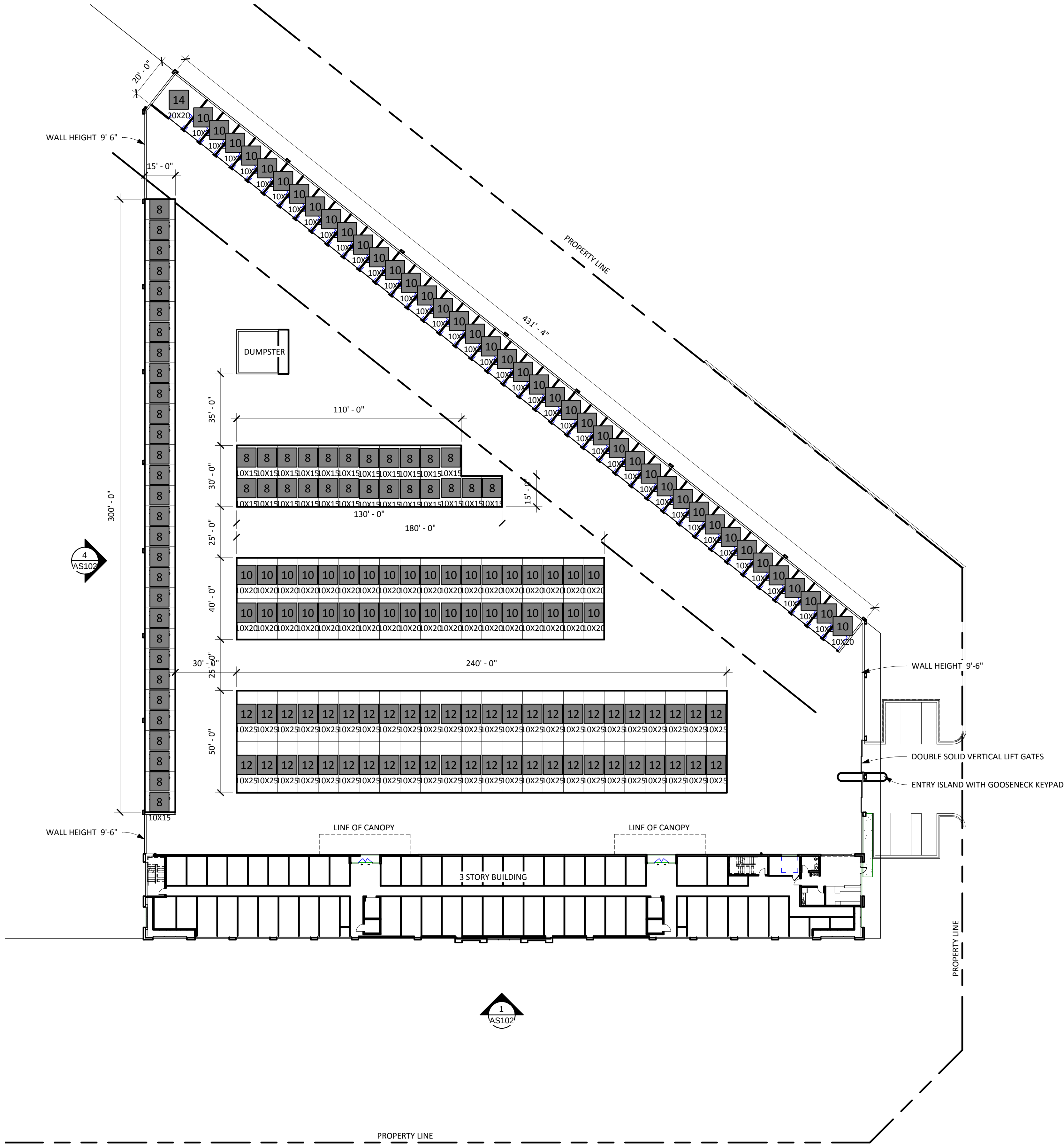
4. How will the following be addressed: building material standards, landscaping standards and lot size standards for lots adjoining the lake?

Unified Development Ordinance compliance: All lots in the development comply with the SF2 : Single-Family low Density District standards of 100’ lot widths at the building setback line (BSL), 12’ side yard setbacks , rear yard setbacks of 30’ and front yard setbacks of 30’ (except for three lots at 25’).

Increased Standards for Lake front Lots; (this pertains to the large central lake only)

- **Lot Widths:** All lot widths are greater than 120’ at the BSL (except two at 110’ and one at 100’)
- **Rear Yard Setbacks:** All lots are greater than 50’, except one at 40’
- **Separation between Homes:** Although side yards BSL are 12’, the minimum separation between homes will be 30’.
- **Lake Front Landscape:** In addition to the existing trees adjacent to the lake, an additional 15 shade trees, 15 evergreens, and 47 bushes will be installed within the 50’ BSL for the lots adjoining the lake.
- **Architectural Review Board of the Bridgewater Master Owners Association:** In addition to UDO compliance, the Development is also subject to the ARB. As such, all plans are submitted for review to assure compliance with all aspects of design criteria including guidelines that dictate exterior materials (50% minimum for brick or stone on all combined exterior surfaces) and landscape plans that require buffering of all rear yard hardscape in addition to the normal requirements. The site plan and landscape plan is submitted to the ARB with a deposit that is refunded upon completion with compliance of approved plans. All subsequent exterior changes require ARB approval.
- **Neighborhood Association:** The Bridgewater Master Association has oversight responsibilities as well as a Neighborhood Association formed to manage all gated community affairs such as restricted lake use and fountain maintenance.

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UNIT SIZE SCHEDULE - PHASE 01			
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NON CLIMATE			
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10	10X20	15400	77
12	10X25	12000	48
14	20X20	400	1
		35900	
		35900	
SQUARE FOOTAGE CALCULATIONS			
TOTAL BUILDING CLIMATE			40,042 SF
TOTAL BUILDING NON-CLIMATE			35,900 SF
TOTAL GROSS			75,942 SF
NET RENTABLE			
TOTAL BUILDING CLIMATE			28,225 SF
TOTAL BUILDING NON-CLIMATE			35,900 SF
TOTAL NET RENTABLE			64,125 SF
EFFICIENCY			84.4%



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ARCHITECTURAL SITE PLAN

MSD-WESTFIELD

ISSUES / REVISIONS

NO	DATE	DESCRIPTION
1	2016-06-12	OWNER REVIEW

PROJECT NO:

2016-0027

DATE:

10-25-2016

SCALE:

1" = 30'-0"

DRAWN BY:

PH

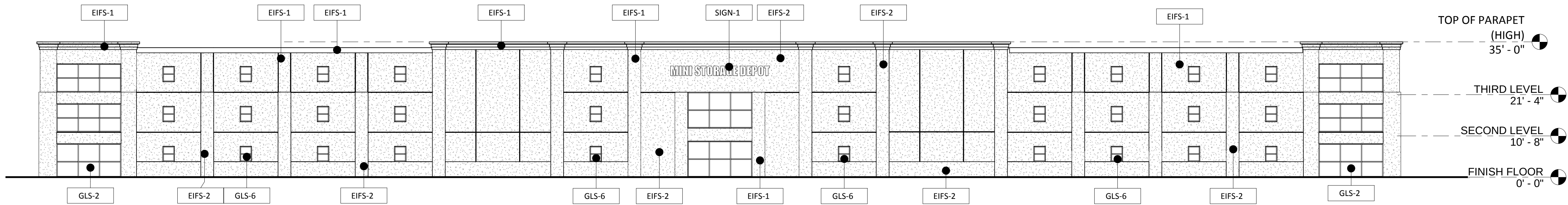
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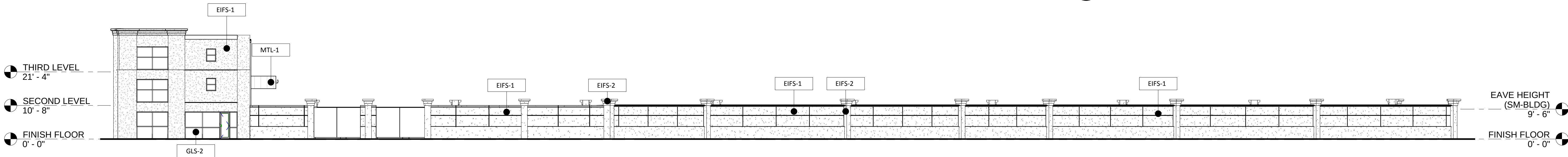
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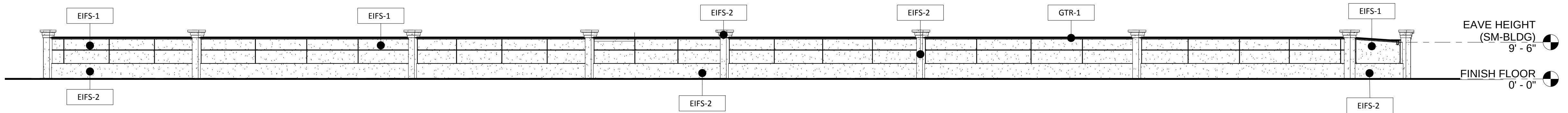
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BRK-2	EXTERIOR BRICK	EXTERIOR WALLS	OWNER REVIEW	COLOR: OWNER REVIEW STYLE: HERRINGBONE OR 45 DEGREE INSTALL
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	EXTERIOR WALLS	OWNER REVIEW	COLOR: LIGHT TAN
EIFS-2	EXTERIOR INSULATION FINISH SYSTEM	EXTERIOR WALLS	OWNER REVIEW	COLOR: DARK TAN
FNC-1	DECORATIVE METAL FENCING	FENCE	OWNER REVIEW	COLOR: BLACK
GLS-2	ALUMINUM FRAMES AND GLASS	STOREFRONT	KAWNEER	BRONZE ANODIZED CLADDING WITH PPG LOW-E GLASS, COLOR: SOLAR BRONZE
GLS-6	ALUMINUM FRAMES AND GLASS	WINDOW	PELLA	DOUBLE HUNG - MATCH GLS-2
HMD-1	EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: MATCH EIFS-1
MTL-1	METAL PANEL	EXTERIOR WALLS	OWNER REVIEW	COLOR: MEDIUM TAN
OHD-1	HARDIE PLANK SIDING	EXTERIOR WALLS	JAMES HARDIE	COLOR: GREEN
SIGN-1	METAL CHANNEL LETTERS	EXTERIOR WALLS	SIGNAGE MANUFACTURER	SIGNAGE FOR MINI STORAGE DEPOT - SIZE LESS THAN 20% OF ELEVATION PER ZONING



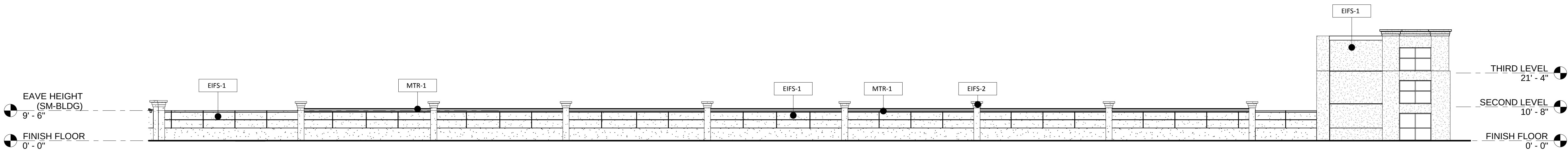
1 EXTERIOR ELEVATION - FRONT
AS101/AS102 1/16" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT
AS101/AS102 1/16" = 1'-0"



3 EXTERIOR ELEVATION - REAR
AS102 1/16" = 1'-0"



4 EXTERIOR ELEVATION - LEFT
AS101/AS102 1/16" = 1'-0"



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NOT FOR CONSTRUCTION

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EXTERIOR ELEVATIONS

MSD-WESTFIELD

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DESCRIPTION

NO DATE

2016-06-12 OWNER REVIEW

PROJECT NO: 2016-0027

DATE: 10-25-2016

SCALE: 1/16" = 1'-0"

DRAWN BY: PH

CHECKED BY: PH

AS102

ORDINANCE NUMBER 17-31

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

This is an Ordinance (to be known as the “**Custom Commerce Park PUD – Amendment III**”) 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 City Council enacted Ordinance No. 03-29, the Custom Commerce Park Planned Unit Development District (the “Original PUD Ordinance”) on September 18, 2003 amended by (i) Ordinance 11-05, enacted by the City Council on March 14, 2011 and (ii) Ordinance 14-45, enacted by the City Council on December 8, 2014 (collectively, the “Custom Commerce Park Planned Unit Development”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1710-PUD-21**), requesting an amendment to the Original PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1710-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall replace and supersede the Original PUD Ordinance, in its entirety, as applicable to the Real Estate. 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
- 1.2 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.
- 1.3 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 this Ordinance.

Section 2. 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 3. Character Exhibit. The architectural character exhibit, attached hereto as **Exhibit C** (“the Character Exhibit”), is hereby incorporated in this Ordinance and made a part hereof. The Character Exhibit represents an image designed to capture the intended quality of structures and improvements to be constructed on the Real estate. Although the Character 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 and improvements that are permitted to be constructed on the Real Estate.

Section 4. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 4.1 **Exterior Insulation Finishing System (EIFS):** Non-load bearing, exterior wall cladding system that consists that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the EI: Enclosed Industrial District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** Permitted uses on the Real Estate shall be as set forth below.

- A. Permitted uses as indicated on Exhibit 3 of the Original PUD Ordinance.
- B. Self-Storage Facility shall be a permitted use abutting Oak Ridge Road.

Section 7. **General Regulations.** The standards of the Original PUD Ordinance, as applicable to the Underlying Zoning District, shall apply to the development of the District.

Section 8. **Development Standards.** The standards of the Original PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

- EIFS is permitted in addition to Masonry Material as an External Façade Material.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the 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 10. **Design Standards.** The standards of the Original PUD Ordinance shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-31** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-31**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-31**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Brad Schrage, American Structurepoint, 7260 Shadeland Station,
Indianapolis, IN 46256

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

Lot 5 of the Replat of Lot 4 of the First Amendment to the Secondary Plat of Custom Commerce Park recorded as Instrument Number 2013044134 (Plat Cabinet 5, Slide 103), in the Office of the Recorder of Hamilton county, Indiana

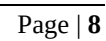
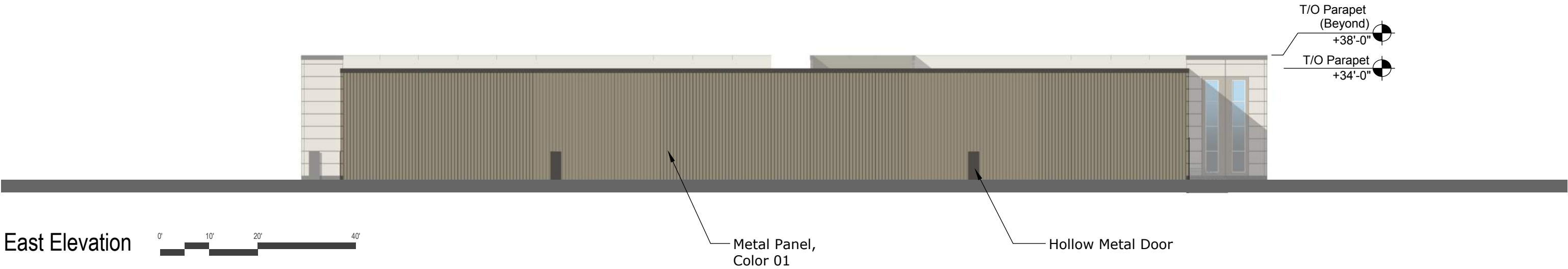
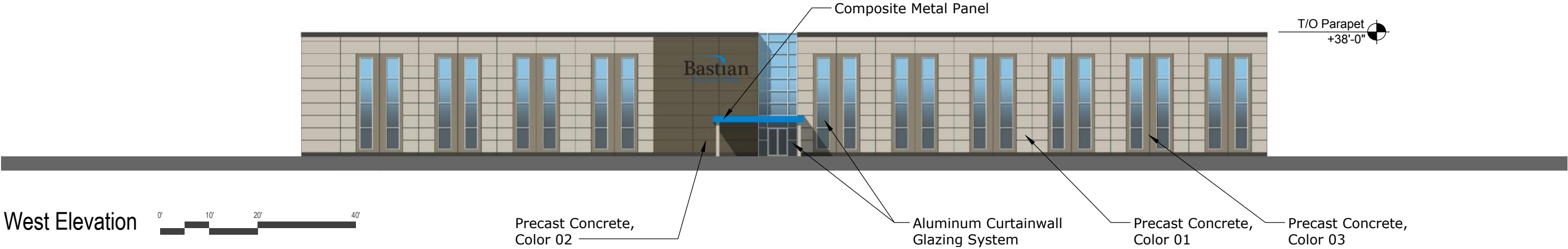
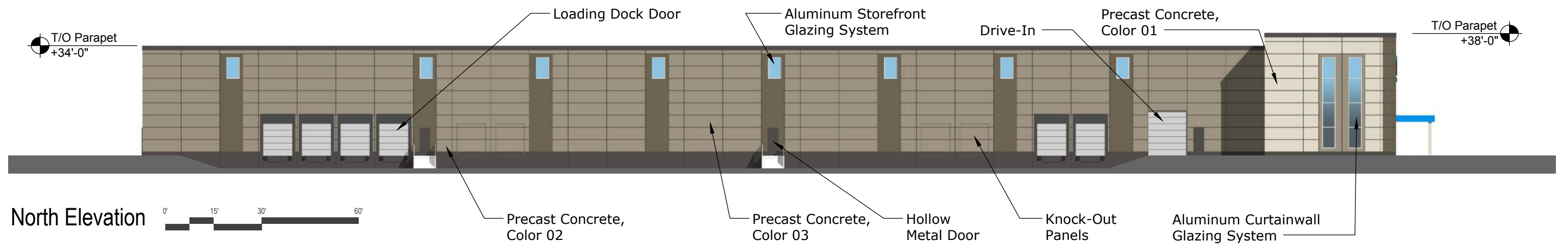
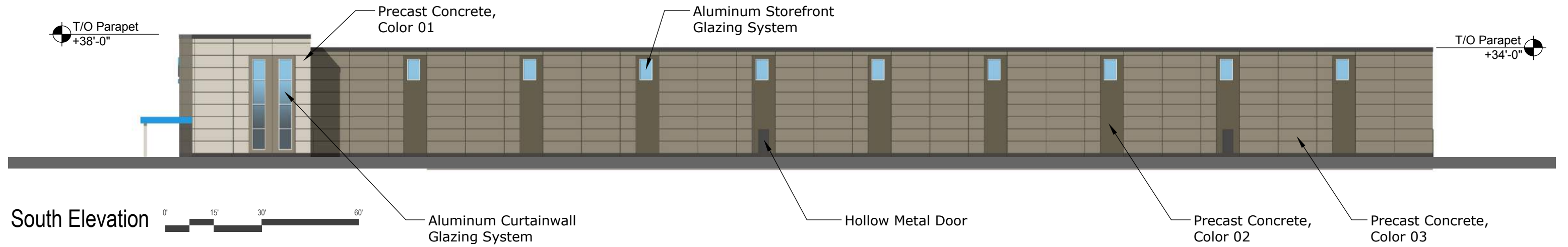


EXHIBIT C
CHARACTER EXHIBIT









ORDINANCE NUMBER 17-30

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE AND AURORA PLANNED UNIT
DEVELOPMENT DISTRICT (a/k/a NORTHPOINT)**

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

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance"); and

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development District on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered **Petition No. 1710-PUD-19** (the "Petition"), proposing this Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment"), pertaining to the use and development of the real estate more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition 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; and

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Second Amendment and its exhibits, (ii) the First Amendment, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Second Amendment.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Second Amendment shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Second Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Second Amendment.

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

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B**.

Section 3. Concept Plan. The Concept Plan 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, attached hereto as **Exhibit C**.

Section 4. Underlying Zoning District. Article 5.3 (State Highway 32 Overlay District) of the UDO shall not apply to the Real Estate.

Section 5. Permitted Uses. General Business and Enclosed Industrial uses are permitted on the Real Estate.

Section 6. Development and Architectural Standards. The standards of the First Amendment shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Architectural Standards: The building on the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit.
- 6.2 Architectural Standards for Business Parke: Section 7.1(B) shall be amended as follows:

“A minimum of three (3) 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. One (1) of the materials shall be stone,

brick or architectural pre-cast (panels or detailing).

Section 7. **General Regulations.** The standards applicable to the First Amendment apply to the development of the Real Estate, except as otherwise modified below.

a. **Maximum Building Setback Line:**

- i. U.S. Highway 31: 105 feet

Section 8. **Development Standard.** The standards applicable to the First Amendment shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 **Minimum Building Height.** Section 7.2(A)(1)(a) shall be amended as follows:

- a. Lots abutting U.S. Highway 31 –
 - i. Primary Façade: Thirty-eight (38) feet
 - ii. All other Facades: Thirty (30) feet

8.2 **Landscaping Standard.** Section 7.3 shall not apply, rather Article 6.8 Landscaping Standard of the UDO shall apply to the Real Estate.

8.3 **Loading and Unloading Areas.** Section 7.5(A)(2) shall be amended as follows:

- a. “For buildings fronting on U.S. Highway 31, no more than two (2) rows of parking shall be located between the building’s Primary Façade and the right-of-way for U.S. Highway 31.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-30** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-30**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-30**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

- | | |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Illustrative Character Exhibit |
| Exhibit C | Concept Plan |

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East Hamilton County, Indiana, more particularly described as follows:

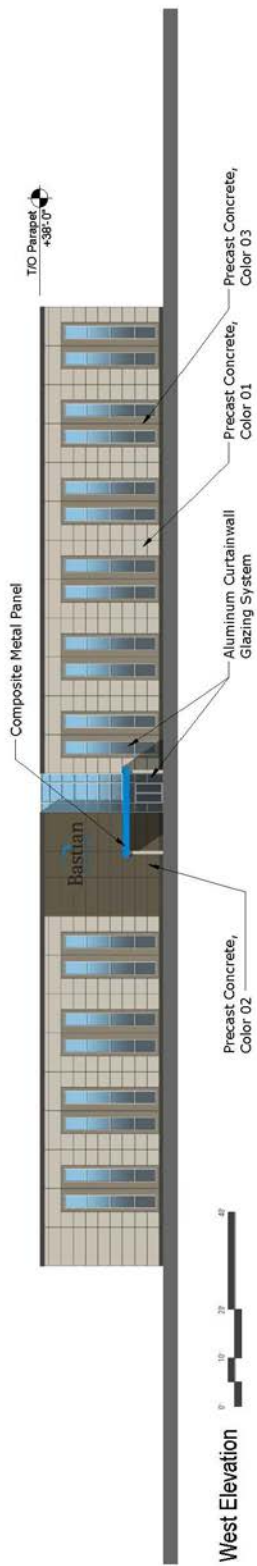
Commencing at the southwest corner of said section proceed thence North 00 degrees 06 minutes 55 seconds West (bearing per INGCS Hamilton County Zone) along the west line of said section 1,996.70 feet; thence South 89 degrees 32 minutes 51 seconds East 52.58 feet to the west right of way line for US Highway 31 and also being the POINT OF BEGINNING, marked by a 5/8" rebar with Structurepoint Cap (hereafter referred to as Structurepoint rebar); thence North 00 degrees 02 minutes 46 seconds West along said right of way 574.70 feet to a Structurepoint rebar; thence North 89 degrees 43 minutes 03 seconds East 944.06 feet to a Structurepoint rebar; thence South 00 degrees 16 minutes 57 seconds East 396.30 feet to a Structurepoint rebar; thence South 37 degrees 21 minutes 04 seconds West 238.25 feet to a Structurepoint rebar; thence North 89 degrees 32 minutes 51 seconds West 801.01 feet to the POINT OF BEGINNING, containing 12.285 acres of land, more or less.

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

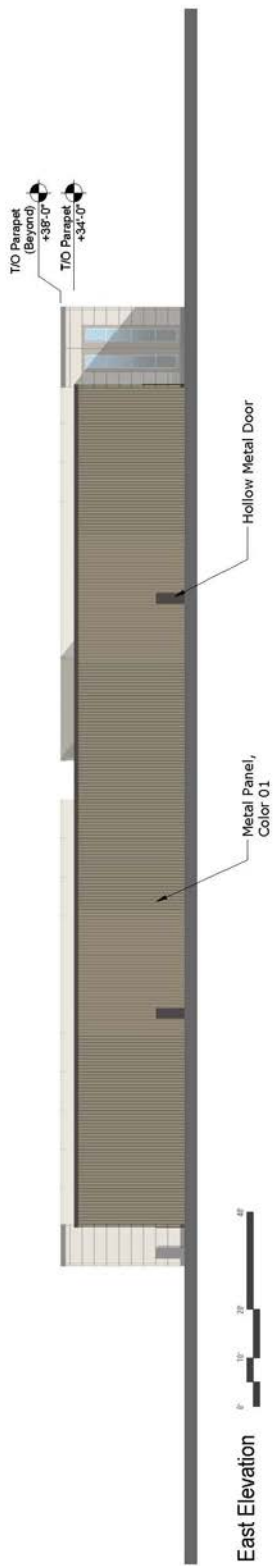


Front Perspective
Bastian Toyota - Ziplino
Westfield, Indiana
September 11, 2011





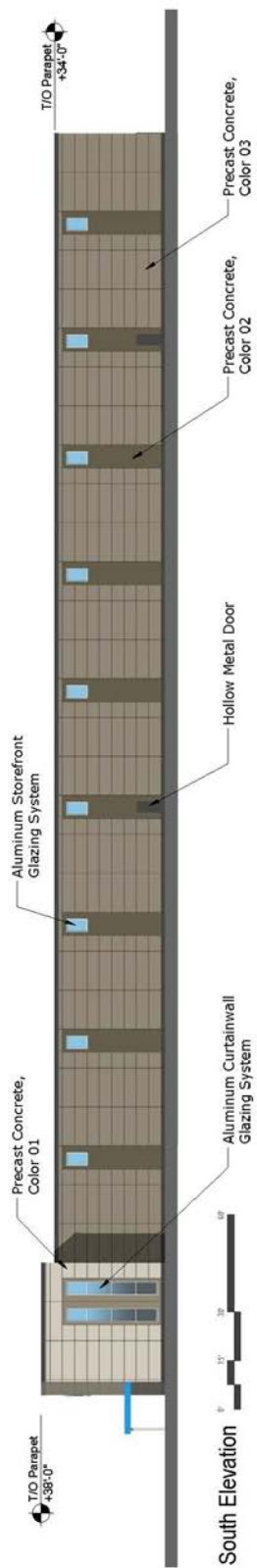
West Elevation



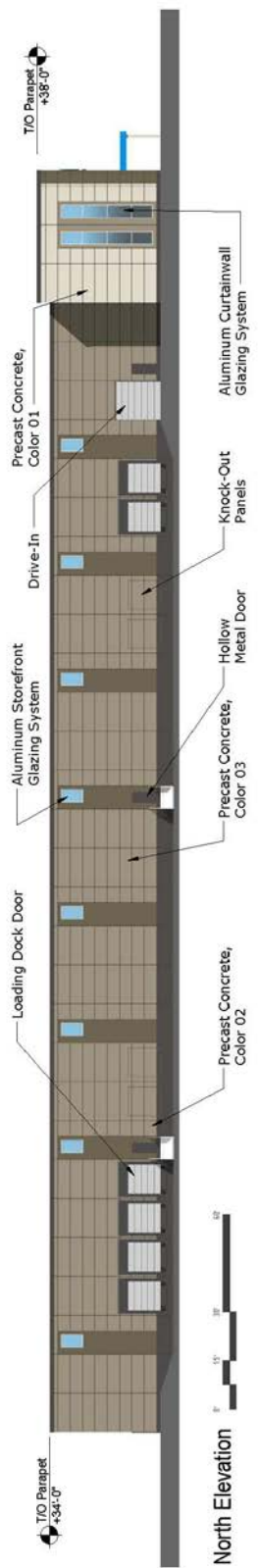
East Elevation



Elevations 1.0
Bastian Toyota - Zipline
Westfield, Indiana
August 14, 2017



South Elevation

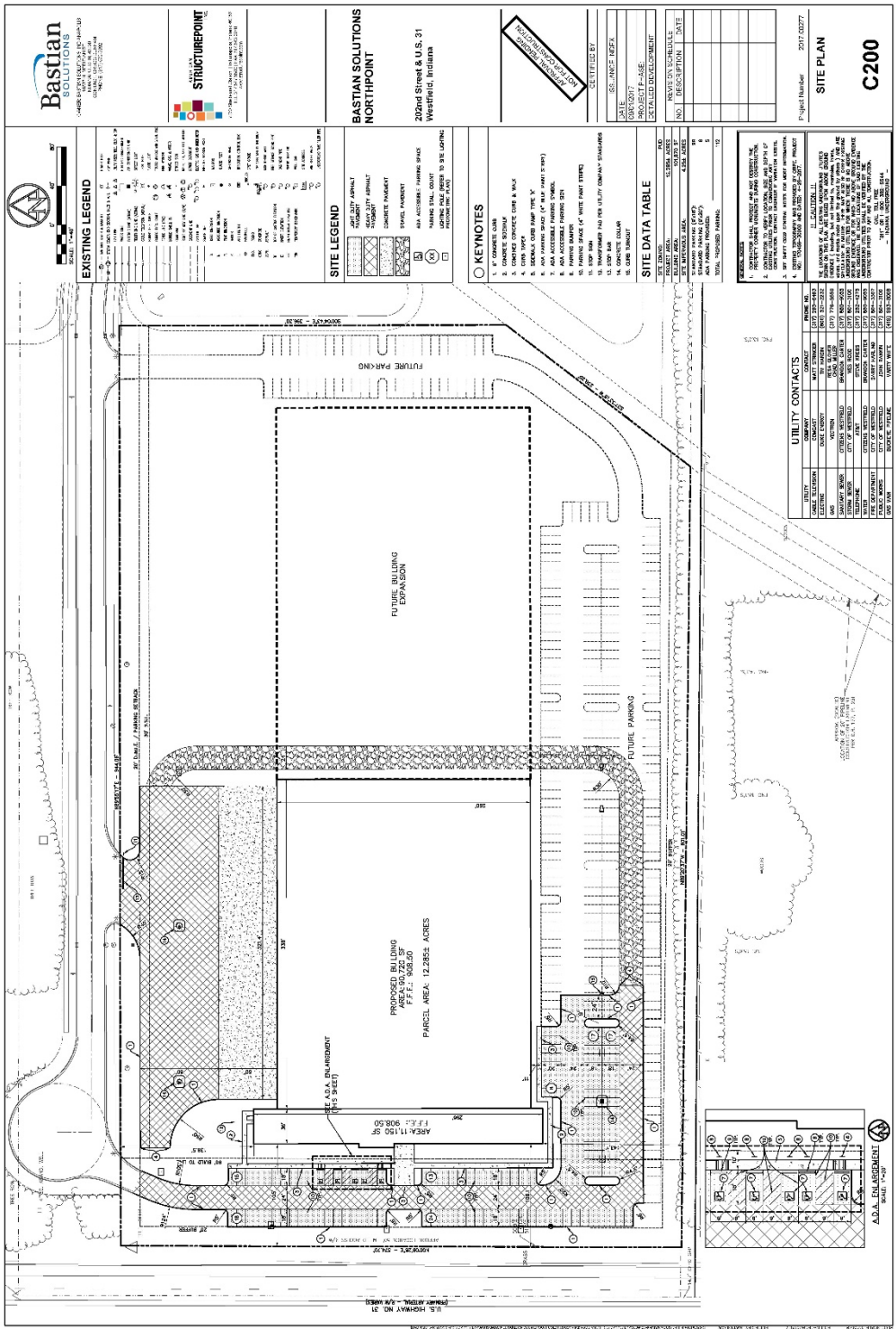


North Elevation



Elevations 1.1
Basian Toyota - Zipline
Westfield, Indiana
September 13, 2017

EXHIBIT C
CONCEPT PLAN



Dear Plan Commission,

Attached are Mr. Mennel's responses to zoning questions posed in Dan and Denise Thompson's letter to the Plan Commission dated 9/29/17. Mr. Mennel's responses are in red and he has primarily limited the responses to the merits of the zoning request of the request pending in front of the Plan Commission.

The Thompson's letter contains their very detailed opinions regarding the private negotiations between the parties. Because the Plan Commission is not burdened with the obligation of refereeing the negotiations between private parties, Mr. Mennel has chosen not to respond to the Thompsons opinions as to how their negotiations evolved.

Needless to say, there are always two sides to every story and Mr. Mennel unquestionably negotiated in good faith and in an efficient and timely manner (actually continuing a Plan Commission hearing last month to continue the discussions with the Thompsons). Despite the efforts between the parties, sometimes reasonable people simply cannot come to terms on a negotiation.

With the foregoing in mind, we would respectfully ask the Plan Commission to review the zoning request based on the merits of the proposal, including the most recent enhancements which are outlined in the Staff Report and referred to in Mr. Mennel's responses shown in red text in the attachment above.

Thank you,

Jon

Jon C. Dobosiewicz, Land Use Professional

Nelson & Frankenger, 550 Congressional Blvd, Suite 210, Carmel, Indiana 46032

Phone (317) 844-0106, ext 133 / Fax (317) 846-8782 / Cell (317) 428-8393 / Email jon@nf-law.com



September 29, 2017

Mr. Randy Graham, President
Westfield-Washington Township Advisory Plan Commission
130 Penn Street
Westfield, IN 46074-9544

Re: **1709-PUD-16, 1709-ODP-09 & 1709-SPP-09**
Oak Hollow at Bridgewater

Dear President Graham and Members of the Plan Commission,

As the most directly impacted neighbor to this proposed development, we are against this proposed development in its current form. We apologize, but with the speed of this project coming before the Plan Commission, we found it impossible for us to talk to you individually regarding our concerns and areas of support. Therefore, to provide you such insight, we wanted to share the process that we have gone through with the developer, to clearly identify our issues/concerns (many of which have been completely disregarded by the developer) and to outline our positions that would allow us to support this project.

- 1) The developer (David Mennel) and I (Dan) talked 4-5 times over a 12+ month time frame, but we did not receive the formal proposal on an Agreement to Purchase until September 1st, the Friday of a holiday weekend. There was no reasonable time for us and our counsel to review and discuss before the September 5th Plan Commission meeting. Thus, Mr. Mennel suggested that we had an agreement to the Commission without any formal contractual agreement actually ever being reached.
 - I met with Dan on numerous occasions, prior to the acquisition of his property, and after regarding the development options for the property.
 - On August 25, 2017, I met with him and his counsel, Russell Brown, to review the development plan and all aspects of a purchase agreement to be memorialized.
 - A written summary of the business points were provided and there was significant emphasis placed on the need to create, review, and fully negotiate an agreement prior to the second Plan Commission meeting scheduled for September 18, 2017
 - As one would expect the confidence in a transaction closing and us not including part of the property in our development was necessary and thus an agreement needed to be in place by the time a Plan Commission recommendation was made in order for the proposed sale of a part of the property to Thompson to occur.
- 2) When we finally received an Agreement to Purchase Real Estate, there contained easements that we had never previously discussed (30' HOA Easement on Lake), and there was no price being offered, rather a request that I pay \$400,000 for buffer land.
- 3) After another meeting with Mr. Mennel, a second iteration of this Purchase Agreement was presented with another, previously un-discussed easement (30' utility easement along my Carey Road property line).

- 4) As the structure and complexity began to get beyond my level of experience, I asked my attorney to step in and handle the discussions. My counsel provided Mr. Mennel our proposed changes, after taking time to try to understand all of the easement requests and the definition of each. It was quite a lot to interpret and compare. Upon receiving our response, 4.5 hours later, Mr. Mennel said that the time had passed for negotiations and that he would file a revised development plan.
- Given unreasonable and unacceptable requests made by the Thompsons, the basis for an agreement to sell a part of the property to them and not include it in the development evaporated.
 - I explained the need to terminate the negotiations and our plan to submit an updated plan to the City developing all the real estate as part of the subdivision.

At approximately 3:00 pm this Thursday (9/28/2017), we received from both Mr. Mennel and via the City website copies of the revised development plan.

- We been very open to answering any questions and to keep the Thompson's informed.
- The revised plans have been substantially improved with a consolidation and extended widths of lots adjacent to the Thompson's north lake frontage and additional landscaping in particular in the areas that were previously part of the real estate Thompson's were interested in acquiring.
- The plans have consolidated all land into the development plan resulting in the same number of lots as originally proposed with considerably more landscaping.

For clarity, and to concisely state my perspective, I have enumerated a quick list of issues that have been both confusing and disappointing:

- 1) The developer is asking for several easements and not offering to pay for any of them.
 - To be clear, the only utility easements necessary are on the subject property. No easements are required on the Thompson parcel.
- 2) The developer has threatened to move the drainage easement/creek to the edge of my property to the north, if I do not comply with their plan. This will require cutting down 15+ mature trees, some of which are over 40 feet tall. These trees are very mature and add to the character of the entire area/neighborhood. There has been no tree preservation program and I don't understand why he would cut down these trees. New homes, people driving down Carey Road, golfers, and everyone in the area enjoys what few trees we have left and to cut them down is troubling. This is what would happen if they move the drainage ditch as the developer has suggested.
 - The plans on file do not reflect the condition as described above. There is no intent to relocate the Legal Drain on the property. In fact, the plans show additional landscape buffer added to the area to fully comply with the standards of the Unified Development Ordinance landscape requirements.
- 3) The developer has not only refused to offer us anything for the easements that they are requesting, but they also wanted us to pay \$400,000 for the buffer land which includes the unusable, low land adjacent to the drainage easement.
- 4) The developer has threatened that gas would be cut off to my home if I did not comply with their plan.
 - The gas service is currently routed through the parcels to be developed we have acknowledged responsibility to connect the Thompson gas service to an alternate access point.

- 5) The developer has threatened that Duke Energy will take down all of my trees along Carey Road if I don't agree to their terms.
- Duke Energy has an existing easement on the Thompson parcel and we have only observed that the Thompsons are subject to the existing easement and the rights of Duke Energy in the event that Duke Energy would at some point in the future make modifications to their facilities.
- 6) The developer has threatened that if we don't agree, they would not need us; as either the City or Duke Energy will condemn the land from us to move the new transmission wires, as the City wants this development. We are concerned on this matter that the City would consider using eminent domain to help a private developer.
- Duke Energy has an existing easement and has rights to relocate within their easement which has nothing to do with eminent domain or condemnation.
- 7) The developer has refused our request to correct survey errors which were made when our property was sold off from the two parent parcels years ago. These errors have created a legal description which allows portions of improvements affiliated with our home with an uncertain future.
- The Thompson parcel does not appear to extend to the lake. The property line was set when the lot was originally subdivided prior to the Thompson's predecessor acquisition. The existing survey is not in error. Improvements along the lake front, that are not on the Thompson property, are not owned by the Thompson's.
- 8) The developer has made many requests, with little time to complete due diligence and react in a thoughtful manner:
- a. 9/1/2017 - Initial Contract. Meeting requested by 9/8.
 - b. 9/7/2017 - Follow up meeting to understand newly presented contract language and begin negotiations.
 - c. 9/8/2017 - Second contract presented with previously un-discussed utility easement. As explained, the utility easements necessary for the development to take place are on the subject parcel and no additional easements are necessary on the Thompson parcel.
 - d. 9/13/2017 - Email from David Mennel with "new wrinkle". Not sure what this meant, but he didn't want to discuss it with my attorney, who has been trying to help me translate the real estate / easement details.
 - e. 9/15/2017 - Dan emailed David Mennel stating that this process had reached a point that necessitated my attorney to get more involved to help me interpret the transaction, the financial impact, my rights, and the general totality of the circumstances. I requested that all negotiations and communications to go through my attorney.
 - f. 9/18/2017 - David Mennel reached out to Dan/Denise's counsel.

- g. 9/21/2017 - Dan/Denise's counsel presented a red lined version of the contract for negotiations.
- h. 9/21/2017 - 4.5 hours after redlined version was presented, David stated that there was no further need for negotiations.
The importance of a contract in place, on a timely basis, was communicated from the beginning of conversations.
- i. 3:00 on afternoon of 9/27/17 – David Mennel informs our counsel that the final revised plan has been submitted to the City and requests time to meet to discuss.
- j. Afternoon of 9/28/2017 – The revised ordinance and development plan were provided via email from Mr. Mennel and via the City's website. Mr. Mennel offers to be meet with our counsel on the afternoon of Friday, September 29 to discuss.

As you can see, we were not trying to hold up this process and believe that we have been more than accommodating and responsive during this process. We understand that this development is attractive to the City, but feel any such development must be good for both future residents and current residents. Our concerns, as expressed in writing and via public testimony at the September 5, Plan Commission, remain as follows:

- 1) The lot size (125' at water's edge) and rear elevations of homes on the lake. We are concerned about backyard hardscape and landscape requirements as well as minimum brick/hard surface on the back of the house.
 - **The lots sizes are very generous, all but three are 120' wide at the building setback lines.**
 - **We have incorporated 50' rear yard setback on all but one tot at 40'**
 - **The landscape criteria of the UDO and Bridgewater Owners Association-Architectural Review Board are both safeguards that have been explained.**
 - **We have agreed to a 30' building separation for all lake front homes.**
- 2) Buffering our home. We would hope to have adequate buffering (on property we own/acquire or on property owned by the future HOA or by others) which helps to protect the privacy and the investment of our current property.
 - **The plans incorporate a landscape buffer per the UDO that is extensive on the north and south property boundaries as well as landscape materials added to the rear of lots surrounding the lake.**
- 3) We feel the onus for replacement and/or repair all services and damages (i.e. lost landscape, trees, or hardscape) necessary for development on the neighboring property should be on the developer, not on our family.
 - **The Developer has agreed to pay for the gas re-connection and has tried to negotiate the ability for Duke Energy to appropriately relocate their transmission lines. If Duke Energy is able to relocate the transmission lines on Thompson's parcel, the Developer would assist with allowable landscape replacement.**

Unfortunately, the revised plans submit by the developer go the exact opposite of many of our requests. While building setbacks along the lake have been set in the ordinance, the actual lot sizes on the revised plan on the south part of the lake are smaller. Previously, the smallest lot on the lake was .46 acres (previous Lot 11). On the revised plan there are now four (4) lots smaller than the previous smallest lot (Lots 16-19 are all less than .44 acres). The lot lines for new Lots 20 – 23 run immediately adjacent to our lot, with only thirty foot (30') building setback lines, providing that within a few feet of our current property line, we could have homes and accessory structures. Further, the revised plan brings

the lot line of Lot 2 within a few feet of our home with no apparent landscape plan shown on the various documents.

- **Rear setback lines are typically 30'; we have dictated 50' rear setback lines on all but one lot.**
- **Two of the lots to the north of Thompson have been consolidated into a three acre parcel, the others on the north end have all been enlarged and most have rear yard setbacks greater than 50'.**
- **Lots # 16 - #19 are very generous in size and are the least visible to the Thompson home. They face the rear of a very large barn on the Thompson parcel and heavy landscaping.**
- **The Lots adjacent to the Thompson south property line; Lots #20 through #23 average in excess of 0.5 acre, are approximately 140' wide at the rear property line with a 30' drainage / landscape easement. The property depths average over 180', allowing significant space for home construction. These lots all have significant landscape buffer per UDO requirements.**
- **Lot # 2 is a three acre parcel, the area adjacent to the Thompsons will be buffered to UDO standards (which are significant). The south boundary of parcel # 2 includes a legal drain with appropriate setback restrictions.**

Our ask is for you to vote against this proposal or at a minimum grant a continuance and ask the developer to carefully consider how they intend to work with us fairly. And we do want to be fair.

- **The Developer looks forward to working with the Thompsons to provide any further clarity requested on the high standards that have been incorporated in the Bridgewater Community. The Developer sincerely appreciate the Thompson's concern and believe the Grassy Branch at Bridgewater community will be a very positive compliment to the property they own.**

Thank you for taking the time to read this. We know you guys all volunteer your time, and we appreciate what you do. We are trusting that this process will be fair and we have heard great things about how well Westfield conducts situations like this.

Respectfully,

Dan and Denise Thompson



Grassy Branch at Bridgewater
Concept Plan – October 2017



Oak Hollow at Bridgewater
Site Location Map / Aerial Photograph

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 4)



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 4)

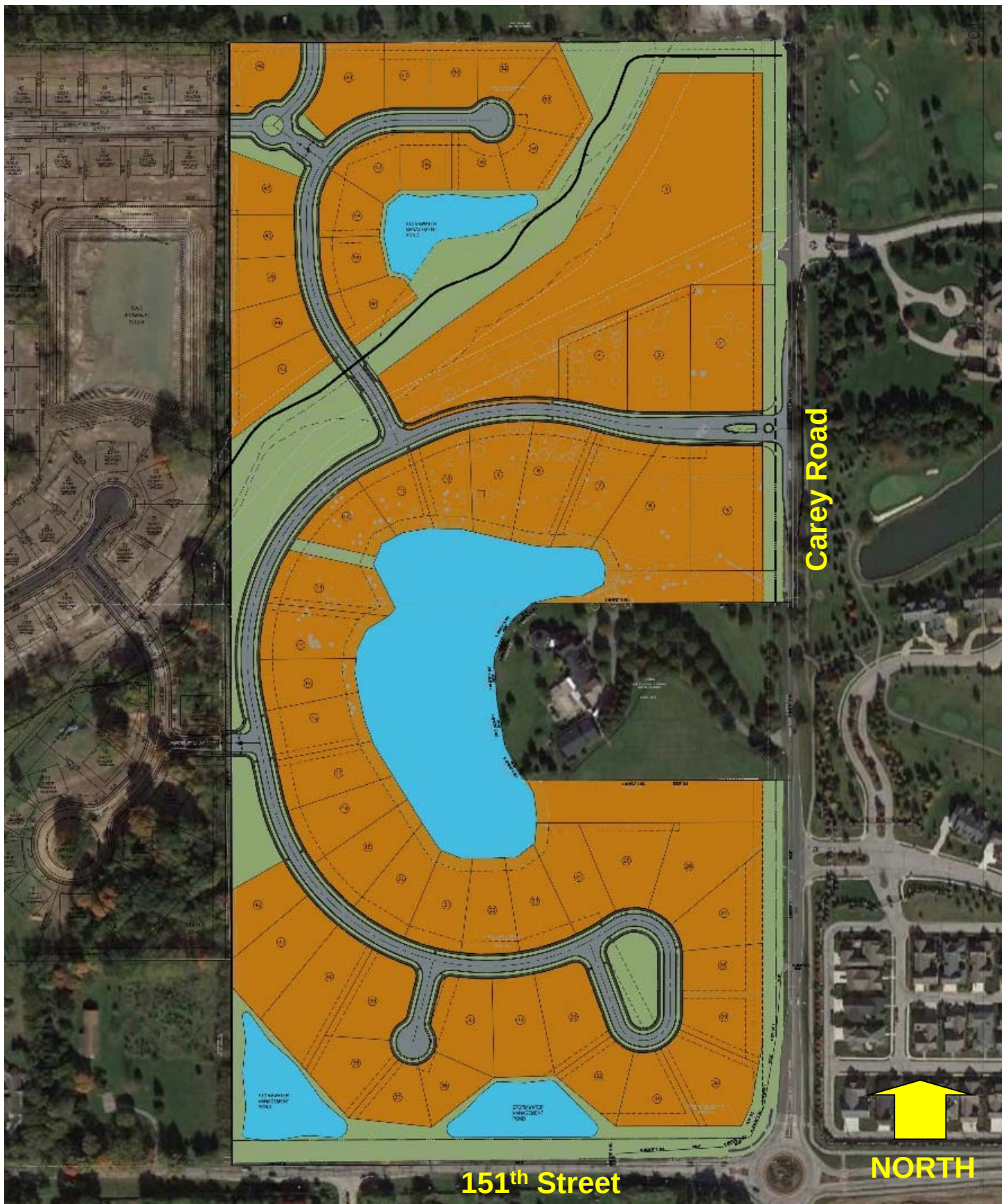


EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 4)



EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 4)





**Oak Hollow at Bridgewater
Original Concept Plan**

4.5 SF2: Single-Family Low Density District

- A. **Purpose and Intent:** The purpose of this district is to accommodate low density, Single-family Dwellings with available public sanitary sewers.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:**
1. Subdivision Lot: 15,000 square feet
 2. All other Lots: Three (3) acres
- D. **Minimum Lot Frontage:**
1. Subdivision Lot: 50 feet
 2. All other Lots: 250 feet
- E. **Minimum Building Setback Lines:**
1. Front Yard:
 - a. Subdivision Lot: 30 feet
 - b. All other Lots: 80 feet; 100 feet along Expressway or Arterial
 2. Side Yard:
 - a. Subdivision Lot: 12 feet
 - b. All other Lots: 30 feet
 3. Rear Yard:
 - a. Subdivision Lot: 30 feet
 - b. All other Lots: 30 feet
- F. **Minimum Lot Width:**
1. Subdivision Lot: 100 feet
 2. All other Lots: No minimum
- G. **Maximum Building Height:** Two and one-half (2 ½) stories (see also [Article 6.6 Height Standards](#))
- H. **Minimum Living Area (Ground Floor):**
1. Single story: 1,200 square feet
 2. Two story: 800 square feet
 3. Tri-level: 800 square feet (Basement and first level)
 4. Story and one-half: 800 square feet
- I. **Development Plan Review:** Required for Major Subdivisions.

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Quick Cross-References:[Article 6.1 Accessory Use and Building Standards](#)[Article 6.3 Architectural Standards](#)[Article 6.8 Landscaping Standards](#)[Article 6.9 Lighting Standards](#)[Article 6.14 Parking and Loading Standards](#)[Article 8.6 Open Space and Amenity Standards](#)[Article 10.8 Improvement Location Permit](#)[Article 10.7 Development Plan Review](#)[Article 10.8 Improvement Location Permit](#)[Article 10.12 Subdivision](#)

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Neighbor Meeting Notes

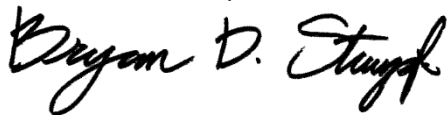
Date: 29 September 2017
Location: Oak Manor Clubhouse
Project Name: Oak Manor PUD Amendment II
Petition No.: 1710-PUD-20
Attendees: Seven Oak Manor residents
Ed Freeman, David Weekley Homes
Pam Howard, City of Westfield
Notes By: Bryan D. Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

ITEMS DISCUSSED:

1. The meeting was attended by residents of the community and members of the Villages of Oak Manor Steering Committee.
2. Stumpf explained the change to the minimum living area square footage for the 36' Lots.
3. Stumpf explained the change in the "Living Area" language and the inclusion of the definition in the PUD amendment, as was requested by members of the Steering Committee.
4. The change in the square footage figure for the 36' Lots will allow for the construction of the full range of homes depicted in the architectural character exhibit in the recently approved PUD.
5. Stumpf and Freeman answered questions regarding the timing of development construction and home construction, the locations and timing of the model homes, and keeping the site clean during construction.

Very truly yours,
11th Street Development



Bryan D. Stumpf, PLA, AICP
President

cc: Pam Howard, City of Westfield
file

BDS:bds

WRITTEN PUBLIC COMMENTS

Docket Number: 1709-PUD-16
Petitioner: Grassy Branch Development, LLC
Request: Petitioner requests to expand and amend the Bridgewater PUD District by 72.57 acres +/- to allow for Single-Family detached development.

Enclosed Attachments:

September 05, 2017 Public Hearing

1. Thompson, Dan and Denise (09/05/17)

Enclosed Attachments:

October 10, 2017 Plan Commission Meeting

2. Walker, Don (09/12/17)
3. Hildebrand, Mark (09/21/17)
4. Clayton, Joseph P. (09/25/17)
5. Thompson, Dan and Denise (09/27/17)
6. Thompson, Dan and Denise (09/29/17)
7. Wilson MD, Frank (09/30/17)
8. Joshi, Keshyap C. (10/01/17)
9. Brashear, Ryan (10/01/17)
10. Silver, Mindy (10/01/17)
11. Flanders, Vincent (10/01/17)
12. Clary, Karin (10/01/17)
13. Ali, Andrea (10/02/17)
14. Dunkin, Briana and Mike (10/02/17)
15. Kirsh, Joel D. (10/02/17)
16. Gasway, Pam (10/02/17)
17. Snyder, Kara (10/02/17)
18. Risk, Melissa (10/02/17)
19. Shone, Cynthia (10/02/17)
20. Hill, Karen (10/02/17)
21. Moore, Kenneth (10/02/17)

September 5, 2017

Mr. Randy Graham, President
Westfield-Washington Township Advisory Plan Commission
130 Penn Street
Westfield, IN 46074-9544

Re: **1709-PUD-16, 1709-ODP-09 & 1709-SPP-09**
Oak Hollow at Bridgewater

Dear President Graham and Members of the Plan Commission:

Please allow us to introduce ourselves. We are Dan and Denise Thompson and we are the owners of and residents (along with our three children, Mia, Max and Eva) in the home located at 15442 Carey Road. Our home will be surrounded on three sides by the proposed Oak Hollow at Bridgewater if the project is approved by the Plan Commission and the City Council. As we were considering buying our home in 2016, we were made aware that a development like Oak Hollow might happen in the years ahead. As a result, for about 12 months, we have been communicating with David Mennel regarding the various potential plans for this property. Mr. Mennel has been generous with his time in meeting with us and through that process we have been able to head off many potential issues which could have arisen with this type of significant change to our neighborhood. While we greatly appreciate Mr. Mennel's ongoing efforts on behalf of the developer, we do have some remaining outstanding concerns to present to you tonight.

We'd like to first acknowledge that we understand that some sort of residential development/redevelopment is likely on this property. The gorgeous lake views, the proximity to Bridgewater, to the amenities of the City of Westfield and to the other great things Hamilton County has to offer makes this an incredibly attractive site. They are, quite frankly, some of the main reasons we ourselves were attracted to our home. It has been and remains our hope that the new neighborhood we will find ourselves in, with this development, will be fitting of this fantastic corner of our community.

Our concerns about this development relate to what we will see out of the various vantage points from our property. Almost every room has views from our home that are oriented toward the fantastic lake upon which we have several hundred linear feet of frontage. We and our family and friends, regularly enjoy views from the swimming pool, gazebo, back yard and front porch (our favorite place to watch the sunsets) that overlook this lake. The peace and tranquility offered by this great feature are incredible. We understand the attraction of the lake and desire to have as many homes with lake views as possible; however, it is our request that the Plan Commission be mindful of the lot frontage of each home on the lake. While these proposed homes do have significant street frontage, several of these lots have lake frontage which we believe does not keep in the spirit of the "open" and

“spacious” feeling which Mr. Mennel has described in the various meetings we have had with him. We would respectfully request that all lots which have lake frontage be required to have a minimum of 125 feet of lake frontage. As a matter of perspective, our property, as currently comprised, has approximately 420 linear feet of frontage on the lake. It is our opinion that increasing the required linear frontage along the lake is in the best interest of maintaining the value of our home as well as avoiding a development which over develops this lake frontage.

To further buttress the “spacious” feeling from the lake view, we would also suggest that the minimum rear yard setback on late lots should be at least fifty (50’) feet and minimum side yard setbacks should be twenty (20’) feet from both property lines versus the proposed forty (40’) foot rear yard setback and ten (10’) foot side yard with a thirty (30’) foot separation between buildings.

We are working with Mr. Mennel to become comfortable with the types and designs of homes which could be our new neighbors. Obviously, we are well aware of the great job that Mr. Mennel and the developers of the various developments with the Bridgewater PUD have done in ensuring architecturally appropriate homes are constructed. They have been good guardians of these standards and we have confidence they will strive to do so on the Oak Hollow development as well. We do, however, desire some assurances that special attention will be paid to the rear elevations of the homes facing the lake which will be highly visible from our existing home. We would greatly appreciate written assurances and/or commitments that the rear elevations will incorporate the hard surfaces which are “preferred” in the various Bridgewater design guidelines, but not strictly required. We currently look at the rear elevation of the one large home located north of our property. That rear elevation, which is set very close to the waters edge, contains a variety of interesting architectural features which enhance the aesthetics of this rear façade. We would hope that such care would be included in the homes of our new neighbors, albeit at a further setback from the lake.

Finally, we would also like to see some additional attention paid to the rear yard landscaping requirements for those homes which are adjoining the lake. The design standards and guidelines for Bridgewater encourage the maintenance of mature trees, which exist on portions of the existing lake frontage. Further, the Oak Hollow PUD and the overall Bridgewater architectural guide both have landscaping requirements. However, those requirements appear to be focused on front yard landscaping, and unless various other improvements are installed (e.g. a swimming pool), there are limited requirements for backyard landscaping. It would be our desire that the Plan Commission include some rear yard landscaping requirements for the lots which adjoin the lake. The Plan Commission and City Council have worked hard to improve the view of new developments when they are viewed from the public right of way. It is our request that a similar consideration be granted to our view, which will be considerably altered from the current beautiful horse pastures by the proposal before you.

We truly appreciate Mr. Mennel and his time and energy explaining the thoughts and reasoning behind the many plan iterations. We also respect the rights of Mr. and Mrs. Throgmartin to develop their incredible piece of property. However, it is obvious, that in addition to those mentioned above, our family will be affected in a number of significant ways with this development:

- 1) Increased traffic – 60 new homes, 120+ potential new vehicles on an already busy Carey Road
- 2) New and expanded easements/rights of way – Duke Energy, City of Westfield, others?
- 3) Infrastructure changes – moving/upsizing power lines and poles, widening of Carey Road, new gas line, etc.
- 4) Loss of community greenspace
- 5) 5+ years of new construction surrounding our home

President Graham and Members of the Plan Commission, our family loves our dream home and living in the Westfield community. There is also no doubt, that given our druthers, we would rather not have any development on this gorgeous piece of property. In fact, we even discussed with Mr. Mennel the option of purchasing the property in its entirety. However, we found that this option was not financially feasible for our family. Our goal is simple...to protect, as much as possible, the ambiance and financial investment in our oasis. Unfortunately, we believe that going from sharing the neighborhood with 1 home and acres of pasture land to 60 new neighbors (19 lake front), does not seem to do that for us. We therefore ask for your assistance on:

- 1) Larger lot sizes through increased lake frontage for homes on the lake
- 2) Increase in rear and side yard setbacks
- 3) Required rear elevation hardscape for lake lots
- 4) Required landscaping for the backyard similar to the front yard.

Thank you for your consideration and for all that you do for the community and the City of Westfield.

Sincerely,

Dan and Denise Thompson

September 12, 2017

City Council of Westfield

Ref: 1709-PUD-16

Plan Commission Members

Bridgewater PUD Amendment

130 Penn Street

Oak Hollow at Bridgewater

Westfield, Indiana 46074

E-mail: apc@westfield.in.gov

Respond A.S.A.P.

Attn: Members,

After thorough review of the proposed plan to expand Bridgewater development with an addition called Oak Hollow, I am requesting a denial of this project at present time due to multiple serious concerns:

- A.) Owners and management of the existing Bridgewater complex have been negligent in maintaining the club house (inside and outside), maintenance facilities, and land to the standards of the original opening and operating conditions. So, additional properties will only worsen the situation due to increased responsibilities and potential larger membership. Simply, this project should be tabled or placed on hold due to lack of acceptance and confusion by many Bridgewater members.
- B.) In order for the future of Oak Hollow to be realized, I recommend the present plan for sixty homes on seventy-two acres be deemed unacceptable. A sensible solution would be to subdivide the seventy-two acres into much larger lots of twenty-five maximum. Thus, increase the price of all lots for better spacing, better landscaping, and better views by neighbor subdivision home owners. If potential home buyers seriously want to build homes in this development, they will pay the new pricing and be very satisfied. There will be less traffic, less risk for accidents, and less concern for school bus children and other activities. Less is More in this case. Club Estates, Whistling Straits, and Winter Green would benefit from the zoning changes.
- C.) All neighbors are dead set against the widening of Carey Road! Widening would take the beauty out of the country road atmosphere. We do NOT need another 146th Street Boulevard of traffic. Presently it is very difficult and risky to turn left onto Carey Road now.
- D.) The suggestion to include Oak Hollow residents as Automatic immediate members to the existing homeowners roster is very questionable due to the already over maxed membership now. In recent years, the access to all of the facilities are very challenging and disappointing to many members (Too many sponsored golf outings, weddings, seminars and use of other facilities). Planning activities for active owners is difficult now.

E.) The proposed project as planned is simply not acceptable for many Bridgewater members.
Please review with great concern. A response will be greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read "Donald R. Walker".

Donald R. Walker

Owner Club Estates

Residence: (317) 844-3671

Cell: (317) 507-9202

e-mail: jenwalkr44@aol.com

Dear Plan Commission Members, City Council of Westfield:

Ref: 1709-PUD-16

After a careful review of the proposed plan to expand Bridgewater with an addition called Oak Hollow, I would like to request your denial of the project at this time until several issues and concerns can be resolved.

1. We are strongly opposed to the widening of Carey Road. This road is currently lined with beautiful trees which gives the road a lovely country road feel. Widening this road would require the removal of a substantial amount of trees and would destroy the look and feel of this beautiful area. Reducing the size of this planned development could eliminate any need for widening the road and reduce the traffic hazards that a larger development creates..
2. It is our understanding that the Oak Hollow residents will be required through deed restrictions to become members of The Bridgewater Club. Club owners and management indicate these new members will allow the club to have more revenue to improve the amenities of the club. They do not, however, address the additional strain this will put on club facilities that in many cases we find over-taxed, under maintained and in some cases in significant need of refurbishment. Reducing the size of this development should reduce the demands on the facility. Before approval of this development, we would also like to see a long term plan from the owners of the club for the renovation of the club to properly accommodate current and future members in the standards of the original opening and promotion of the club.

We would appreciate very much your denial of the Oak Hollow Development until the above issues can be properly addressed.

Respectfully submitted,

Mark & Teresa Hildebrand
3619 Pete Dye Blvd
(317)695-0833

September 25, 2017

City of Westfield
Plan Commission Members
130 Penn Street
Westfield, IN 46074

Ref: 1709-PUD-16
Bridgewater PUD Amendment
Oak Hollow at Bridgewater

Attn: Members

I have reviewed the proposed plan to expand the Bridgewater community with a new development called, "Oak Hollow". I strongly oppose the current proposal. We built our home here back in 2004, with the understanding that Bridgewater would be a rural setting of rolling hills and heavily wooded, spacious lots. If the current proposal is approved then this will no longer be the case. Unquestionably, the value of the original homeowners' property will be greatly de-valued, and if the Oak Hollow plan goes through as currently specified, I expect a significant reduction in my property taxes.

The Bridgewater community, as it exists today, is already overcrowded and underserved. Let me cite a few examples:

-
- Common property is infrequently mowed.
- - The wooden fences require painting.
- - Some streetlights are inoperable, and it takes much too long to have them repaired when reported.
- - Service has declined significantly at the Bridgewater Club House as prices have gone up. The menu selection and quality of the food has declined.
- - It is difficult to get tee times and dinner reservations.
- - Management seems to be focused on attracting new members while ignoring the needs of the long-tenured owners.

I respect the right of the Throgmartin Development Company to develop their property. I would be amenable to a plan with larger lots, and thus, fewer new members. It would also insure higher-value homes. The idea of widening Carey Road would be disruptive and totally unnecessary.

Security has also been lax. The Club Estates Home Owners has resourced and paid for video cameras. This association will also look unfavorably on the current Oak Hollow development.

If the Throgmartin Development Company cared about the Club Estates owners, then they should have been proactive by having an informative meeting with us. Instead, knowing our feelings, they have surreptitiously tried to get approval from Westfield.

I expect a prudent and practical decision by the City of Westfield. If not, then we will take whatever legal recourse necessary to protect our rights and our home values.

Respectfully submitted,

Joseph P. Clayton
Home Owner, Club Estates

cc: Hamilton County Tax Assessor
Copies of this letter have been sent by mail as well.

Mr. Skelton:

As you know, we are the property owners who are surrounded by the above petitions. As of last Thursday afternoon (9/21), negotiations between the petitioners in these matters and us for acquisition of easements for the petitioner's benefit and additional buffering for our property were terminated by the petitioners. At that time, we anticipated that the petitioners would be filing an amended site design, which will likely dramatically impact our property.

Earlier today, Russell Brown, who is the attorney that was helping us negotiate the easement/buffering transaction, was informed that the new "final" site layout would be available when the agenda was posted tomorrow (Thursday) and that this matter was still planned to be eligible for a vote on Monday. This is incredibly alarming to us.

One of our biggest difficulties in this entire matter has been the speed at which we are being asked to make decisions which impact our significant investment in Westfield. We were presented with a purchase agreement for the easement/buffering transaction on September 1 (a Friday of a holiday weekend), four days before the public hearing on this matter. Now, we will be given only two business days to review/react to a final site layout which will likely dramatically impact our property before the matter is set for a public vote. Further, we understand that this matter is not required to have a public hearing or any public input on this revised site layout, which we, as impacted (a/k/a virtually surrounded by this development) landowners have yet to see.

We are asking for your help. We will be working on communicating with the entirety of the APC on this matter via emails and some phone calls with a request that this matter be tabled so we can attempt to understand the impact of this (yet unseen by us) final layout and/or have time to come to a more reasonable compromise between the developer and us than the all or nothing approach we're currently faced with. We would respectfully ask for planning staff's support of this request.

If there is further information that we can provide on the timing discussed above, I'd be happy to provide it to you. I can be reached via this email, or via my cell phone at (317) 691-8989.

Sincerely,

Dan and Denise Thompson

15442 Carey Road

September 29, 2017

Mr. Randy Graham, President
Westfield-Washington Township Advisory Plan Commission
130 Penn Street
Westfield, IN 46074-9544

Re: **1709-PUD-16, 1709-ODP-09 & 1709-SPP-09**
Oak Hollow at Bridgewater

Dear President Graham and Members of the Plan Commission,

As the most directly impacted neighbor to this proposed development, we are against this proposed development in its current form. We apologize, but with the speed of this project coming before the Plan Commission, we found it impossible for us to talk to you individually regarding our concerns and areas of support. Therefore, to provide you such insight, we wanted to share the process that we have gone through with the developer, to clearly identify our issues/concerns (many of which have been completely disregarded by the developer) and to outline our positions that would allow us to support this project.

- 1) The developer (David Mennel) and I (Dan) talked 4-5 times over a 12+ month time frame, but we did not receive the formal proposal on an Agreement to Purchase until September 1st, the Friday of a holiday weekend. There was no reasonable time for us and our counsel to review and discuss before the September 5th Plan Commission meeting. Thus, Mr. Mennel suggested that we had an agreement to the Commission without any formal contractual agreement actually ever being reached.
- 2) When we finally received an Agreement to Purchase Real Estate, there contained easements that we had never previously discussed (30' HOA Easement on Lake), and there was no price being offered, rather a request that I pay \$400,000 for buffer land.
- 3) After another meeting with Mr. Mennel, a second iteration of this Purchase Agreement was presented with another, previously un-discussed easement (30' utility easement along my Carey Road property line).
- 4) As the structure and complexity began to get beyond my level of experience, I asked my attorney to step in and handle the discussions. My counsel provided Mr. Mennel our proposed changes, after taking time to try to understand all of the easement requests and the definition of each. It was quite a lot to interpret and compare. Upon receiving our response, 4.5 hours later, Mr. Mennel said that the time had passed for negotiations and that he would file a revised development plan.

At approximately 3:00 pm this Thursday (9/28/2017), we received from both Mr. Mennel and via the City website copies of the revised development plan.

For clarity, and to concisely state my perspective, I have enumerated a quick list of issues that have been both confusing and disappointing:

- 1) The developer is asking for several easements and not offering to pay for any of them.
- 2) The developer has threatened to move the drainage easement/creek to the edge of my property to the north, if I do not comply with their plan. This will require cutting down 15+ mature trees, some of which are over 40 feet tall. These trees are very mature and add to the character of the entire area/neighborhood. There has been no tree preservation program and I don't understand why he would cut down these trees. New homes, people driving down Carey Road, golfers, and everyone in the area enjoys what few trees we have left and to cut them down is troubling. This is what would happen if they move the drainage ditch as the developer has suggested.
- 3) The developer has not only refused to offer us anything for the easements that they are requesting, but they also wanted us to pay \$400,000 for the buffer land which includes the unusable, low land adjacent to the drainage easement.
- 4) The developer has threatened that gas would be cut off to my home if I did not comply with their plan.
- 5) The developer has threatened that Duke Energy will take down all of my trees along Carey Road if I don't agree to their terms.
- 6) The developer has threatened that if we don't agree, they would not need us; as either the City or Duke Energy will condemn the land from us to move the new transmission wires, as the City wants this development. We are concerned on this matter that the City would consider using eminent domain to help a private developer.
- 7) The developer has refused our request to correct survey errors which were made when our property was sold off from the two parent parcels years ago. These errors have created a legal description which allows portions of improvements affiliated with our home with an uncertain future.
- 8) The developer has made many requests, with little time to complete due diligence and react in a thoughtful manner:
 - a. 9/1/2017 - Initial Contract. Meeting requested by 9/8.
 - b. 9/7/2017 - Follow up meeting to understand newly presented contract language and begin negotiations.
 - c. 9/8/2017 - Second contract presented with previously un-discussed utility easement.
 - d. 9/13/2017 - Email from David Mennel with "new wrinkle". Not sure what this meant, but he didn't want to discuss it with my attorney, who has been trying to help me translate the real estate / easement details.
 - e. 9/15/2017 - Dan emailed David Mennel stating that this process had reached a point that necessitated my attorney to get more involved to help me interpret the transaction, the financial impact, my rights, and the general totality of the circumstances. I requested that all negotiations and communications to go through my attorney.
 - f. 9/18/2017 - David Mennel reached out to Dan/Denise's counsel.

- g. 9/21/2017 - Dan/Denise's counsel presented a red lined version of the contract for negotiations.
- h. 9/21/2017 - 4.5 hours after redlined version was presented, David stated that there was no further need for negotiations.
- i. 3:00 on afternoon of 9/27/17 – David Mennel informs our counsel that the final revised plan has been submitted to the City and requests time to meet to discuss
- j. Afternoon of 9/28/2017 – The revised ordinance and development plan were provided via email from Mr. Mennel and via the City's website. Mr. Mennel offers to be meet with our counsel on the afternoon of Friday, September 29 to discuss.

As you can see, we were not trying to hold up this process and believe that we have been more than accommodating and responsive during this process. We understand that this development is attractive to the City, but feel any such development must be good for both future residents and current residents. Our concerns, as expressed in writing and via public testimony at the September 5, Plan Commission, remain as follows:

- 1) The lot size (125' at water's edge) and rear elevations of homes on the lake. We are concerned about backyard hardscape and landscape requirements as well as minimum brick/hard surface on the back of the house.
- 2) Buffering our home. We would hope to have adequate buffering (on property we own/acquire or on property owned by the future HOA or by others) which helps to protect the privacy and the investment of our current property.
- 3) We feel the onus for replacement and/or repair all services and damages (i.e. lost landscape, trees, or hardscape) necessary for development on the neighboring property should be on the developer, not on our family.

Unfortunately, the revised plans submit by the developer go the exact opposite of many of our requests. While building setbacks along the lake have been set in the ordinance, the actual lot sizes on the revised plan on the south part of the lake are smaller. Previously, the smallest lot on the lake was .46 acres (previous Lot 11). On the revised plan there are now four (4) lots smaller than the previous smallest lot (Lots 16-19 are all less than .44 acres). The lot lines for new Lots 20 – 23 run immediately adjacent to our lot, with only thirty foot (30') building setback lines, providing that within a few feet of our current property line, we could have homes and accessory structures. Further, the revised plan brings the lot line of Lot 2 within a few feet of our home with no apparent landscape plan shown on the various documents.

Our ask is for you to vote against this proposal or at a minimum grant a continuance and ask the developer to carefully consider how they intend to work with us fairly. And we do want to be fair.

Thank you for taking the time to read this. We know you guys all volunteer your time, and we appreciate what you do. We are trusting that this process will be fair and we have heard great things about how well Westfield conducts situations like this.

Respectfully,

Dan and Denise Thompson

To The members of the zoning board:

I am writing in favor of Petition 1709-PUD-16 and the Plat and overall development plan 1709-SPP-09 and 1709-OPD-09.

I am writing for you to consider reducing the density of homes planned on the "Grassy Branch at Bridgewater PUD". Due to the dramatic increase in housing near Bridgewater Traffic density has already increased making it very hard for us to exit Pete Dye Blvd onto Carey safely. I understand that there will not be a widening of the street . Even so that still makes it even harder to get onto Carey.

I understand there will be a golf cart crossing across Carey road. Wow, there will certainly be a disaster someday with the # of cars going up Carey. Have the developer build a 'bridge' over to His Bridgewater course for the safety of all concerned.

Hopefully beautification and tree preservation will be considered.

Frank Wilson MD (Christine)
3632 Pete Dye Blvd.
Carmel, In. Bridgewater Platinum member
Cell 317 439 9960

Sent from my iPad

Hello,

I have a house on the Pete Dye Blvd. in Bridgewater and I am very concerned with the subject project also called "Grassy Branch at Bridgewater PUD (Formerly Oad Hollow at Bridgewater)".

Many small and some very large houses are planned to be built, if the plan is approved. I am concerned that it will significantly increase the traffic on the Carey Road. We understand that the Carey Road is not to be widened but several blisters will be installed to manage the traffic. This is not a good way.

We are equally concerned about the many beautiful trees that will be removed.

Houses in the Bridgewater have high standards and specifications. The new houses may not be of similar standards.

While there will be some very large lots but many lots are going to be crammed into a small area. This is not good planning.

We request that the plan in its current layout be not approved.

Thanks

Keshyap C. Joshi

Members of the the Commission,

Action on this project should be delayed until a traffic study of the proposal can be completed. Entering and exiting Carey Road to Club Estates multiple times daily, our family can attest that it is one of the more dangerous roads in Westfield due to traffic volume, traffic speed, and visibility limited by hills and large tree placement. To funnel sixty more homes and their accompanying construction traffic along with a pedestrian path across and through this same corridor without careful study and planning is likely to exacerbate an already dangerous situation and threaten lives.

In the span of several hundred feet of road with cars routinely exceeding the posted 40 mph speed limit, families ingress and egress two existing Bridgewater entrances, two single family homes, and Habig fields where many hundreds of children play youth soccer. To add another subdivision entrance (and construction entrance) with walking path crossing this street at the bottom of an existing hill is likely to exacerbate an already dangerous situation.

We urge the members of the commission to delay action on this proposal until a formal traffic study can be completed with consideration for maximizing traffic and pedestrian safety.

Thank you for the consideration,
Ryan Brashear
Homeowner Club Estates

I would like to vote no towards the development of a housing development on 151st and Carey Rd.
Please don't allow more housing developments to come in too fast.

Sent from my iPhone

To whom it may concern,

As a concerned Westfield citizen, I support the controlled growth of the city. However, I do not support another high density, low cost neighborhood. We need more neighborhoods with 1+ acre lots and higher end homes to attract more tax dollars, without proportionally more people, for our city. If the given proposal does not meet this minimum land criteria, I would not support such a development.

Regards,
Vincent Flanders

Sent from my iPhone

Hello,

I can't attend the meeting due to WYSI obligations. However, I want to vote NO to this development. Enough with more development. Our infrastructure isn't ready and we're losing ALL green space and any feeling of being out of Carmel!

We need nature, fields, farms and country roads. I love Grand a park and it is green, but let's keep some natural undeveloped space for at least a few more years, please!! We're feeling claustrophobic in our growing community. If this development continues at this pace, we'll simply have to join the ranks of the Westfield residents who are looking to leave this community instead of invading it.

Thank you,
Sincerely,

Karin Clary
Sent from my iPad

To whom it may concern,

I am writing in regards to the 1709-PUD-16 Zoning Ordinance and 1709-SPP-09 & 1907-ODP-09 Primary Plat and Overall Development Plan. I would like to express our concerns and opposition to this project. My husband and I, along with our children, live in Bridgewater off of the Carey Road/Pete Dye entrance. We have lived here for five years and have been very happy. We often discussed how blessed we are to live in such a beautiful area. One of the reasons that we were drawn to this area was the preservation of land and nature that exists in the horse farm that is found on Carey Road. This is such a treasure to find in an area that is becoming more developed everyday. It would be such a disappointment to see it go. The area around Westfield has plenty of land and area for development. New subdivisions are going up in every direction. I am concerned that this development is too much and irresponsible. I am also concerned that we would be replacing a beautiful horse farm with track houses and small lots. Don't we have enough of that already? Please consider our objection to this project because this is our home. This is one of the reasons that we love living where we do. We really value this land.

Thank you!

Andrea Ali

Westfield Planning Commission,

We strongly oppose the development of Oak Hollow at Bridgewater. Why does every acre of ground need developed? The beauty of the land around us is being overtaken by packing in tons of houses every where you turn. The Bridgewater clubhouse and amenities cannot handle more members. The property proposed is a beautiful area and does not need to become another neighborhood bringing more congestion. It is hard enough to pull out of our neighborhood, let alone adding more traffic to Carey road.

Please reconsider. I am sure there are others, like myself who would consider purchasing the property, to leave it as is.

Thank you,

Briana & Mike Dunkin

Dear Advisory Plan Commission:

We are current residents of Bridgewater and reside directly across the street (in Wintergreen) from the proposed development. We are reaching out today in opposition to the plan presently proposed. Despite the fact that we love the natural beauty of the present property, we knew it was only a matter of time before some form of residential development would be taking place on that site. Having said that, we are not necessarily opposed to any development but simply opposed to a large number of lots and homes presented in the current plan. It appears from the plans that there will be nearly 60 homes. We believe that it would be in the best interest of the commission to revise the plan and approve a lesser number of homes not only to preserve the beauty of the area but also to ease traffic and safety concerns as well as helping to preserve the value of the existing homes in Bridgewater. With the development on the southeast corner of 151st St. and Carey and this proposed development and Maple Creek to the east, we believe that there is an oversaturation of homes in that small area. Part of the beauty of Bridgewater and the surrounding areas is that it has been largely underdeveloped in order to maintain the quaintness of the area. With the rash of construction of homes, that beauty and quaintness will disappear. The plan should be revised to maintain a larger amount of natural beauty. We would also encourage a revision of the plan to include an entrance/exit onto 151st Street.

Likewise, the number of homes in that area including those that will be part of Bridgewater not only increases traffic and safety concerns but also burdens the already inferior capacity of the schools in the area. Additionally, it may also burden the amenities and capacity of the Bridgewater Club.

On a positive note, the administration and leadership of the Bridgewater Club (including Dave Mennel) have done a tremendous job of preserving the beauty and amenities of the already developed Bridgewater areas. With revisions to the current plan, along with that supervision by the current leadership, we are certainly encouraged that it will be a beautiful area. The commission should strongly consider changes to the current proposed plan. Please hear the feelings of those of us who are most affected.

Thank you for your consideration.

Joel D. Kirsh, Adoption Attorney

KIRSH & KIRSH, P.C.

30+ Years of Experience in Adoption Law

2930 E. 96th Street

Indianapolis, IN 46240-3716

317.575.5555

800.333.5736 (Expectant Parents Only)

317.575.5631 Fax

joel@kirsh.com

www.IndianaAdoption.com

Hello

Please be cautious when you decide on the 60+ home project that is proposed on the horse farm at 151st St and Carey Rd & consider this high density project and the traffic problems that will ensue.

Sincerely,

Pam Gasway

Westfield, IN

Sent from my iPhone

My name is Kara Snyder and I am a resident of Westfield Community and live in Brookside neighborhood. My children attend Carey Ridge Elementary school and I am emailing to voice my opinion that I , as well as my husband Nathan Snyder, are AGAINST such a large development going in on the existing horse farm. Our reasons are numerous and too many to name on this email. I would not be as opposed to the initial proposal of around 20 homes but the current proposition is ridiculous. Please reconsider this irresponsible move as the harm it will cause our community is far reaching.

Thank you,
Kara Snyder
317-590-7519

Sent from my iPhone

I am writing to you regarding tonight's meeting that includes the above referenced property and addition to the Bridgewater community. As I am unable to attend this evening's meeting I would like to express several areas of concern.

There seems to be a lot of trees and greenery that would be lost on the west side of the street due to an easement for Duke energy. This change would alter the entire scenery from 161 to 151. Since moving to Westfield over ten years ago, this is a beautiful part of the city and a jewel that should be protected. There does not seem to be any plan for planting trees that is subject to approval in the PUD. This would be the same for the stretch of land on 151 street. In today's burgeoning city of Westfield, there ought to be more scrutiny with green spaces.

Additionally, with regard to green spaces, the land that is slated for development already has an existing dwelling. This land is sizable in nature and should be considered when approving the development. What is currently proposed is out of balance with this property. There seems to be 1/3 of the lake frontage with the Thompson's home, and then 2/3 of the remaining water front will be 19 homes. That seems to be extremely out of balance from the existing house.

It is understandable that the owners would want to develop this land, and for the Planning Commission to allow this to happen. Much larger lot sizes with a minimum of 5 acres would be more appropriate. It would also be in harmony with Country Club Estates across the street, whose homeowners also object to the density of this project.

Having larger lot sizes would also diminish the damage and lesson the traffic on Carey Road, and help to maintain the current beauty of the street.

Finally, The Bridgewater Club is at capacity now and has a waiting list to leave. If this is approved I would hope that they would not be granted access to the club as Social Members automatically.

There seems to be an urgency to approval on this project which at this point, does not seem necessary. There is not a lot of public knowledge about this project and as it becomes more known there is a growing group of concern and opposition. Although it is private property, it is situated along a heavily travelled road that is enjoyed by all with its mature trees and beauty and I firmly believe we should not be in a rush to alter this.

Melissa Risk
mcrisk@me.com
317-989-1950

To the Advisory Plan Commission,

As a resident of Bridgewater, I am seriously concerned regarding the proposed housing development on the corner of Carey Rd & 151st Street.

While I realize the desire for economic growth and development, with this proposed development, this will negatively impact the current neighborhoods and areas. Our schools are already overcrowded, traffic is definitely a problem and I'm assuming many trees will be removed and the streets widened to accommodate all of this increased traffic. Why add to the current issues and drive up costs? What about increased safety concerns? It appears many are in total opposition to this proposal. How will this benefit our area? I personally hope every inch of land in this area is not developed! This is part of the beauty and value of this community!

Please hear the members of the communities opinions and stop this from becoming an additional housing development!

Thank you,

Cynthia Shone

Sent from my iPad

Members of the Commission,

As a resident of the Club Estates neighborhood at The Bridgewater Club my husband and I are very concerned about the impact this new development will have on traffic on Carey Road. We already have a very difficult time exiting and entering our neighborhood due to our entrance being located at the top of a rise on Carey Rd and the trees on the northeast side of the road causing a blind spot trying to see traffic coming from the north. Adding 60 more homes with at least 120 more vehicles traveling over 40 mph on Carey without assessing the direct impact on the safety of our entrance seems to be a serious oversight. Improving the safety at our entrance to Carey Rd and/or reducing the density of the development would not seem to be unreasonable requests to help maintain the quality of our community.

We also suggest that you rethink the location of the proposed pedestrian crossing - having it at the bottom of the hill doesn't seem to be the safest location. I personally ride the path along Carey and would not cross at the path even with flashing lights due to the speed of the cars traveling along Carey. I would go out of my way to cross at the round-a-bout where the cars are going slower and crossing safer. Moving the crossing to our entrance might be an alternative and might benefit our neighborhood by slowing traffic near our entrance.

We would urge the members of the commission to delay a decision on the proposal until further analysis is completed looking at the impact on traffic and pedestrian safety.

Appreciate your consideration,

Karen Hill
Bridgewater Club Estates Homeowner

Attn Members of Planning Committee

I am requesting a denial of this project to expand Bridgewater development with an addition called Oak Hallow.

I live in Whistling Straits and cannot safely get onto Carey road currently. Expanding Carey road or adding additional homes in the proposed subdivision will make the road unsafe for us to exist Bridgewater onto Carey,

Bridgewater does not need this addition and can barely handle the amount of homes currently,

Westfield has a lot of other areas that can take this development. It would ruin the values of the homes in Bridgewater and especially Whistling Straits.

This project should be tabled or denied due to destructive effects it would have on the current Bridgewater community. Bridgewater supplies a very high tax base for Westfield and we the people of Bridgewater need to be heard on this, not just the developers.

Respectfully,

Kenneth Moore

Owner Whistling Straits.

Sent from my iPad

WRITTEN PUBLIC COMMENTS

Docket Number: 1710-PUD-21
Petitioner: Sterling Development by American Structurepoint
Request: Petitioner requests an Amendment to the Custom Commerce Park Planned Unit Development (PUD) District to allow for a Self-Storage Facility on 9.47 acres +/-

Enclosed Attachments:
October 2, 2017 Public Hearing

1. Michael Shebek	17397 Oak Ridge Road	(9/26/17)
2. Joseph W. (Rick) Batza	668 Nuttal Street	(Postmarked 9/29/17)
3. Andy Weas	17297 Oak Ridge Road	(10/02/17)

September 26, 2017

City of Westfield
Advisory Plan Commission

RE: Change of Zoning request to allow a Self-Storage Facility to be located near 17200
Foundation Parkway – Custom Commerce Park

Dear Commission,

In 2011, my company purchased land and started construction of a commercial building on approximately 8 acres of land which is located at 17397 Oak Ridge Rd. This was the first new construction project in Custom Commerce Park in over 6 years.

When looking for a place to move our business, we wanted to move and construct a building that became a piece of art for all who work here, and with a beautiful exterior presence for all who pass by it. We could have built a metal building and saved on construction costs, but chose a business park that believed beautiful quality construction was important.

We also chose Custom Commerce Park because we wanted to be a partner with the city of Westfield to bring good businesses, good people and higher-end structures to the park.

In the coming years, the Weas and Thieneman companies came here with those same beliefs. These are two examples of good businesses with like-kind construction and good people to move into the park. The construction of their facilities met the zoning standards and complimented the two existing buildings in the park.

By having structures that are made of concrete with a strong tinted-window presence, we have met and exceeded the standards set forth in the park, and I would argue that we have defined the construction brand the park demands. It would be a disservice to us, other members of the park and to our good neighbors to the west, if this business park changed its zoning so that it can accommodate an “un-like structure”, and in the process, change the park to look like most every other business park.

Respectfully submitted,

Michael Shebek
President
Automatic Pool Covers, Inc.
17397 Oak Ridge Rd.
Westfield, IN 46074



September 29, 2017

City of Westfield
Economic and Community Development Department
2728 East 171st Street
Westfield, IN 46074

Ladies and Gentlemen:

This letter is in regards to petition 1710-PUD-21 regarding a request filed by Sterling Development, LLC requesting a zoning change for 9.47 acres of property generally located at 17200 Foundation Parkway, Westfield, IN 46074. I am further given to understand that the purpose of the zoning change is to permit a self-storage facility to be constructed at that location fronting onto Oak Ridge Road.

My wife and I own and live in a home in the Oaks Preserve Condominiums on the west side of Oak Ridge Road, immediately across the street from the proposed site of this storage facility. I would first like to make mention that I was first notified of this pending action on Thursday morning, September 28th, by a hand delivered first class envelop explaining the project. I quickly made note in the accompanying letter that an informational meeting had been held two days earlier on September 26th thus taking away my ability to ask questions.

Secondly, I am curious as to why all of this is happening so quickly with so little notice to area residents. In specific, we are being first notified on September 28th of an informative meeting that already occurred and that the Advisory Plan Commission will meet to decide the matter this coming Monday. Other than this letter, it leaves someone with their home and a vested economic interest in the City of Westfield very little time to react to protect themselves. I can't even get an appointment with my family attorney that fast.

When my wife and I were searching for a new home in 2015, we chose this neighborhood for multiple reasons. First was our desire to live in the City of Westfield, a community oriented location that was peaceful and quiet. We loved the way our home was designed and built, the family friendly nature of the neighborhood with lots of places to walk, ride a bicycle and enjoy the out of doors.

Yes, there was one office building across the street and a second under construction. Office buildings are quiet neighbors that do little to detract from the makeup of the area. The aesthetics of these structures blend in with the single family dwellings and save early morning and end of the work day traffic, add little congestion to Oak Ridge Road. They did not detract from the visual appeal of the neighborhood. Office buildings do not usually contain any sort of hazardous materials.

Self-service storage facilities have recently been used to store any and all sorts of materials, some far from legal such as meth labs. The owners will say that they don't allow that however the name self-service tells you that the proprietors have nothing at all to do with moving items in and out. The criminal element is not intimidated by the legal wording on a contract. I can attest to this as I have worked in public safety for over 40 years and have made multiple responses into such facilities.

Another drawback to this plan is their request to front the facility on Oak Ridge Road. The closest traffic signal is at State Road 32. A self-storage facility is generally available to its customers 24 hours a day which will significantly add to street congestion without any additional traffic control or lanes.

My final issue is with the appearance. I researched the zoning of the undeveloped areas immediately surrounding our prospective home before we bought it in 2015. Since office buildings or single family residences were the only things that could be built in the immediate area, we were comfortable in making a quarter million-dollar investment. Please don't tell me I made a mistake.

I am quite concerned of what can happen to our property values with the inclusion of this potential eyesore to our beautiful, quiet community. It has been my experience with other such facilities that after the investors have realized their profit, they will sell off the facility to others who may not be as concerned about exterior maintenance or what was said years ago at a zoning commission meeting that they were not a party to.

I can appreciate the fact that elected officials must keep economic development issues on the front burner. Businesses do bring in a sizeable amount of tax revenue to fund government. It is however imperative that the interests of homeowners not be sacrificed when there are other locations in the community, such as the State Road 32 sector, where such a facility could be located without changing the complexion of the neighborhood.

In closing, I implore you as the representatives of the residents of Westfield to turn down this request and maintain the integrity of our segment of the community.

Respectfully,

Joseph W. (Rick) Batza
668 Nuttal Street
Westfield, IN 46074

October 2, 2017

City of Westfield
Advisory Plan Commission

Subject: Opposition to change of zoning request for self-storage facility to be located near
17200 Foundation Parkway – Custom Commerce Park

Dear Commission,

We represent HADAH II LLC and its tenant Weas Engineering, located at 17297 Oak Ridge Road. Our building is adjacent to the property in question here. We received notice via certified mail one day before a meeting was held to discuss this potential project. Unfortunately, the timing of this notice was insufficient to allow us to attend the meeting.

It is our understanding that there is a request to change zoning to allow self-storage use and the use of building materials that are not currently approved in Westfield. We do not support this use of the property nor the use of inferior building materials relative to the rest of the development. In reviewing the design and materials, there appears to be a façade built of material not consistent with the materials used in the business park. In addition, the proposal includes a number of high walls apparently intended to hide a large number of metal storage sheds.

All of the existing buildings in the business park are constructed of concrete materials. The consistent architecture and high-quality building materials combine to form a high-end look and feel that sets the park apart from other locations that would be more suitable for the proposed project. In other words, the proposed project would not fit in well and could negatively affect the quality and value of our investment in the business park.

In addition to our serious objections to the proposed materials and architecture, we have strong concerns about increased traffic, security during non-staffed hours, and the negative effect that this type of development could have on the businesses in the park and the nearby housing developments.

While we strongly support new business development in Westfield, we do not believe this particular project should be located on this property or in this business park.

Sincerely,

Andy Weas, Jr.
Managing Member-HADAH II, LLC
President – Weas Engineering

Heidi Muller
Managing Member-HADAH II, LLC