CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_09_04_2018

Tuesday, September 04, 2018 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Tuesday, September 04, 2018 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - August 20, 2018

Documents: APC Minutes - August 20, 2018

Review APC Rules & Procedures

CONSENT AGENDA

1808-DDP-20
Crew Carwash
777 E. State Road 32
Crew Carwash by Cripe Engineering requests Detailed Development Plan approval for a car wash on approximately 1.32 acres +/- in The Trails PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report (1808-DDP-20) | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

1808-PUD-20
181st Street PUD Amendment
Southwest Corner of E. 181st Street & Sun Park Drive
CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the

181st Street PUD District to modify the development and use sequence of the property.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 18-28 | Exhibit 4: Narrative Statement

1808-PUD-21
Cottages on East PUD
303 N. East Street
James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibits | Exhibit 5: Proposed Ordinance 18-29 | Exhibit 6: Grand Junction Implementation Plan | Exhibit 7: Grand Junction Task Group Letter of Support | Exhibit 8: Public Comment | Exhibit 9: Issue List

1809-PUD-23
The Trails PUD Amendment II
Southeast corner of SR 32 and Oak Ridge Road
Edgerock Development, LLC by Onpointe Land Matters, LLC requests an amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: FEC Rear Elevation Comparison | Exhibit 6: Sign Plan | Exhibit 7: Project Narrative | Exhibit 8: The Trails PUD Amendment II (Ord 18-32) | Exhibit 9: The Trails PUD Amendment II (Redline Version) | Exhibit 10: Neighborhood Meeting Summary

PUBLIC HEARING ITEMS

1809-PUD-24 [PUBLIC HEARING]
Andover PUD Amendment
18377 Shady Nook Road
Langston Residential Development, LLC by Faegre Baker Daniels, LLP requests an amendment to increase the number of permitted dwelling units and incorporate an additional 22.42 acres +/- into the Andover PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Proposed Ordinance 18-35 | Exhibit 5: Presentation

1809-PUD-25 [PUBLIC HEARING]
Grand Park Village PUD Amendment (CharlesTowne)
West Side of Wheeler Road between Grand Park Boulevard and 186th Street
Henke Development Group by Freeman Development Corp. requests an amendment to development, architectural, and landscaping standards to accommodate a multi-family

development on 12 acres +/- in the Grand Park Village PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 18-33 | Exhibit 4: Elevations and Floor Plans | Exhibit 5: Site Layout Exhibit | Exhibit 6: Project Narrative | Exhibit 7: Design Illustrative Exhibit | Exhibit 8: Landscape Plan

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]
Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

LOCATION MAP EXHIBIT

EDGE ROCK DEVELOPMENT

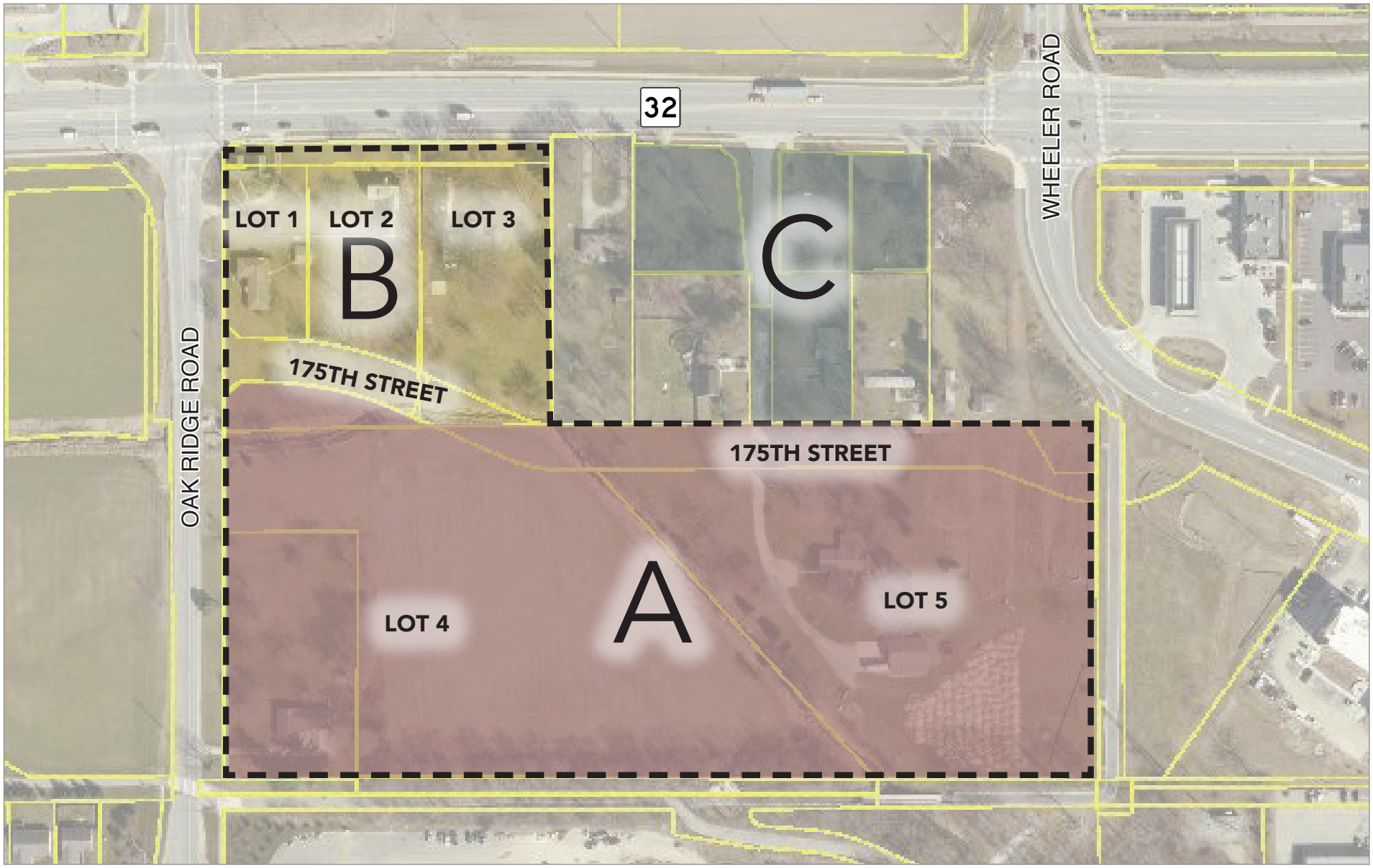
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT

n.t.s.

07.17.18

PUD DISTRICT AREA MAP



EDGE ROCK DEVELOPMENT

THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT

n.t.s.

07.17.18

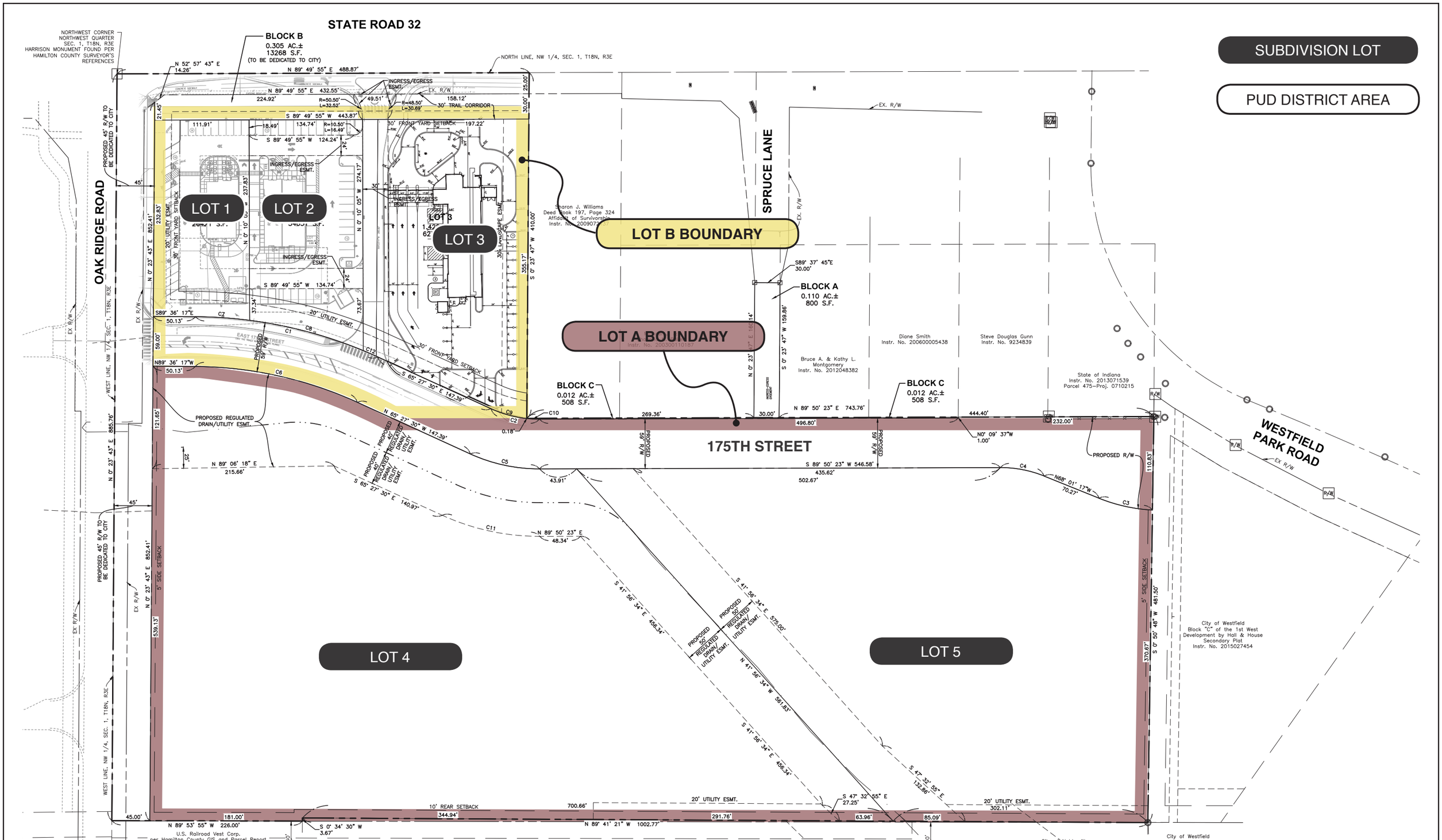


EXHIBIT B: CONCEPT PLAN

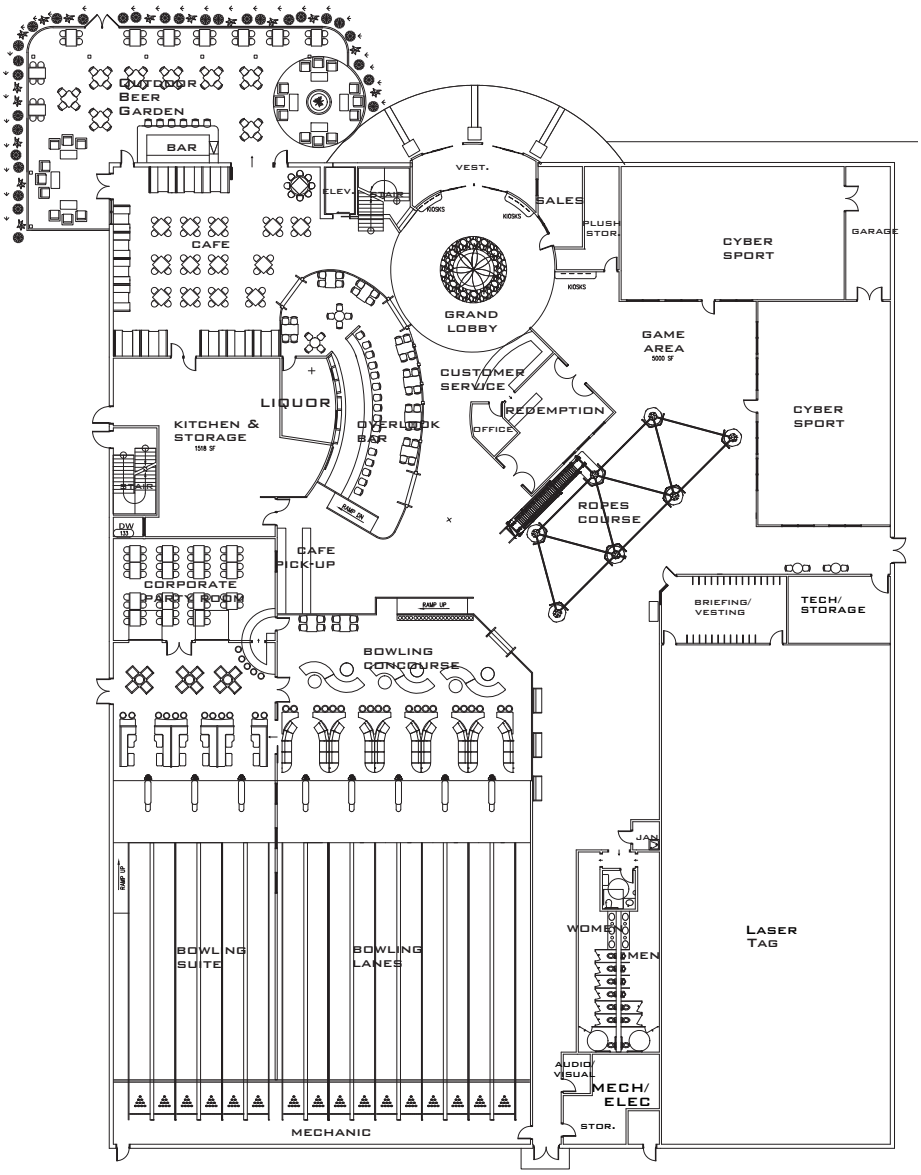
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

08.03.18

ILLUSTRATIVE RENDERING



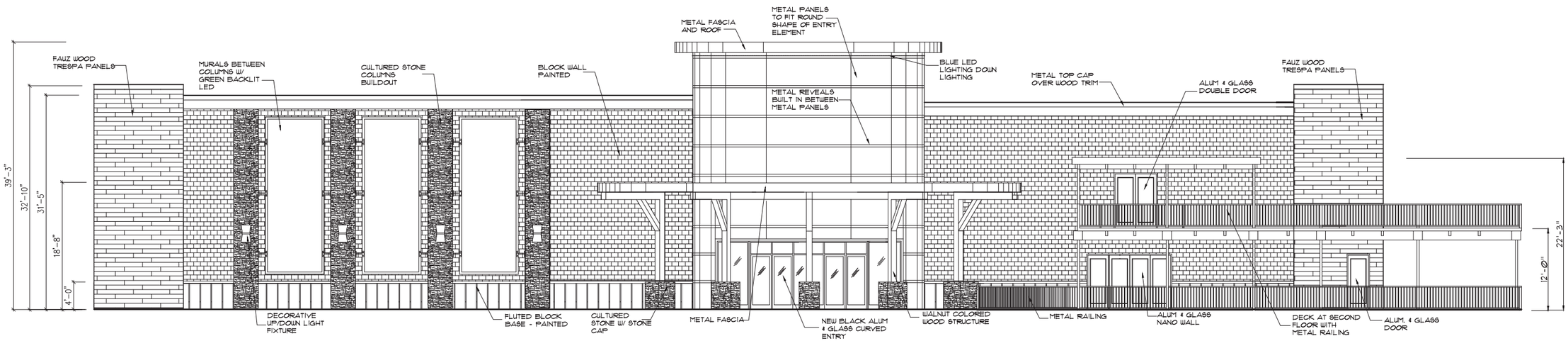
ILLUSTRATIVE FLOOR PLAN

EXHIBIT C-1: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

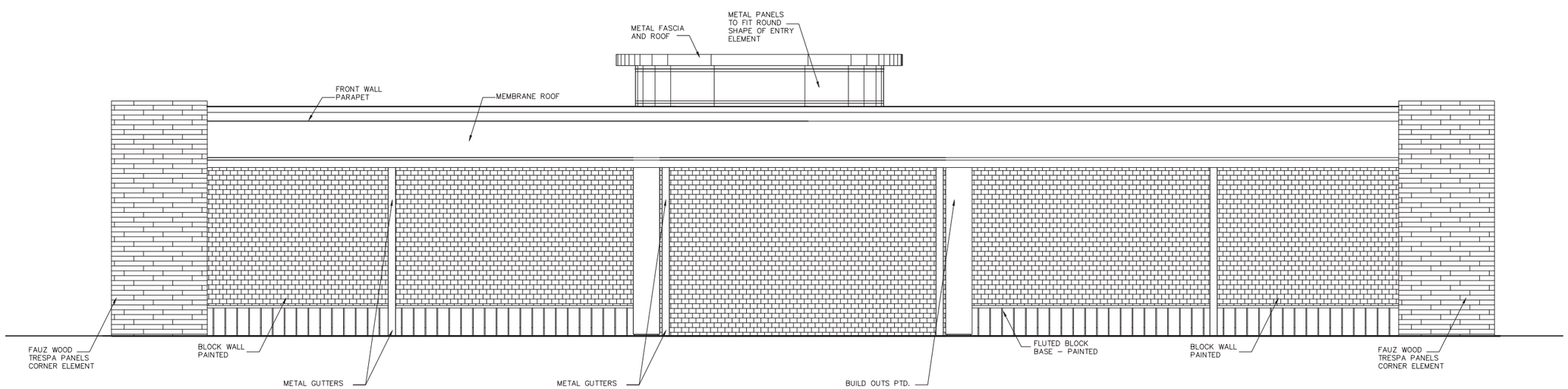
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



FRONT ELEVATION



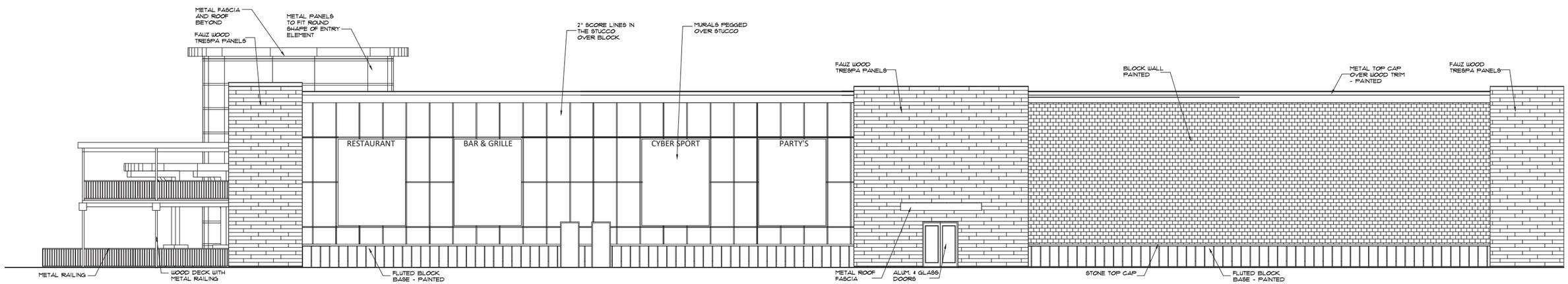
REAR ELEVATION

EXHIBIT C-2: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

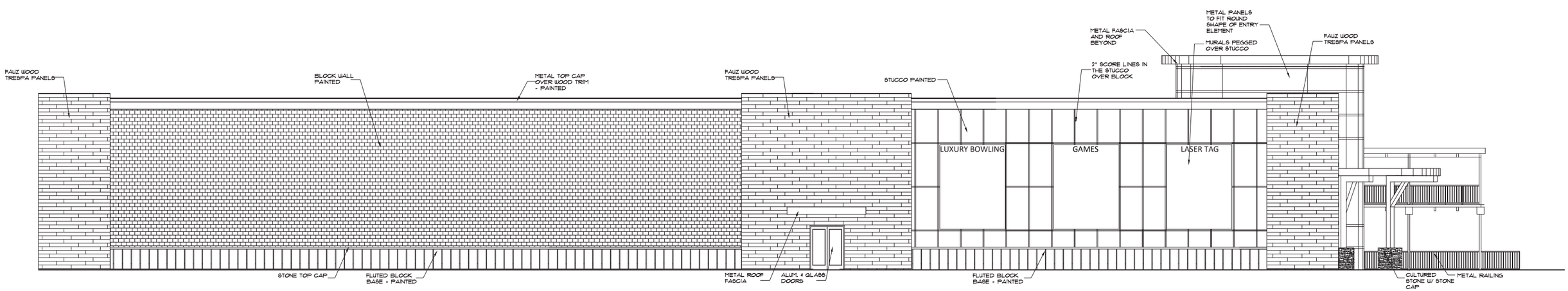
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



SIDE ELEVATION



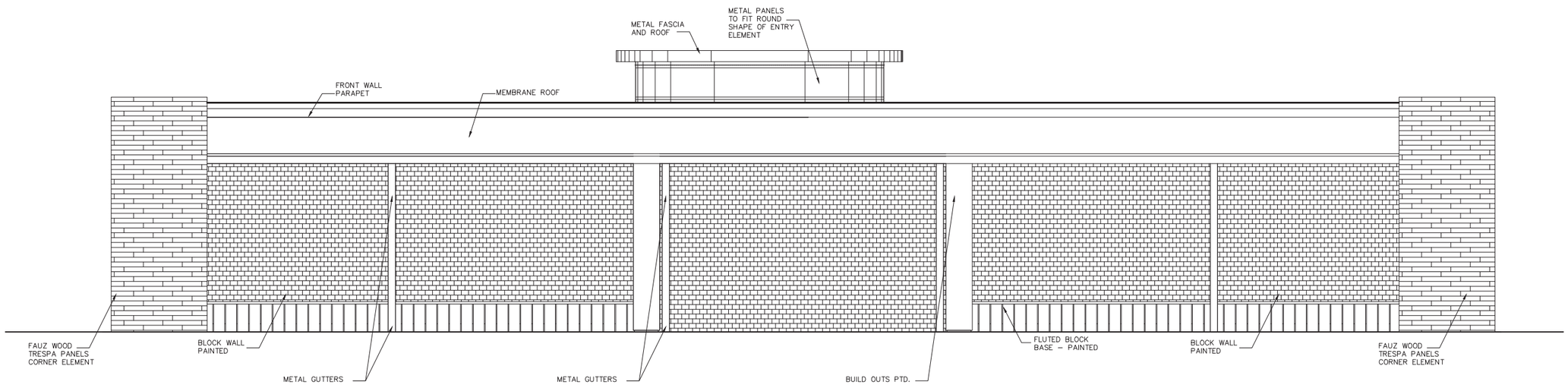
SIDE ELEVATION

EXHIBIT C-3: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

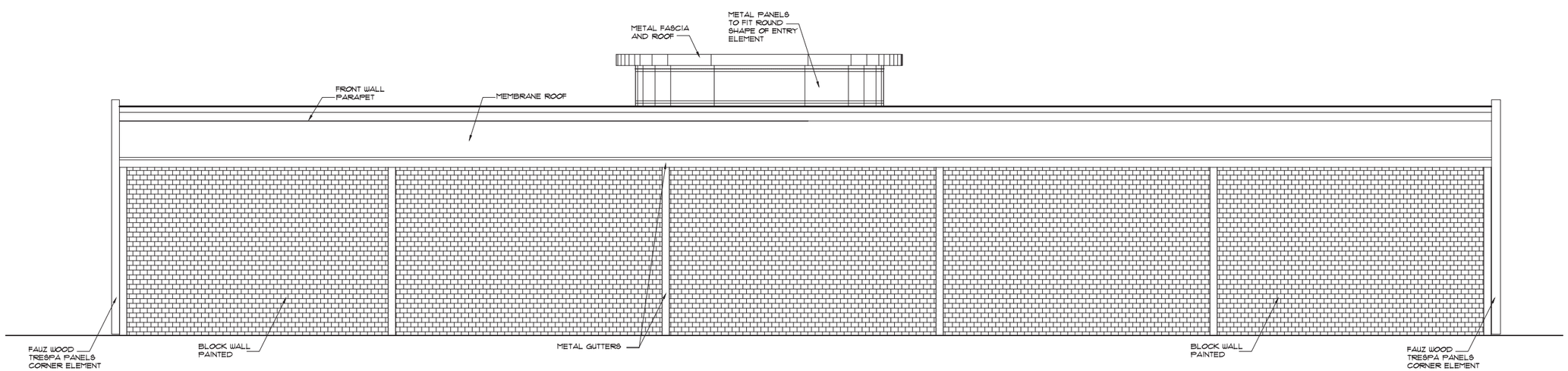
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



REAR ELEVATION **(REVISED 08/22/18)**



REAR ELEVATION **(ORIGINAL 08/20/18)**

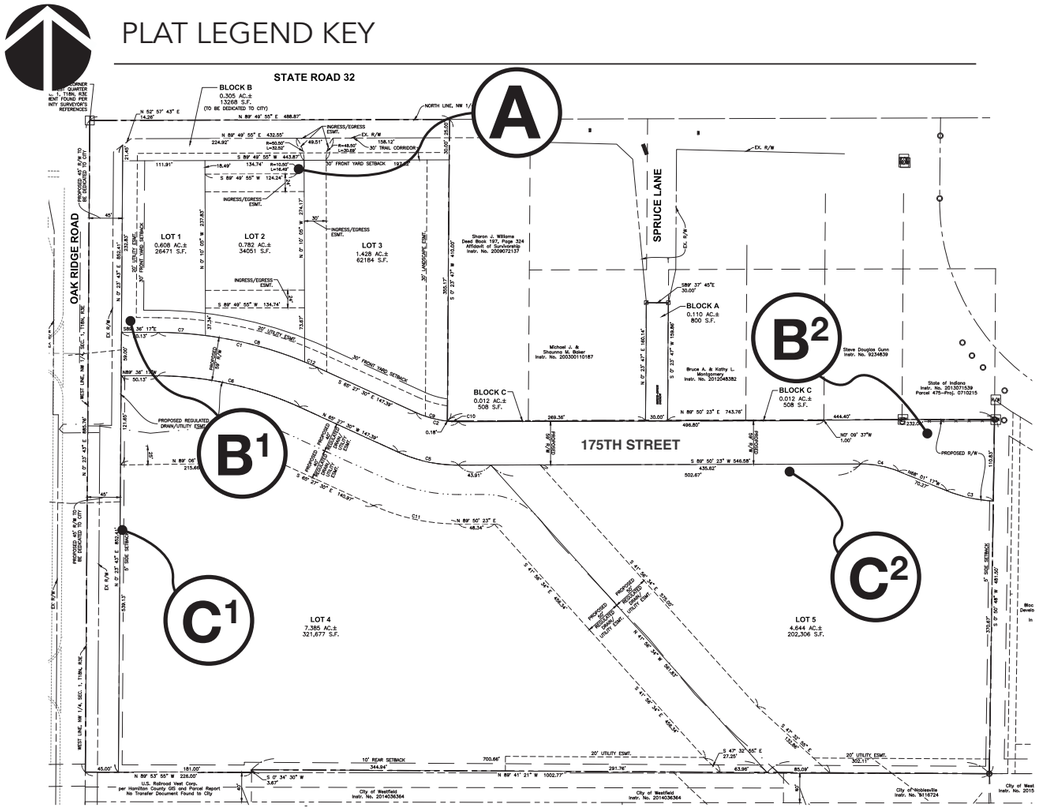
FAMILY ENTERTAINMENT CENTER: REAR ELEVATION COMPARISON

THE TRAILS OF WESTFIELD

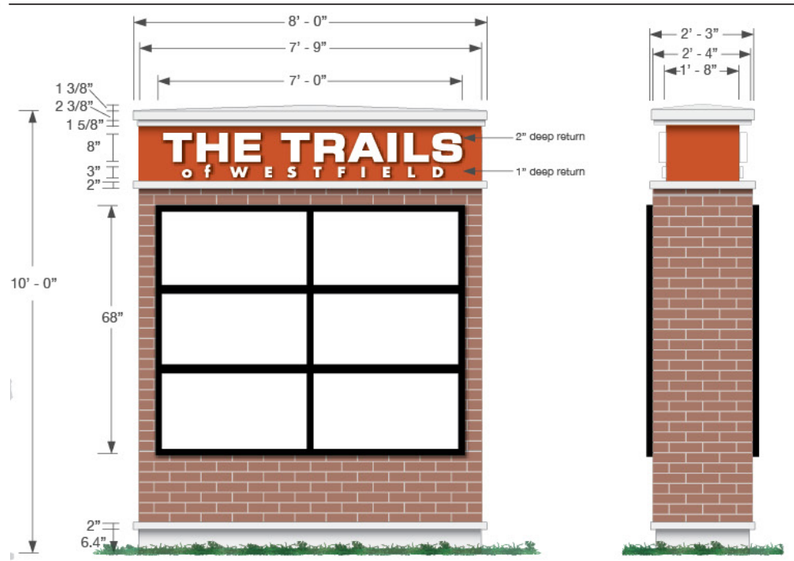
PLANNED UNIT DEVELOPMENT DISTRICT

08.22.18

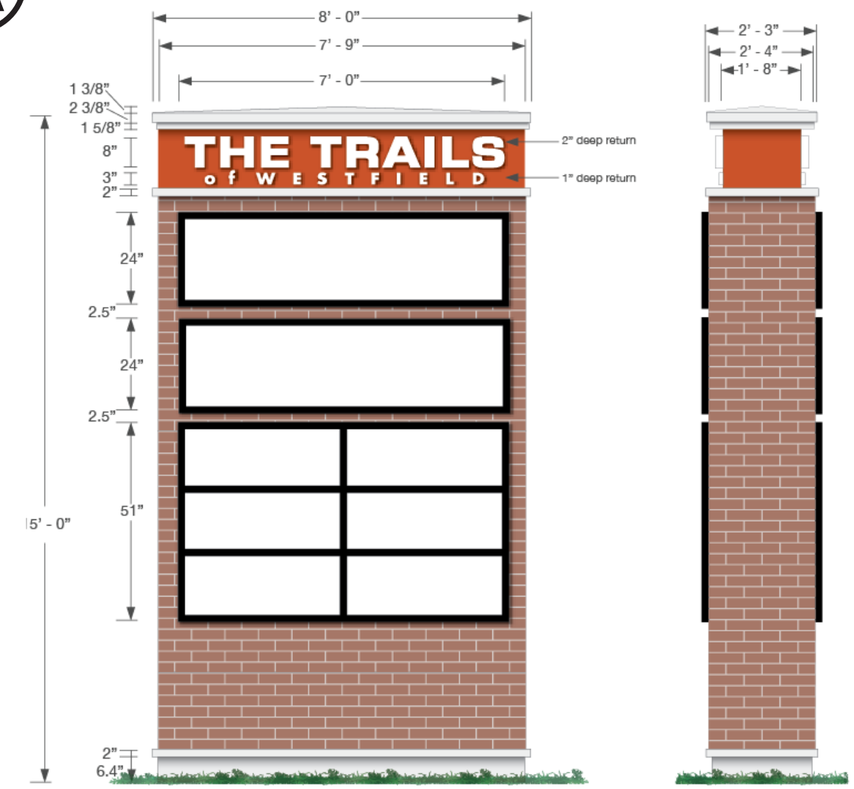
PLAT LEGEND KEY



B ENTRANCE SIGNS



A PRIMARY FRONTAGE MONUMENT SIGN



C SECONDARY FRONTAGE MONUMENT SIGNS

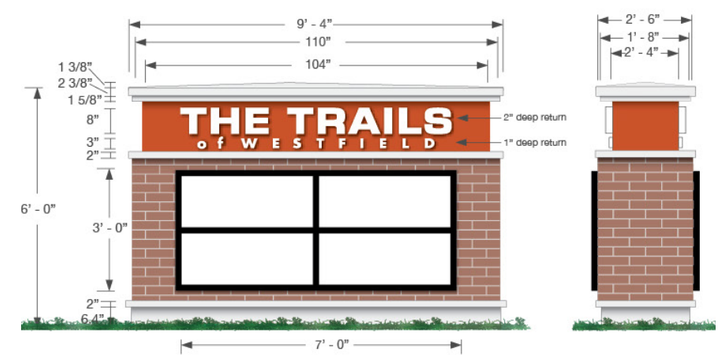


EXHIBIT D: MONUMENT SIGN PLAN

THE TRAILS OF WESTFIELD

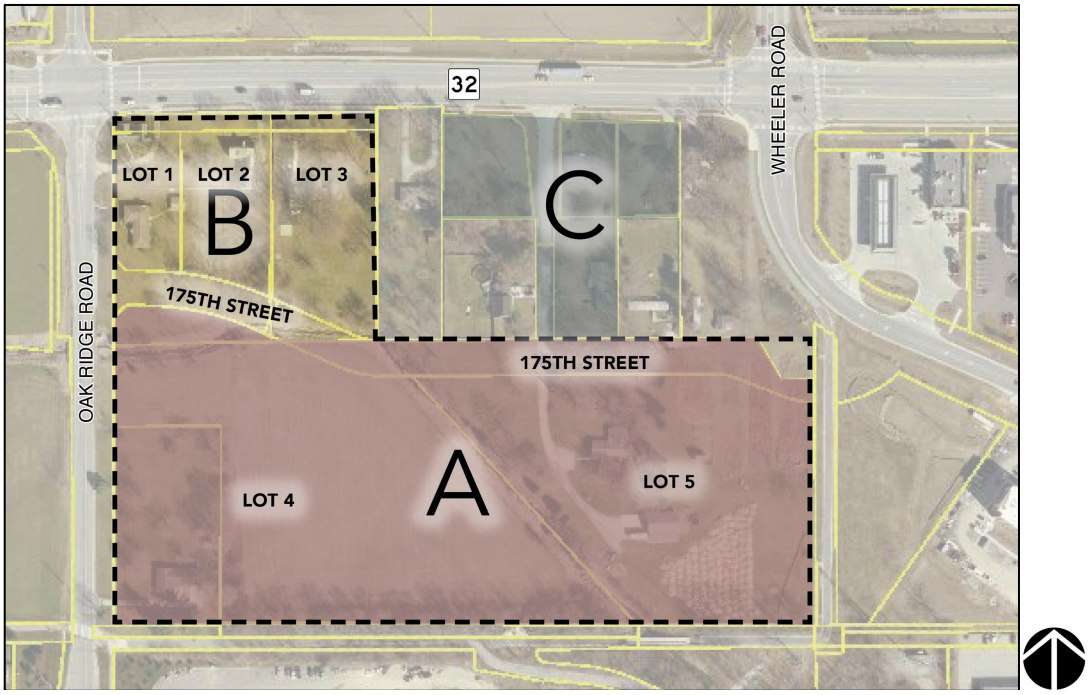
PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

<u>Narrative Statement</u>
The Trails of Westfield: Second Amendment

Edgerock Development, LLC respectfully requests this amendment to the Trails of Westfield development, consisting of 17.3 acres± located on the southeast corner of State Highway 32 and Oak Ridge Road. The requested amendment applies to "Lot A" and "Lot B" of the Trails PUD District, as depicted in the "District Map" exhibit below.

The Trails PUD District was originally approved in 2015, and only included the real estate identified as "Lot A" on the District Map. The development was originally zoned to allow for apartments (on Lot 4, as labeled on the District Map) and commercial uses, including a family entertainment center (on Lot 5, as labeled on the District Map).



TRAILS PUD: DISTRICT MAP

In 2016, in coordination with the City, the PUD District was amended to: (i) expand the development to include "Lot B" and "Lot C", as depicted on the District Map, for commercial uses; and (ii) modify Lot A to only allow apartment uses, removing the previously permitted commercial and family entertainment center uses. In January 2018, the "first amendment" to the Trails PUD District was approved to accommodate the final site design for the Starbucks and Shoppes buildings.

Starbucks and the Shoppes buildings (Lot 1 and Lot 2, respectively, as labeled on the District Map) are currently under construction. Crew Carwash has filed a detailed development plan for the development of Lot 3 (as labeled on the District Map) with construction anticipated to begin in early September.

This "second amendment" to the Trails PUD District is requested to accommodate the following:

1. Crew Carwash: The proposed ordinance addresses several development standard modifications to accommodate the proposed site plan for the development of Lot 3 (as labeled on the District Map), which is located within Lot B of the District.
2. Lot A Land Uses: Lot A originally allowed apartment and commercial uses; however, after the 2016 expansion of the PUD District, only apartment uses were allowed. The proposed ordinance will also allow commercial uses (including a family entertainment center and corresponding building design standards) within Lot A.
3. Sign Plan: Due to the site's unique access and visibility constraints with the required 175th Street and bisecting legal drain, the proposed ordinance incorporates a comprehensive sign plan for the development's monument signs. The proposed signs are consistent with recently approved sign standards for the adjacent Monon Marketplace development.

As depicted in the application and exhibits, the proposed development continues to be consistent with the City's economic and design objectives and policies for the corridor, as set forth in the City's Unified Development Ordinance and the 2007 Westfield-Washington Township Comprehensive Plan.

ORDINANCE NUMBER 18-32

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Common Council enacted Ordinance No. 17-50, on January 8, 2018, amending certain real estate identified as District Area: Lot B of the Trails PUD Ordinance (the "First Amendment");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1809-PUD-23**), requesting an amendment to the Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") (this "Second Amendment");

WHEREAS, the Commission forwarded **Petition No**. **1809-PUD-23** to the Common Council with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. **Applicability of Ordinance.**

1.1 This Ordinance shall amend the Trails PUD Ordinance, as applicable to the Real Estate, and generally described as District Area: Lot A and District Area: Lot B of the District. This Ordinance shall be known as the "**Second Amendment**" to the Trails PUD Ordinance.

1.2 All other provisions of the Trails PUD Ordinance shall remain in effect with the adoption of 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 or the Trails PUD Ordinance, as amended, that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Concept Plan**. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan as an additional Concept Plan. The Concept Plan provides one alternative site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of the Trails PUD Ordinance, as amended, and may vary from the Concept Plans.

Section 3. **Underlying Zoning District(s)**. Section 5 Underlying Zoning District(s) of the Trails PUD Ordinance shall apply; however, the Underlying Zoning District of Lot A shall be amended as follows:

3.1 Lot A: GB: General Business District (the "GB District"); however, if Lot A, or parts thereof, is developed for MF2: Multi-Family Medium Density District land uses, then the MF2: Multi-Family Medium Density District (the "MF2 District") shall be the Underlying Zoning District for that part of Lot A.

Section 4. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified by Section 6 Permitted Land Uses of the Trails PUD Ordinance. Section 6.1 Additional Uses and Section 6.2 Prohibited Uses of the Trails PUD Ordinance, shall also apply to Lot A.

Section 5. **General Regulations**. Section 7 General Regulations of the Trails PUD Ordinance, as amended, shall apply to the development of Real Estate, except as modified below.

5.1 Lot A MF2 District. If Lot A, or parts thereof, is developed for MF2 District land uses, then Section 7.1 of the Trails PUD Ordinance shall apply.

5.2 Lot A GB District. If Lot A, or parts thereof, is developed for GB District land uses, then the GB District standards of Chapter 4 Zoning Districts of the UDO

shall apply, except as modified below:

A. Minimum Building Setback Lines:

i. Abutting Oak Ridge Road or 175th Street: Thirty (30) feet

ii. Abutting Monon Trail or Midland Trace Trail: Twenty (20) feet

iii. All Other: Zero (0) feet

B. Maximum Building Height: No maximum

Section 6. **State Highway 32 Overlay District.** Section 8 State Highway 32 Overlay District of the Trails PUD Ordinance, as amended, shall apply to the development of the Real Estate, except as modified below. Standards of Section 8 that are applicable to Lot B shall also be applicable to Lot A for those parts of Lot A developed for GB District uses.

6.1 Family Entertainment Center (or Commercial Recreational Facility): The "Illustrative Character Exhibit: Family Entertainment Center", attached hereto as **Exhibit C** (the "FEC Character Exhibit"), is hereby incorporated. A building for a Family Entertainment Center use shall, at a minimum, be substantially similar in quality as character as the FEC Character Exhibit.

6.2 Character Exhibits: Although the Illustrative Character Exhibits do not necessarily represent the final design, they do hereby establish a minimum benchmark for the quality and appearance of buildings permitted to be constructed and that contribute to the District's intent and vision. If a provision of Article 6.3 Architectural Standards or Article 5.3 State Highway 32 Overlay District, as modified by the Trails PUD Ordinance, is in conflict with an Illustrative Character Exhibit, then the Illustrative Character Exhibit shall control.

6.3 Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to nonresidential uses. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

Section 7. **Development Standards.** Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate, except as modified below:

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

A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping

(Article 6.8(O)(1)) requirements.

7.2 Article 6.17 Sign Standards: Shall apply, except as modified below for Monument Signs. Article 6.17(J)(2) Monument Sign(s) (Center Only) and Article 6.17(J)(3) Entrance Sign(s) (Center Only) of the UDO shall not apply; rather, the following shall be permitted and apply to the development of the Real Estate.

A. Monument Sign Plan: The Monument Sign Plan, attached hereto as **Exhibit D** (the "Monument Sign Plan"), is hereby incorporated.

B. Primary Frontage Monument Sign: One (1) Monument Sign shall be permitted along the Real Estate's State Highway 32 frontage, as generally identified on the Monument Sign Plan as "Sign A" (the "Primary Frontage Monument Sign"). The Primary Frontage Monument Sign shall not exceed fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face. The Primary Frontage Monument Sign shall be permitted to identify tenants located within the District, and said sign shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

C. Entrance Signs: One (1) Monument Sign shall be permitted at the Real Estate's entrance at Oak Ridge Road and 175th Street (as generally identified on the Monument Sign Plan as "Sign B1"), and one (1) Monument Sign shall be permitted at the Real Estate's east 175th Street entrance (as generally identified on the Monument Sign Plan as "Sign B2") (collectively, the "Entrance Signs"). The Entrance Signs shall not exceed ten (10) feet in Sign Height and forty (40) square feet of Sign Area, per face. The Entrance Signs shall be permitted to identify tenants located within the District, and said signs shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

D. Secondary Frontage Monument Signs: One (1) Monument Sign shall be permitted on Oak Ridge Road, south of 175th Street (as generally identified on the Monument Sign Plan as "Sign C1"), and one (1) Monument Sign shall be permitted on the south side of 175th Street, east of the legal drain (as generally identified on the Monument Sign Plan as "Sign C2") (collectively, the "Secondary Frontage Monument Signs"). The Secondary Frontage Monument Signs shall not exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area, per face. The Secondary Frontage Monument Signs shall be substantially similar in quality and character as depicted in the Monument Sign Plan. Sign B1 shall only be permitted to identify tenants on Lot 4, as labeled on the Concept Plan, and Sign B2 shall only be permitted to identify tenants on Lot 5, as labeled on the Concept Plan.

Section 8. **Design Standards**. Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate. Section 11.1 Open Space and Amenity Standards of the Trails PUD Ordinance shall only apply to parts of Lot A developed for MF2 District uses.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-32** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-32**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-32**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Character Exhibit: Family Entertainment Center

Exhibit D Monument Sign Plan

EXHIBIT A
REAL ESTATE

This description includes land consisting of the Trails of Westfield Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat recorded May 29, 2018, as Instrument 2018023077, in the Office of the Recorder of Hamilton County, Indiana.

LAND DESCRIPTION

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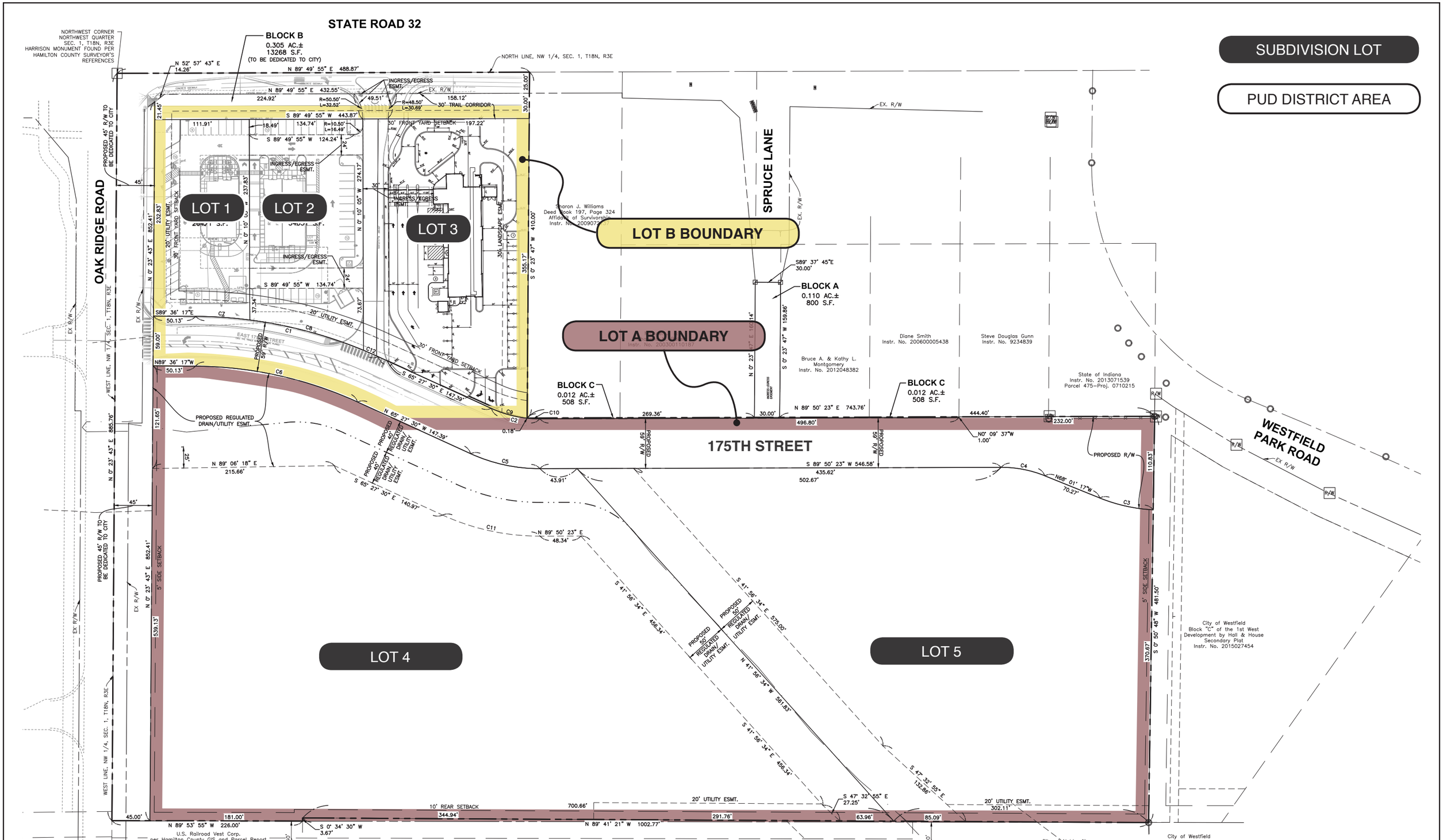


EXHIBIT B: CONCEPT PLAN

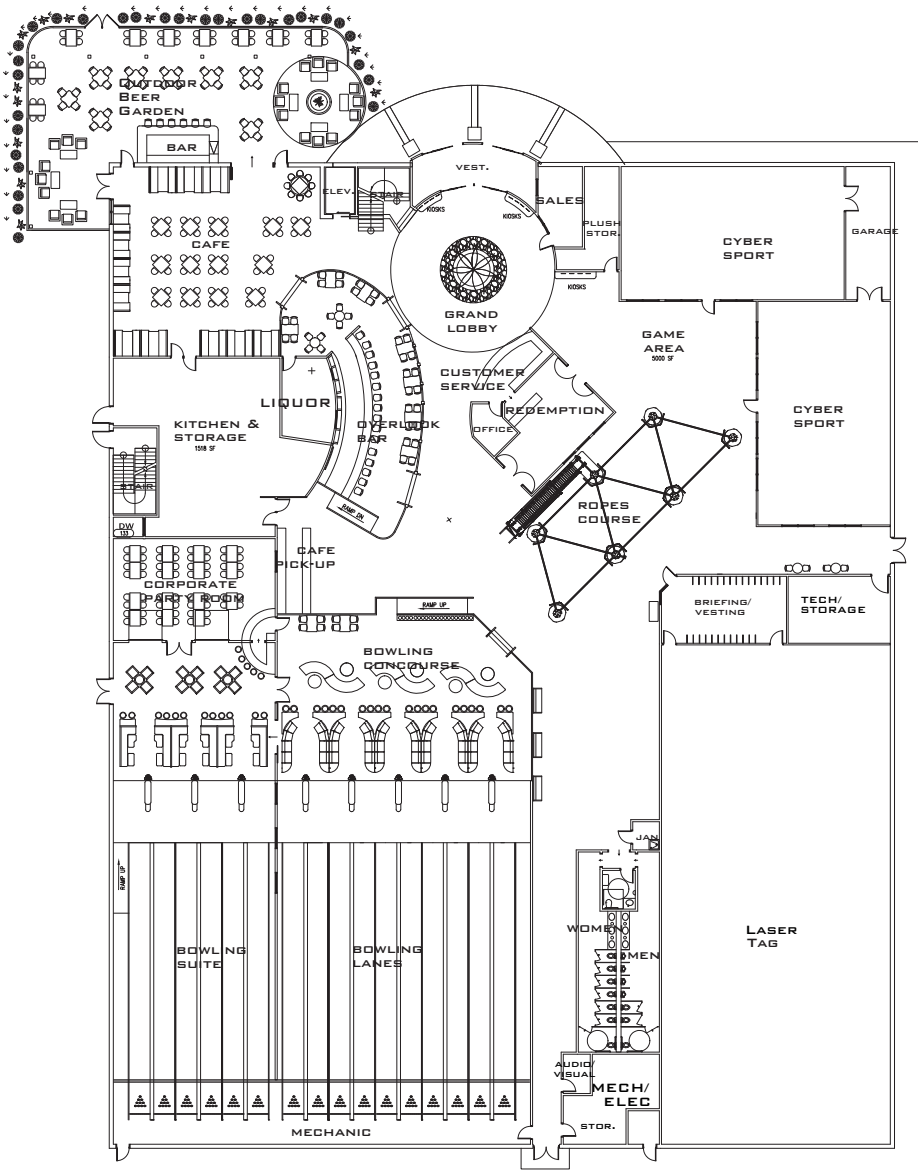
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

08.03.18

ILLUSTRATIVE RENDERING



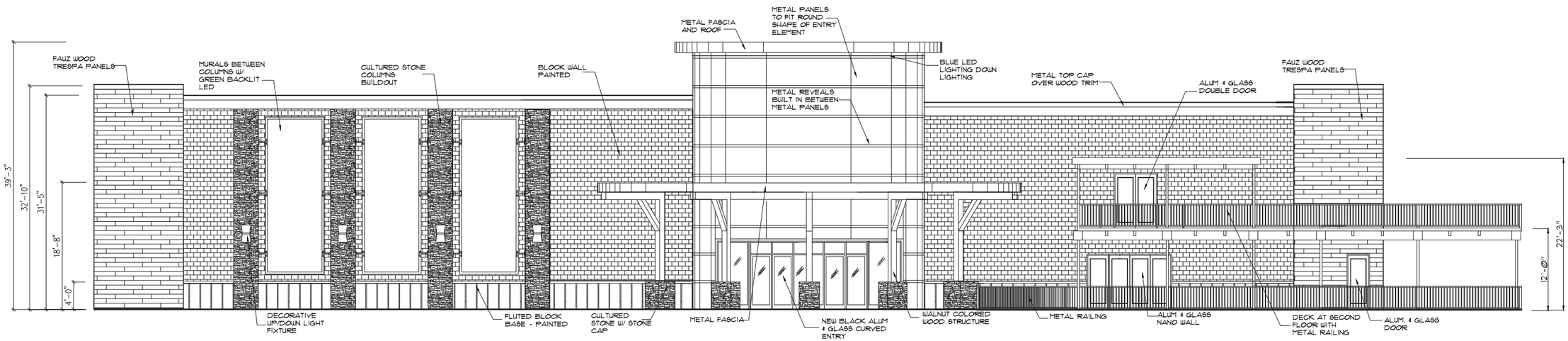
ILLUSTRATIVE FLOOR PLAN

EXHIBIT C-1: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

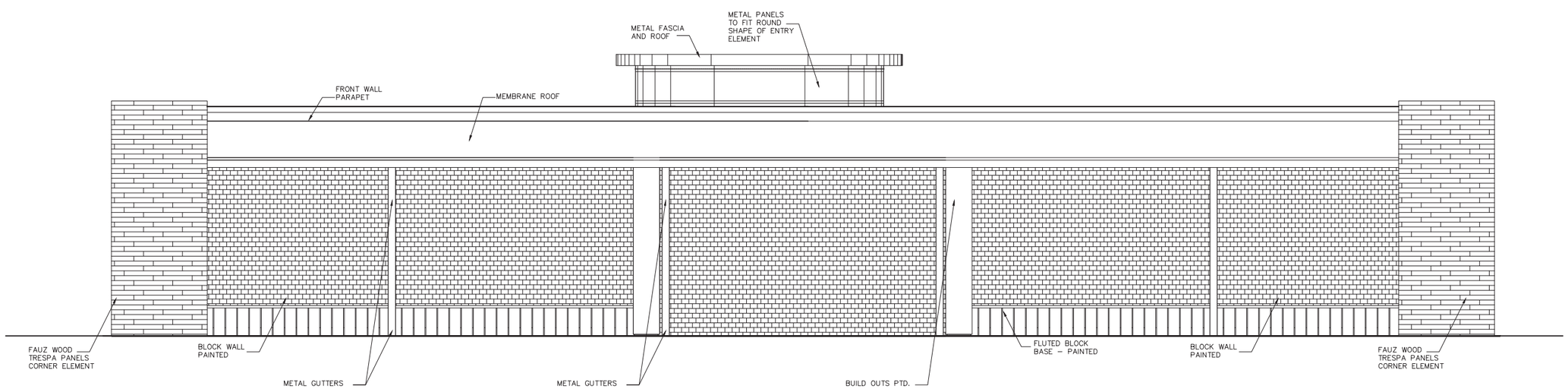
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



FRONT ELEVATION



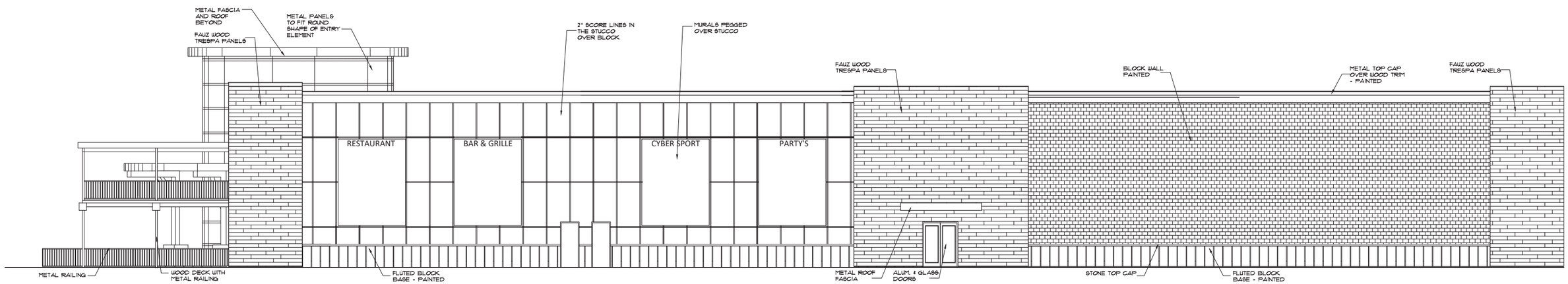
REAR ELEVATION

EXHIBIT C-2: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

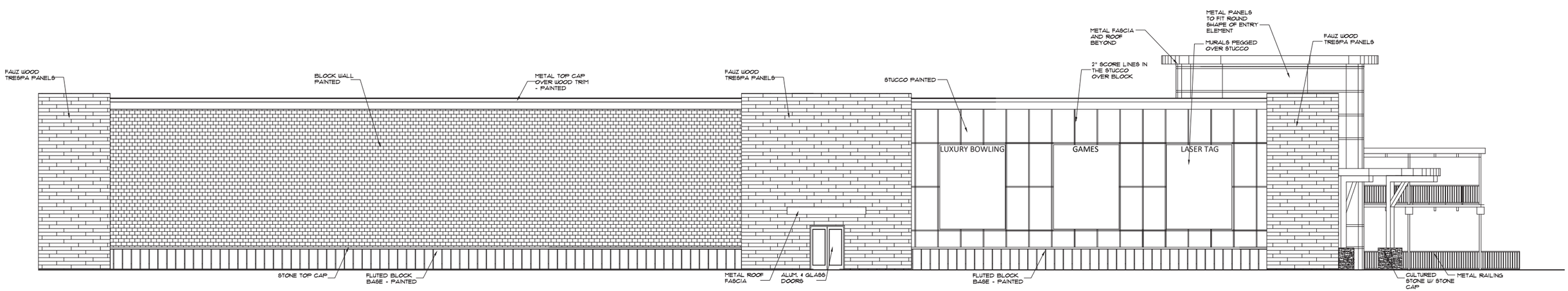
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



SIDE ELEVATION



SIDE ELEVATION

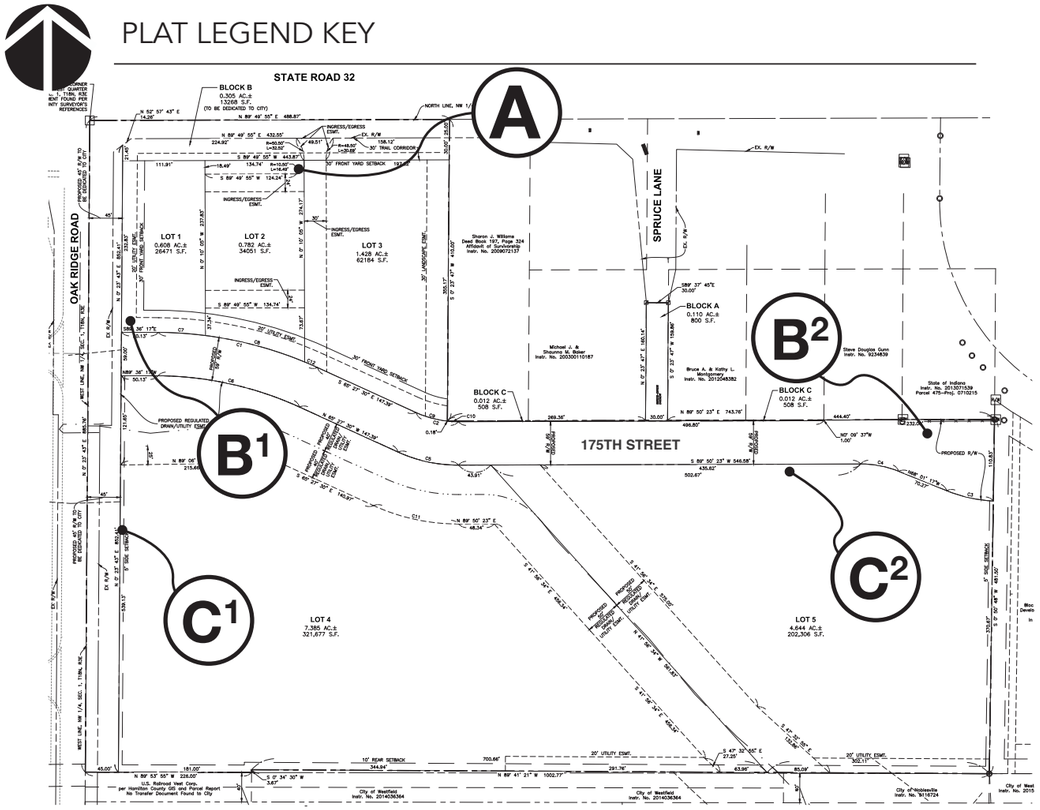
EXHIBIT C-3: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

THE TRAILS OF WESTFIELD

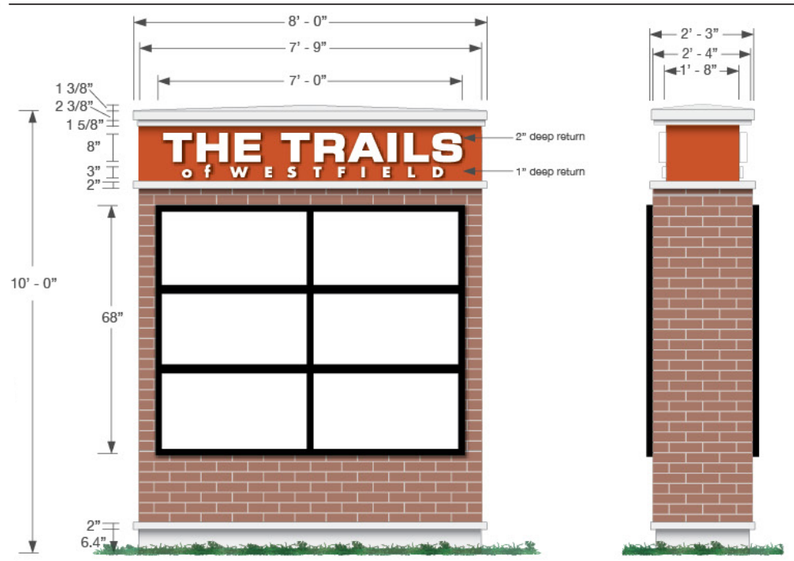
PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

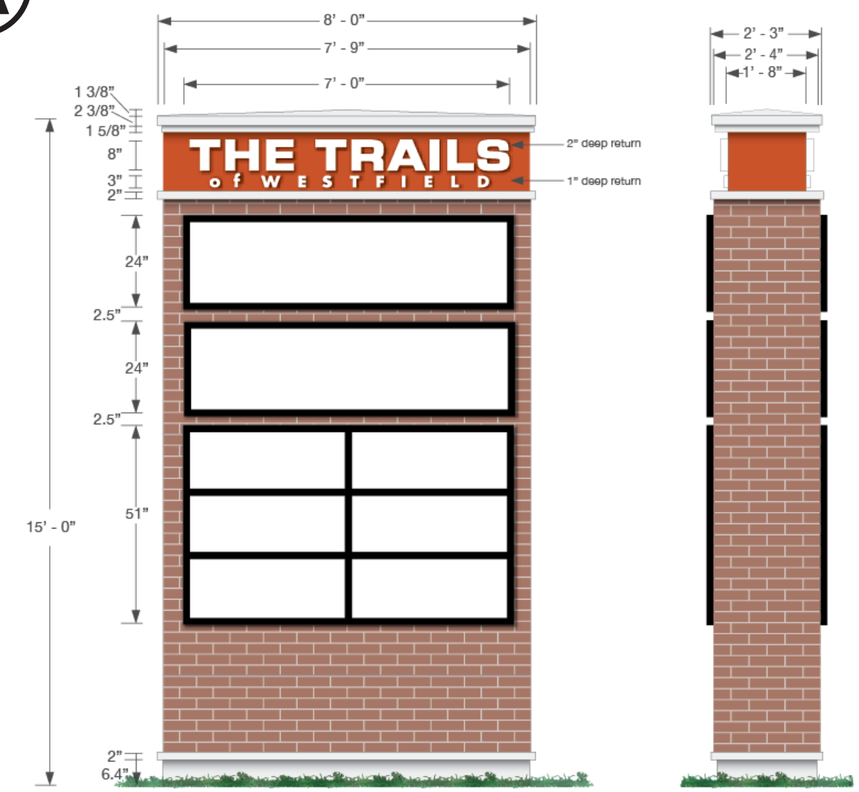
PLAT LEGEND KEY



B ENTRANCE SIGNS



A PRIMARY FRONTAGE MONUMENT SIGN



C SECONDARY FRONTAGE MONUMENT SIGNS

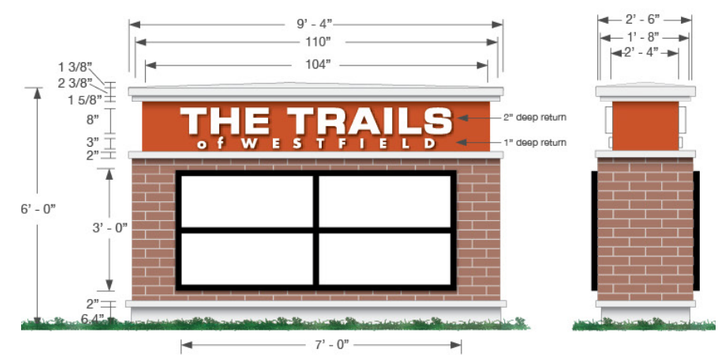


EXHIBIT D: MONUMENT SIGN PLAN

THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

ORDINANCE NUMBER 18-32

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Common Council enacted Ordinance No. 17-50, on January 8, 2018, amending certain real estate identified as District Area: Lot B of the Trails PUD Ordinance (the "First Amendment");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1809-PUD-23**), requesting an amendment to the Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") (this "Second Amendment");

WHEREAS, the Commission forwarded **Petition No**. **1809-PUD-23** to the Common Council with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. **Applicability of Ordinance.**

1.1 This Ordinance shall amend the Trails PUD Ordinance, as applicable to the Real Estate, and generally described as District Area: Lot A and District Area: Lot B of the District. This Ordinance shall be known as the "**Second Amendment**" to the Trails PUD Ordinance.

1.2 All other provisions of the Trails PUD Ordinance shall remain in effect with the adoption of 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 or the Trails PUD Ordinance, as amended, that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Concept Plan**. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan as an additional Concept Plan. The Concept Plan provides one alternative site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of the Trails PUD Ordinance, as amended, and may vary from the Concept Plans.

Section 3. **Underlying Zoning District(s)**. Section 5 Underlying Zoning District(s) of the Trails PUD Ordinance shall apply; however, the Underlying Zoning District of Lot A shall be amended as follows:

3.1 Lot A: GB: General Business District (the "GB District"); however, if Lot A, or parts thereof, is developed for MF2: Multi-Family Medium Density District land uses, then the MF2: Multi-Family Medium Density District (the "MF2 District") shall be the Underlying Zoning District for that part of Lot A.

Section 4. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified by Section 6 Permitted Land Uses of the Trails PUD Ordinance. Section 6.1 Additional Uses and Section 6.2 Prohibited Uses of the Trails PUD Ordinance, shall also apply to Lot A.

Section 5. **General Regulations**. Section 7 General Regulations of the Trails PUD Ordinance, as amended, shall apply to the development of Real Estate, except as modified below.

5.1 Lot A MF2 District. If Lot A, or parts thereof, is developed for MF2 District land uses, then Section 7.1 of the Trails PUD Ordinance shall apply.

5.2 Lot A GB District. If Lot A, or parts thereof, is developed for GB District land uses, then the GB District standards of Chapter 4 Zoning Districts of the UDO

shall apply, except as modified below:

A. Minimum Building Setback Lines:

i. Abutting Oak Ridge Road or 175th Street: Thirty (30) feet

ii. Abutting Monon Trail or Midland Trace Trail: Twenty (20) feet

iii. All Other: Zero (0) feet

B. Maximum Building Height: No maximum

Section 6. **State Highway 32 Overlay District.** Section 8 State Highway 32 Overlay District of the Trails PUD Ordinance, as amended, shall apply to the development of the Real Estate, except as modified below. Standards of Section 8 that are applicable to Lot B shall also be applicable to Lot A for those parts of Lot A developed for GB District uses.

6.1 Family Entertainment Center (or Commercial Recreational Facility): The "Illustrative Character Exhibit: Family Entertainment Center", attached hereto as **Exhibit C** (the "FEC Character Exhibit"), is hereby incorporated. A building for a Family Entertainment Center use shall, at a minimum, be substantially similar in quality as character as the FEC Character Exhibit.

6.2 Character Exhibits: Although the Illustrative Character Exhibits do not necessarily represent the final design, they do hereby establish a minimum benchmark for the quality and appearance of buildings permitted to be constructed and that contribute to the District's intent and vision. If a provision of Article 6.3 Architectural Standards or Article 5.3 State Highway 32 Overlay District, as modified by the Trails PUD Ordinance, is in conflict with an Illustrative Character Exhibit, then the Illustrative Character Exhibit shall control.

6.3 Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to nonresidential uses. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

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Section 7. **Development Standards.** Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate, except as modified below:

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

A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping

(Article 6.8(O)(1)) requirements.

7.2 Article 6.17 Sign Standards: Shall apply, except as modified below for Monument Signs. Article 6.17(J)(2) Monument Sign(s) (Center Only) and Article 6.17(J)(3) Entrance Sign(s) (Center Only) of the UDO shall not apply; rather, the following shall be permitted and apply to the development of the Real Estate.

A. Monument Sign Plan: The Monument Sign Plan, attached hereto as **Exhibit D** (the "Monument Sign Plan"), is hereby incorporated.

B. Primary Frontage Monument Sign: One (1) Monument Sign shall be permitted along the Real Estate's State Highway 32 frontage, as generally identified on the Monument Sign Plan as "Sign A" (the "Primary Frontage Monument Sign"). The Primary Frontage Monument Sign shall not exceed fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face. The Primary Frontage Monument Sign shall be permitted to identify tenants located within the District, and said sign shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

C. Entrance Signs: One (1) Monument Sign shall be permitted at the Real Estate's entrance at Oak Ridge Road and 175th Street (as generally identified on the Monument Sign Plan as "Sign B1"), and one (1) Monument Sign shall be permitted at the Real Estate's east 175th Street entrance (as generally identified on the Monument Sign Plan as "Sign B2") (collectively, the "Entrance Signs"). The Entrance Signs shall not exceed ten (10) feet in Sign Height and forty (40) square feet of Sign Area, per face. The Entrance Signs shall be permitted to identify tenants located within the District, and said signs shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

D. Secondary Frontage Monument Signs: One (1) Monument Sign shall be permitted on Oak Ridge Road, south of 175th Street (as generally identified on the Monument Sign Plan as "Sign C1"), and one (1) Monument Sign shall be permitted on the south side of 175th Street, east of the legal drain (as generally identified on the Monument Sign Plan as "Sign C2") (collectively, the "Secondary Frontage Monument Signs"). The Secondary Frontage Monument Signs shall not exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area, per face. The Secondary Frontage Monument Signs shall be substantially similar in quality and character as depicted in the Monument Sign Plan. Sign B1 shall only be permitted to identify tenants on Lot 4, as labeled on the Concept Plan, and Sign B2 shall only be permitted to identify tenants on Lot 5, as labeled on the Concept Plan.

Section 8. **Design Standards**. Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate. Section 11.1 Open Space and Amenity Standards of the Trails PUD Ordinance shall only apply to parts of Lot A developed for MF2 District uses.

**[Remainder of page intentionally left blank;
signature page follows.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-32** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-32**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-32**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Character Exhibit: Family Entertainment Center
Exhibit D	Monument Sign Plan

EXHIBIT A
REAL ESTATE

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EXHIBIT B
CONCEPT PLAN

EXHIBIT C-1
ILLUSTRATIVE CHARACTER EXHIBIT
FAMILY ENTERTAINMENT CENTER

EXHIBIT C-2
ILLUSTRATIVE CHARACTER EXHIBIT
FAMILY ENTERTAINMENT CENTER

EXHIBIT C-3
ILLUSTRATIVE CHARACTER EXHIBIT
FAMILY ENTERTAINMENT CENTER

EXHIBIT D

MONUMENT SIGN PLAN

Jesse M. Pohlman
Consultant + Planner
+1 317 696 9254
jpohlman@onpointeland.com

Memorandum

Date: August 15, 2018
To: Kevin Todd, Senior Planner
Economic and Community Development Department
From: Jesse M. Pohlman

Re: The Trails Planned Unit Development Amendment (1809-PUD-23)
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Edgerock Development, LLC hosted an open house for adjoining property owners on Wednesday, August 15, 2018, at City Hall at 130 Penn Street, Westfield, Indiana. Below please find a brief written report of the open house.

Open house began at 6:05 p.m.

Petitioner representatives included Birch Dalton (Edgerock Development, LLC), Justin Furr (Crew Carwash) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included one (1) adjacent property owner (S. Williams), two (2) interested parties (Midland Atlantic Properties) and three (3) Council members (S. Hoover, C. Lehman, C. Spoljaric).

After introductions and an overview of the development's zoning history and proposed amendment, discussion included the following: anticipated construction timeline, current construction activity on the site, clarification on the proposed Crew Carwash site plan, clarification on the proposed design of the monument signs, and discussion about types of potential commercial uses.

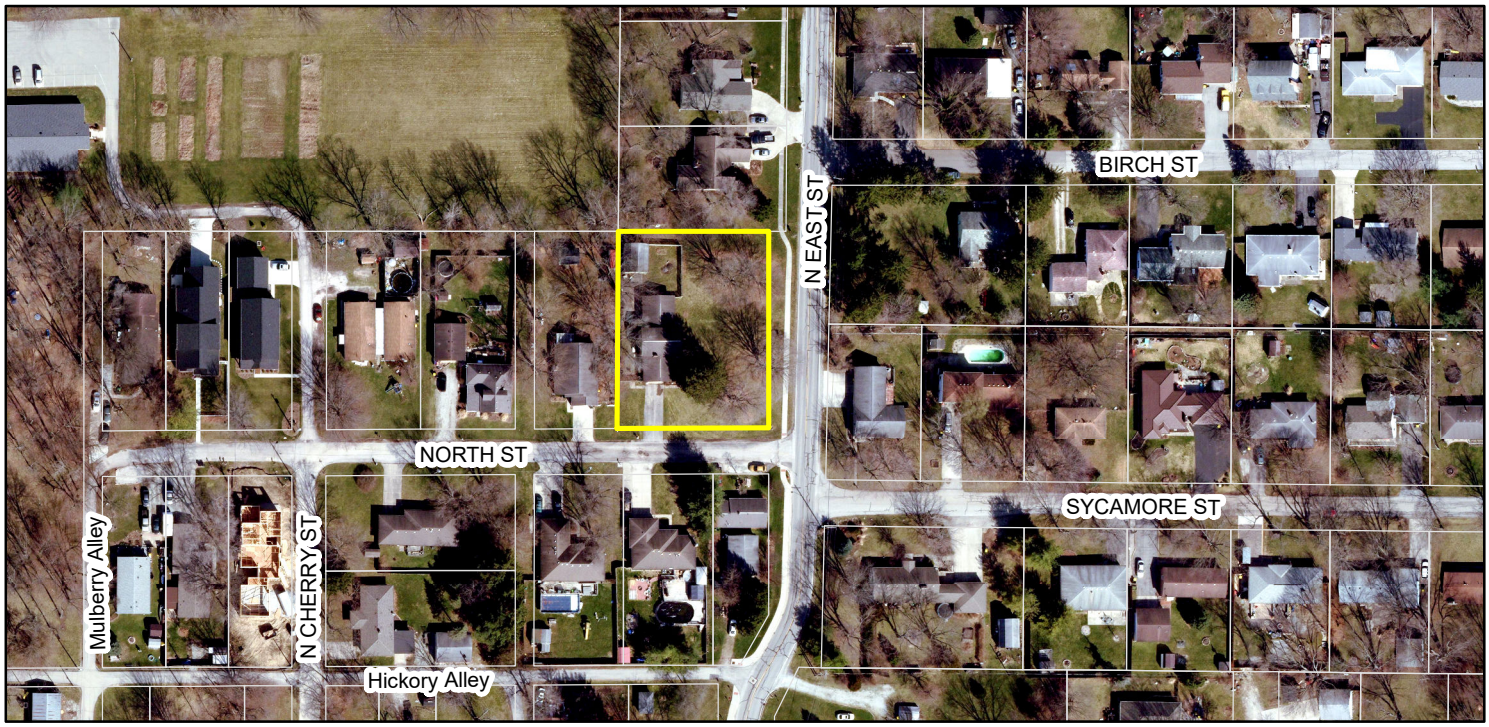
After general discussion, the open house concluded around 6:30 p.m.

Property Location Map
Cottages on East
Planned Unit Development
1808-PUD-21

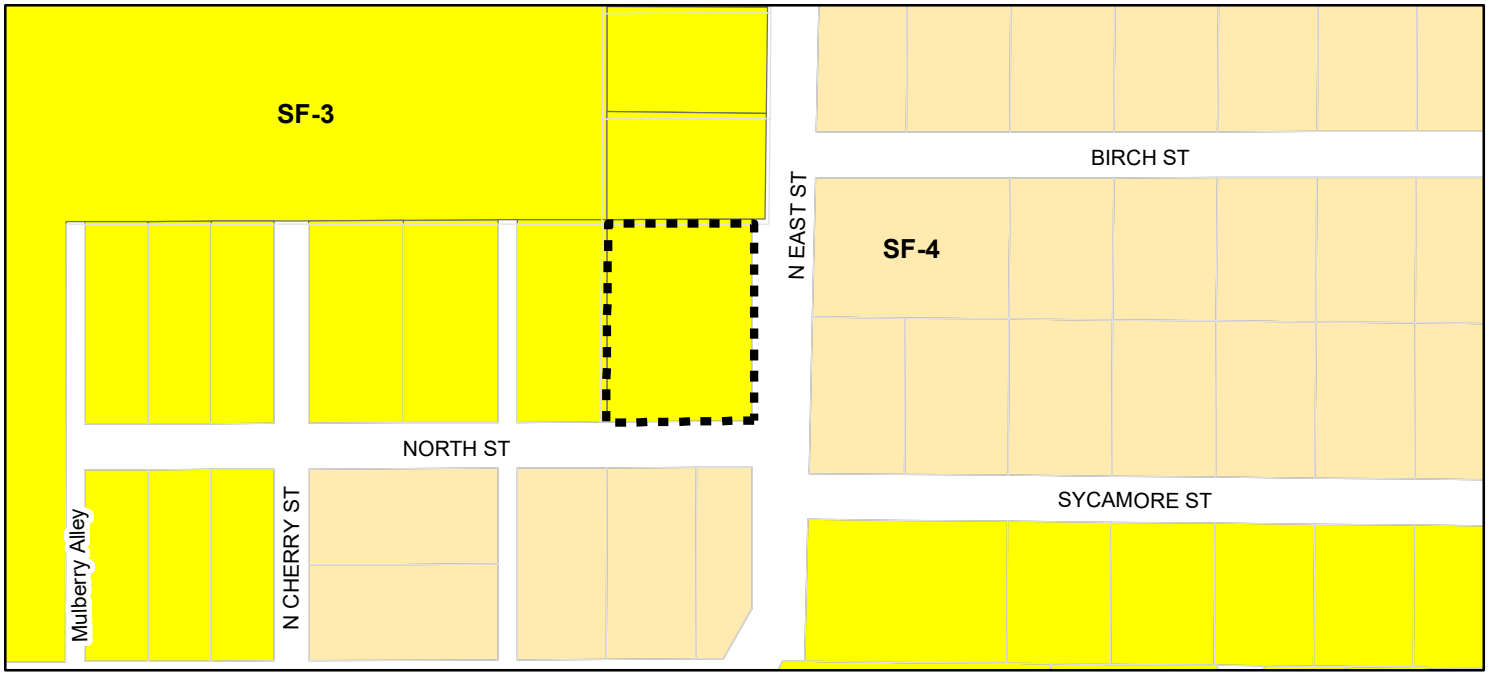
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

EXHIBIT B
CONCEPT PLAN

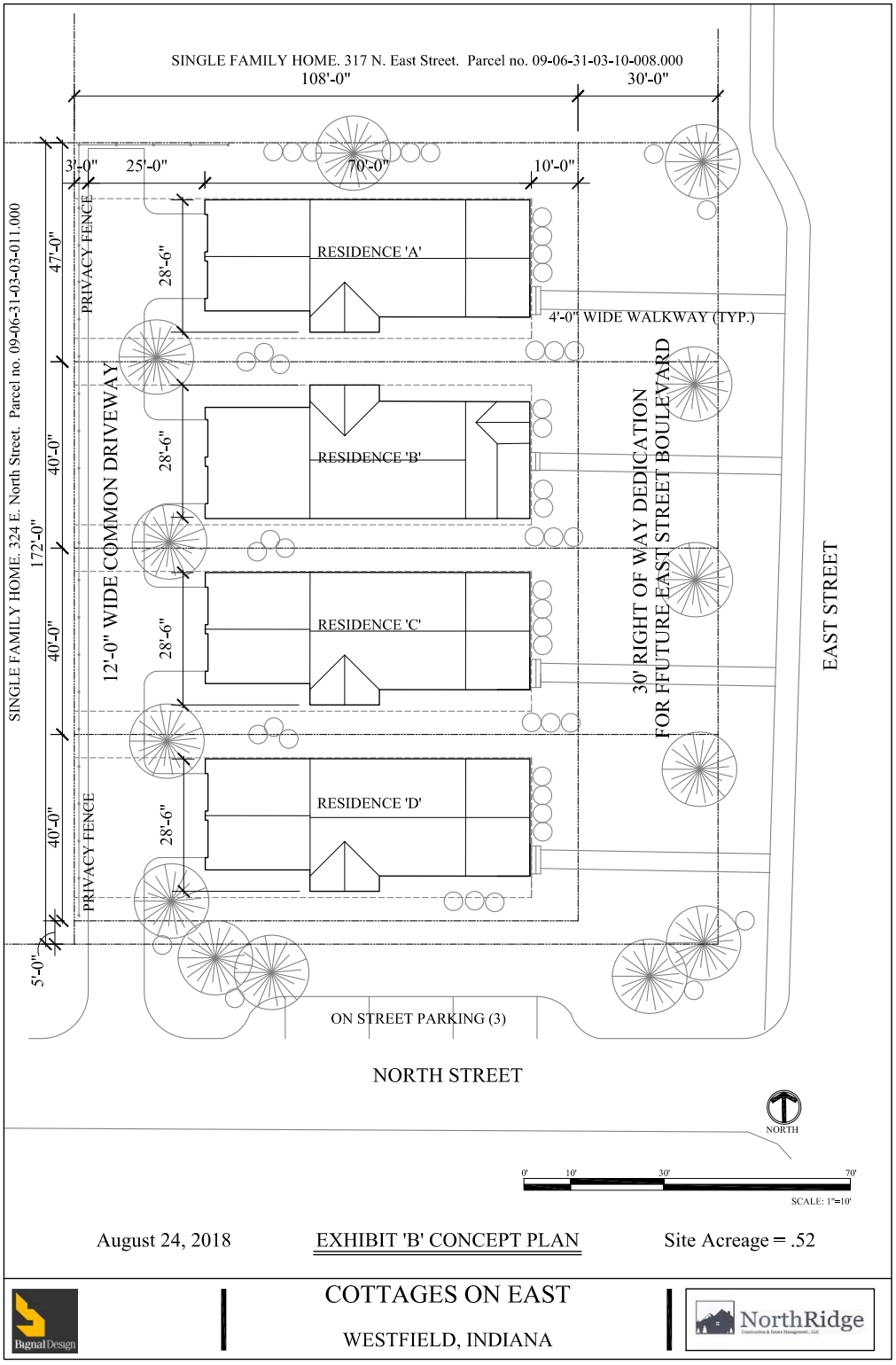


EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT C
CHARACTER EXHIBITS

COTTAGES ON EAST

PLANNED UNIT DEVELOPMENT DISTRICT

EXHIBIT C

CHARACTER EXHIBITS

COTTAGES ON EAST

PLANNED UNIT DEVELOPMENT DISTRICT

GRAND JUNCTION
IMPLEMENTATION PLAN
2013

an Addendum to the
Westfield-Washington Township Comprehensive Plan

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Adopted on August 12, 2013 by Resolution 13-112

Prepared by the City of Westfield, Economic and Community Development Department

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Executive Summary

This Grand Junction Implementation Plan 2013 (the "Implementation Plan") is an addendum to the Westfield-Washington Township Comprehensive Plan. The Implementation Plan: (1) provides a summary of past planning activities related to what is now known as The Grand Junction, Westfield's historic downtown area; (2) organizes and clarifies the various objectives identified in these planning exercises; (3) identifies the geographic area of the Grand Junction District; and (4) sets forth and prioritizes specific action items or projects necessary to accomplish the Grand Junction vision.

After reviewing and analyzing the twelve +/- planning documents (authored from 1993 to present) related to the Grand Junction and the meeting summaries from the Implementation Plan Charrettes, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included prioritizing these planning objectives. The top ten of the fifty-two objectives are set forth below (not in any particular order). This list comes forward as a recommended work strategy for 2013.

1. **BRANDING.** Create a brand for the Grand Junction area.
2. **GATEWAY SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Gateway Sub-district of Grand Junction (the area immediately surrounding the interchange to be constructed at State Highway 32 and U.S. Highway 31).
3. **JUNCTION SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Junction Sub-district of Grand Junction (the area constituting the Westfield downtown mixed-use urban core).
4. **TRANSIT.** Develop a transit circulation plan to accommodate movement of residents, employees and visitors among destinations in the Westfield community (e.g., Grand Park and Grand Junction), which may ultimately connect to a larger transit system between the Westfield community and Indianapolis.
5. **REGIONAL DETENTION.** Develop the Grand Junction regional detention facilities designed to enhance the amount of useable land in Grand Junction as publicly accessible amenities and greenways.
6. **STREETSCAPE.** Develop plans for and install streetscape amenities within Grand Junction (e.g., benches, trash cans, planters, hanging baskets, bike racks and ornamental street lights).
7. **THE PLAZA.** Develop and construct the public park facility that has come to be known as Grand Junction Plaza.
8. **HOUSEHOLD ATTRACTION.** Develop plans to attract as many households within walking distance of Grand Junction as possible, as soon as possible. This plan would likely involve taking an inventory of developable property within Grand Junction and crafting policies to encourage or at least accommodate the building of new households in this area.
9. **LAND ASSEMBLY.** Develop strategies and policies to assemble land for development or redevelopment within the Grand Junction District. The development community has identified the uncertainties and expenses associated with land assembly as the biggest obstacles to development/redevelopment within Grand Junction.
10. **PARKING.** Develop strategies and policies to ensure adequate parking within the Grand Junction area. This plan would likely involve taking an inventory of parking spaces within Grand Junction and developing policies for providing or enhancing parking facilities in this area.

The Implementation Plan recommends that this planning process be revisited every year toward the end of the year: (1) to measure progress toward accomplishing the top ten planning objectives included in the plan; (2) to determine if some items have been completed so that others may be added to the list; (3) to determine whether the items that have not been completed are still top priorities; and (4) to aid in work planning for the following year which should assist in annual budgeting processes.

Chapter 1: Overview

This document, the Grand Junction Implementation Plan 2013 (the "Implementation Plan"), is intended to update, supplement and refine the work completed in preparing the February 2008 Grand Junction Master Plan (the "Grand Junction Master Plan") to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). This Implementation Plan is intended to be reviewed and adopted as an addendum to the Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Implementation Plan is to facilitate and encourage coordination and cooperation among the various groups and organizations working diligently to achieve the Grand Junction vision.

The Implementation Plan: (1) highlights and recapitulates the major objectives recommended in the Grand Junction Master Plan; (2) inventories the numerous planning activities, initiatives, development projects and other notable events that have occurred since adoption of the Grand Junction Master Plan Addendum; (3) takes note of the progress that has been made toward the Grand Junction Master Plan objectives; (4) identifies the geographic boundaries of the area to which the recommendations contained in the Implementation Plan apply; (5) identifies additional objectives and refines and/or re-emphasizes other previously-identified Grand Junction Master Plan objectives necessary to accomplish the community's vision for Grand Junction; (6) sets forth recommended action items to accomplish those objectives; and (7) prioritizes the recommended action items.

The process of preparing this Implementation Plan involved a series of planning charrettes hosted by the Westfield City Council's Committee on Ordinance Revision ("CCOR") and the Downtown Westfield Association ("DWA"), which now includes the Grand Junction Task Group within its organization. Charrette participants include:

- Jim Ake — CCOR (City Council)
- Steve Hoover — CCOR (City Council), DWA (Member)
- Mic Mead — CCOR (Citizen Member), DWA (Member)
- Ken Kingshill — CCOR (Citizen Member), DWA (President)
- Chuck Watson — DWA (Member)
- Anne Poynter — DWA (Executive Director)
- Cindy Spoljaric — CCOR (City Council)
- Matthew Skelton — Economic and Community Development (Director)
- Kevin Todd — Economic and Community Development (Senior Planner)

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

"The intent of the Implementation Plan is to facilitate and encourage coordination and cooperation among the various groups and organizations working diligently to achieve the Grand Junction vision"

Chapter 2: Comprehensive Plan Summary

This Chapter summarizes the planning objectives most directly related to what is now known as "Grand Junction" contained in the 2007 Westfield-Washington Township Comprehensive Plan, the 2008-2009 Grand Junction Master Plan and Addendum and the 2009 Grand Junction Conceptual Design Charrette.

The Westfield-Washington Township Comprehensive Plan

The Westfield-Washington Township Comprehensive Plan was adopted in February of 2007. The Comprehensive Plan includes several recommendations related to Westfield's historic downtown area (now referred to as "The Grand Junction") summarized here:

1. Appropriately plan for and provide adequate parking in the downtown area (for customers, clients and employees).
2. Encourage new development to be constructed in a way that resembles and complements the building aesthetics existing in the downtown area (e.g., require buildings to be constructed close to the street).
3. Promote downtown as a growth center and a destination place.
4. Develop a unique image for the downtown area.
5. Encourage landscaped open spaces in the downtown area.
6. Encourage the development of pedestrian trails within and connecting to the downtown area.
7. Encourage the following general types of land uses: commercial, offices, retail, residential (especially new homes that resemble existing older home styles), high density residential, cottage industries, institutional, entertainment, parks, plazas and other open spaces.
8. Prepare and adopt detailed plans for downtown development and redevelopment. Plans should include an urban design component, market study and Implementation Plan.
9. Implement appropriate regulatory changes to address: parking, building setbacks, landscaping, lighting, building scale and mass, design standards, signage, reuse of existing structures, traffic management, pedestrian trails, branding of the downtown, storm water detention, land use, infrastructure improvements, streetscape improvements (e.g., trees, street furniture, flowers and lighting) and maintenance standards.
10. Develop partnerships and encourage formation/enhancement of appropriate organizations to support the downtown development and redevelopment initiative.
11. Develop a capital improvement program for the downtown area.

The Grand Junction Master Plan and Addendum

The Grand Junction Master Plan work was completed in February 2008. An addendum to the Westfield-Washington Township Comprehensive Plan, The Grand Junction Master Plan Addendum, was later adopted by the City Council in February of 2009, which summarizes and highlights the work completed during the Grand Junction Master Plan process.

The plan describes the Westfield community's vision for the future of its historic downtown area, identifies policy objectives to guide public decisions related to the historic downtown area, and identifies opportunities for investment (mostly public projects) that provide the greatest opportunity for reaching those objectives.

The plan describes the community's vision for Grand Junction as an integrated combination of uses and outdoor public spaces…where many kinds of connections are made: connections with family and friends, the larger community, nature, great places to dine, distinctive places to shop, important regional trails and roadways, and Westfield's historic legacy.

"an integrated combination of uses and outdoor public spaces… where many kinds of connections are made."

OBJECTIVES: The broader policy objectives identified in the plan include:

1. Establishing a "Grand Junction" brand;
2. Showcasing the natural environment within Grand Junction;
3. Creating a comfortable downtown for people;
4. Creating a unique mix of destinations for people;
5. Multi-modal accessibility; and
6. Financial stability.

OPPORTUNITIES: The public investment opportunities identified in the plan include:

1. Grand Junction Plaza: The Grand Junction Plaza is designed to be public gathering place in the heart of downtown Westfield. Key features of the Grand Junction Plaza include: new connections to the Monon Trail and Midland Trace Trail; a signature water element as a focal point; a Great Lawn gathering space; highly visible gateway areas; a family-friendly playground; and a realigned, specially paved Jersey Street.
2. City Hall/Library Project: A new City Hall and a new Westfield Washington Library would strengthen downtown's image and identity as the community center place.
3. Extended Trail System: Extending the downtown trail system would create exceptional connectivity between the Monon Trail, Midland Trace Trail, other local trails, businesses, civic institutions and residential neighborhoods.
4. Extended Street Network: Key features of the extended street network would include: a Poplar Street extension south to the proposed Lantern Commons project (to be located on the northeast corner of U.S. Highway 31 and 161st Street); a realigned and extended Jersey Street between Union Street and Cherry Street; and an extension of Mill Street that connects Main Street and Union Street.
5. Regional Storm Water Detention: Regional storm water facilities would help enable desired patterns of development, serve as attractive water features and provide convenient recreational space for nearby residents.
6. Gateway Development: A signature downtown development including a hotel, conference center and premium office buildings would create a high quality downtown gateway at the U.S. Highway 31 interchange to be constructed at State Highway 32 (Main Street).

Grand Junction Conceptual Design Charrette

In the last half of 2009, the City and the Grand Junction Task Group engaged in the Grand Junction Conceptual Design Charrette exercise in order to help inform its decisions about how and where to invest its available resources to advance the community's vision for the Grand Junction. Specifically, the group identified the following priorities: (1) enhance the South Union Street streetscape; (2) complete a portion of the Grand Junction Plaza; (3) improve and enhance Jersey Street between Mill Street and South Union Street; and (4) provide trail head and parking lot improvements for Asa Bales Park. As part of this exercise, members of the development community participated in planning sessions where they were asked to identify the City's greatest challenges to reaching the Grand Junction vision. Although never formally memorialized in a comprehensive plan amendment, the following three challenges have been important in shaping the City's investment strategies since the exercise and they continue to influence the community's thought processes today:

1. Rooftops: In order for the downtown area to become the destination place envisioned in the Grand Junction Master Plan, the City should work to attract as many new households within walking distance of the downtown area as possible, as soon as possible.
2. Land Assembly: The risks and uncertainties associated with land assembly represents a significant obstacle for developers desiring to develop or redevelop land in Grand Junction. Anything the City is able to do to facilitate or simplify this activity would likely expedite redevelopment.
3. Access to Capital: It is difficult for developers to obtain capital for redevelopment projects like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of this has to do with the many additional contingencies associated with redevelopment projects (contingencies that are not as prevalent in greenfield development projects).

Grand Junction Plaza Map

LEGEND

1. Great Lawn
2. Play Lawn
3. Thompson Canal
4. Performance Venue
5. Bocce/Vendor Area
6. Nature Play Area
7. Loading/Service Area
8. Water Play
9. Arts Garden
10. Grand Junction Plaza
11. Wetlands
12. Thompson Plaza
13. Boulder Wall
14. Sled Hill
15. Anna Kendall Trail
16. Anna Kendall Creek
17. Midland Trace Trail
18. Asa Bales Trail
19. Parcel East Redevelopment
20. Parcel West Redevelopment
21. Existing Homes/Adaptive Reuse
22. Union Street Bridge & Overlook
23. Existing Railroad Embankment

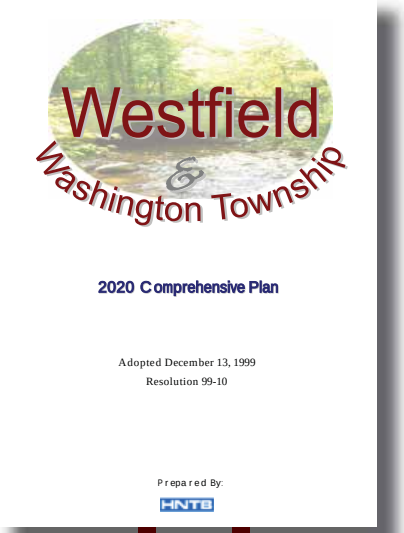
Chapter 3: Summary of Accomplishments

1993 - Ball State University Study

- Document – Westfield and Washington Township Planning and Design Studies
- Developed in conjunction with Ball State University's Community Based Projects Program, this study covers a wide range of topics for the Westfield community. It is one of the first documents to identify the town unification with the township and subsequent conversion to a city as a means of managing growth, maintaining Westfield's small town identity and enhancing economic development and public services. As specifically related to the downtown area of Westfield, the plan identifies a need to create a park-like community gathering space and a new government center. Concerns were also raised in the plan related to traffic, overhead power lines as well as a need for enhanced design guidelines and a historic preservation plan.

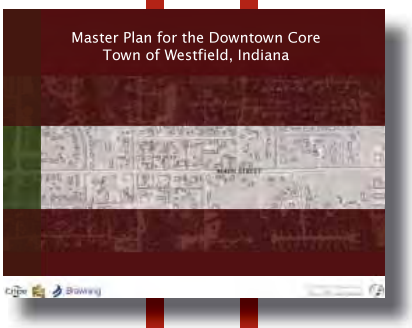
1999 - Comprehensive Plan

- Document – Westfield and Washington Township 2020 Comprehensive Plan (the "1999 Comprehensive Plan"). This document represents the first comprehensive plan completed for Westfield as contemplated in IC 36-7-4.
- This plan was assembled to provide a strategy for the management of growth and represented the community's interest in how Westfield would develop. The plan addresses five key issues: 1) preservation of community character; 2) desire for more parks and other recreational facilities; 3) developing strategies for growth management; 4) revitalization of downtown; and 5) creating solutions for east-west traffic flow within the community. This plan notes a need for a special study of the downtown area that would focus on economic development, residential development, historic preservation and parking needs.



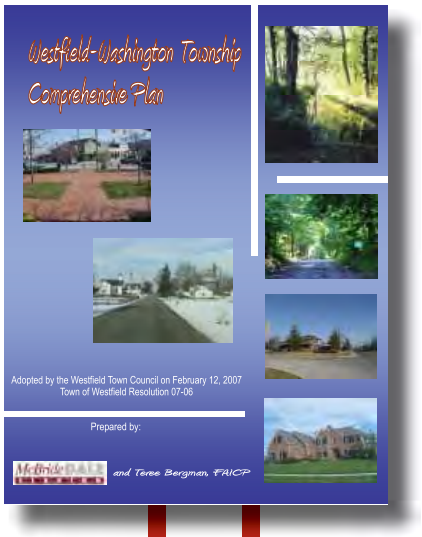
2006 - Cripe Plan

- Document – Master Plan for the Downtown Core
- The purpose of this initiative was use to provide policy direction regarding development in downtown Westfield. The boundaries identifying downtown Westfield were borrowed from the not-yet-completed 2007 Westfield-Washington Township Comprehensive Plan. Ultimately three future land use maps were proposed as well as architectural objectives and economic analyses. The plan recommends using development incentives and marketing downtown amenities in an effort to encourage more development in the area.



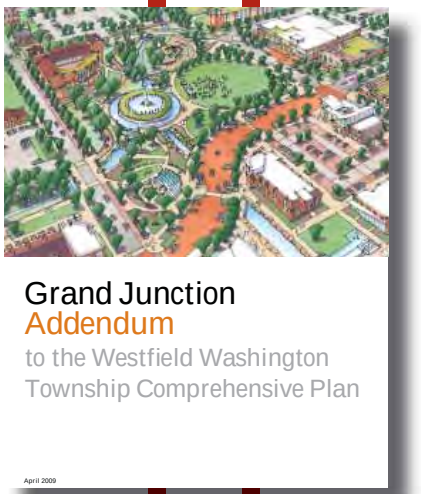
2007 - Comprehensive Plan

- Document – Westfield-Washington Township Comprehensive Plan created to update and replace the 1999 Comprehensive Plan.
- In ten years' time, the City of Westfield saw its population double and with it a need to revise its Comprehensive Plan. With extensive community input, the City prepared and adopted the Westfield-Washington Township Comprehensive Plan in early 2007. This plan identified the downtown area as a special study area. It noted many assets within the downtown area, including: Midland Trace Trail, Natalie Wheeler Trail, Asa Bales Park and a collection of historic buildings. The plan also identified challenges for the downtown area: truck traffic on State Highway 32, perceived lack of parking, aging infrastructure and an unattractive streetscape. Recommendations of the plan include improving the appearance of downtown, traffic flow, parking, and way-finding; as well as promoting pedestrian friendliness and activity.



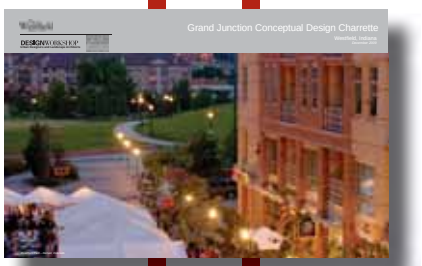
April 2009 – Grand Junction Master Plan and Addendum

- Document – Grand Junction Master Plan and Addendum
- A special study of downtown Westfield was conducted in 2008 after the formation of the Grand Junction Task Group. The plan identifies a long term vision as well as land use and financial investment goals for the intermediate and short terms. The centerpiece of the plan includes creating a public gathering space in the form of Grand Junction Plaza, west of Union Street between Mill Street, Park Street and Jersey Street (*see Grand Junction Plaza Map on Page 9*). Key public investment opportunities are also identified including: Grand Junction Plaza, new civic facilities, extended trail system and street network, enhanced stormwater management, and signature gateway developments. A summary of this plan was adopted in the form of an addendum to the City's 2007 Westfield-Washington Township Comprehensive Plan in April of 2009.



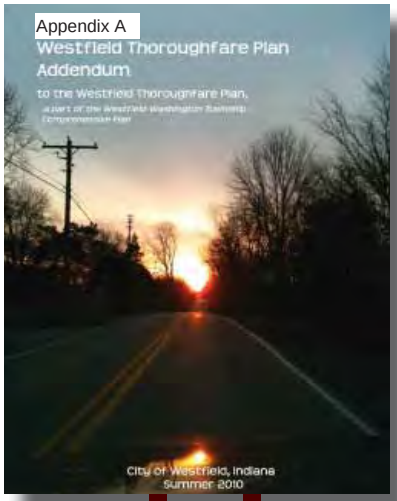
December 2009 – Grand Junction Conceptual Design Charrette

- Document – Browning Day Mullins Dierdorf/Design Workshop Grand Junction Conceptual Design Charrette Report
- The Grand Junction Conceptual Design Charrette Report (the "Charrette Report") was undertaken to refine the recommendations for the Grand Junction Plaza design as well as the adjacent city streets and development areas. City consultants Design Workshop and Brown Day Mullins Dierdorf hosted a three-day charrette, inviting stakeholders from the community to provide input. Once completed, the City consultants validated the designs with local developers and assembled the Charrette Report to document the completed work.



June 2010 – Grand Junction Master Plan Review

- Document – Grand Junction Master Plan Review
- The Grand Junction Master Plan Review (the "Review") was an audit of the City's progress since the Grand Junction Master Plan was created. Interviews were completed with various stakeholders, including Mayor Andy Cook, Deputy Mayor Bruce Hauk, City Councilor Ken Kingshill, Executive Director of the Downtown Westfield Association Anne Poynter, and members of the Grand Junction Task Group. The Review examined physical improvements and land development, finances, as well as public policy and outreach. Overall, the Review was complimentary of the City's progress and included some minor recommendations for moving forward.



Summer 2010 – Westfield Thoroughfare Plan Addendum

- Document – Westfield Thoroughfare Plan Addendum – Appendix A
- There are three goals identified in the Westfield Thoroughfare Plan Addendum (the "Thoroughfare Addendum"): improve connectivity in Grand Junction; provide solutions for navigating around the U.S. Highway 31 improvements; and to enhance the City's alternative transportation network. These goals are identified to improve the pedestrian and road networks in downtown Westfield. In the downtown area, the plan recommends that T-intersections be removed and dead end streets be connected to the greater road network. The Alternative Transportation Plan map is updated to include trail crossings of U.S. Highway 31, State Highway 32 and identifies new trails, including Little Eagle Creek Trail, Cool Creek Trail and the Anna Kendall Trail.

Summer/Fall 2010 – South Union Street and Grand Junction Trail Project

Per the newly adopted addendum to the Thoroughfare Addendum, funds were allocated for the construction of the trail connection between the Natalie Wheeler Trail and the planned Grand Junction Plaza. The project includes trails, benches and rain gardens as a means of also improving the southern gateway to downtown Westfield. This streetscape enhancement work was completed in the fall of 2010.

October 2010 – Main Street Corridor Study

- Document – State Road 32 Corridor Study: From Oak Ridge Road to Moontown Road
- Completed by American Structurepoint, the State Road 32 Corridor Study examined Main Street (State Highway 32) from Oak Ridge Road to Moontown/Gray Road. Rapid growth and U. S. Highway 31 improvements have created a considerable strain on the State Highway 32 corridor. The purpose of this plan is to identify and evaluate State Highway 32 transportation improvement alternatives while keeping in mind downtown Westfield redevelopment opportunities. A recommendation for a four lane divided roadway is made based on an evaluation of traffic operations, safety, community impact, right-of-way acquisition and construction costs. This proposal also includes roundabouts at Shamrock Drive/Poplar Street and East Street.

February 2011 –facade Improvement Program

The Facade Improvement Program was established by the City Council in February of 2011. Ordinance 10-22 created the program which offers downtown business owners and residents a matching reimbursement grant of up to $5,000 on projects that improve the facades of buildings. The City Council allocated $50,000 to initially fund the grant program. Two years into the program, six grants were awarded totaling a $25,000 investment from the City which generated over $58,000 in new private investment in aesthetic improvements downtown.

Spring 2011 – Midland Trace Trail paved between Union Street and Carey Road

This section of the Midland Trace Trail connects downtown Westfield to the Westfield Marketplace retail center, Simon Moon Park and the Westfield City Services Building. In order to make the crossing at Cool Creek, the Bridgewater Club donated a damaged golf cart bridge that was restored, installed and painted according to the colors of the Midland Trace.

April 2011 – Old Friends Cemetery Park rededicated

Formally known as the Martha Doan Memorial Garden, the rededication of Old Friends Cemetery Park followed an extensive renovation of the historic cemetery grounds. Serving as the final resting place for many founders of the City, Old Friends Cemetery Park was in the care of the Westfield Woman's Club (the "Woman's Club") during it's time as the Martha Doan Memorial Garden. Plans from the 1965 Woman's Club renovation inspired City Consultants Browning Day Mullins Dierdorf to design a park setting that honored the rich history of the City and to create a trail head for the Midland Trace Trail.

June 2011 – Grand Junction Plaza Schematic Design

- Document – Grand Junction Plaza Schematic Design
- A draft set of plans were developed for the Grand Junction Plaza. Areas within the Plaza are designed to accommodate a variety of activities including a farmer's market, community festivals, amphitheater, ice skating/water fountain, and play ground as well as open areas for more passive park uses. Plans include integrating Grand Junction Plaza with Asa Bales Park by way of a pedestrian crossing along the Thompson Canal under State Highway 32. Five residential structures along South Union Street are identified for preservation.

July 2011 – Westfield Blossoms

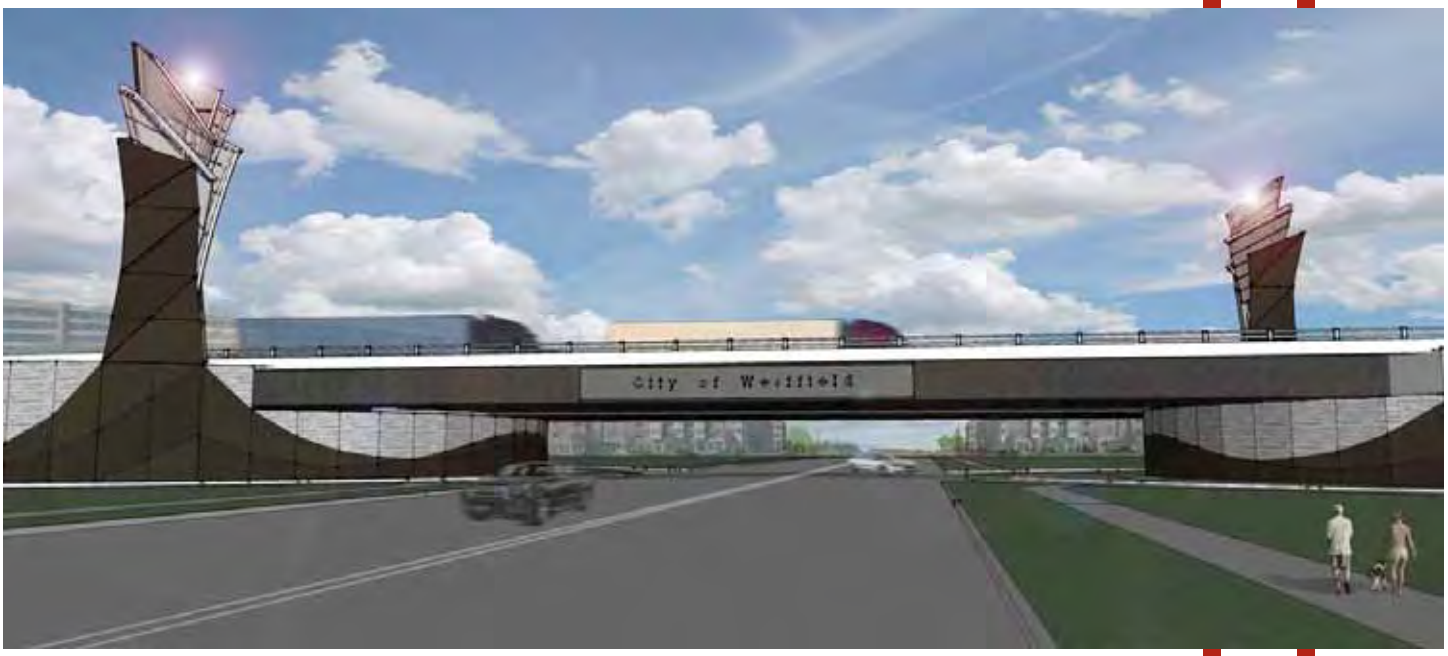
In early 2010 downtown business owners Dave and Becky Weiss advised the City of Westfield that they were interested in installing a mural on their building at 101 South Union Street. Knowing the impact it would have on the downtown landscape, they engaged the City in discussions regarding a public art piece that would highlight the history of the community. Both parties agreed to install a removable sculptural mural so that the pieces can be removed when State Highway 32 is expanded. Blice Edwards of Indianapolis was contracted to complete the unique project after being selected through a design competition judged by the Grand Junction Task Group. The mural was unveiled during Westfield Rocks the 4th in July of 2011.

Spring 2012 – Property acquisition begins for Grand Junction Plaza

- Document – Grand Junction Plaza Affected Parcels Map
- Property acquisition began in the spring of 2012. By the close of the year five properties had been purchased and two others had closings scheduled in 2013. The City continues to reach out to property owners interested in selling their homes in the area identified for Grand Junction Plaza development.

March 2012 – The Towers at U.S. Highway 31/State Highway 32

- Document – US 31/SR 32 bridge design plans
- Recognizing the importance of the State Highway 32 and U.S. Highway 31 interchange to the community, the Grand Junction Task Group met with representatives from RQAW to assist in the design of a signature bridge structure. The interchange itself will serve as a gateway to the Westfield community and downtown Westfield, specifically. Since the bridge will span State Highway 32 it is important that bridge enhancements be visible from U.S. Highway 31. It is contemplated that large towers, resembling torches, will anchor at least two of the corners of the bridge (*see below and the Grand Junction District Map on Page 24 for Gateway Tower Locations*). It is contemplated that each tower will be lit internally and externally to give the design depth at night. Construction on the interchange is expected to begin in 2014 with completion in 2015. The towers will each be completed as funds allow.



Summer 2012 – Grand Junction Properties

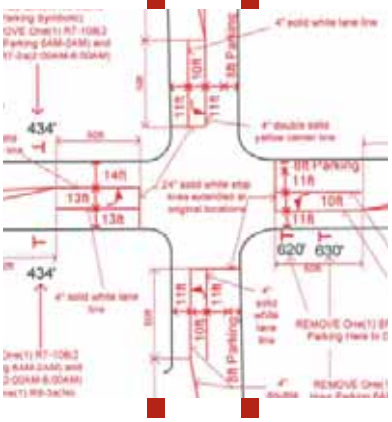
Grand Junction Properties was created as a real estate resource for businesses looking to relocate to Grand Junction. With a strong focus on downtown Westfield, the organization provides free marketing for those interested in selling or leasing their properties. Market data and demographic information are available through this organization. Grand Junction Properties also serves as an information resource for downtown developments including the Grand Junction Plaza.

July 2012 – Asa Bales Park East Entrance Enhancements

Becoming something of a tradition, the 2012 Westfield Rocks the 4th festival brought about another unveiling of public art. Working with the Herron School of Art and Design, and artist Katey Bonar, "Passaggio" (pictured right) was presented to the City of Westfield and a special "Meet the Artist" event was held later in the month. Three thirteen-foot columns comprise the main sculpture with a set of concentric steel rings suspended inside the columns at the top. The sculpture is completed with two other sets of rings grouped in the adjacent sidewalk. The name "Passaggio" means passageway or turning point in a journey. While Passaggio functions much like an entry way into Asa Bales Park, the artist hopes people see the symbolic meaning. "I feel like opening an art piece like this in Westfield gives an opportunity for residents to reflect on the past, as well as to examine where they are now and where they want to be in the future, both collectively and personally." –Katey Bonar

October 2012 – Main Street and Union Street Reconfiguation

In an effort to improve traffic flow in downtown Westfield, the City worked with INDOT to restripe the Main Street and Union Street intersection. The project included the removal of twenty (20) on-street parking spaces which allowed for the addition of dedicated left turn lanes on both Main Street and Union Street.



Regional Detention Design and Planning

- Document – Regional Detention PowerPoint
- A significant amount of land in the downtown area of Westfield falls within the floodplain of the Anna Kendall and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land like many of those located in Grand Junction. In an effort to free up more land for development in the downtown area, the City has started work on a regional detention system.

Chapter 4: Recent Events Affecting Grand Junction Initiatives

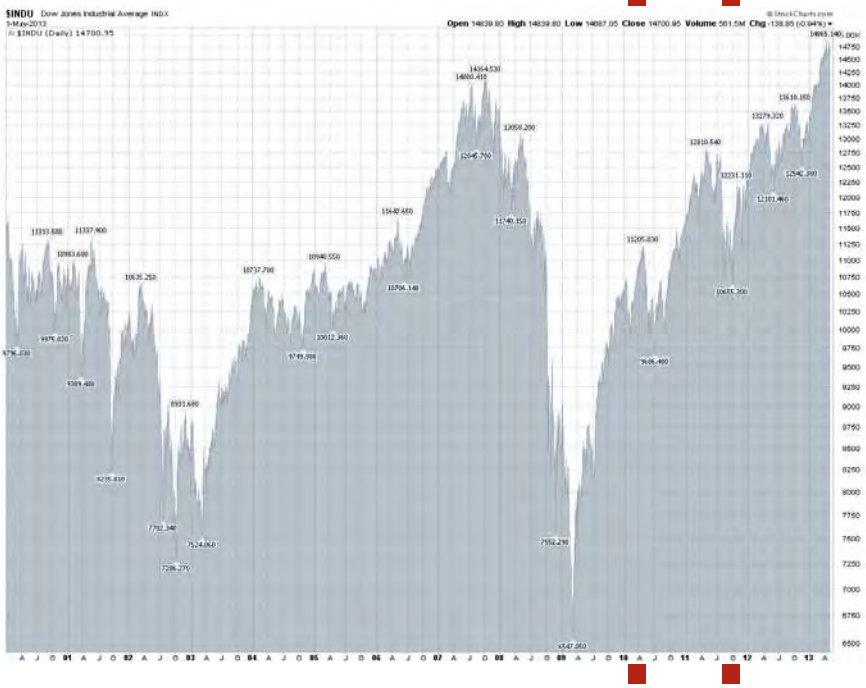
The Economy

The recession of the mid-2000's is attributable to a sharp increase in sub-prime mortgages, a decline of securities backed by said mortgages and the collapse of several major financial institutions which led to a disruption of the flow of credit to businesses and consumers on a global level. Between 2004 and 2006, the use of sub-prime mortgages increased from approximately 8 percent of the market to 20 percent (and higher in some parts of the U.S.), most of which were adjustable rate mortgages. Additionally, American households saw significant increases in the debt to disposable income ratio: 77 percent in 1990 to 127 percent in 2007. The increase is attributed to higher mortgage levels. As homeowners saw sharp declines in home prices, refinancing became difficult. Global investors cut back on purchases of mortgage-backed debt and other securities.

As a result of the recession, the U.S. lost nearly 9 million jobs (6 percent of the workforce), and housing prices fell 30 percent on average. The U.S. stock market fell approximately 50 percent by 2009. While the stock market has recovered, housing prices are still recovering and unemployment is still high.

There were two federal acts that were aimed at improving the economy. In 2008 President Bush signed into law a $168 Billion stimulus package that took the form of income tax rebate checks mailed to tax payers. In 2009, President Obama signed the American Resource and Recovery Act ($ 787 Billion) another stimulus package this time taking the form of both spending programs and tax cuts. Approximately $75 Billion was specifically set aside to assist struggling homeowners and is referred to as the Homeowner Affordability and Stability Plan. Post crisis, the national debt has risen from approximately $10 Trillion in 2008 to over $16 Trillion in 2012.

In looking at the condition of the economy in 2013, unemployment is down and locally we see increases in the number of building permits and the value of the real estate. According to the Bureau of Labor Statistics, the National Unemployment Rate was 7.6 percent in March of 2013. The State of Indiana was over 8.7 percent in the same month, a .5 percent increase over March of 2012. However, Hamilton County has experienced a much lower unemployment rate at 6.4 percent (March of 2013) according to Stats Indiana. The City of Westfield saw even lower unemployment rates of 5.7 percent in March of 2013, up from 5.1 percent in March of 2012.

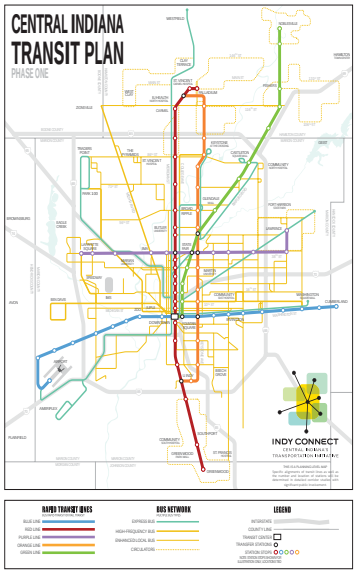


The first quarter of 2013 showed an 88 percent increase in overall building permits over the same quarter in 2012. Single-family housing starts were up 85 percent over 2012 numbers for this same period. Most notable is the $31 Million in overall improvements (land values not included) receiving permits in the first quarter of 2013 which is one-third of the total of all improvements from 2012. Directly impacting Grand Junction, Union Street Flats was issued six permits in the first quarter of 2013 with an estimated $6.9 Million in improvements. The total value of this project is expected to be between $18 million and $23 million.

Grand Park (http://www.grandpark.org/)

Located in the northwest quadrant of U.S. Highway 31 and State Highway 32, Grand Park is the economic development area surrounding the Grand Park Sports Campus. With a development focus on tourism, hospitality, life science, research and development, and distribution, there is expected to be a significant amount of growth in this area over the next five years. It is anticipated that the majority of the tourism and hospitality businesses will be national or regional chains, easily recognizable for the estimated 1.5 million visitors per year at the Grand Park Sports Campus.

With such a significant number of visitors expected at the Grand Park Sports Campus, plans include developing the Grand Junction area and Grand Junction Plaza of downtown Westfield in a way that provides non-sports themed entertainment; thus, giving guests to the City an opportunity to escape the sports environment to Hoosier hospitality. Grand Park Sports Campus visitors, City residents, and the City's business community will be able to enjoy outdoor concerts, farmer's markets, and other unique opportunities to meet and gather. Guests will be able to enjoy local restaurants and boutique shopping in the heart of downtown Westfield.



Mass Transit

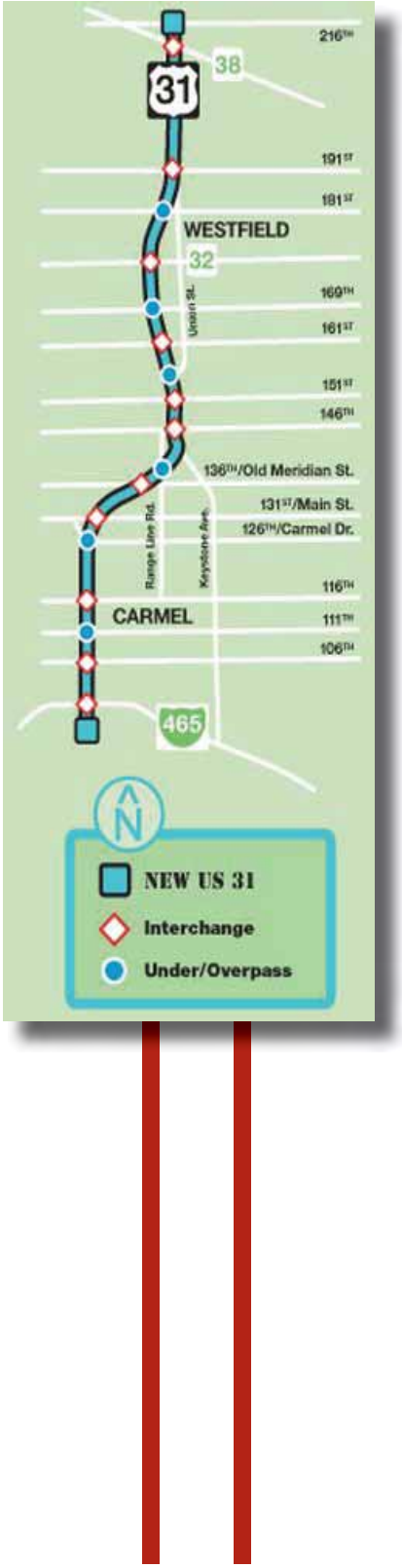
Mass transit has been an increasingly discussed topic in the Central Indiana Region. House Bill 1011 (the "Bill"), which sought legislation allowing a public referendum to permit local governments to decide how to fund mass transit in Central Indiana, was hotly debated during the 2013 legislative session. The Bill was passed by the House, but sent to summer study committee in the Senate. The next legislative session should give rise to additional discussion.

As proposed by Indy Connect (http://www.indyconnect.org), a bus rapid transit system would serve from Carmel, extending south to Greenwood through Indianapolis. Preliminary maps indicate the route would terminate at the Palladium in Carmel's City Center. Representatives from Westfield have indicated a desire to work with Indy Connect to revise the initial plan and extend the bus route to downtown Westfield or Grand Park.

US 31 Major Moves (http://us31hamiltoncounty.in.gov/)

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

Construction of the project began in 2011 and immediately impacted downtown Westfield. To provide immediate safety improvements, cross access at Park Street south of U.S. Highway 31 was eliminated, a traffic signal was added at 169th Street, and turning options were limited on State Highway 32 immediately west of U.S. Highway 31. In late 2012, offline construction started for the State Highway 32 interchange leading to the relocation of several businesses and demolition of several structures has occurred in 2013.



Utility Transfer

A combination of property tax caps, high growth projections and the possibility of increased debt associated with the City's water and sanitary sewer utilities led to the decision to leverage these assets. The City examined two options: 1) liquidation, and 2) an outright sale. Ultimately deciding on an outright sale, eight (8) firms considered this opportunity, but ultimately, three (3) submitted bids in May of 2012.

Once all the bids were reviewed, the winning bid by Citizens Energy was accepted. A public information campaign began in October of 2012 and in the following November an application was made to the Indiana Utility Regulatory Commission (the "IURC") to permit this transaction. The City and Citizens Energy entered the discovery and testimony phase of the transfer in January of 2013. This will be followed by hearings with the IURC in June, 2013.

Upon completion of the utility transfer, the City would be able to retire approximately $45 Million in utility debt. This will cut the City's overall debt in half and provide funds for other public projects focused on economic growth and development.

Grand Junction EDA

The Grand Junction Economic Development Area (the "TIF District") was established in August of 2009. In 2011 the TIF District was expanded to include the Grand Park area. In February of 2013, the TIF District was amended to remove parcels that were included in the U.S. Highway 31 Major Moves project.

The TIF District has been targeted for economic development. Presently two major projects are underway: Wellbrooke (a.k.a., Mainstreet Property Group, LLC, a 24-hour skilled nursing facility) and Union Street Flats (a high-end 237-unit apartment community being constructed by J. C. Hart Company, Inc.). These two projects are expected to start generating significant tax increment by 2014.

Chapter 5: Grand Junction District

Grand Junction District Boundaries

The Grand Junction District (the "District") is generally bound by Hoover Street to the north, East Street to the east, and U.S. Highway 31 to the west (the exception being that the immediate parcels on the west side of the U.S. Highway 31 and State Highway 32 interchange are also included in the District). The southern boundary varies on each side of Union Street. On the west side of Union Street, the District's boundary follows 169th Street (David Brown Drive); on the east side of Union Street, the District is generally bound by the edges of the Coverdale, Emerald Place, and Pheasant Run subdivisions (*see Grand Junction District Map on Page 24, the "District Map"*). This geographic area represents the land area to which the recommendations of this Implementation Plan apply.

The District is divided in to five (5) Sub-districts: the Junction Sub-district (indicated in orange on the District Map); the Gateway Sub-district (indicated in green on the District Map); the Union Sub-district (indicated in yellow on the District Map); the Kendall Sub-district (indicated in blue on the District Map); and the Neighborhood Sub-district (indicated in pink on the Grand Junction District Map). Each of these Sub-districts is discussed in more detail in the paragraphs that follow.

Junction Sub-district (orange)

The Junction Sub-district includes the core of Westfield's downtown area. It is the central business district of Westfield. The Junction Sub-district centers on Union Street and Main Street. It extends to properties just north of Penn Street, to the north; properties just east of East Street, to the east; properties just south of the future Mill Street/East Street extension, to the south; and Poplar Street, to the west.

The area included in the Junction Sub-district contains the basic grid street network that is part of a typical, traditional downtown. The street network is planned to be extended in strategic locations to enhance circulation. This Sub-district is anticipated to redevelop in a form that is compatible with traditional downtown development.

Preserving Westfield's heritage is important, and a list of downtown buildings that need to be preserved should be developed and maintained. As the rest of the Sub-district redevelops, it is anticipated that buildings will be positioned near the street and they will be designed using timeless and eclectic architecture. Quality materials and design should be used. Faux facade treatment is not desirable in this area. The Sub-district should maintain a distinct character that is unique to Westfield, and it should be welcoming and safe for pedestrians and first-time visitors. Public art should be integrated into the area, and public/semi-public spaces should be incorporated into the Sub-district's design and enhanced as the area develops and redevelops. Uses and events that create activity and interest in the downtown should be encouraged.

Gateway Sub-district (green)

The Gateway Sub-district is the area immediately surrounding the interchange to be constructed at U.S. Highway 31 and State Highway 32. It is bound by Sun Park Drive on the west; Poplar Street on the east; the former Central Indiana railroad right-of-way to the south, the north side of the school's existing football stadium to the north.

This area is an important gateway area for the City of Westfield's economic development strategy. Visitors traveling on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Highway 32 interchange (*see the Grand Junction District Map on Page 24 for the Gateway Tower Locations)*. High-quality architecture on all sides of the structures at this location is critical to the success of this area. Business signage should not be identical in appearance, but should consist of a common pallet of materials. Buildings should be designed so that the tops of roofs cannot be seen from the elevated U.S. Highway 31. Hotels, hotel/conference centers, apartments, and office buildings are uses that should be encouraged within the Gateway Sub-district.

Union Sub-district (yellow)

The Union Sub-district includes portions of the Union Street corridor within Grand Junction located outside of the Junction Sub-district. The Sub-district extends approximately 300 feet on either side of Union Street.

The Union Sub-district possesses distinctive characteristics that are desired to be preserved and enhanced. The Sub-district contains: mature trees; residential character; older homes with distinctive, historical architecture; and an "old town feel." The policy objectives of the Union Sub-district are to preserve the residential character; limit commercial uses and signage; preserve the existing density along the street; preserve the existing structures (when appropriate); preserve the existing mature trees; and encourage the enhancement of existing structures and properties.

As areas along Union Street redevelop, special attention should be given to the architectural, landscaping, lighting, fencing, and building setback standards so that the existing character of the street is preserved. Also, policies should be developed for addressing the renovation, alteration, addition, reconstruction, demolition, or redevelopment of existing structures.

Kendall Sub-district (blue)

The Kendall Sub-district is largely undeveloped property. Its boundaries are the former Midland Trace railroad right-of-way to the north; U.S. Highway 31 to the west; Union Street to the east; and 169th Street (David Brown Drive) to the south. The Sub-district is named for the Anna Kendall Legal Drain, which bisects the Sub-district. Property near the Anna Kendall Drain has been identified as a potential location for a regional detention basin that will serve much of the Grand Junction District. When developing the detention system, designing the area as a park-like amenity should be encouraged.

The Sub-district has U.S. Highway 31 frontage and is expected to attract prominent buildings in the Westfield skyline. Taller buildings and attractive landscaping between the buildings and U.S. Highway 31 should be encouraged. Medical/office uses with ancillary retail should be encouraged. Single-family housing and independent retail uses should be discouraged.

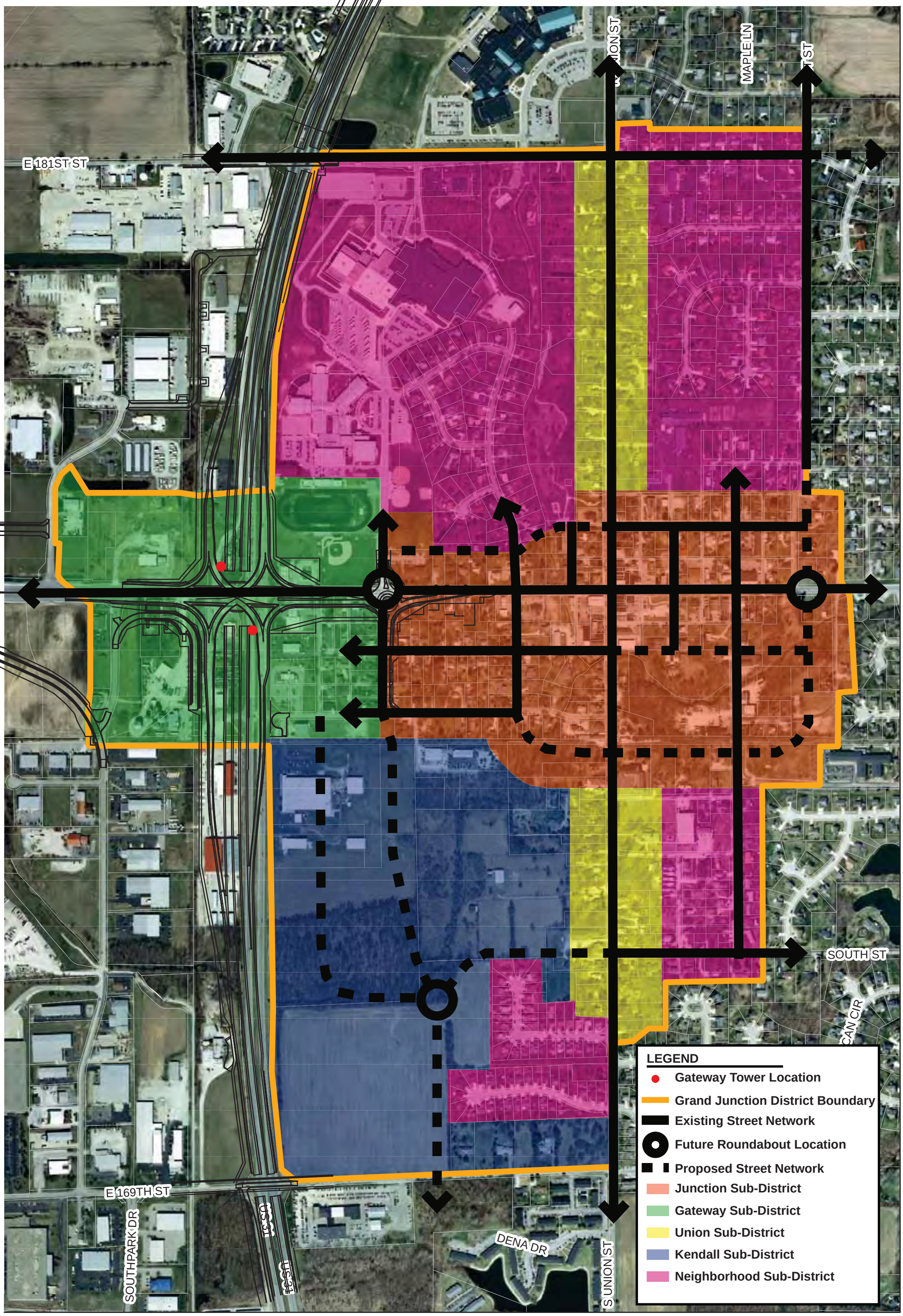
Neighborhood Sub-district (pink)

The Neighborhood Sub-district includes several existing neighborhoods and residential subdivisions that are near to the downtown core (e.g., Newby's Westfield Heights; North Union Heights; Sleepy Hollow; Pine Hollow; John Kerr Subdivision; Kenyon Subdivision; Southridge Subdivision; and Cherry Wood Estates Subdivision). The Sub-district also includes the Westfield Intermediate School campus; the Westfield Middle School campus; the Christ United Methodist campus; and the Union Bible College campus.

These areas are included in the Neighborhood Sub-district because they are the residential and institutional properties which populate and serve the Grand Junction area. It is unlikely that these areas will redevelop in the near future; however, the potential for future redevelopment does exist, and for this reason, a clear vision for the redevelopment of the downtown neighborhoods should be developed.

Grand Junction District

2



Chapter 6: Implementation Plan Objectives and Action Items - Full List

Since 1993, there have been at least twelve planning exercises completed which are somehow related to the Grand Junction District. After reviewing and analyzing the products of these exercises, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included an evaluation and discussion of these planning objectives or "action items" (which were then prioritized as discussed in Chapter 7 of the Implementation Plan). The action items were organized into seven (7) basic categories to facilitate discussion: History and Branding; Decorations; Special Events; Zoning; Infrastructure; Public Spaces; and Economic Development. The full list of action items is included in this document on the pages that follow in order to provide context and background for future prioritization activities as the list of Top 10 Action Items in this Implementation Plan is reviewed and revised over time.

Over-arching Objectives

- ❑ Provide places for people to live within, or within walking distance of, downtown.
- ❑ Assemble land for redevelopment opportunities.
- ❑ Access the capital needed to fund projects downtown.

History and Branding

- ❑ Create/Clearly Establish the Grand Junction Brand/Design a Grand Junction logo/bug/mark/Develop a slogan for Grand Junction.

Decorations

- ❑ Create opportunities for over-street banners to promote Grand Junction events.
- ❑ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ❑ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ❑ Install new decorative light poles.
- ❑ Install attractive street furniture.
- ❑ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ❑ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ❑ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ❑ Develop better coordination with other community organizations (schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ❑ Host at least one special event in Grand Junction every month of the year.
- ❑ Focus on improving the public events that are already hosted in Grand Junction.
- ❑ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ❑ GATEWAY SUBDISTRICT (Green)
  - ❑ Develop architectural and development standards for the Gateway Subdistrict.
  - ❑ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
  - ❑ Develop DWA review process for the Gateway Subdistrict.
  - ❑ Develop commercial sign standards for the Gateway Subdistrict.
- ❑ JUNCTION SUBDISTRICT (Orange)
  - ❑ Develop architectural and development standards for the Junction Subdistrict.
  - ❑ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
  - ❑ Develop standards to address modifications to existing structures.
  - ❑ Develop DWA review process for the Junction Subdistrict.
  - ❑ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ❑ UNION SUBDISTRICT (Yellow)
  - ❑ Develop standards to address modifications to existing structures.
  - ❑ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
  - ❑ Develop standards/strategy to encourage property enhancements on Union Street.
  - ❑ Develop standards for mature tree preservation on Union Street parcels.
  - ❑ Develop fence standards applicable to Union Street parcels.
  - ❑ Develop enhanced lighting standards for Union Street parcels.
  - ❑ Develop grass lawn/vegetation requirements for Union Street parcels.
  - ❑ Develop right-of-way access control standards along Union Street.
- ❑ NEIGHBORHOOD SUBDISTRICT (Pink)
  - ❑ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
  - ❑ Develop standards for existing structures in the Neighborhood Subdistrict.
- ❑ KENDALL SUBDISTRICT (Blue)
  - ❑ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
  - ❑ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
  - ❑ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
  - ❑ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
  - ❑ Develop architectural standards for the Kendall Subdistrict.
  - ❑ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
  - ❑ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ❑ Bury power lines.
- ❑ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ❑ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ❑ Develop standards to encourage transit-oriented development.
- ❑ Continue to expand/enhance the trail network within the Grand Junction.
- ❑ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ❑ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ❑ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ❑ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ❑ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ❑ Install planned new roads within the Junction and Kendall Subdistricts *(see Grand Junction District Map on Page 24*).

Public Spaces

- ❑ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ❑ Develop strategy for reuse/repurposing of Hadley Park.
- ❑ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ❑ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ❑ Develop centralized municipal building near Grand Junction Plaza.
- ❑ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ❑ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ❑ Build Grand Junction Plaza.
- ❑ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ❑ Formalize a plan to provide for public art improvements throughout Grand Junction.
- ❑ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ❑ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ❑ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ❑ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ❑ Develop Grand Junction parking plan.
- ❑ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ❑ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ❑ Develop and implement a plan for promotion/marketing of Grand Junction.
- ❑ Continue (and consider expanding) the City's Facade Improvement Program.
- ❑ Consider/explore concept of creating an Economic Improvement District.

Chapter 7: Identifying Priorities - Top Ten Action Items

After reviewing and analyzing the products of the various planning exercises related to Grand Junction, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included an evaluation and discussion of these planning objectives or "action items." After identifying these action items, they were then prioritized in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the Implementation Plan participants have been assembled into a recommendation to the City leadership (in the form of a comprehensive plan addendum, the "Grand Junction Implementation Plan, 2013") for its consideration and approval. Specifically, the Top 10 Action Items list included on the following pages of this Chapter recommend the top 10 priorities identified by the group of participants as being necessary to accomplish the Grand Junction vision. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their respective and combined efforts to accomplish the Grand Junction vision.

<u>History and Branding</u>

1. Create/clearly establish the Grand Junction brand/design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

<u>Zoning</u>

2. GATEWAY SUBDISTRICT (green)
   - ❑ Develop architectural and development standards for the Gateway Subdistrict.
   - ❑ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
   - ❑ Develop DWA review process for the Gateway Subdistrict.
   - ❑ Develop commercial sign standards for the Gateway Subdistrict.
3. JUNCTION SUBDISTRICT (orange)
   - ❑ Develop architectural and development standards for the Junction Subdistrict.
   - ❑ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
   - ❑ Develop standards to address modifications to existing structures.
   - ❑ Develop DWA review process for the Junction Subdistrict.
   - ❑ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

<u>Infrastructure</u>

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

Chapter 8: Going Forward

The Grand Junction Implementation Plan recommends that the implementation planning process be revisited annually. Ideally this activity would occur sometime in the last quarter of each year. This annual activity is recommended to include the following:

MEASURING PROGRESS: An action-item-by action-item accounting of the progress made toward completing such action items.

IMPORTANT FACTORS: A description of events or factors which have inhibited or facilitated progress or completion of each action item.

VALIDATION OF EXISTING ITEMS: An analysis of each uninitiated or uncompleted action item to determine if such action item (a) is still a top ten priority, and (b) should remain on the top ten list.

IDENTIFYING NEW ITEMS: Identification of any new action items which were not previously identified in the Grand Junction Implementation Plan.

REVISING THE LIST: To the extent that any of the previously identified action items are completed or eliminated from the top ten list, additional action items from the previous year's list or newly identified action items should be inserted in the top ten list.

PREPARE ADDENDUM: A summary document, a Grand Junction Implementation Plan Addendum (the "Addendum"), should be prepared which explains the details outlined above. The Addendum should be adopted in accordance with the normal process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Grand Junction vision.

The Grand Junction Implementation Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community's Grand Junction accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Grand Junction vision a reality. By engaging in this implementation planning dialogue on a regular, recurring basis, the Westfield community will be well-positioned to reach its goal of creating a vibrant and attractive downtown village destination.

Appendices

Appendix A – Charrette 1: Orientation
Appendix B – Charrette 2: Overview and Grand Junction District
Appendix C – Charrette 3: History, Branding, Decorations and Special Events
Appendix D – Charrette 4: Zoning
Appendix E – Charrette 5: Infrastructure
Appendix F – Charrette 6: Public Spaces and Economic Development
Appendix G – Charrette 7: Review and Top Ten Priorities
Appendix H – Suggested Action Items from Advisory Plan Commission Public Hearing

Appendix A – Charrette 1: Orientation (October 9, 2012)

Meeting Summary:

Before the meeting, the participants were asked to identify the top five things related to Grand Junction they like the most and the top five things they like the least. The participants began by reviewing and discussing the lists.

The group then reviewed the basic planning objectives identified in the 2009 Grand Junction Master Plan and some of the obstacles and opportunities identified during that planning process.

The group then discussed the geographic area which should be the subject of the Grand Junction Master Implementation Plan. A preliminary version of a map identifying the proposed planning area was distributed to participants for discussion and consideration.

Participants reviewed a proposed outline of discussion topics to be covered during the Grand Junction Implementation Plan process.

Grand Junction Discussion Outline/Items:

1. Top 5 Lists
2. Recap Master Plan
    a. Initiatives
        i. Grand Junction Plaza
        ii. City Hall/Library
        iii. Trail Network
        iv. Street Network
        v. Regional Storm Water
        vi. U.S. Highway 31/State Highway 32 Interchange
    b. Objectives
        i. GJ Brand (Wayfinding?)
        ii. Natural Environment
        iii. Comfortable Downtown
        iv. Mix of Destinations
        v. Hospitality (Wayfinding?)
        vi. Financial Stability
3. Review Events Since Master Plan
    a. Review List
    b. Other Items?
4. Obstacles/Priorities (from charrette)
    a. Rooftops
    b. Land Assembly
    c. Access to Capital
5. Outline of Discussion Items (Consensus on Outline)
    a. GJ Boundary
        i. Review Map
        ii. Modifications?
    b. Land Uses
        i. Encourage
        ii. Discourage
        iii. Priorities
    c. Urban Form
        i. Public Space Development Standards
            (a) Streetscape
            (b) Parking
            (c) Connectivity
            (d) Vehicular Access
            (e) Complete Streets
            (f) Signage
            (g) Lighting
            (h) Landscaping
            (i) Public Spaces
            (j) Public Art
            (k) Other
        ii. Private Space Development Standards
            (a) Architecture/Style
            (b) Development Standards

(c) Lighting
(d) Signage
(e) Sales Displays
(f) Colors
(g) Landscaping
(h) Existing Buildings
    (1) Reconstruction
    (2) Renovation
    (3) Alterations
    (4) Additions
    (5) Demolition
    (6) Other?

Grand Junction Top 5 Lists:

Participants were asked to list their Top 5 FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- 401 and 415 Union Street brick homes are quaint and interesting.
- Insurance office facade improvement- 104 Union Street and it looks great.
- Brick and stone sidewalks on west side of S. Union are most attractive.
- Old Bank Building.
- Carnegie Library and Hadley Park.
- White Brick turn of the Century Gas Station must be re-purposed.
- The Farmers Market Grass and Tree area which are reminiscent of a New England Town Green on N. Union. Post Card scene was created at last year's Christmas In Lights area glowed with warm, welcoming fires.
- Old Friends Cemetery and interpretive signage.
- Water filtrating beds with benches on west side of S. Union are attractive now that they have matured.
- GJ Park plan.
- Trails.
- Connectivity yet separation from U.S. Highway 31/State Highway 32.
- Hometown atmosphere.
- Historic buildings.
- Small town feel.
- Old Friends Cemetery Park.
- New and renovated homes and businesses.
- Downtown events (Westfield Rocks the 4th, GJ Function, Farmers Market, etc.).
- Midland Trace Trail wooded section east of Union.
- Asa Bales Park – middle section away from playgrounds.
- Old stand of historic buildings at Main and Union.
- Variety of architecture and feel of North Union Street.
- Streetscape improvements along South Union.
- Events give me reason to go.
- A few buildings have decent architecture or historical value.
- Farmers market.
- On the Midland (but can't get to Midland).
- Location has potential.
- Downtown parks (Asa, Hadley).
- Banners/Flowers.
- Downtown Events (Westfield Rocks the 4th, Westfield in Lights, Grand Junction Derby, etc.).
- North Union Street houses/buildings.
- Bank building (architecture, style).
- Red Man sculpture.
- N. Union Street both sides; (Main to Hoover Streets, some not-so-good within).
- S. Union Street; (Park to 161st Streets, particularly west side).
- North side of Main Street (East Street east to west end of CVS strip center).
- Wall mural on Flower/Drug Store (@ Main and Union).

- Old Friends Cemetery Park.
- Potential.
- Trees.
- Diversity of architectural style/not homogenous.
- Simplicity.
- Trails and waterways.
- Unique character and history.
- Quaint, small, intimate.
- Local business owners.
- Neighborhood.
- North Union/Asa Bales – pretty.
- Creek.
- Trails.
- Parks.

Participants were asked to list their Top 5 LEAST FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- There is a disparity between east and west side of S. Union Street regarding landscaping. The west side with the water filtering plantings is very attractive. The east side is not.
- Above ground utilities on east side of S. Union are ugly.
- State Highway 32 through downtown, Streetscape is cluttered at intervals specifically Legacy windows, store next to Marlow's Café, and the new business across from Krohn's.
- Abandoned and empty structures like The Cottage or the Dentist's office on N. Union that is for sale.
- Very minimal landscaping in front of Westfield Friends Church parking lot on S. Union Street does not provide an attractive entrance into our downtown.
- There is no nice place in downtown that serves dinner with alcohol now that Keltie's is closed.
- Low rent business that demands parking.
- Noise in Hadley park.
- Lack of a real plan including zoning to give developers.
- Lack of Westfield's Meridian Corridor overlay.
- Poorly maintained buildings.
- Used car lots.
- Too many rental homes, rather than owner occupied.
- Businesses struggle to stay open.
- No "plan" to preserve historic buildings.
- Overhead power lines.
- Lots of junky looking poorly maintained homes.
- Unmaintained ditches/creeks running through downtown.
- Lack of a nice watering hole downtown.
- No streetscape improvements along State Highway 32 (Main Street) through downtown.
- Need more buildings that resemble the old town look/feel/charm.
- Used car lots, other business types that don't seem to fit in or look like the belong.

- Utility poles.
- No real reason to go(business types).
- Not very big(goes back to offerings).
- No unique or defining element or upscale options really-no reason to take family/friends there.
- Overhead power lines.
- Lack of traditional downtown building stock (multi-story, multi-use).
- No grocery/convenience store.
- No night life.
- Many single-tenant buildings.
- South side of Main Street (between Cherry and Timberbrook).
- Penn Street (Union to East Street except new house constructed and City Hall).
- East Street, both sides (Main Street to Hickory Alley).
- North side of Main Street (1st lot east of WWS admin bldg. to Camilla Street).
- Area within Grand Junction plan (bordered by Main/Park/Union/Mill Streets).
- Mufflers and More.
- Overhead power lines.
- Small/minimal/not much there.
- Apathetic business base.
- No “wow” factor yet.
- At least one bad looking strip mall building (one-level brick buildings east of Walnut).
- Curbs/sidewalks broken.
- Horrible signage.
- Street lights ugly.
- Power lines.
- Under utilized creek.
- Run down homes - Fish House.
- Lack of business.
- Too much City owned property.
- Red Man Park needs to be developed.
- Too many empty lots State Highway 32 = Dangerous.

Appendix B – Charrette 2: Overview and Grand Junction District (October 17, 2012)

Meeting Summary:

The meeting began with a review of the comprehensive planning process and the purpose of the Grand Junction Implementation Plan process specifically. The product of this process will result in an amendment to the City's comprehensive plan. The amendment will not be limited to just land use issues. Instead, it will likely include several other policy recommendations in addition to the normal land use items traditionally included in comprehensive plans (most of which were identified through the "top five" exercise from Charrette #1. Those items are summarized below. It is anticipated that a similar Implementation Plan update exercise will be conducted every year as the community moves toward accomplishing the Grand Junction vision.

The group reviewed a revised Grand Junction study area map distributed to participants. Revisions were made based on input received and analysis conducted since Charrette #1. The group agreed to move forward in the Implementation Plan exercise with the revised map. The revised map also includes the downtown thoroughfare plan illustrated on the exhibit.

The group then reviewed a detailed outline including the planning objectives established in previous planning exercises (the 2007 Comprehensive Plan, the 2009 Grand Junction Master Plan, and the 2009 Grand Junction Design Charrette) and the categories of items identified by participants in the "top five" exercise in Charrette #1. Participants agreed that these items fall into the following basic categories for discussion: History and Branding, Zoning, Infrastructure, Public Spaces, Decorations, Special Events and Economic Development. The group agreed that the following three over-arching principles are important throughout the Grand Junction Implementation Plan process: financial sustainability; supporting and promoting new and existing organizations involved in Grand Junction; and public involvement.

Grand Junction Discussion Outline/Items:

1. Overview (refresher)
    a. Comp. Plan Check-up (a monitoring function)
        i. What did we set out to accomplish?
        ii. What have we accomplished?
        iii. How far have we come?
        iv. How far do we have to go?

    b. Refinements – Are we still headed to the same place?
        i. Confirm existing objectives
        ii. Broader Approach
            (a) Geography
            (b) Subject Matter

2. Grand Junction District
    a. Comp. Plan Boundary (see Color Aerial Handouts)
    b. Sub-districts
3. Discussion Outline
    a. Introduction
        i. Top 5 Lists Outline – (see Top 5 Lists – SUMMARY, Page 40)
        ii. Previous Comp. Plan Objectives (see Summary of Comprehensive Plan Recommendations, Page 4)
            (a) Comp. Plan 2007
            (b) GJ Master Plan 2009
            (c) GJ Conceptual Design Charrette 2009
    b. Over-arching Principles
        i. Be Financially Smart
        ii. Support/Promote Organizations
        iii. Public Involvement
    c. Discussion Subject Areas (see Detailed Discussion Outline, Page 43)
        i. History/Branding
        ii. Zoning
        iii. Infrastructure
        iv. Public Spaces
        v. Decorations
        vi. Special Events
        vii. Economic Development

Grand Junction Top 5 Lists Summary:

1. Favorites
    a. Private Space
        i. Architectural Design – Homes, Commercial Uses
        ii. Historic Feel/Old Town Charm/Neighborhood Feel
        iii. New and Renovated Homes
        iv. Variety in Architecture
        v. Simplicity in Design

b. Public Space
    i. Public Open Space and Parks
    ii. Sidewalks – Newer, Enhanced
    iii. Signage
    iv. Plantings
    v. Masonry – Construction Elements, Sidewalks
    vi. Trails
    vii. Natural Areas
    viii. Street Banners and Flowers
    ix. Waterways
    x. Public Art
c. Other
    i. Special Events/Festivals
    ii. Good Location
    iii. Mature Trees
    iv. Existing Local Businesses (businesses, not structures)

2. Least Favorites
    a. Private Space
        i. Aesthetically Unpleasing Outdoor Sales Displays
        ii. Vacant Commercial Structures
        iii. Poor Parking Lot Landscaping
        iv. No Watering Hole/Night Life
        v. Poorly Maintained Structures
        vi. Not Enough Old Historic (Looking) Buildings
        vii. Not Enough Destinations
        viii. Not Enough Multi-Story Mixed-Use Buildings
        ix. No Grocery/Convenience Store
        x. Aesthetically Unpleasing Signage
        xi. Incompatible Land Uses
    b. Public Space
        i. Above Ground Utility Lines and Poles
        ii. Traffic Noise
        iii. Unmaintained Ditches and Creeks
        iv. Poor State Highway 32 Corridor Streetscape
        v. Older Curbs and Sidewalks
        vi. Aesthetically Unpleasing Signage
        vii. Aesthetically Unpleasing Street Lights
        viii. Vacant Lots
    c. Other
        i. Not Enough Consumers
        ii. Business Community Not Enough Engaged
        iii. No “Wow” Factor – Need to Build Destination
        iv. Aesthetically Unpleasing Strip Center on State Highway 32 (Donut Shop)

Summary of Comprehensive Plan Recommendations:

Comprehensive Plan (February 2007)

1. Parking Plan
2. Architectural Standards
3. Promote Downtown as Destination
4. Create Image/Branding
5. Develop Open Spaces
6. Trails/Connections
7. Land Use Plan
8. Development Standards
9. Traffic Management
10. Storm Water Plan
11. Infrastructure Plan

Grand Junction Master Plan (February 2008)

1. Branding
2. Natural Environment
3. Create Comfortable Downtown
4. Create Mix of Destinations
5. Multi-modal Accessibility
6. Financial Stability
7. Grand Junction Plaza
8. City Hall/Library
9. Extended Trail System
10. Extended Street Network
11. Regional Storm Water Detention
12. Gateway Development

Grand Junction Conceptual Design Charrette (December 2009)

1. Schematic Design of Plaza
2. Design Standards (Architecture, Development Standards)
3. Approval Processes
4. Marketing Campaign
5. Management/Maintenance Plan
6. Financial Plan
7. Land Use Plan
8. Public Involvement

Appendix C – Charrette 3: History, Branding, Decorations & Special Events (October 24, 2012)

Meeting Summary:

The first three subject areas to be discussed by the group include: History and Branding, Decorations and Special Events. A summary of these discussions and associated recommendations are included below:

1. History and Branding:
    a. General Comments:
        i. It is important to the participants that a coherent brand be developed Grand Junction.
        ii. The group supports the incorporation of Westfield history into the development of a brand for Grand Junction.
        iii. The group was very supportive of DWA (with the Grand Junction Task Group now fully incorporated into the organization) taking the lead on selecting the brand for Grand Junction.
    b. The Brand: The participants had the following suggestions/comments for DWA as it engages in the development of the Grand Junction brand:
        i. The brand should create an image of Grand Junction as a central gathering place.
        ii. The group suggests that a slogan be developed (e.g., Downtown should be everybody's backyard).
        iii. The group suggests that DWA develop a bug/mark/logo for Grand Junction.
        iv. The group suggests that the brand should project an organic, natural image. This may be accomplished by using earthy, subtle colors, natural colors, natural shapes. The group suggests using the seven Quaker colors (see Old Friends cemetery Park sign). The Quaker colors incorporate Westfield history. The colors are associated with words used to communicate Quaker beliefs.
        v. The group suggests that the Quaker color palette may be appropriate for dressing up important street intersections within Grand Junction. Maybe a different color scheme for each intersection.
        vi. The group recommends that the Grand Junction brand not create a "Disney-like" image. The projected image should not be "flashy."
        vii. Recommended key words for consideration in Grand Junction brand development: connections, central gathering place, fun, destination.
        viii. The convergence of many pedestrian trails is very important to the Grand Junction image.
        ix. The brand should project an atmosphere of unique local flavor, local feel, local businesses (but not exclusively), local customers, hopefully attracting Grand Park visitor traffic.
    c. Grand Junction Image: Descriptions of the Grand Junction image for use in the branding exercise:
        i. A place with a sense of community, a sense of place;
        ii. A concentration of privately owned restaurants;
        iii. An emphasis on hospitality, welcoming visitors, promoting community identity;
        iv. An eclectic blend of old and new (downtown Bloomington, Indiana was offered as an example);
        v. Use strategic, organized approach to Grand Junction business recruitment and attraction;
        vi. A mix of uses/businesses;
        vii. The old bank building image is important to the Grand Junction image;
        viii. An emphasis on economic sustainability (the group wishes to avoid the bad press Carmel has been receiving in relation to its downtown redevelopment efforts);

ix. The “ideal customer” of Grand Junction is the trail user demographic, the young at heart;
x. A hangout spot with fun restaurants and meeting places; and
xi. A place with unique public signage.

d. Not the Grand Junction Image: The following are images that do not accurately represent the Grand Junction image:
   i. Where only visitors/outsiders congregate to the exclusion of local residents;
   ii. A place where national/regional franchises dominate (although the group agreed that such franchises could be incorporated at a certain level and with a “local” feel so as to avoid the national chain appearance and proliferation in Grand Junction);
   iii. “Big box” stores; and
   iv. A tourist trap (Nashville, Indiana was offered as an example).

2. Decorations
   a. Likes: The participants identified the types of decorations that they like as identified below.
      i. Over-Street Banners: The group was supportive of the use of over-street banners, if done well, if maintained well, if installed well so as not to allow tearing and sagging. The group expressed that it believes such signs are a very effective means of communicating to a wide audience about Grand Junction events.
      ii. Hanging Baskets: The group likes the efforts the City has made at decorating the utility poles nearest to the old downtown core with hanging baskets. However, the group recommends expanding and enhancing the use of such baskets. The group also suggests that the City consider installing some form of more ornamental cross-arms on the utility poles from which to hang the baskets.
      iii. Planters: The group suggests that enhanced street planters be used to replace the existing planters. The existing planters were characterized as being “tired.” The group suggests installing street planters near public seating areas or that include ledges that can be used for public seating.
      iv. Light Poles/Utility Poles: The group suggests replacing or improving the appearance of existing light and utility poles. New poles, if designed properly, would allow additional opportunities for decorations in Grand Junction. The group prefers a consistent treatment for these poles throughout Grand Junction to provide a sense of branding for the area.
      v. Street Furniture: The group prefers a uniform approach for providing street furniture (e.g., benches, trash receptacles, etc.) throughout Grand Junction at appropriate locations. The group acknowledged that it likes the green metal benches that have been installed in some of the City’s parks.
      vi. Seasonal Decorations: The group is very supportive of using seasonal street decorations within Grand Junction to brand the area and to create visual excitement and interest. The group recommends extensive use of Fourth of July flags and red-white-and-blue decorations during appropriate times of the year. The group is interested in “going all out” with Christmas/Holiday decorations to create a significant visual impact in Grand Junction. The group suggests making enhancements to the annual tree lighting presentation/event. The group recommends frequent seasonal and holiday changes to maintain a vibrant, changing and exciting visual effect in Grand Junction. The group recommended that the Downtown Westfield Association play a much greater role in choosing seasonal decorations installed in Grand Junction.
   b. Recommended Locations for Decorations:
      i. The group recommends that the community focus on doing what it does in the way of providing street decorations very well. The group suggests focusing on quality first, then

quantity. The group suggests that the community keep doing what it is doing now, but enhance it and expand it.

ii. Initially, the group prefers to see street decorations prominently displayed at least two blocks on each side of the streets radiating out from the intersection of Main Street (State Highway 32) and Union Street. It is recommended that this enhanced "treatment" include all of the types of "decorations" listed above.

iii. The group also recommends that Grand Junction Plaza incorporate this same decoration treatment.

c. Possible Community Projects: During the discussion of street decorations, group members also identified a couple possible community projects that might create some visual interest in Grand Junction without requiring the use of significant resources.

i. Paint Bridge: The group suggested allowing the Downtown Westfield Association or other members of the community to paint the South Union Street Bridge in vibrant colors.

ii. Paint Concrete Blocks: The group also suggested allowing the Downtown Westfield Association or other members of the community to paint the large concrete blocks and pieces strewn along the Kendall Creek with vibrant colors.

iii. The group suggested that Quaker words could be written on these items and the associated Quaker colors could be used.

3. Special Events:

a. The group began its discussion of this item by identifying the most noteworthy community events occurring in or near Grand Junction.

i. Westfield in Bloom - (City)
ii. Westfield Rocks the Fourth - (City/DWA)
iii. Grand Junction Funktion - (DWA)
iv. Westfield Farmers Market - (City/DWA)
v. Westfield Tree Lighting - (DWA)
vi. Underground Railroad Run
vii. Old Fashioned Days
viii. Voices of the Past - (City)
ix. Lions Club Fish Fry - (Lions Club)
x. Homecoming - (WWS)

b. The group identified what the community does well:

i. Westfield Rocks the Fourth is probably the City's strongest event.

(a) The proximity to Grand Junction and the location of the event are good.
(b) This is a free event – no entrance fee.
(c) Access to adequate parking is good.
(d) The event caters to a diverse audience.
(e) The fireworks are good.
(f) The quality of the musical acts could be better.

ii. The holiday Tree Lighting event is family friendly. We do family-friendly events well.

iii. The level of community participation from certain organizations in hosting these events is strong (e.g., boy scouts, girl scouts).

c. The group identified what the community could improve upon:

i. The community could benefit greatly by fostering additional volunteerism from other groups and financial support from non-public sources.

ii. It has been a challenge to engage individual residents living within Grand Junction.

iii. The Grand Junction business community continues to get more and more involved.

iv. Grand Junction special events would likely be significantly enhanced by fostering better coordination and cooperation with the schools.
v. None of the Grand Junction events are what the group would characterize as “stellar.” The group agreed that all current events are “good,” but getting better.
vi. The group suggested that the community to greatly benefit by attracting more organizations (besides just the City and the Downtown Westfield Association) to host events.
vii. The group suggested that the community should do a better job at coordinating events with other community organizations (e.g., Westfield Washington Schools, local sports organizations. Often these organizations host events that draw families away from other community events.
viii. The group suggested that at least one event per month should be hosted in the Grand Junction area. This is a recommended goal.

4. The group agreed to discuss the Grand Junction Sub-district map at the next meeting.

Grand Junction Discussion Outline/Items:

1. History and Branding
    a. Confirm that group agrees a brand needs to be developed/established.
    b. What does having a brand mean to GJ (i.e., how will the brand be used)?
        i. logo? (trademark)
        ii. architectural theme/shape?
        iii. color(s)? (good/bad)
        iv. signs?
        v. infrastructure?
        vi. website?
        vii. landscaping treatment?
        viii. decorations?
        ix. lights?
        x. other?
    c. Basic brand-related questions:
        i. What is GJ? (connections, destination, history, etc.)
        ii. What isn't GJ? (fast food, strip centers, etc.)
        iii. Why is GJ different from other places?
        iv. What is the competition?
        v. How do we want GJ to be perceived?
        vi. Who are ideal customers? (what kind of visitors, businesses, residents)
        vii. What do they want? Why would they come to GJ?
        viii. Is there a unique story to tell?
        ix. Are there any inspiring visuals that tell the GJ story?
        x. How can brand display the goals/initiatives of the GJ Plan?
    d. Recommendation that DWA be deeply involved in determining the brand.
    e. Recommendation that the GJ "logo" found on Page 27 of the GJ Master Plan be considered as a starting point for a logo/mark
2. Decorations
    a. Confirm: Use the brand/colors in decorations?
    b. Existing Program:
        i. Likes?
        ii. Dislikes?
        iii. Quantity? Adequate?
        iv. Quality? Adequate?
        v. Locations? What kind and where?
    c. What are the opportunities for decorative elements:
        i. Hanging baskets
        ii. Light poles banners
        iii. Street furniture (benches, trash cans, bike racks, other?)
        iv. Christmas/Festival/Seasonal lighting
        v. Planters
        vi. Art?
    d. Who participates in decoration decisions? Parks, WPWD, DWA?
    e. Who should be participating?
3. Special Events
    a. Confirm: Use the brand/colors in special events?
    b. Existing Program:

i. Likes? What do we do well?
ii. Dislikes? What could we do better? What should we stop doing?
iii. Quantity? Adequate?
iv. Quality? Adequate?
v. Locations/timing (what kind, when, where?)

c. Anything missing?
d. Support organizations (and creation of organizations)

4. Grand Junction District – Sub-district Discussion (if time allows)

Appendix D – Charrette 4: Zoning (November 1, 2012 and November 15, 2012)

Meeting Summary:

1. Grand Junction Sub-district Map: The group began by reviewing and discussing the details of the proposed Grand Junction Sub-district Map. The discussion associated with each Sub-district is summarized below:
    a. GATEWAY Sub-district:
        i. McClure Oil Site: The group discussed the current status of the property owned by McClure Oil (the old truck stop located on the northwest corner of the State Highway 32 and U.S. Highway 31 intersection).
            (a) The old oil tanks have been removed and it is believed any contamination has been remediated.
            (b) The group expressed concern about the site being redeveloped as a gas station. It was suggested that a gas station would not possess the desired mass and scale of the types of structures envisioned at this intersection. Some of these massing and scale issues are addressed in the State Highway 32 Overlay Zone.
            (c) The group suggested that convenient stores encourage people get off of interstates. This effect was acknowledged as a good thing.
            (d) The group acknowledged that the primary focus within this Sub-district should be on urban form, not so much on land use. However, some requirement pertaining to urban form may have the effect of excluding certain land uses (e.g., it is difficult to imagine a 5-story gas station).
        ii. General Zoning/Architectural Considerations: The group then expanded its discussion to zoning consideration more broadly associated with all four corners of the intersection of State Highway 32 and U.S. Highway 31:
            (a) Ideally this interchange would include high quality and quantity of landscaping, trail connections, possibly water fountains, and "magnificent" buildings.
            (b) The group agreed that all building in this area should include four-sided architecture.
            (c) Buildings in this Sub-district (especially those in closest proximity to and most visible from the new interchange being constructed at State Highway 32 and U.S. Highway 31 should have massing that appropriately addresses the new freeway.
            (d) The group expressed an interest in not wanting to see the roofs of buildings from the newly elevated highway.
            (e) The group wants to see high quality building architecture. The architectural standards developed for this Sub-district should be of an even higher quality than those contained in the State Highway 32 Overlay Zone.
        iii. Land Uses: The group was interested in encouraging the following land uses within this Sub-district:
            (a) Hotels
            (b) Hotel/Conference Center(s):
                (1) The group would prefer that this use be located on east side of U.S. Highway 31, but would not rule out the idea of one being constructed on the west side of U.S. Highway 31.
                (2) (In a perfect world, this facility (or at least the first of such facilities) would be constructed on the southeast corner of the new interchange.
            (c) Apartments: Apartments would be welcome in this Sub-district as well.
                (1) Part of the mixed use objectives of Grand Junction.
                (2) Also acts to attract households (consumers) to support downtown businesses.
                (3) Needs to include high-quality architecture and massing of buildings.
            (d) Offices: Office uses were identified as being desirable within this Sub-district; however, the group acknowledged that there is already a large amount of available

office space within the U.S. Highway 31 corridor located between Westfield and the north side of Indianapolis and that general real estate trends in our local economy may not support the construction of an office building in this area for many years.

iv. Zoning Approval Process:
   (a) The group recommended that the Downtown Westfield Association (most likely represented by the Grand Junction Task Group) should ultimately function as the land use committee of the Association (organized much like the Land use Committee of the Broad Ripple neighborhood Association).
   (b) The Association could serve as an architectural review committee and provide recommendations on zoning and development petitions to the Advisory Plan Commission and the City Council.

v. Branding/Signage (commercial/business signage):
   (a) The group expressed an interest in requiring some level of "uniformity" and "consistency" for commercial signage through the use of materials and architectural elements.
   (b) The use of electronic message boards should be considered:
      (1) If used in appropriate locations;
      (2) In an appropriate manner; and
      (3) For appropriate purposes (e.g., to functionally weave downtown activities and events into the activities and events at Grand Park).
      (4) Such message boards, if used, should be pedestrian oriented, not automobile oriented.

vi. Monument Signs:
   (a) The group suggested that when developing standards for monument signs in this Sub-district that the City study other communities to see what they have implemented. This work might provide a workable example for monument sign standards.
   (b) The group suggested avoiding the phenomenon where the community ends up with lots of very similar monument signs, just differentiated by different words appearing on the signs.
   (c) The group expressed a preference for having buildings include wall signs, not individual monument signs or tower signs.
   (d) The group suggested that the current zoning restrictions on monument sign height do not appear to work too well. Shrubs planted in front of and around monument signs tend to grow up and obscure the sign faces.

b. JUNCTION Sub-district:

i. State Highway 32 (Main Street) Expansion: The group began this discussion item talking about INDOT's eventual expansion (widening and reconfiguration) of State Highway 32 (Main Street) through Grand Junction.
   (a) The group suggested that the City (working in cooperation with other stakeholders) should to take a more formal position with INDOT to implement the preferences on the Westfield community.
   (b) The group explained that the Grand Junction Task Group has discussed this matter at length and has, for the most part, identified its Main Street design preferences.
      (1) The group supports the idea of formalizing the community's design preferences through a Council resolution.
      (2) The group identified that if State Highway 32 is narrowed, the corridor may not be able to easily accommodate the inclusion of the community's Complete Streets program (designed to appropriately accommodate all modes of transportation, including cycle tracks and transit vehicles).

(3) The group suggested that refining the community's design preferences may be something that the Metropolitan Planning Organization may be able to help fund, to the extent there are any drawings or engineering needed.

ii. Existing Buildings:
   (a) The group suggested that a list of specific buildings or building façades be developed for saving or preservation. The group was open to the idea of simply saving façades instead of entire building and noted that some of the most attractive older structures in Grand Junction are probably not internally designed in a manner that allows them to be easily used for modern commercial activities.
   (b) The group explained that although important to the community, history is not the only important thing in Grand Junction.

iii. Downtown Vision: The group was asked to respond to the following question: When you walk through Grand Junction, what do you want to see?
   (a) A homey feeling.
   (b) Building and streets with character. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
   (c) Structures that are unique, modern, eclectic, lots of variety in architecture.
   (d) Not all brick, but brick is certainly an acceptable building material to use, among other things. The group desires to preserve history while encouraging modern architecture.
   (e) A pedestrian friendly environment.
   (f) A safe, welcoming environment, easy to get around for a first-time visitor; no (or minimal) one-way streets.
   (g) Timeless architecture.
   (h) Buildings constructed with quality materials and quality design. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
   (i) Good wayfinding signs (to accommodate visitors and trail users).
   (j) The group expressed a preference for construction of real storefronts (as distinguished from the faux storefront look of Pebble Brook Village, the in-line commercial building located near the northwest corner of State Highway 32 and Little Chicago Road).
   (k) The group agreed that the recently completed facade replacement on the Hobson Insurance Building (104 N. Union Street) in Grand Junction was a good example of the high quality of architecture and materials the groups would like to encourage.
   (l) A place that includes visually stimulating public art.
   (m) A place where people can and do stop, sit, talk, people watch. A place where there is a "buzz" like you feel at Bub's, located in Carmel, Indiana at 210 West Main Street.
   (n) A place containing land uses that create the appearance of activity downtown ("stuff going on").
   (o) Buildings that touch each other or located very close to each other. Where buildings are pulled up close to the street, like a traditional downtown street.

iv. Land Uses: The following list of land uses are those identified by the group as desirable for downtown. They are uses that are either not yet present that the group desires to attract or uses that exist but should be expanded or increased.
   (a) Trail-oriented businesses (e.g., bike shops, coffee shops)
   (b) Dry cleaners
   (c) Market
   (d) Coffee shop

(e) Specialty shops
(f) "Watering holes"/gathering places
(g) Restaurants
(h) Office Uses (encouraged to be on upper stories)

c. UNION Sub-district:
   i. Residential Character:
      (a) The group expressed an interest in preserving the residential character in this Sub-district.
      (b) The group was open to the idea of permitting limited commercial or business uses in this area, as long as such uses would not have a detrimental impact on the residential character the group desires to preserve.
      (c) The group was not interested in seeing significant redevelopment for commercial purposes in this Sub-district.
   ii. Special Characteristics of Union Street:
      (a) Older homes (19th century/early 20th century)
      (b) Mature trees, tree-lined street
      (c) Consistent variety in architecture
      (d) Quality, timeless architecture
      (e) Historic, old-town feel
      (f) Residential character
      (g) Use of brick and fieldstone
   iii. Policy Objectives:
      (a) Preserve Residential Character:
         (1) Preserve residential character, especially on North Union Street, north of Penn Street.
         (2) Allow limited commercial and business uses, if done in a manner so as not to detract from residential character.
            (i) The group recommends that standards be developed to provide guidance.
            (ii) Limited or no signage should be permitted for such commercial or business uses. Those signs that are permitted should be non-uniform in nature.
      (b) Preservation and Enhancement of Existing Conditions:
         (1) Encourage preservation when and where appropriate.
            (i) More discussion is needed on this item when developing a more detailed preservation and enhancement plan/strategy.
            (ii) These standards would apply to existing structures. Different standards would likely apply to the following activities:
               1. Reconstruction
               2. Renovation
               3. Alteration
               4. Addition
               5. Demolition
               6. Redevelopment
            (iii) Need to determine standards, when they should apply, where they should apply and to what extent they should apply.
         (2) The group suggests that enhancement of existing structures should be encouraged when appropriate.
         (3) Preserve mature trees when and where appropriate.

(4) Encourage preservation of existing setbacks when and where appropriate.
(5) Develop architectural standards for this Sub-district.
(6) Develop standards for fences within Grand Junction, generally, and especially within this Sub-district.
(i) The group suggests that the use of fences to delineate property lines and to create outdoor spaces should be permitted.
(ii) Standards for such fences to require ornamental fences to be used.
(iii) Chain link and wire fencing should be discouraged or prohibited.

iv. Lighting Standards:
(a) The group suggested that this Sub-district include special lighting standards?
(b) The lantern concept was suggested as an option or example for lighting fixture type. This would be consistent with some of the early lighting design discussions of the Grand Junction Task Group.

v. Front Yards: The group suggests that parcels fronting Union Street should be required to maintain grass lawns or some other form(s) of vegetation. There was a desire to avoid the use of concrete or stone as a permitted ground cover in these areas.

vi. Other Discussion Topics:
(a) Access Control: The group expressed a desire to control additional direct access points along Union Street. This item will be discussed under the "Infrastructure" discussion session.
(b) Economic Improvement District: The group suggested that some research be completed to determine the propriety of using and Economic Development District (see IC 36-7-22). As discussed by the group, this statute permits the establishment of, for lack of a better description, an after-the-fact property owners association of already existing areas and neighborhoods.
(c) Demographic Trends in Our Economy: A significant number of people who are members of the "creative class" (the youngest and the brightest, and the oldest and the wisest) are renters by choice. They tend to have a preference for lifestyle and mobility over ownership and investment. They demand high services and quality of life amenities. These groups are contributing to the expected significant decline in the proportion of buyers emerging in the marketplace. By creating a vibrant downtown district, Westfield will be well positioned to attract the creative class which should bolster the local economy and help protect property values against the decrease in demand for owner-occupied housing. The group recommended creating more opportunities for multi-family rental communities within Grand Junction to provide living opportunities for the creative class.

d. NEIGHBORHOOD Sub-district:

i. General Characteristics: The group identified the following general characteristics of this Sub-district:
(a) Newer buildings constructed in the late 20th century.
(b) Several existing platted residential subdivisions.

ii. Policy Objectives: The group identified the following policy objectives for this Sub-district:
(a) Existing developments within this Sub-district should be permitted to remain.
(b) If the areas within this Sub-district are ever redeveloped, the City should have in place standards that would apply to such redevelopment that would be consistent with the Grand Junction vision.
(c) If redeveloped, such areas should be encouraged for higher density housing?
(1) Multi-family uses should be encouraged where appropriate.
(2) Multi-family should be consistent with the quality and contextual sensitivity used

in J.C. Hart's Union Street Flats project located at 441 S. Union Street, Westfield, Indiana.

(d) There was some discussion about whether access to the Neighborhood Sub-district should be permitted from Union Street. The group explained that such access does not seem desirable in the abstract, but that there may be situation where this makes sense. This item may require additional discussion going forward.

iii. Existing Structures: The group suggested that standards be developed pertaining to the following items.

(a) Reconstruction: When can/should structures in this Sub-district be permitted to be reconstructed.

(b) Additions: When can/should additions to structures in this Sub-district be permitted to be constructed. The group identified the example of a significant addition made to the home located at 120 Mill Street, Westfield, Indiana. Although this home is located in a different Sub-district, the group expressed an interest in making sure the City takes appropriate measures to avoid increasing land assembly costs for areas where it wishes to encourage redevelopment.

(c) Redevelopment: When can/should areas in this Sub-district be permitted to or encouraged to redevelop.

e. KENDALL Sub-district:

i. General Characteristics:

(a) This area will ultimately include a significant portion of the City's regional storm water detention system (designed to more efficiently detain storm water in a manner that will reduce the amount of land areas in Grand Junction consumed by numerous individual on-site storm water detention facilities).

(b) This Sub-district is largely undeveloped.

(c) Much of the developable area within this Sub-district possesses U.S. Highway 31 frontage.

(d) Portions of this Sub-district are located with the City's East Side TIF district. This TIF district is currently generating a significant amount of increment.

ii. Policy Objectives:

(a) The group acknowledged that there is a general expectation that with Sub-district will develop with commercial uses.

(1) The group would like to see medical/office uses, including ancillary retail uses.

(2) The group would like to discourage stand-alone retail uses.

(b) The group suggests that this is not an appropriate location for single-family housing, but there be some limited exceptions.

(c) The group expects that this Sub-district will contain more vertical buildings, with massing that addresses the U.S. Highway 31 corridor.

(d) The recommends high quality architecture and development standards be enacted for this area.

(e) The group desires to see the regional detention area developed as a publicly accessible amenity.

(f) The group recommend the installation of attractive landscaping between future buildings and the U.S. Highway 31 right-of-way.

(g) The group discussed whether this Sub-district should be governed by the U.S. Highway 31 Overlay Zone. The group recommended that this issue be thoroughly vetted at the time zoning regulations for this area are generated.

Grand Junction Discussion Outline/Items:

1. Quick review of Grand Junction Sub-district Map (*see Grand Junction District Map on Page 24*)
2. Sub-district Policy Objectives
    a. GATEWAY SUBDISTRICT (GREEN)
        i. U.S. Highway 31/Timing update
        ii. Interchange Design --> most-recent info re: tower at U.S. Highway 31/State Highway 32
        iii. McClure Oil update
        iv. School property update
        v. Hotel/Conference (update?) --> which corner(s)?
        vi. Uses (types, examples) --> encouraged/discouraged?
        vii. Massing (stories, size)
        viii. Architecture
        ix. Mass transit
        x. Visitor Center
        xi. Branding/Signage --> compliment to intersection design? infrastructure?
        xii. Approval processes?
    b. JUNCTION SUBDISTRICT (ORANGE)
        i. Existing structures (reconstruction/renovation/alterations/additions/demolition/redevelopment)
        ii. Preservation?
        iii. Architecture
        iv. Land Use/Mix
        v. T-fare planned roads
        vi. Trails?
        vii. Downtown expansion
        viii. Flood plain
        ix. Development Standard
            (a) Height
            (b) Setbacks
        x. Parking?
        xi. State Highway 32 expansion
        xii. Approval process?
        xiii. Branding/signage
        xiv. New build/re-build to bury power lines
    c. UNION SUBDISTRICT (YELLOW)
        i. Existing structures --> (reconstruction / renovation / alterations / additions / demolition / redevelopment)
        ii. Preservation?
        iii. Land Use
        iv. Downtown expansion
        v. Architecture

vi. Development Standards
    (a) Height
    (b) Setbacks
vii. Branding/Signage
viii. History/Visceral appeal
ix. Preserve mature trees
x. New build/re-build to bury power lines
xi. Distinct from Junction District?

d. KENDALL SUBDISTRICT (BLUE)
    i. Some existing development
    ii. Commercial opportunity? Employment Area?
    iii. How to deal with existing development?
    iv. How does this area relate to GJ?
    v. Are architectural standards and development standards important here?
    vi. Existing Zoning
    vii. U.S. Highway 31 Overlay Zone

e. NEIGHBORHOOD SUBDISTRICT (PINK)
    i. Existing Development
    ii. Cause redevelopment?
    iii. Or just provide a backup in case redevelopment occurs?
    iv. Are existing land uses OK?
        (a) Schools
        (b) Churches
        (c) Single-family
        (d) Multi-family??
        (e) Library
    v. Are architectural standards and development standards important here?
    vi. Existing Zoning
    vii. U.S. Highway 31 Overlay Zone

Appendix E – Charrette 5: Infrastructure (November 20, 2012)

Meeting Summary:

1. General Comment: The group agreed that the design elements of the South Union Street streetscape project was supposed to set the tone for all of the infrastructure improvements within Grand Junction.
2. Power Lines:
    a. The group suggests that all existing overhead power lines within Grand Junction need to be buried or go away somehow.
    b. The group agreed that all new installations should be required to be buried.
    c. The group suggests that this matter be studied carefully:
        i. What would be the cost of such a venture?
        ii. How much time will it take to make this happen?
        iii. Who has the power to force this/make this happen?
    d. The group believes that there is a lot of existing old junk/dead lines in the air on existing poles that should be removed.
    e. The group identified the Sub-districts, in order of priority, in which power lines should be buried:
        i. Junction Sub-district (orange);
        ii. Union Sub-district (yellow);
        iii. Gateway Sub-district (green, likely inevitable with redevelopment);
        iv. Neighborhood Sub-district (pink); and
        v. Kendall Sub-district (blue, likely inevitable with new development).
3. Streets:
    a. Alleys:
        i. The group suggests maintaining existing alleys until there is a good reason to vacate them for redevelopment (public or private) or other appropriate purpose, as long as they are not needed for access or traffic circulation.
        ii. The group suggests that these areas could also be converted to public spaces for pedestrians or gathering places.
    b. Transit: Transit in the City of Westfield will likely serve to basic purposes.
        i. Local Circulation:
            (a) The group suggests locating a bus stop (or stops) in Grand Junction (or maybe a transit hub facility in the future).
            (b) Such a system would provide transportation opportunities for employers and employees.
            (c) This could help the community greatly from an economic development standpoint.
        ii. Inter-community Circulation:
            (a) The group agreed that it may make more sense to locate the transit hub outside of Grand Junction where there is more developable land area, like in the Grand Park area or near the Indianapolis Executive Airport (near the western boundary of the City of Westfield on State Highway 32).
            (b) This item should be studied in much greater detail:
                (1) What effects would result from a transit hub being constructed near the Grand Park economic development area?
                (2) What is the best strategy for stops and routes?
                (3) There may be opportunities for transit oriented development.
                (4) The community should plan for a transit hub. Adequate parking will be needed. This could be a land intensive venture.

4. Trails, Sidewalks and Amenities:
    a. The group agreed that the City has a pretty good trail plan. The group just desires this effort to continue full speed ahead.
    b. Grand Junction trail priorities should include:
        i. Make improvements consistent with the South Union streetscape project within the Junction Sub-district (orange) and the Union Sub-district (yellow).
        ii. Make improvements consistent with the South Union streetscape project to connect the Gateway Sub-district (green) to the Grand Junction Plaza.
    c. Sidewalks and curbs within the Grand Junction District should be replaced to eliminate cracked and crumbling sections.
    d. A systematic plan should be implemented to re-design all of the streetscapes in Grand Junction to be consistent with the improvements made with the South Union streetscape project.
    e. The group agreed that it would like to see the same treatment along North Union Street that was used on the South Union Street project.
    f. The group would like to see nicer planters and seating areas installed within the Grand Junction District where appropriate.
5. Main Street (State Highway 32): The group agreed that resolution needs to be obtained regarding the ultimate design and timeline of construction for the State Highway 32 widening through Grand Junction. This matter will require further discussion with INDOT and City leadership.
6. Regional Detention Facilities: The group desires to preserve, to the extent possible, the vegetation in these areas and encourages them to be designed as natural publicly-accessible amenity areas.
7. Speakers/Music: The group encourages the City to spend the extra money within the Junction Sub-district (where appropriate) and possibly the Gateway Sub-district (where appropriate) to provide speakers for music on the light poles it purchases for future street projects in the area. The group suggests the same ornamental light poles in the Union Sub-district, but without the speakers (this area is more residential in nature).
8. Landscaping:
    a. The group explained that the South Union Street streetscape improvements are intended to serve as a guide for making additional streetscape improvements throughout Grand Junction.
    b. The group explained that it has already provided the City with recommendations regarding landscaping within medians on Main Street and landscaping within Grand Junction Plaza.
9. Streetscape: The group explained that it has already provided the City with recommendations regarding the types of benches, trash cans, planters and bike racks (can also double as art, can be unique, not necessarily a uniform bike rack throughout all of Grand Junction) to be used within Grand Junction.
10. Public Art:
    a. The group sees public art as another form of public infrastructure.
    b. The group indicated that it envisions non-governmental organization heading up the public art initiative within Grand Junction. The group's preference is for the Downtown Westfield Association to play the lead role in this initiative (e.g., by forming an arts committee) with the support of the City.
11. Signage:
    a. The group envisions some form of gateway feature, arch, or some other structure being constructed over Jersey Street at the entrance to Grand Junction Plaza.

b. The group also desires to see gateway features or monuments installed at the entrances to the Grand Junction District on North Union Street, South Union Street, east State Highway 32 and west State Highway 32.
c. The group would also like to see repeated elements or monuments (a common branded theme) installed throughout Grand Junction. The group desires a unique design theme for Grand Junction (as opposed to the rest of the City), but prefers a consistent design theme and elements throughout Grand Junction (the South Union Street streetscape improvements should be used as the model for these improvements).
d. The group suggested the possibility of mimicking the architectural lines of the Grand Junction Plaza stage somehow in the architectural themes, monuments and branding elements used in the Grand Junction District.

12. Traffic Management:
    a. The group agreed that traffic management within Grand Junction is worthy of further study and research.
    b. The group prioritized certain new road construction/reconstruction projects within Grand Junction:
        i. Mill Street along Grand Junction Plaza;
        ii. Poplar Street extension, south of Park Street;
        iii. Jersey Street, adjacent to Grand Junction Plaza; and
        iv. Mill Street connection to East Street, east of South Union Street.

Grand Junction Discussion Outline/Items:

1. INFRASTRUCTURE
    a. Power Lines
    b. Streets
        i. Alleys?
        ii. Complete Streets?
        iii. Transit
    c. Trails
    d. Water Detention/Drainage
    e. Sidewalks
    f. Speakers (music)
    g. Lighting
    h. Irrigation
    i. Landscaping
    j. Art
        i. Intersections
        ii. Hydrants
        iii. Drains
        iv. Other?
    k. Streetscape
        i. Benches
        ii. Trash Cans
        iii. Planters
        iv. Other?
    l. Signs
        i. Street Signs
        ii. Thematic Monuments
        iii. Wayfinding
        iv. Other?
    m. Traffic Management
    n. Fiber-optics
2. PUBLIC SPACES
    a. Parks/Park Facilities
        i. Amount
        ii. Proximity
        iii. Facilities/Improvements
        iv. Encourage/Discourage
    b. Trails/Streets
    c. Other Public Facilities (Schools, City Hall, Library)
    d. Trees
        i. Preserve

ii. Plant New

e. Flood Plain/Regional Detention
f. Grand Junction Plaza
g. Natural areas
h. Public Art

Appendix F – Charrette 6: Public Spaces and Economic Development (November 27, 2012)

Meeting Summary:

1. PUBLIC SPACES:
    a. Parks/Public Facilities: The group began by briefly identifying and discussing the various public spaces located within Grand Junction for orientation purposes.
        i. Old Friends Cemetery;
        ii. Asa Bales Park;
        iii. Natalie Wheeler/Grand Junction Trail (part of the "Midland-Monon Loop");
        iv. Freedom Trail Park;
        v. Midland Trace Trail (Noblesville is starting to pave from Gray eastward);
        vi. School Properties (several school facilities);
        vii. Grand Junction Plaza (not yet developed);
        viii. Hadley Park; and
        ix. Simon Moon Park/Sledding Hill (in close proximity to Grand Junction).
    b. Policy Objectives:
        i. Some members of the group suggested that the City consider promoting and/or re-naming trails to "Monon Loop" or similar. There is a perception among some of the group members that there are too many trail names, which might be confusing to visitors.
        ii. The group recommends using the planned regional detention basin (natural areas that aren't developable) as public park space. It is recommended that the City acquire title to as much of the detention facility land as possible for this use.
        iii. The group is supportive of moving Hadley Park to another location so that the land can be creatively re-purposed for some productive development purpose.
        iv. The group re-confirmed its interest in connecting the south and north sides of the Grand Junction Trail via a tunnel under State Highway 32.
        v. The group believes that the amount of parks and public spaces we have/we have planned within the Grand Junction District is enough.
        vi. The group believes that the location and proximity of parks and public spaces within the Grand Junction District are good.
    c. Function
        i. Grand Junction Plaza function: There has already been a bit of work done by the Downtown Westfield Association in cooperation with the City to outline potential seasonal uses in the Plaza.
        ii. The group recommends that the floodplain within the regional detention facility area be preserved or maintained as natural publicly accessible open space.
    d. Trails/Streets: The group recommends an additional dedicated trail connection from Grand Junction to Grand Park (for motorized vehicles, but not cars, desire some kind of transit connecting Grand Junction to Grand Park).
    e. Other Public Facilities:
        i. The group expressed a desire to eventually construct a signature Municipal Building (City Hall/Library/Post Office/School Offices/Other?) near Grand Junction Plaza.
        ii. The group identified that the existing City Hall property would be a valuable option to attract new development to downtown.
    f. Trees:
        i. The group expressed that it believes the City's existing tree planting and preservation efforts are good.

ii. The group supports a policy of staggered tree growth/planting so that public trees are not all planted at the same time.

g. Public Art:
   i. The group suggests that public art is important in Grand Junction. It creates visual interest, which is good for economic development and placemaking.
   ii. The group recommends that an arts committee (ideally within the Downtown Westfield Association) be established to guide the City's public art initiatives. It is recommended that this committee include a broad spectrum of people, including artists, historians and others).
   iii. The group suggests that public art should be funded by both public and private sources of capital.
   iv. The group suggests that public art should:
      (a) Reflect Westfield history (but maybe not always);
      (b) Support local artists;
      (c) Show that Grand Junction is "alive;" and
      (d) Be ever-changing.
   v. The group briefly identified examples of existing art located in Grand Junction at the time of this plan:
      (a) Red Man (paid for by DWA);
      (b) Asa Bales entrance sculpture (paid for by City);
      (c) Pharmacy mural (paid for by City); and
      (d) Anderson Corporation sculpture (paid for by the Anderson Corporation).

2. ECONOMIC DEVELOPMENT:
   a. Overarching Priorities: The group identified the three overarching priorities/obstacles related to Grand Junction as identified in a previous developer input charrette:
      i. Attract as many new households within walking distance of downtown as soon as possible.
      ii. Land assembly represents a significant obstacle, unknown, risk for developers desiring to develop or redevelop land in Grand Junction.
      iii. It is difficult to developers to obtain capital for redevelopment project like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of it has to do with the many additional contingencies associated with redevelopment project that are often not as pronounce in greenfield development projects.
   b. Economic Development Functions: The group briefly reviewed the primary economic development functions for orientation purposes.
      i. Business Retention:
         (a) As related to Grand Junction, this would involve efforts to retain existing commercial enterprises in Grand Junction.
         (b) This would also likely involve working with existing building owners and business owners to make sure Grand Junction remains an attractive destination for downtown businesses to thrive.
         (c) For instance, the adequate availability of parking was identified by the group as an issue that should be studied in more detail to ensure that downtown customers have good parking opportunities (especially in the northeast quadrant of State Highway 32 and Union Street). There is at least a perception that there is not adequate parking available. The group suggested that a parking study should be completed.

ii. New Development Attraction: As related Grand Junction, new development attraction would likely take the form of developing strategies and implementing plans for attraction of:
   (a) New single-family residential developments/lots;
   (b) New multi-family developments/units; and
   (c) New commercial/office/business/retail uses/structures.
iii. Business Expansion: This concept involves working with existing local businesses to determine ways to encourage or incentivize business development and expansion. Generally speaking, most new jobs are generated from these efforts in a growing local economy. This activity is sometime referred to as economic gardening.

c. Incentives:
   i. TIF District: Much of the Grand Junction district is located within the Grand Junction TIF District. The City is in the process of re-evaluating its TIF districts to ensure that they appropriately include parcels that will ultimately be developed for non-residential or multi-family purposes. There are numerous downtown public infrastructure projects and land acquisitions needed for which TIF revenues can be used. As more development occurs within the Grand Junction TIF District, there will be greater opportunities for public improvements.
   ii. Tax Abatements: Abatements should be used sparingly within TIF districts, because every dollar abated is a dollar that will not be captured as increment. This undermines the purpose of establishing a TIF district. However, in certain instances, it may sense to provide abatements within a TIF district, especially if by doing so, an element of the Grand Junction vision is substantially advanced.
   iii. Impact Fees: The group discussed the possibility of reducing impact fees within the Grand Junction District as an incentive to encourage development and redevelopment in downtown. As discussed this could include road impact fees, park impact fees, water and sanitary sewer connection and availability fees (technically, these water and sewer fees are not impact fees, but they are similar and for that reason they were included for the purpose of this discussion).
      (a) Water and Sewer Fees: The group noted that, provided the City's water and sewer utilities are successfully transferred to Citizens Energy Group (in process at the time of this plan preparation), water and sewer development fees will likely be greatly reduced or eliminated by the end of 2013.
      (b) Road and Park Impact Fees: The group suggested that additional impact fees might not be needed as much in the Grand Junction area because most of the parks in the area have already been developed and so has most of the road infrastructure. However, the group noted that in response to the growth the Grand Junction initiative is designed to create, it is expected that additional park and road improvements will be needed. These fees are an essential component of how the City of Westfield financially responds to the impact of new development and the increased demands created by such new development.

d. Economic Development Strategy Going Forward: The group suggests that the following items should be the top economic development priorities in Grand Junction:
   i. Attract New Households: Identify development/redevelopment opportunities that will provide additional households within walking distance of downtown. This was identified as one of the top priorities in an earlier planning exercise and continues to be very important and desirable for the success of the Grand Junction vision.
   ii. Build Grand Junction Plaza. The group feels that this is essential for the success of the Grand Junction District. The group believes that downtown Westfield needs a central public gathering/hosting space to attract economic development in downtown

Westfield. This will be especially important for attracting visitors to Grand Junction, many of whom are expected with the opening of the Grand Park sports tournament/ tourism venue.

e. Redevelopment of Southwest Corner of State Highway 32 and Union Street:
   i. This area has been heavily discussed over the last three or four years as the Grand Junction Task Group (now incorporated within the Downtown Westfield Association) developed schematic plans with the City's support for the Grand Junction Plaza (the "Plaza"), including certain improvements/buildings to be located along the south side of State Highway 32 and west of South Union Street (the "Plaza Buildings").
   ii. The group believes that the businesses in the Plaza Buildings will thrive because of their proximity to the Plaza. The group also suggests that the Plaza with thrive because if its proximity to the Plaza Buildings and the businesses therein.
   iii. Members of the group have independently explored the concept of attracting a "master developer" to construct the Plaza Buildings and possibly participate in or facilitate the construction of the Plaza.

f. Promotion/Marketing of Grand Junction:
   i. To date, the promotion and marketing of the Grand Junction area has been a collaborative effort between the City, the Downtown Westfield Association (and its individual members) and the Chamber of Commerce.
   ii. The group recommends that Grand Junction branding needs to be completed and such themes/elements should be included in promotion and marketing of downtown Westfield.
   iii. The group feels strongly that the community needs to get the word out that Grand Junction is open for business. The group noted a good example of this type of activity with the formation of Grand Junction Properties, a real estate group formed by Curt Whitesell with a focus on Grand Junction real estate and business real estate needs.

g. Facade Improvement: The group identified the Facade Improvement Program, created by the Westfield City Council in 2010, as a useful tool to incentivize aesthetic improvement of the Grand Junction area. Essentially, the program is a 50/50 matching grant for external building and property improvement within the Grand Junction area. The maximum allowable match per year is $5,000.
   i. The group acknowledged that this tool has been a very effective one at improving the appearance of downtown.
   ii. The group suggested that the program be reviewed to determine whether the award criteria provide enough opportunities to incentivize improvement and to ensure that the program is adequately funded to maximize meaningful aesthetic improvements downtown.
   iii. The group also suggested that the boundaries establishing geographic eligibility for the facade program be reviewed to determine if it makes sense for it to relate more to the Sub-district boundaries contemplated in this plan.
   iv. The group suggested that more can be done to promote the facade grant program.

Grand Junction Discussion Outline/Items:

1. PUBLIC SPACES
    a. Parks/Park Facilities
        i. Existing and Planned
            (a) Old Friends Cemetery Park
            (b) Asa Bales Park
            (c) Natalie Wheeler/Grand Junction Trail
            (d) Freedom Trail Park
            (e) Midland Trace Trail
            (f) School Properties
            (g) Grand Junction Plaza
            (h) Fish Property?
        ii. Amount
        iii. Proximity
        iv. Function
        v. Facilities/Improvements
        vi. Encourage/Discourage
    b. Trails/Streets
    c. Other Public Facilities (Schools, City Hall, Library)
    d. Trees
        i. Preserve
        ii. Plant New
    e. Flood Plain/Regional Detention
    f. Grand Junction Plaza
    g. Natural areas
    h. Public Art

2. ECONOMIC DEVELOPMENT
    a. Previously Identified Priorities (Developer Charrette)
        i. New households within walking distance
        ii. Land assembly
        iii. Access to capital
    b. Economic Development Functions
        i. New Development
            (a) Residential SF (no comps)
            (b) Residential MF
            (c) Commercial
        ii. Business Retention
        iii. Business Expansion (Economic Gardening)
    c. Discussion Topics
        i. DWA/City Roles
        ii. Incentives
        iii. Strategy
        iv. RFP
        v. Promotion/Marketing
        vi. Facade Improvement Program
        vii. Leased City-Owned Properties

Appendix G – Charrette 7: Review and Top Ten Priorities (December 18, 2012)

Meeting Summary:

In preparation for this charrette the Economic and Community Development Department prepared a consolidated list of all planning objectives identified in previous planning works related to Grand Junction and throughout the six preceding Grand Junction Implementation Plan Charrettes. The primary purpose of Charrette #7 is to review the various Grand Junction planning objectives and to prioritize them in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the group will be assembled into a recommendation to the City leadership (in the form of a comprehensive plan amendment, the "Grand Junction Implementation Plan, 2013") for its consideration and approval. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their efforts to accomplish the Grand Junction vision.

As contemplated by the group, this planning exercise would be initiated again in the fourth quarter of 2013. During this process, this plan is intended to be reviewed, accomplishments should be measured, remaining goals/objectives should be evaluated and new goals/objectives may be identified for 2014. It is anticipated that the product of future planning activities related to updating this Implementation Plan would also take the form of comprehensive plan amendments.

Grand Junction Discussion Outline/Items:

History and Branding

- ❑ Create/Clearly Establish the Grand Junction Brand.
- ❑ Design a Grand Junction logo/bug/mark.
- ❑ Develop a slogan for Grand Junction.

Decorations

- ❑ Create opportunities for over-street banners to promote Grand Junction events.
- ❑ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ❑ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ❑ Install new decorative light poles.
- ❑ Install attractive street furniture.
- ❑ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ❑ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ❑ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ❑ Develop better coordination with other community organizations (Schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ❑ Host at least one special event in Grand Junction every month of the year.
- ❑ Focus on improving the public events that are already hosted in Grand Junction.
- ❑ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ❑ GATEWAY SUBDISTRICT (Green)
  - ❑ Develop architectural and development standards for the Gateway Subdistrict.
  - ❑ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
  - ❑ Develop DWA review process for the Gateway Subdistrict.
  - ❑ Develop commercial sign standards for the Gateway Subdistrict.
- ❑ JUNCTION SUBDISTRICT (Orange)
  - ❑ Develop architectural and development standards for the Junction Subdistrict.
  - ❑ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
  - ❑ Develop standards to address modifications to existing structures.
  - ❑ Develop DWA review process for the Junction Subdistrict.
  - ❑ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ❑ UNION SUBDISTRICT (Yellow)
  - ❑ Develop standards to address modifications to existing structures.
  - ❑ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
  - ❑ Develop standards/strategy to encourage property enhancements on Union Street.
  - ❑ Develop standards for mature tree preservation on Union Street parcels.
  - ❑ Develop fence standards applicable to Union Street parcels.
  - ❑ Develop enhanced lighting standards for Union Street parcels.
  - ❑ Develop grass lawn/vegetation requirements for Union Street parcels.
  - ❑ Develop right-of-way access control standards along Union Street.
- ❑ NEIGHBORHOOD SUBDISTRICT (Pink)
  - ❑ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
  - ❑ Develop standards for existing structures in the Neighborhood Subdistrict.
- ❑ KENDALL SUBDISTRICT (Blue)
  - ❑ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
  - ❑ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
  - ❑ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
  - ❑ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
  - ❑ Develop architectural standards for the Kendall Subdistrict.
  - ❑ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
  - ❑ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ❑ Bury power lines.
- ❑ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ❑ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ❑ Develop standards to encourage transit-oriented development.
- ❑ Continue to expand/enhance the trail network within the Grand Junction.
- ❑ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ❑ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ❑ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ❑ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ❑ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ❑ Install planned new roads within the Junction and Kendall Subdistricts (*see Grand Junction District Map on Page 24*).

Public Spaces

- ❑ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ❑ Develop strategy for reuse/repurposing of Hadley Park.
- ❑ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ❑ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ❑ Develop centralized municipal building near Grand Junction Plaza.
- ❑ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ❑ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ❑ Build Grand Junction Plaza.
- ❑ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ❑ Formalize strategy, plan and organization to provide for public art improvements throughout Grand Junction.
- ❑ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ❑ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ❑ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ❑ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ❑ Develop Grand Junction parking plan.
- ❑ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ❑ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ❑ Develop and implement a plan for promotion/marketing of Grand Junction.
- ❑ Continue (and consider expanding) the City's Facade Improvement Program.
- ❑ Consider/explore concept of creating an Economic Improvement District.

Grand Junction Implementation Plan - Top 10 Priorities:

History and Branding

1. Create/Clearly Establish the Grand Junction Brand. Design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

Zoning

2. Gateway Sub-district (green)
   - ❑ Develop architectural and development standards for the Gateway Subdistrict.
   - ❑ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
   - ❑ Develop DWA review process for the Gateway Subdistrict.
   - ❑ Develop commercial sign standards for the Gateway Subdistrict.
3. Junction Sub-district (orange)
   - ❑ Develop architectural and development standards for the Junction Subdistrict.
   - ❑ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
   - ❑ Develop standards to address modifications to existing structures.
   - ❑ Develop DWA review process for the Junction Subdistrict.
   - ❑ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

Infrastructure

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

Appendix H – Suggested Action Items from Advisory Plan Commission Public Hearing

The following action items were suggested during the Advisory Plan Commission public hearing for the Grand Junction Implementation Plan 2013 on July 1, 2013. These additional comments have been incorporated as an appendix to the Implementation Plan so that they may be considered as work begins on the Grand Junction Implementation Plan 2014 in the fall of 2013.

Summary of Comments:

1. Consider creating an advisory group or commission made up of people from the community to provide oversight on historic and cultural preservation.
2. As work continues on the Grand Junction initiative, continue treating citizens and history with respect. Consider better methods of communication among the different groups involved in and affected by the initiative.
3. Consider incorporating (or clarifying) the following themes in Grand Junction initiatives going forward: pride, charm and respect for our history.

GRAND JUNCTION TASK GROUP

MEETING JULY 17, 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Tuesday, July 17, 2018 at 10:00 A.M. The meeting was held at the Downtown Westfield Association office (120 Camilla Court). There were approximately 12 people present. Sam Milligan of NorthRidge Construction described his new proposal for downtown. This would be a rezone (PUD) consideration and has been introduced at the City Council level.

There will be four homes (Cottages on East). He is scheduled for a public hearing at the Advisory Plan Commission (APC) August 6, 2018.

After some discussion as to product, price point, setbacks and parking the group (GJTG) unanimously was in support of Cottages on East as presented. The group feels that this fits with the vision of our downtown as well as supporting our economic development.

This will serve as the Grand Junction Task Group "Letter of Support".

As always feel free to contact me with any questions you may have.

Thank you!

Teresa Otis Skelton, Executive Director
Downtown Westfield Association
317 508 3392

WRITTEN PUBLIC COMMENTS

Docket Number: 1808-PUD-21

Petitioner: North Ridge Construction

Request: Petitioner requests a change in zoning of 0.5 acres +/- from the SF3: Single-Family Medium Density District to the Cottages on East Planned Unit Development (PUD) District.

Enclosed Attachments:

August 06, 2018 Public Hearing

1. Hittle, Jack G. 2 North 9th Street, Noblesville, IN (07/31/18)

church church hittle + antrim
ATTORNEYS AT LAW

July 31, 2018

City of Westfield
Economic & Community Development Dept.
2728 East 171st Street
Westfield, IN 46074

RE: James Investment Group
Petition 1808-PUD-21

TO WHOM IT MAY CONCERN:

I represent the Christ United Methodist Church, of Westfield, Indiana. We have been made aware of the captioned Petition, and the public hearing for August 6, 2018.

We would like the Westfield Washington Township Advisory Plan Commission and Economic & Community Development Department to be aware of a prior situation involving North Ridge Construction and Christ United Methodist Church. There is a problem with an encroachment of a driveway in connection with that construction, and we want to be sure this same problem does not arise with the pending project of James Investment Group.

John and Pamela Lee, 218 North Street, Westfield, are the owners of Lot No. 2 of John Kerr subdivision. Mr. & Mrs. Lee acquired title to that property on October 22, 2015. The Lees applied for a building permit, and submitted a site plan, and received approval of location permit on August 10, 2015. The construction set of engineered site plan drawing showed the property line, and a concrete driveway. It did not show any portion of the driveway extending past the property line. However, the driveway, as built, encroaches onto the property of the Christ United Methodist Church, by approximately 13 feet. The driveway also purports to attach to our private drive, which they apparently freely use as if it were a public street.

Our issues with Mr. & Mrs. Lee are unresolved at this point, but we wanted you to be aware of this problem, just to make sure that it is not repeated by the developer or owners of the lots involved with the Planned Unit Development District posed by James Investment Group. James Investment Group is represented by Northridge Construction, the same company that constructed the property for Mr. & Mrs. Lee.

cch+a
Two North Ninth Street, Noblesville, IN 46060 P 317.773.2190 F 317.773.5320
NOBLESVILLE : FISHERS : TIPTON : MERRILLVILLE : ZIONSVILLE : CCHALAW.COM
A Partnership of Professional Corporations

Thank you for your consideration.

Very truly yours,

Church Church Hittle + Antrim

By: Jack G. Hittle
Noblesville Office | 317-773-2190
hittle@cchalaw.com

JGH/dr
Cc: Toni Dickover

cch+a
ATTORNEYS AT LAW

NOBLESVILLE
Two North Ninth Street
Noblesville, IN 46060

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City of Westfield
Economic & Community Development Dept.
2728 East 171st Street
Westfield, IN 46074

46074-973428

ISSUES RAISED REGARDING THE Cottages on East PUD PROPOSAL

The list below includes issues that were raised during the August 6, 2018, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How is density contemplated for this project and is it appropriate given the size of the lot?

   The density is appropriate for the area, which includes duplex homes and multi-family residences within a block of the lot. The density is also appropriate for an urban infill project. The lot sizes are determined by the size of the home and the desired price point. The lots and homes are designed to be a smaller footprint for lower lawn maintenance.

2. Is there enough parking for residents and where will visitors be able to park? Is there enough length in the parking area behind each garage to allow for a vehicle to be parked? If a vehicle is in the common drive behind the garages, how will other residents/vehicles navigate around the parked vehicle? Will vehicles have to be backed out of common drive in order to leave this property?

   Two parking spaces are provided for each residence in a 2 car garage. In addition, the driveway is 18 ft. in width, the length of a parallel parking space. The site plan includes three additional parking spaces along North Street. Parking on the private drive will not be allowed and signage will be posted. Cars will be able to back out of the driveways into the private drive and exit toward North Street.

3. How will trash pick-up be accommodated and where will trash receptacles be placed?

   Trash pick up will be from North Street. Trash receptacles will be required to be placed within the North Street right of way by the homeowners for pickup.

4. Will lights on the side of the garages facing the west neighbors be shielded? If not shielded, how will the lights be operated to not be intrusive to neighbors?

   Lights will be placed on the garages facing the west neighbors. These lights will be shielded. These exterior light fixtures will be a down light fixture (i.e. gooseneck fixture or similar).

5. How will drainage be accommodated on the site?

   Working with the city engineers, drainage will be connected to the newly installed storm water system located on the property. Our suggested plan would be to grade the lot to the northwest corner where the city has located a collection structure (beehive).

6. Where will snow be stored on the site and on each property?

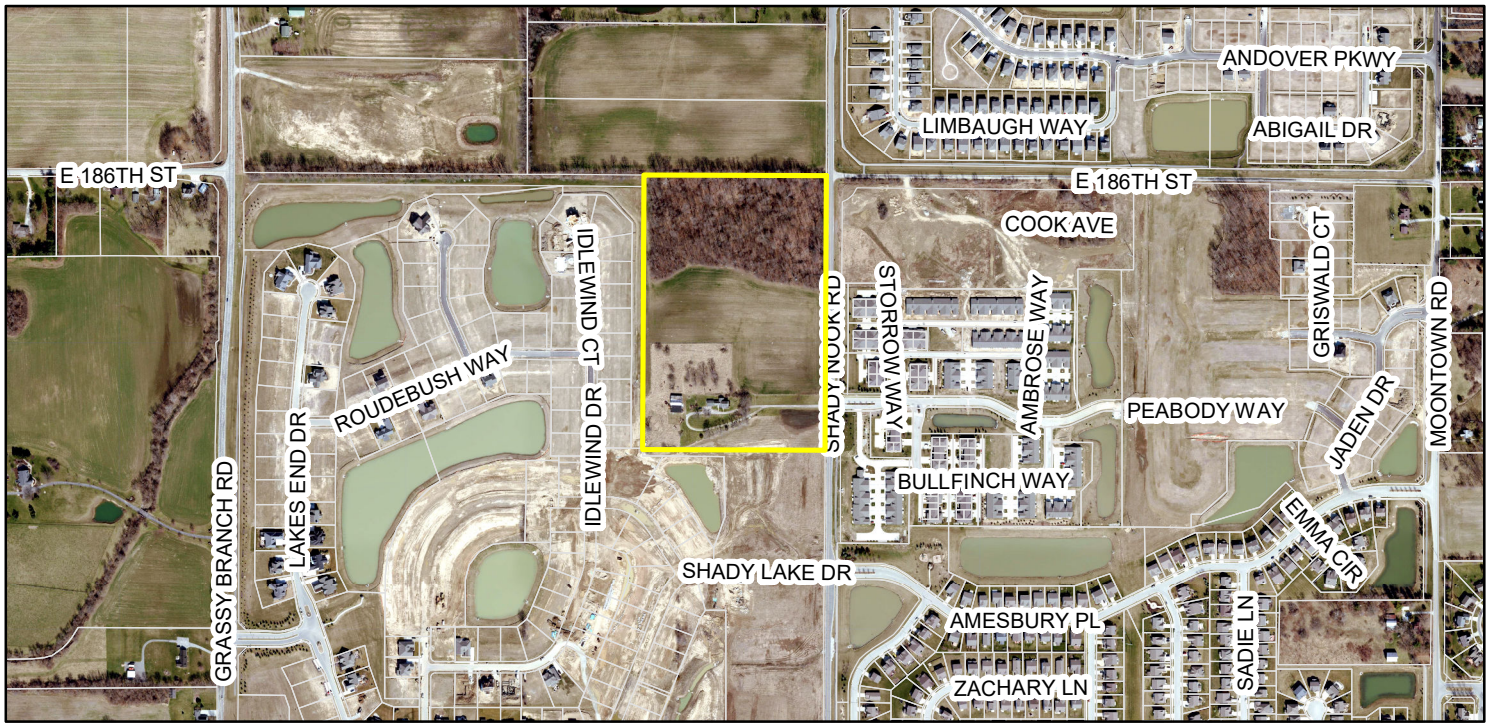
   Snow removal will be the responsibility of the homeowners. Snow can be stored at the north end of the private drive. Homeowners may also clear snow from driveways to either side of the driveway. Landscaping within the green spaces will accommodate snow removal from driveways.

Property Location Map
Andover PUD Amendment
Planned Unit Development
1809-PUD-24

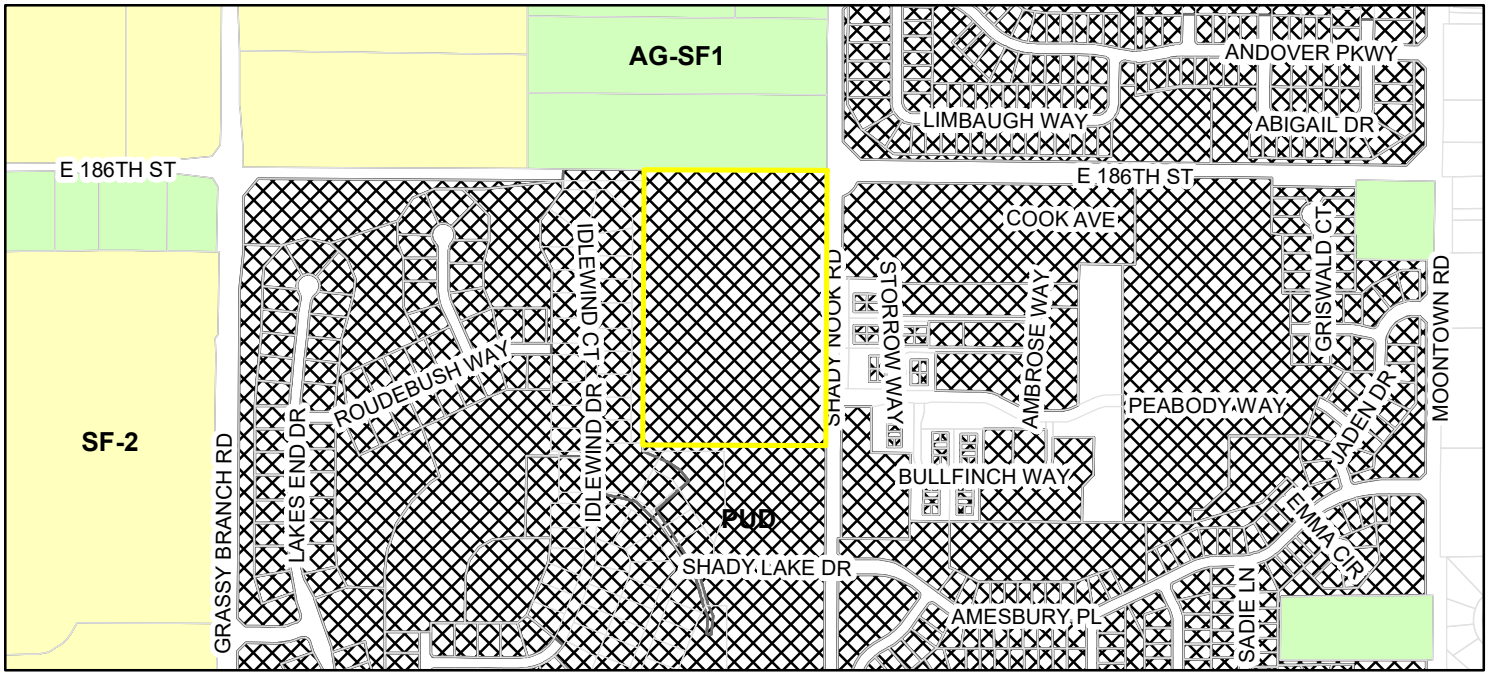
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning

Zoning - All

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

ORDINANCE NO. 18-35

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an Ordinance adding 22.42 +/- acres (the "Real Estate") to Ordinance Number 03-40, as amended, (the "Andover PUD Ordinance") of the City of Westfield and Washington Township, Hamilton County, Indiana.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1809-PUD-24) filed with the Commission to rezone the Real Estate containing approximately 22.42 acres, legally described and depicted on **Exhibit A**, attached hereto, and located in Washington Township, Indiana;

WHEREAS, Westfield-Washington Township Advisory Plan Commission did take action to forward Petition No. 1809-PUD-24 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2018; and

WHEREAS, the Common Council is subject to the provisions of 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 Title 16 of the Westfield Code of Ordinance and the Zoning Map are hereby amended as follows:

Section 1. The Zoning Map shall be amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from Agriculture / Single-Family Rural District (AG-SF1) to Planned Unit Development (PUD).

Section 2. The text of the Andover PUD Ordinance is hereby amended to: (a) include the Real Estate as parcel B-1, subject to the same standards applicable to Parcel B as modified by the Development Standards Matrix, as shown on

the attached **Exhibit B**; and (b) incorporate the Concept Plan for the Real Estate, as shown on the attached **Exhibit C**.

Section 3. The number of dwelling units permitted in Parcel B-1 of the Andover Planned Unit Development District shall be 36. The total number of dwelling units permitted in the Andover Planned Unit Development District shall be increased by 36.

Section 4. This Ordinance #18-35 shall be effective with respect to the Real Estate upon adoption by the City Council and after occurrence of all other actions required by law. All provisions of the Unified Development Ordinance in conflict herewith are hereby repealed.

[Remainder of Page Intentionally Left Blank]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA

THIS ___ DAY OF ____, 2018

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify the **ORDINANCE 18-35** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-35**

This ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-35**

This ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

This document prepared by: Steven D. Hardin

EXHIBIT A
<u>Real Estate's Legal Description and Depiction</u>

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

Beginning at the Northeast corner of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,198.31 feet along the East line of said Northwest quarter; thence North 89 degrees 39 minutes 38 seconds West 814.88 feet; thence North 00 degrees 19 minutes 22 seconds East 1,197.96 feet to the North Line of said Northwest quarter; thence South 89 degrees 41 minutes 06 seconds East 815.23 feet along said North line to the place of beginning, containing 22.418 acres, more or less.

Aerial Map

July 26, 2018

Real Estate

Existing Andover PUD

N

1:7,200

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Basemap information here

ANDOVER PUD

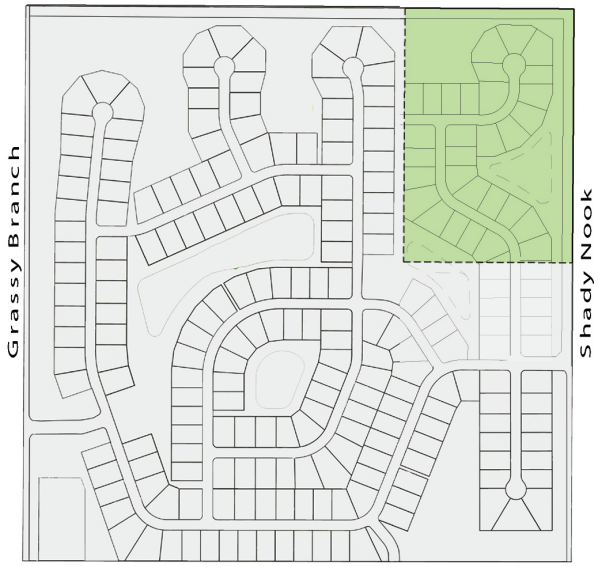
EXHIBIT B

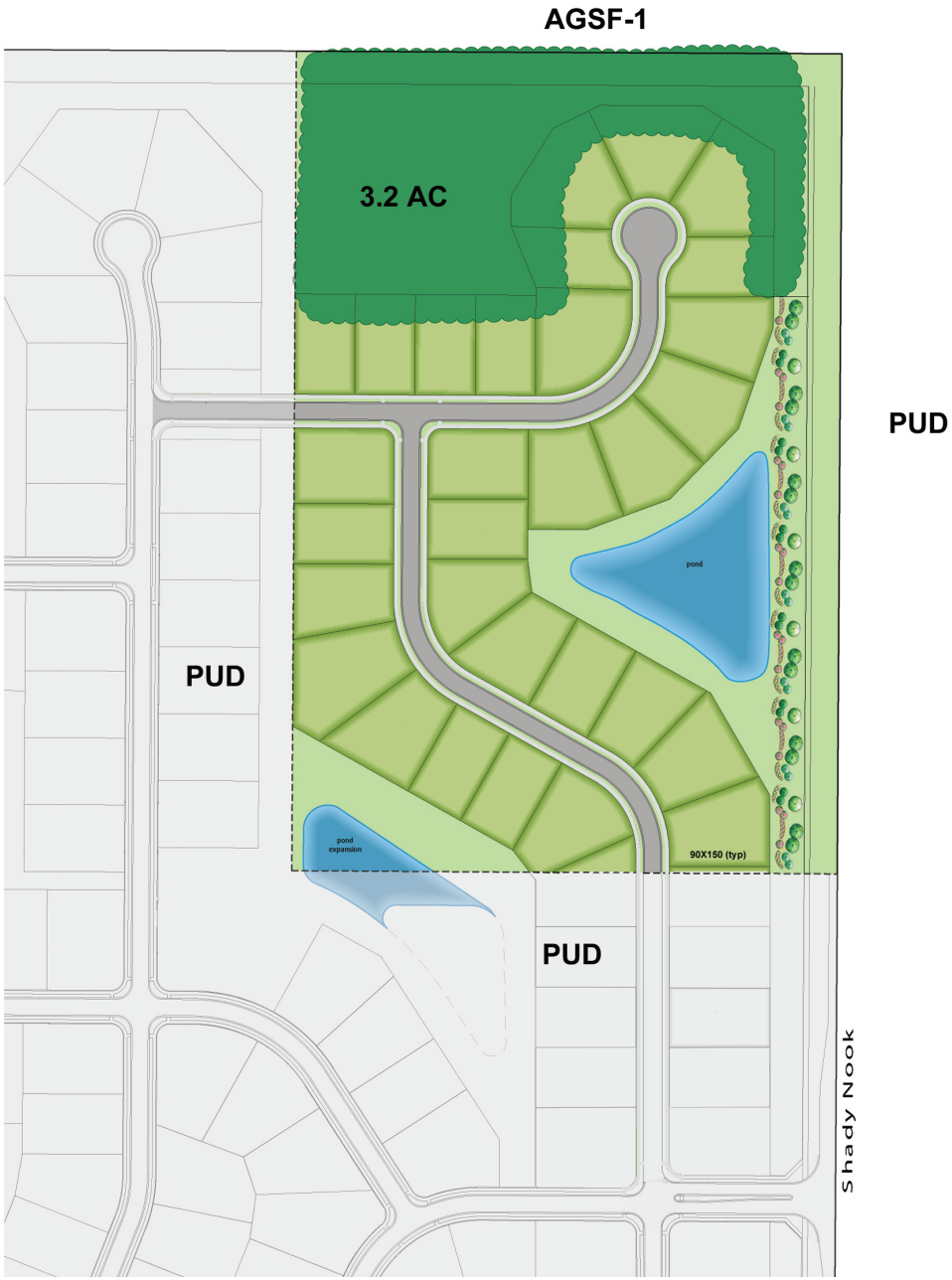
Development Standards Matrix

Parcel	Land Use Type	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Square Foot Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width[1] (ft.)	Min. Lot Depth (ft.)	Min Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback[4] (ft.)	Minimum Building Separation[4] (ft.)	Max. Bld. Height[2,3] (ft.)
B-1	Single-family detached	SF-2	Approx. 22.4	36	1.62	2200 single story; 2400 multi-story (1000 ground floor)	90	140	12,600	30	25	25	8	16	35

1. Lot Width shall refer to minimum lot width at building line. All lots shall be a minimum of 35 feet wide at the street.
2. Building height shall be measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.
3. Maximum building height of Amenity Center(s) shall be forty-five (45) feet.
4. The minimum side yard building setback line for a single-family detached dwelling on the Real Estate may be reduced to five (5) feet for dwellings with a side or courtyard loading garage; however, the lot's aggregate building setback lines shall be sixteen (16) feet and the minimum building separation shall be ten (10) feet.

EXHIBIT C
CONCEPT PLAN





NOT TO SCALE
DATE: 8/21/2018

Lakes of Westfield

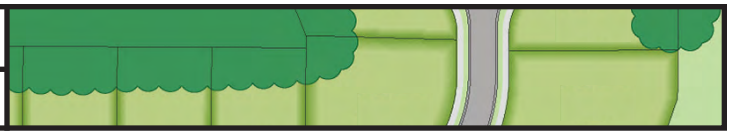
Planned Unit Development Amendment

LANGSTON
RESIDENTIAL DEVELOPMENT

CITY OF
Westfield
INDIANA

PRESENTED BY
STEVEN D. HARDIN, ESQ.
FAEGRE BAKER DANIELS

Plan Commission | September 4, 2018



Developer:
Langston Residential Development, LLC
Jim Langston
300 East Main Street, Suite E
Carmel, IN 46032

Attorney:
Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner

Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240

Telephone: 317.569.9600

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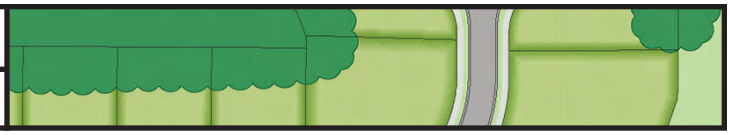
Tab 6 — Proposed PUD Ordinance

Tab 7 — Existing PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

LAKES OF WESTFIELD PUD AMENDMENT



Langston Residential Development, LLC ("Langston") respectfully submits its request to add 22.4 +/- acres of land (the "Real Estate") to The Lakes of Westfield residential community. The Real Estate is generally located at the southwest corner of 186th Street and Shady Nook Road. Please see the Aerial Location Map at Tab 2.

If approved, the Real Estate will be added to the Andover Planned Unit Development District ("Andover PUD") as Parcel B-1. Please see the Concept Plan, attached at Tab 3. The 30 new lots and the homes within the Real Estate will have development standards, covenants and restrictions comparable to the existing and adjacent Lakes at Shady Nook neighborhood (known as "Parcel B" in Andover PUD).

The homes are expected to range in price from approximately $375,000 to $600,000, with an average of $480,000. The homes are expected to range in size from approximately 2,200 square feet to 3,580 square feet, with an average size of 2,900 square feet. Lot sizes will generally be 90' wide by 150' deep. Illustrative Home Elevations for the proposed homes can be found at Tab 4.

On August 13, 2018, this proposal was introduced to the City Council. No issues were raised during the introduction meeting. Langston invited neighbors to a neighbor meeting on August 28, 2018; no neighbors attended.

If approved, then it is anticipated that the development will occur in one phase, beginning in the spring of 2019 and completed in the fall of 2019.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

LAKES OF WESTFIELD PUD AMENDMENT

July 26, 2018

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0 0.075 0.15 0.3 km

Basemap information here

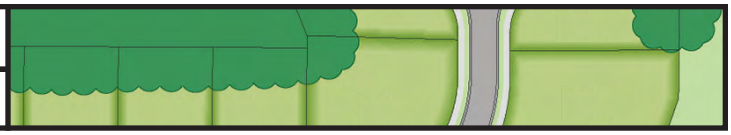
Real Estate

Existing Andover PUD

TAB 3

CONCEPT PLAN

LAKES OF WESTFIELD PUD AMENDMENT

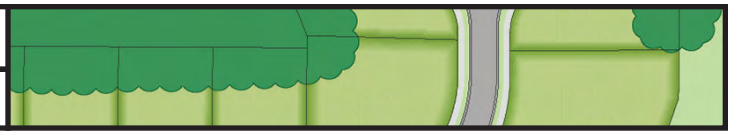


NOT TO SCALE
DATE: 8/21/2018

TAB 4

ILLUSTRATIVE HOME ELEVATIONS

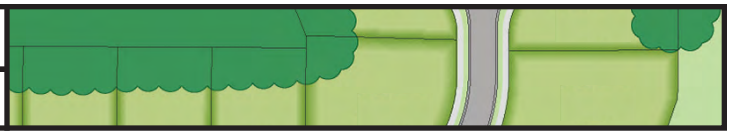
LAKES OF WESTFIELD PUD AMENDMENT

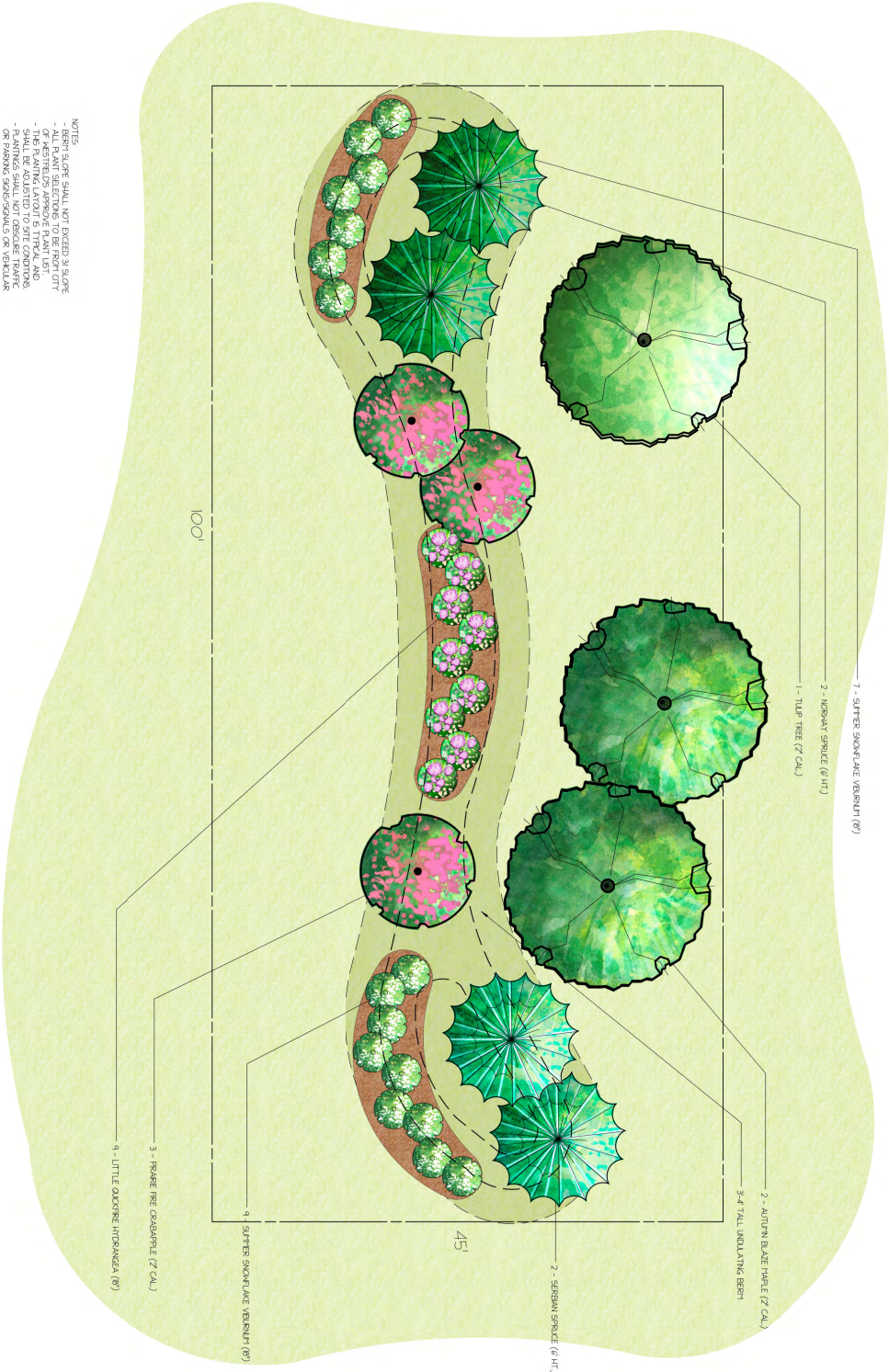


TAB 5

ROAD FRONTAGE LANDSCAPING EXHIBIT

LAKES OF WESTFIELD PUD AMENDMENT





NOTES:
- BERM'S SLOPE SHALL NOT EXCEED 3:1 SLOPE
- ALL PLANT SELECTIONS TO BE FROM CITY OF WESTFIELD'S APPROVE PLANT LIST
- THE PLANTING LAYOUT IS TYPICAL AND MAY BE ADJUSTED TO SITE CONDITIONS
- PLANTINGS SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHTLINES

CITY OF WESTFIELD
WESTFIELD, INDIANA

SCALE	DATE	DRAWING #
1/4" = 1'-0"	7/25/2008	L-1

THE LAKES OF WESTFIELD
TYPICAL BERMING AND PLANTING PLAN
SHADY NOOK ROAD FRONTAGE

NORTH

WESLEY'S
LANDSCAPE & LAWNCARE
817 E. 199TH ST., WESTFIELD, IN. 46074 317-867-1796

Printed by Blueprinter

TAB 6

ORDINANCE NO. 18-35

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an Ordinance adding 22.42 +/- acres (the "Real Estate") to Ordinance Number 03-40, as amended, (the "Andover PUD Ordinance") of the City of Westfield and Washington Township, Hamilton County, Indiana.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1809-PUD-24) filed with the Commission to rezone the Real Estate containing approximately 22.42 acres, legally described and depicted on **Exhibit A**, attached hereto, and located in Washington Township, Indiana;

WHEREAS, Westfield-Washington Township Advisory Plan Commission did take action to forward Petition No. 1809-PUD-24 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2018; and

WHEREAS, the Common Council is subject to the provisions of 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 Title 16 of the Westfield Code of Ordinance and the Zoning Map are hereby amended as follows:

Section 1. The Zoning Map shall be amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from Agriculture / Single-Family Rural District (AG-SF1) to Planned Unit Development (PUD).

Section 2. The text of the Andover PUD Ordinance is hereby amended to: (a) include the Real Estate as parcel B-1, subject to the same standards applicable to Parcel B as modified by the Development Standards Matrix, as shown on

the attached **Exhibit B**; and (b) incorporate the Concept Plan for the Real Estate, as shown on the attached **Exhibit C**.

Section 3. The number of dwelling units permitted in Parcel B-1 of the Andover Planned Unit Development District shall be 36. The total number of dwelling units permitted in the Andover Planned Unit Development District shall be increased by 36.

Section 4. This Ordinance #18-35 shall be effective with respect to the Real Estate upon adoption by the City Council and after occurrence of all other actions required by law. All provisions of the Unified Development Ordinance in conflict herewith are hereby repealed.

[Remainder of Page Intentionally Left Blank]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA

THIS ___ DAY OF ____, 2018

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify the **ORDINANCE 18-35** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-35**

This ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-35**

This ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

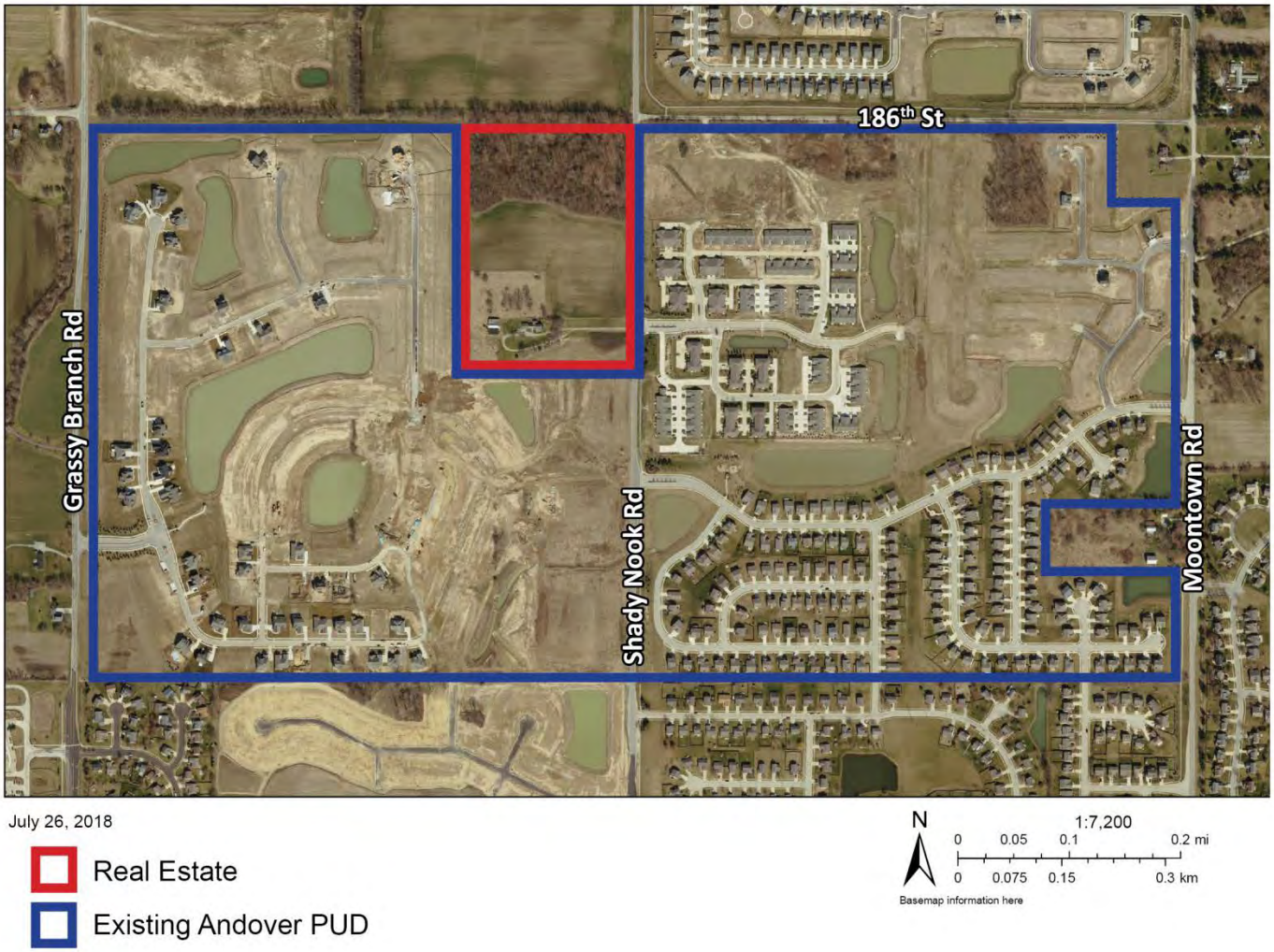
This document prepared by: Steven D. Hardin

EXHIBIT A
<u>Real Estate's Legal Description and Depiction</u>

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

Beginning at the Northeast corner of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,198.31 feet along the East line of said Northwest quarter; thence North 89 degrees 39 minutes 38 seconds West 814.88 feet; thence North 00 degrees 19 minutes 22 seconds East 1,197.96 feet to the North Line of said Northwest quarter; thence South 89 degrees 41 minutes 06 seconds East 815.23 feet along said North line to the place of beginning, containing 22.418 acres, more or less.

Aerial Map



ANDOVER PUD

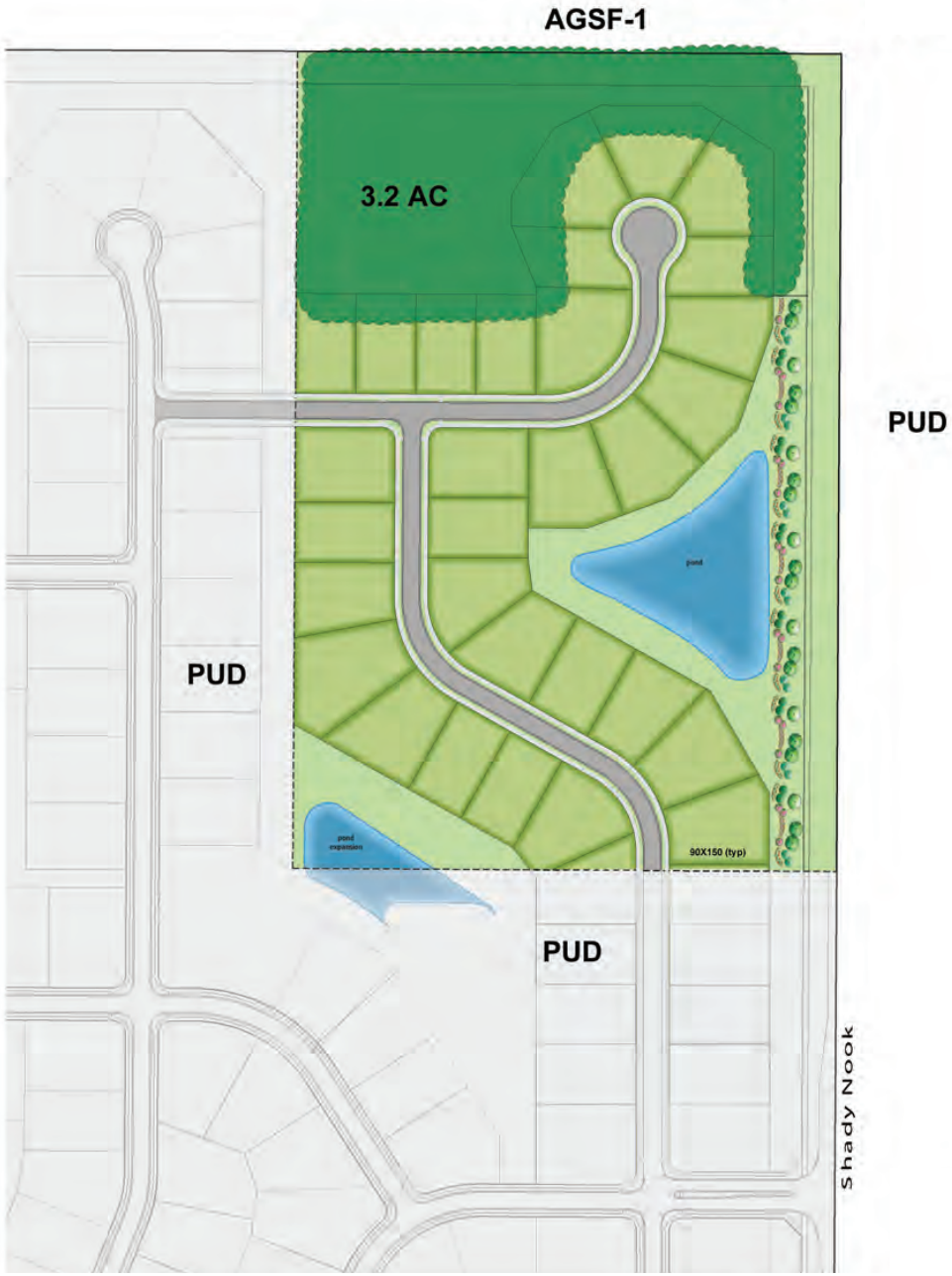
EXHIBIT B

Development Standards Matrix

Parcel	Land Use Type	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Square Foot Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width[1] (ft.)	Min. Lot Depth (ft.)	Min Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback[4] (ft.)	Minimum Building Separation[4] (ft.)	Max. Bld. Height[2,3] (ft.)
B-1	Single-family detached	SF-2	Approx. 22.4	36	1.62	2200 single story; 2400 multi-story (1000 ground floor)	90	140	12,600	30	25	25	8	16	35

1. Lot Width shall refer to minimum lot width at building line. All lots shall be a minimum of 35 feet wide at the street.
2. Building height shall be measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.
3. Maximum building height of Amenity Center(s) shall be forty-five (45) feet.
4. The minimum side yard building setback line for a single-family detached dwelling on the Real Estate may be reduced to five (5) feet for dwellings with a side or courtyard loading garage; however, the lot's aggregate building setback lines shall be sixteen (16) feet and the minimum building separation shall be ten (10) feet.

EXHIBIT C
CONCEPT PLAN



NOT TO SCALE
DATE: 8/21/2018

TAB 7

200300125264
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
12-17-2003 At 09:00 am.
ORDINANCE 13.00

ORDINANCE NO. 03-40

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0306-PUD-03) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on November 25, 2003; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Andover Planned Unit Development District" in exhibits 3 and 5. hereto (Real Estate) from SF2 and AG-SF1 to Mixed Use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Andover Planned Unit Development District" sections 1-12.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 8 DAY OF Dec, 2003

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Jack Hart	Jack Hart	Jack Hart
Teresa Otis-Skelton	Teresa Otis-Skelton	Teresa Otis-Skelton
David Mikesell	David Mikesell	David Mikesell
Michael McDonald	Michael McDonald	Michael McDonald
Mic Mead	Mic Mead	Mic Mead

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD, INDIANA

PUD ORDINANCE NO. 03-40

ANDOVER
PLANNED UNIT DEVELOPMENT
DISTRICT

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

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Section 11. Amenities....10

Section 12. Phasing Sequence....11

SCHEDULE OF EXHIBITS

1. Concept Plan
2. Definitions
3. Residential Parcel Legal Description (Area X)
4. Underlying SF-2 Residential Standards
5. Local Business Parcel Legal Description (Area Y)
6. Underlying LB Local and Neighborhood Business Standards
7. Development Standards Matrix
8. Street Scape Standards – Single Family Detached and Attached
9. Architectural Standards – Single Family Detached and Attached
10. Phasing Sequence

ORDINANCE NO. 03-40

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

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

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Graystone Development, LLC for the real estate containing approximately 279.4 acres, legally described on Exhibit "3" and Exhibit "5" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its unanimous favorable recommendation adopted on the 24th day of November, 2003; and

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

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township,

and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provision of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Andover PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Andover PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit "2", the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Andover PUD.

SECTION 4. RESIDENTIAL AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "3" ("Area X"), is reclassified on the Zone Map from

the AG-SF1 Residence District Classification and the SF-2 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Andover PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of this Andover PUD and which apply to Area X, except as modified in this Andover PUD, is attached hereto and made a part hereof as Exhibit "4".

SECTION 5. LOCAL BUSINESS AREA. Area Y of the Real Estate, also identified on the Concept Plan as Parcels I and J, is described in what is attached hereto and made a part hereof as Exhibit "5" ("Area Y"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of this Andover PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of this Andover PUD and which apply to Area Y, except as modified by this Andover PUD, is attached hereto and made a part hereof as Exhibit "6".

SECTION 6. USES. The Real Estate shall be developed for residential and non-residential uses, as more particularly shown on the concept plan attached hereto as Exhibit "1" (the "Concept Plan"). The size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed the gross residential density described in Section 7 below. Permitted uses are as follows:

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

(1) All uses permitted in the SF-2 District per the Zoning Ordinance in force at the time of enactment of this Andover PUD, including attached and detached single family dwellings and single structures and buildings and uses accessory thereto, together with model homes and temporary trailers from which sales activities may be conducted;

(2) Residential common areas and amenity areas (to be owned and maintained by the Andover Homeowners' Association) along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ballfields, ball courts, practice facilities, playgrounds and other recreational spaces, and recreational buildings. The construction of said amenity improvements shall be approved by Department staff and shall not require an additional DPR;

(3) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or fewer full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.

B. Permitted Uses for Area Y shall be:

(1) Parcel I: Day care center;

(2) Parcel J: Assisted living facilities;

(3) All uses permitted in Area X including, without limitation, any detached or attached single family residences complying with the standards and guidelines contained in Exhibit "8" and Exhibit "9".

SECTION 7. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of six hundred forty (640) attached and detached single family residences; provided, however, that for all of the Real Estate, the total number of single family attached units shall not exceed one hundred eighty (180).

SECTION 8. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction in any minimum development standard specified in Exhibit "7" or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit "7":

A. The development standards for detached and attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit "7" and, to the extent they conflict with those set forth in Exhibit "4" and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "4" and other provisions of the Zoning Ordinance. Attached single family residential dwellings may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-25-1-1 *et seq*.

B. The Street Scape Standards and Architectural Guidelines for detached and attached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit "8" and Exhibit "9", and, to the extent

they conflict with those set forth in Exhibit "4" and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "4" and other provisions of the Zoning Ordinance.

C. The following development standards shall apply to Area Y and, to the extent they conflict with those set forth in Exhibit "6" or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "6" and other provisions of the Zoning Ordinance:

(1) The square footage of the day care facility in Parcel I shall not exceed 8,000 square feet;

(2) The square footage of the assisted living facility in Parcel J shall not exceed 30,000 square feet;

(3) Maximum building height: forty-five (45) feet.

SECTION 9. LANDSCAPING. The landscaping standards set forth in Section 16.06 of the Zoning Ordinance (the "Landscaping Standards"), as they exist and are in force on the date of the enactment of this Andover PUD, shall apply to the development of the Real Estate, with the following exceptions:

A. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are to be set forth in the following table (this table shall replace the provisions of Table 16.06.050-01 of the Zoning Ordinance):

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single Family Detached Residential	2 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Single Family Attached Residential	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Local Business	5 per acre 5 pe	r acre	10 per acre

B. Buffer Yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern border of the Real Estate.

C. Within Buffer Yards, material substitutions may be made with approval of Department staff.

SECTION 10. SIGNAGE. The signage provisions set forth in Section 16.08 of the Zoning Ordinance, as they exist and are in force on the date of the enactment of this Andover PUD, shall apply to the development of the Real Estate.

SECTION 11. AMENITIES. At least three (3) of the following shall be included on each side of Shady Nook Road:

A. Clubhouse;
B. Swimming pool;
C. Playground;
D. Dedicated Open Space of Park (minimum 5,000 square feet);
E. Trail;
F. Basketball court;

G. Tennis court;

H. Volleyball court;

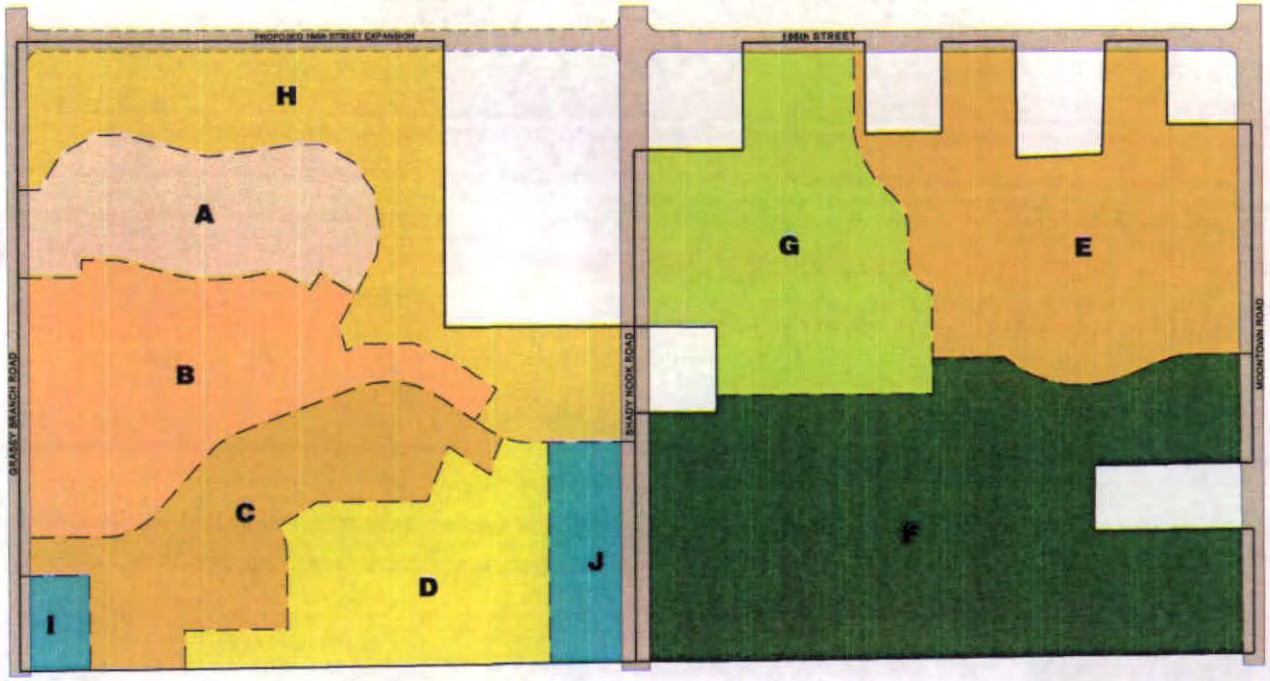
I. Formal garden (minimum 2,500 square feet);

J. Picnic area.

SECTION 12. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit "10" (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Andover PUD was fully passed by the members of the Town Council this 8th day of December 2003.

EXHIBIT 1
CONCEPT PLAN
ANDOVER



AREA X = PARCELS A-H
AREA Y = PARCELS I-J

PARCEL	MAX. UNITS	LAND USE	LOT WITH (AT BUILDING LINE)
A	40	SINGLE FAMILY DETACHED	100'
B	50	SINGLE FAMILY DETACHED	90'
C	50	SINGLE FAMILY DETACHED	80'
D	60	SINGLE FAMILY DETACHED	65'
E	80	SINGLE FAMILY DETACHED	80'
F	180	SINGLE FAMILY DETACHED	60'
G	180	SINGLE FAMILY ATTACHED (FOR SALE)	N/A
H	N/A	OPEN SPACE	N/A
I	N/A	DAY CARE	N/A
J	N/A	ASSISTED LIVING	N/A
TOTAL	279.4 Ac.±		
RESIDENTIAL ONLY	266.6 Ac.±	640	OVERALL DENSITY 2.38 U/A

— — APPROXIMATE DISTRICT LINES

Stoeppelworth & Associates, Inc.
CONSULTING ENGINEERS LAND SURVEYORS

EXHIBIT 2

DEFINITIONS

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

1. **Apartment.** A building or portion thereof designed for or occupied by one or more families.

2. **Architectural Break**. An offset from an exterior wall of a minimum of two (2) feet that continues a minimum of four (4) feet.

3. **Architectural Review Board**. The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.

4. **Area**. Area X and/or Area Y as identified in the Andover PUD.

5. **Balcony**. A projecting platform on a building enclosed with a railing or balustrade.

6. **Bay Window**. Projection from a house front, circular, rectangular, segmental, or canted on plan, largely filled with windows.

7. **Building Height**. Building height shall be measured (i) from the average ground level at the foundation of the residence and/or structure facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

8. **Concrete Fiber**. Concrete reinforced by plastic or wood fiber to increase durability (e.g., Hardie Plank).

9. **Crawl Space.** An area in a residence having a clearance less than human height, but accessible by crawling, especially such a space below the first floor that is enclosed by foundation walls.

10. **Cultured Stone**. A man-made stone product.

11. **Cul-de-sac Street**. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb to the end of the cul-de-sac to the nearest intersecting street.

12. **Declaration**. A Declaration of Covenants, Conditions, and Restrictions for one (1) or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

13. **Deck**. An open, unroofed porch or platform extending from a residence.

14. **Department**. The Department of Community Development of the Town of Westfield, Indiana.

15. **Design Vocabulary**. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Real Estate.

16. **Developer**. The Developer shall be Graystone Development, LLC or its successors or assigns.

17. **Dormer**. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in the front.

18. **DPR Process**. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.

19. **EIFS (Exterior Insulation and Finish Systems)**. Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.

20. **Elevation**. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

21. **Exterior Chase Fireplace**. Fireplace on exterior wall of home, with fireplace cavity (chase) protruding from exterior wall.

22. **External Streets**. Grassy Branch Road, Shady Nook Road, Moontown Road, and 186th Street.

23. **Façade**. The front of a building or any of its sides facing a public way or space, especially one distinguished by its architectural treatment.

24. **Front Load Garage.** Garages which (i) are not at an angle from the primary residence to which they are attached, but, instead, (ii) are parallel with the front elevation of the primary residence to which they are attached.

25. **Frontage Line**. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.

26. **Fypon**. A specific manufacturer of decorative, molded millwork.

27. **Gable**. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

28. **Hip roof**. Roof with all sides sloping and meeting at hips.

29. **Horizontal Property Regime (HPR).** The form of real estate division and sale prescribed by the Horizontal Property Law of the State of Indiana, identified in Indiana Code 32-25-1-1, *et seq.*

30. **Internal Streets**. Any Public Street, Private Street, and/or Shared Drive contained within the Andover PUD other than the External Streets.

31. **Masonry**. Wall building material, such as brick or stone which is laid up in small units or blocks.

32. **Maximum Parcel Coverage**. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.

33. **Open Space**. Any part of the Real Estate not covered by Public Strects, Private Streets, buildings, or parking lots. Open space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.

34. **Overhang**. The projection of an upper story or roof beyond a story immediately below.

35. **Parcel**. Any of Parcels A through J shown on the Concept Plan.

36. **Parcels**. A combination of two (2) or more parcels shown on the Concept Plan.

37. **Plinth**. A square or rectangular base for column, pilaster, or door framing.

38. **Porch**. An exterior appendage to a residence.

39. **Relief**. The elevation or projection of part of a surface.

40. **Roof Pitch**. The slope of a roof, commonly expressed in inches of vertical rise per foot of horizontal run (e.g., 6/12).

41. **Shed Roof**. A roof shape having only one sloping plane.

42. **Sign Ordinance**. The Sign Ordinance of Westfield/Washington Township in force on the date of the commitment of this Andover PUD.

43. **Soffit**. Visible underside of an arch, balcony, beam, corona, cornice, vault, or any exposed architectural element.

44. **Stucco**. A coarse plaster applied in a plastic state to form a hard covering for exterior walls.

45. **Sun Room**. A room or an enclosed porch with glass or transparent plastic walls or numerous windows, oriented and designed to admit much sunlight.

46. **Transom Window**. A window divided by a horizontal bar of wood or stone.

47. **Veranda**. A covered porch or balcony, extending along the outside of a building.

48. **Water Table**. Inclined surface on a projection, such as a plinth, or a buttress offset.

49. **Zoning Classification**. A provision of the Zoning Ordinance regulating a particular type of development (e.g., SF-2, LB).

50. **Zoning Ordinance**. The Zoning Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Andover PUD.

EXHIBIT 3

LEGAL DESCRIPTION - AREA X

A part of the Southeast Quarter of Section 29 and part of the North Half of Section 32, all in Township 19 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of said West Half of Section 32; thence West along the South line thereof 2,707.32 feet; thence North 875.23 feet to the point of tangency of a curve concave southwesterly; thence westerly along said curve 54.98 feet; thence West 95.02 feet to the point of tangency of a curve concave northerly; thence westerly along said curve 19.93 feet; thence Northwesterly 80.55 feet the point of tangency of a curve concave southerly; westerly along said curve 19.93 feet; thence West 91.18 feet to the point of tangency of a curve concave northerly; thence westerly along said curve 42.56 feet; thence South 924.92 feet to the aforesaid South line; thence West along said South line 1,908.92 feet; thence North 407.98 feet; thence West 298.22 feet to a point on the West line of said North Half of Section 32; thence North along the West line of said North Half of Section 32 a distance of 2,300.35 feet to the Northwest corner thereof; thence East along the North line of said North Half of said Section 32 a distance of 1,832.42 feet; thence South 1,234.53 feet; thence East 814.87 feet to a point on the East line of the Northwest Quarter of said Section 32; thence North along said East line 759.80 feet; thence East 466.71 feet; thence North 466.71 to a point on the aforesaid North line of said Section 32; thence East along said North line 525.32 feet; thence South 396.01 feet; thence East 330.00 feet; thence North 396.01 feet to a point on the aforesaid North line; thence East along the aforesaid North line of Section 32 a distance of 315.98 feet; thence South 503.67 feet; thence East 363.89 feet; thence North 489.82 feet; to a point on the aforesaid North line of said Section 32; thence East along said North line 261.98 feet; thence South 361.50 feet; thence East 361.50 feet to a point on the East line of said Section 32; thence South along said East line 1,459.96 feet; thence West 676.36 feet; thence South 278.26 feet; thence East 679.67 feet to a point on the aforesaid East line of said Section 32; thence South along said East line 537.01 feet to the place of beginning, containing 274.562 acres, more or less.

EXCEPT:

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence South along the West line thereof 1,226.51 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line 374.00 feet; thence East 349.42 feet; thence North 374.00 feet; thence West 349.42 feet to the place of beginning, containing 3.000 acres, more or less.

ALSO EXCEPT:

A part of the Northeast Quarter of Section 32, Township 19 North Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence East along the North line thereof 992.03 feet to the POINT OF BEGINNING of this description; thence continuing East along said West line 330.00 feet; thence South 396.01 feet; thence West 330.00 feet; thence North 396.01 feet to the place of beginning, containing 3.000 acres, more or less.

All together containing 268.562 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

This description was prepared for zoning purposed only and is subject to change upon the completion of an accurate boundary survey.

S/45815/Legal/Zoning Description area X 12-2-03
December 2, 2003

WC 16.04.030 Residential Districts

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

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

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 36 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

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

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

6. Minimum Setback Lines -

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

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

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

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

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

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

1. Permitted Uses -

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

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

2. Special Exceptions -

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

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

• Front yard -	Three acre lots	- not less than 100 feet on expressways, primary arterials, and secondary arterials - not less than 80 feet on all other streets.
	Subdivisions	- not less than 30 feet
• Side yard -	Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot. Three acre lots - 30 feet	
• Rear yard -	Subdivision - 30 feet Three acre lots - 30 feet	
• Minimum lot width at building line -		Subdivisions - 100 feet Three acre lots - N/A

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

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

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

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

EXHIBIT 5

LEGAL DESCRIPTION - AREA Y

A part of the North Half of Section 32, all in Township 19 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said West Half of Section 32; thence West along the South line thereof 2,707.32 feet to the POINT OF BEGINNING of this description; thence North 875.23 feet to the point of tangency of a curve concave southwesterly; thence westerly along said curve 54.98 feet; thence West 95.02 feet to the point of tangency of a curve concave northerly; thence westerly along said curve 19.93 feet; thence Northwesterly 80.55 feet the point of tangency of a curve concave southerly; westerly along said curve 19.93 feet; thence West 91.18 feet to the point of tangency of a curve concave northerly; thence westerly along said curve 42.56 feet; thence South 924.92 feet to the aforesaid South line; thence East along said South line 377.42 feet to the place of beginning, containing 8.000 acres, more or less.

ALSO:

A part of the North Half of Section 32, all in Township 19 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 32; thence East along the South line thereof 300.98 feet; thence North 407.98 feet; thence West 298.22 feet to a point the West line of said Section 32; thence South along said West line 410.00 feet to the place of beginning, containing 2.820 acres, more or less.

All together containing 10.820 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

This description was prepared for zoning purposes only and is subject to change upon the completion of an accurate boundary survey.

S/45815/Legal/Zoning Description area Y 12-2-03
December 2, 2003

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

D. LB - Local and Neighborhood Business District - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. Special Requirements

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. Permitted Uses - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements:

a. Front Yard Adjacent to All Districts – Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts – Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

   a. Minimum Business Size – 800 square feet.

   b. Maximum Business Size – 30,000 square feet.

   c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

   a. See WC 16.04.120, Off-Street Loading and Parking; and,

   b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

   a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

   b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.

   c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

(a) Number of Signs – One (1) freestanding sign shall be permitted.

(b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.

(c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.

(d) Maximum height of sign – twenty (20) feet above grade.

(e) Setback – Minimum: twenty (20) feet from right-of-way.

(f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

(a) Maximum Facades with Wall Signs – two (2) facades of a building.

(b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.

(c) Maximum Sign Surface Area - one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building – one hundred (100) square feet.

f. Outside Storage or Display:

(1) No outside storage or display of materials or merchandise shall be permitted.

(2) No outside vending machines shall be permitted.

(3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.

(4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

E. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

EXHIBIT 7

DEVELOPMENT STANDARDS MATRIX

Parcel	Land Use Type	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width[1] (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height[2,3] (ft.)
A	Single-family detached	SF-2	18.6	40	2.15	2200 single story; 2400 multi-story (1000 ground floor)	100	140	14,000	30	25	25	8	16	35
B	Single-family detached	SF-2	30.8	50	1.62	2200 single story; 2400 multi-story (1000 ground floor)	90	140	12,600	30	25	25	8	16	35
C	Single-family detached	SF-2	23.6	50	2.12	1800 single story; 2000 multi-story (1000 ground floor)	80	130	10,400	35	25	25	7.5	15	35
D	Single-family detached	SF-2	22.2	60	2.70	1400 single story; 1800 multi-story (800 ground floor)	65	130	8,450	40	25	25	5	12	35
E	Single-family detached	SF-2	39.4	80	2.03	1400 single story; 1600 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
F	Single-family detached	SF-2	67.7	180	2.66	1200 single story; 1400 multi-story (800 ground floor)	60	120	7,200[4]	40	25	25	5	12	35
G	Single-family attached (For Sale)	SF-2	31.6	180	5.70	1000 single story; 1200 multi-story	N/A	N/A	N/A	40	20	20	20	15	35
H	Open Space	N/A	34.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I	Daycare	LB	2.8	N/A	N/A	N/A	N/A	N/A	N/A	25	N/A	N/A	N/A	N/A	45
J	Assisted Living	LB	8.0	N/A	N/A	N/A	N/A	N/A	N/A	25	N/A	N/A	N/A	N/A	45
	Total		279.4												
	Residential Only		268.6	640	2.38										

1. Lot Width shall refer to minimum lot width at building line. All lots shall be a minimum of 35 feet wide at the street.
2. Building height shall be measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.
3 Maximum building height for Amenity Center(s) shall be forty-five (45) feet.
4 Lots along the southern border of Parcel F shall have a minimum lot area of 9,000 square feet.

EXHIBIT 8

STREET SCAPE STANDARDS
SINGLE FAMILY DETACHED AND ATTACHED
PARCELS A, B, C, D, E, F AND G

The following Street Scape Standards shall apply to all Single Family Detached and Single Family Attached areas in Parcels A, B, C, D, E, F and G of this Andover PUD:

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot. The height, type, style and manufacturer of the light shall be approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. These lights shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within each Parcel shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights shall be installed at the intersections of Internal Streets. In the Developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Zoning Ordinance. Such custom and/or architectural street lights shall be installed at the Developer's expense and maintained by the owner of the area in which they exist or by the Homeowners' Association. All street lights shall comply with the Lighting Ordinance.

4. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Zoning Ordinance. Such custom signage shall be installed at the Developer's expense and maintained by the owner of the area in which the sign exists, or by the Homeowners' Association if the sign exists in a common area.

5. Corner Lots. All homes on corner lots shall include on the side elevation facing the street a minimum of (i) two (2) windows, or (ii) one (1) window and one (1) door, or (iii) one window and one (1) chimney chase.

6. Lots Adjacent to External Streets. All homes whose sides face an External Street shall have at least one (1) of the Architectural Design Features required by Exhibit 9 on the side of the home facing the External Street.

7. Duplicate Elevations. Detached residences with identical or similar elevations shall be separated by at least two (2) lots and shall not be directly across the street

from one another. No two (2) adjacent homes shall have the same exterior siding color. The preceding sentence shall not apply to brick or other masonry material.

8. Gas Lights. Gas lights may be used without shielding.

9. Mini-Barns. Mini-barns are prohibited.

10. Clothes Lines. Clothes lines are prohibited.

11. Satellite Dishes. Satellite dishes shall not exceed thirty (30) inches in diameter and shall meet FCC Standards.

12. Fences. All chain link fences shall be vinyl-coated and limited to forty-two (42) incise in height and are prohibited in front yards. Stockade fences are prohibited. All fences shall be subject to review and approval by the Architectural Review Board of the Homeowners' Association.

13. Overhangs. All residences shall have a minimum eight (8) inch overhang.

14. Roof Pitch. All residences shall have a minimum roof pitch of 6/12.

EXHIBIT 9
ARCHITECTURAL STANDARDS — SINGLE FAMILY ATTACHED AND DETACHED

ARCHITECTURAL STANDARD	PARCEL A	PARCEL B	PARCEL C	PARCEL D
Description	Single-family detached	Single-family detached	Single-family detached	Single-family detached
Underlying Zoning Classification	SF-2	SF-2	SF-2	SF-2
Lot Width	100'	90'	80'	65'
Building Material	• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. • Permitted exterior surfaces shall include: • EIFS; • Synthetic stucco; • Cultured stone; • Wood; • Concrete fiber (Hardie-Plank or similar); • Brick; • Stone; and • Other masonry product.	• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. • Permitted exterior surfaces shall include: • EIFS; • Synthetic stucco; • Cultured stone; • Wood; • Concrete fiber (Hardie-Plank or similar); • Brick; • Stone; and • Other masonry product.	• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. • Permitted exterior surfaces shall include: • EIFS; • Synthetic stucco; • Cultured stone; • Wood; • Concrete fiber (Hardie-Plank or similar); • Brick; • Stone; and • Other masonry product.	• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. • Permitted exterior surfaces shall include: • EIFS; • Synthetic stucco; • Cultured stone; • Wood; • Concrete fiber (Hardie-Plank or similar); • Brick; • Stone; and • Other masonry product
Garage Entry	Front Load Garages shall be prohibited.	Front Load Garages shall be permitted.	Front Load Garages shall be permitted.	Front Load Garages shall be permitted.
Roof Treatment	Roof shingles shall have an architectural or dimensional appearance.	Roof shingles shall have an architectural or dimensional appearance.		
Basement	All residences shall be constructed on poured concrete foundations and shall contain either a partial basement with adjoining crawl space or a full basement beneath all areas of the home other than the garage.	All residences shall be constructed on poured concrete foundations and shall contain either a partial basement with adjoining crawl space or a full basement beneath all areas of the home other than the garage		
Patio	A patio or deck, of minimum dimensions of 12 feet by 16 feet, shall be installed at the main exit door at the rear of each residence.	A patio or deck, of minimum dimensions of 12 feet by 16 feet, shall be installed at the main exit door at the rear of each residence	A patio or deck, of minimum dimensions of 10 feet by 12 feet, shall be installed at the main exit door at the rear of each residence.	A patio or deck, of minimum dimensions of 10 feet by 12 feet, shall be installed at the main exit door at the rear of each residence
Architectural Design Features	All residences shall **include at least two (2)** of the items in Table 9A and a total of at **least four (4) items** from either Table 9A or Table 9B.	All residences shall **include at least two (2)** of the items in Table 9A and a total of at **least four (4) items** from either Table 9A or Table 9B.	All residences shall **include at least two (2)** of the items in Table 9A and a total of at **least four (4) items** from either Table 9A or Table 9B.	All residences shall **include at least two (2)** of the items in Table 9A and a total of at **least four (4) items** from either Table 9A or Table 9B.

EXHIBIT 9
ARCHITECTURAL STANDARDS — SINGLE FAMILY ATTACHED AND DETACHED

ARCHITECTURAL STANDARD	PARCEL E	PARCEL F	PARCEL G
Description	Single-family detached	Single-family detached	Single-family attached
Underlying Zoning Classification	SF-2	SF-2	SF-2
Lot Width	80'	60'	N/A

Building Material	• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted.
	• Permitted exterior surfaces shall include:
	  • EIFS;
	  • Synthetic stucco;
	  • Cultured stone;
	  • Wood;
	  • Concrete fiber (Hardie-Plank or similar);
	  • Brick;
	  • Stone; and
	  • Other masonry product.
		• Aluminum siding shall be prohibited.
		• All residences shall have at least 50% of the front facade (exclusive of windows, doors, garage doors, and gable ends) covered by one or more of the following surfaces:
		  • EIFS;
		  • Synthetic stucco;
		  • Cultured stone;
		  • Wood;
		  • Concrete fiber (Hardie-Plank or similar);
		  • Brick;
		  • Stone; and
		  • Other masonry product.
		• All vinyl siding shall have a minimum .044 thickness.
			• Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted.
			• Permitted exterior surfaces shall include:
			  • EIFS;
			  • Synthetic stucco;
			  • Cultured stone;
			  • Wood;
			  • Concrete fiber (Hardie-Plank or similar);
			  • Brick;
			  • Stone; and
			  • Other masonry product.

Garage Entry	Front Load Garages shall be permitted.	Front Load Garages shall be permitted.	Front Load Garages shall be permitted.
Windows	All residences shall have windows on at least three (3) sides. All windows on sides of residences shall have window grids visually separating the windows into panes.	All residences shall have windows on at least three (3) sides. All windows on sides of residences shall have window grids visually separating the windows into panes.	
Architectural Design Features	All residences shall **include at least two (2)** of the items in Table 9A and a total of at **least four (4) items** from either Table 9A or Table 9B.	All residences shall **include at least one (1)** of the items in Table 9A and a total of at **least three (3) items** from either Table 9A or Table 9B.	All residences shall **include at least one (1)** of the items in Table 9A and a total of at **least three (3) items** from either Table 9A or Table 9B.

EXHIBIT 9
ARCHITECTURAL STANDARDS — SINGLE FAMILY ATTACHED AND DETACHED

Table 9A – Architectural Design Features

1. Roof design featuring hip roof, a reverse gable, a shed roof accent or a covered front entry;
2. Covered front porch with railings (of at least eight (8) feet in width and four (4) feet in depth or a minimum of thirty-two (32) square feet);
3. Covered front stoop/steps with pathway leading from sidewalk or driveway;
4. Bay window;
5. Architecturally-treated entranceways (for homes without a front porch);
6. Veranda/balcony;
7. Two (2) or more roof planes;
8. A minimum of two (2) dormers;
9. At least two (2) feet of relief at two (2) or more points along the front facade elevation, excluding relief for doors and windows and garage;
10. Exterior chase fireplace;
11. Sun room.

Table 9B – Architectural Design Features

1. Thirty-two (32) inch brick or stone plinth with water table on all sides;
2. Architectural treatment on gable ends;
3. Separate overhead door per car for each garage;
4. Transom windows;
5. Garage doors containing windows of high standard and quality;
6. Architecturally-enhanced articulated trim mouldings, (i.e., fypons above windows);
7. Decorative shutters or other enhanced architectural window treatment.

EXHIBIT 10

DEVELOPMENT PHASING

Parcel	Development Schedule
A	2004 - 2007
B	2004 - 2007
C	2004 - 2007
D	2004 - 2007
E	2005 - 2007
F	2004 - 2007
G	2004 - 2007
I	2005 -2006
J	2005 -2006
Amenity Center	Upon completion of 75 single family detached units.

Construction on Parcel G will begin no earlier than construction on Parcel F.

Minutes of the August 20, 2018 APC Meeting
Presented for approval: September 4, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 20, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Ginny Kelleher.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; and Nicole Finelli Esq., Krieg DeVault.

APPROVAL OF MINUTES:
Motion: Approve August 6, 2018 meeting minutes as presented.
Motion: Smith; Second: Woodard. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES
Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Items of Business.

ITEMS OF BUSINESS

1807-PUD-18 **Grassy Branch Marketplace PUD**
NE Corner of State Road 32 and Grassy Branch Road
Rita Hafner by Church, Church, Hittle & Antrim, LLP requests a change of zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized this request for a change of zoning.

Eric Douthit, with Church, Church, Hittle and Antrim, representing the petitioner, gave an overview of modifications made to this request since the public hearing. He stated that an additional homeowners meeting was held to address concerns. He outlined the following modifications that resulted from the public hearing and homeowners meetings: 1) the monument sign was modified to be consistent with the UDO standards; 2) fruit trees were removed and additional evergreens and shade tree were added to the landscape plan; 3) all mechanicals would be located on the roof of the building, and would be screened; 4) all wall-mounted meters would be grouped together and screened; and; 5) the fencing on the north side of the property would be consistent and compliant and designed to complement the theme of the building.

Smith asked for clarification regarding the northern buffer yard requirements.

Douthit explained the cross-section exhibit that depicts the northern buffer yard area.

Motion: Forward 1807-PUD-18 to the City Council with a positive recommendation.
Motion: Willis; second, Maue. Motion passed. Vote: 8-0

1807-ODP-13 &
1807-SPP-13

The Serenade (formerly known as Augusta)
West side of Ditch Road, between 156th Street and 161st Street
Innovative Engineering & Consulting by Estridge Development Management requests Overall Development Plan and Primary Plat approval of 120 single-family residential lots on 80 acres +/- in the Davis PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Woodard recused himself at 7:10 a.m.

Todd presented an overview of this petition. He also explained that the petitioner is requesting several construction waivers, all of which are supported by the City Engineer through a letter.

Smith asked why waivers were being requested.

Paul Estridge, the petitioner, addressed the question by indicating this a common practice in his developments.

Skelton stated that these waivers were reviewed and supported by the City Engineer.

Smith asked if the petitioner's commitments to the adjacent property owner regarding the height of tree whips and the preservation of mature trees was being met.

Estridge stated he would save as many mature trees as possible. He added that if 10-foot whips could be found, he would install them.

Motion: Approve the requested construction standard waivers, as outlined in the Construction Standards Waiver Request Letter.
Motion: Maue; second, Schmitz. Motion passed. Vote: 7-0; 1 abstention/Woodard.

Motion: Approve 1807-ODP-13 and 1807-SPP-13 with the condition that all necessary approval shall be obtained from the Westfield Public Works Department, Westfield Fire Marshal, and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.
Motion: Graham; second, Willis. Motion passed. Vote: 7-0.

Woodard returned to the meeting at 7:24 p.m.

PUBLIC HEARING ITEMS

1809-PUD-23
[PUBLIC HEARING]

The Trails PUD Amendment II
Southeast corner of SR 32 and Oak Ridge Road
Edgerock Development, LLC by Onpointe Land Matters, LLC requests an amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this request for this PUD amendment.

Jesse Pohlman, with Onpointe Land Matters, representing the petitioner, presented the three main modifications addressed in this amendment: 1) development standard modifications to accommodate the Crew Carwash site plan proposal; 2) allow commercial land uses on the southern half of the development and; 3) incorporate a monument sign standards for the development that is consistent with the sign standards that were put in place for nearby Monon Marketplace.

Public Hearing for 1809-PUD-23 opened at 7:28 p.m.

No public comment.

Public Hearing for 1809-PUD-23 closed at 7:29 p.m.

Maue said he had some concern with the lack of architectural relief on the rear and side elevations of the Family Entertainment Center building. He further stated that he feels that the design showing a large plane of masonry in the elevation should be modified.

Hoover agreed with Maue's concerns regarding the large plane of masonry as shown in the elevation.

Willis asked about the possible view from State Road 32.

Pohlman responded that they will re-evaluate this item.

Graham stated he is pleased that this potentially developing as commercial instead of multi-family.

Woodard asked for clarification on the signage.

Pohlman stated he expects that the signage will be consistent with UDO standards.

CONTINUED ITEMS

1805-PUD-09

Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1808-PUD-20

181st Street PUD Amendment
Southwest Corner of E. 181st Street & Sun Park Drive
CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the 181st Street PUD District to modify the development and use sequence of the property.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1808-PUD-21 **Cottages on East PUD**
303 N. East Street
James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members
City Council Liaison
Board of Zoning Appeals Liaison
Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn meeting.

Motion: Hoover; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 7:38 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

Docket Number:	1809-PUD-25 (Ordinance No. 18-33)
Petitioner:	Henke Development Group by Freeman Development Corp.
Request:	An amendment to development, architectural, and landscaping standards of the Grand Park Village Planned Unit Development (PUD) Ordinance to accommodate a multi-family development.
Current Zoning:	Grand Park Village PUD (Ord. 12-46)
Current Land Use:	Vacant
Acreage:	12 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 18-33 4. Elevations and Floor Plans 5. Site Layout 6. Project Narrative 7. Design Illustrative Exhibit 8. Landscape Plan
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 13, 2018, City Council meeting. The petition will receive a public hearing at the September 4, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, August 29, 2018. No members of the public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) specific to the located at the northeast corner of State Road 32 and Grassy Branch Road (see **Exhibit 2**).

The property is currently zoned as part of the Grand Park Village PUD. The Property is surrounded on all sides by other properties in the Grand Park Village PUD or GB-PD: General Business Planned Development.

ZONING REQUEST

The petitioner requests this amendment to modify development, architectural, and landscaping standards. Multi-Family is a permitted use via the existing Grand Park Village PUD.

Design Theme: The PUD Ordinance contains a Design Illustrative Exhibit (see **Exhibit 7**), which development on the Real Estate must be substantially similar in quality, character and appearance. The original Grand Park Village PUD set forth a required strict 'Cape Cod Architecture' theme where this proposal could be argued that it borrows some from Southern/Colonial-style architecture.

Parking Requirements: As proposed, the amendment would modify parking standards so that the following is applicable:

- One (1) parking space per bedroom of each two-bedroom and three-bedroom unit, and one and one-half (1.5) parking space per bedroom of each one-bedroom unit.
- Two (2) parking spaces for every 1,000 square feet of clubhouse

Density: As proposed, site-specific density in the Lake Village area of the Grand Park Village PUD or similar mixed use areas shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) total units.

Landscaping Standards: Due to site constraints involving setback requirements (or lack thereof), buffer yard requirements (or lack thereof) and required easements, the petitioner has included a landscape plan that will be tied to the PUD (see **Exhibit 8**).

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 4, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 4, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

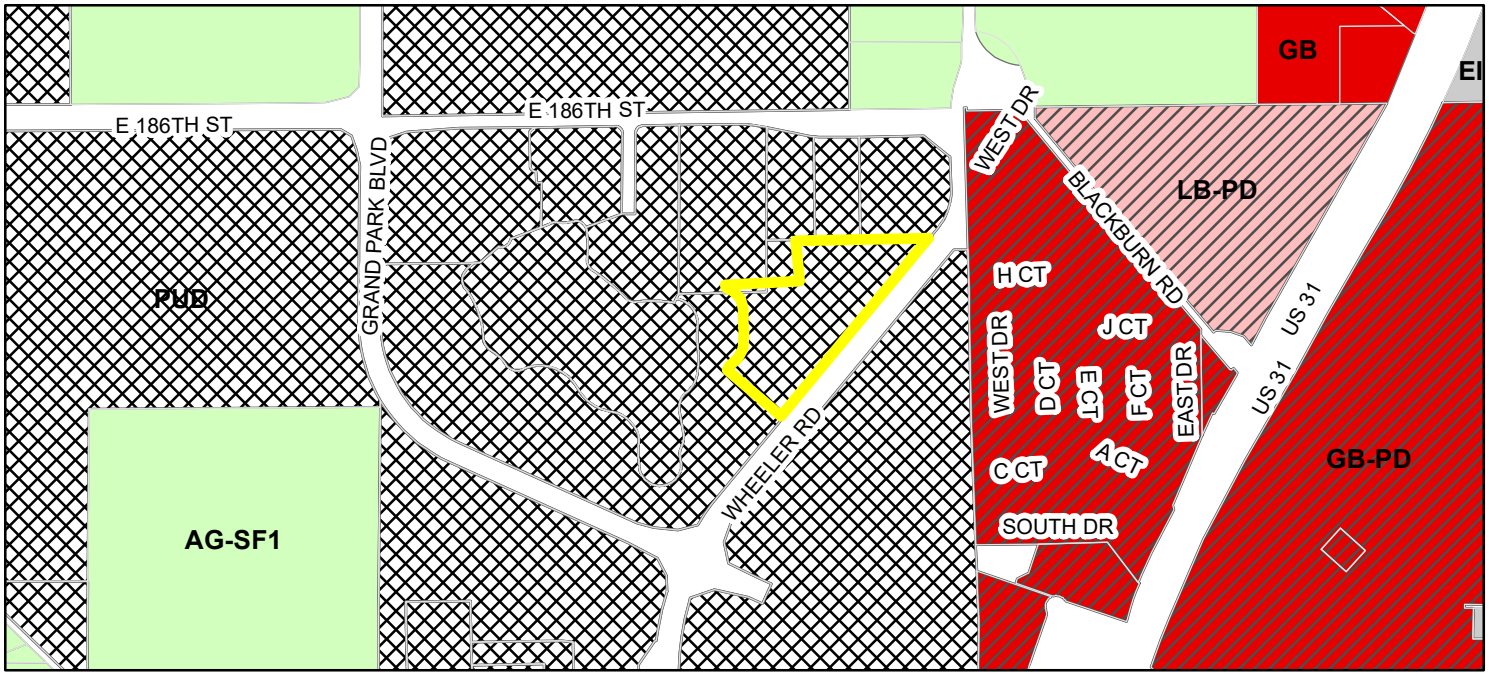
Property Location Map
CharlesTowne Multi-Family Development

Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB-PD (Local Business - Planned Development)
- PUD (Planned Unit Development)

DEVELOPMENT SUMMARY

Total Acreage- 12 AC

1 BR Units - 108
2 BR Units - 121
3 BR Units - 15
Total - 244 Units
Clubhouse - 5,096 SF
Total Density- 20.33 Units/AC

Proposed Parking Requirements

1.5 Spaces per BR - 1 BR Units -	162 Spaces
1.0 Space per BR - 2 BR Units -	242 Spaces
1.0 Spaces per BR- 3 BR Units -	45 Spaces
2 Spaces per 1,000 SF of Clubhouse-	11 Spaces
Total Parking Spaces Proposed -	460 Spaces
Total Parking Spaces Provided-	**460 Spaces**

Comprable PUD Multi-Family Parking Requirements

Union Street Flats- (1 Space per BR - 2 Spaces per 1,000 SF Clubhouse)	**406 Spaces**
Multi-Family at Harmony - (1 Space per BR - 2 Spaces per 1,000 SF Clubhouse)	**406 Spaces**
Spring Mill Station SWC- (1.6 Spaces per Unit - 1 Space per 300 SF Clubhouse)	**408 Spaces**

CT

0 25 50 100 150
SCALE 1"= 50'

CHARLESTOWNE
- at Grand Park Village -

2020

CONCEPTUAL SITE PLAN
PREPARED FOR
D&W FARMS, INC. - HENKE DEVELOPMENT
INTERNAL REVIEW - MARCH 2018

FREEMAN DEVELOPMENT CORP.
10 NORTH 15TH STREET
RICHMOND, IN 47374 (765) 966-9720

ORDINANCE NUMBER 18-33

Grand Park Village PUD District Amendment II

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE GRAND PARK VILLAGE PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance No. 12-46, the Grand Park Village Planned Unit Development District, on December 10, 2012 amended by Ordinance 15-10 as enacted by the Council on May 26, 2015 (collectively, the "Grand Park Village Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1809-PUD-25**), 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**. **1809-PUD-25** 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 _____, 20YY;

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 This Ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by: (i) the Grand Park Village PUD Ordinance, as amended by 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 the Grand Park Village PUD Ordinance, as amended.

1.2 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All other provisions of the Grand Park Village Ordinance shall remain in effect with the adoption of this 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 the Grand Park Village PUD Ordinance, as amended.

Section 2. **Development and Architectural Standards.** The standards of *Article 6: Development and Architectural Standards* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

2.1 Article 6(A) Design Theme, (B) Roof, and (C) Windows: Shall be modified as follows: "Buildings constructed on the Real Estate shall be developed either: (i) in accordance with the Design Theme, Roof and Windows standards of Article 6(A), 6(B), and 6(C), respectively, of the Grand Park Village PUD Ordinance; or (ii) substantially similar in quality, character and appearance as the Design Illustrative Exhibit, attached hereto as **Exhibit B**."

2.2 Article 6(G) Parking Requirements: Shall include the additional language: "Multi-Family Residential Uses shall be provided: a. One (1) parking space per bedroom of each two-bedroom and three-bedroom unit, and one and one-half (1.5) parking space per bedroom of each one-bedroom unit. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and the tandem space are dedicated to the same tenant; b. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse."

2.3 Article 6(K.2) Multi-Family Residential: Shall include the additional language: "Site-specific density in the Lake Village or similar mixed-use area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) units".

Section 3. **Landscaping.** The standards of *Article 9: Landscaping* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

3.1 "Landscaping and screening shall be provided as depicted on the Landscape Illustrative Exhibit (**Exhibit 'C'**). Due to the constraints caused by (i) drainage and utility easements located on all property boundary lines, (ii) the uniqueness of the layout of the proposed development and (iii) the uniqueness of the buffer yard requirement in the mixed-use areas, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance for multi-family development. Notwithstanding the foregoing however, the parking areas and foundation plantings for Multi-Family Development shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, Perimeter Parking Area Landscaping, and Foundation Plantings. Multi-Family development in the mixed-use district shall also not be required to be screened by walls or other solid materials in addition to landscaping required along parking facilities that may be visible from Streets or perimeter Lot Lines shall herein"

(Remainder of page intentionally left blank, signature page follows)

ALL OF WHICH IS ORDAINED/RESOLVED THIS DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James Edwards	James Edwards	James Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-33** was delivered to the Mayor of Westfield

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

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-33**

this _____ day of _____, 2018.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-33**

this _____ day of _____, 2018.

_____

J. Andrew Cook, Mayor

This document prepared by: MICHAEL ROAN, FREEMAN PLANNING AND DESIGN
10 N. 15th, Richmond, IN 47374

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Design Illustrative Exhibit

Exhibit C Landscape Illustrative Exhibit

(Remainder of page intentionally left blank)

EXHIBIT A
REAL ESTATE

PROPERTY DESCRIPTION

A PART OF BLOCK "1" OF "GRAND PARK VILLAGE - LAKE VILLAGE SECTION THREE" WHICH WAS RECORDED ON DECEMBER 4, 2015 AS INSTRUMENT #2015062128 IN PLAT CABINET 5, SLIDE 427 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1; THENCE ALONG THE NORTH AND WEST LINES OF SAID BLOCK THE FOLLOWING EIGHT CALLS;

1) SOUTH 89°11'02" WEST A DISTANCE OF 754.40 FEET TO A CORNER OF SAID BLOCK;

2) THENCE SOUTH 00°20'06" WEST A DISTANCE OF 236.54 FEET TO A CORNER OF SAID BLOCK;

3) THENCE SOUTH 88°50'13" A DISTANCE OF 398.77 FEET TO A CORNER OF SAID BLOCK;

4) THENCE SOUTH 25°50'03" WEST A DISTANCE OF 24.77 FEET TO A CORNER OF SAID BLOCK AND THE PC OF A NON-TANGENT CURVE;

5) THENCE SOUTHEASTERLY 174.06 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 114.33 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37°11'58" EAST AND A LENGTH OF 157.73 FEET TO THE PC OF A CURVE;

6) THENCE SOUTHEASTERLY 77.23 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 315.14 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00°36'22" EAST AND A LENGTH OF 77.04 FEET TO THE PC OF A CURVE;

7) THENCE SOUTHWESTERLY 145.62 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 498.45 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00°44'33" WEST AND A LENGTH OF 145.10 FEET TO THE PC OF A CURVE;

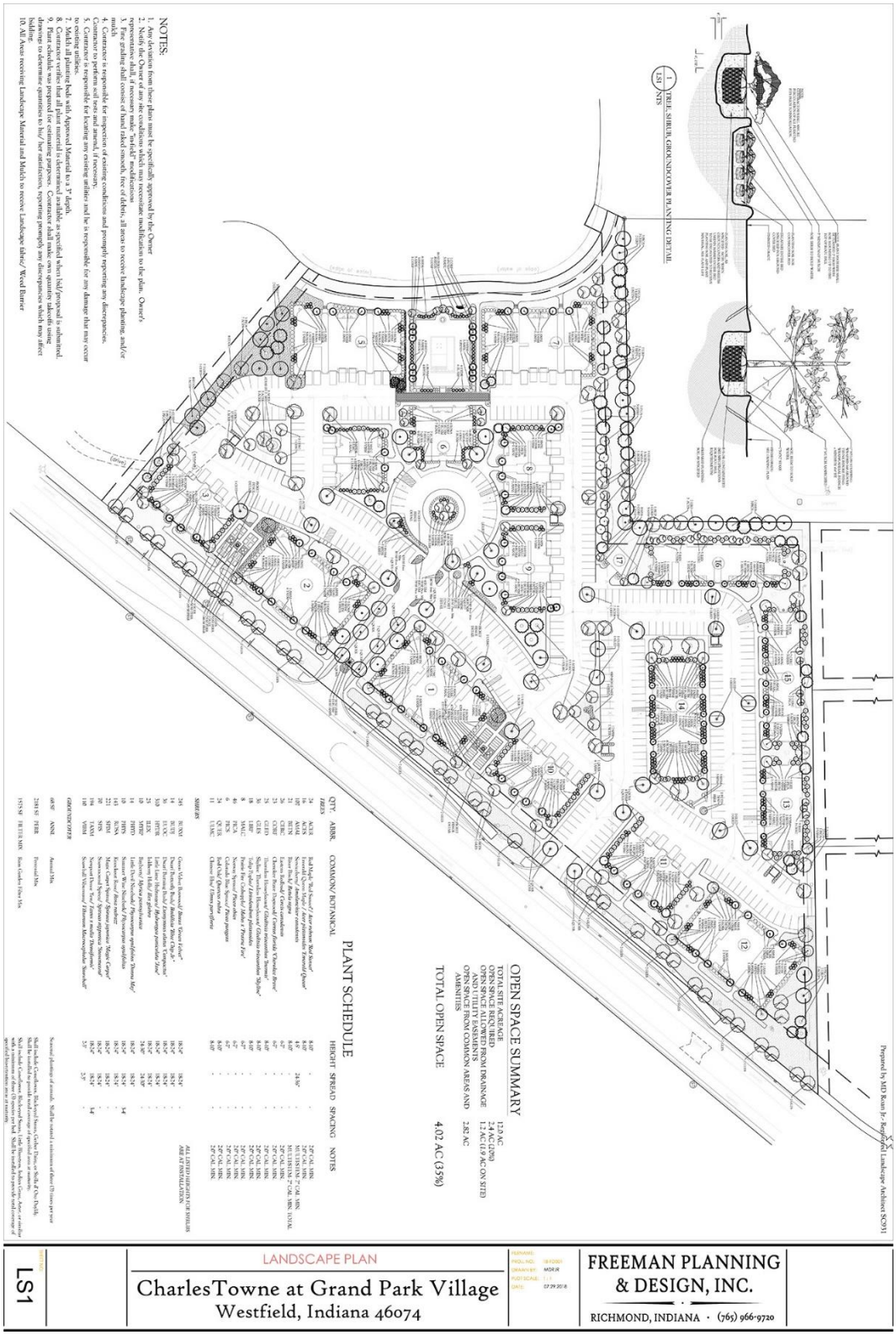
8) THENCE SOUTHWESTERLY 49.46 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 114.33 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 21°30'20" WEST AND A LENGTH OF 49.08 FEET TO A POINT;

THENCE SOUTH 50°20'41" EAST A DISTANCE OF 410.08 FEET TO THE EAST LINE OF SAID BLOCK;

THENCE NORTH 39°39'19" EAST ALONG THE EAST LINE OF SAID BLOCK A DISTANCE OF 1,211.59 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES MORE OR LESS.

EXHIBIT B
DESIGN ILLUSTRATIVE EXHIBIT

EXHIBIT C
LANDSCAPE ILLUSTRATIVE EXHIBIT



1 B1.2 BUILDING #1 FRONT ELEVATION *(AS VIEWED FROM PARKING LOT)*
SCALE: 1/8"=1'-0"
(MIXED BEDROOMUNIT BUILDING - L-SHAPED)
(24 UNITS)

BUILDING HEIGHT: 37'-6 ½"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIEBOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B1.2 BUILDING #1 SIDE ELEVATION *(AS VIEWED FROM NORTHEAST)*
SCALE: 1/8"=1'-0"
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

3 B1.2 BUILDING #1 SIDE ELEVATION *(AS VIEWED FROM SOUTHWEST)*
SCALE: 1/8"=1'-0"
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

4 B1.2 BUILDING #1 REAR ELEVATION *(AS VIEWED FROM WHEELER ROAD)*
SCALE: 1/8"=1'-0"
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRICK "KEENELAND TUDOR" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHTE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES-"PEWTER"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

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RICHMOND, INDIANA · (765) 966-9720

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PROJ. NO: 18-F0001
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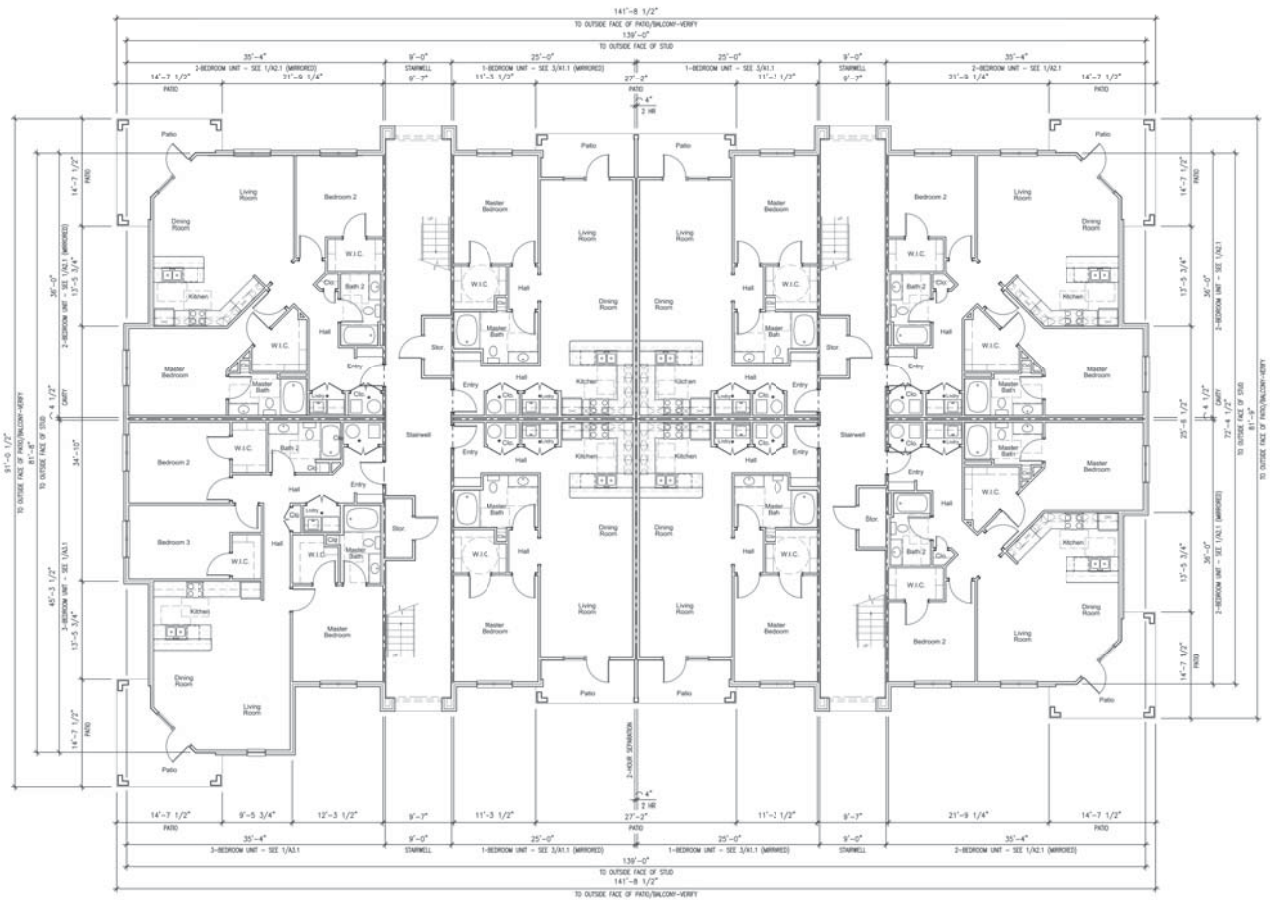
PLOT SCALE: 1 : 1
DATE: 07-19-2019

BUILDING #1 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B1.2



1 BUILDINGS #2 & #12 FIRST FLOOR PLAN
B2.0 SCALE: 1/8"=1'0"

(L-SHAPED - 29,527 GSF)
[(24) MIXED UNITS]

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DATE: 07.19.2019

BUILDINGS #2 & #12 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B2.1

1 B2.2 BUILDINGS #2 and #12 FRONT ELEVATION *(AS VIEWED FROM PARKING LOT)*
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-6 ½"
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B2.2 BUILDINGS #2 and #12 SIDE ELEVATION *(AS VIEWED FROM NORTHEAST)*
SCALE: 1/8"=1'-0"
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

3 B2.2 BUILDINGS #2 and #12 SIDE ELEVATION *(AS VIEWED FROM SOUTHWEST)*
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

4 B2.2 BUILDINGS #2 and #12 REAR ELEVATION *(AS VIEWED FROM WHEELER ROAD)*
(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
(24 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRICK- "KEENELAND TUDOR" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES-"PEWTER"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

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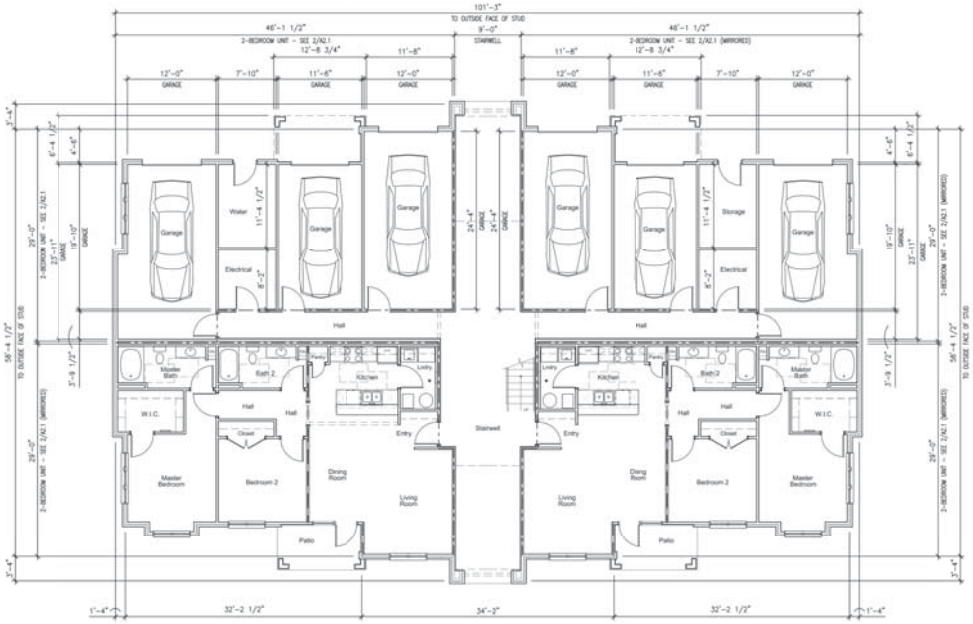
DATE: 07-19-2019

BUILDINGS #2 & #12 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B2.2



1 BUILDINGS #3, #10 & #11 FIRST FLOOR PLAN
B3.0 SCALE: 1/8"=1'-0"

(2-SIDED - 15,969 GSF)
[(10) 2-BED UNITS / (6) GARAGE SPACES]

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PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDINGS #3, #10 & #11 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B3.1

1 B3.2 BUILDINGS #3, #10 & #11 FRONT ELEVATION *(AS VIEWED FROM WHEELER ROAD)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

BUILDING HEIGHT: 35'-1¾"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B3.2 BUILDINGS #3, #10 & #11 SIDE ELEVATION *(SW)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

3 B3.2 BUILDINGS #3, #10 & #11 SIDE ELEVATION *(NE)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

4 B3.2 BUILDINGS #3, #10 & #11 REAR ELEVATION *(AS VIEWED FROM PARKING LOT)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

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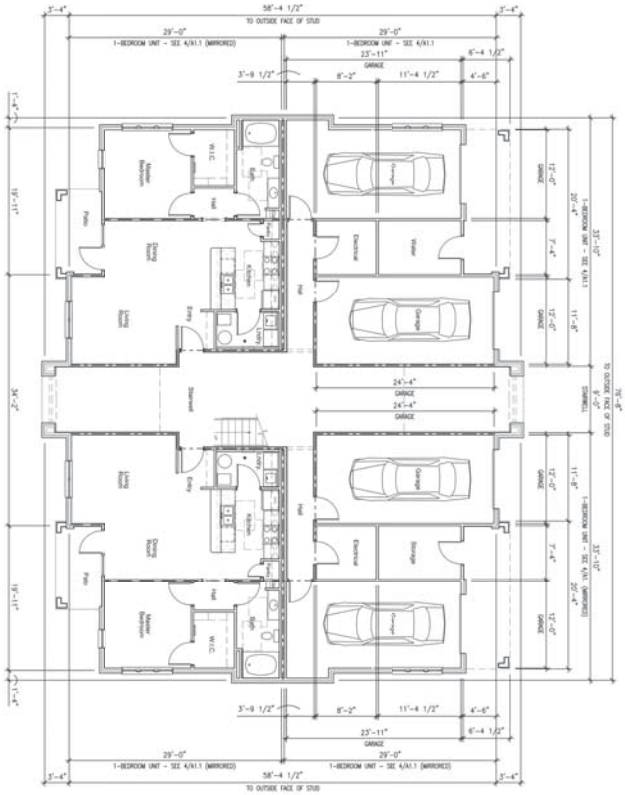
PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDINGS #3, #10 & #11 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B3.2



1 BUILDING #4 FIRST FLOOR PLAN
B4.1
SCALE: 1/8"=1'-0"

(1-SIDED - 12.80 GSF) (WITH CHIMNEYS)
(6)10-1-BED UNITS / (4) GARAGE SPACES)

SHEET NO.
B4.1

BUILDING #4 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

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PROJ. NO: 18-F0001
DRAWN BY: DMO
PLOT SCALE: 1 : 1
DATE: 07.16.2018

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1 B4.2 BUILDING #4 FRONT ELEVATION (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)

BUILDING HEIGHT: 35'-5 ¼"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B4.2 BUILDING #4 SIDE ELEVATION *(WEST)* (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)

3 B4.2 BUILDING #4 SIDE ELEVATION *(EAST)* (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)

4 B4.2 BUILDING #4 REAR ELEVATION (ONE BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 4 GARAGES)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 169 "SOFT CHAMOIS"
BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"

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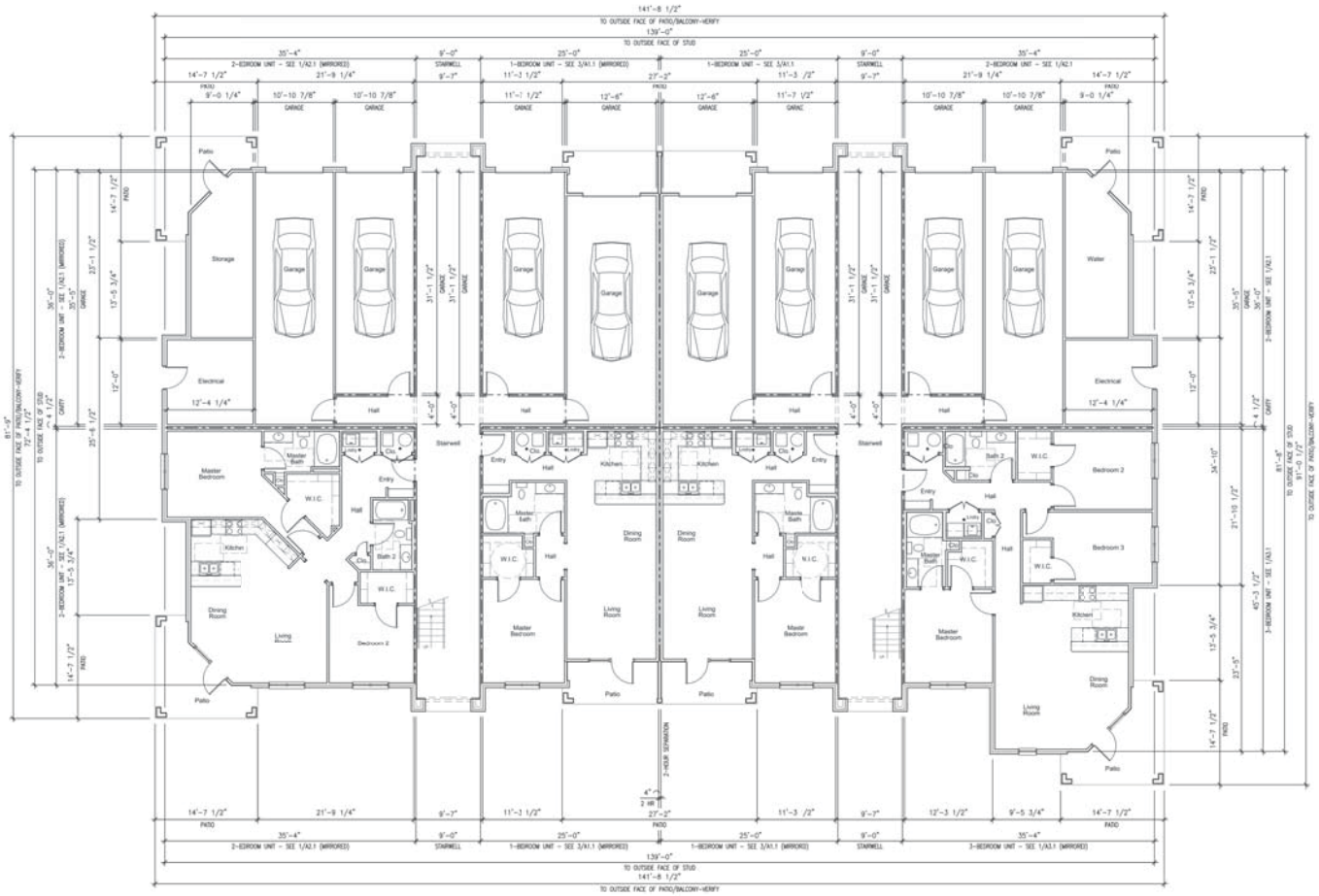
PLOT SCALE: 1:1.1
DATE: 07-19-2019

BUILDING #4 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B4.2



1 B5.0 BUILDING #5 FIRST FLOOR PLAN
SCALE: 1/8"=1-0"

(L SHAPED - 29,527 GSF)
[(20) MIXED UNITS - (8) GARAGES]

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PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #5 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B5.1

1 B5.2 BUILDING #5 FRONT ELEVATION *(AS VIEWED FROM GRAND PARK VILLAGE LAKE)*
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-6 ½"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B5.2 BUILDING #5 SIDE ELEVATION *(NORTH)*
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

3 B5.2 BUILDING #5 SIDE ELEVATION *(SOUTH)*
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

4 B5.2 BUILDING #5 REAR ELEVATION *(AS VIEWED FROM PARKING LOT)*
SCALE: 1/8"=1'-0"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRICK- "KEENELAND TUDOR" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHTE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES-"PEWTER"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

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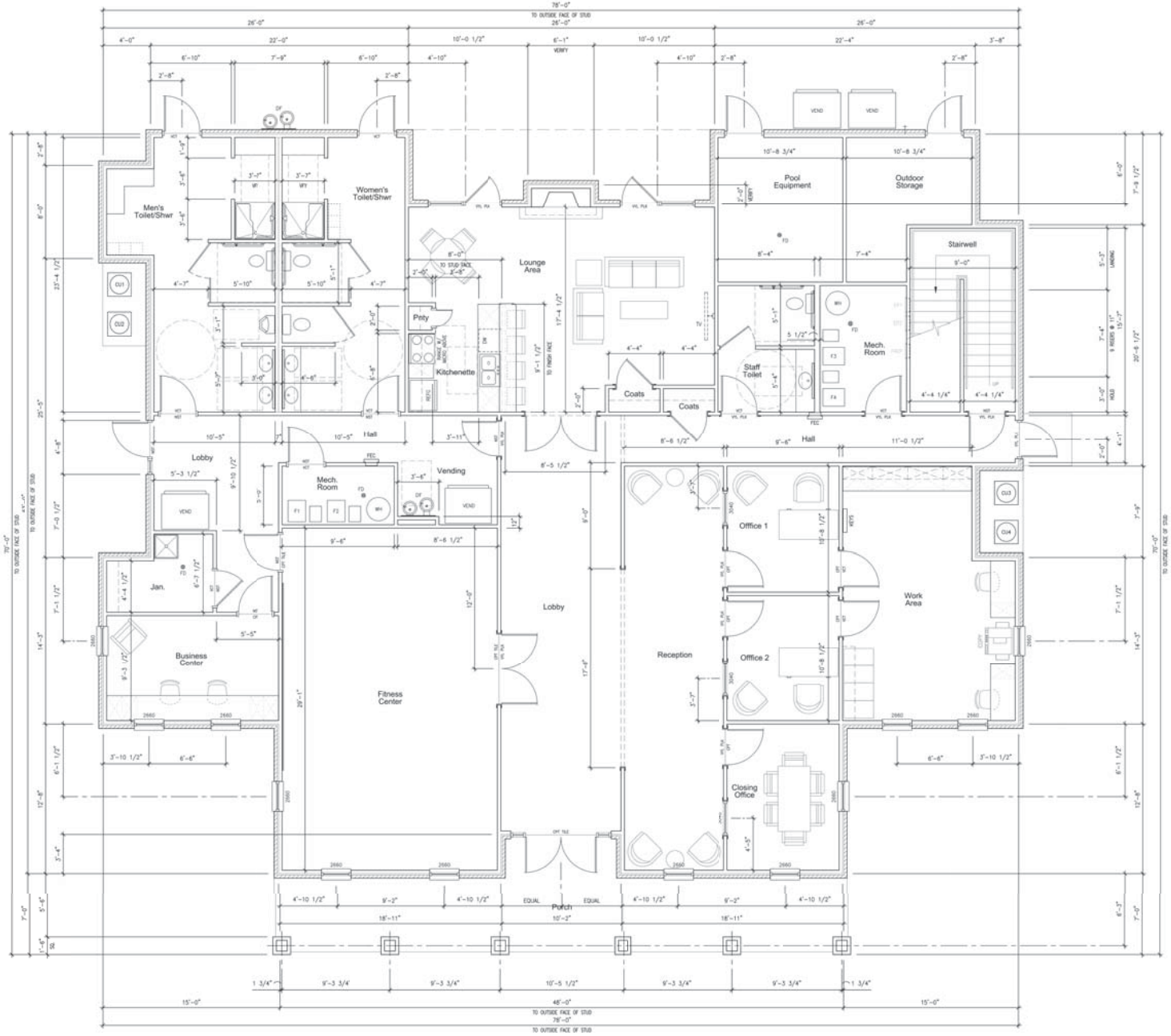
DATE: 07-19-2018

BUILDING #5 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B5.2



1 B6.1 BUILDING #6 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

(1ST FL: 4,175 GSF)

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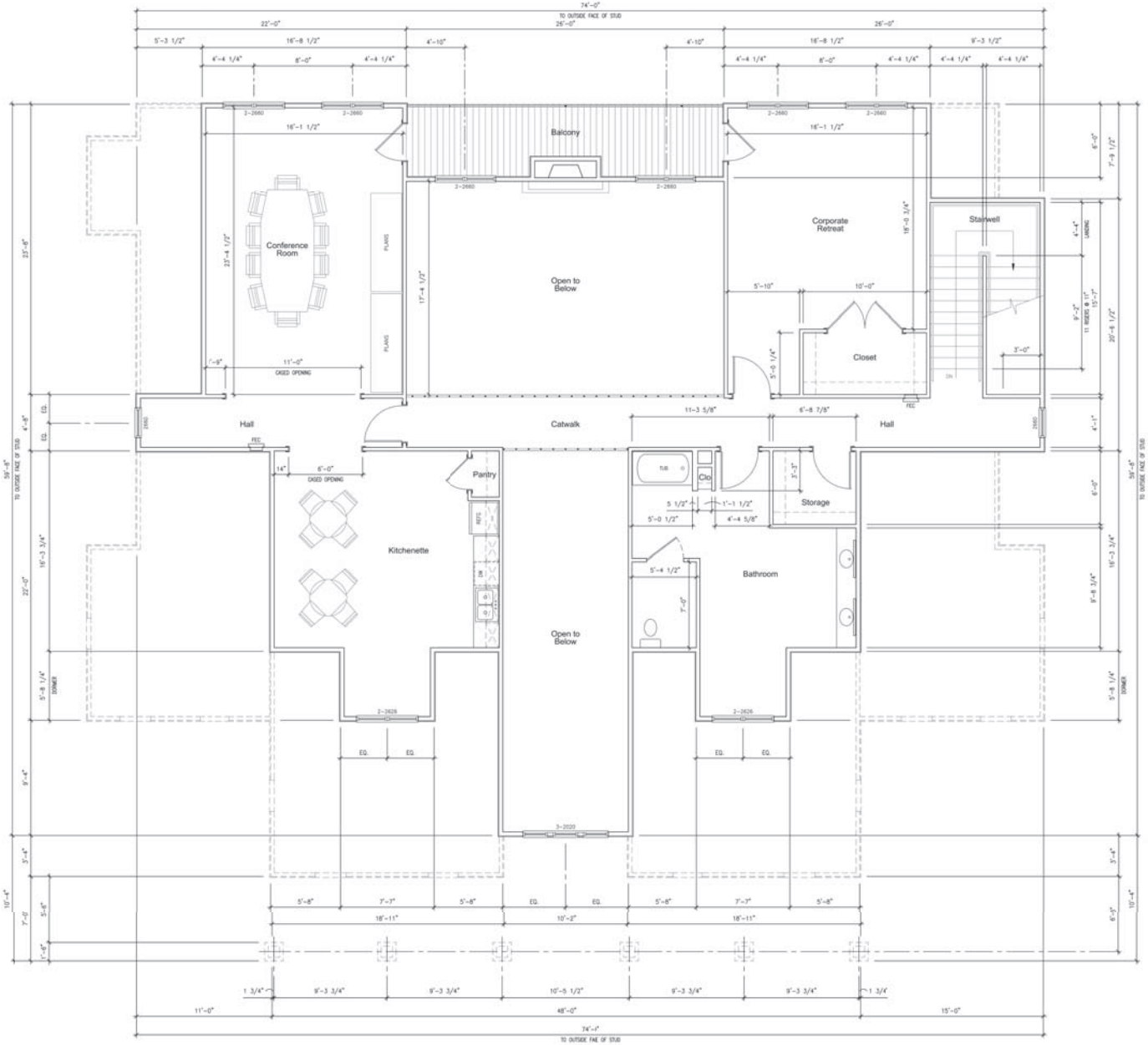
PROJ. NO.: 18-F000
DRAWN BY: DMD
PLOT SCALE: 1:1
DATE: 07-19-2018

BUILDING #6 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B6.1



1 BUILDING #6 SECOND FLOOR PLAN
B6.1 SCALE: 1/8"=1'-0"

(2ND FL: 1,987 GSF)

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PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #6 SECOND FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B6.2

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SZE BRICK

1 B6.3 BUILDING #6 FRONT ELEVATION *(AS VIEWED FROM PARKING LOT)*
SCALE: 1/8"=1'-0"

BUILDING HEIGHT: 27'-8 ⅝" *(MEASURED TO RIDGE)*

2 B6.3 BUILDING #6 SIDE ELEVATION *(SOUTH)*
SCALE: 1/8"=1'-0"

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDIING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WIITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL 'BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITYIRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

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PROJ. NO.: 18-F0001
DRAWN BY: DMO
PLOT SCALE: 1:1
DATE: 07-16-2018

BUILDING #6 FRONT / SIDE ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B6.3

1 B6.4 BUILDING #6 REAR ELEVATION *(AS VIEWED FROM GRAND PARK VILLAGE LAKE)*
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 27'-8 ⅝" *(MEASURED TO RIDGE)*

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B6.4 BUILDING #6 SIDE ELEVATION *(NORTH)*
SCALE: 1/8"=1'-0"

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
HARDIE SHINGLE SHAKE SIDIIG: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "MOIRE BLACK"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "BLACK"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3542 "CHARWOOD"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7015 "REPOSE GRAY"

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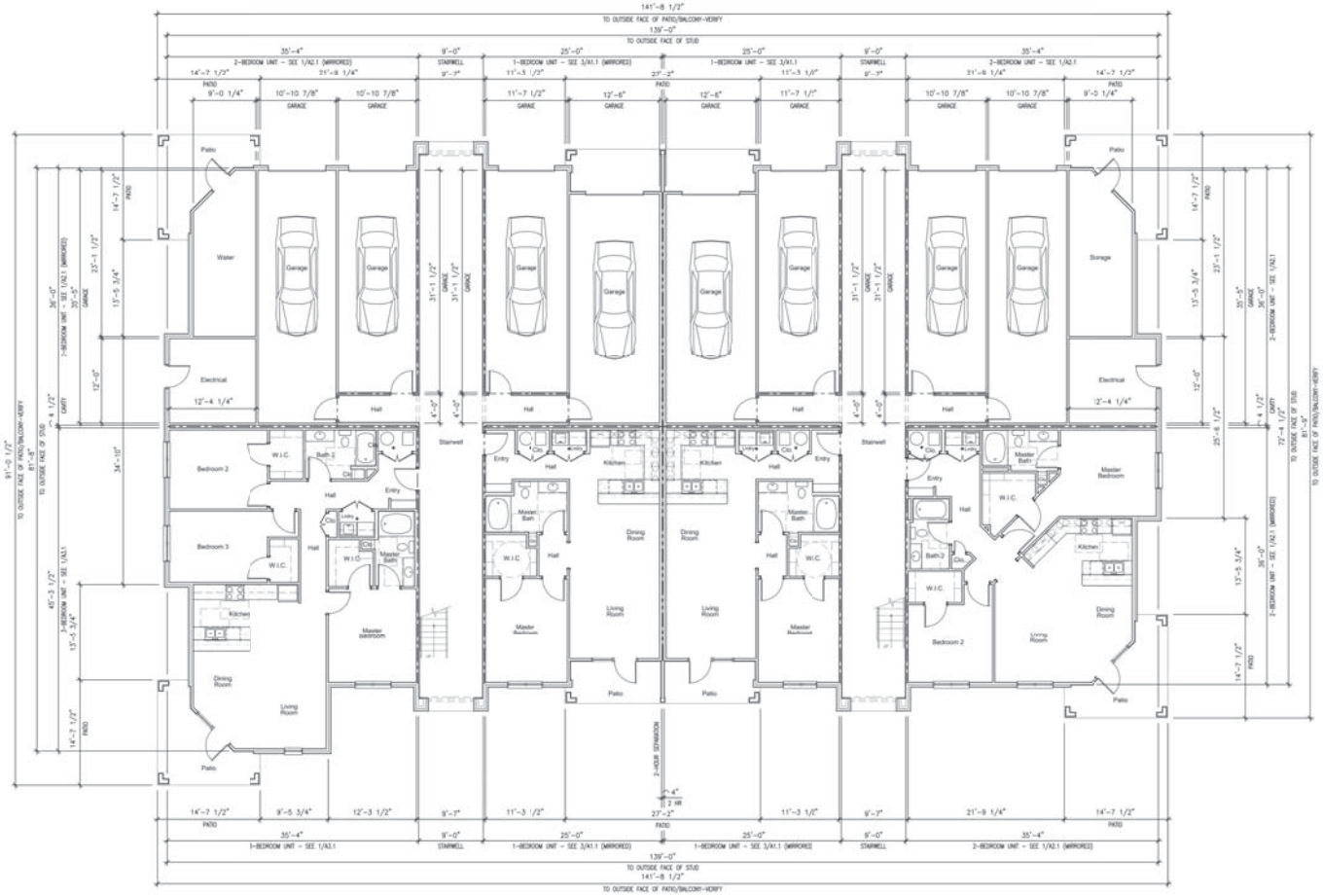
PLOT SCALE: 1 : 1
DATE: 07-19-2019

BUILDING #6 REAR / SIDE ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B6.4



B7.0 BUILDING #7 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

(5-STAFFED - 29,527 GSF)
(20) MIXED UNITS - (8) GARAGES)

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PLOT SCALE: 1:1
DATE: 07-19-2018

BUILDING #7 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B7.1

1 B7.2 BUILDING #7 FRONT ELEVATION *(AS VIEWED FROM GRAND PARK VILLAGE LAKE)*
SCALE: 1/8"=1'-0"
BUILDING HEIGHT: 37'-6 ½"

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B7.2 BUILDING #7 SIDE ELEVATION *(NORTH)*

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

3 B7.2 BUILDING #7 SIDE ELEVATION *(SOUTH)*

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

4 B7.2 BUILDING #7 REAR ELEVATION *(AS VIEWED FROM PARKING LOT)*

(MIXED BEDROOM UNIT BUILDING - L-SHAPED)
[(20) MIXED UNITS - (8) GARAGES]

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW6234 "UNCERTAIN GRAY"
HARDIE SHINGLE SHAKE SIDNG: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
BRICK: GENERAL SHALE BRICK- "KEENELAND TUDOR" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES-"PEWTER"
STANDING SEAM METAL ROOF: BERRIDGE- "MATTE BLACK"
WINDOWS: JELD-WEN VINYL "WHITE"
PATIO DOORS ENTRY DOORS AND SHUTTERS: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
ROOF LOUVERS AND TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BLACK"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7009 "PEARLY WHITE"

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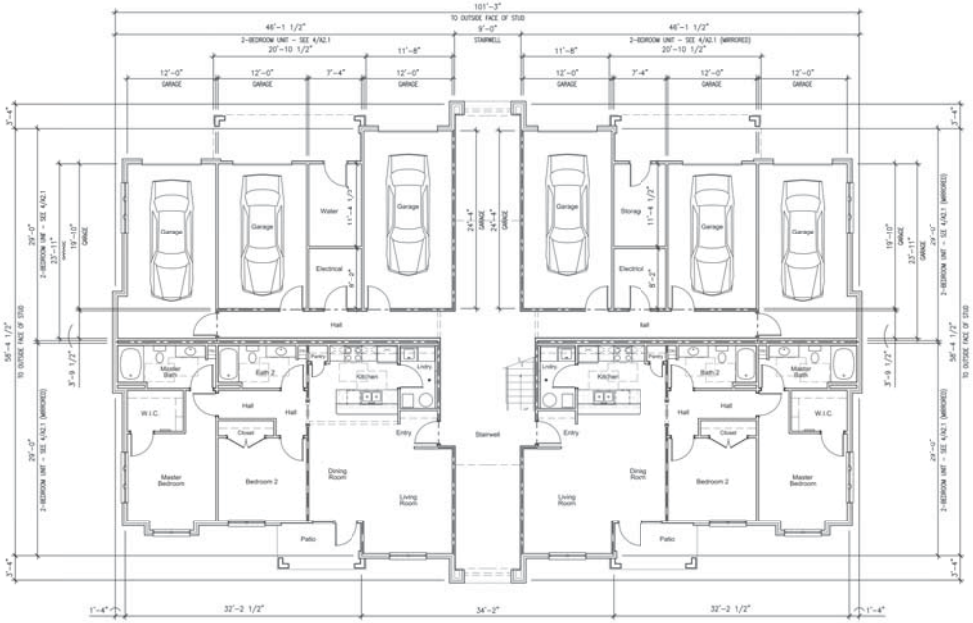
PLOT SCALE: 1:1.5
DATE: 07-14-2019

BUILDING #7 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B7.2



1 B8.0 BUILDINGS #8 and #9 FIRST FLOOR PLAN

SCALE: 1/8"=1-0"

(2-SIDED - 15,873 GSF) (WITH CHIMNEYS)

[(10) 2-BED UNITS / (6) GARAGE SPACES]

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PLOT SCALE: 1 : 1
DATE: 07-19-2019

BUILDINGS #8 & #9 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:

B8.1

1 B8.2 BUILDINGS #8 and #9 FRONT ELEVATION (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)
BUILDING HEIGHT: 35'-1¾"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B8.2 BUILDINGS #8 and #9 SIDE ELEVATION *(WEST)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

3 B8.2 BUILDINGS #8 and #9 SIDE ELEVATION *(EAST)* (TWO BEDROOM UNIT BUILDING - 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

4 B8.2 BUILDINGS #8 and #9 REAR ELEVATION (TWO BEDROOM UNIT BUILDING 2-SIDED)
SCALE: 1/8"=1'-0" (10 UNITS - 6 GARAGES)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECORATIVE LOUVERS: BENJAMIN MOORE 969 'SOFT CHAMOIS"
JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: *BRIXMENT "SOFT WHITE" (IVORY)*
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"

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PROJ. NO.: 18-F0001
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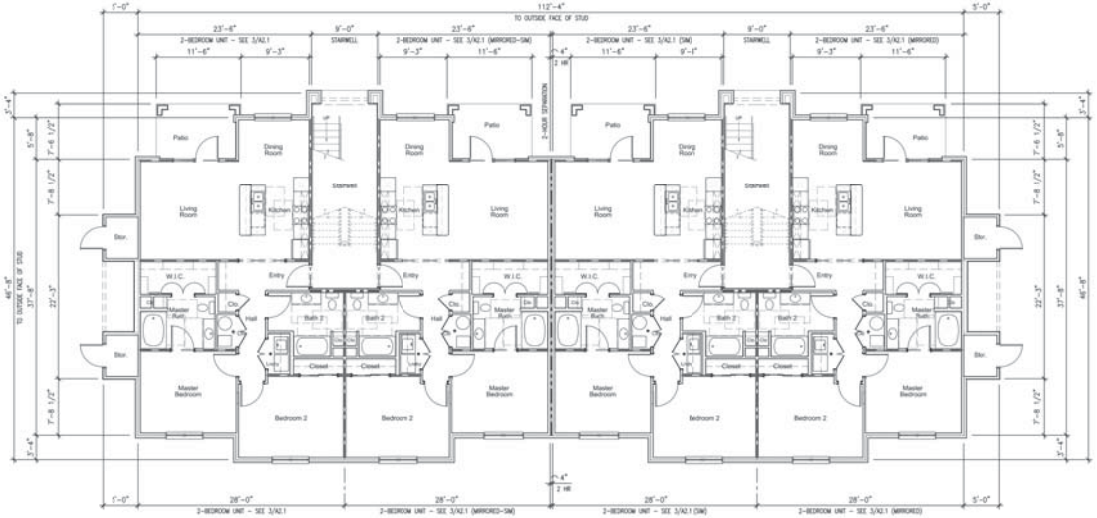
PLOT SCALE: 1:1.5
DATE: 07-19-2019

BUILDINGS #8 & #9 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B8.2



1 BUILDING #13 FIRST FLOOR PLAN
B13.0 SCALE: 1/8"=1'-0"

(1-SIDED - 14,594 GSF)
[(12) 2-BED UNITS]

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FILENAME: 18-F0001-B13.2.pln
PROJ. NO: 18-F0001
DRAWN BY: DMD
PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #13 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B13.1

1 B13.2 BUILDING #13 FRONT ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1'-0" (12 UNITS)
BUILDING HEIGHT: 35'- 7⅞"

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

2 B13.2 BUILDING #13 SIDE ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1'-0" *(EAST)* (12 UNITS)

3 B13.2 BUILDING #13 SIDE ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1'-0" *(WEST)* (12 UNITS)

4 B13.2 BUILDING #13 REAR ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1'-0" (12 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7039 "VIRTUAL TAUPE"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
JAMES HARDIE BOARD AND BATTEN SIDNG: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: *BRIXMENT "SOFT WHITE" (IVORY)*
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "WEATHERED WOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167 GARDEN GATE
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"

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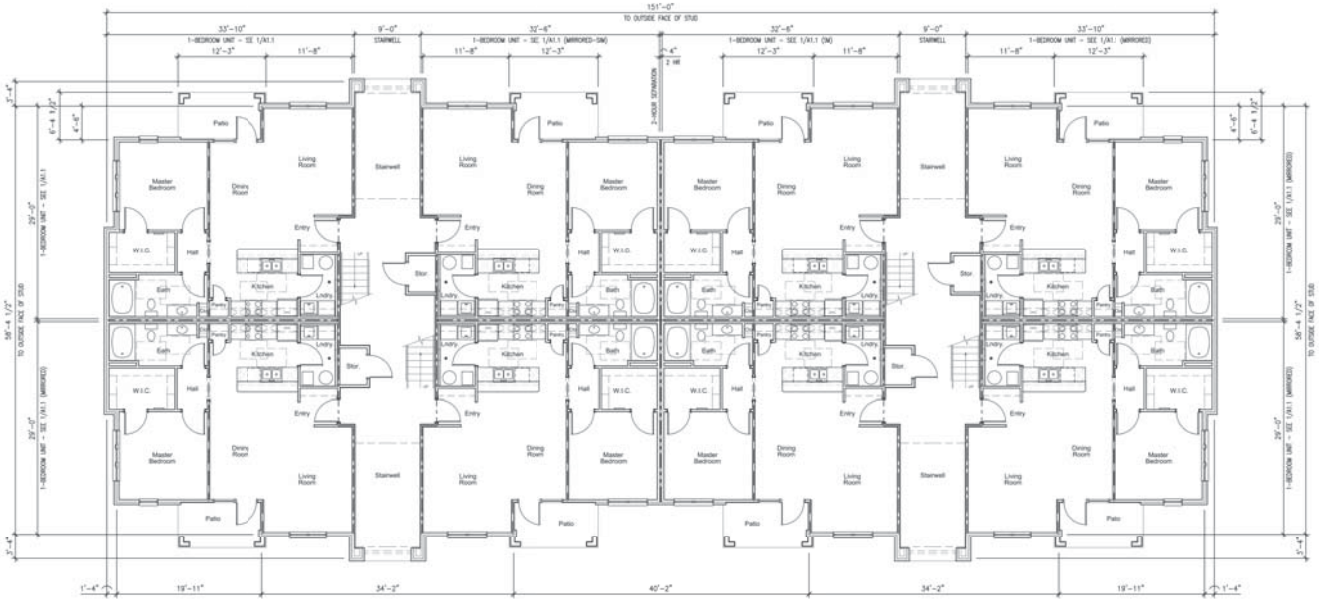
FILENAME: 18-F0001-B13.2.pln
PROJ. NO: 18-F0001
DRAWN BY: DMD
PLOT SCALE: 1:1.5
DATE: 07-19-2019

BUILDING #13 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B13.2



1 B14.0 BUILDING #14 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

(2-SIDED - 24,399 GSF)
[(24) 1-BED UNITS]

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PROJ. NO.: 18-F0001
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PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #14 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village
18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:
B14.1

1 B14.2 BUILDING #14 FRONT / REAR ELEVATIONS

SCALE: 1/8"=1-0"

BUILDING HEIGHT: 35'-1¾"

(ONE BEDROOM UNIT BUILDING - 2-SIDED)

(24 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

1 B14.2 BUILDING #14 SIDE ELEVATIONS

SCALE: 1/8"=1-0"

(ONE BEDROOM UNIT BUILDING - 2-SIDED)

(24 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: BENJAMIN MOORE 473 "WEEKEND GETAWAY"
HARDIE SHINGLE SHAKE SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECORATIVE LOUVERS: BENJAMIN MOORE 969 "SOFT CHAMOIS"
JAMES HARDIE BOARD AND BATTEN SIDING: BENJAMIN MOORE 969 "SOFT CHAMOIS"
BOARD AND BATTEN TERTIARY COLOR IN GABLES: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "DRIFTWOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: BENJAMIN MOORE HC69 "MIDDLEBURY BROWN"
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH BENJAMIN MOORE 969 "SOFT CHAMOIS"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: BENJAMIN MOORE 969 "SOFT CHAMOIS"

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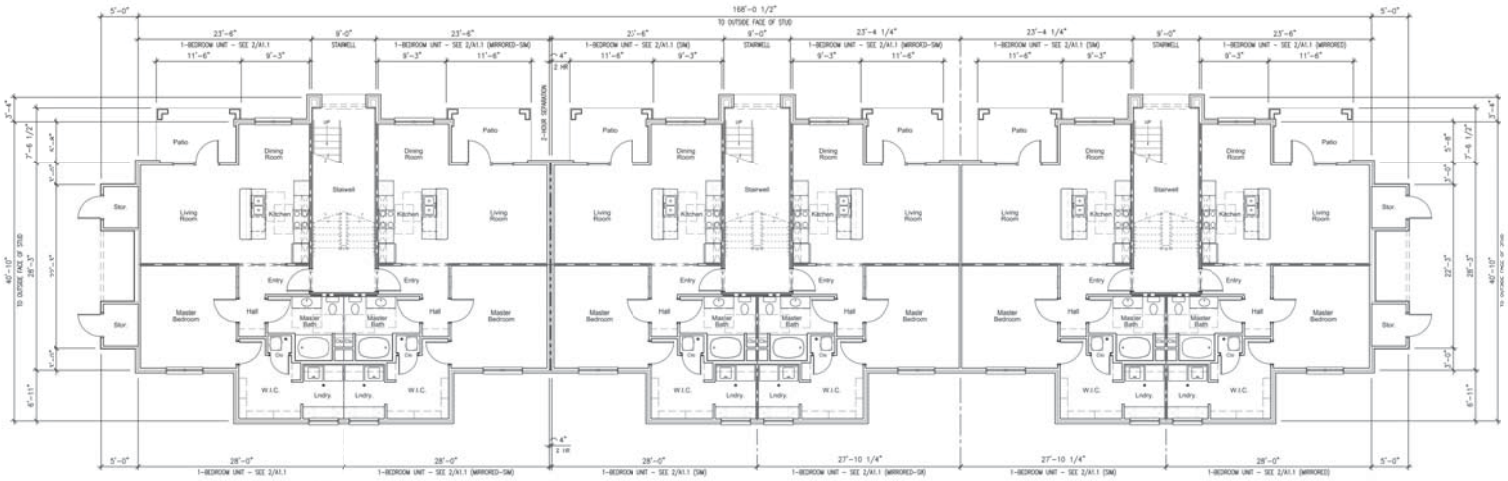
DATE: 07-19-2019

BUILDING #14 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B14.2



B15.2 BUILDING #15 FIRST FLOOR PLAN

SCALE: 1/8"=1-0"

(1-SIDED - 17,975 GSF)

[(18) 1-BED UNITS]

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PROJ. NO.: 18-F0001
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PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #15 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village

18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:

B15.1

1 B15.2 BUILDING #15 FRONT ELEVATION (ONE BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

BUILDING HEIGHT: 34'-3½"

2 B15.2 BUILDING #15 SIDE ELEVATION (ONE BED UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

3 B15.2 BUILDING #15 SIDE ELEVATION (ONE BED UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

4 B15.2 BUILDING #15 REAR ELEVATION (ONE BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7039 "VIRTUAL TAUPE"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "WEATHERED WOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167 GARDEN GATE
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"

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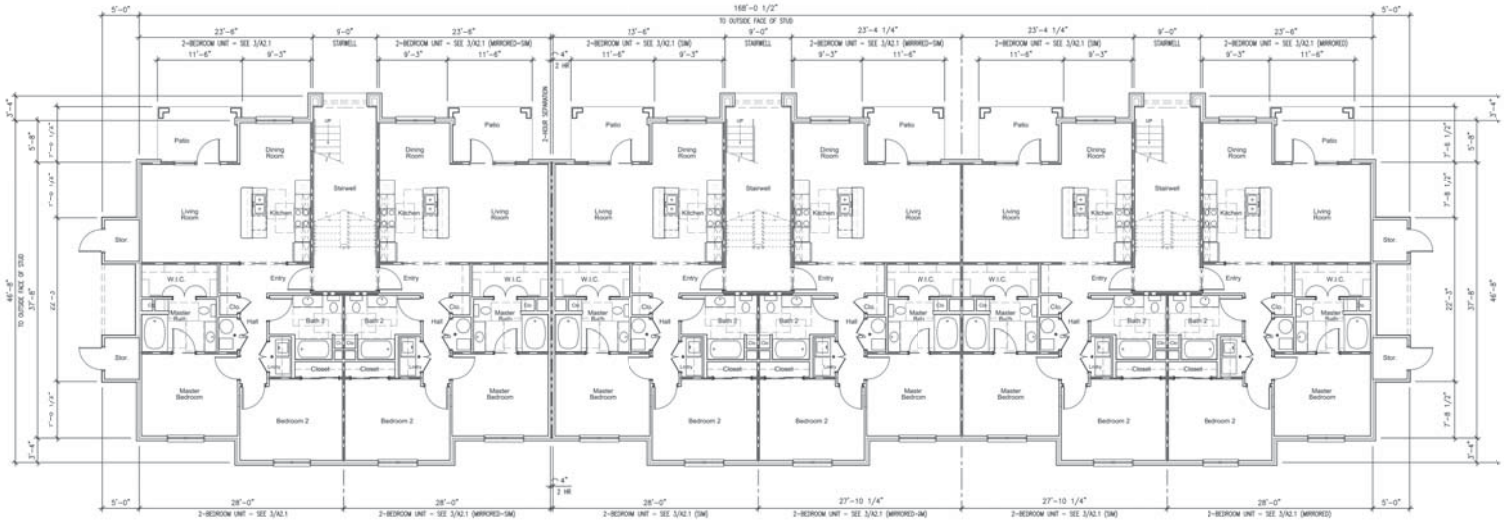
PLOT SCALE: 1:1.5
DATE: 07-18-2018

BUILDING #15 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B15.2



1 B16.0 BUILDING #16 FIRST FLOOR PLAN

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

(1-SIDED - 21,776 GSF)

[(18) 2-BED UNITS]

FREEMAN PLANNING & DESIGN, INC.

RICHMOND, INDIANA · (765) 966-9720

FILENAME: 18-F0001-B16.0.pln
PROJ. NO.: 18-F0001
DRAWN BY: DMD
PLOT SCALE: 1:1
DATE: 07-19-2019

BUILDING #16 FIRST FLOOR PLAN

CharlesTowne at Grand Park Village

18300 Wheeler Road, Westfield, IN. 46074

SHEET NO:

B16.1

1 B16.2 BUILDING #16 FRONT ELEVATION
SCALE: 1/8"=1-0"
BUILDING HEIGHT: 37'-7 ⅞"
(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)

2 B16.2 BUILDING #16 SIDE ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

3 B16.2 BUILDING #16 SIDE ELEVATION (TWO BEDROOM UNIT BUILDING - 1-SIDED)
SCALE: 1/8"=1-0" (18 UNITS)

MATERIALS KEY

- ASPHALT SHINGLE ROOFING
- STANDING SEAM METAL ROOF
- HARDIE SHINGLE SHAKE SIDING
- DECORATIVE LOUVER
- JAMES HARDIE BOARD AND BATTEN SIDING
- HARDIE PLANK HORIZONTAL SIDING
- QUEEN SIZE BRICK

4 B16.2 BUILDING #16 REAR ELEVATION
SCALE: 1/8"=1-0"
(TWO BEDROOM UNIT BUILDING - 1-SIDED)
(18 UNITS)

EXTERIOR FINISHES/ COLORS

HARDIE PLAN HORIZONTAL SIDING: SHERWIN WILLIAMS SW7039 "VIRTUAL TAUPE"
HARDIE SHINGLE SHAKE SIDING: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
DECORATIVE LOUVERS: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
JAMES HARDIE BOARD AND BATTEN SIDING: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
BRICK: GENERAL SHALE BRICK- "COOPERS MILL" QUEEN SIZE
MORTAR: BRIXMENT "SOFT WHITE" (IVORY)
ASPHALT SHINGLE ROOF: CERTAINTEED LANDMARK DESIGNER SHINGLES- "WEATHERED WOOD"
STANDING SEAM METAL ROOF: BERRIDGE- "DARK BRONZE"
WINDOWS: JELD-WEN VINYL "BRONZE"
PATIO DOORS, ENTRY DOORS, AND SHUTTERS: SHERWIN WILLIAMS SW 6167 GARDEN GATE
GABLE ACCENT BRACKETS: STAIN PIGMENTED TO MATCH SHERWIN WILLIAMS SW3524 "CHESTNUT"
DECK RAILING: CAPITOL CITY IRON WORKS- POWDER COAT "BRONZE"
CORNER BOARDS, WINDOW TRIM, BANDING, POSTS, PILASTERS AND ALL OTHER MISCELLANEOUS TRIM: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"

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FILENAME: 18-F000-B16.2.pln
PROJ. NO: 18-F000
DRAWN BY: DMO
PLOT SCALE: 1:1
DATE: 07.16.2018

BUILDING #16 ELEVATIONS

CharlesTowne at Grand Park Village
Westfield, Indiana 46074

SHEET NO:
B16.2

FREEMAN DEVELOPMENT CORPORATION

10 North 15th Street, Richmond, IN 47374
Phone 765-966-9720 - Fax 765-962-9845 - *freemandevelopment.com*

GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT-
TEXT AMMENDMENT NARRATIVE

Freeman Development Corporation, on behalf of Henke Development Group and D+W Farms, wishes to amend the text of the Grand Park Village Planned Unit Development Ordinance (Grand Park Village PUD) for the purpose of developing a 244 unit Multi-Family project, per its permitted uses. The amendment requests

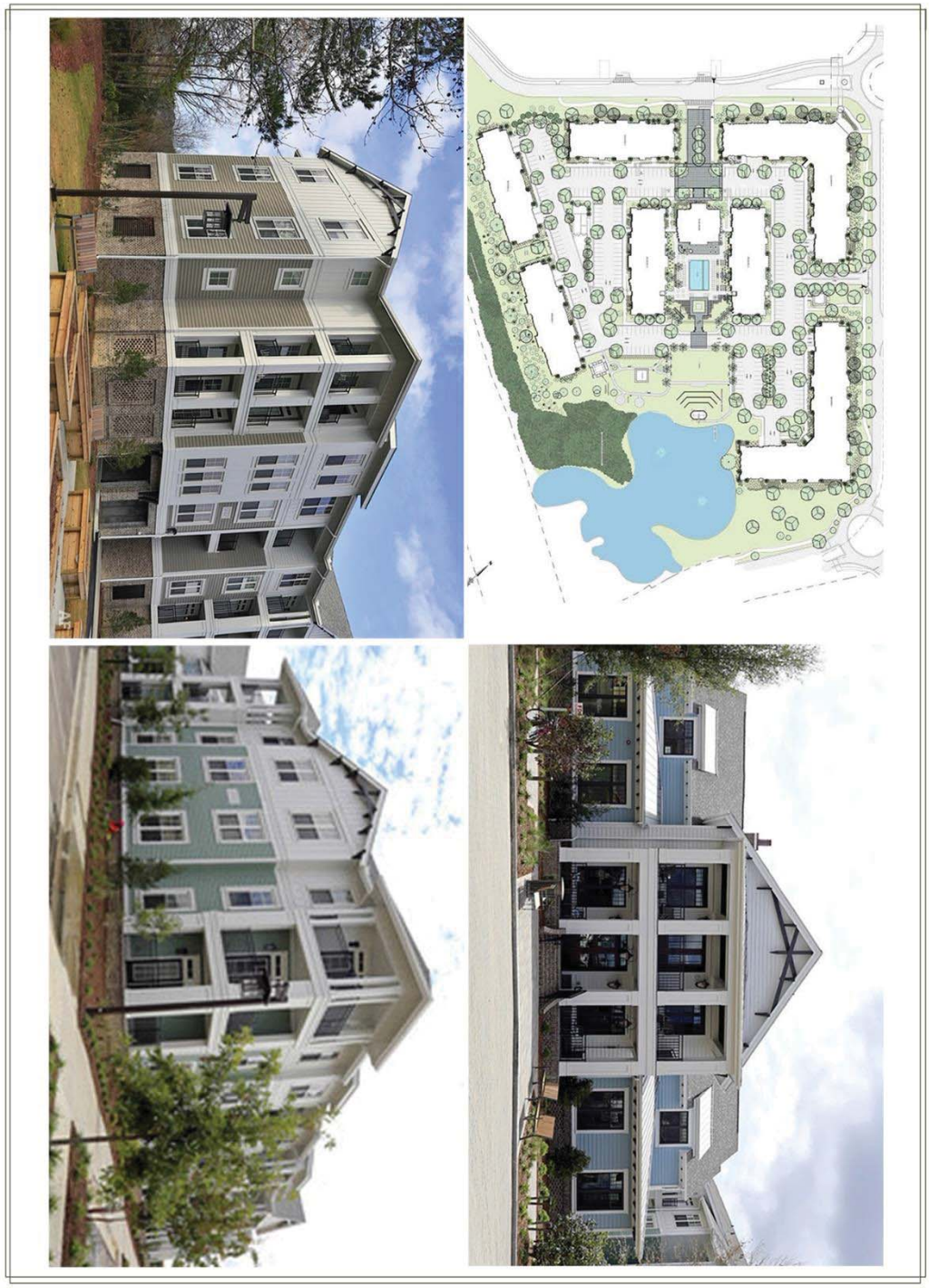
- Supplementing the Architectural Conceptual Images to include Multi-Family architecture that reinforces the design theme of the Village, while providing a standard specific to the use and detailing of the proposed project

- Establishing parking space criteria for Multi-Family development that practically reflects the requirements of a project in a mixed-use context. The amendment stipulates a provision one (1) space per bedroom for two and three-bedroom units, and one and one-half (1.5) spaces per bedroom for one-bedroom units, plus two spaces per 1,000 square feet of clubhouse space. This standard exceeds the provision of provision one (1) space per bedroom for all units, plus two spaces per 1,000 square feet of clubhouse space previously approved for Multi-Family development in the Harmony PUD and Union Street Flats PUD.

- Establishing site and building-specific densities for Multi-Family development. The Grand Park Village PUD currently only specifies the maximum number of allowable units overall, and unit maximums for defined areas. The amendment seeks to establish a lot-specific density of twenty-one (21) units per acre, which is at or below the previously approved densities for the Harmony PUD (21.61 units/AC) and The Trails PUD (30 units/AC). The amendment also seeks to cap the number of units per building at twenty-four (24), equal to what is currently constructed at Bridgewater Apartments

- Establishing a landscaping standard specific to Multi-Family Development that better reflects the mixed-use Grand Park Village PUD than the Unified Development Ordinance (UDO) standard does. The Grand Park Village PUD requires no adjacent use buffers in the Lake Village area and encourages an interface with both Grand Park Lake and the Monon Trail. The amendment proposes maintaining all the benefits the UDO's planting minimums ensure in the form of parking lot, foundation, and interior-lot landscaping, while still allowing for the adjacency standards established in the Grand Park Village PUD

EXHIBIT B
DESIGN ILLUSTRATIVE EXHIBIT

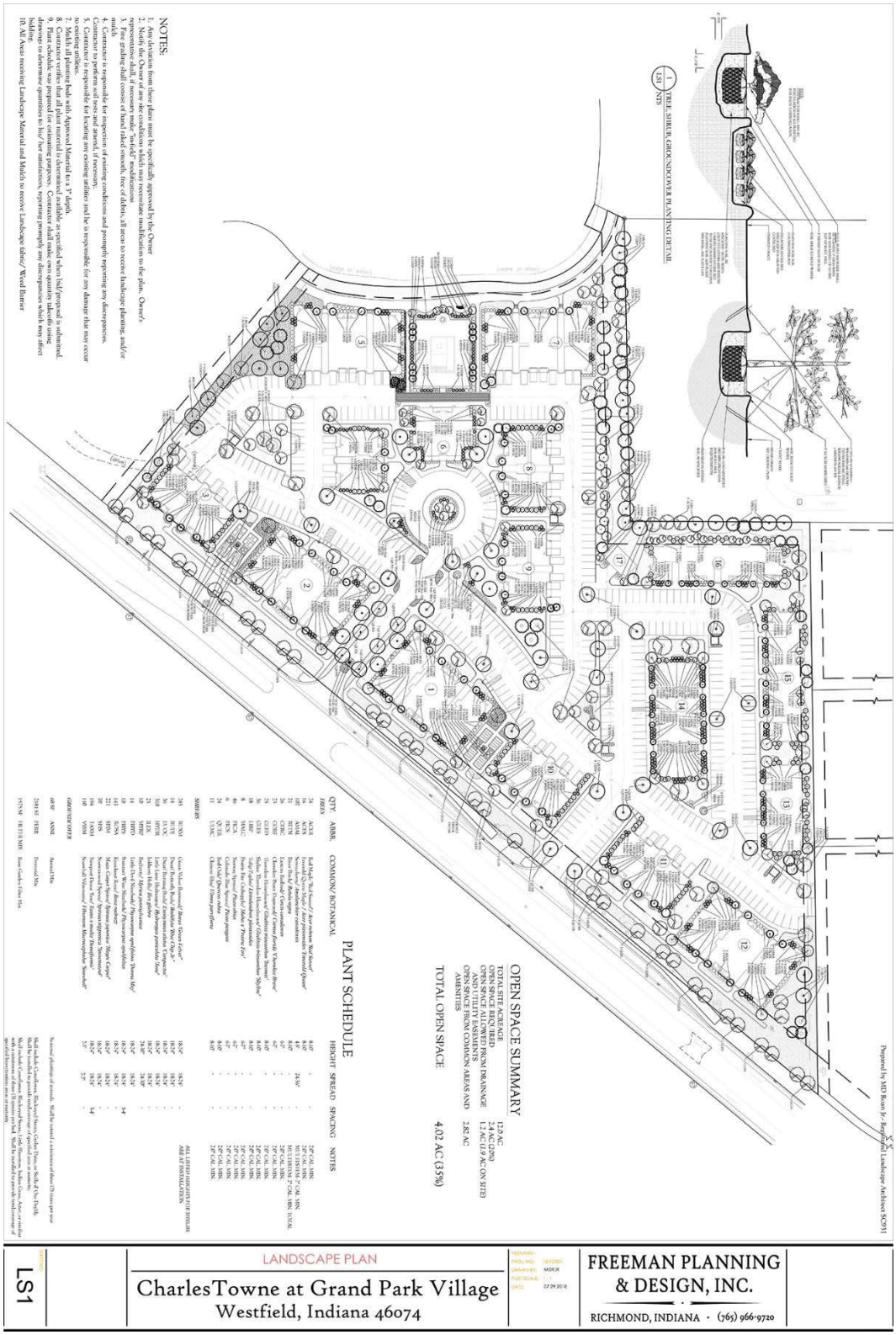


NOT TO SCALE

ARCHITECTURAL CONCEPTS- GPV
PREPARED FOR
INTERNAL REVIEW
GRAND PARK VILLAGE - WESTFIELD, INDIANA

FREEMAN DEVELOPMENT CORP.
10. NORTH 15TH STREET
RICHMOND, IN 47374 (765) 966-9720

EXHIBIT C
LANDSCAPE ILLUSTRATIVE EXHIBIT



Petition Number:	1808-DDP-20
Subject Site Address:	777 E. SR 32
Petitioner:	Crew Carwash by Cripe
Request:	Detailed Development Plan review for a car wash on 1.321 acres +/- in the Trails Planned Unit Development (PUD) District
Current Zoning:	The Trails PUD (Ord. 16-26)
Current Land Use:	Vacant
Approximate Acreage:	1.321 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscape Plan
Property History:	1608-PUD-13 The Trails PUD (Ord. 16-26) 1706-ODP-06 Overall Development Plan 1706-SPP-06 Primary Plat 1706-SFP-06 Secondary Plat 1809-PUD-23 The Trails PUD Amendment II (Ord. 18-32 ***in progress***)
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is The Trails PUD (Ordinance 16-26) and The Trails PUD Amendment II (Ordinance 18-32 ***in progress***).

The project is for the development of a car wash on 1.321 acres in The Trails PUD.

The petition was reviewed by the Technical Advisory Committee at its July 24, 2018, meeting and will be available for Consent Agenda approval at the September 4, 2018, Advisory Plan Commission (APC) meeting contingent upon the Trails PUD Amendment, Ordinance 18-32, being approved by the City Council on a subsequent date.

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

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

15) Identify buildings proposed for demolition.

16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

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

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS (THE TRAILS PUD (ORD. 16-26) AND THE TRAILS, LOT B PUD AMENDMENT (ORD. 18-25 *IN PROGRESS*))

The plans comply.

**Note: The Trails PUD District Standards default to the GB: General Business underlying zoning district.

22) General Regulations (Section 5.2 of Ord. 18-32)

23) Minimum Tract Requirement: No minimum

24) Minimum Lot Frontage: 80 feet

25) Minimum Building Setback Lines:

a) Front Yard: 60 feet

b) Side Yard: None

c) Rear Yard: 20 feet

26) Minimum Lot Width: No minimum

27) Maximum Building Height: 60 feet

28) Minimum Building Size: No minimum

29) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

30) Accessory use and Building Standards (Article 6.1)

31) Architectural Standards (Article 6.3(F))

32) Building Standards (Article 6.4)

33) Fence Standards (Article 6.5)

34) Height Standards (Article 6.6)

35) Landscaping Standards (Article 6.8)

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

b) Detention and Retention Areas (Article 6.8(I))

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

d) Foundation Plantings (Article 6.8(L)):

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

36) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

37) Lot Standards (Article 6.10)

38) Outside Storage and Display (Article 6.12)

39) Outdoor Café and Eating Areas (Article 6.13)

40) Parking and Loading Standards (Article 6.14)

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

43) Vision Clearance Standards (Article 6.19)

44) Yard Standards (Article 6.21)

DEVELOPMENT STANDARDS (Section 9 of The Trails PUD (Ord. 16-26) and Section 7 of The Trails PUD Amendment II (Ord. 18-23 *in progress*))

The plans comply.

45) Screening of Receptacles (Section 9.1)

46) Architectural Standards (Section 9.2)

47) Landscaping Standards (Section 9.3 of Ord. 16-26)

48) Landscaping Standards (Section 7.1 of Ord. 18-32)

49) Parking and Loading Standards (Section 9.4)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)
51) Pedestrian Network Standards (Article 8.7)

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)

DESIGN STANDARDS (Section 11 of The Trails PUD (Ord. 16-26))

The plans comply.

56) Open Space and Amenity Standards (Section 11.1)

57) Trail Access (Section 11.2)

STATE HIGHWAY 32 OVERLAY STANDARDS (Section 8 of The Trails PUD (Ord. 16-26))

The plans comply.

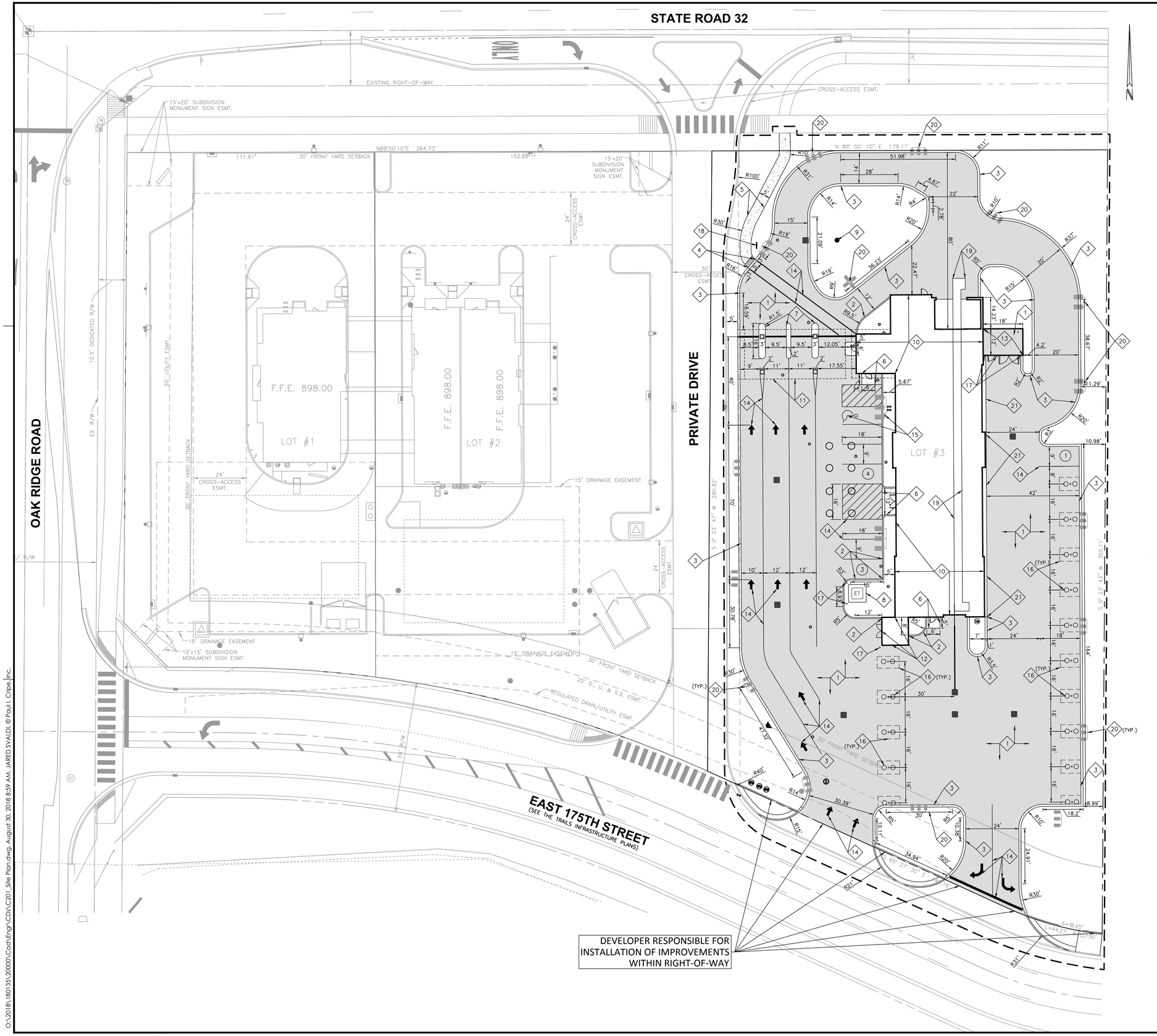
58) Illustrative Character Exhibit (Section 8.1)

59) Building Size Requirements (Section 8.2)

60) Lot B (The Trails PUD, Lot B Amendment (Ord. 17-50)

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve the Detailed Development Plan (1808-DDP-20) with the following conditions:**
    - **That the approval of Detailed Development Plan 1808-DDP-20 is contingent upon The Trails PUD Ordinance Amendment II (Ord. 18-32) being approved at a future City Council meeting.**
    - **All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to the approval of an Improvement Location Permit.**
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree 317-416-2586 or dcrabtree@westfield.in.gov.



SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- BUILDING LIMITS
- (22) PARKING COUNT
- CMP SLOTTED TRENCH DRAIN
- TRAFFIC FLOW ARROWS
- SITE LIGHTING

SITE WORK GENERAL NOTES AND SPECIFICATIONS NOTICES AND PERMITS

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

SITE PLAN NOTES

1. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
2. ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALTAS AND SECONDARY PLATS FOR EXACT INFORMATION.
4. ALL PARKING STALLS SHALL BE 9' X 18' UNLESS IT IS AN ACCESSIBLE SPACE AND THEN IT IS 8' X 18'.
5. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
6. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
7. REFER TO UTILITY PLAN FOR WATER, SANITARY, AND STORM STRUCTURE LOCATIONS.
8. REFER TO SHEET C202 FOR DETAILS REFERENCED.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

PROJECT DATA

PROJECT ADDRESS	777 EAST SR 32 WESTFIELD, IN 46074
PROJECT AREA	1.321 AC
REGULAR PARKING SPACES	7
ACCESSIBLE SPACES	1
TOTAL PARKING SPACES	8

KEYNOTE LEGEND

1. REINFORCED CONCRETE PAVEMENT
2. CONCRETE STRAIGHT CURB
3. CONCRETE ROLL CURB
4. CURB TRANSITION
5. CONCRETE SIDEWALK
6. CONCRETE STOOP (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
7. CONCRETE MEDIAN (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
8. CONCRETE PAD FOR ELECTRIC TRANSFORMER TO BE INSTALLED BY CONTRACTOR
9. 50' FLAG POLE AND FOUNDATIONS TO BE INSTALLED BY CONTRACTOR (OWNER TO SUPPLY PRODUCT DETAILS AND SPECIFICATIONS FOR INSTALLATION)
10. BUILDING (REFER TO ARCHITECTURAL, STRUCTURAL, AND MEP PLANS)
11. CANOPY (REFER TO ARCHITECTURAL PLANS)
12. STORAGE ROOM (REFER TO ARCHITECTURAL PLANS)
13. DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS)
14. PAVEMENT MARKINGS
15. ACCESIBLE PARKING SPACE
16. THICKENED SLAB FOR VACUUM STATIONS
17. PROTECTIVE POST
18. BIKE RACK
19. CONVEYOR TRENCH (REFER TO ARCHITECTURAL, STRUCTURAL AND PLUMBING PLANS)
20. SITE LIGHTING (REFER TO MEP PLANS)
21. CONCRETE CURB ADJACENT TO BUILDING

Revisions		
Mark	Date	Description

Cripe
ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEYING + MAPPING/LANDMAPPING
ENERGY + FACILITIES
EQUIPMENT PLANNING
REAL ESTATE SERVICES
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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SITE PLAN
CREW CARWASH NO. 49 WESTFIELD, IN
CREW CARWASH
777 EAST SR 32
WESTFIELD, IN 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 08-30-2018

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Drawn By: J. SVALDI
Checked By: C. WISEMAN
Quality Assurance: D. KUEHNEN, PE
Scale: 0 Scale: 1" = 20'
Sheet C201
Date 08-30-2018
Project Number 180135-20000

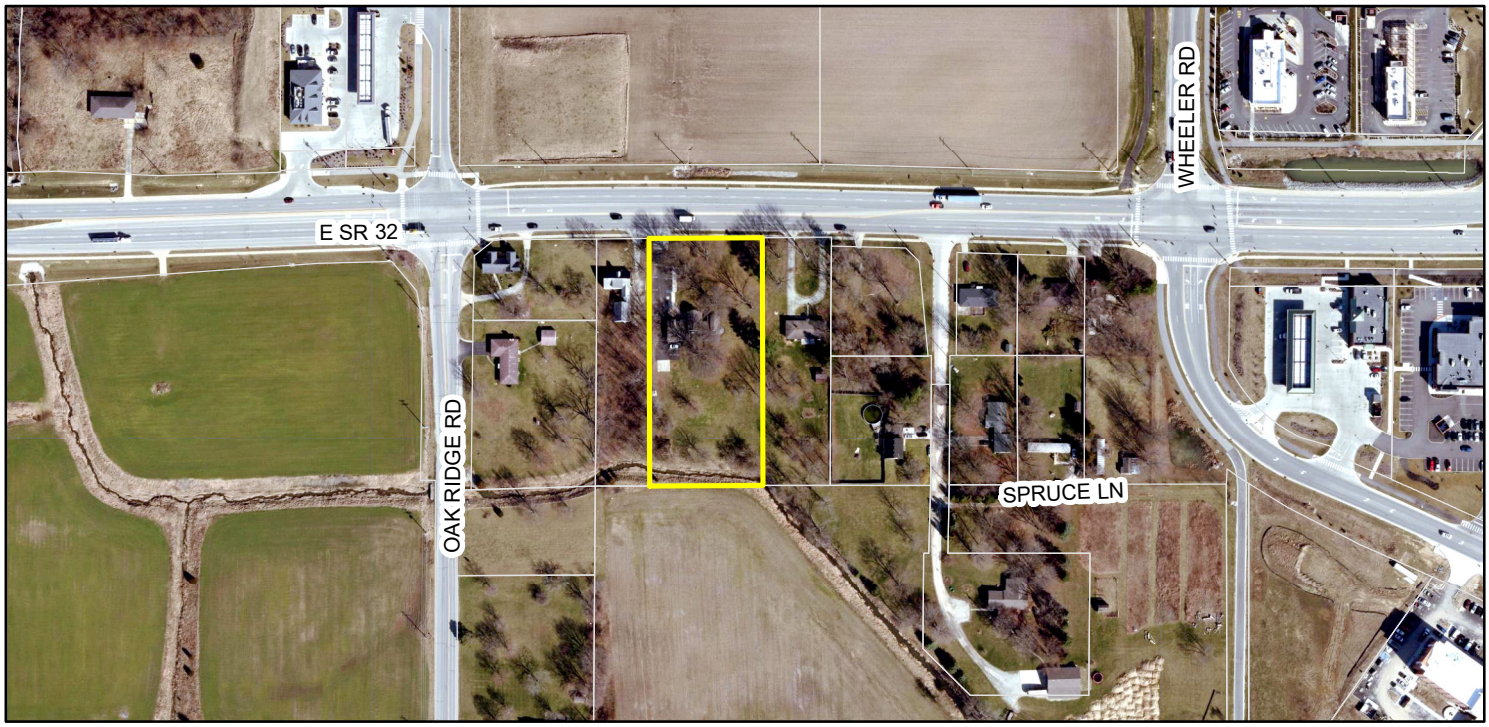
O:\2018\180135\20000\Cad\Eng\CD's\C201_Site Plan.dwg, August 30, 2018 8:59 AM, JARED SVALDI, © Paul I. Cripe, Inc.

Property Location Map
777 E. SR 32

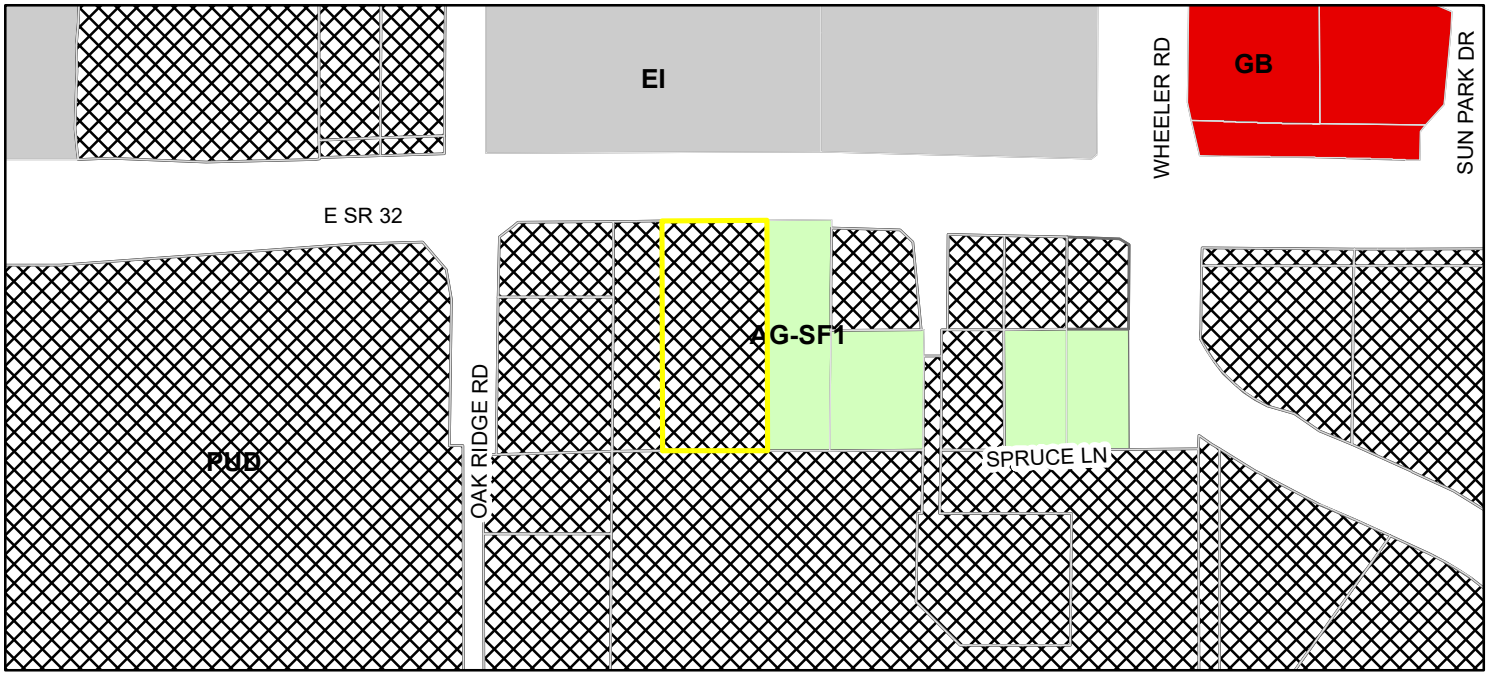
N
W E
S
Not To Scale

Aerial Location Map

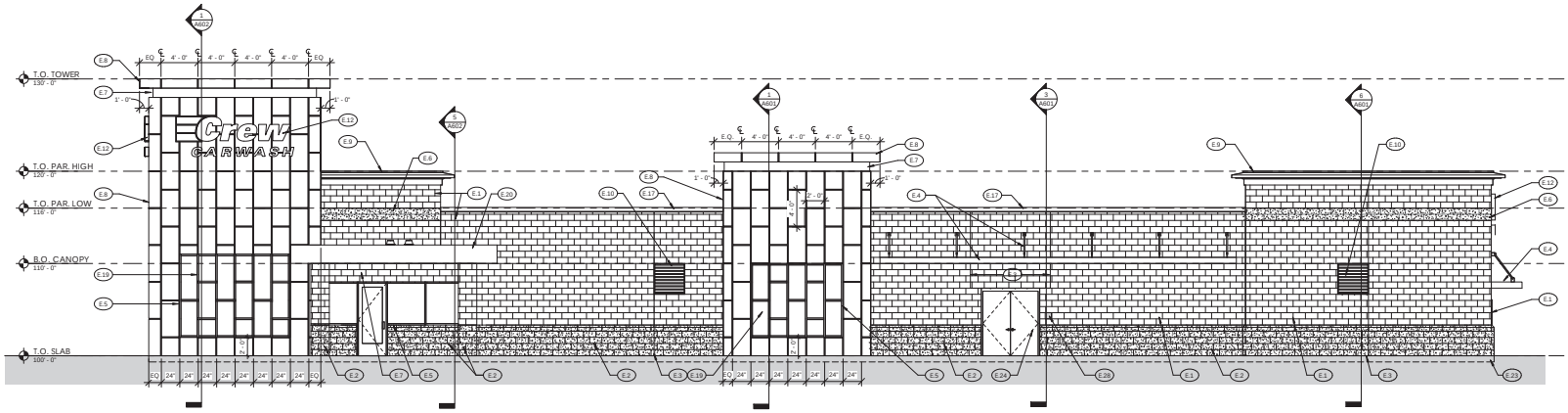
Site



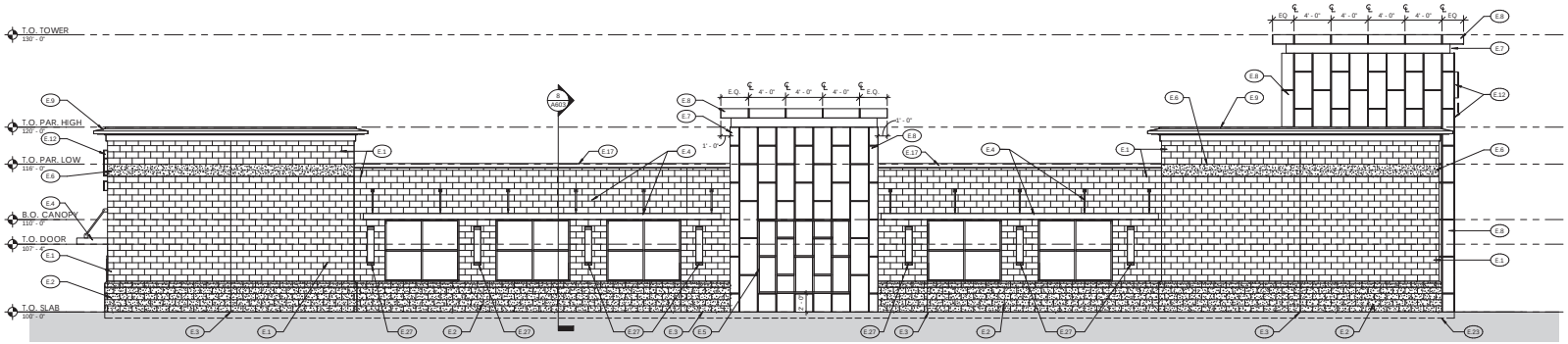
Zoning Map



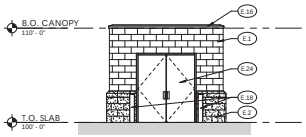
Parcel
Zoning - All Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
PUD (Planned Unit Development)



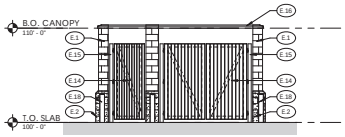
1 SOUTH
3/16" = 1'-0"



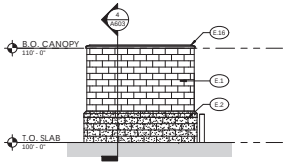
2 NORTH
3/16" = 1'-0"



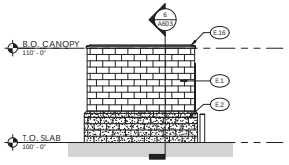
8 EXTERIOR STORAGE ELEVATION - FRONT
3/16" = 1'-0"



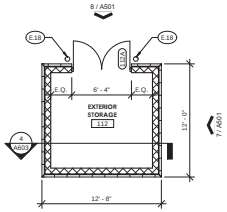
5 TRASH ENCLOSURE ELEVATION - FRONT
3/16" = 1'-0"



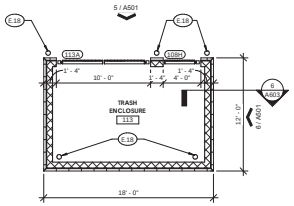
7 EXTERIOR STORAGE - ELEVATION - SIDE
3/16" = 1'-0"



6 TRASH ENCLOSURE ELEVATION - SIDE
3/16" = 1'-0"



4 EXTERIOR STORAGE PLAN
3/16" = 1'-0"



3 TRASH ENCLOSURE PLAN
3/16" = 1'-0"

ELEVATION KEY NOTES

E.1 NORTHFIELD BLOCK - TREDSTONE PLUS - COLOR: LIMESTONE II. MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.2 NORTHFIELD BLOCK - TREDSTONE PLUS - COLOR: MIDWEST SLATE. MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.3 MASONRY CONTROL JOINT

E.4 ARCHITECTURAL CANOPY - REFER TO DETAIL 9/ A602, FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.5 KAWNEER eNcORE STOREFRONT SYSTEM - FINISH #14 CLEAR

E.6 2 ROWS OF PREMIER ULTRA BURNISHED MASONRY UNITS - COLOR CASTLERIDGE (238). MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.7 .050 ALUMINUM BREAK METAL OVER EXTERIOR GRADE PLYWOOD. FINISH: KYNAR 70% 2-COAT , COLOR: CFTS269 PEWTER

E.8 DRI-DESIGN ARCHITECTURAL ALUMINUM WALL PANEL - VERTICAL RUNNING BOND PATTERN. 2'-0" x 4'-0" TYPICAL PANEL SIZE. FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.9 PREFORMED METAL CORNICE FASCIA/COPING, REFER TO DETAIL 2/A601. FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.10 40" x 40" ALUMINUM DRAINABLE SIGHTPROOF LOUVER, WITH INSECT SCREEN - FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER. REFER TO LOUVER SCHEDULE MEP

E.11 NO. 4 FINISH STAINLESS STEEL PANELS ATTACHED TO MASONRY WITH CONCEALED FASTNER SYSTEM/LAP JOINTS. COORDINATE WITH OWNER.

E.12 BUILDING SIGNAGE - COORDINATE WITH MEP DOCUMENTS FOR ELECTRICAL AND OWNER FINAL SIZE AND LAYOUT

E.13 ACM PANEL SYSTEM - FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.14 GATE: REFER TO DETAIL 9/A701

E.15 MIN. 4" GALVANIZED STEEL POST WITH 2'-0" DEEP POST SLEEVE SET IN 12" DIA. x 3'-6" DEEP CONCRETE FOUNDATION WITH GATE HINGES

E.16 LIMESTONE OR CAST STONE CAP

E.17 PREFORMED METAL COPING - FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.18 6" CONCRETE FILLED STEEL BOLLARD WITH PLASTIC COVER. REFER TO CIVIL DOCUMENTS

E.19 STOREFRONT MULLIONS TO ALIGN WITH DRI-DESIGN PANEL JOINTS IN SAME RUNING BOND PATTERN

E.20 CASHIER CANOPY STRUCTURAL SUPPORT AND FASCIA. PROVIDED BY OTHERS. COORDINATE WITH OWNER. FINISH: KYNAR 70% 2-COAT, COLOR: CFTS269 PEWTER

E.21 CHANGE/VENDING MACHINE - REFER TO FLOOR PLAN- COORDINATE WITH OWNER

E.23 1 ROW OF NORTHFIELD BLOCK - TRENDSTONE PLUS - COLOR: MIDWEST SLATE BELOW GRADE

E.24 DOOR, REFER TO FLOOR PLAN AND DOOR SCHEDULE.

E.25 STAINLESS STEEL CASED OPENING. REFER TO FLOOR PLAN

E.26 WALL MANIFOLD LOCATED IN BLOCK. REFER TO FLOOR PLAN

E.27 WALL MOUNTED LIGHT FIXTURE. COORDINATE FINAL LOCATION WITH OWNER AND MEP DOCUMENTS.

E.28 1 ROW OF NORTHFIELD BLOCK - TRENDSTONE PLUS - COLOR: MIDWEST SLATE BELOW GRADE

GENERAL NOTES:

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2) A FIELD COAT OF ACRYLIC SEALER (MINIMUM 20% SOLIDS CONTENT) TO ALL ULTRA BURNISHED MASONRY WALLS AFTER CLEANDOWN AND WHEN THE WALLS ARE DRY. APPLY THE ACRYLIC EVENLY TO COVER THE ENTIRE SURFACE WITHOUT FORMING DROPS OR RUNS. FOR MAXIMUM COVERAGE AND BEST APPEARANCE, APPLY ACRYLIC WITH AIRLESS SPRAY EQUIPMENT.

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7) DISTANCES BETWEEN JOINTS SHOULD NOT EXCEED 25 FEET FOR SINGLE WYTHE WALL CONSTRUCTION.

REFER TO NCMA TEK NOTE 10-2B AND 10-4 FOR ADDITIONAL INFORMATION.

REVISIONS	DATE
REVISIONS # 1 REVISIONS # 2 REVISIONS # 3	07/27/18 - 08/14/18

CONSULTANTS

Crew CARWASH

3939 RIDGEWAY WAY SOUTH DRIVE
SUITE 200
INDIANAPOLIS, IN 46240
Phone (317) 844-6777
E-Mail cripe@cripe.biz
CIVIL ENGINEERING
LAND DEVELOPMENT
TRANSPORTATION
ENVIRONMENTAL
SURVEYING
TRAFFIC ENGINEERING
SITE DESIGN
Cripe
Solutions by Design Since 1931

EXTERIOR ELEVATIONS

CREW CARWASH, INC.

CARWASH FACILITY NO. 49 - WESTFIELD, IN
777 E STATE ROAD 32
WESTFIELD, IN 46074

REGISTERED ARCHITECT
No. AR10000235
STATE OF INDIANA

NAL	
MTA	
BJT	
3/16" = 1'-0"	
A501	
06/28/2018	
0180135-10000	

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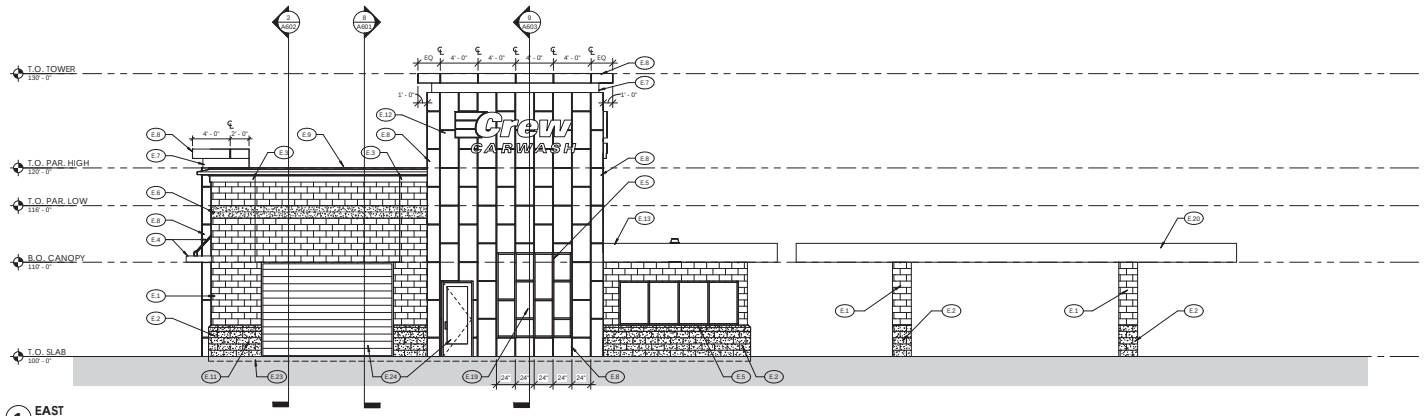
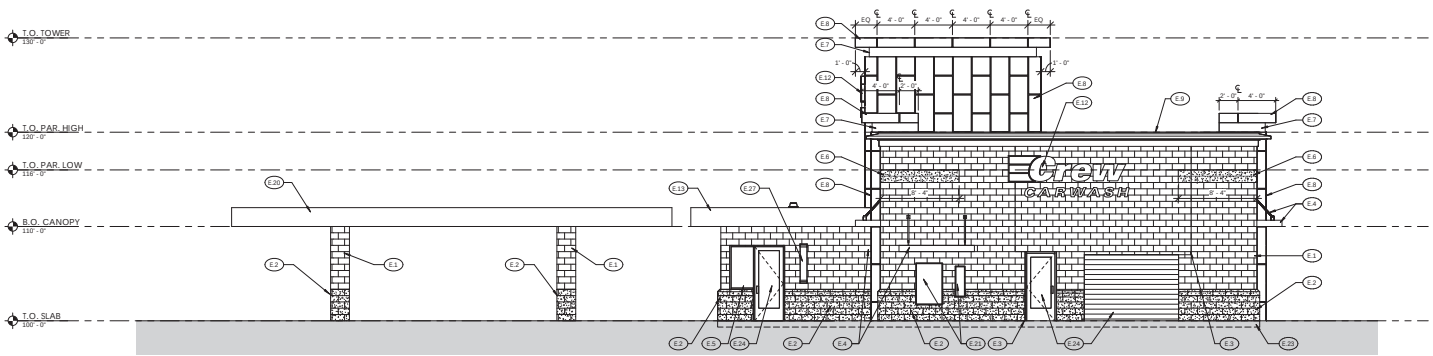
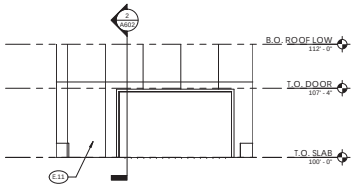


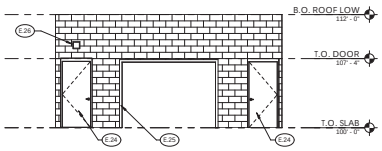
1 **EAST**
3/16" = 1'-0"



2 **WEST**
3/16" = 1'-0"



3 **ELEVATION - ENTRY**
3/16" = 1'-0"



4 **ELEVATION - TUNNEL**
3/16" = 1'-0"

ELEVATION KEY NOTES

E.1 NORTHFIELD BLOCK - TREDSTONE PLUS - COLOR: LIMESTONE II. MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.2 NORTHFIELD BLOCK - TREDSTONE PLUS - COLOR: MIDWEST SLATE. MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.3 MASONRY CONTROL JOINT

E.4 ARCHITECTURAL CANOPY - REFER TO DETAIL 9/A602, FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER

E.5 KAWNEER eNcORE STOREFRONT SYSTEM - FINISH #14 CLEAR

E.6 2 ROWS OF PREMIER ULTRA BURNISHED MASONRY UNITS - COLOR CASTLERIDGE (238). MORTAR COLOR TO BE CHOSEN BY ARCHITECT

E.7 .050 ALUMINUM BREAK METAL OVER EXTERIOR GRADE PLYWOOD. FINISH: KYNAR 70% 2-COAT , COLOR: CFT5269 PEWTER

E.8 DRI-DESIGN ARCHITECTURAL ALUMINUM WALL PANEL - VERTICAL RUNNING BOND PATTERN. 2'-0" x 4'-0" TYPICAL PANEL SIZE. FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER

E.9 PREFORMED METAL CORNICE FASCIA/COPING, REFER TO DETAIL 2/A601. FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER

E.10 40" x 40" ALUMINUM DRAINABLE SIGHTPROOF LOUVER, WITH INSECT SCREEN - FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER. REFER TO LOUVER SCHEDULE MEP

E.11 NO. 4 FINISH STAINLESS STEEL PANELS ATTACHED TO MASONRY WITH CONCEALED FASTNER SYSTEM/LAP JOINTS. COORDINATE WITH OWNER.

E.12 BUILDING SIGNAGE - COORDINATE WITH MEP DOCUMENTS FOR ELECTRICAL AND OWNER FINAL SIZE AND LAYOUT

E.13 ACM PANEL SYSTEM - FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER

E.14 GATE: REFER TO DETAIL 9/A701

E.15 MIN. 4" GALVANIZED STEEL POST WITH 2'-0" DEEP POST SLEEVE SET IN 12" DIA. x 3'-6" DEEP CONCRETE FOUNDATION WITH GATE HINGES

E.16 LIMESTONE OR CAST STONE CAP

E.17 PREFORMED METAL COPING - FINISH: KYNAR 70% 2-COAT, COLOR: CFT5269 PEWTER

E.18 6" CONCRETE FILLED STEEL BOLLARD WITH PLASTIC COVER. REFER TO CIVIL DOCUMENTS

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REFER TO NCMA TEK NOTE 10-2B AND 10-4 FOR ADDITIONAL INFORMATION.

REVISIONS	DATE
1 REVISED PER CLIENT COMMENTS	06/28/2018

CONSULTANTS

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SUITE 200
INDIANAPOLIS, IN 46240
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Cripe
Solutions by Design Since 1937
ARCHITECTURE
CIVIL ENGINEERING
MECHANICAL, ELECTRICAL, PLUMBING
ENERGY ANALYSIS
TECHNOLOGY SERVICES
SECURITY SERVICES

EXTERIOR ELEVATIONS

CREW CARWASH, INC.

CARWASH FACILITY NO. 49 - WESTFIELD, IN

777 E STATE ROAD 32
WESTFIELD, IN 46074

REGISTERED ARCHITECT
No. AR10000235
STATE OF INDIANA

NAL	
MTA	
BJT	
3/16" = 1'-0"	
A502	
06/28/2018	
0180135-10000	

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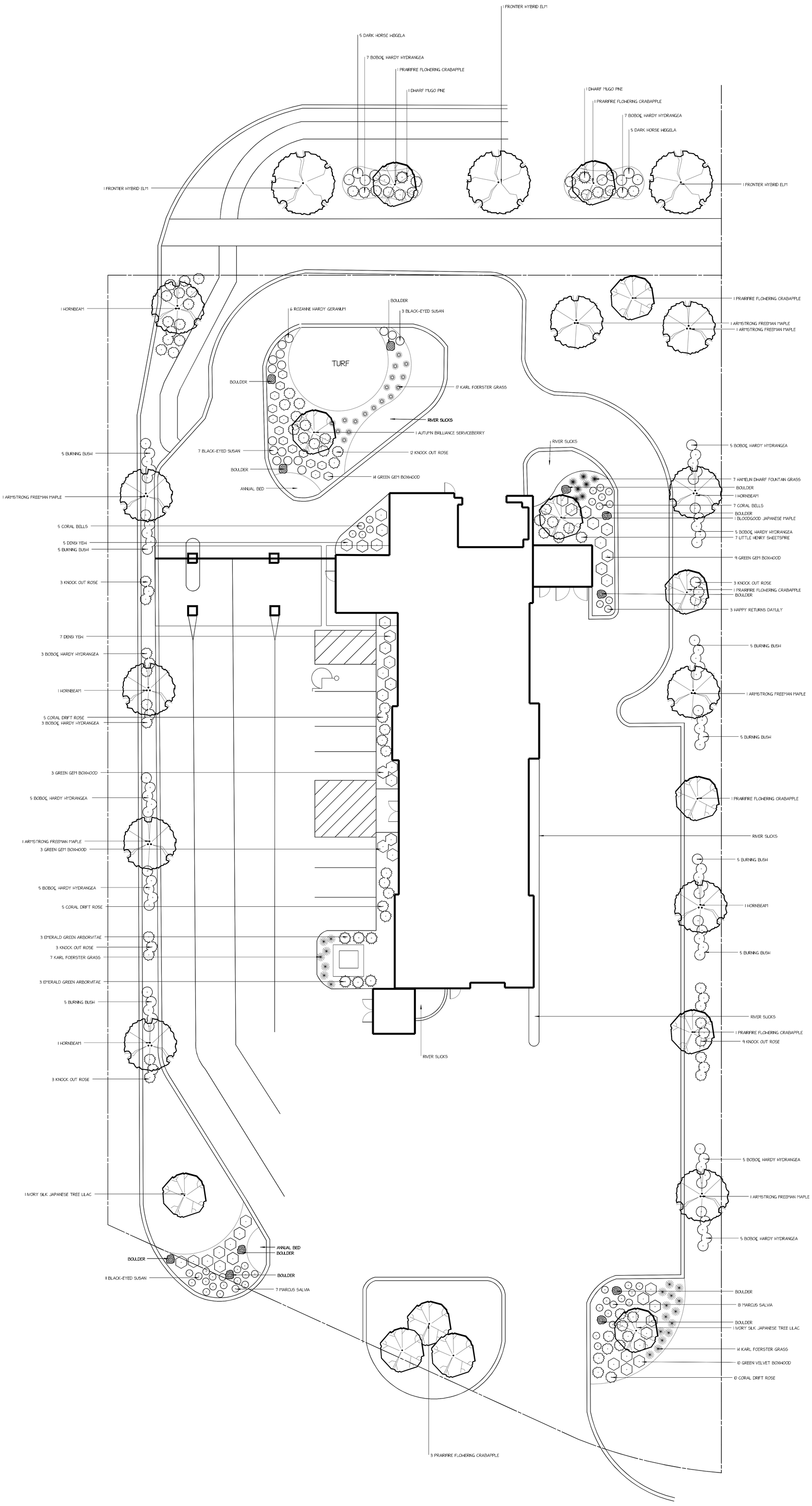


NOTES

WILD RIDGE LAWN AND LANDSCAPE
3355 S ARLINGTON AVE
INDIANAPOLIS IN 46203
317-784-5296

No.	Date	Description

REVISIONS

N

CREW CARWASH #49

WESTFIELD INDIANA

SCALE	1= 10'
DRAWN BY	AC
CHECKED BY	JW
DATE	2018
DATE OF PRINT	

PROJECT NO.

SHEET NO.

002

Powered by DynaSCAPE®

TREE LEDGEND

ORNAMENTAL TREE

SHADE TREE

Docket Number:	1808-PUD-20 (Ordinance No. 18-28)
Petitioner:	CH Group, LLC by Church, Church, Hittle + Antrim, LLP
Request:	An amendment to the 181st Street Planned Unit Development (PUD) District to modify the development and use sequence of the Property.
Current Zoning:	181st Street PUD (Ord. 14-03 "the Original PUD Ordinance")
Current Land Use:	Commercial/Industrial
Acreage:	25.64 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed PUD Ordinance No. 18-28 4. Narrative Statement
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the July 9, 2018, City Council meeting. The petition received a public hearing at the August 6, 2018, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on Tuesday, July 24, 2018; No members of the public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the 181st Street PUD (the "District"), which was approved at the January 27, 2014, City Council meeting, to modify the development and use sequence of the Property (see **Exhibit 3**) for approximately 25.64 (the "Property") located on the south side of 181st Street between Wheeler Road and US Highway 31(see **Exhibit 2**).

Properties to the north are zoned GB-PD: General Business/Planned Development and the Grand Park Village PUD; US Highway 31 exists to the east, EI: Enclosed Industrial exists to the south and west.

ZONING REQUEST

The petitioner requests this change in zoning to modify the development and use sequence of the property.

The following sections of the Original PUD Ordinance are proposed to amend dates from December 31, 2023 to December 31, 2028:

Article 2, Section 2.1(B): "Development and Use Sequence – as outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished no later than ***December 31, 2028***."

Article 2, Section 2.1(B)(3): "The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4" shall be installed 1) on each parcel at the time development or redevelopment of each Parcel requires the Development Plan Review Process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than ***December 31, 2028*** for all Parcels, whichever occurs first.

Article 2, Section 2.1(B)(5): "By ***December 31, 2028,*** all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit "4", the Development Standards and Architectural Design requirements of this Ordinance."

Article 2, Section 2.1(B)(6): "On ***December 31, 2028***, all Enclosed Industrial (EI) District uses designated in Section 2.3(C) of this Ordinance shall be prohibited on the Real Estate."

Permitted Uses: The PUD proposes adding 'Light and Heavy Equipment Sales, Rental, and Service" as a permitted use. A Special Exception (1806-SE-02) was granted at the June 21, 2018 Board of Zoning Appeals (BZA) meeting permitting the aforementioned use on the property with a requirement that the use ceases by December 31, 2028. If permitted as a use within the PUD, the Special Exception will become void.

COMPREHENSIVE PLAN

The Property is located in the 'Employment Corridor' (Highway Corridor) and 'Business Park' corridor of the Comprehensive Plan. The Highway Corridor section of the Comprehensive Plan states that appropriate Land Uses include office and service areas, research and development, as well as retail and institutional uses that are subordinate and supportive of the office and service uses. The Business Park section of the Comprehensive Plan contemplates manufacturing, subordinate office and retail services, research and development and warehousing as appropriate uses. The Property is also located as part of the Family Sports Capital of America (a.k.a. "Grand Park") area, as identified in the Family Sports Capital Addendum II of the Comprehensive Plan (the "Addendum II"). The Addendum II anticipates land uses such as hotels, restaurants, retail uses, and other supporting commercial uses (among additional professional and residential uses) will locate within the Grand Park area.

ISSUES RAISED AT THE PUBLIC HEARING

There were no public comments at the Public Hearing.

MODIFICATIONS SINCE THE AUGUST 6, 2018 PUBLIC HEARING

The petitioner, at the request of the Planning Staff for clarity reasons, has revised Section 4 of the ordinance to include the bolded phrase, "resulting in a new building" as well as revising the Interim Streetscape Plan in Exhibit B.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the August 6, 2018 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

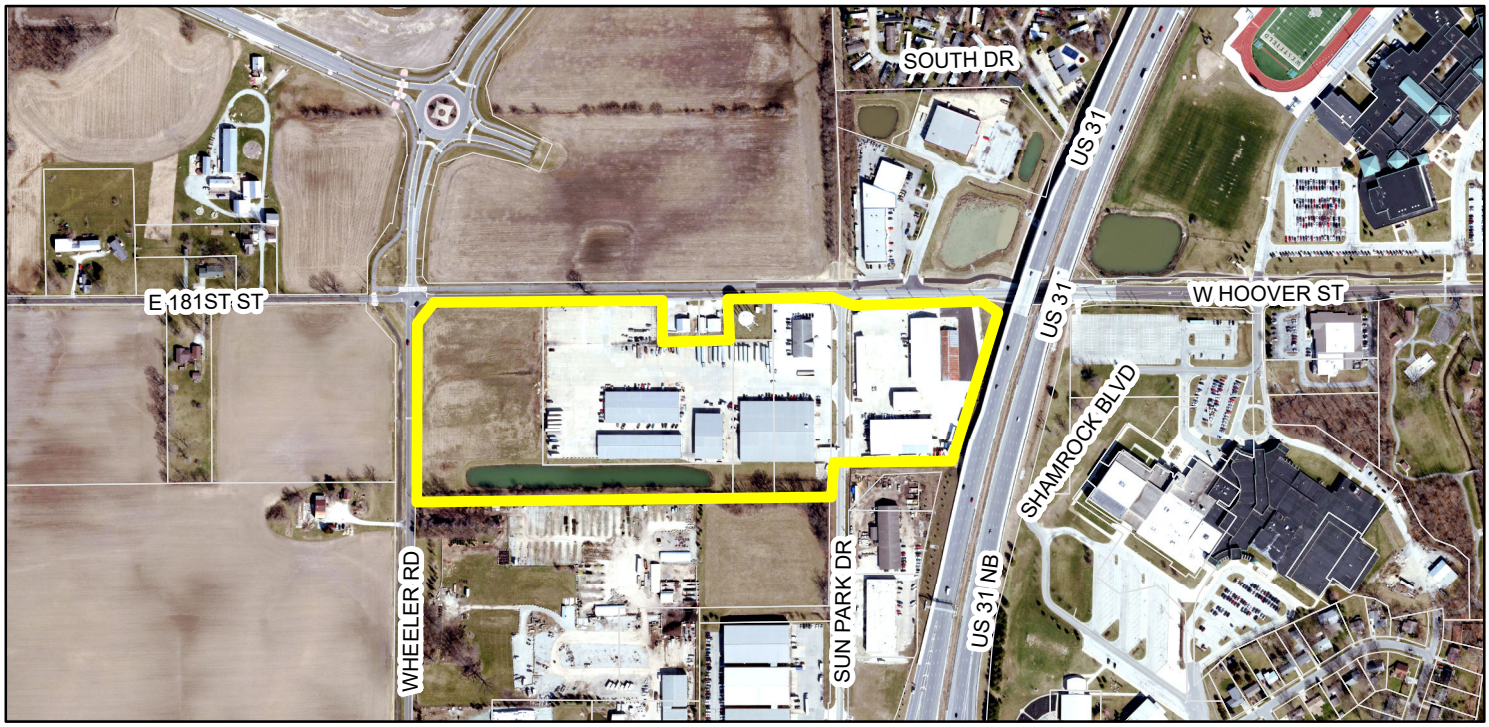
1. **Action: If the APC is otherwise satisfied with the proposed PUD (1808-PUD-21), then the Department recommends forwarding a favorable recommendation to the Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Property Location Map
181st Street PUD
Planned Unit Development
1808-PUD-20

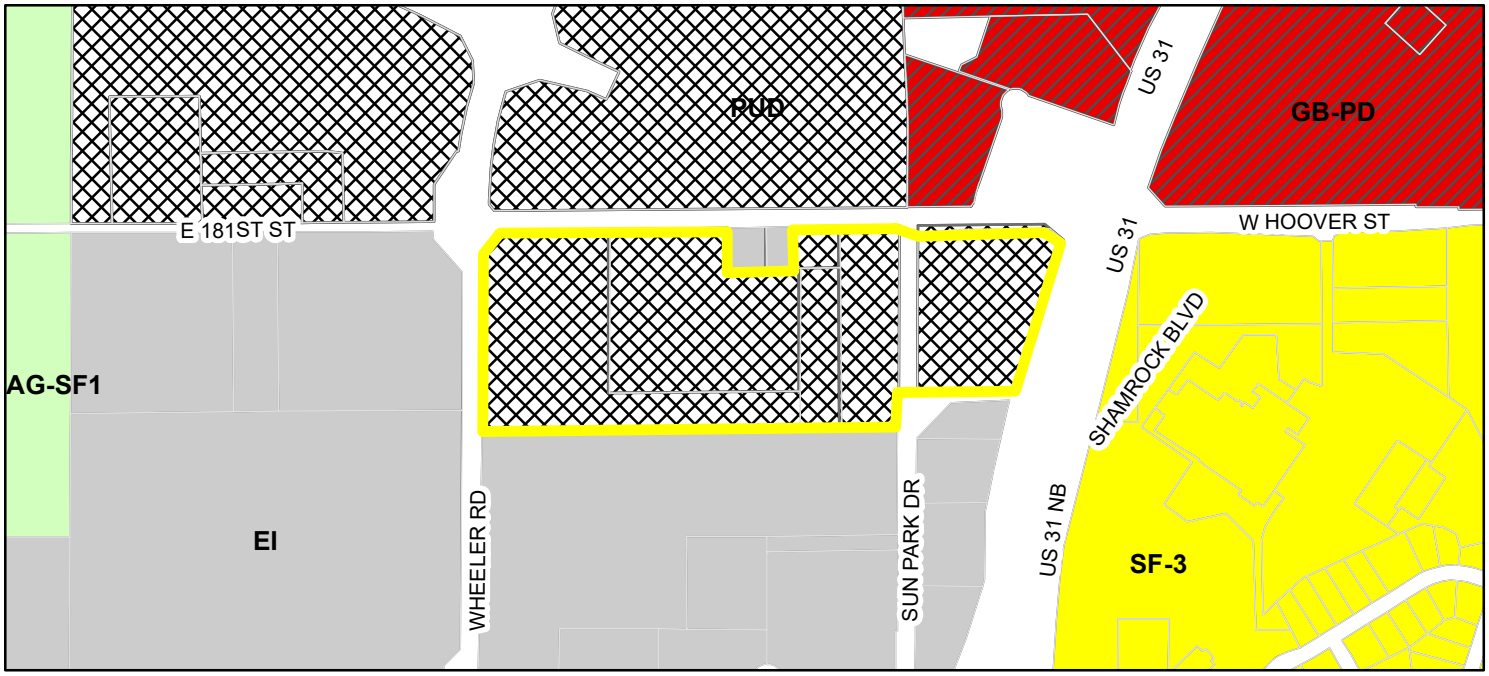
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

ORDINANCE NUMBER 18-28

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 14-03, the 181st Street Planned Unit Development Ordinance (the "181st Street PUD"), on January 27, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1808-PUD-21**), requesting an amendment to the 181st Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1808-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (?-?) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on_____, 20___;

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,

WHEREAS, due to market conditions, it has become necessary to modify deadlines prescribed by the 181st Street PUD with respect to full compliance with land uses and landscape standards.

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

Section 1. **Applicability of Ordinance.**

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of this Ordinance

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. The first paragraph of Article 2, Section 2.1.B. is hereby amended (with amended language in **bold**) to read as follows: *Development and Use Sequence – As outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished no later than* ***December 31, 2028****. As requested by the Landowner, this Real Estate and PUD Ordinance are specifically exempt from IC 36-7-4-1109.*

Section 4. Article 2, Section 2.1.B.3. is hereby amended (with amended language in **bold**) to read as follows: *The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4", shall be installed 1) on each parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit* ***resulting in a new building****; or 3) by no later than* ***December 31, 2028*** *for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance with the Landscape Buffer Plan as set forth in Exhibit "4". When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit "4" shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit "3" for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler*

Road and 181st Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2½) inches in caliper at the time of planting.

Section 5. Article 2, Section 2.1.B.5. is hereby amended (with amended language in **bold**) to read as follows: *By **December 31, 2028**, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit "4", the Development Standards and Architectural Design requirements of this Ordinance.*

Section 6. Article 2, Section 2.1.B.6. is hereby amended (with amended language in **bold**) to read as follows: *On **December 31, 2028**, all Enclosed Industrial (EI) District uses designated in Section 2.3 C of this Ordinance shall be prohibited on the Real Estate.*

Section 7. The Interim Streetscape Plan referenced in Exhibit 3 of the 181st Street PUD is superceded by the Interim Streetscape Plan referenced in Exhibit B of this ordinance.

Section 8. The Special Exception (1806-SE-02) granted June 21, 2018 is hereby void.

Section 9. Light and Heavy Equipment Sales, Rental and Service is hereby added as a permitted use within the Real Estate for a period to end December 31, 2028.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James Edwards	James Edwards	James Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-28 was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-28**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-28**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Interim Streetscape Plan

EXHIBIT A
REAL ESTATE

Part of the Southwest and Southeast Quarters of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning, containing 25.64 acres more or less.

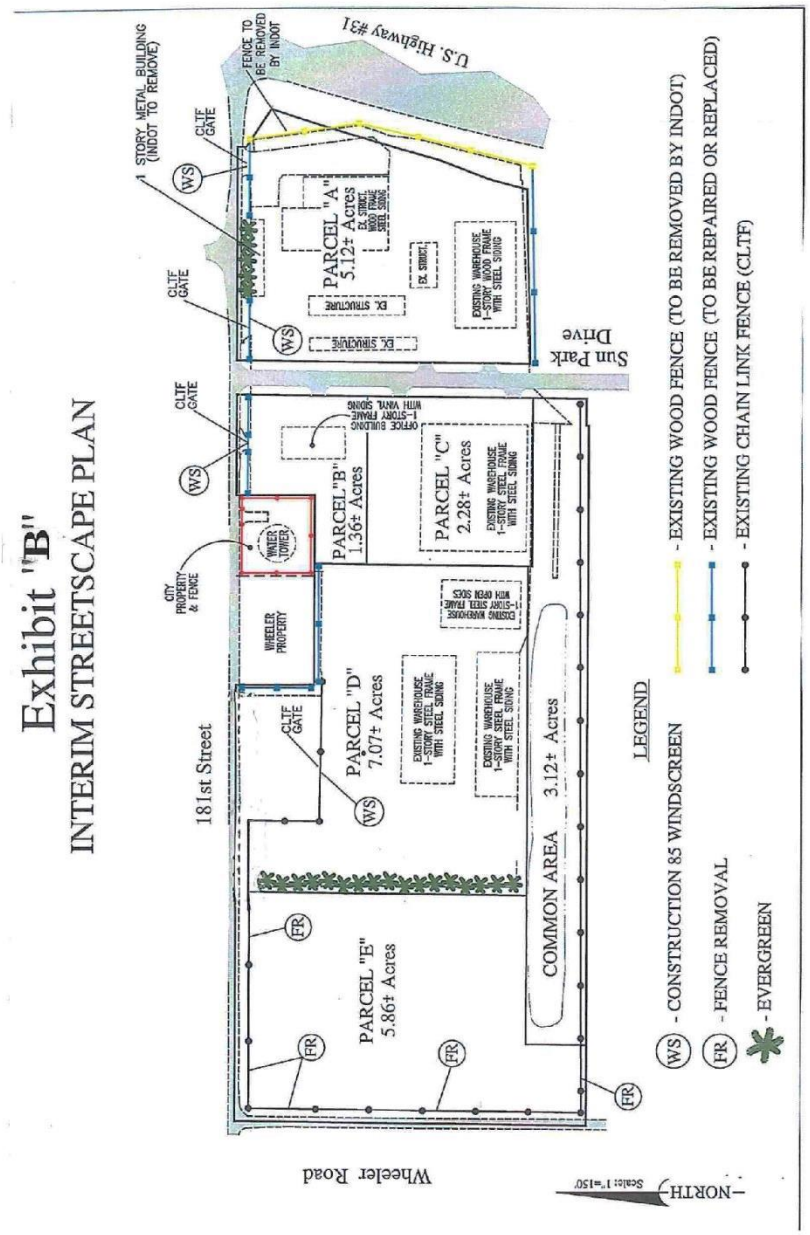


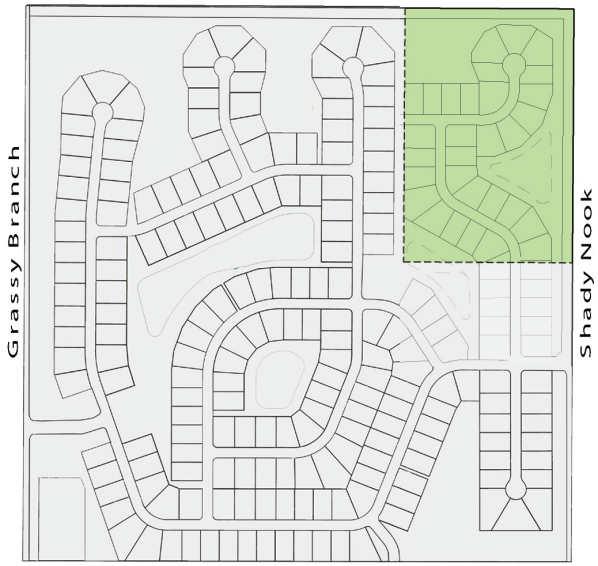
Exhibit "B"
INTERIM STREETSCAPE PLAN
181st Street
Wheeler Road
Sun Park Drive
U.S. Highway #31
1 STORY METAL BUILDING (INDOT TO REMOVE)
FENCE TO BE REMOVED BY INDOT
CLTF GATE
CITY PROPERTY & FENCE
WHEELER PROPERTY
WATER TOWER
PARCEL "A" 5.12± Acres
EX. STRUCTURE
EXISTING WAREHOUSE 1-STORY WOOD FRAME WITH STEEL SIDING
PARCEL "B" 1.36± Acres
OFFICE BUILDING 1-STORY FRAME WITH VINYL SIDING
PARCEL "C" 2.28± Acres
EXISTING WAREHOUSE 1-STORY STEEL FRAME WITH STEEL SIDING
PARCEL "D" 7.07± Acres
EXISTING WAREHOUSE 1-STORY STEEL FRAME WITH STEEL SIDING
EXISTING WAREHOUSES 1-STORY STEEL FRAME WITH OPEN SIDES
COMMON AREA 3.12± Acres
PARCEL "E" 5.86± Acres
LEGEND
WS - CONSTRUCTION 85 WINDSCREEN
FR - FENCE REMOVAL
- EVERGREEN
- EXISTING WOOD FENCE (TO BE REMOVED BY INDOT)
- EXISTING WOOD FENCE (TO BE REPAIRED OR REPLACED)
- EXISTING CHAIN LINK FENCE (CLTF)
NORTH
Scale: 1"=150'

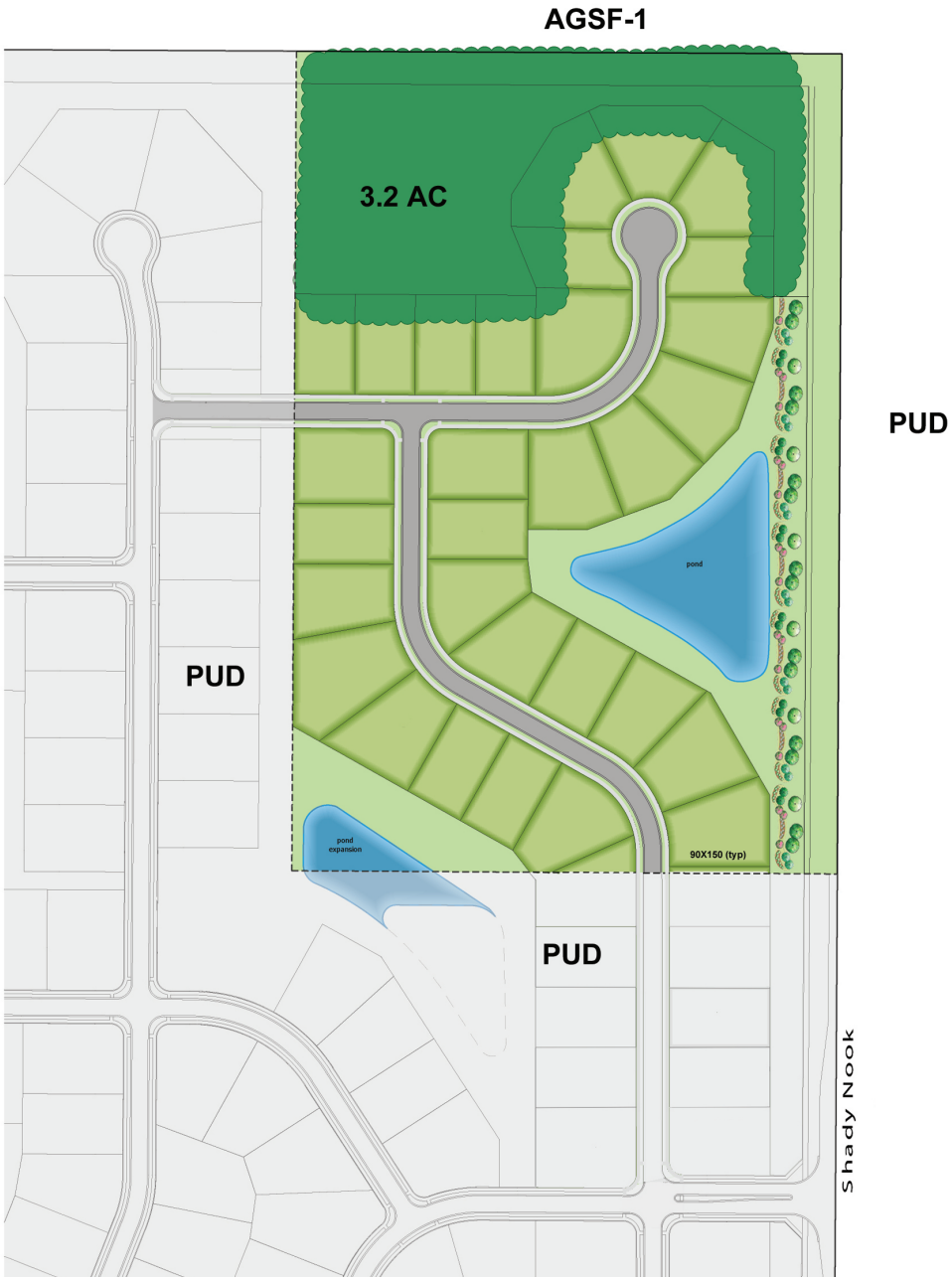
NARRATIVE STATEMENT

The applicant, CH Group, LLC, is seeking approval of a text amendment to a previously approved PUD ordinance. The *181st Street PUD Ordinance* was adopted in January of 2014. It is comprised of five (5) parcels, 25 acres on the south side of East 181st Street between U.S. Highway 31 and Wheeler Road. Market conditions dictate an extension of some of the deadlines imposed by the original PUD ordinance.

Full compliance with the landscape plan exhibit is to occur no later than December 31, 2023. Likewise, uses permitted in the EI Enclosed Industrial district are to be prohibited. The applicant is requesting that these dates be extended to December 31, 2028.

EXHIBIT C
CONCEPT PLAN





NOT TO SCALE
DATE: 8/21/2018

Docket Number:	1608-PUD-13 (Ordinance No. 18-32)
Petitioner:	EdgeRock Development, LLC by Onpointe Land Matters, LLC
Request:	An amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.
Current Zoning:	The Trails PUD (Ord. 16-26 and Ord. 17-50)
Current Land Use:	Undeveloped
Acreage:	17.3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Character Exhibit 5. FEC Rear Elevation Comparison 6. Sign Plan 7. Project Narrative 8. The Trails PUD Amendment II (Ord. 18-32) 9. The Trails PUD Amendment II (Redline Version) 10. Neighborhood Meeting Summary
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 13, 2018, City Council meeting. The petition received a public hearing at the August 20, 2018, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on August 15, 2018 (see **Exhibit 10**).

PROJECT OVERVIEW

Location: The Trails PUD is located at the southeast corner of State Road 32 and Oak Ridge Road.

Zoning History: The Trails PUD (Ordinance 15-27) (the "Original PUD Ordinance") was adopted on November 9, 2015. On November 14, 2016, Council adopted an amendment to the Trails PUD that added acreage to the project (Ordinance 16-26). Ordinance 16-26 repealed and replaced the Original PUD Ordinance. On January 8, 2018, Council adopted an amendment specific to Lot B of the PUD District (Ordinance 17-50).

Amendment Request:

As proposed, the amendment would accomplish the following:

Add Commercial Uses to Lot A: The proposed ordinance amendment would add General Business (GB) uses as permitted uses within Lot A of The Trails project. If any portion of Lot A develops for multi-family purposes (currently a permitted use), then MF2: Multi-Family Medium Density District would serve as the underlying zoning district for that part of Lot A. However, if property within Lot A develops commercially, then GB would serve as the underlying zoning district for that part of Lot A. The proposal modifies building setback lines and building height requirements for commercial development, as follows:

	Trails PUD Amendment II	**GB Requirement (per UDO)**
Setback abutting Oak Ridge Road or 175th Street	30 feet	60 feet
Setback abutting Monon Trail or Midland Trace Trail	20 feet	20 feet (60 feet abutting residential)
All other setbacks	0 feet	20 feet
Maximum Building Height	No maximum	60 feet

The proposed ordinance amendment also includes character exhibits for a potential Family Entertainment Center/Commercial Recreational Facility use. If that use develops on the property, then it would need to be substantially similar to the quality and appearance of the building depicted in the character exhibit (see **Exhibit 4**).

Landscaping Standard Modifications: The proposed ordinance amendment would modify the landscaping requirements so that buffer yard requirements not apply to the development and that adjoining Lots with either a shared parking lot between them and/or have vehicular cross-access not require perimeter parking lot plantings.

Sign Standard Modifications: The petitioner has propose a sign plan that would allow additional monument signage opportunities for the commercial center (see **Exhibit 6**). The UDO would

allow only one (1) monument sign for the center[1]. The request is to allow additional, lower profile tenant/user signage at different entrance points to the center[2].

PROJECT UPDATE

Since the public hearing on August 20, 2018, modifications were made to the proposal in response to APC member, City Council member, and staff comments. The modifications are highlighted below:

Family Entertainment Center Rear Façade – The building elevations (included as part of the Character Exhibit of the proposed PUD Ordinance) for a potential Family Entertainment Center building were modified so that the rear elevation includes additional architectural features to help visually break-up the façade (see **Exhibit 5**).

Utility Meter Screening Requirement – Language was added to the proposed PUD Ordinance to specifically require screening of wall-mounted utility meters (see redline version of the ordinance, **Exhibit 9**).

COMPREHENSIVE PLAN

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

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[1] Depending on the final buildout of the center (at least 25,000 square feet of building space), The Trails of Westfield could have, by-right today, one (1) center monument sign that is a maximum of 15 feet in height and a maximum of 120 square feet in size, per side (Article 6.17(J)(2)). The proposed "Primary Frontage Monument Sign" (as identified on **Exhibit 5** as Sign "A") is consistent with the center monument sign that would be permitted today (assuming the minimum aggregate building square-footage is met).

[2] The UDO would allow one (1) entrance sign at each point of ingress to the center (Article 6.17(J)(3)). The entrance signs are allowed a maximum of 30 square feet, a maximum of 6 feet in height, and are not allowed tenant information.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the August 20, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 13, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Petition Number:	1809-PUD-24
Project Name:	Andover PUD Amendment
Subject Site Address:	18377 Shady Nook Road (the "Property")
Petitioner:	Langston Residential Development, LLC
Representative:	Faegre Baker Daniels, LLC
Request:	Requests an amendment to incorporate an additional 22.42 acres +/- into the Andover Planned Unit Development (PUD) District and to increase the total number of dwelling units permitted.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Residential
Approximate Acreage:	22.42 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ordinance 18-35
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the August 13, 2018 City Council meeting. The petitioner held a neighborhood meeting on August 28, 2018. The petition will receive a public hearing at the September 4, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 18377 Shady Nook Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Andover PUD District (Ordinance 18-35, *pending*). The proposed PUD Ordinance establishes the SF2: Single-Family Low Density District as the Underlying Zoning District.

Amendment Request:

As proposed, the amendment would accomplish the following:

Zoning: The Property made part of the Zoning Ordinance reclassified from AG-SF1: Agriculture / Single-Family Rural District to the Andover PUD District.

Parcel B-1: The text of the Andover PUD Ordinance amended to include Real Estate as Parcel B-1. The Parcel B-1 shall be subject to the same standards applicable to Parcel B as shown in **Exhibit B** of the Ordinance.

Dwelling Units: The number of dwelling units permitted in Parcel B-1 shall be thirty-six (36).

COMPREHENSIVE PLAN

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 4, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 13, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 4, 2018, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Andover PUD Amendment (Ord. 18-35), the Department recommends forwarding the PUD Amendment to the City Council with a favorable recommendation.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

ORDINANCE NUMBER 18-29

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 "**COTTAGES ON EAST PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1808-PUD-21**), 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**. **1808-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**COTTAGES ON EAST PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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. **Permitted Uses.** 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: 4,320 square feet

5.2 Minimum Building Setback Lines:

A. Front Yard: 10 feet

B. Side Yard: 5 feet

C. Rear Yard: 25 feet

5.3 Minimum Lot Width: 40 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 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.

6.3 All Garages on Lots shall be: Rear-load.

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

6.5 All lighting fixtures on the west façade of all buildings shall be Fully Shielded in accordance with Article 6.9(E)(1) and Article 6.9(E)(2).

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 East Street and the City has plans to add sidewalks on the north side of North Street as part of a larger sidewalk project. 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 a common Drive off of North Street. A 30 foot Right-of-Way shall be granted to the City for future expansion of East Street as depicted on Exhibit B Concept Plan.

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

Section 9. **Processes & Permits.** The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

9.1 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 _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman

_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-29** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-29**

this _____ day of _____, 2018

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-29**

this _____ day of _____,2018.

_____
J. Andrew Cook, Mayor

This document prepared by: SAM MILLIGAN, NORTH RIDGE CONSTRUCTION
P.O. BOX 823, WESTFIELD, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

Lots 6 and 7, B. Kenyons Subdivision of Lots 67, 68, 69 and the East half of 70 of Beals 2nd Addition to the Town of Westfield, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Deed Book "8", page 369 in the Office of the Recorder of said County.

ALSO:

Alley being 12' in width, being vacated in Deed Record 127, Page 173 in the Office of the Recorder, North of and adjoining Lots 6 and 7, B. Kenyons Subdivision of Lots 67, 68, 69 and the East half of 70 of Beals 2nd Addition to the Town of Westfield, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Deed Book "8", page 369 in the Office of the Recorder of said County.

EXHIBIT B
CONCEPT PLAN

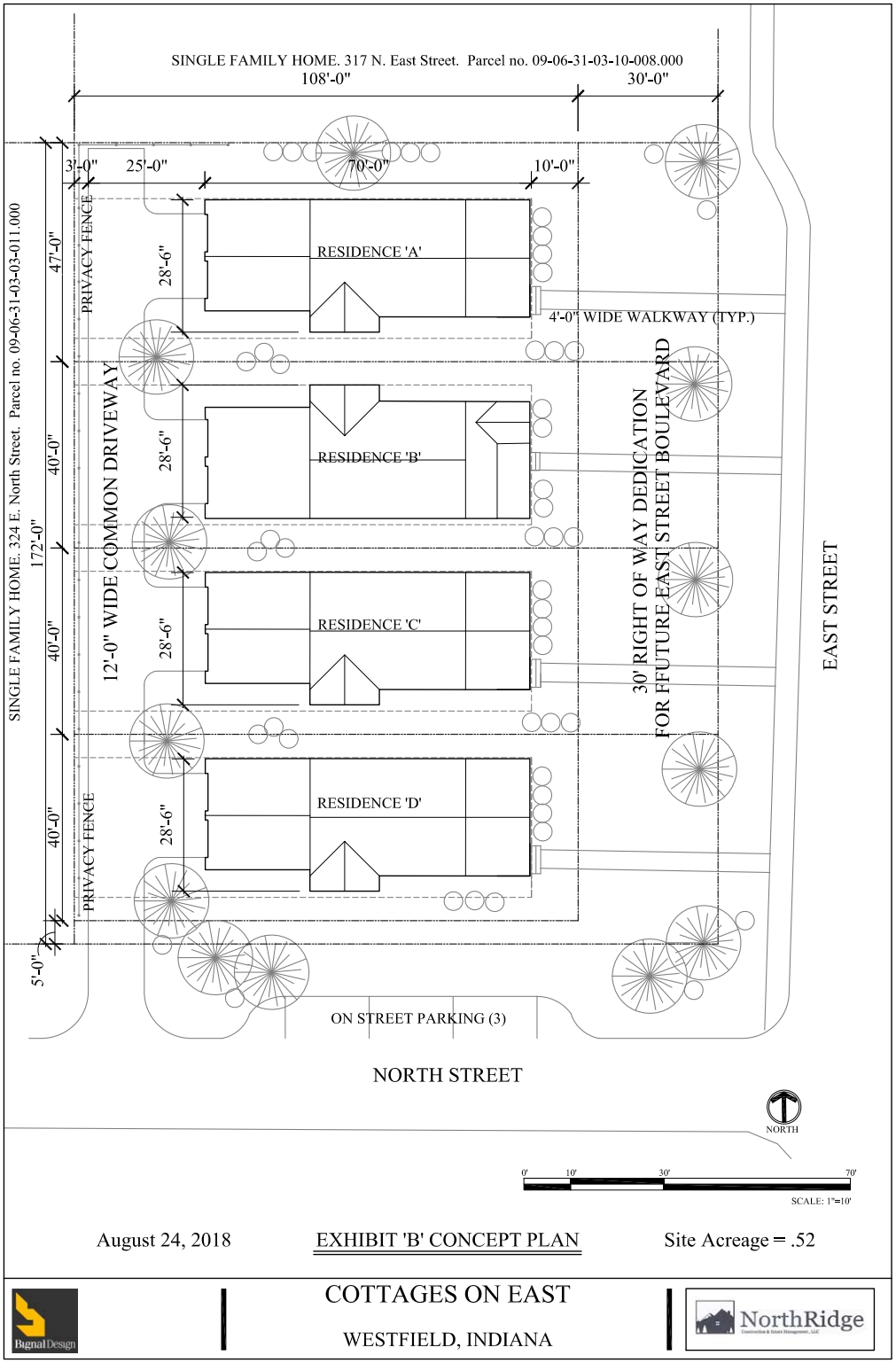

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT'C'
CHARACTER'EXHIBITS'

COTTAGES(ON(EAST(

PLANNED'UNIT'DEVELOPMENT'DISTRICT'

Petition Number:	1808-PUD-21
Project Name:	Cottages on East PUD District
Subject Site Address:	303 N East Street (the "Property")
Petitioner:	James Investment Group
Representative:	Sam Milligan of North Ridge Construction
Request:	Requests a change in zoning of 0.5 acres +/- from the SF3: Single-Family Medium Density District to the Cottages on East Planned Unit Development (PUD) District.
Current Zoning:	SF3: Single-Family Medium Density District
Current Land Use:	Residential
Approximate Acreage:	0.5 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Character Exhibits 5. Proposed Ordinance 18-29 6. Grand Junction Implementation Plan 7. Issue List
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the July 9, 2018 City Council meeting. The petitioner met with the Grand Junction Task Group on July 17, 2018. The petitioner held a neighborhood meeting on July 30, 2018. The petition received a public hearing at the August 6, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northwest corner of E North Street and N East Street (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Cottages on East PUD District (Ordinance 18-29, *pending*). The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density District as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the uses of the Underlying Zoning of the SF3: Single-Family Medium Density District and modifies the standards below:

Minimum Lot Area:	4,320 square feet
Minimum Building Setback Lines:	
Front Yard:	10 feet
Side Yard:	5 feet
Rear Yard:	25 feet
Minimum Lot Width:	40 feet

Development Standards: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and the Unified Development Ordinance (the "UDO"). The PUD Ordinance proposes modifications that accommodates the proposed development and generally includes modifications pertaining to front porches, rear-load garages and exterior building materials, and as represented on **Exhibit 4**. The proposed modifications are generally consistent with the recommended guidelines of the Sub-District Addendum.

Design Standards: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and the UDO. The PUD Ordinance proposes modifications that accommodates the proposed development and generally includes modifications pertaining to open space and amenities, Pedestrian Network, and Street and Right-of-way standards. The proposed modifications are generally consistent with the recommended guidelines of the Sub-District Addendum.

MODIFICATIONS SINCE PUBLIC HEARING

Since the August 6, 2018, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review, public hearing comments and APC/Council member comments. The following briefly highlights those revisions:

1. Concept Plan: The Concept Plan has been revised to show additional landscaping, privacy fencing, roof pitches and dimensions.
2. Development Standards: Text has been added to modify the light shielding on the west side of the proposed houses.

COMPREHENSIVE PLAN

The Property falls within the Downtown land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). The "Downtown" area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the "Implementation Plan"), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts, of which, the subject Property is located within the Neighborhood Sub-District (see **Exhibit 6**). Specific policies and general characteristics have not been created for the Neighborhood Sub-District, but the Implementation Plan suggests higher density housing appropriate for the area.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the August 6, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the July 9, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action: if the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1808-PUD-21.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.