



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_19_2016

Monday, September 19, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, September 19, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes September 6, 2016

Documents: [September 6, 2016 Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1607-PUD-09

Liberty Ridge Planned Unit Development (PUD) District

South side of 151st Street; East of Towne Road

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Liberty Ridge PUD Ordinance \(Ord. 16-23\)](#) | [Exhibit 6: Liberty Ridge PUD Ordinance \(redline version\)](#) | [Exhibit 7: Public Comment](#) | [Concept Plan Comparison](#) | [Issue List and Responses -- REVISED: 09/19/16](#) | [Concept Plan -- REVISED: 09/19/16](#) | [Poolhouse Character Exhibit -- REVISED: 09/19/16](#) | [Presentation Slides](#)

1609-PUD-14

Junction North Planned Unit Development (PUD) District

Southwest Corner of Hoover Street and Union Street

Matthew and Teresa Skelton request a change of zoning of 1.55 acres +/- from the SF3: Single-Family Medium Density District to the Junction North Planned Unit (PUD)

District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibit](#) | [Exhibit 5: Junction North PUD Ordinance \(Ord 16-29\)](#) | [Exhibit 6: Issue List and Responses](#) | [Exhibit 7: Public Comment](#)

CONTINUED ITEMS

1609-PUD-17

***Enclave & Springs Planned Unit Development (PUD) District Amendment
15807 Longship Court (The Springs at Viking Meadow)***

Heather Raymond by Perma Pools Corp. requests an amendment to modify the minimum rear yard building setback line for a swimming pool from twenty (25) feet to fifteen (15) feet.

1609-PUD-16 [CONTINUED]

***Wood Wind Planned Unit Development (PUD) District
Towne Road; 146th Street / 166th Street***

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

1608-PUD-13

***The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road***

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

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

Liberty Ridge

South side of 151st Street; East of Towne Road

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

1606-DDP-20 [CONTINUED]

CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

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

1602-CPA-01[CONTINUED]

The Conservancy Addendum

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

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

The Trails

South of State Highway 32, East of Oak Ridge Road

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 19, 2016
1609-PUD-14
Exhibit 1

Docket Number: 1609-PUD-14 (Ordinance No. 16-29)

Petitioner: Matthew and Teresa Skelton

Request: A change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

Current Zoning: SF3: Single-Family Medium Density District

Current Land Use: Single-family residential

Acreage: 1.55 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Junction North PUD Ordinance (Ord. 16-26)
6. Issues List and Responses
7. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the August 8, 2016, City Council meeting. The petition received a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting a change in zoning to the Junction North Planned Unit Development (PUD) District for approximately 1.55 acres +/-, located at the southwest corner of Hoover Street and Union Street in Downtown Westfield (see **Exhibit 2**). Property to the west is zoned SF-3 and is a city park (Asa Bales Park). Property to the south is zoned SF-3 and is residentially used. Property to the east is zoned SF-3 and is a commercially used (hair salon) and residentially used. Property to the north is zoned GB-PD and EI and is a public school (Westfield High School).

ZONING REQUEST:

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property. The subdivision would include five (5) residential lots.

Default Standards and Permitted Uses: The Junction North PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 5**) defaults to the SF3: Single Family Medium Density District as the Underlying Zoning District.

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

	SF-3 Requirement (per UDO)	Junction North PUD
Minimum Lot Area	12,000 SF	7,000 SF
Front Yard Setback	20 feet	10 feet
Side Yard Setback	10 feet	5 feet
Rear Yard Setback	30 feet	10 feet
Minimum Lot Width	90 feet (corner lots) 80 feet (all other lots)	60 feet

Architectural Enhancements: The proposed Junction North PUD includes architectural and building design requirements that exceed what the UDO would otherwise require for and SF-3 subdivision. The proposed PUD standards include the following:

1. Homes are required to be substantially consistent with style and character of the homes represented in the illustrative character exhibits of the PUD Ordinance;
2. Front doors are required to face Hoover Street, with the exception of the corner lot (Lot 1) – the front door on that building is required to face Union Street.
3. All homes are required to include a sizable front porch (minimum of 36 square-feet in size, and a minimum of 4 feet deep);
4. Garages on Lots 2-5 are allowed to be either side, rear, or front loaded. However, if they are front loaded, then the garage is required to be setback at least 20 feet behind the front elevation of the home. Garage doors are not allowed to face Union Street on Lot 1.
5. Vinyl and aluminum are not permitted, except for gutters, soffits, trim, and other similar features.

Design Standards and Processes: The proposed Junction North PUD would modify the UDO standards by allowing the existing 5-foot sidewalk to remain instead of requiring an 8-foot

roadside pathway. A five-foot sidewalk is consistent with what is anticipated for most areas of Downtown Westfield. The PUD Ordinance also would not require open space as a part of this subdivision, and it would require the Minor Subdivision process to be followed when subdividing the property.

Comprehensive Plan: The Grand Junction Implementation Plan, an addendum to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), identifies this property as being largely within the “Union Sub-District” of Downtown Westfield. The Union Sub-District sections focus on maintaining mature trees, preserving the historical residential architectural/character of the street, and encouraging any new structures to mimic the existing historic/residential character of the area¹. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner met with the Grand Junction Task Group on August 2, 2016 to discuss how the proposal fits with the Grand Junction Master Plan/Grand Junction Implementation Plan and received the group’s support.

MODIFICATIONS SINCE THE PUBLIC HEARING:

Since the public hearing, Section 1.4 of the PUD Ordinance has been modified so that any authority to make approvals, decisions, and interpretations related to the Junction North PUD would be delegated to the Director of the Westfield Public Works Department, instead of the Director of the Westfield Economic and Community Development Department. This change in authority addresses concerns raised during the public hearing regarding potential conflicts in the administration of the PUD Ordinance. No other changes were made to the proposal.

The petitioner addressed other issues that were raised during the public hearing in a separate exhibit (see **Exhibit 6**).

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

¹ Westfield-Washington Township Comprehensive Plan, Appendix I (Grand Junction Implementation Plan, 2013).

Statutory Considerations:

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

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

DEPARTMENT COMMENTS:

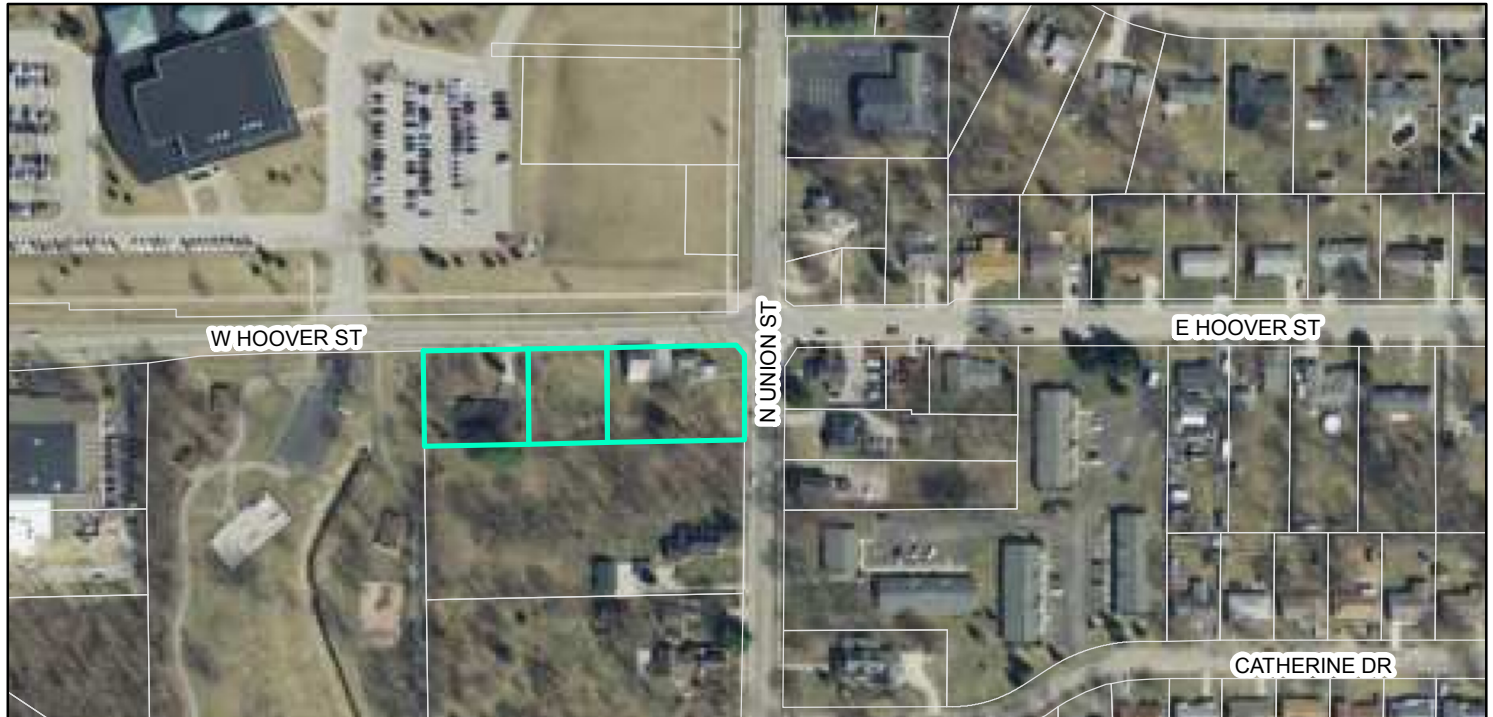
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Junction North PUD District (Docket No. 1609-PUD-14, Ordinance 16-29), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



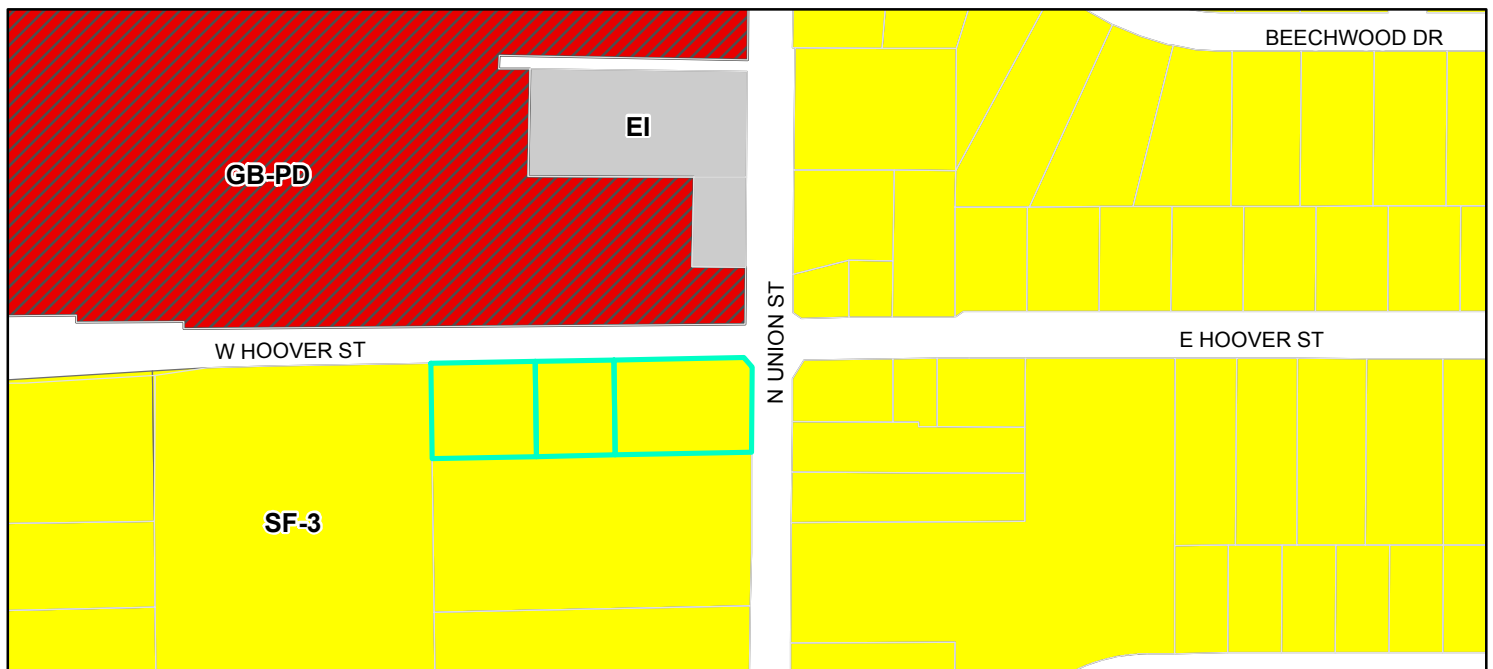
Location Map
Junction North PUD District
1609-PUD-14 (Ordinance 16-29)



Aerial Location Map



Zoning Map



- Parcel **Zoning**
- Parcel
 - GB-PD (General Business - Planned Development)
 - EI (Enclosed Industrial)
 - SF-3 (Single Family - 3)

Junction North

Exhibit B - Concept Plan

HOOVER STREET (181st STREET)

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

UNION STREET



Parcels

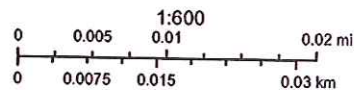


EXHIBIT C
ILLUSTRATIVE EXHIBITS







ORDINANCE NUMBER 16-29

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 “**JUNCTION NORTH 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. 1609-PUD-14**), 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. 1609-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Junction North 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. All authority to make approvals, decisions and interpretations related to the District that would otherwise be vested in the Director of the Westfield Economic and Community Development Department is hereby delegated to the Director of the Westfield Public Works Department.

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** (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.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF-3: Single-Family Medium Density District (the "Underlying Zoning District").

Section 5. 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.

- 5.1 Minimum Lot Area: 7,000 square feet
- 5.2 Minimum Building Setback Lines:
 - A. Front Yard: 10 feet
 - B. Side Yard: 5 feet

C. Rear Yard: 10 feet

5.3 Minimum Lot Width: 60 feet

Section 6. Development Standards.

6.1 Homes constructed on the Real Estate shall be substantially consistent with the architectural style and character represented in the illustrative exhibits included as **Exhibit C** (the “Illustrative Exhibits”), attached hereto.

6.2 The front door of a residential dwelling on Lot 1, as identified on the Concept Plan, shall face North Union Street. The front doors of residential dwellings on all other Lots shall face West Hoover Street.

6.3 All homes constructed on the Lots shall incorporate a prominent front porch with a minimum depth of four (4) feet and minimum size of thirty-six (36) square feet.

6.4 Garages on Lots 2, 3, 4 and 5 shall be: (1) side-load, (2) rear-load, or (3) front-load (as long as the garage is setback a minimum of twenty (20) feet behind the primary front elevation). Garage door(s) on Lot 1 shall not be permitted to face North Union Street.

6.5 Vinyl and aluminum shall not be permitted exterior building materials, except for gutters, soffits, trim and other similar building components.

Section 7. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 8.6 Open Space and Amenity Standards: shall not apply.

7.2 Article 8.7(D) Perimeter/External Pedestrian Network Standards: Sidewalks currently exist along North Union Street and West Hoover Street. As a result, no additional pedestrian facilities shall be required.

7.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with requirements of the Thoroughfare Plan unless otherwise agreed by the Director of the Westfield Department of Public Works. The District shall be designed in substantial compliance with the Concept Plan. Each Lot in the District shall be accessed from West Hoover Street.

Section 8. Processes & Permits. The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-29** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-29**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-29**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. and Teresa O. Skelton
547 N. Union Street, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Matthew S. Skelton).

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Exhibits

EXHIBIT A
REAL ESTATE

Parcel A

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID QUARTER SECTION 148.50 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE CONVEYED TO LOWELL & MABLE WHICKER BY WARRANTY DEED RECORDED IN DEED RECORD 235, PAGE 168 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 58 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND ALONG THE SOUTH LINE OF SAID WHICKER REAL ESTATE 189.54 FEET TO A 5/8" REBAR WITH YELLOW CAP; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 125.04 FEET TO A 5/8" REBAR WITH YELLOW CAP ON THE SOUTH LINE OF THE REAL ESTATE CONVEYED FOR HOOVER STREET RIGHT OF WAY; THENCE NORTH 87 DEGREES 48 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 151.60 FEET; THENCE SOUTH 33 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 23.34 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 32 SECONDS EAST 40.07 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 58 MINUTES 39 SECONDS EAST 25.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.561 ACRES, MORE OR LESS.

Parcel B

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX (36) IN TOWNSHIP NINETEEN (19) NORTH, RANGE THREE (3) EAST AND RUNNING THENCE WEST TWENTY-SIX (26) RODS, THENCE SOUTH NINE (9) RODS; THENCE EAST TWENTY-SIX (26) RODS; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT:

BEGIN AT A POINT EIGHTEEN (18) RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN WEST EIGHT (8) RODS; SOUTH NINE (9) RODS; EAST EIGHT (8) RODS; NORTH NINE (9) RODS TO THE PLACE OF BEGINNING, CONTAINING 0.45 ACRES MORE OR LESS IN HAMILTON COUNTY, STATE OF INDIANA, EXCEPTING TEN (10) FEET BY PARALLEL LINES OFF THE NORTH SIDE OF SAID PARCEL.

ALSO EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID QUARTER SECTION 148.50 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE CONVEYED TO LOWELL &

MABLE WHICKER BY WARRANTY DEED RECORDED IN DEED RECORD 235, PAGE 168 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 58 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND ALONG THE SOUTH LINE OF SAID WHICKER REAL ESTATE 189.54 FEET TO A 5/8" REBAR WITH YELLOW CAP; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 125.04 FEET TO A 5/8" REBAR WITH YELLOW CAP ON THE SOUTH LINE OF THE REAL ESTATE CONVEYED FOR HOOVER STREET RIGHT OF WAY; THENCE NORTH 87 DEGREES 48 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 151.60 FEET; THENCE SOUTH 33 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 23.34 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 32 SECONDS EAST 40.07 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 58 MINUTES 39 SECONDS EAST 25.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.561 ACRES, MORE OR LESS.

Parcel C

BEGIN AT A POINT EIGHTEEN (18) RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN WEST EIGHT (8) RODS; SOUTH NINE (9) RODS; EAST EIGHT (8) RODS; NORTH NINE (9) RODS TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, STATE OF INDIANA, EXCEPTING TEN (10) FEET BY PARALLEL LINES OFF THE NORTH SIDE OF SAID PARCEL.

EXHIBIT B
CONCEPT PLAN

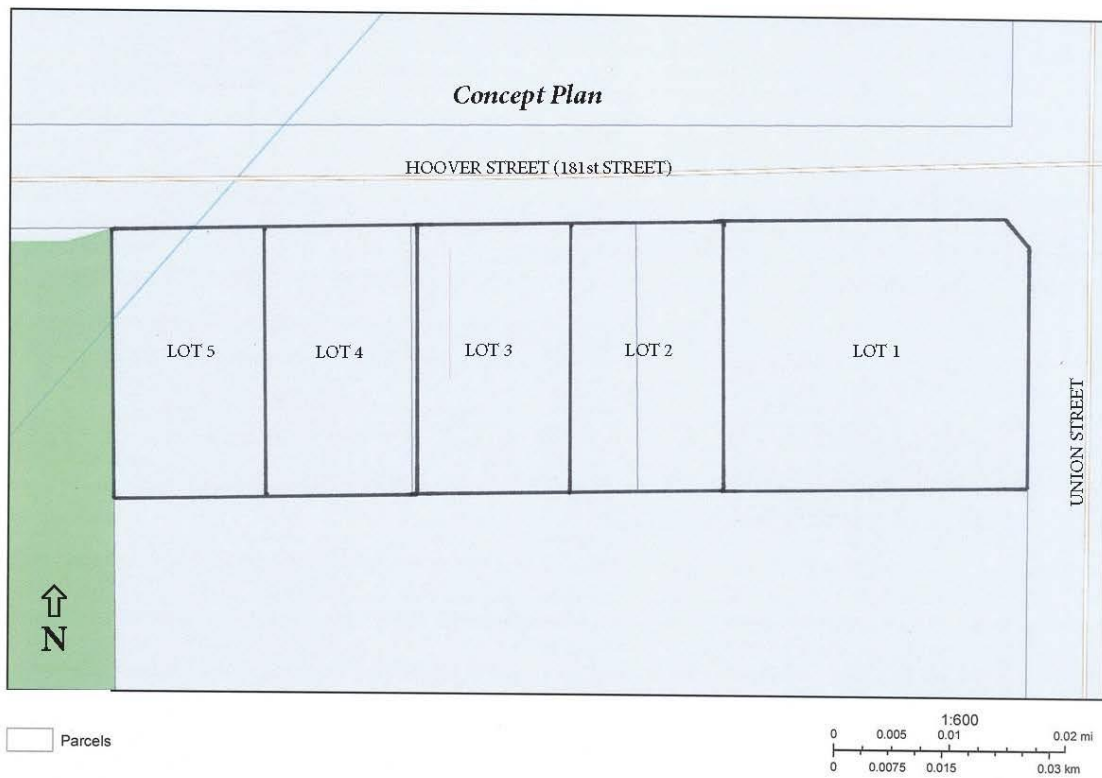
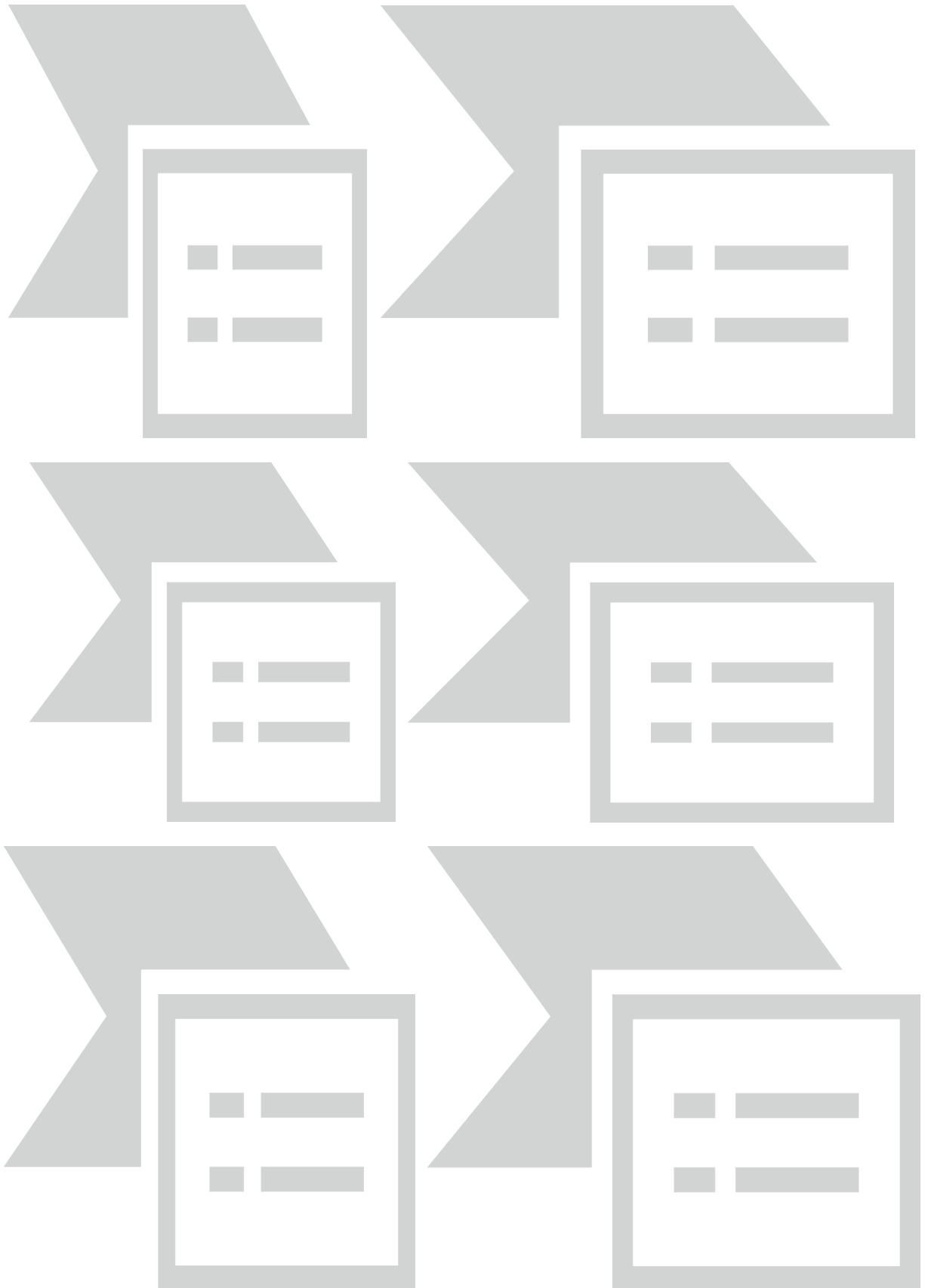


EXHIBIT C
ILLUSTRATIVE EXHIBITS







ISSUES RAISED REGARDING THE JUNCTION NORTH PUD PROPOSAL

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

1. The applicant is the Director of the Economic and Community Development Department. Who will make interpretations or decisions that are granted to the “Director” by the Unified Development Ordinance as it relates to this property?

As indicated at the public hearing, this issue has been discussed in depth with the City’s legal counsel and has been addressed in Section 1.4 of the proposed Ordinance.

2. What warrants a Planned Unit Development (PUD) District for this proposed development?

Junction North is designed to fulfill the recommendations of the Grand Junction vision set forth in the City’s comprehensive plan. The PUD process is the best procedural mechanism to establish site-specific standards that implement the recommendations of the City’s comprehensive plan.

3. How does the proposed development and corresponding standards (i.e., lot size, lot width, setbacks, home size, building character) meet the Comprehensive Plan’s vision for this property?

The 2007 Comprehensive Plan encourages new development that resembles and complements existing building aesthetics in the downtown area. The plan encourages new homes that resemble older home styles. Early Grand Junction planning exercises identified a community desire to “attract as many households within walking distance of the downtown area as possible, as soon as possible.” This policy was later identified as one of the top ten priorities for the Grand Junction District as approved by the Plan Commission and adopted by the City Council in the Grand Junction Implementation Plan. As recommended in the Grand Junction Implementation Plan, the Junction North proposal is designed to preserve and enhance the residential integrity of the neighborhood. The standards and home elevations included in the Junction North proposal are substantially the same as or consistent with the concepts adopted and discussed throughout the Grand Junction planning process for at least the past 10 years.

4. Why are modified subdivision/platting processes, open space requirements, right-of-way requirements, and perimeter pathway standards being proposed for this development?

Junction North is a downtown infill redevelopment project. The proposal is designed to plug into the established infrastructure and existing neighborhood amenities. The Junction North proposal is not intended to be and is not designed to be a conventional subdivision therefore conventional subdivision requirements are not appropriate or logically applied in this context.

WRITTEN PUBLIC COMMENT

Docket Number: 1609-PUD-14 (Ord. 16-29)
Petitioner: Matthew and Teresa Skelton
Request: A change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

Enclosed Attachments:

1. Naas: Public Hearing comments (09/06/16) Linda Naas
(161st Street Neighbors)
2. Clayton: support letter (09/11/16) George and Dianne Clayton
(135 Penn Street)
3. Lee: support letter (09/13/16) J. Mike and Pamela Lee
(218 North Street)
4. Schaaf: support letter (09/13/16) John Schaaf
(509 N. Union; 116 N. Union
110 N. Union & 110 Northwalk Cir.)
5. Webster: support letter (09/16/16) William and Robbie Webster
(104 N. Union & 546 N. Union)

JUNCTION NORTH PUD 1609-PUD-14, Ordinance No. 16-26 or 29

September 6, 2016 7 pm

Comments: 161st Street Neighbors, Linda Naas

1. Conflict of Interest:

Matt Skelton, Director of Economic Development

Term "Director" used 156 times in the Unified Development Ordinance

Many times giving single authority to the Director

Review and understand Director's authority and areas of conflict

Who will oversee this possible development? Who can do so without conflict?

Not an employee working with the Director in any capacity

Not a commission or board member influenced, appointed or chosen by the Director

We dare say anyone else walking into the Director's office to inquire about subdividing their parcels would be handed the UDO and told to adhere to the requirements therein. We know examples of people who have experienced exactly that. The Director should not be treated any differently than anyone else and all steps should be taken to avoid conflicts of interest which will be many if this goes forward as proposed.

2. PUD

We don't believe this is a PUD, just masquerading as another one. There is no mixed use, there is no common space/open space, **all parcels would require a street cut on Hoover/181st Street across from the High School** which will impact traffic flow.

Why isn't this a "subdivision"? Why Minor Subdivision considerations – this is not 3 acres per UDO? This is approximately 1.55 Acres.

Subdivision Minor: A Subdivision along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and involving not more than five (5) Lots, all of which are greater than three (3) acres, after the original tract has been completely subdivided.

Property owners could resurvey their properties and divide them as wanted as long as they adhere to the UDO required parameters for certain uses per the zoning – SF3 Medium Density, 12,000 sf minimum lots. First dividing can be done as Minor Subdivision.

They are changing 3 lots into 5 lots. Is this the correct process? PUD doesn't give the city protection, as a new developer or builder could push for change. Will there be a different developer or owner?

3. Conflict and influence seems to have been exercised in presenting a PUD with soooooooo many exceptions to the underlying zoning of SF3 and the information in the Comprehensive Plan Grand Junction Addendum Union Sub-District and Neighborhood Sub-District:

Even though these Sub-Districts have not been completed and voted, the intentions have been spelled out in the Comp Plan GJ Addendum. Conflicts:

- Page 52 c.iii.(b)(4) Encourage preservation of existing setbacks
- Residential character to be protected – describes the 2 homes & barn on the 3 parcels.
- Development standards have not been determined as expressed, i.e. enhancement of existing structures (ahead of the latest directives per this document)
- Architectural standards have not been developed so any proposed development should be strongly scrutinized and studied to be in compliance with these districts

There is an opportunity to build on this land as there is an empty lot as Existing Lot 2. It meets SF3 at over 12,000 square feet and other standards and would require no public hearing. It would also only require one more street cut. So, what is the reason for this “PUD”?

Should the concept plan change and lot sizes vary greatly, that would not be desirable with such a small development and would not fit the area. This proposal is suggesting the corner lot front on Union which means Lot 2 has the side of a home next to the back of a home and possible garage. Regardless of what happens, please consider this in development plans.

As the 3 parcels exist, they fit the area. The proposed homes on small lots would stand out as very different from the existing neighborhood.

We do not object to a desire or request to improve the properties and structures as long as it is within the character of the neighborhood and Comp Plan as far as it goes and follows SF3 zoning. The one advantage that can be added in a PUD is increased quality development standards but that can always be done and is already suggested by the Comp Plan. However, once again as shown in this proposal, increased quality costs much in other losses under the zoning. We object to the huge decreases in lot size, width and setbacks. **Picture of neighborhood and Illustrative Exhibits**

SF3 requires 12,000 sf per lot Aerials are very good to understand what you are looking at:

Existing Lot 1	0.56 Acres	fronts on Union; 180' deep on Hoover/181 st Street
		Older House & barn
Existing Lot 2	0.54 Acres	empty lot fronts on Hoover/181 st
Existing Lot 3	<u>0.45 Acres</u>	Brick home built approx. 1970's, fronts on Hoover
TOTAL	1.55 Acres	

The aerial photos on Hamilton County website do not show parcels that match the relative size of these. The property tax cards land measurements for frontage and depth don't match these acreages either and show more like 1.229568 acres.

Existing Lot 1 180' x 130' = 23,400 sf

Existing Lot 2 100' x 130' = 13,000 sf

Existing Lot 3 132' x 130' = 17,160 sf

53,560 sf TOTAL SQUARE FEET OF 3 LOTS = 1.229568 ACRES

According to their PUD they have 1.55 Acres which would be 67,518 sf and could easily accommodate 5 lots of over 12,000 sf each – 13,503.6 sf. and thereby not requiring lesser setbacks. But existing buildings could be displaced.

OR

They have 53,560 sf in 3 lots per property cards on file at Hamilton County which would allow only 4 lots in SF3 keeping the minimum of 12,000sf. This could displace some of the existing structures to allow 4 lots. However, Lots 1 and 2 could be divided into 3 and still maintain 12000sf each.

There is a discrepancy of 13,958 square feet depending on how you calculate the total land in the existing 3 parcels.

We know this is a lot of math and numbers, but other people's parcels are scrutinized as closely to determine actual numbers. The actual size of parcels should be confirmed. If over 60,000 sq ft total, the modifications to lot size, widths and setbacks should definitely not be allowed.

Our question is what information is missing from this PUD?

There is plenty of land if the land is nearly 1.55 acres for five (5) SF3 lots considering too that there is no open/common space.

Why are they requesting 7000 sf as a minimum lot size in this zoning which requires 12,000 sf minimum – that's only 58% of the size? How and when would that size be utilized?

- The concept plan does not represent 7000 sf lots.
- It does not represent 60' lot widths when zoning calls for 80' or 90' on corners.
- The lots are deep enough that the drastic reduction in setbacks are not justified.
- The math doesn't support their requested modifications OR the concept plan and other information set out in the proposed PUD are not complete.

Are any of the existing buildings remaining? All, perhaps? The home on Existing Lot 3 would not allow the concept plan of Lots 4 and 5. **What is the effect of removing this home from the tax rolls?** What are the other effects on the tax rolls as downtown Westfield has lost much?

The changes to SF3 underlying zoning for this land (perhaps not even a PUD prospect) are huge reductions.

Lot size:	12,000 sf	>	7,000sf
Front setback	20'	>	10'
Side setback	10'	>	5'
Rear setback	30'	>	10'
Lot width	90' corner		
	80' others	>	60'

- o A 60' lot width is even small for most Pulte Home developments in Westfield.
- o The frontage on Hoover would allow 4 x 80' SF3 lots and 1 deeper lot to front on Union. Why are they asking for a minimum lot width of 60?
- o The lot square footage are the same and the building setbacks are less than called out in SF5 High Density (Villages without sanitary water & sewer).
- o This does not fit. Wrong zoning changes for the wrong property.
- o Lesser yard requirements and square footage of lots creates higher density in PUD.

There just isn't sufficient justification for the modifications for this SF3 land of 3 lots to be turned into a 5-lot PUD. The Director should not be allowed to do with his property what any other citizen could not. It should not be hard to say "No" to Matt Skelton, property owner, as he should have an even better understanding of the UDO since he was instrumental in the new UDO of 2014. Too bad this PUD wasn't presented "blind" so the office of Director never needed to even be thought of. (Not practical.)

We have seen no information to show that there is an advantage to the City to allow this and proof that there are not more detrimental factors. Not approving this PUD proposal does not mean that these properties cannot be improved. See their example of Penn Street - but those lot sizes are **not** appropriate to this area.

Look at the surrounding lots in the area.

7000sf with a 1200sf home would be smaller and more crowded.

We define SF3 for a reason.

Picture of Neighborhoods

North Union Heights or Gifford Addition

Path/Sidewalk. Why 5' not 8' path since this carries traffic to Asa Bales Park, school properties, Library, along 181st to Grand Park or Grand Junction? Recently Skelton's office pushed for an 8' path from the Hebrew Cemetery when they only wanted to give a 5'. There should be 8'

paths/sidewalks on east and north side of PUD. On the west side of these parcels is an 8' pathway through Asa Bales Park.

ROW should be given as any other development has to give it. 181st Street/Hoover St is becoming a more travelled route from GJ to GP and will need to expand.

No open space. Why not in a PUD?

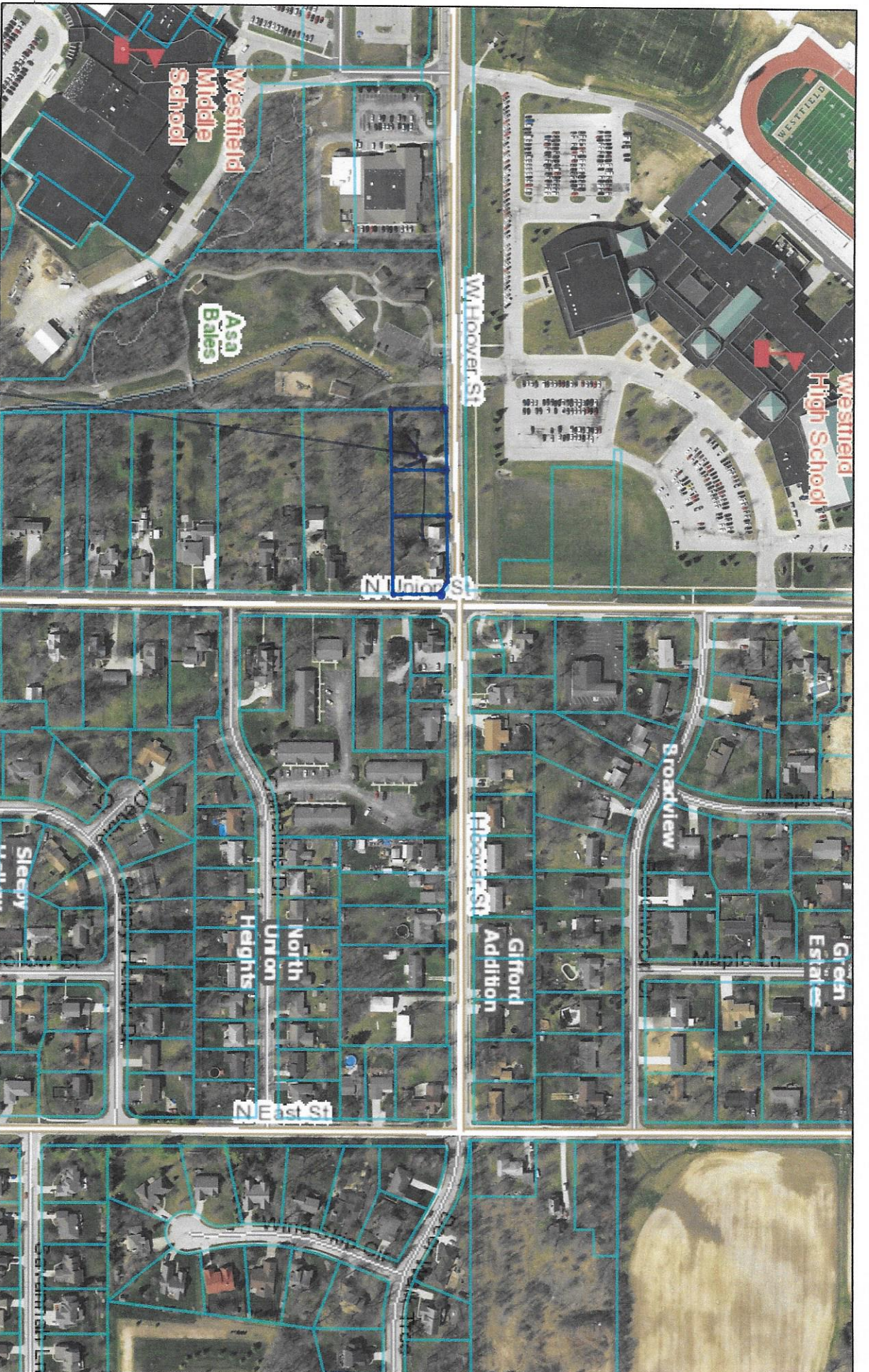
What kind of transition/barrier between PUD and the park/library to the west? Nothing in the PUD.

We think the same UDO should be applied to the Director's property as he develops. PUDs should not create smaller lots, higher density or less than what is required in the UDO. Skelton was very influential in the changes in this existing UDO. It would be a good opportunity to prove that quality development is possible following the zoning requirements and who better to do that than the Economic Development Director?

The City is not required to change the lot size and setback requirements to add financial profit to any property owner or make land sales, divisions or uses easier. Many other property owners can attest to this. Other parts of the UDO are rigidly applied to others by Mr. Skelton's Economic Development Department. When you have to have 3 acres or 250' of frontage for a large lot, you are held to it. If you buy a lot to develop in SF3, you have to have 12,000 sq ft and many other parameters per the UDO. Only the BZA can change it.

The Skeltons may be hoping to plan for all contingencies throughout the life of this PUD, but that doesn't protect neighbors and the community unless the standards and parameters are high enough. We have many examples of this in other PUDs throughout the community. This PUD has many negatives per the underlying zoning and should not be approved. What is the point of underlying zoning if it can be so drastically changed and no one can depend on it to gauge their own property investments?

Junction North PUD Neighborhood

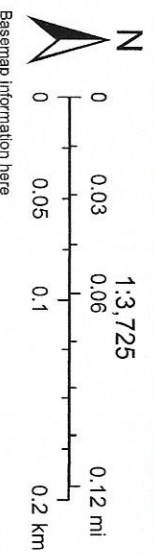


September 6, 2016

Parcels

Bridges

*Subject -- 3 parcels
House/Empty/House + Barn*



Kevin M. Todd, AICP

From: dclayton135@comcast.net
Sent: Sunday, September 11, 2016 11:41 PM
To: APC; Steve Hoover; Robert Horkay; Chuck Lehman; Jim Ake; Cindy Spoljaric
Subject: 1609-PUD-14

This is a letter of support for Junction North PUD.

I am not a public speaker, so I sit near the door at most meetings and listen. We live at 135 Penn Street (a Jim Anderson built home) and believe Jim Anderson and North Ridge homes are a huge asset to the downtown village of Westfield.

Please vote "AYE" on 1609-PUD-14.

Respectfully,

George and Dianne Clayton

Westfield, IN

Kevin M. Todd, AICP

From: Mike & Pam Lee <pmlee2ml@comcast.net>
Sent: Tuesday, September 13, 2016 5:37 AM
To: APC
Subject: 1609-PUD-14

This message is to express support of 1609-PUD-14 for the Junction North Planned Unit Development District Southwest Corner of Hoover Street and Union Street.

J Mike and Pamela Lee
218 North Street
Westfield, IN 46074

Kevin M. Todd, AICP

From: John@schaafcpa.com
Sent: Tuesday, September 13, 2016 9:45 PM
To: APC
Subject: 1609-PUD-14 - Junction North PUD District

I thought I would weigh-in on this matter since my wife and I have substantial interests on Union Street.

My wife and I own 4 properties (personally or through entities) on Union street all within blocks of Mr. Skelton's proposed PUD:

509 N Union
116 N Union
110 N Union
110 Northwalk circle (borders Union Street)

I also hold a mortgage on an additional property on South Union Street.

I am excited to see what Mr. Skelton is proposing to do on Hoover street. He is turning 2 poorly-utilized lots into 5 lots that will be utilized at their highest and best use.

As I understand the matter, this will create 3 additional homes on Hoover street. I suspect that the average home has 10 automobile round-trips/day. In this case, I expect 50% of them will be on Union street. Thus I expect 15 more car round-trips on Union street per day. If each car passes in front of a house for 1 second, that is the equivalent of 30 more seconds of traffic/day in front of my properties on Union Street ($30/60*60*24 = .035\%$ more traffic). Needless to say (but I will be sure to point out), this will not substantially impact traffic flow on Union street.

Mr. Skelton is proposing to take 2 aged homes and turn them into 5 brand-new homes, each valued at around \$500,000. I simply do not see the downside in this proposal.

Lately we have heard protest from some citizens of this community who are suspicious of residential growth. I am not one of them. Density brings interesting families, discretionary income, labor, and additional assessed value into our community. Retail, industry, commerce and vitality result. Any business-owner can attest to the adage...If you don't grow, you die. It is not possible to stand still and not wither. You should not inhibit progress – especially progress in turning \$250,000 of assessed value into \$2,500,000 of assessed value. It is up to the city and schools to manage growth and provide resources – approving this development and other backfill developments like it are a simple way to aid in providing the assessed value to support that growth.

I hope many more property owners in downtown Westfield follow Mr. Skelton's lead to aid in the development of new residential housing close to the heart of our city in otherwise under-utilized lots.

Please do your part in allowing 3 more homes in downtown Westfield.

John R. Schaaf, CPA
Schaaf CPA Group, LLC
Tax.Accounting.Payroll.
110 North Union Street
Westfield, IN 46074
Tel: 317.867.5427
Cell: 317.370.5457

Fax: 888.896.4641

E-mail: John@SchaafCPA.com

Web: www.SchaafCPA.com

Kevin M. Todd, AICP

From: Robbie Webster <twistedsisiter1983@gmail.com>
Sent: Friday, September 16, 2016 8:51 AM
To: APC
Subject: Matt and Teresa Skelton

As current residents of Westfield and business owners in downtown Westfield, we fully support the proposal Matt and Teresa Skelton have submitted to the city. Like the Skelton's we love our downtown neighborhood and look forward to the growth and quality this proposal will bring.

Sincerely
William and Robbie Webster

William J Webster Attorney at Law
104 N Union St
Westfield IN 46974

Twisted Sisters Beauty Salon
546 N Union St
Westfield IN 46974



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 19, 2016
1607-PUD-09
Exhibit 1

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

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

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

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

Current Land Use: Vacant/Agriculture

Acreage: 59.95 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Character Exhibit
5. Liberty Ridge PUD Ordinance (Ord. 16-23)
6. Liberty Ridge PUD Ordinance (redline version)
7. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 13, 2016, City Council meeting. The petition will receive a public hearing at the July 5, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on June 29, 2016 and should be able to provide a summary of the meeting at the July 5, 2016 APC meeting.

PROJECT OVERVIEW:

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

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

ZONING REQUEST:

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

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

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District, and limits the total number of dwellings to no more than 146 dwellings.

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

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

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

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

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

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

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

MODIFICATIONS SINCE THE PUBLIC HEARING:

Since the Public Hearing, there have been numerous changes to the proposal. This section will highlight the changes that were made:

1. Concept Plan. The concept plan and layout was changed to include a frontage road along 151st Street, so that the fronts of homes, not the rears, will face 151st Street.

STAFF COMMENT – Staff requested the concept plan be modified to include additional internal pedestrian pathways/trails. The petitioner has agreed to add pedestrian pathways/trails to the concept plan exhibit, but as of the publishing of this report, an updated concept plan has not been submitted. It is, however, anticipated that the exhibit will be submitted before the APC meeting on September 19, 2016.

2. Maximum Number of Lots. The new layout increased the number of lots from 123 lots to 146 lots.
3. Character Exhibits. The character exhibits were modified to reflect the home product that would be built on the lots.
4. General Standards. The table below summarizes the modifications to the general standards:

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

5. Streetscape Diversity. The Streetscape Diversity Standards have been modified so that the City's Streetscape Diversity Standards found in the UDO apply and are unchanged.

6. Architectural Standards.

- a. Overhangs. 11 inch overhangs are required (minimum) instead of the originally proposed 8-inch minimum overhang.
- b. Garage Doors. Garage doors are required to be decorated with windows, and are required to match either the main color of the house or an accent color.
- c. Windows.
 - i. One-story homes are required a minimum of 2 windows on the front façade and 2 windows on each side façade.
 - ii. Two-story homes are required a minimum of 6 windows on the front façade and 3 windows on each side façade.
 - iii. Side facades of homes on a corner lot are required a minimum of 3 windows on the side façade.
 - iv. All windows are required to have either shutters or other architectural treatment.
- d. Perimeter Lots. Rears of homes facing 151st Street are required an aggregate of a 4' offset. They are also required either a 64-square foot sunroom or a 90-square foot covered porch.

STAFF COMMENT – The APC may want to discuss this further and also apply this requirement (or similar) to side facades facing 151st Street (i.e., Lot 1). It does not appear that any rear facades will face 151st Street, given the frontage road layout.

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

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

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

STAFF COMMENT – Staff requested a character exhibit for the pool house be added to the PUD Ordinance. The petitioner has agreed to include a character exhibit for the pool house, but as of the publishing of this report, the exhibit has not been submitted. It is, however, anticipated that the exhibit will be submitted before the APC meeting on September 19, 2016.

PROCEDURAL:

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

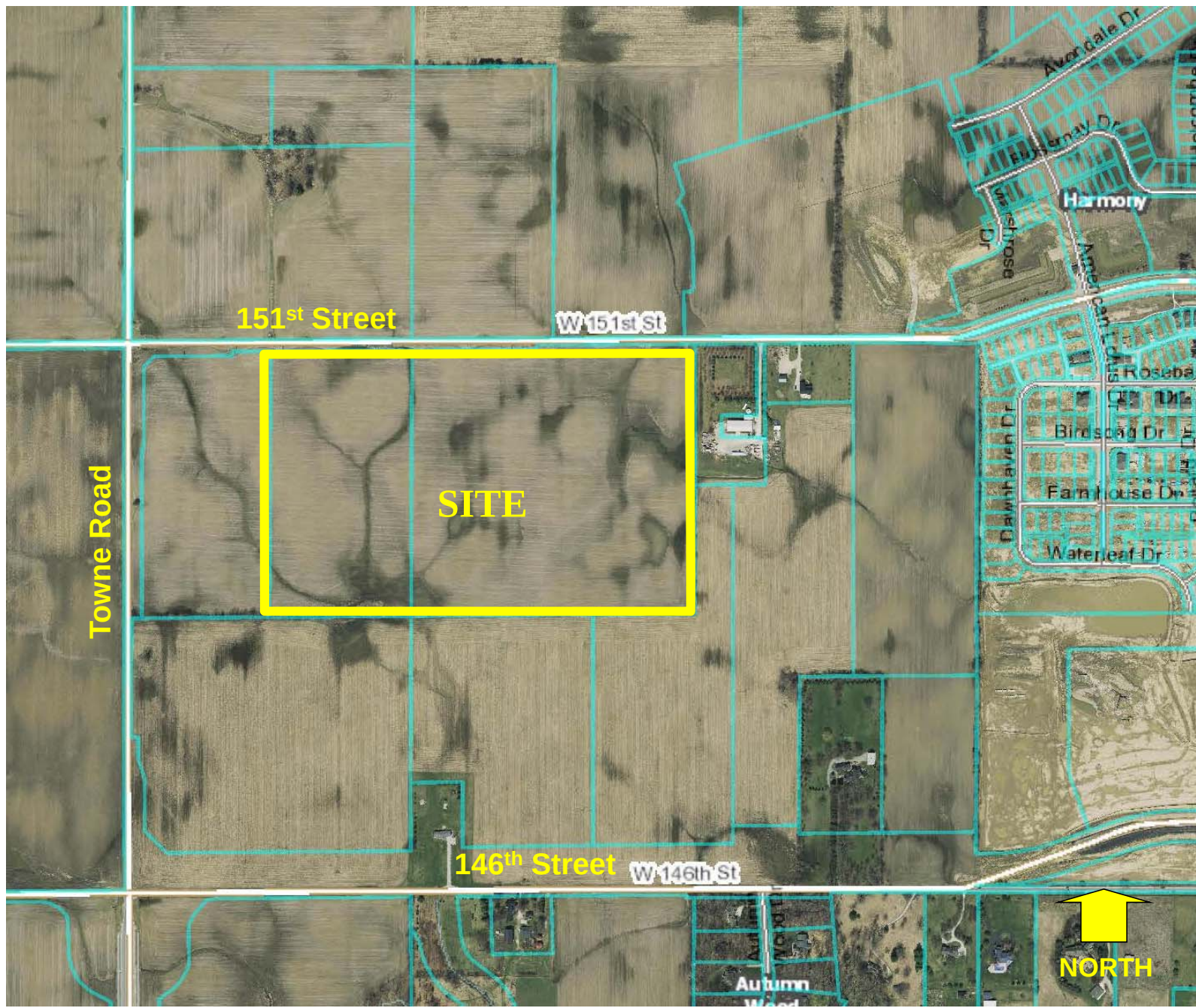
Statutory Considerations:

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

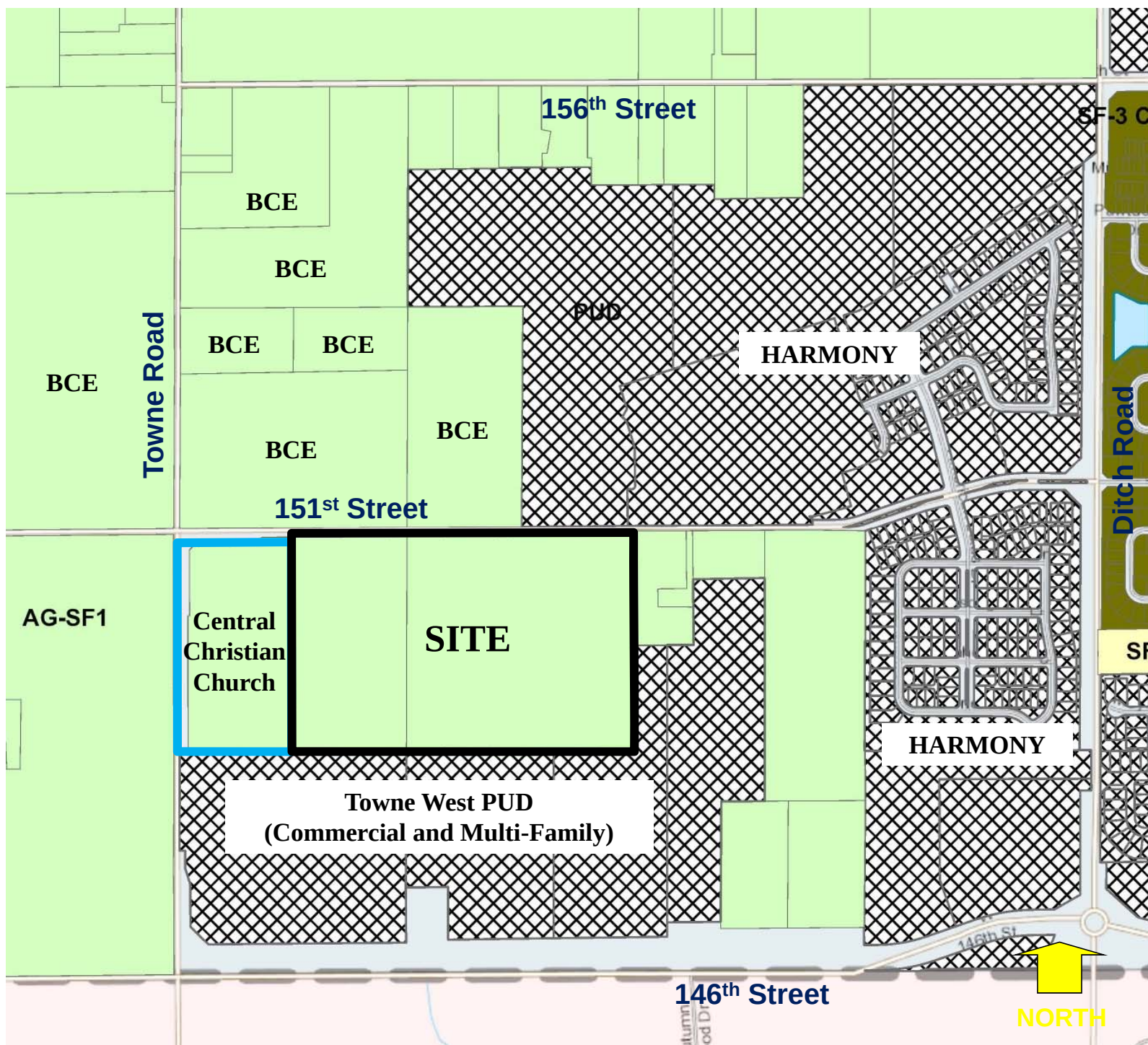
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS:

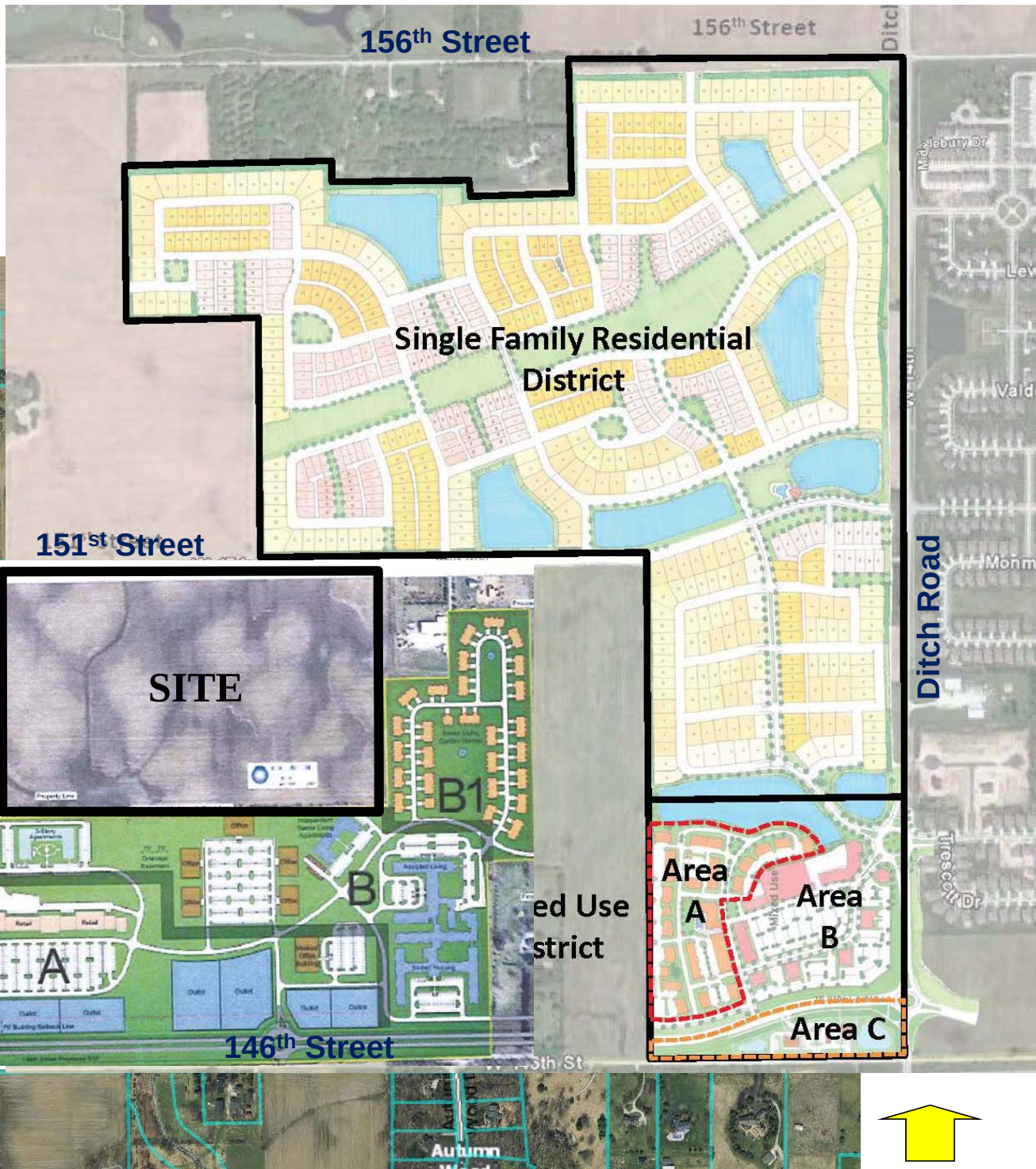
1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Liberty Ridge PUD District (Docket No. 1607-PUD-09, Ordinance 16-23), then the Department recommends forwarding the ordinance to the City Council with a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



Liberty Ridge
Site Location Map



Liberty Ridge
Zoning Map



Liberty Ridge
Westfield Comprehensive Plan

LIBERTY RIDGE

Westfield, Indiana



CONCEPT PLAN

September 13, 2016

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

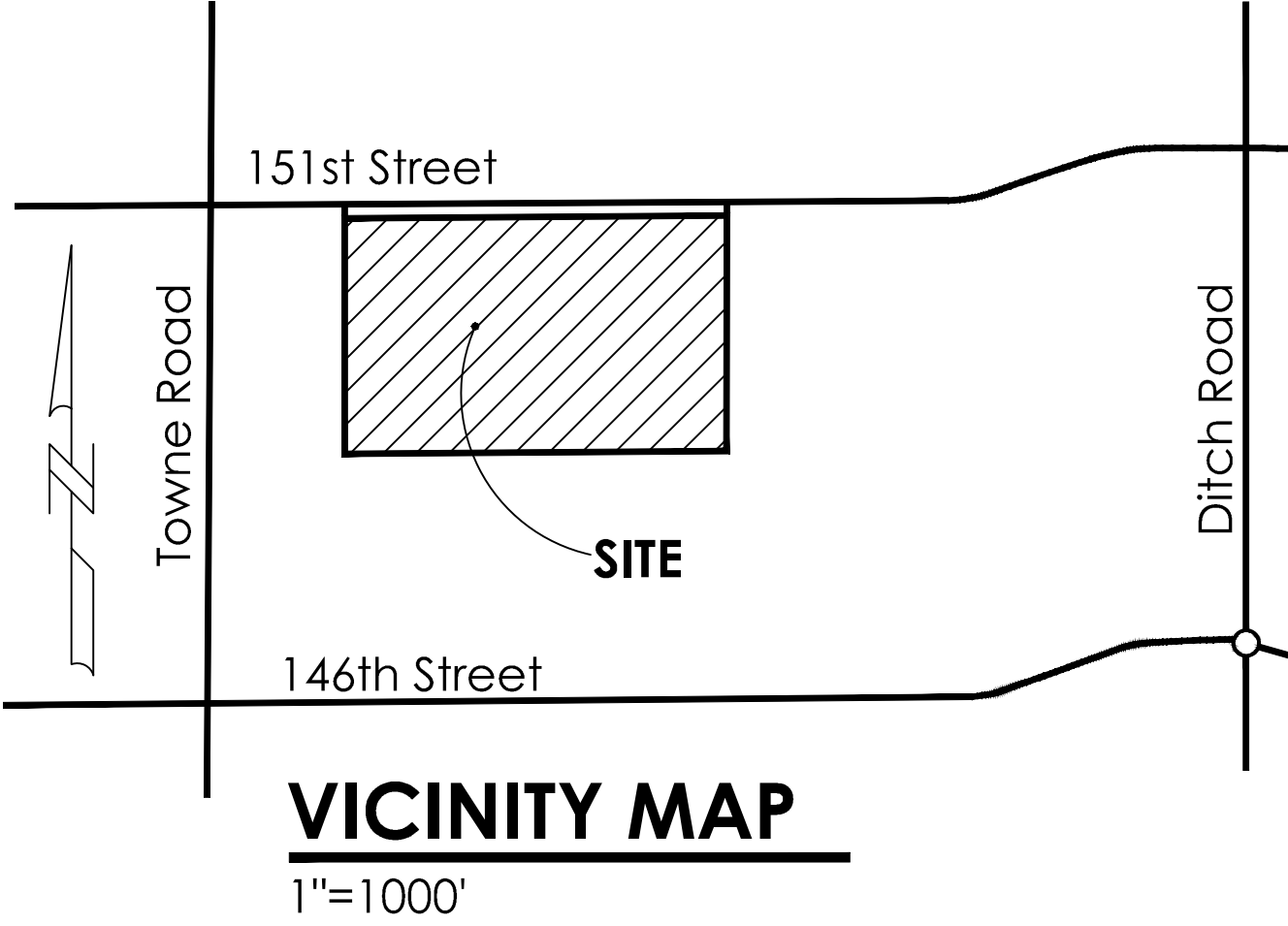
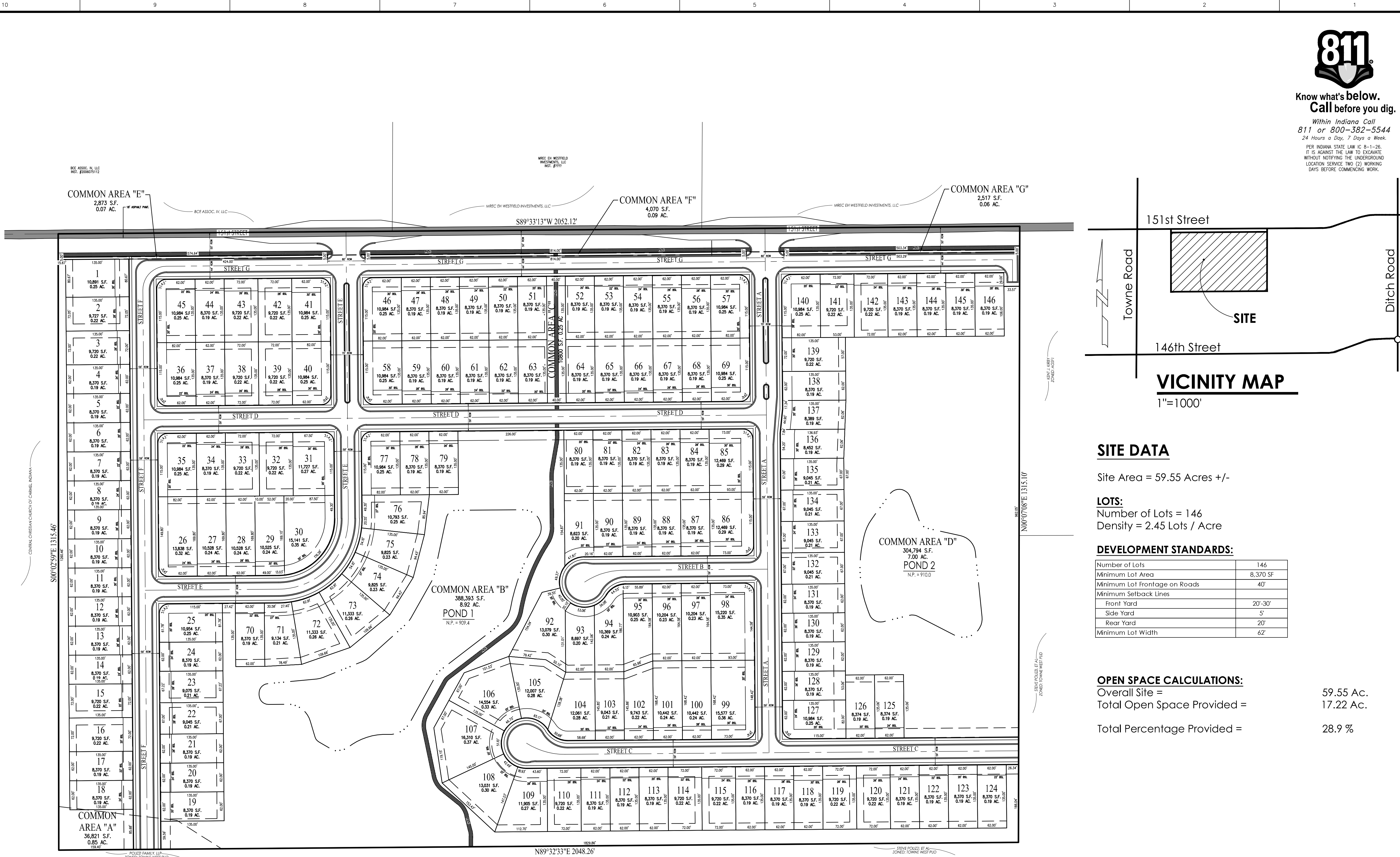
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LEGEND



CALATLANTIC
HOMES



SITE DATA

Site Area = 59.55 Acres +/-

LOTS:
Number of Lots = 146
Density = 2.45 Lots / Acre

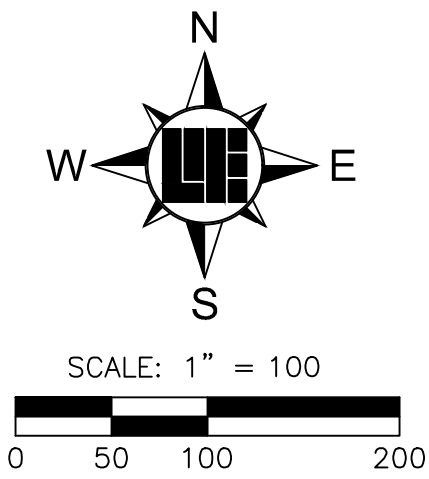
DEVELOPMENT STANDARDS:

Number of Lots	146
Minimum Lot Area	8,370 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'-30'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	62'

OPEN SPACE CALCULATIONS:

Overall Site = 59.55 Ac.
Total Open Space Provided = 17.22 Ac.

Total Percentage Provided = 28.9 %



CONCEPT PLAN

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W160063
DWG NAME:	PLUG-PLACING
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	KCS
DATE:	6/3/2016

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
09/05/2016	DKS	REVISED LAYOUT
09/14/2016	DKS	REVISED LAYOUT

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF
INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER PS 20400011

PREPARED FOR:
LIBERTY RIDGE
CaldAtlantic Homes of Indiana, Inc.

CONCEPT PLAN
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100
PROJECT NO.
W160063

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 8)



GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 8)



NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 8)



TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 8)



GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

ORDINANCE NUMBER 16-23

LIBERTY RIDGE PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1607-PUD-09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1607-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Liberty Ridge PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.2 **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.3 **Existing Home.** A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.4 **Subject Home.** A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.5 **Same Elevation:** The same architectural Front Building Façade.
- 2.6 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and forty-six (146).

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

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

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

- 7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:
- A. **Streetscape Diversity:** The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. **Additional Architectural Standards:** The following shall apply to all Dwellings:
- i. **Minimum Overhang:** The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) All one story dwellings shall have a minimum of two (2) windows on the Front Façade and all two story dwellings shall have a minimum of six (6) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall contain the following architectural elements on each Side Building Façade.
 - a) A Single-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment

shall be a minimum of ½ the vertical reveal dimension of the base siding material.

vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.

- a) A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
- b) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- c) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of homes facing or oriented toward 151st Street shall contain the following:

- i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- ii. Either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story, or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story.
- iii. Either a sunroom (minimum of sixty-four (64) square feet), or a covered porch (minimum of ninety (90) square feet in area).

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

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

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

and the remainder of the Lot shall be seeded.

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

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

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

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

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

- i. **Passive Amenities:** Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 151st Street to the south property line of the District shall be installed in substantial compliance with the location depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District’s Open Space.
- ii. **Playground.** Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. An alternative playground location within the Open Space area may be approved by the Director.
- iii. **Pool & Pool House.** A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director. Character Exhibits of the pool and pool house, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-23**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Liberty Ridge - PUD District Ordinance 7 091616

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

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

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

EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1607-PUD-09.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 8)



GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 8)



NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 8)



TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 8)



GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT D
Playground Equipment
(Page 1 of 1)



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

Add Photographs Prior to Plan Commission

ORDINANCE NUMBER 16~~—~~23

LIBERTY RIDGE PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16~~—~~1607-PUD~~—~~09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16~~—~~1607-PUD~~—~~09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Liberty Ridge PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

~~2.1~~ ~~Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a Different Color Package.~~

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

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

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

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

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

~~2.7~~**2.6** **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development

Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family High Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and ~~twenty-three (123)~~ **forty-six (146)**.

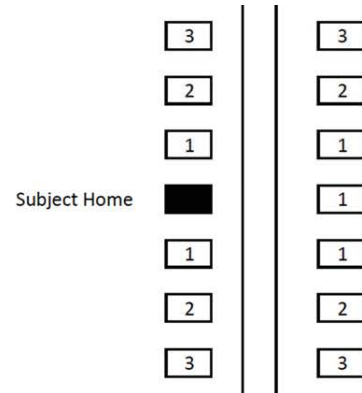
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

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

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

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

- A. Streetscape Diversity: ~~Article 6.3(C)(2) shall not apply; rather, the following shall apply.~~ The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. ~~As such, the following shall apply:~~



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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of ~~eight (8)~~ **eleven (11)** inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. **All homes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.**
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - ~~d) Architecturally treated entranceways (for homes without a front porch).~~
 - d) All one story dwellings shall have a minimum of two (2) windows on the Front Façade and all two story dwellings shall have a minimum of six (6) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall ~~utilize a minimum of one (1) of~~ contain the following architectural elements on each Side Building Façade.
 - a) A Single-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- ~~v.~~vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall ~~utilize a minimum of two (2) of~~ contain the following architectural elements on the Side Building Façade.
 - ~~a) Side load or angled garage.~~
 - ~~b) Hip roof.~~
 - ~~c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.~~

- a) A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
- b) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- c) Masonry Materials on a minimum of ~~eighteen (18)~~thirty-six (36) inches in height the entire length of the Side Building Façade.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of homes facing or ~~a minimum~~oriented toward 151st Street shall contain the following:

- i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- ~~i.~~ii. Either one (1) four ~~(4)~~-foot (4') deep ~~return from the corner of the Front Building Façade that~~offset, which is a minimum height ~~of the first floor~~equivalent of one-story, or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story.
- ~~ii.~~iii. ~~A~~Either a sunroom (minimum of ~~three (3)~~sixty-four (64) square feet), or ~~more windows with an aggregate~~ a covered porch (minimum of ~~forty (40)~~ninety (90) square feet in ~~size, on the Side Building Façade~~area).
 - ~~d) Bay window (a minimum of six (6) feet wide).~~
 - ~~e) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).~~
 - ~~f) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.~~
 - ~~g) Sunroom or screened porch.~~

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

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements

shall apply except as modified and enhanced below;

- i. All lots shall be ~~subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions~~ landscaped with a minimum of two (2) shade trees, one (1) ornamental of evergreen tree, and ten (10) shrubs.
- ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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 ~~te~~of the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

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

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

- i. **Passive Amenities:** Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 151st Street to the south property line of the District shall be installed in substantial compliance with the location depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
- ii. **Playground.** Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. ~~An alternative playground location within the Open Space area may be approved by the Director.~~

- iii. Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director. Character Exhibits of the pool and pool house, attached hereto as Exhibit E, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

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

Cindy Gossard, Clerk-Treasurer

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

this _____ day of _____, 2016.

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

WestfieldLiberty Ridge - PUD District Ordinance 2-0602167 091616

SCHEDULE OF EXHIBITS

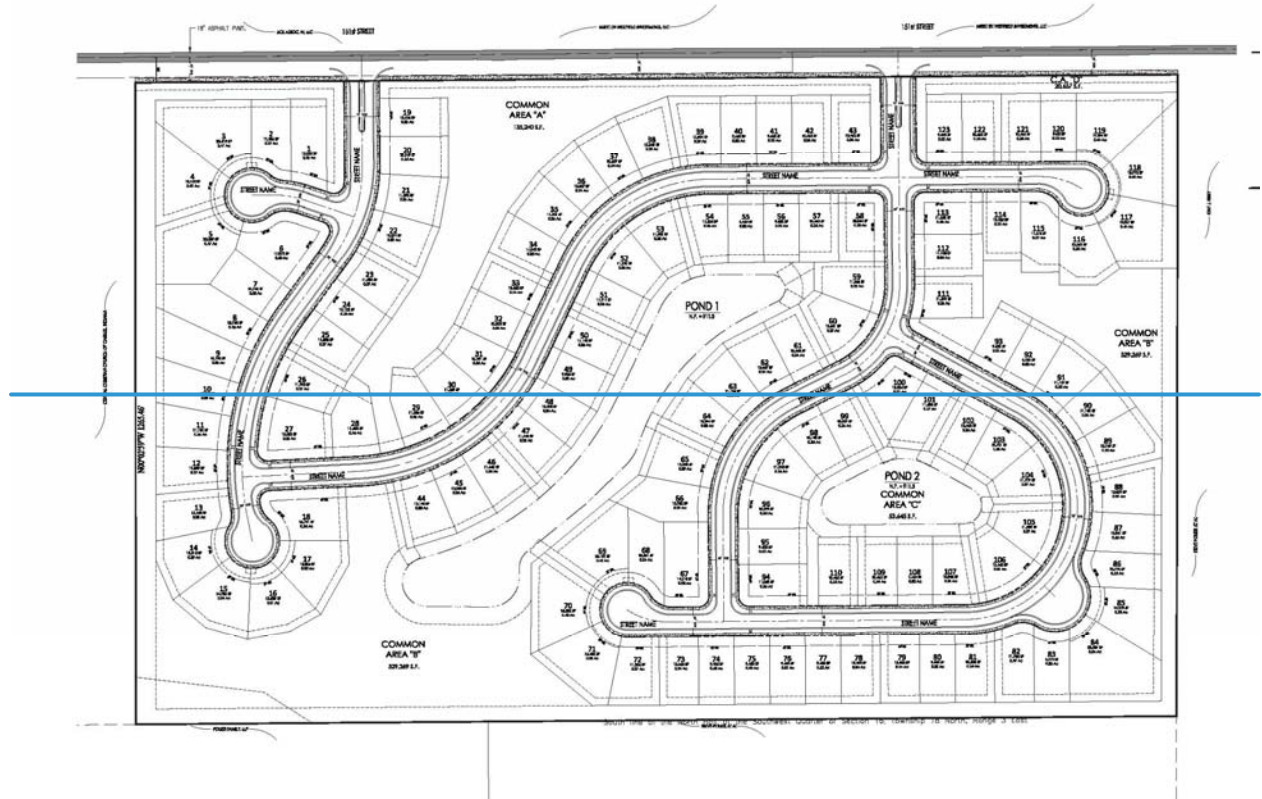
Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment
Exhibit E	Character Exhibit of Pool / Pool House

EXHIBIT A
REAL ESTATE

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

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

EXHIBIT B CONCEPT PLAN





Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~16~~—1607-PUD—~~09~~.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 48)

CALATLANTIC HOMESSM
Chesapeake



CALATLANTIC HOMESSM
Concord





GEORGIAN



CRAFTSMAN



TUDOR

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 48)

CALATLANTIC HOMESSM
Franklin



CALATLANTIC HOMESSM
Potomac





NORTHERN CRAFTSMAN



CRAFTSMAN



COLONIAL

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 48)

CALATLANTIC HOMESSM
Rushmore



CALATLANTIC HOMESSM
Washington





TUDOR



CRAFTSMAN



NORTHERN CRAFTSMAN

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 48)


CALATLANTIC HOMESSM
Wilmington





GREEK REVIVAL



CRAFTSMAN



PRAIRIE

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 8)



TUDOR*



CRAFTSMAN*



ITALIANATE*

EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 8)



ITALIANATE*



PRAIRIE*



GREEK REVIVAL*

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 8)



GREEK REVIVAL*



ITALIANATE*



CRAFTSMAN*

EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 8)



TUDOR*



CRAFTSMAN*



GREEK REVIVAL*

EXHIBIT D
Playground Equipment
(Page 1 of 1)



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

Add Photographs Prior to Plan Commission

WRITTEN PUBLIC COMMENT

Docket Number: 1607-PUD-09 (Ord. 16-23)
Petitioner: CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger
Request: Petitioner requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.

Enclosed Attachments:

- | | |
|--|--|
| 1. Knight Email (07/01/16) | Jon and Dawn Knight (4304 W 156 th St) |
| 2. Daly Email (07/01/16) | John Daly (15936 Little Eagle Creek Ave) |
| 3. Burkman Letter (06/29/16) | Kristen Burkman (1924 W 161 st St) |
| 4. Levins Letter (07/01/16) | Richard Levins (15630 Towne Rd) |
| 5. Sochar Email (07/01/16) | David and Cynthia Sochar (16116 Ditch Rd) |
| 6. Smith Email (07/01/16) | Jalene and Parker Smith (Pines of Westfield) |
| 7. Hymbaugh Email (07/01/16) | Karen Hymbaugh (2929 W 159 th St) |
| 8. Stafford Email (07/02/16) | Cynthia and Steve Stafford (15736 Towne Rd) |
| 9. McKinney Email (07/01/16) | Erin McKinney |
| 10. Cook Email (07/05/16) | Derek and Cherie Cook (1740 W 161 st St) |
| 11. Watkins Letter (07/05/16) | Sarah and Gary Watkins (2191 W 166 th St) |
| 12. Motsinger Email (07/05/16) | Josh and Jill Motsinger (18681 Joliet Road) |
| 13. Van Jelgerhuis Email (07/08/16) | Donna Van Jelgerhuis (Pine Ridge) |
| 14. Written items received during the Public Hearing on July 5, 2016 | |

Kevin M. Todd, AICP

From: Jon Knight <jknight@grandjunctionbrewing.com>
Sent: Tuesday, June 7, 2016 11:14 AM
To: Kevin M. Todd, AICP
Subject: Liberty Ridge PUD

Kevin-

I hope all is well. I would like to go on record in opposition of the Liberty Ridge PUD proposal. The proposed density is far too high and will place an undue burden on our already stretched school system and infrastructure. We simply cannot afford this additional influx of students with this low AV housing.

Jon Knight
Sent from my iPhone

Jesse Pohlman

From: knight dawn <dawnknight1@yahoo.com>
Sent: Friday, July 1, 2016 10:46 AM
To: Jesse Pohlman
Cc: Dawn Knight
Subject: Liberty Ridge

To Whom It May Concern:

Change can be good; that's why the word progress has such a positive connotation. However, it must be done responsibly. Unfortunately, the change that is happening in Westfield is not being done responsibly. This is why I am writing to you today.

Before you do anything else with the Liberty Ridge neighborhood that is being proposed at 151st and Towne Road, I urge you to consider how you are changing Westfield. Once you build that neighborhood, you can never go back to the way it was before. Therefore, very great care and consideration must be done before making that decision. For whatever reason, that has not happened in the past. We have given developers the green light to build whatever and wherever they want with few restrictions. What we have seen from this is shoddy construction, dense spacing, and broken promises. We do not need developers - they are a dime a dozen. However, they want us. They want to be in Westfield. We can demand quality.

With Liberty Ridge, once again, that quality is not there. There is a lack of green space. It is too dense, and there is nothing unique in the architecture or landscaping. The fact that there is nothing unique should be noted. Westfield is a unique place, with a rich history and a lot of character. We could build neighborhoods that reflect that. But we aren't. Why?

Of even more concern to me (as a parent and teacher in the district), is that there has not been enough done to study the impact of this neighborhood (and others) on our roads and schools. We have to build slowly to give our schools and infrastructure time to adjust as we go. It simply does not make sense to build at this pace. It is not reasonable, and it is unnecessary. So why are we doing it?

Do not approve Liberty Ridge. Instead, take the time to carefully consider how it will impact Westfield's infrastructure and schools. Look at the plan for this area. Look at the unique qualities and character of our city. Then, ask yourselves what legacy you want to leave for our kids and when you do finally decide to develop, demand that developers build unique, high-quality neighborhoods that are not too dense and include green space. Westfield is special. It is in your care. Be a good steward of it.

Sincerely,
Dawn Knight

From: John Daly [mailto:John@GolitkoDaly.com]
Sent: Friday, July 1, 2016 9:19 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Liberty Ridge Concerns

- Lack of proper open space
- Density does not transition from denser to less dense as development moves North
- Architecture is not innovative or in context with the area
- School Impact Study is needed before another neighborhood is approved
- Road Impact Study is needed as more traffic is added on these rural roads
- Proper buffering is needed for long term rural residents
- Landscaping plan is not sufficient and does not embrace rural feel
- Need for more trail connectivity

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

June 29, 2016

Dear Advisory Plan Commission Members,

A new neighborhood development is being proposed in the New Suburban Southwest (Conservancy Area) called Liberty Ridge.

The plans presented do not meet the 2007 Comprehensive Plan for this area. I would appreciate careful consideration being given to the following areas.

1. Comprehensive Plan 2007: page 41

- Use open space, parks and less intensive land uses as buffers in appropriate circumstances.

Open Space - For this parcel and what surrounds it, 35% open space would be optimal. They are proposing 27%.

2. Comprehensive Plan 2007: page 41

- Encourage a diverse range of home styles in individual subdivisions using innovative architecture of a character appropriate to Westfield.

Architecture – The current home plans presented are all front load garages. Under the Implementation Tools/Zoning Regulations (page 43 2007 Comp Plan), this area calls for "garages that are behind the front line of dwelling or are side-loaded." Ryland architecture that seems more aligned with the 2007 Comprehensive Plan include the Heritage Collection at Village of West Clay or some of the architecture being used on Pebble Brook golf course and Lockhaven in Noblesville. These options within the Ryland product line fit the design and character of the Conservancy area. Four sided architecture is important for this area. In summary, having all architecture one sided with front load garages is not aligned with the 2007 Comprehensive Plan for the New Suburban-Southwest.

3. Comprehensive Plan 2007: pages 42, 43

- Require appropriate transitions and buffers between neighborhoods particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels.

Buffering – The Conservancy Task Force is currently working on defining buffering minimums for this area. For areas adjoining rural residences, a minimum 50 feet buffer is being proposed. The buffer should be entirely landscaped open space and not an easement within a property. One rural residence to the east would require this buffering.

4. Comprehensive Plan 2007: page 43

Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).

Road Buffering - An area currently being explored regarding road frontages is for homes to either face the road (like the current rural residents do) or to have rear elevations that are very attractive and look similar to the front of the home. The only road frontage is 151st Street and it looks like all homes are rear facing with the berm to hide the rears of homes. This is an area of focus to differentiate within the Conservancy Area from other parts of Westfield. There are solutions to accomplish this: front facing homes, rear elevations that are very attractive with varying setbacks or large open space buffering from the roads.

Neighborhood Entrances and Road Landscaping – The landscaping plan for Liberty Ridge is vague. The Conservancy Task Force's plan is to standardize fencing, hardscape materials, and native Indiana low maintenance plantings. Our goal is for each neighborhood to complement the next and blend seamlessly with the large rural residences. The minimization of berms in the area and maximization of open space along the roadways are goals for this area.

5. Comprehensive Plan 2007: page 40

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.

Density - There are challenges with this parcel regarding the adjoining development to the south and southeast. For this area, it states that density should decrease as development moves north of 146th Street and south of SR32 and west of Ditch Road. As Liberty Ridge is currently platted, the density and lot sizes appear to be the same throughout the neighborhood. The density needs to decrease moving north within the neighborhood.

6. Comprehensive Plan 2007: page 42

"Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths, and any combination thereof) designed to accommodate pedestrians in new development. These facilities should be designed to improve connectivity."

Trails and Connectivity: The current Liberty Ridge plan has the required paths along the roadways but no trails throughout the neighborhood. As each neighborhood develops, having trail connectivity throughout this beautiful area is an asset to all who live in the Conservancy.

In summary, the Liberty Ridge neighborhood, as currently presented, is not meeting the 2007 Comprehensive Plan for this area of Westfield. As a member of the Conservancy Task Force Group, I would be happy to spend time with the petitioner to work through these issues. Each new neighborhood presented is a fresh opportunity to keep improving the great city of Westfield. I would sincerely appreciate your careful consideration of the details for this new neighborhood and would encourage you to honor the vision put forth by hundreds when authoring the 2007 Comprehensive Plan.

Best Regards,

Kristen Burkman
1924 W 161st Street
Westfield, IN 46074

7/1//2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Liberty Ridge which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the affect on the local schools and roads?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

Jesse Pohlman

From: Acorn Woodworks <acornw@frontier.com>
Sent: Friday, July 1, 2016 11:22 AM
To: Jesse Pohlman
Subject: Liberty Ridge Development

Jesse Pohlman-

My wife and I are 36 year residents of Westfield. Our children graduated public schools and both my wife and I have worked in Westfield, volunteered for schools, library, and community events as well as run businesses here in Westfield, employing Westfield residents.

We currently live at 16116 Ditch Road, and originally lived in town at Poplar and Jersey. There, we planted the only Poplar tree on Poplar street (1980), which is now the tallest tree in the area. We are avid supporters of the Conservancy Plan for our unique area of the Township.

We have attended hundreds of public meetings over the years in a sincere citizens effort to see proper and sustainable growth in the area. We have served on 3 different Master Plan Groups over the years, the latest being approved (after much debate) in 2007.

We have also seen hundreds leave the community since the growth did not suit their plans for long term residency as development after development have been approved. Fine, capable, independent family people that spent years doing their best to help the community, only to be silenced by overwhelming forces. Their voices will not be heard, their letters will not be written. Their silence can speak for them if you acknowledge those facts in your decisions.

The Liberty Ridge (sic) development takes this area well over the edge of density as conceived in the Master Plan. Open space will be sacrificed to the commercial gods that must rule in these marginal efforts. Landscaping will also be minimal and argued over -"How many feet apart will those 3' shrubs be?" "How high that earth mound." When neither could ever be adequate.

The Master Plan encouraged development contiguous to the Town (City) so as to not over stretch infrastructure. Liberty Ridge is far from that ideal.

Local roads already are overloaded both with construction equipment and then residential and service traffic. The new highway improvements will be overloaded in a matter of months. On a recent weekday, I counted an average of 16 dump trucks per hour, starting at 6:00 am and going until after 6:00 pm. Almost 200 trucks. In one day. This - or something like it - happens everyday. Who will pay for the roads? What will be destroyed when these roads are expanded?

Schools will be overloaded also, as yet another "starter" community will attract young families. The schools need some stability to maintain their ability to produce educated young people at the rate they do currently.

Yet another neighborhood will 'turn its back' to the rural roads that serve it. Long held rural properties will be devalued and isolated from these new neighbors, destroying much of the character that made this area desirable. "Loved to death" as some would say.

Finally, should you visit the area, you may notice there is no discernible "ridge". This is a final insult to our collective intelligence and shows how little thought and effort has gone into this lackluster attempt.

Please send the developer back to do more work. Better yet, send him on his way.

We deserve, we demand, the best. We are in a position to demand the best and still not 'lose out' on responsible growth. This is not a contest.

-

David R Sochar
Cynthia R Sochar
16116 Ditch Road

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Friday, July 1, 2016 5:57 PM
To: Jesse Pohlman
Subject: Liberty Ridge

Mr. Pohlman,

My name is Jalene Smith. I am a resident of Westfield, a teacher in the district, and have kids who will be students in the district (first one starts kindergarten this year!). I am concerned about the speed with which Westfield is adding neighborhoods. I am concerned with the impact on the schools and the look and feel of our city. I believe Westfield has a chance to be unique. In fact, we moved here because we didn't like how other suburbs like Fishers feel crowded and generic. We like that you can take a drive through "the country," that there is open land. Westfield is pretty. We also like that there is one high school, which is a reasonable size. I am concerned for the future of our school district both professionally and as a parent. We have a VERY good thing going right now, and I do not want to see us lose our small town feel by not considering how our decisions now will impact the future of our schools and our city. When the high school staff met with the new superintendent, everyone said that Westfield was special because despite our growth over the last 15 years, we still feel like a small school/ small town. Please consider this when deciding whether to approve neighborhoods like Liberty Ridge. Let's make Westfield beautiful and unique - not a sea of houses. I love MANY of the things happening in Westfield. I love the revitalization of downtown, the restaurants, etc. I just think we need to be careful with how much and how fast we grow our population. I would like to see a road and school impact study before we approve more neighborhoods.

Thank you for your time,
Jalene and Parker Smith

Jesse Pohlman

From: Karen H <khymbaugh@yahoo.com>
Sent: Friday, July 1, 2016 8:27 PM
To: Jesse Pohlman
Cc: Kevin M. Todd, AICP; Karen Hymbaugh
Subject: Please help preserve the rural nature of Westfield

Dear Mr Pohlman,

I am writing to you about the uncontrolled development in Westfield. Specifically today, I am writing to you about Liberty Ridge. This will directly impact me where I have a mini farm on W 159th Street. I have worked my whole life to buy and move to this farm. When I bought it, it was a beautiful rural country home. Today, it is being surrounded by development everywhere. Large houses are being stacked on small postage stamp yards, the rural country roads can't handle the traffic, I have large construction trucks going 60- 65 miles an hour on my 35 MPH street. I am raising mini-cows which I planned to show, enter into local parades, and to use as therapy pets in nursing homes. I wanted to give back to the community but people who want a rural environment are being pushed out for overpopulated suburbs. These are special, very rare cows in the US and we are trying to breed an even more rare specific breed (Riggitt Galloway) that would be the first in the US.

I have been working for the Centers for Disease Control (CDC) and World Health Organization (WHO) for more than 30 years. I have travelled and lived in more than 50 countries. I can tell you, this type of growth will turn Westfield into one of the least attractive places to live within 2 - 5 years. I have seen it many, many times. I can tell you about the Mumbai slums -- we are headed there with more crime, traffic, and health problems.

This new development should not impede on the rural lifestyle that the current inhabitants have invested in. The architecture planned is not in the best interest of our special area and lifestyle. The density of homes is becoming similar to inner city Indianapolis.

I beg you to please reconsider what you are doing to support such dense population growth. If it is about money, then please reconsider for the future of your children and our families. You really must reconsider what is happening in Liberty Ridge and the surrounding area.

Please see the picture below of one of my sweet gentle cows and I can tell you this way of life will be lost with all the noise, over population, and pollution. I invite you anytime to come and talk to me about what is at stake in all this dense development.

Sincerely,
Karen Hymbaugh
2929 W 159th Street
Westfield, Indiana 46074
phone (404) 729-6060



Jesse Pohlman

From: staffordhouse92@att.net
Sent: Saturday, July 2, 2016 6:37 AM
To: Jesse Pohlman
Subject: Liberty Ridge development

To the Westfield Planning Advisory Board and City Council:

We moved to Westfield and bought our residence on Towne Road because we wanted home with trees, open spaces, and a rural feel to it. We expected that the Comprehensive Plan would drive development in the future. That was three years ago and apparently we were wrong.

Development is well and good, but please ensure that the desires of those community members who spent time and effort defining how Westfield would grow are as reflected by the Comprehensive Plan. It is a good plan and many of us who moved here recently believed our government would respect the guidance it provides when making decisions that effect us all.

With your action, please ensure that we and the others who live in the Liberty Ridge/Pulte dominated development zone, will continue to have the environment we thought Westfield offers. Liberty Ridge and the ones that follow need to adhere to the Comprehensive Plan in design, space requirements, and concept. We trust that you will not let us down.

Sincerely,
Cynthia and Steve Stafford
15736 Towne Road
Westfield, IN 46074

Jesse Pohlman

From: Erin McKinney <skeeter.mckinney@gmail.com>
Sent: Friday, July 1, 2016 10:07 PM
To: Jesse Pohlman
Subject: Letter of Concern

City of Westfield,

I am writing to voice my concern with all the new construction that is happening in the city, mainly the addition of new neighborhoods. I moved to the area 11 years ago when I started teaching in the Westfield Schools. My family and I love the area and we aren't against development, however, I am concerned about the impact all these neighborhoods going up might have. We have seen several wooded areas torn down and I worry Westfield is starting to lose the look we once loved. As a teacher in the schools can we even keep up with this much growth so fast. I already worry, as many of the schools seem to be growing faster than we can keep up with. WHS has added on twice in the past 10 years and there are still teachers with out classrooms and students packed in the hallways. I just want to make sure the proper research and studies are being done to see what affect all this growth will have on the community. I have a daughter who we want to grow up in this community. One of the reasons I feel in love with the community was the fact that it still was able to offer a small community feel. I fear we are losing that in the schools and in the community. I don't want to watch this city try and turn in to Carmel and pack 5,000 students in to a school building because we have to.

Maybe it would be better spent to try and focus on Grand Park and the growth it can bring? What businesses can move into the area that will help benefit the schools and the city? Please don't just keep building homes and neighborhoods because we can. I am all for growth that is done in a manageable and thought out way, but I don't think that is what is happening currently. Let's work together to keep the great parts of Westfield available for our community and children. Protect some of the beautiful land, make sure our roads can handle all this growth and make sure we aren't making decisions that will set the school system up for failure.

Thanks,

Erin McKinney

From: Cook <cookhouse3841@comcast.net>

Date: July 5, 2016 at 10:43:11 AM EDT

To: ktodd@westfield.in.gov

Subject: Liberty Ridge

Hi Kevin,

I am writing to express our concern regarding the Liberty Ridge subdivision that is being proposed at tonight's meeting. A few areas of concern would be the density of homes being proposed, the quality of materials that Ryland is offering, the impact of another high density subdivision on our already crowded schools and the buffering to protect the long term residents in our area. I would certainly hope ALL these areas would be addressed before another subdivision is approved.

Sincerely,

Derek & Cherie Cook
1740 W 161st St

We are writing to go on record that we are against the Liberty Ridge neighborhood as it is currently planned, as it doesn't follow the Comprehensive Plan for this area.

When we bought our land on 166th Street and built a house on the 3.5 acres, a lot of thought and research went into this location. We wanted neighbors that desired the rural lifestyle as we did. We wanted an area of Westfield that could promise this precious green space to remain. We looked in all areas of Westfield and chose this portion, knowing that it was zoned for 3 plus acre lots and was truly rural. We loved that our neighbors wanted the same as us: mini farms, animals, and open space. We read the Comprehensive Plan approved in 2007 for this area and felt confident that our leaders would uphold the promises in this plan, so we bought our property. We built our home (we looked to the comprehensive plan to follow architectural guidelines so we could do our part in following it since we were a new fixture in the landscape of this area), planted our 20x50 fruit and vegetable garden, and this past year built a barn with plans for chickens and goats. These plans that we have started for our property fit right in to this area of Westfield. It disappoints us that this plan is not being considered as the developments that are plotted are considered.

The plan states that the housing developments density should be less dense as the development moves north. This is not reflected in Liberty Ridge's plan. According to the Comprehensive Plan, Liberty Ridge lacks appropriate open space. This is very concerning to us. If you spend anytime at our house or anyone's in this area you will see deer, coyote, and fox walk through our property and graze on the wild mulberries and apple trees. Tearing down more trees and putting houses on green space goes against the Comprehensive Plan and honestly is not being good stewards of our land and what it provides us all.

Something important to us as rural residents is that the natural landscape be preserved. We have planted many trees on our land to add to what was already here. When I look at the plans for Liberty Ridge and other neighborhoods that may come up in the future, the landscaping plan is not sufficient and does not embrace the rural feel. Road buffering and current property owner buffering is also not sufficient.

We are concerned with the roads, as they will be impacted if more traffic goes through this area. A road impact study must be done before we allow more traffic on these roads. The current condition of our these rural roads are not ready for more traffic. Let's also consider the bikers that come from all areas of Indiana to bike our rural roads. It will be a shame when they cannot use our rural roads to train any longer because we have put in so many neighborhoods that the traffic is too heavy and the roads become unsafe for them. The attraction of our rural community is a reason people love Westfield and we continue to win awards such as "Best Places to live in Indiana".

Finally, we have two children that attend Westfield Washington Schools and have since 2007, ironically the year that many community members and leaders signed and agreed to the Comprehensive Plan for this area. When we considered moving from a Westfield subdivision to a rural area, we looked in Sheridan, Zionsville, Noblesville, and Tipton. It seemed easier to find land in those towns, and in some of those areas, cheaper as well. But we love Westfield and their schools. They truly are world class and it is a family atmosphere. Going forward, if we continue to add more houses we will need to do a school impact study. People move to Westfield because of our schools and the small student to teacher ratio. Do we want to risk this by adding more neighborhoods without understanding the impact on our schools?

Thank you for your time and I hope we can trust that our leaders will stick to the Comprehensive Plan for Liberty Ridge and all development in this area going forward.

Sincerely,
Sarah and Gary Watkins
2191 W 166th Street

Jesse Pohlman

From: Josh Motsinger <jkmotsinger77@gmail.com>
Sent: Tuesday, July 5, 2016 10:55 PM
To: Jesse Pohlman; Kevin M. Todd, AICP
Subject: Liberty Ridge PUD (1607-PUD-09)

Gentlemen,

We would like to go on record in support of the proposed Liberty Ridge PUD. As residents of Westfield since 2007, we love this community. We actively serve in the school system, WYSI, and elsewhere. We understand the rural ideal desired by the Conservancy group - we moved our family from Maple Knoll to our home on Joliet Road in 2014 seeking a similar experience. However, describing the proposed Liberty Ridge parcel as rural is a misnomer. It is just 1/2 mile north of the largest east-west thoroughfare connecting the major communities in Hamilton county (146th Street), and the majority of the neighboring properties have already been approved for significant development.

The proposed Liberty Ridge development simply makes sense for Westfield, especially given the context of its location relative to approved developments on neighboring parcels (commercial to the south along 146th St., multi-family to the east adjoining the commercial development, Harmony to the northeast, and Central Christian Church to the west). The proposed unit density (2 homes/acre) and above standard green space provide an excellent transition between these higher density developments and the less developed areas to the north and west. The proposed housing product also seems appropriate for this area. As a Westfield homeowner, the potential to build homes at a price point greater than \$375,000, as was discussed in tonight's meeting, does not seem feasible in a neighborhood bordered on two sides by commercial and multi-family properties.

As stated previously, the Liberty Ridge development provides an excellent transition between approved, higher density developments to the south and east and the less developed areas to the north and west. Approving this PUD simply makes sense for the future of Westfield; thus, we humbly ask the Advisory Plan Commission to do so.

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Best regards,

Joshua K. & Jill F. Motsinger
18681 Joliet Road

Jesse Pohlman

From: Donna Van Jelgerhuis <donnajvanj@yahoo.com>
Sent: Friday, July 8, 2016 4:30 PM
To: Kevin M. Todd, AICP; Jesse Pohlman
Subject: Liberty Ridge PUD

Dear Sirs,

I am writing to express my support of the Liberty Ridge development proposal.

1. This is the proposed development that is bordered to the south and east by a planned commercial and multi-family development. This proposed development has already been approved by the Westfield Advisory Plan Commission.
2. The proposed development is bordered to the east by a residential lot.
3. The proposed development is bordered to the northeast by Harmony development with an average of 4 homes/acre.
4. Liberty Ridge is proposing 2 homes/acre with 27% green space, and much of that green space will flow directly with the Central Christian Church's green space.
5. The proposed development provides a natural transition from the commercial and higher density development to potentially lower density development to the north and west.
6. The location contains none of the topography or rural character that the Conservancy is seeking to protect--which is basically a flat agricultural field with only one tree that the church planted when the property was purchased years ago.

I am very much opposed to the desired plan of the Conservancy.

I am a Westfield resident and have been for 14 years.

Respectfully,
Donna Van Jelgerhuis
33 E Pine Ridge Dr
Westfield IN 46074

Liberty Ridge PUD

Westfield APC July 5, 2016

ARCHITECTURAL GUIDELINES

2007 WESTFIELD COMP PLAN

- Prevent monotony of design and color
- Encourage a diverse range of home styles in individual subdivisions using innovative architecture of a character appropriate to Westfield
- Encourage attractive streetscapes that minimize front-loading garages.... and avoid house orientations where the back sides face the public right of way

Liberty Ridge's proposed architecture:

- all proposed designs have front load garages
- there are no varying setbacks
- the style and character of the proposed architecture is not innovative or within the character of the area



Eagles Nest, Brownsburg



Eagles Nest, Brownsburg

Cal Atlantic/Ryland has other home designs in nearby communities that do fit the character of this area.

Harmony borders this property and they have stepped up their game with higher architectural standards– we should accept no less from Cal Atlantic/Ryland



Connor Crossing-- Noblesville



Connor Crossing-- Noblesville



Connor Crossing-- Noblesville



Village of West Clay--Carmel



Village of West Clay--Carmel



Lochaven-- Noblesville



Lochaven-- Noblesville

CURRENT INVENTORY



















The Comprehensive Plan called for diversity of homes. The inventory study shows we have an abundance of affordable housing. Developers love to build low cost product because they make the most money. However, they can make plenty of money with the higher end products as well.

There is currently a task force working with the Hoover Commission on architecture standards.

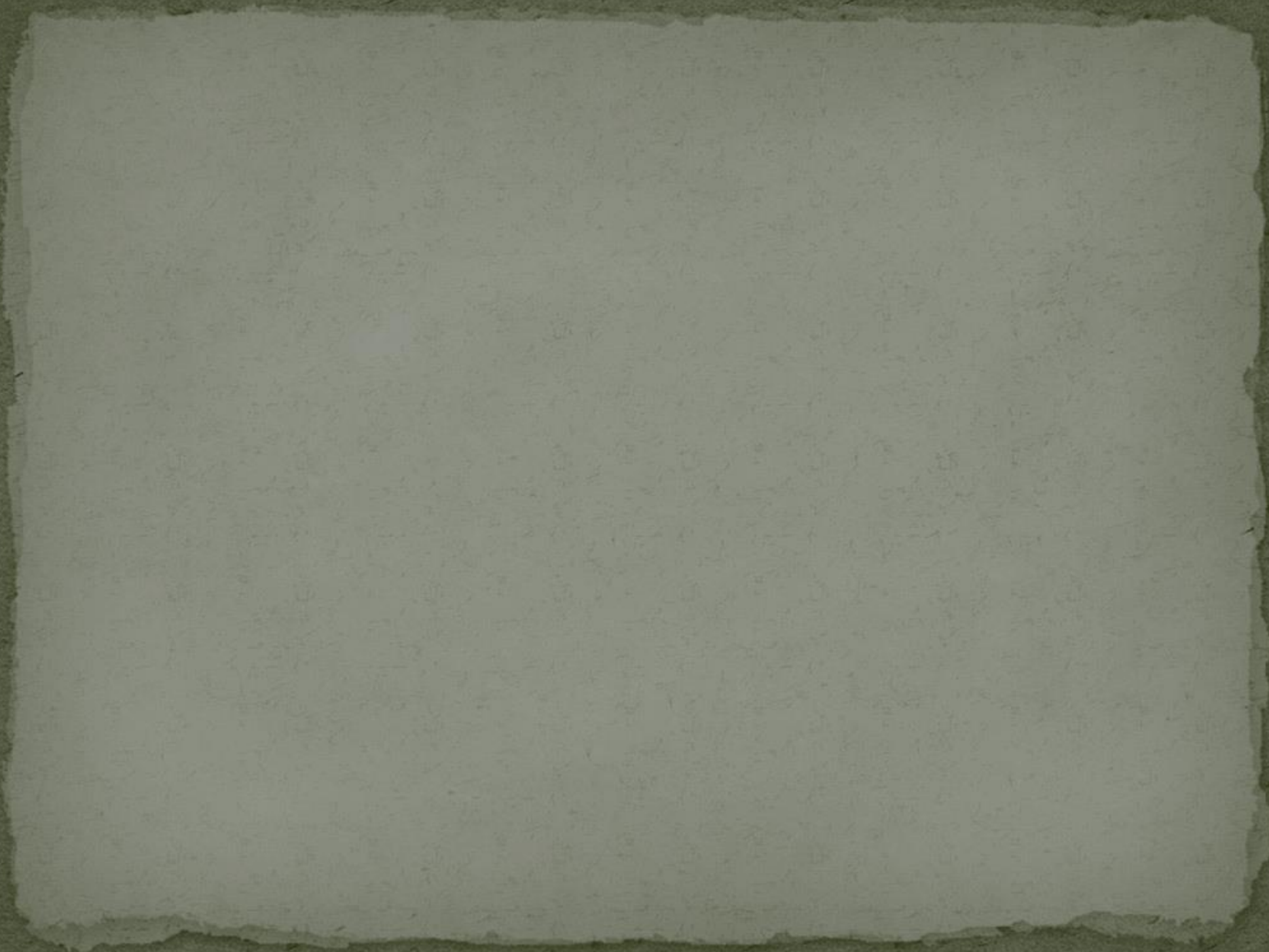
There is only one opportunity to get this right. This isn't about meeting the unified development ordinance requirements.

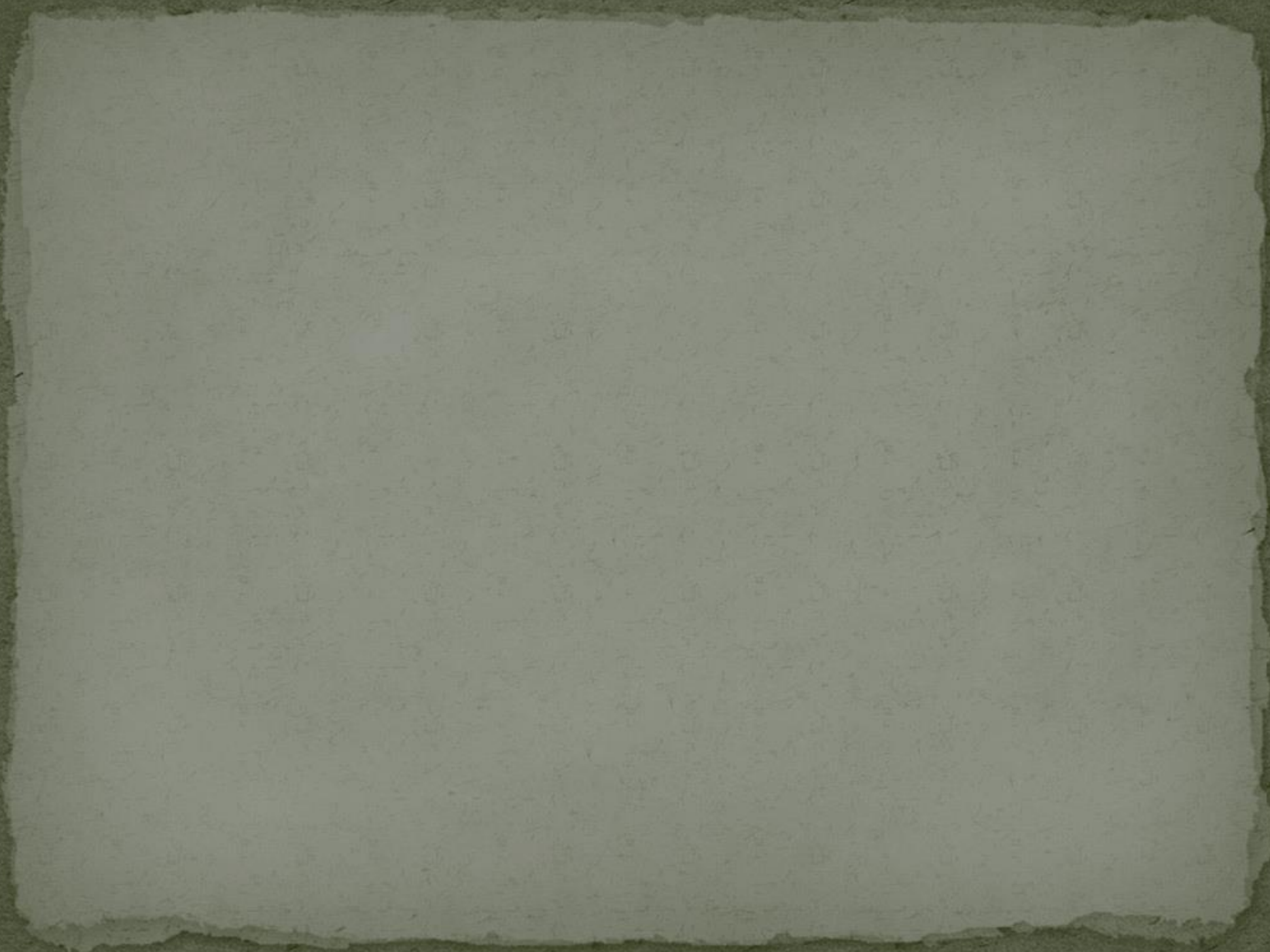
We can do better. We need to do better.

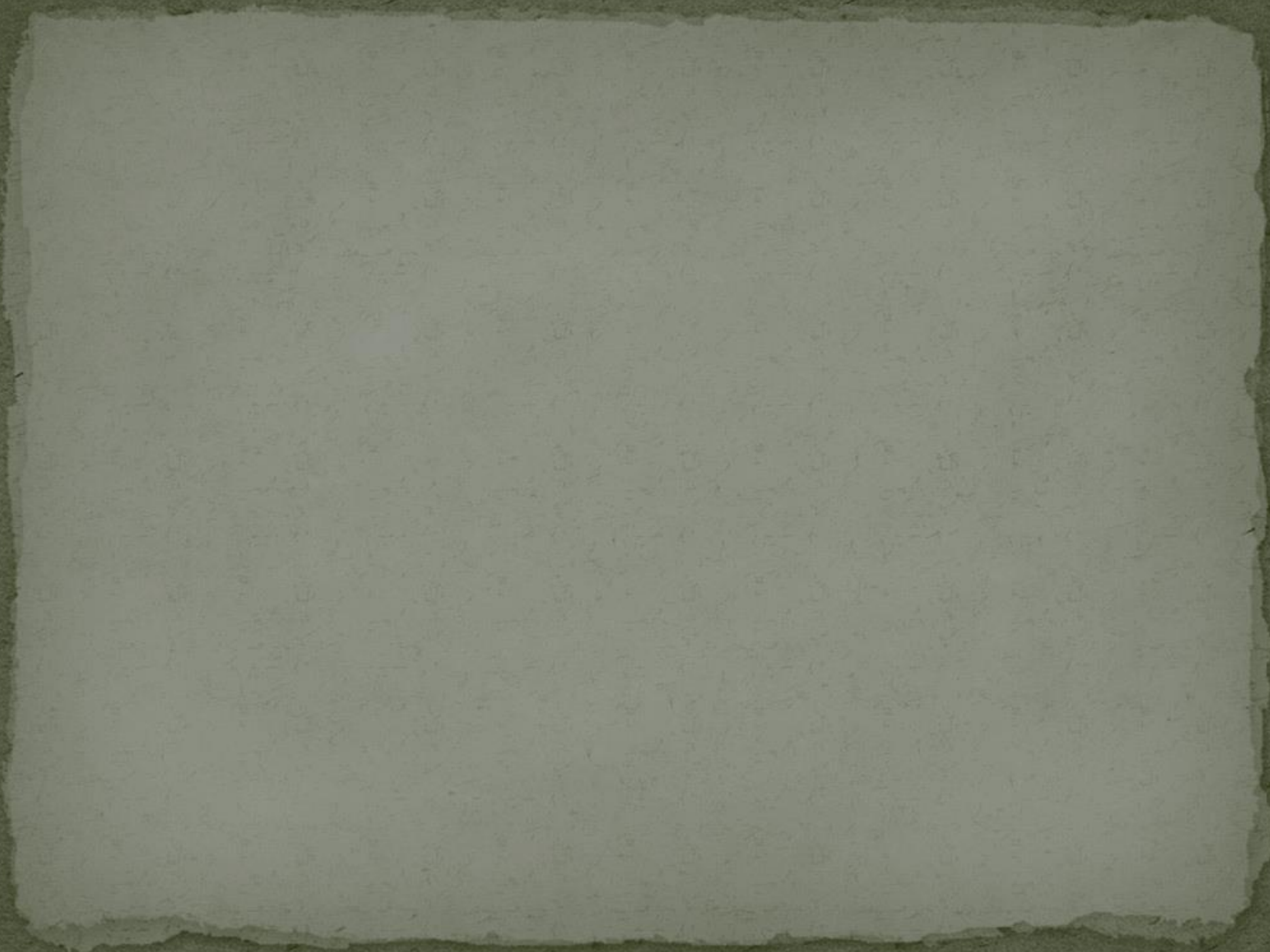
The developers are here today, gone tomorrow after making a ton of money for their shareholders. These are national companies with only one motive: maximal profits.

We need to ask ourselves: are we about enriching national development companies and their shareholders or are we about Westfield?

I'm about Westfield.







Architecture Guidelines

- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.
- Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). “Single-loaded” streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way
- Garages that are behind the front line of the dwelling or are sideloaded

Liberty Ridge’s proposed architecture does not align with the vision in the 2007 Comprehensive.

- All proposed designs have front load garages
- There are no varying setbacks
- The style and character of the proposed architecture is not innovative or within the character of the area.

The Petitioner has other home designs in nearby communities that do fit the character of this area. Additionally, Harmony borders this property and the architecture should be contextual to Harmony’s home designs.

Examples of Cal Atlantic/Ryland Architecture that is in character to the area:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

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

New Suburban Northwest and Northeast Background

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. Farmhouses are included, as well as houses in rural non-farm environments, where people may have a limited number of animals such as horses or 4-H animals.

This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields, and streams. However, the town's long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for more dense development in this area. It is expected that over time the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.

Existing Suburban

Development Policies

- | <ul style="list-style-type: none">➤ Promote the protection of the existing suburban character of the area.➤ Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.➤ New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.➤ Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.➤ Ensure that new development adjacent to existing suburban is properly buffered.➤ New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion. | <table border="1"><tr><th>Appropriate Land Uses
in Existing Suburban</th></tr><tr><td><ul style="list-style-type: none">▪ Detached dwellings▪ Attached dwellings▪ Institutional uses▪ Recreational uses</td></tr></table> | Appropriate Land Uses
in Existing Suburban | <ul style="list-style-type: none">▪ Detached dwellings▪ Attached dwellings▪ Institutional uses▪ Recreational uses |
|---|---|---|--|
| Appropriate Land Uses
in Existing Suburban | | | |
| <ul style="list-style-type: none">▪ Detached dwellings▪ Attached dwellings▪ Institutional uses▪ Recreational uses | | | |

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Development Policies (applies to all New Suburban)

- Ensure that new development occurs in a way that it is contiguous with existing development.
- Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.
- Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
- Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.
- Ensure proper land use transitions between dissimilar types of residential development.
- Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.
- Use open space, parks, and less-intensive land uses as buffers in

Appropriate Land Uses in New Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses,
- Recreational uses
- Artisan farms
- Equestrian uses

*

THEY WANT
TO AVOID THIS
BY OMITTING
ARTICLE
6.3(C)(2)
FROM OUR UDO

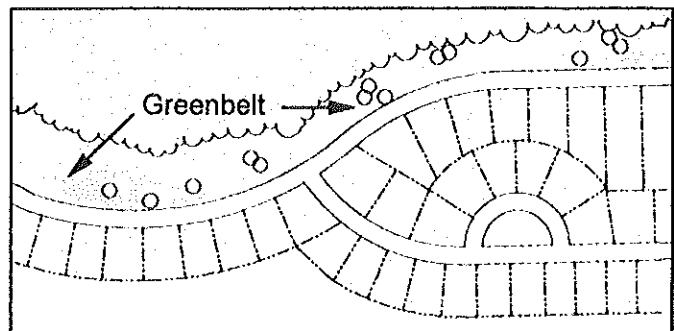
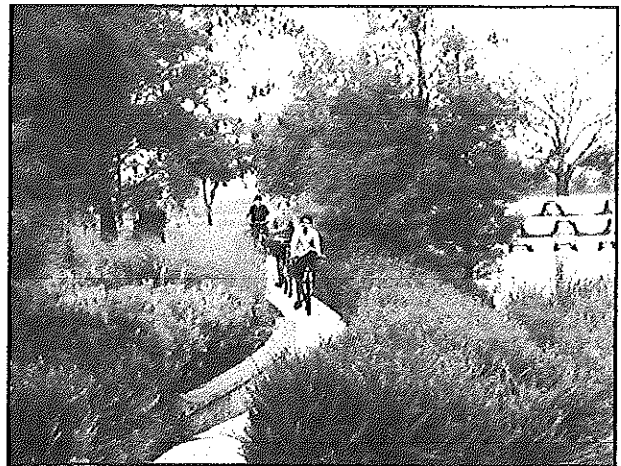


Figure 24: Greenbelts and landscaping buffers can help create a transition between uses.

appropriate circumstances.

- Preserve existing older structures when possible.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.).
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote



connections to new regional trails such as the Monon and Midland Trace Trails

Figure 25: Bicycle and pedestrian trails increase connective and can improve the overall quality of the development.

- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment

- * < of those larger parcels (preferably through the use of reforestation to achieve natural conditions).
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- * {
 - Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. WESTFIELD UDO 6.3 (C)(2)
 - Encourage roadway improvements that promote safety but do not increase speed.

Implementation Tools

Zoning Regulations

- Establish appropriate locations for varying housing types
- Development standards that establish appropriate setbacks, densities, lot sizes
- Emphasize density, rather than lot size
- Require that new development have all necessary services and infrastructure
- * → ➤ Buffering, including reforestation buffers
- ➤ Transitions between developments
 - - Between new suburban and more rural neighborhoods, use larger lots and increased open space
 - Cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.
- ➤ Landscape standards (these should discourage berms and fencing in favor of more natural-appearing buffers, using native plants)
- Create a Traditional Neighborhood Design District that provides for the following:

- Garages that are behind the front line of the dwelling or are side-loaded
- Front porches
- Smaller front setbacks

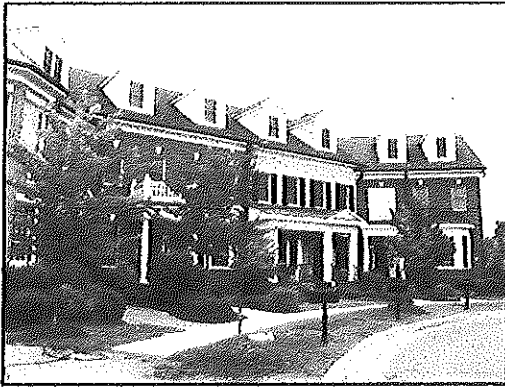
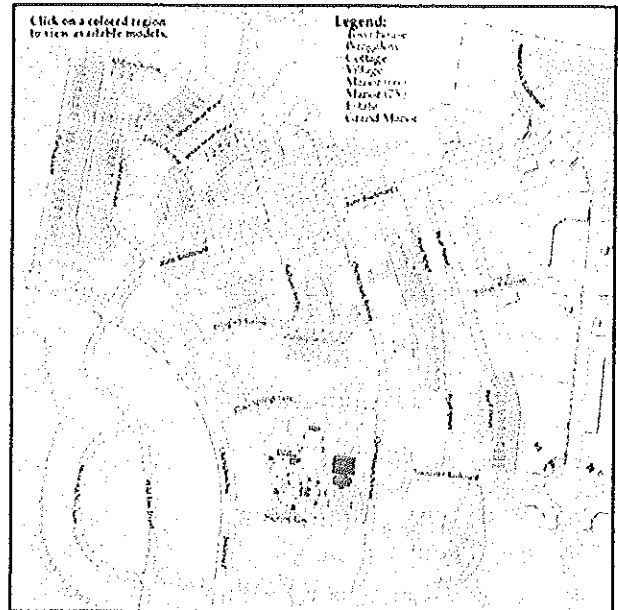


Figure 26: A development that incorporates elements of traditional neighborhood design increases connectivity and provides for a diverse mix of housing types.



Subdivision Regulations

- Provide for Conservation Subdivisions that have the following characteristics:
 - Substantial open space (at least 60% of gross acreage) that is connected
 - Preserved primary conservation areas
 - Clustering of houses
 - Home sites that border open space
 - Perimeter buffering
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter, single-loaded streets)
 - Varying lot sizes, dimensions, and setbacks

* —————→

* —————→

- Preserve natural topography
- Adequate streets
- Connectivity
- Pedestrian facilities
- Recreational facilities
- Common open space
- Mechanisms to ensure maintenance of common facilities
- Proper drainage
- Green space between sidewalk and curb
- Open space standards (location, size, type)



Figure 27: Photograph of a development that incorporates natural features into the common open space with pedestrian facilities.

Other Tools

- Design standards that ensure quality development.
- Establish a development review process that ensures developments that comply with the standards and with the comprehensive plan

** —————→

- Adopt an updated Thoroughfare Plan that establishes future street patterns and appropriate cross sections
- Prepare and adopt a parks, recreation, and open space plan to serve as a basis for zoning, subdivision, and site design requirements
- Prepare and adopt a circulation and trail plan
- Prepare and adopt an access management plan

ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Facade.

- iv. Streetscape Diversity for Perimeter Lots: The rear Building Facade of Dwellings on adjacent Perimeter Lots may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements. Exceptions to this standard may be approved by the Director if the design or placement of the same architectural features otherwise result in substantially different rear Building Facades for adjacent Dwellings.

- 2. Streetscape Diversity: At minimum of two (2) of the following three (3) design objectives shall be met:

- a. The front façade of a front-load garage shall be recessed from the Front Building Facade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.
- b. Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow a range of six (6) feet of set within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effect.
- c. Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - i. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - ii. Have a different primary siding color than the adjacent Lot; and
 - iii. Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

- 3. Building Materials: In order to create variation and interest in the built environment, roofing and siding materials on all Building Facades shall be restricted as follows:

- a. Rolled roofing or tar paper, as the visible final layer of roofing materials, shall be prohibited.
- b. Vinyl siding on more than twenty-five percent (25%) of any Building Facade, exclusive of window, doors or other openings, shall be prohibited.

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WANT TO
USE ONLY
ONE

Section 4. Underlying Zoning District(s). The Underlying Zoning District shall be the SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-three (123).

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

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

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

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

A. **Streetscape Diversity:** Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of

	3	3
	2	2
	1	1
Subject Home		1
	1	1
	2	2
	3	3

- K Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements");

Chart: Minimum Lot Landscaping Requirements:

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	4
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4
Multifamily Residential (per Dwelling Unit)	1	1	4
Institutional Uses (per acre)	2	3	10
Business Uses (per acre)	10	10	25
Industrial Uses (per acre)	5	5	25
Open Space / Common Area (per acre)	10		0

1. Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.
2. Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.
3. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

- L Foundation Plantings: Foundation plantings shall be provided as follows:

1. 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.
2. Plant materials shall also be required along the Front Building Facade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

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Go to Previous View

Go to Next View

Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty (40) square feet in size, on the Side Building Façade.
- f) Bay window (a minimum of six (6) feet wide).
- g) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- h) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- i) Sunroom or screened porch.

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

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

↓ STD FROM UDO
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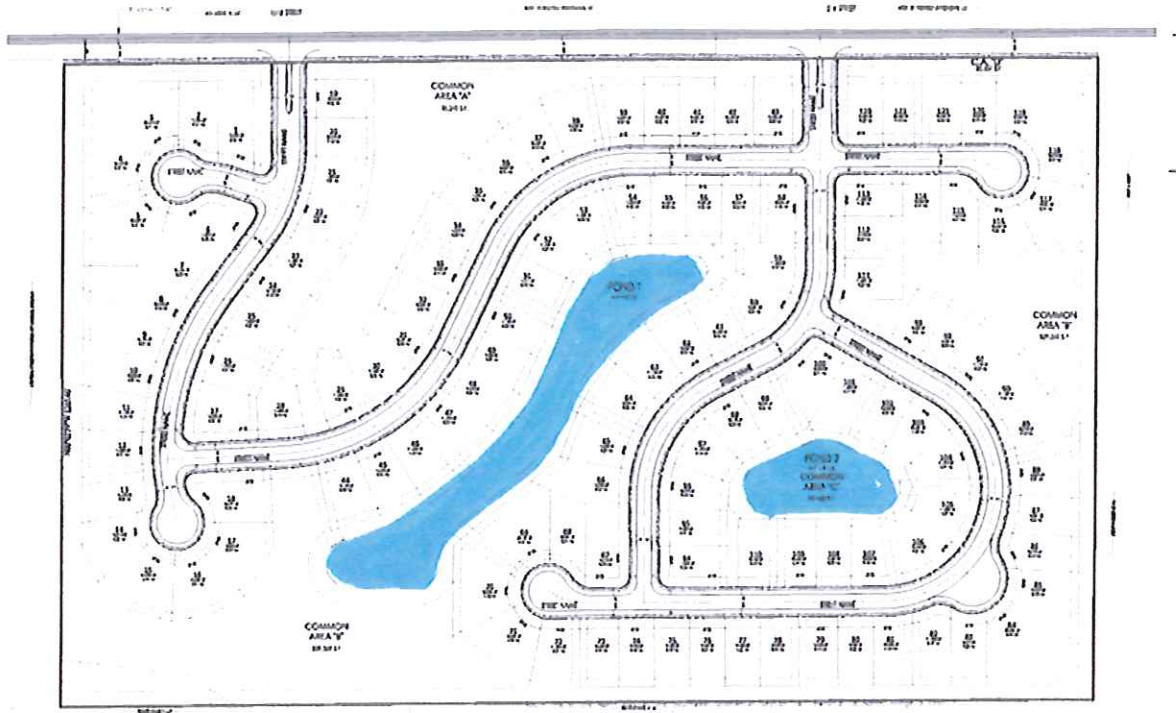
- i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
- ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16 __-PUD-__.

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)

CALATLANTIC HOMES™
Rushmore



CALATLANTIC HOMES™
Washington



BASICALLY THE EXACT SAME HOUSE WITH ROOF PEAKS
PLACED IN DIFFERENT LOCATIONS

Westfield Neighborhoods

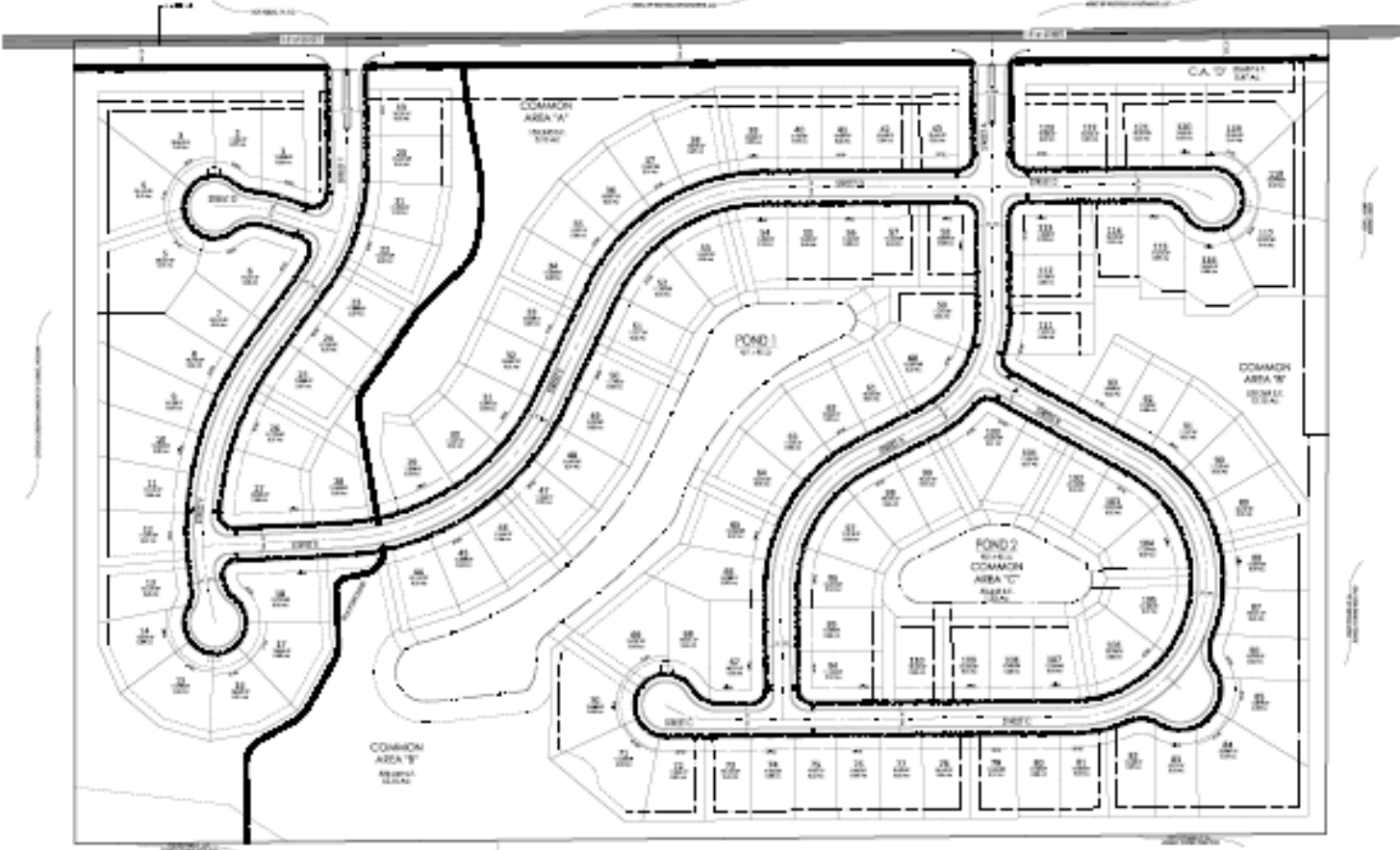
West of Highway 31, East of Town Rd., North of 146th St., and South of Highway 32

Neighborhood	Pricing	Builder	# Homes	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750		44	
Sonoma	From \$130,000-\$150,000	Arbor Homes		Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000		64	
Quail Ridge	\$138,000-\$173,000		429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90	
The Oaks	From the \$160,000's	Pratt	68	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman		Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	From \$200,000's	Pulte	370	Under Construction
Viking Meadows-Enclave	From \$206,990	Pulte	128	Under construction
Westfield Farms	Median list \$209,900	Production	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's	Beazer	178	Under construction
Beacon Pointe	Median list \$232,450	Production	104	Built in 1992
Viking Meadows-Meadowlands & Blue Grass	Blue Grass from \$234,000 Meadowlands from \$272,990	Pulte	125	

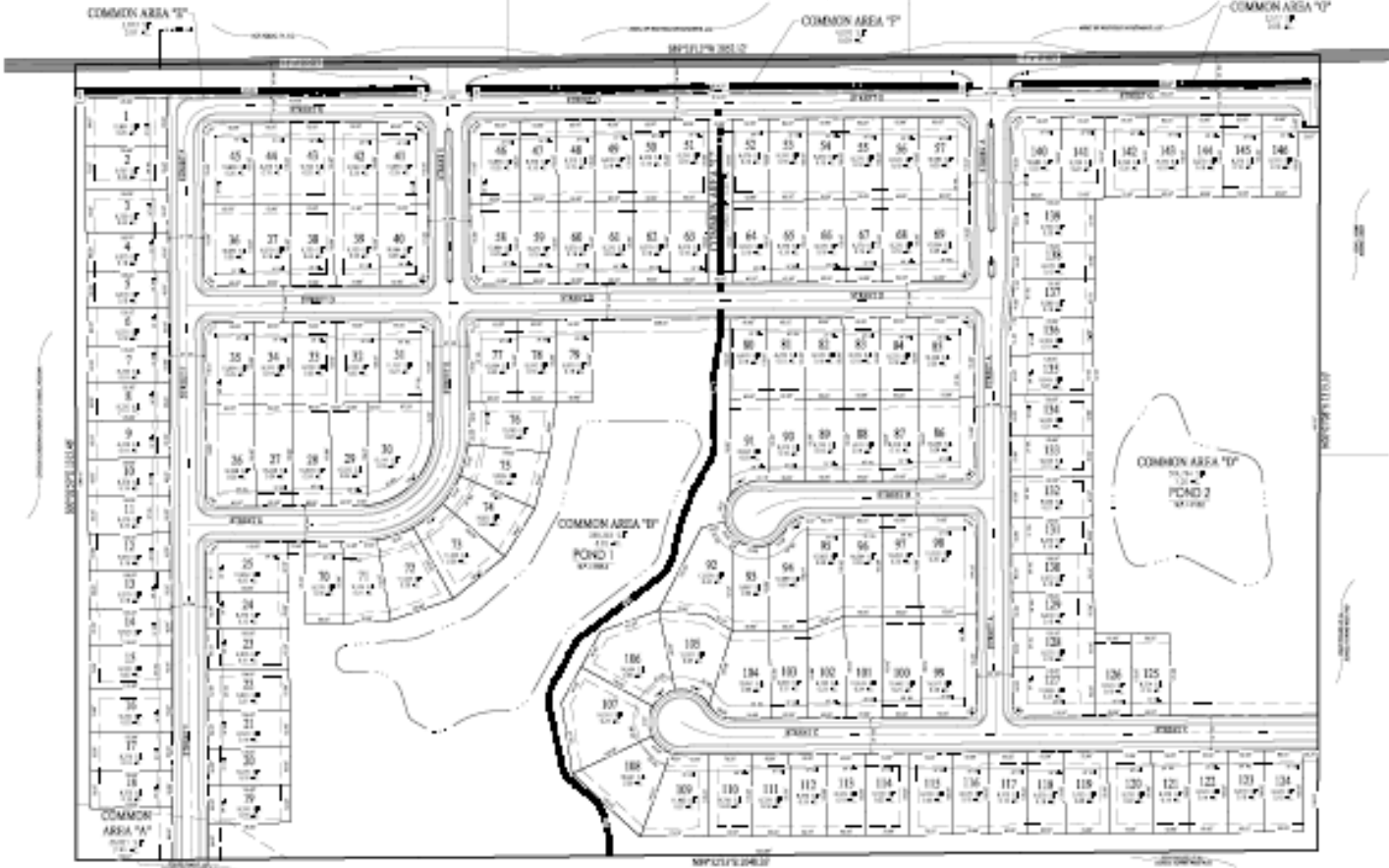
Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Centennial	Median \$284,900	Estridge	1,197	
Harmony	\$275,000-\$450,000	Estridge & David Weekly	980 (SFD&Attached)	Under Construction
Viking Meadows-Manors	From \$319,990	Pulte		Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
Derby Ridge	From \$350,000's	Fisher Homes	85	Under construction
Viking Meadows-Two Gates	From \$351,990	Pulte	43	Under construction
Drees-Village Farms	Starting at \$414,700	Drees	18(on line lot layout)	Under construction
Springmill Park		Ryland		Under construction
Bainbridge		Custom	15	
Viking Meadows-Valley View	\$1,000,000+	Custom	33	Under construction
Rezoned/Approved:				
West Rail/Willshire		Beazer/?	269	Part of Centennial North PUD
Springmill Station			300 MFD	
Town West			570	SFD & MFD
Westgate			1012	SFD& MFD
Akerson Farms			1136	SFD & MFD
Bent Creek	\$400,000	Custom SF-2	168	

LIBERTY RIDGE PUD
Concept Plan Comparison

Initial Concept Plan (July 2016)



Revised Concept Plan (September 2016)



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 6, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

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

Approval of Minutes: August 15, 2016, Meeting Minutes

Motion: Approve the August 15, 2016, minutes.

Motion: Woodard; Second: T. Smith; Vote: Approved 9-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1510-DDP-17

Description: Towne Road Wireless Communication Tower
16414 Towne Road
Crown Castle by Bingham Greenbaum Doll, LLP requests Detailed Development Plan approval for a new wireless communication tower on 34.2 acres +/-, located in the AG-SF1: Agriculture / Single-Family Rural District.

Todd presented an overview of the detailed development plan, as outlined in the Department report, and noted its compliance with the applicable ordinances.

R. Smith summarized the Board of Zoning Appeals' consideration and approval of the use.

Motion: Approve 1510-DDP-17.

Motion: R. Smith; Second; Horkay; Vote: 9-0.

Case No. 1606-PUD-07

Description: Harmony Planned Unit Development (PUD) District Amendment
Northwest Corner of 146th Street and Ditch Road (Commercial Area)
TMC Developers, LLC by Nelson & Frankenger requests an amendment to the
Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development
(PUD) District.

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

Jon Dobosiewicz, Nelson and Frankenger, on behalf of the petitioner, gave an in-depth presentation of the revisions to the proposed amendment ordinance. He noted further changes to the Illustrative Character Exhibit for GetGo would be made prior to the Council's consideration that will incorporate decorative wood beam elements in the gable and carry over stone as a building material to the base of the structures, consistent with Illustrative Character Exhibit for CVS. Also, he noted the petitioner's willingness to restrict the outdoor audio to communication between the attendee and patrons at the pump, and emergency situations.

Hoover inquired about prohibiting signs on the gasoline service station canopy, not disturbing existing trees in the right-of-way of old 146th Street, and clarification regarding restrictions for the outdoor audio. He further requested the petitioner coordinate with the owners to the south of the proposed gasoline service station to offer additional screening on their properties.

T. Smith commented that the public comment in opposition was overwhelming and that he could not support the amendment.

Woodard requested an explanation to the proposed restrictions for the gasoline service station's hours of operation.

R. Smith asked if an analysis for the impact on surrounding properties had been completed, and questioned whether the permitted gasoline service station in the Towne West PUD District effected the market competition if that station's hours of operation were such a concern.

Maue stated support for the revisions to the proposed architectural theme, and requested that the illustrative exhibit for the gasoline service station include the decorative lighting for wall signage. He noted that he was not as concerned with matching masonry between the two proposed buildings, as depicted in the illustrative character exhibits, but that he also desired to see the petitioner offer additional screening on the properties to the south of the proposed gasoline service station.

Hoover summarized the many meetings with surrounding property owners and the petitioner to work through revisions and that he appreciated the efforts of everyone involved.

Dobosiewicz confirmed the petitioner was willing to preserve the existing trees in the right-of-way along the south property line of Area C, except as otherwise required by a jurisdictional authority to accommodate utilities and the driveway access to the site. He further noted that they would continue to work with the property owners to the south and provide an offer in writing to them for

additional screening on their properties.

Motion: Forward 1606-PUD-08 (Ordinance 16-12) to the Council with a favorable recommendation, subject to the following:

1. Signage shall be prohibited on the Gasoline Service Station canopy.
2. Outdoor audio for the Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.
3. The Illustrative Character Exhibit – GetGo (Exhibit C) shall be revised to incorporate decorative gooseneck lighting of wall signs, decorative wood beam gable elements and stone as a building material to the base of all structures, to complement the Illustrative Character Exhibit – CVS (Exhibit D).
4. The existing trees in the right-of-way along the south property line of Area C shall not be disturbed by this development, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into the site.
5. The petitioner shall offer to provide additional screening on the two properties immediately south of Area C on the south side of old 146th Street.

Motion: Hoover; Second; Horkay; Vote: 7-2 (N. Day, T. Smith)

PUBLIC HEARINGS

Case No. 1609-PUD-14 [PUBLIC HEARING]

Description: Junction North Planned Unit Development (PUD) District
Southwest Corner of Hoover Street and Union Street
Matthew and Teresa Skelton request a change of zoning of 1.55 acres +/- from the SF3: Single-Family Medium Density District to the Junction North Planned Unit (PUD) District.

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

Public Hearing opened at 7:55 p.m.

Linda Naas, 1122 East 161st Street, on behalf of the 161st Street Neighbors; Distributed a handout to the Plan Commission and summarized her concerns regarding a potential conflict of interest with the Unified Development Ordinance's authority granted to the Director, and that the Director was also the petitioner for this property. She further expressed concerns regarding why this is proposed as a Planned Unit Development, the lot sizes and number of lots, setbacks, access onto Hoover Street with the school, and the development's consistency with the Comprehensive Plan.

Ray Schneider, 4455 Whitney Road; Stated this would result in the existing three lots becoming five lots and that he believed this is inconsistent with the lots in the surrounding area. He further expressed a concern that it would be cookie-cutter homes and agreed with the prior comment regarding potential conflict of interest.

Bob Rebling, 523 North Union Street; Concerned the proposed development is not consistent with

the character of the one to two-acre lots in the area and is morphing into a multi-family character, which they oppose in the neighborhood.

Judi Stanley Shuck, 209 West Main Street, on behalf of the Westfield Preservation Alliance; Concerned with old versus new repurposing and why this was necessary. She stated a concern regarding traffic and the school proximity.

Public Hearing closed at 8:09 p.m.

Matt Skelton, on behalf of the petition, responded that he intends to follow-up with the adjacent neighbor that has concerns. He further noted he believes their request is consistent with the Grand Junction Implementation Plan, and that they consulted with and received support by the Grand Junction Task Group.

Maue stated he believes the character exhibits represent positive improvements to the neighborhood and that he'd like to see how the potential conflict of interest could be addressed when the petition returns to the Plan Commission for their recommendation consideration.

No additional action is required at this time.

Case No. 1609-PUD-15 [PUBLIC HEARING]

Description: Springmill Trails Planned Unit Development (PUD) District Amendment
South Side of West 186th Street (Water's Edge)
MI Homes of Indiana, L.P. by Nelson & Frankenberger requests an amendment for 50.30 acres +/- of the Springmill Trails Planned Unit Development (PUD) District pertaining to certain architectural standards.

Pohlman presented an overview of the proposed amendment ordinance, as outlined in the Department report, and noted its consistency with the first sections of the Water's Edge subdivision.

Public Hearing opened at 8:10 p.m.

No public comment.

Public Hearing closed at 8:11 p.m.

B. Smith inquired what the consequence was to reduce the thickness of the vinyl siding and whether it impacted the quality or durability of the siding.

Jon Dobosiewicz, Nelson and Frankenberger, on behalf of the petitioner, responded the reduction allowed for a wider range of spectrum colors and that the petitioner believed the reduction was negligible.

Horkay inquired about the plain garage door depicted in Exhibit B on page 11 and stated that it did not appear to be consistent with the amendment approved for the first sections.

Dobosiewicz responded they would confirm and remove the image prior to the Council's consideration if it was not included as an option with the prior amendment.

Motion: Forward 1609-PUD-15 (Ordinance 16-25) to the Council with a favorable recommendation.

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

Case No. 1609-PUD-18 (Formerly: 1609-PUD-17) [PUBLIC HEARING]

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

Crabtree presented an overview of the proposed amendment ordinance, as outlined in the Department report, and he noted submitted written comments by neighbors.

Public Hearing opened at 8:16 p.m.

Jeremy Sebens, 510 Byrding Court; Stated his concerns that a swimming pool should have been taken into consideration when the lot was purchased by the petitioner, that the pool will be constructed directly on the property line, that he would like to see a fence required for the safety of the children in the neighborhood and for privacy from his property so his children can run freely.

Public Hearing closed at 8:20 p.m.

Bill Lambert, PermaPools Corp. on behalf of the petition, responded that a swimming pool is a typical improvement and use in a residential neighborhood and that when the home was purchased there was some misinformation and mistakes regarding the applicable setbacks for the lot. The petitioner also has children and is willing to make the investments to incorporate a pool cover and fence to address the safety concern and that they will propose landscaping to address the aesthetic comment before returning to the Plan Commission.

Hoover commented he would like to see the plans revised to show the fence, pool cover and landscaping as a requirement.

Schmitz noted he understands the building code may not require both the pool cover and fence, but that he agreed the fence, pool cover and landscaping helped address the unique situations of the lot configuration.

Maue inquired regarding clarification for the applicable setback lines and the requested change.

Hoover inquired regarding the impact on the drainage and utility easement.

Lambert responded and clarified the rear setback change, and that the swimming pool and fence would not be located within the easement.

No additional action is required at this time.

Case No. 1609-PUD-16 [PUBLIC HEARING]

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

Pohlman presented an overview of the proposed change of zoning, as outlined in the Department report, and he noted the written comments submitted prior to the meeting have been included with the Plan Commission's agenda materials. He summarized that following the public hearing, the Department will prepare a summary of the issues raised during the public hearing and within the written comments and provide that summary to the petitioner and Plan Commission.

David Compton, Pulte Homes, presented a PowerPoint presentation outlining the details of the proposed development.

Joseph Scimia, Ice Miller LLP, on behalf of the petitioner, presented a summary of the proposed development in context to the 2007 Comprehensive Plan.

Public Hearing opened at 9:11 p.m.

Chris Michelstetter, 15409 Kilburn Court; Stated his opposition because he is concerned about the impact to the schools and traffic.

Andy Card, 200 East 186th Street; Stated his support for the petition.

Ross Laufter, 2702 West 146th Street; Stated his opposition to the commercial and multi-family areas abutting his property and decreasing his property value. He presented his buffering concerns with a PowerPoint presentation.

Lawrence Armstrong, 2553 South 1200 East; Stated his opposition and concerned regarding traffic and lighting.

Dawn Knight, 4304 West 156th Street; Stated her opposition and concern with the impact on the schools.

Rodney Bartlett, 15030 Shelborne Road; Stated his opposition and concern with lots smaller than what he believes they should be and the traffic impact.

Bruce A Watson, 1355 Trescott Drive; Stated his support for the petition and preservation of the Wood Wind Golf Course.

Bill Koss, 15411 Shelborne Road; Stated his support and believes it financially benefits the City and tax payers.

Cherie Cook, 1740 West 161st Street; Stated her opposition and concern with the impact on the schools.

Charles Davis, 15802 Springmill Road; Stated his support in the quality and design of the development and preserving the Wood Wind Golf Course.

Brian Brunner, 3525 West 131st Street; Stated his support and that he was impressed with the petitioner for working with all the neighbors and City to propose a compatible development. He believed the concerns regarding the school and traffic impact is already a problem without this development that is being addressed.

Janice Mowry, 14828 Adios Pass; Stated her opposition and desire to see this development pause until population growth and the influx of traffic from this development is known.

Martin Beckner, 15340 Shelborne Road; Stated his opposition and concern with the size of the lots and increasing the number of homes and traffic.

J. Andrew O'Connor, 15201 Shelborne Road; Stated his opposition and concern with the size of lots and impact on infrastructure.

Andrea Lesniewski, 16752 Lakeville Crossing; Stated her opposition and concern with impact on infrastructure and that the community is losing the small town feel. She also expressed a concern with the impact on schools.

Judy Crandall, 4873 Windrift Way; Stated her support and stated she believed the petitioner has been very thoughtful in the planning of the proposed development.

Doc O'Neal, 12938 Brighton Court; Stated his support and preserving the Wood Wind Golf Course.

Amy Armstrong, 2553 South 1200 East; Stated her opposition and concern with the proposed density, impact on surrounding land values, the rate of growth, traffic and impact on the schools.

Robert McColgin, 1064 Richwood Drive; Stated his support and proposed buffering as well as he believed the concerns with growth and traffic didn't consider the projected 11-12 years it would take for the development to buildout.

Matt Cohoat, Cohoat & O'Neal Golf, 1939 West 161st Street; Stated his support.

Mike DiMascio, 17028 Towne Road; Stated his opposition and concern with compliance with the Comprehensive Plan and with the proposed density and traffic.

Greg Moyer, 15001 Shelborne Road; Stated his opposition and concern with compliance with the Comprehensive Plan. Stated he would like to revisions to respect the Comprehensive Plan and that respects persons who want to live more rural than in a subdivision.

John Daly, West 159th Street; Stated he believes the process for this petition should slow down with time to do it right because this proposal is not a set development and should be done responsibly.

Sarah Watkins, 2191 West 166th Street; Stated her opposition and concern with compliance with the Comprehensive Plan and that the development should be citizen driven not builder driven. Stated her request that the petitioner think outside the box and be more creative with the subdivisions.

Suzy Dubois, 1719 West 161st Street; Stated her opposition and presented a video illustrating the existing rural character of the area.

Rick Burkman, 1924 West 161st Street; Stated his opposition because the petition did not meet the third statutory consideration for a change of zoning regarding the most strategic use of the land.

Bruce VanNatta, West 156th Street; Stated his opposition and presented a PowerPoint regarding home values and his desire to see more high end homes.

John DuBois, West 161st Street; Stated his opposition and concerns that representations were being made that road improvements would be made when the traffic study wasn't even completed yet. He presented that he did not believe the petition represented responsible growth.

Tracy Peilemeirer, Little Eagle Creek Avenue; Stated her opposition and that she believed that properties should be developed under the existing zoning for large lots and that the petition was inconsistent with the UDO standards. She stated her concern regarding impact on schools and police/fire services.

Karen Hymbaugh, 2929 West 159th Street; Stated her opposition because of the proposed multi-family which she believes represents low income and subsidies that put a drain on public safety, schools and tax income.

Mindy Martin, 1839 West 166th Street; Stated her opposition and concern that the petition does not follow the UDO regarding preservation of trees and wildlife and preserving the integrity of the community.

Leah Severson, 2223 West 166th Street; Stated her opposition. She stated she supports preserving the Wood Wind Golf Club but doesn't believe the golf course will be kept open and public and that the proposed development is not the right answer to preserve the golf course.

Patty Kemmer, 1708 West 161st Street; Stated his opposition.

Beth Armstrong, Towne Road; Stated her opposition and noted she has shared a petition with the

Council to stop the excessive construction in Westfield. Stated her concern with crime, safety, and the impact on the rural setting and schools.

Henry Armstrong, Towne Road; Stated his opposition.

Linda Naas, 1122 East 161st Street; Stated her opposition.

Sharon Williams, 807 East SR 32; Stated her opposition and concern with water quality and supply, flooding and lift stations, which she doesn't believe can handle the excess usage.

Nancy Davis, 13764 Langley Drive; Stated her support and believes the petitioner has put a lot of thought and consideration into the proposed development and buffers and that the concerns expressed need to take into consideration that this development will not happen overnight and the impact on infrastructure will be phased.

Roger A Black, 3434 West 151st Street; Stated his opposition and believes that there is a better plan for the use of this land.

Mic Mead, 15466 Oak Road; Stated his opposition and does not believe that the petitioner has respect for the Comprehensive Plan.

Ginny Kelleher, 3920 West 166th Street; Stated her opposition and believes the petition totally ignores the Comprehensive Plan and that another plan should be considered for the golf course.

Kristen Burkman, West 161st Street; Stated her opposition because it does not match the Comprehensive Plan. Stated the density is too high, green space is negligible, the architecture is not in context, and the buffers and transitions do not comply. She does not believe this is responsible growth and that the development will devalue existing homes. Stated she would like the golf course to be preserved, but that this is only one solution and requested the petitioner embrace the comprehensive plan which respects the residents and this area and start over.

Public Hearing closed at 11:08 p.m.

Compton responded that this is the first meeting in this process and that they will take the information received from the meeting and will review and come back with revisions.

No additional action is required at this time.

CONTINUED

Case No. 1608-PUD-13 [CONTINUED]

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

Case No. 1607-PUD-09 [CONTINUED]

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

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

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

Case No. 1606-DDP-20 [CONTINUED]

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

Case No. 1602-CPA-01 [CONTINUED]

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

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

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; Schmitz seconded. Vote: 9-0.

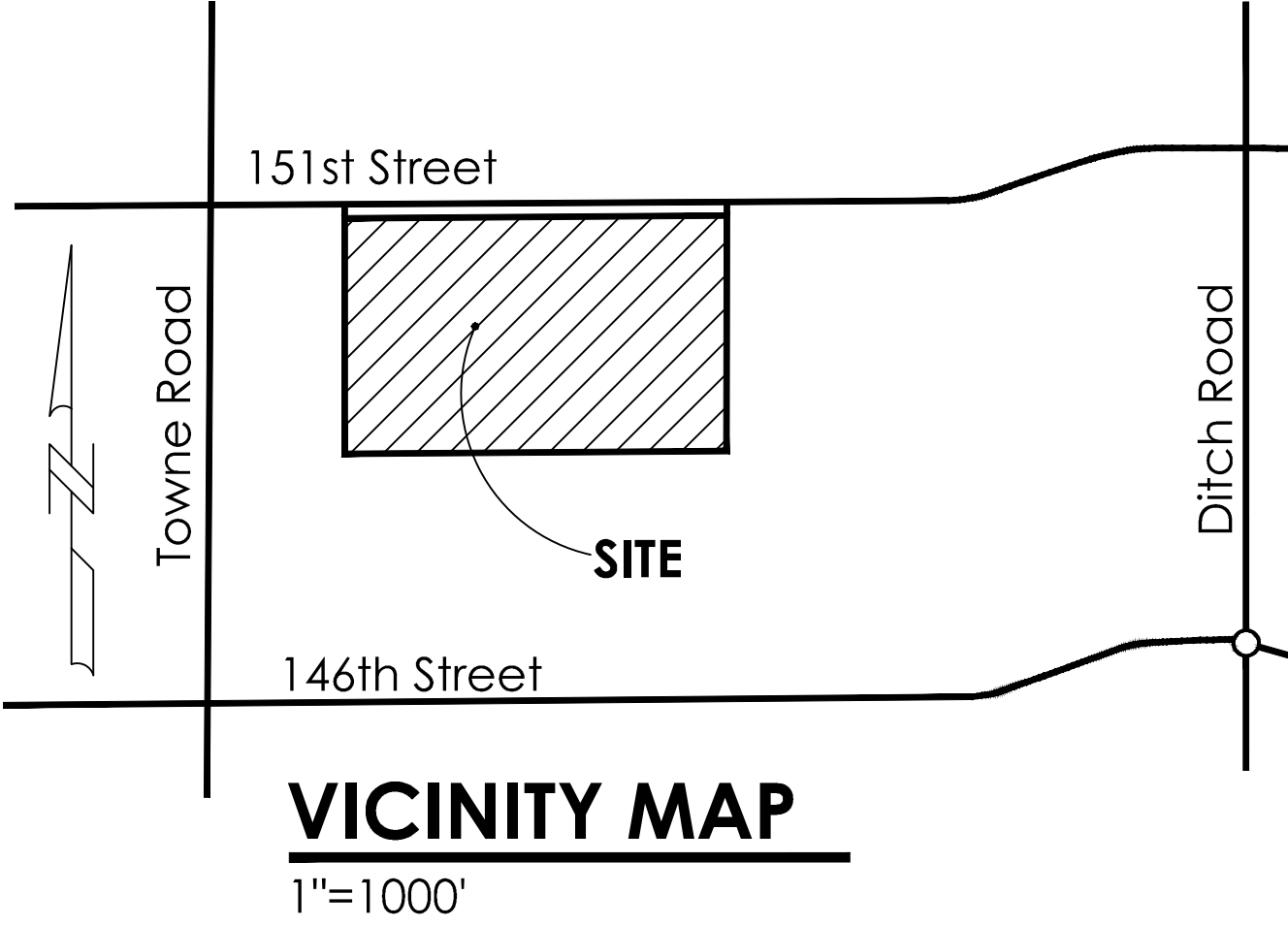
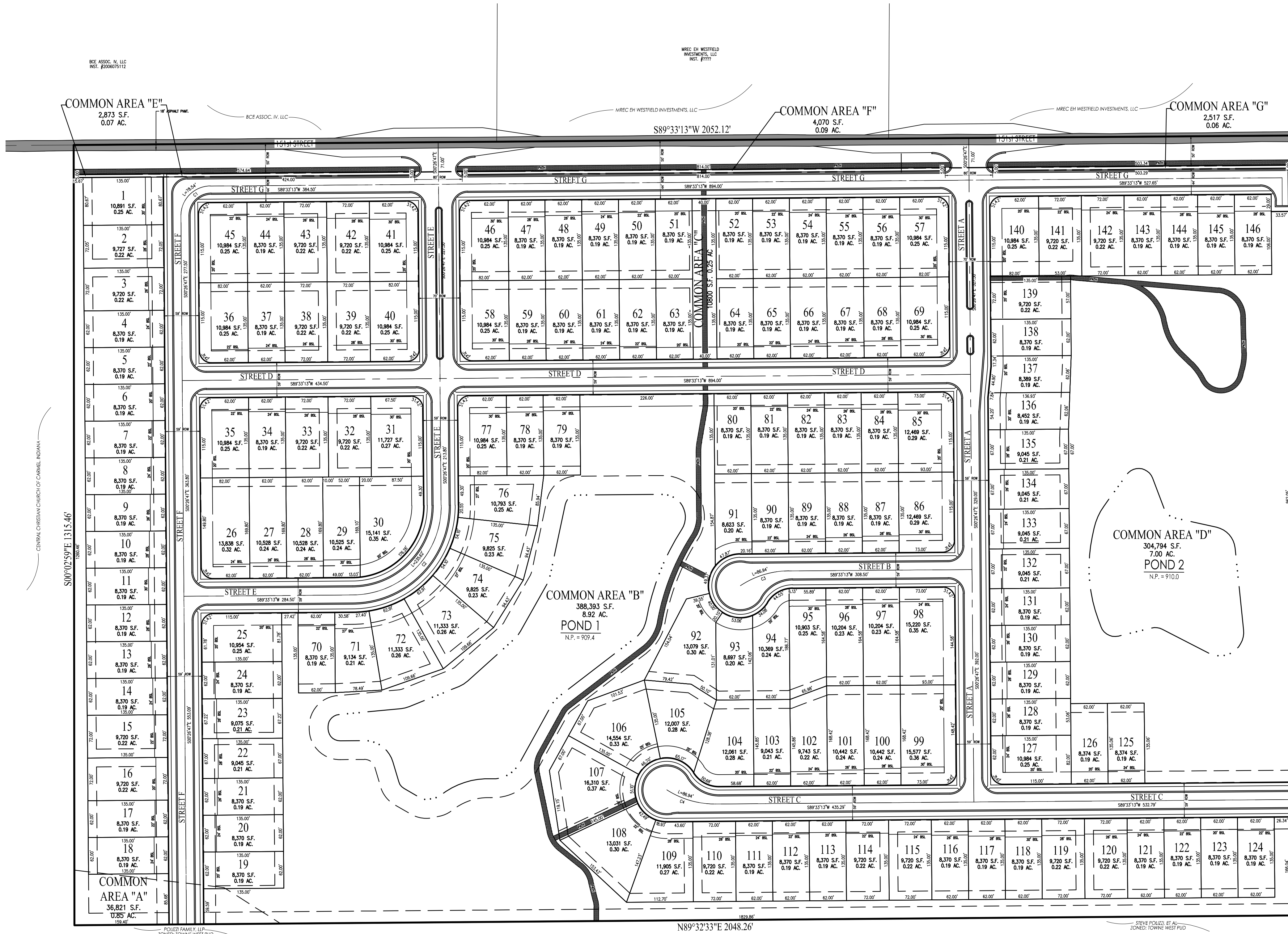
The meeting adjourned at 11:12 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

DRAFT



SITE DATA

Site Area = 59.55 Acres +/-

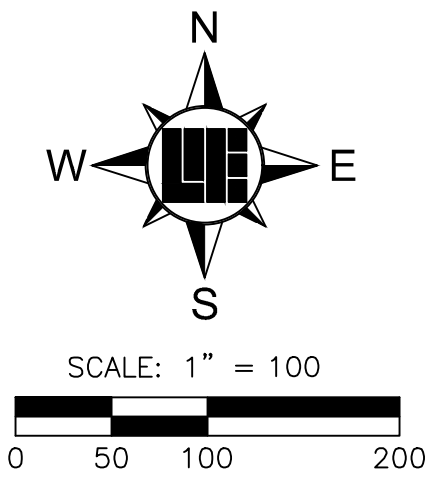
LOTS:
Number of Lots = 146
Density = 2.45 Lots / Acre

DEVELOPMENT STANDARDS:

Number of Lots	146
Minimum Lot Area	8,370 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'-30'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	62'

OPEN SPACE CALCULATIONS:

Overall Site = 59.55 Ac.
Total Open Space Provided = 17.22 Ac.
Total Percentage Provided = 28.9 %



CONCEPT PLAN

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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W160063
DWG NAME:	PLUG-PLACING
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	KCS
DATE:	6/3/2016

REVISIONS AND ISSUES

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

PREPARED FOR:
LIBERTY RIDGE
CaldAtlantic Homes of Indiana, Inc.

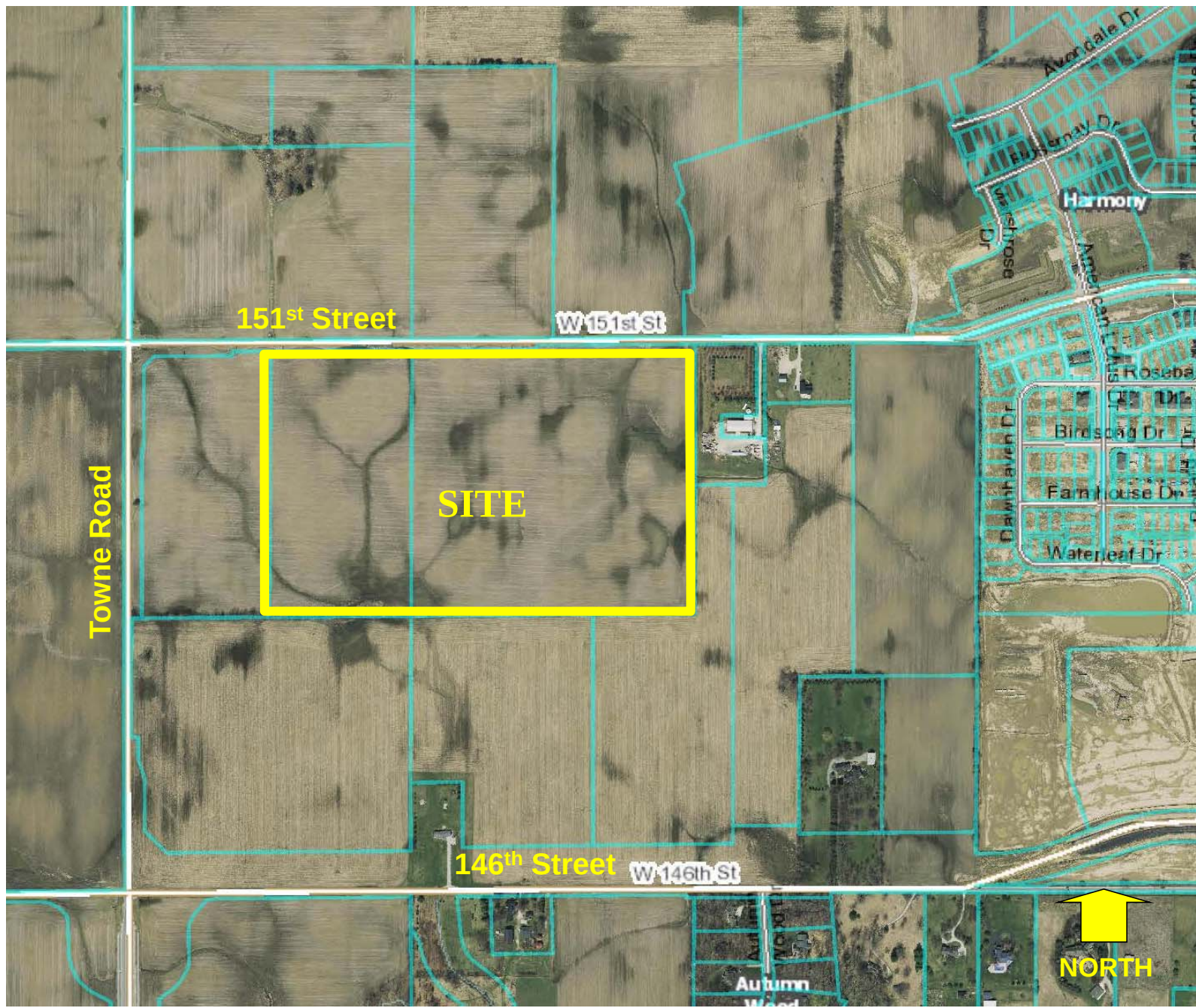
CONCEPT PLAN
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100
PROJECT NO.
W160063

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



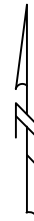
Liberty Ridge
Site Location Map

LIBERTY RIDGE

Westfield, Indiana

Concept Plan

June 3, 2016



LEGEND



PLAYGROUND

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LIBERTY RIDGE

Westfield, Indiana



CONCEPT PLAN

September 13, 2016

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LEGEND
★ POOL/POOL HOUSE/PLAYGROUND



CALATLANTIC
HOMES











TWIN OAKS

ISSUES RAISED REGARDING THE LIBERTY RIDGE PUD PROPOSAL

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

1. Comprehensive Plan not being met

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

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

b. Amount of Open Space

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

c. Innovative Architecture/Garage door orientation

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

2. Impact on schools

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

3. Impact on roads/other infrastructure

- a. Construction traffic
- b. New residents

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

4. Environmental (land and wildlife) impact

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

5. Appropriate rural landscaping/buffering/roadway treatment

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

6. Trail connectivity lacking

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

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

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

8. Architecture

a. Quality of building materials

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

b. Lower architectural standards than other similar developments

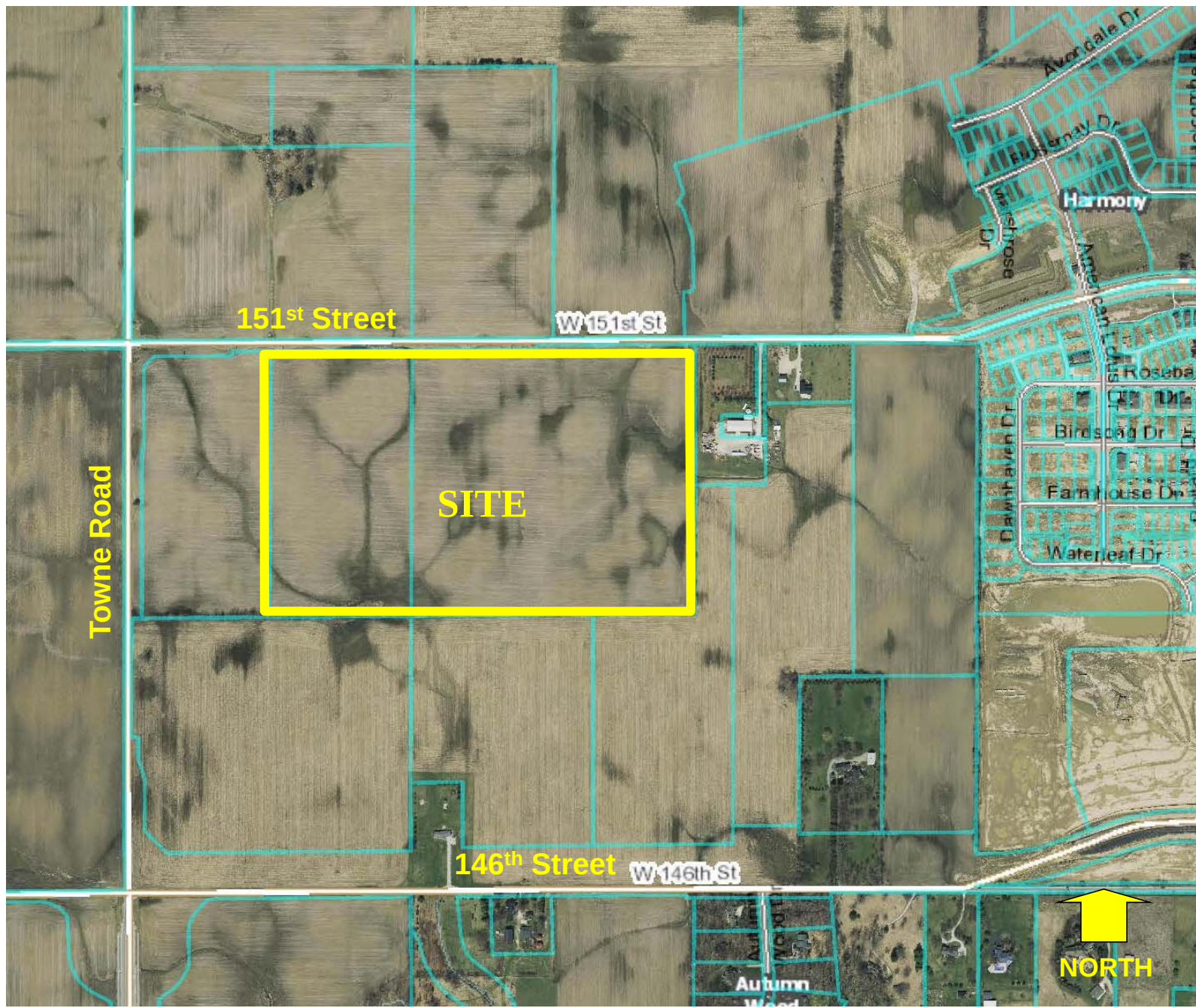
Reply: The proposed home plans and associated architectural standards (as amended) provide standards of development which are equal to other similar developments.

c. Streetscape diversity requirement is lacking

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

9. Westfield growth rate – Small town feel/Rural character and lifestyle at risk

Reply: The proposed plan provides a transition between the commercial and multi-family Town West PUD to the south and east, higher density residential, multi-family and commercial Harmony to the north and further removed to the east, Central Christian Church to the West and currently AGSF 1 zoned real estate to the northwest. Development of the site (as amended) will have a favorable impact on the growth rate of the City and present a high quality character on all perimeters of the site including 151st Street in particular.



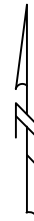
Liberty Ridge
Site Location Map

LIBERTY RIDGE

Westfield, Indiana

Concept Plan

June 3, 2016



LEGEND



PLAYGROUND

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LIBERTY RIDGE

Westfield, Indiana



CONCEPT PLAN

September 13, 2016

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LEGEND



CALATLANTIC
HOMES











TWIN OAKS