



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_07_2020

Monday, December 07, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 07, 2020 at 07:00 PM

MEETING PLACE: Virtual Conference Call

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 16, 2020
Tabled

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2010-PUD-14

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

(Planner: Pam Howard - poward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Conceptual Architectural Character](#) | [Exhibit 5: Ordinance 20-39 clean](#) | [Exhibit 6: Ordinance 20-39 redlined](#) | [Exhibit 7: Typical Lot Landscaping](#) | [Exhibit 8:](#)

[Buffer Yards Plan](#) | [Exhibit 9: Conceptual Entry Features](#) | [Exhibit 10: Conceptual Amenities](#) | [Exhibit 11: Updated Project Narrative](#) | [Exhibit 12: Concept Plan Comparison](#) | [Exhibit 13: Neighborhood Meeting Summary](#) | [Exhibit 14: Issue List & Responses](#) | [Exhibit 15: Public Comments](#) | [Updated Redlined Ordinance 12-07-2020](#) | [Updated Buffer Yards Plan 12-07-2020](#)

PUBLIC HEARING ITEMS

2012-ODP-18 & 2012-SPP-18 [PUBLIC HEARING]

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

Haehl Group, LLC by Commercial Links, LLC requests Overall Development Plan and Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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

2012-ODP-19 & 2012-SPP-19 [PUBLIC HEARING]

Chatham Pointe

Northwest of the intersection of Cox Avenue and Tomlinson Road

Chatham Hills, LLP by Cripe requests Primary Plat and Overall Development Plan approval of 10 lots on 20.81 acres in the Chatham Hills PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

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

2012-PUD-15 [PUBLIC HEARING]

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

(Planner: Corey Harris - charris@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-48](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Landscape Plan](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Petitioner's Presentation](#)

2012-PUD-16 [PUBLIC HEARING]

Bridgewater PUD Amendment (Animal Eye Clinic)

4750 Killarney Drive

Animal Eye Clinic, LLC by Nelson & Frankenberger, LLC requests an amendment to the Bridgewater PUD to permit a Veterinary Clinic or hospital without boarding.

(Planner: Pam Howard - phoward@westfield.in.gov)

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

[Ordinance 20-47](#) | [Exhibit 4: Project Narrative](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Public Comments](#) | [Petitioner's Presentation](#)

2012-PUD-17 [PUBLIC HEARING]

Lindley Run PUD Amendment I

NE Corner of 191st Street and Grassy Branch Road Approximately

Olthof Homes, LLC by Nelson and Frankenberger, LLC requests an amendment to the Lindley Run Planned Unit Development (PUD) Ordinance to permit 1.5 story homes in Area A of the PUD.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Area A Location Exhibit](#) | [Exhibit 4: Project Narrative](#) | [Exhibit 5: Proposed Ord. 20-46](#) | [Exhibit 6: Character Exhibits](#) | [Presentation Slides](#)

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard - phoward@westfield.in.gov)

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2009-PUD-11 [CONTINUED]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 20-28](#) | [Exhibit 4: District Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: District 1 \(Commercial\) Character Exhibits](#) | [Exhibit 7: District 2 \(Suburban Rental Community\) Character Exhibits](#) | [Exhibit 8: District 3 \(Small Lot Residential North\) Character Exhibits](#) | [Exhibit 9: District 4 \(Small Lot Residential South\) Character Exhibits](#) | [Exhibit 10: District 5 \(Park and Trail Head\) Character Exhibits](#)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

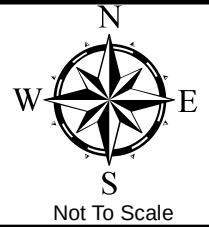
Board of Zoning Appeals Liaison

Community Development Department

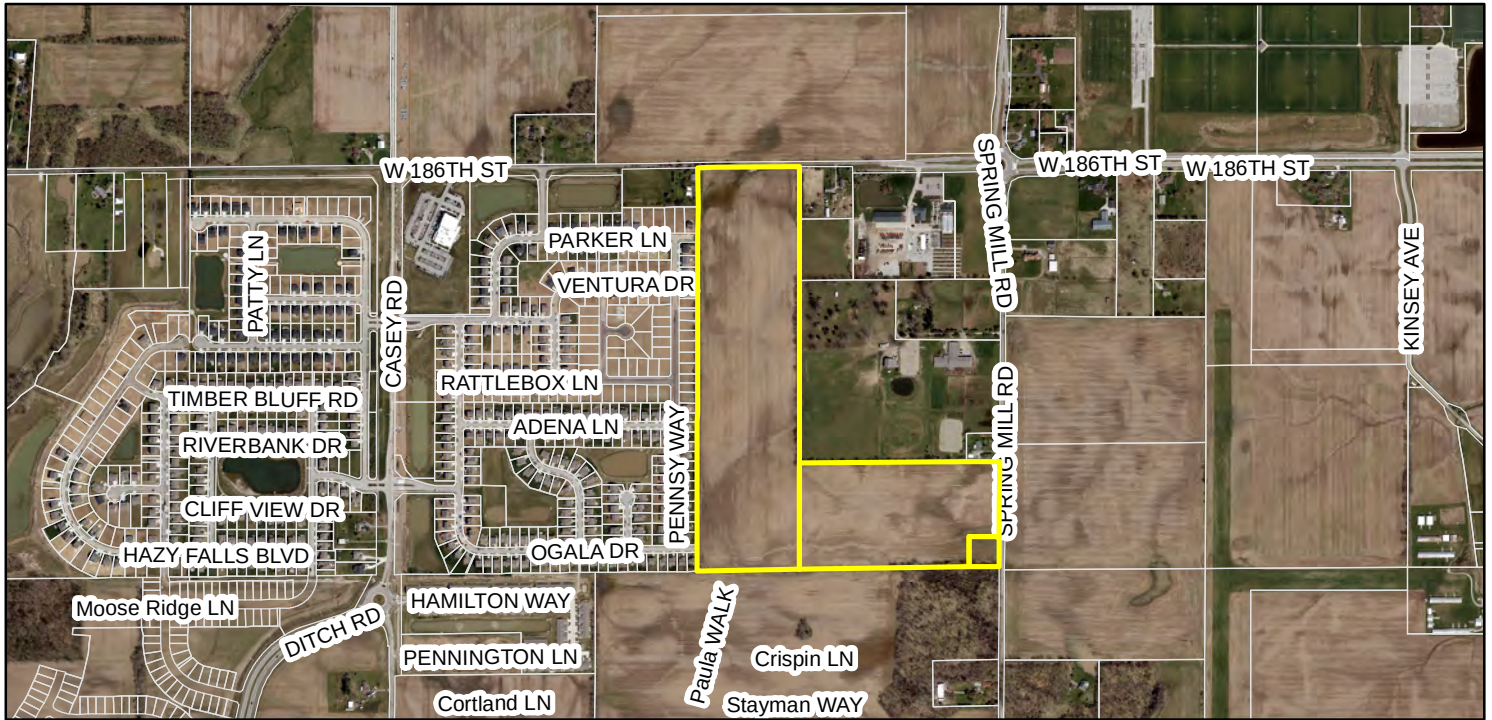
ADJOURNMENT



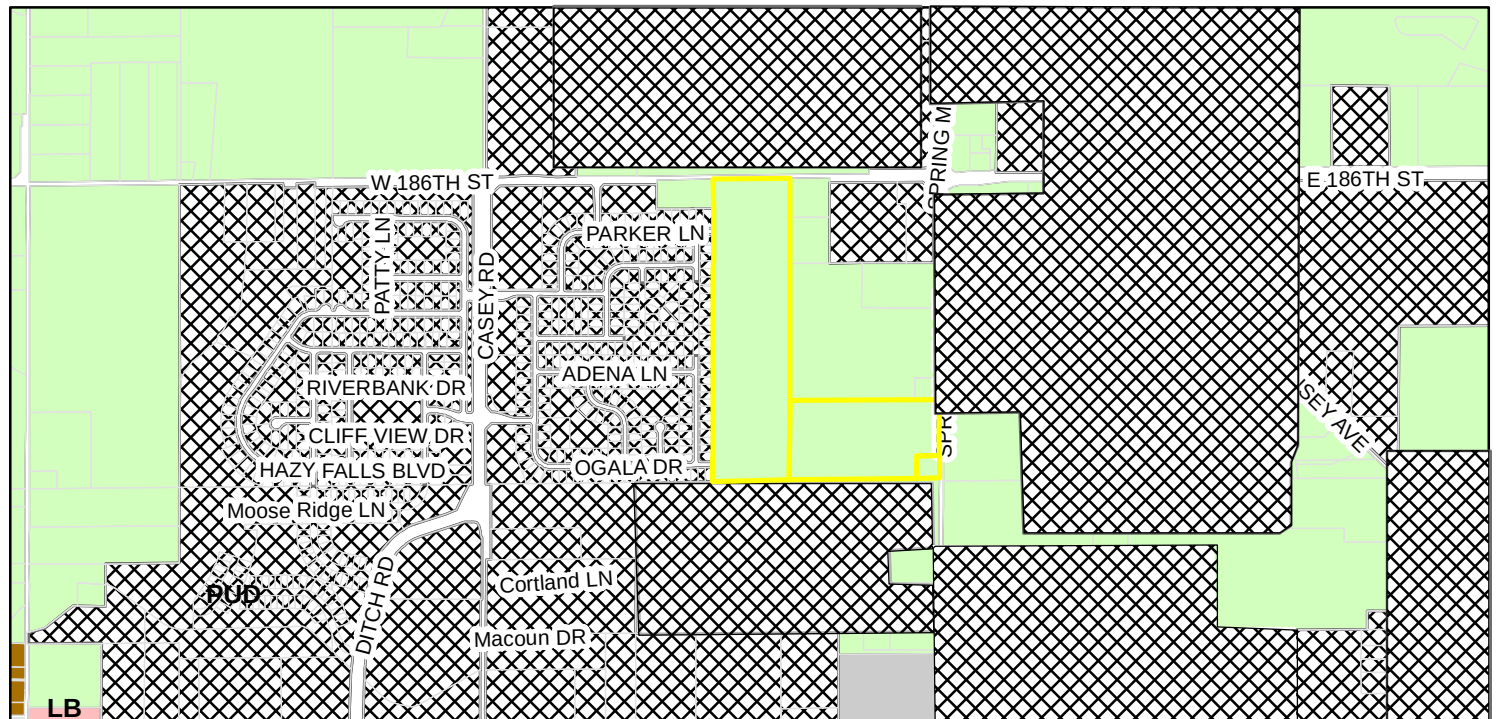
Property Location Map
Somerset PUD District
2012-PUD-15



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- LB (Local Business)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)

Statement of Intent:

Silverthorne Homes is pleased to present the Somerset residential community, its newest Westfield residential project. This community will offer approximately 151 new homes on 61 acres located between Spring Mill Road and the Spring Orchard community.

The Gardens at Somerset will feature the following:

- 151 single-family detached homes with sales prices ranging from the high \$200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 14 acres will be dedicated to common areas, lakes, and passive recreation areas.
- Enhanced landscape buffers along 186th St. and also along Spring Mill Road.
- Additional landscape buffers along the south and west boundaries as well as the preservation of mature and healthy existing trees and vegetation.

The Somerset community proposed will address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9). The single-family detached homes will offer affordable semi-custom options to those who have outgrown their current homes and are looking to stay in the Westfield area.

NOVEMBER 9, 2020



THE SOMERSET

PLANNED UNIT DEVELOPMENT



DEVELOPER
SILVERTHORNE HOMES
9225 Harrison Park Court Indianapolis, IN 46216



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ORDINANCE NUMBER 20-48

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

This is a Planned Unit Development District Ordinance (to be known as the “**The Somerset 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. 2012-PUD-15**), 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. 2012-PUD-15** 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 _____, 2020;

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 "**The Somerset 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 (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Tudor Style.** A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

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

Section 4. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
 - a. **Prohibited Uses.** No Accessory Building or above ground pools shall be permitted in the District.
- 5.2 The Maximum Dwellings permitted shall be set forth below.
 - a. 151 Single-family Detached Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

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

6.2. The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	8,750 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	70'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,800 sq. ft.
Two Story*	2,200 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

7.1 Article 6.3 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

- a. Perimeter Lots. All Dwellings, indicated in **Exhibit B** by the (*), shall replace Article 6.3(1)(b) standards with the follow:
 - i. Rear Building Facade. Those Lots indicated with (*) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.
- b. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
- c. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not

be considered primary roof for the purposes of the 6:12 pitch requirement above.

- d. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
- e. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- f. Windows. All Dwellings shall have shutters on the Front Façade windows of the Dwelling as depicted in **Exhibit E**. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
- g. Finished Façade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, and board and batten. Vinyl siding shall be prohibited.
- h. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation Front Building Façade of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation Front Building Façade of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.
- i. Character Exhibits. Character exhibits, attached hereto as **Exhibit E**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District’s intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E**, but to encourage diversity in architectural styles of Dwellings within the District.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 6.1 and Section 6.2.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Street Trees. Shall be provided to meet all ordinance requirements found in Chapter 6.8(J) of the Unified Development Ordinance.

Minimum Lot Landscaping. All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.8(K) of the Unified Development Ordinance.

- c. Buffer Yard Requirements. No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.8(N). Modified buffer yards will be provided as identified in this document.
- d. Common Area A. Abutting East 186th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No mounding shall be provided along the street frontage.
- e. Common Area B. Shall conform to Landscaping requirements as noted below:
 - i. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.8(M) of the Unified Development Ordinance.
 - ii. A thirty (30') foot Buffer Yard shall be provided between new residential development and existing Agriculture/Single-family Rural District (AG-SF1) residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no mounding shall be required along this boundary.
 - iii. A fifteen (15') foot Buffer Yard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs, but no mounding shall be required.
 - iv. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.8(M) of the Unified Development Ordinance.
- f. Common Area C. No Buffer Yard shall be required between similar uses.
- g. Common Area D. No Buffer Yard shall be required between similar uses.
- h. Common Area F. Vegetation along the south boundary shall be preserved in a Tree Preservation Easement.
- i. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C**, for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved and shall depict locations, sizes, and common names of existing trees and individual shrubs, areas containing dense trees or shrubs. Such inventory shall be provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees

of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

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 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.

- a. **Street Width.** All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
- b. **Street Signage.** The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- c. **On-Street Parking.** On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- d. **Utilities.** All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

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

Section 10. Sunset Clause. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

Section 10

PASSED AND ADOPTED THIS _____ day of _____, 20____.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jack Gilbert

Jack Gilbert

Mike Johns

Mike Johns

Mike Johns

Scott Frei

Scott Frei

Scott Frei

Troy Patton

Troy Patton

Troy Patton

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #20-48** was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #20-48**
This _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #20-48**
This _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Banas Overall Parcel

Part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being that 61.835-acre tract of land shown on the ALTA/NSPS Land Title Survey dated October 6, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.01864, more particularly described as follows:

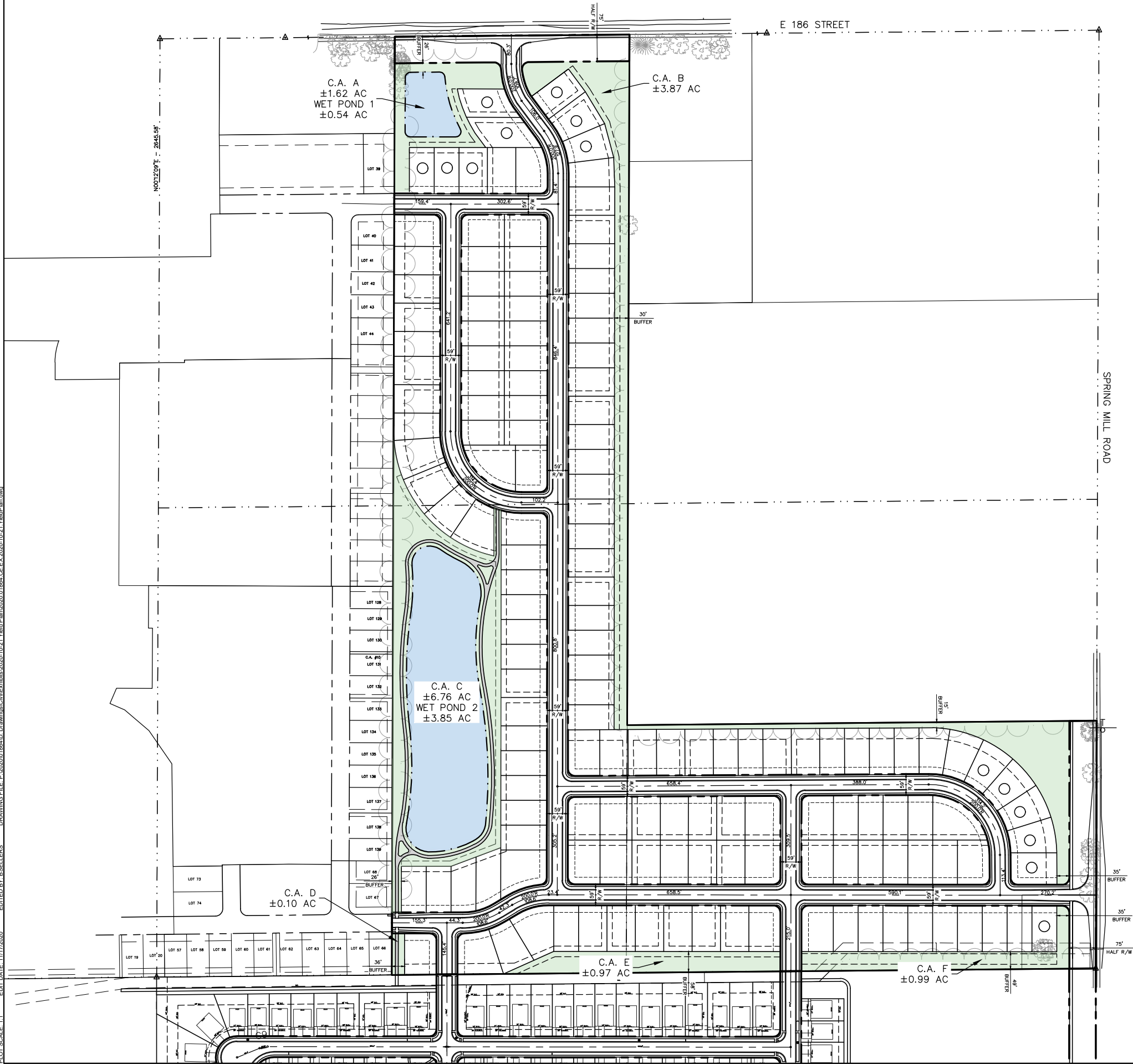
BEGINNING at a Harrison Monument at the southeast corner of said Northeast Quarter; thence South 89 degrees 28 minutes 18 seconds West 1,984.85 feet along the south line of said Northeast Quarter (assumed basis of bearings) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the southwest corner of the East Half of the West Half of said Northeast Quarter; thence North 0 degrees 10 minutes 55 seconds East 2,645.51 feet along the west line of said Half, Half, Quarter Section to a mag nail set at the northwest corner of said Half, Half, Quarter Section; thence North 89 degrees 28 minutes 34 seconds East 661.66 feet along the north line of said Northeast Quarter to a mag nail set at the northeast corner of said West Half; thence South 0 degrees 11 minutes 42 seconds West 1,947.00 feet along the east line of said West Half to a set rebar at the northwest corner of the parcel conveyed to Mary Margaret Banas in Instrument Number 9018056, on file in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 28 minutes 34 seconds East 1,323.70 feet along the north line of said Banas parcel to a mag nail set on the east line of said Northeast Quarter; thence South 0 degrees 11 minutes 16 seconds West 698.36 feet along said east line to the POINT OF BEGINNING. Containing 61.385 acres, more or less.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
LANDSCAPE PLAN

EXHIBIT D
CHARACTER EXHIBITS

PLOT DATE: 11/17/2020 10:32 AM
PLOT SCALE: 1" = 300'
DRAWING FILE: P:\2020\01864\0_Drawing\Civil\Exhibit\2020-10-21_YieldPlan.dwg
EDIT DATE: 11/17/2020
EDIT BY: BSELLERS



SCALE: 1"=300'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±12.81 ACRES (20.9%)
COMMON AREA:	±13.81 ACRES (22.5%)
NORMAL POOL POND AREA:	±4.57 ACRES (7.4%)
TOTAL LOT AREA:	±34.77 ACRES (56.6%)
TOTAL LOTS:	151
70' WIDE LOTS:	108 (71.5%)
80' WIDE LOTS:	43 (28.5%)
GROSS AREA DENSITY:	2.5
MINIMUM LOT SIZE:	70'x125'
MINIMUM LOT AREA:	8,750 SF
BUILDING SIDE SETBACK:	5' / 15' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
LOCAL ROAD LENGTH:	8,123' LF
SPRING MILL ROAD FRONTAGE: (SECONDARY ARTERIAL)	682' LF
E 186TH STREET FRONTAGE: (COLLECTOR)	665' LF
TYPICAL R/W WIDTHS:	59' (LOCAL STREET)

○ PERIMETER LOT REQUIREMENT



ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

BANAS DEVELOPMENT

Spring Mill and E 186 St
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
11/17/2020
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01864

YIELD PLAN

EX1



SILVERTHORNE HOMES



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F



SILVERTHORNE HOMES



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



SILVERTHORNE HOMES



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



Traditional

HARRISON TRADITIONAL



Craftsman

HARRISON CRAFTSMAN



HARRISON TUDOR



TRUMAN TRADITIONAL



TRUMAN CRAFTSMAN



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



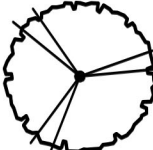
ROOSEVELT CRAFTSMAN



ROOSEVELT TUDOR



LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND GRASSES

LANDSCAPE NOTES:

Chapter 6 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Sod and Seedlings. All Dwellings shall have sod installed in the front yard.

b. Street Trees. Shall be provided to meet all ordinance requirements found in Chapter 6.J of the Unified Development Ordinance.

c. Minimum Lot Landscaping. All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.K of the Unified Development Ordinance.

d. Buffer Yard Requirements. No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.N. Modified buffer yards will be provided as identified in this document.

e. Common Area Landscaping:

a. Common Area A abutting East 186th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No berming shall be provided along the street frontage.

b. Common Area B shall conform to standard Landscaping requirements as noted below:

i. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

ii. A 30' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no berm shall be required along this boundary.

iii. A 15' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) shrubs, but no berm shall be required.

iv. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

c. Common Area C Shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

d. Common Area D Shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

e. Common Area E shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance.

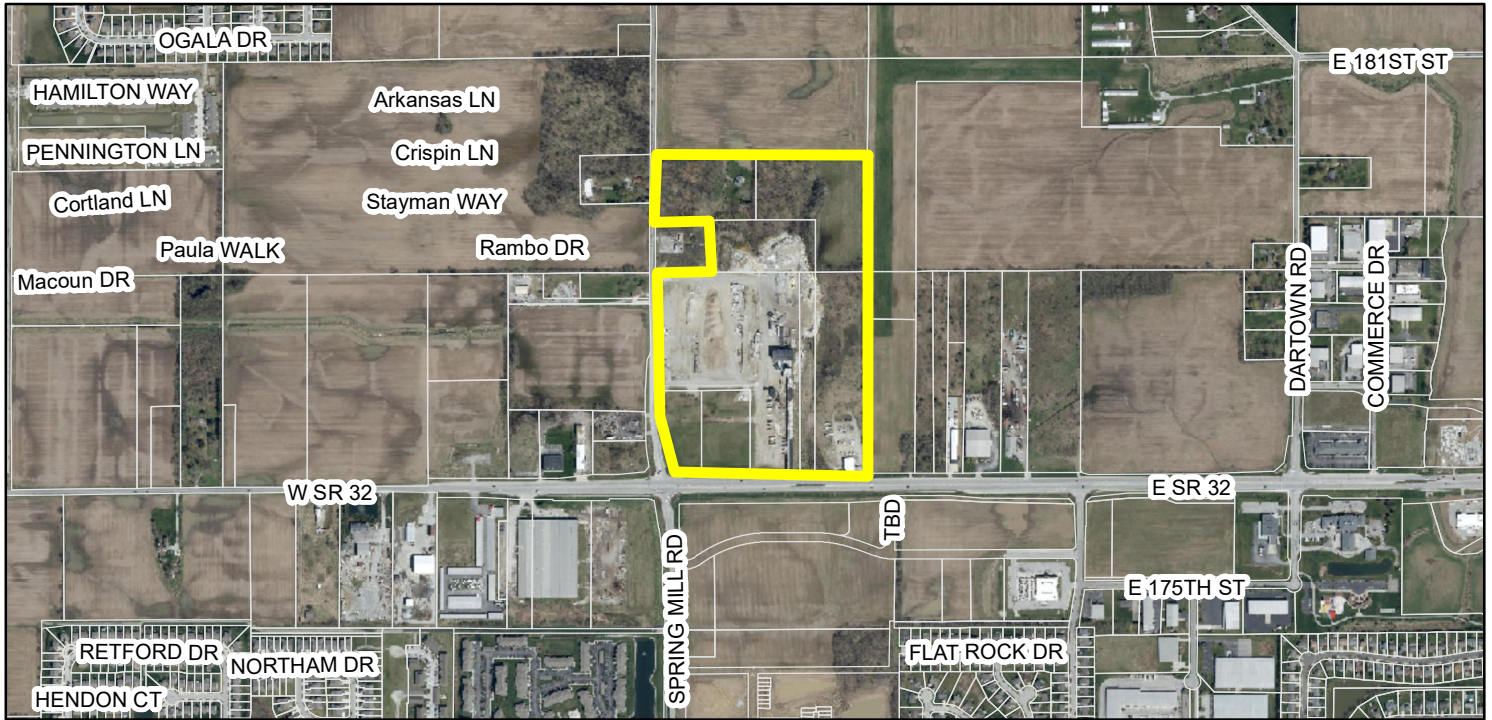
f. Common Area F Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance. Vegetation along the south boundary shall be preserved.



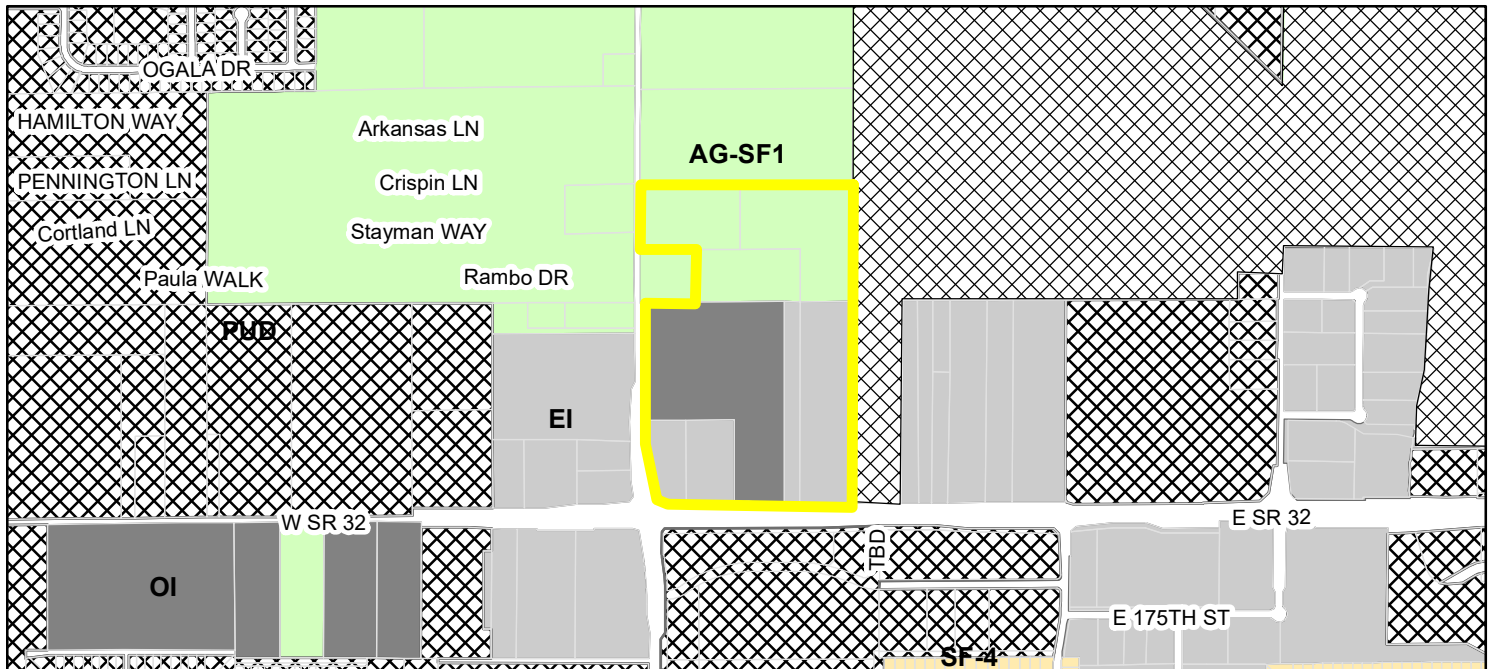
Property Location Map
Spring Mill Centre
Overall Development Plan & Primary Plat
2012-ODP-18 & 2012-SPP-18



Aerial Location Map



Zoning Map



	Parcel		EI (Enclosed Industrial)
Zoning - All			OI (Open Industrial)
Zoning			PUD (Planned Unit Development)
	AG-SF1 (Agriculture - Single Family - 1)		SF-4 (Single Family - 4)

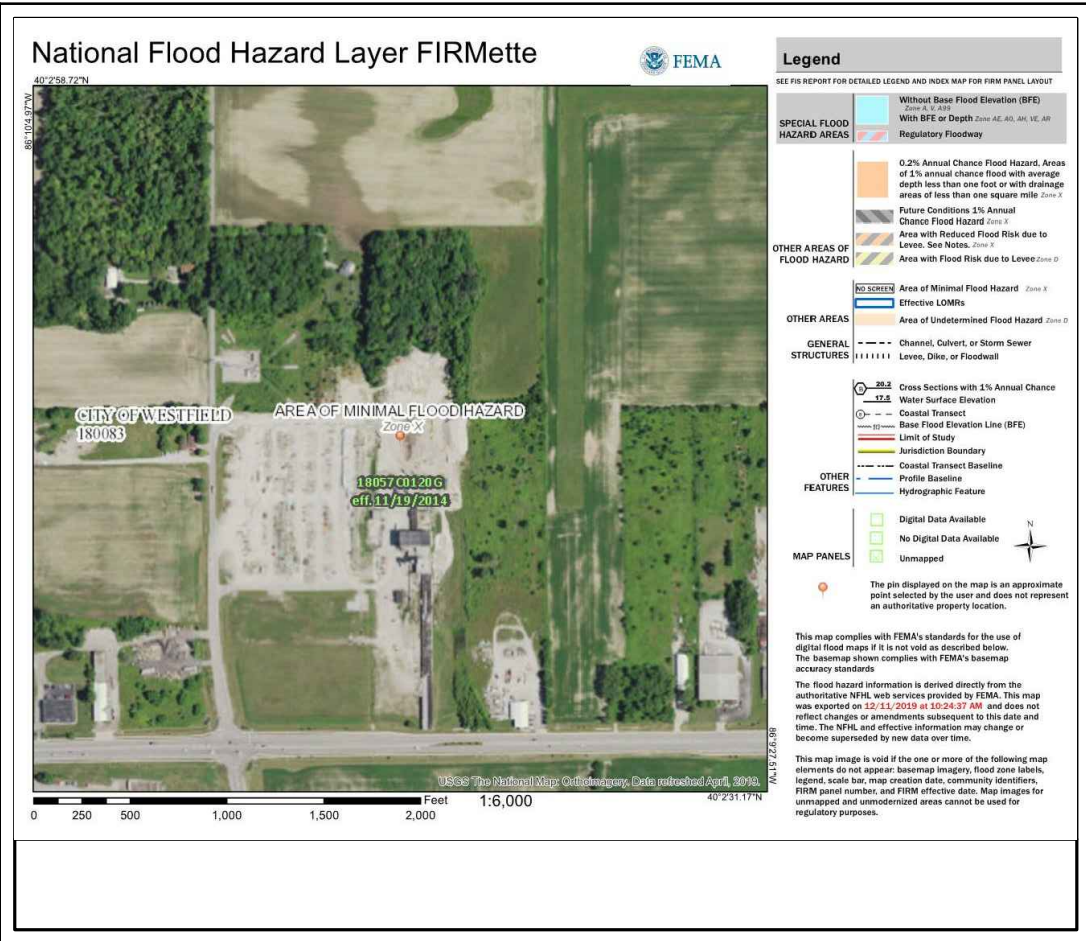
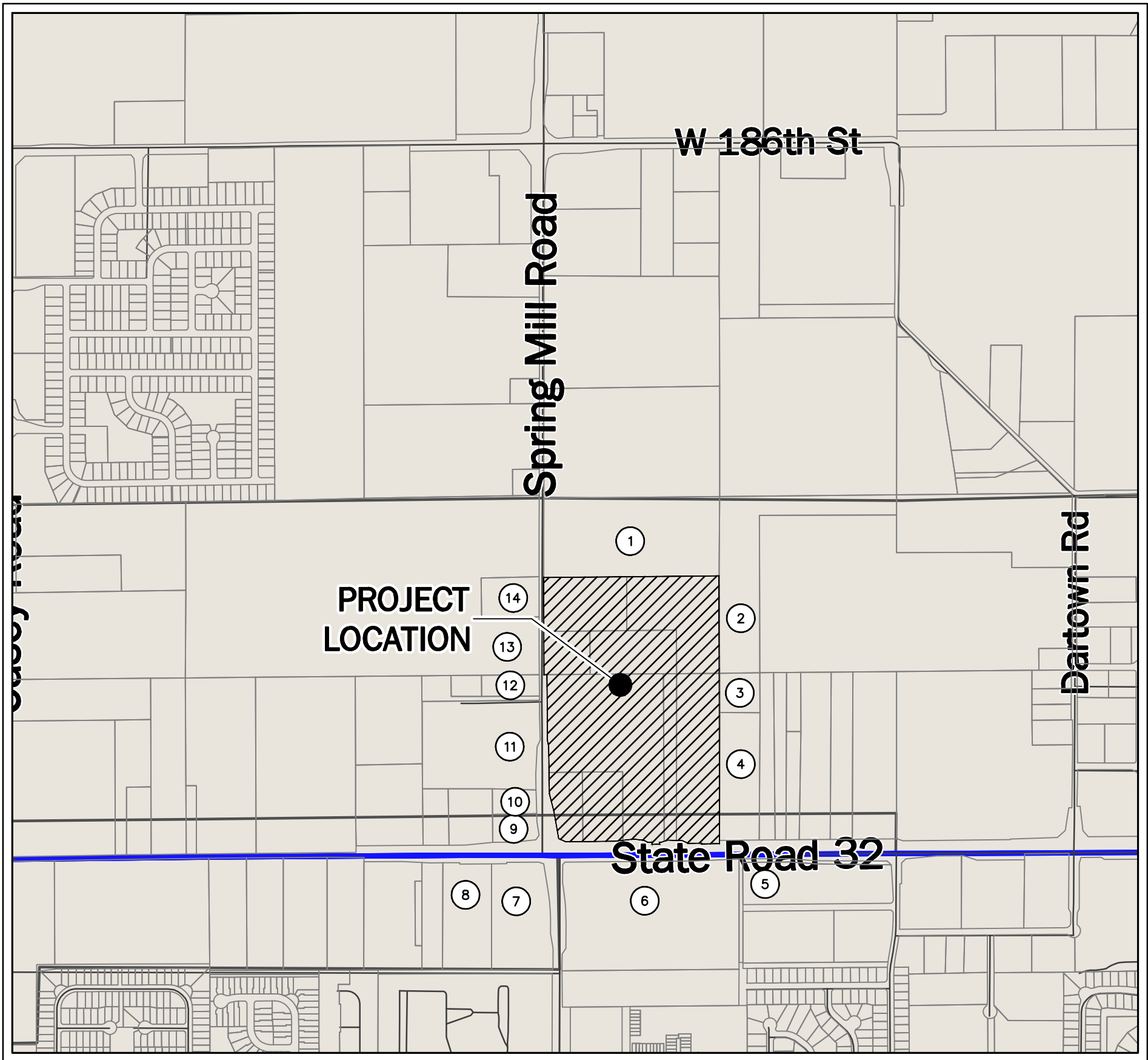
**HAEHL
GROUP, LLC**
157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176



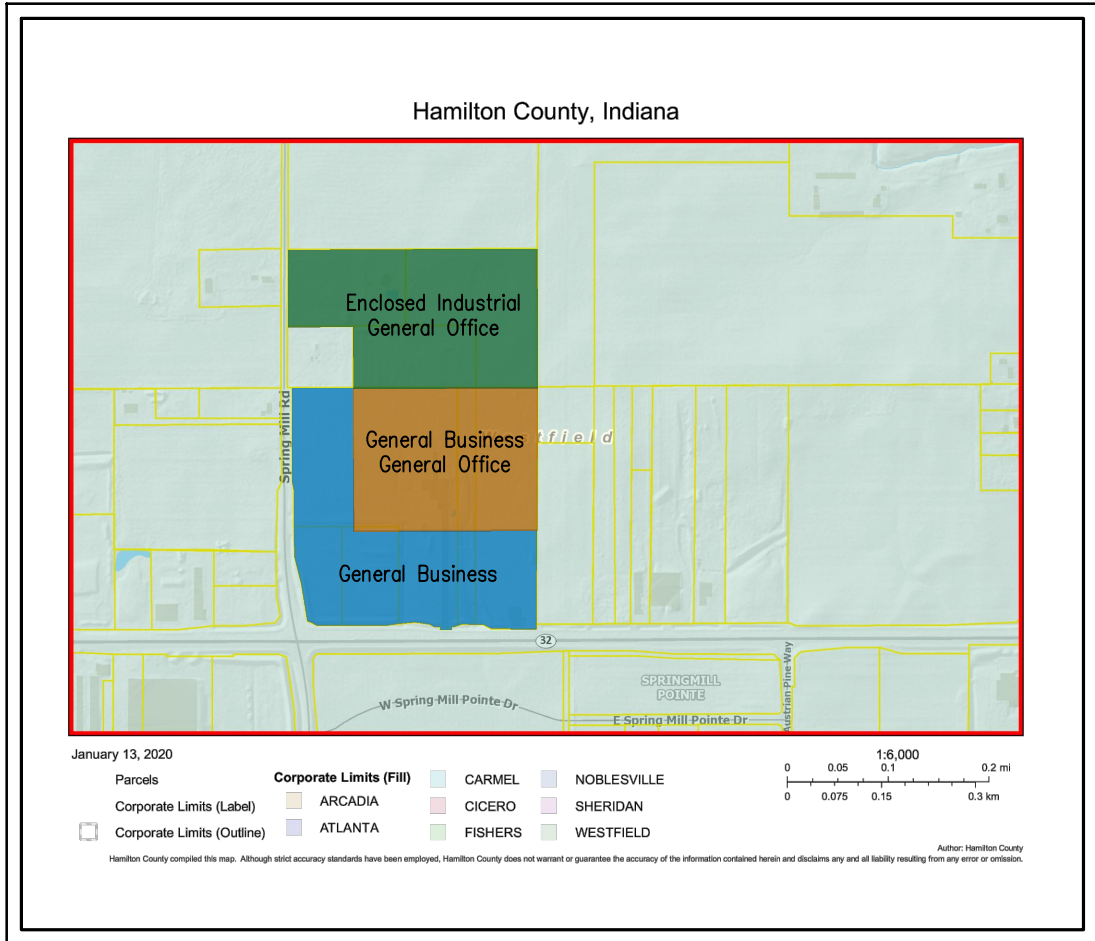
ADJACENT PROPERTY OWNERS AND USE			
	OWNER	USE	ZONING
1	HJW HOLDINGS IV, LLC	AG FIELD	AG-SF1
2	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
3	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
4	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
5	WESTFIELD INVESTMENT CO., LP	AG FIELD	PUD
6	MEIJER STORES LP	COMMERCIAL	PUD
7	PRINE REALTY LLC	VACANT LOT	EI
8	PRINE REALTY LLC	VACANT LOT	EI
9	PATRICIA E. DENNISON	VACANT LOT	EI
10	DANNY & THERESA EALY	VACANT LOT	EI
11	MINK INVESTMENTS, LLC	AG VACANT LOT	EI
12	GLIDDEN, WT	COMMERCIAL	AG-SF1
13	ARBOR HOMES	AG VACANT LOT – FUTURE RESIDENTIAL	PUD
14	STEVEN J & TERRI M NEWMAN	RESIDENTIAL	AG-SF1

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C001



NOT TO SCALE



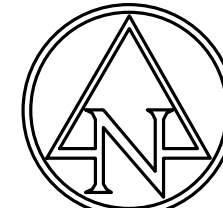
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

MATCHLINE 'C'
MATCHLINE 'A'



0' 40' 80'
SCALE: 1"=40'

EXISTING LEGEND

- | | | | |
|--|--------------------|--|------------------------|
| | Air Conditioner | | Post |
| | Beehive Inlet | | Right Of Way Monument |
| | Bush | | Sign |
| | Curb Inlet | | Stand Pipe |
| | Clean Out | | Spigot |
| | Combination Pole | | Telephone Handhole |
| | Drainage Manhole | | Telephone Marker Sign |
| | Down Spout | | Telephone Pedestal |
| | Electric Meter Box | | Tree |
| | Gas Meter | | Well |
| | Guy Wire | | Buried Electric Line |
| | Inlet | | Overhead Electric Line |
| | Lid | | Buried Gas Line |
| | Light Pole | | |
| | Mailbox | | |
| | Pine | | |

BENCHMARK DATA

(DATUM: NAVD 88)

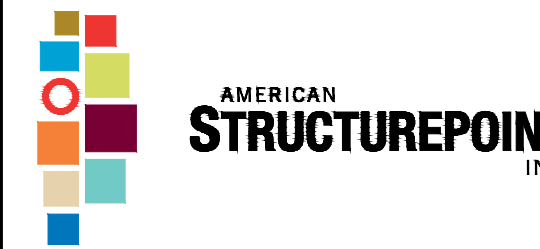
WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

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PRIMARY PLAT

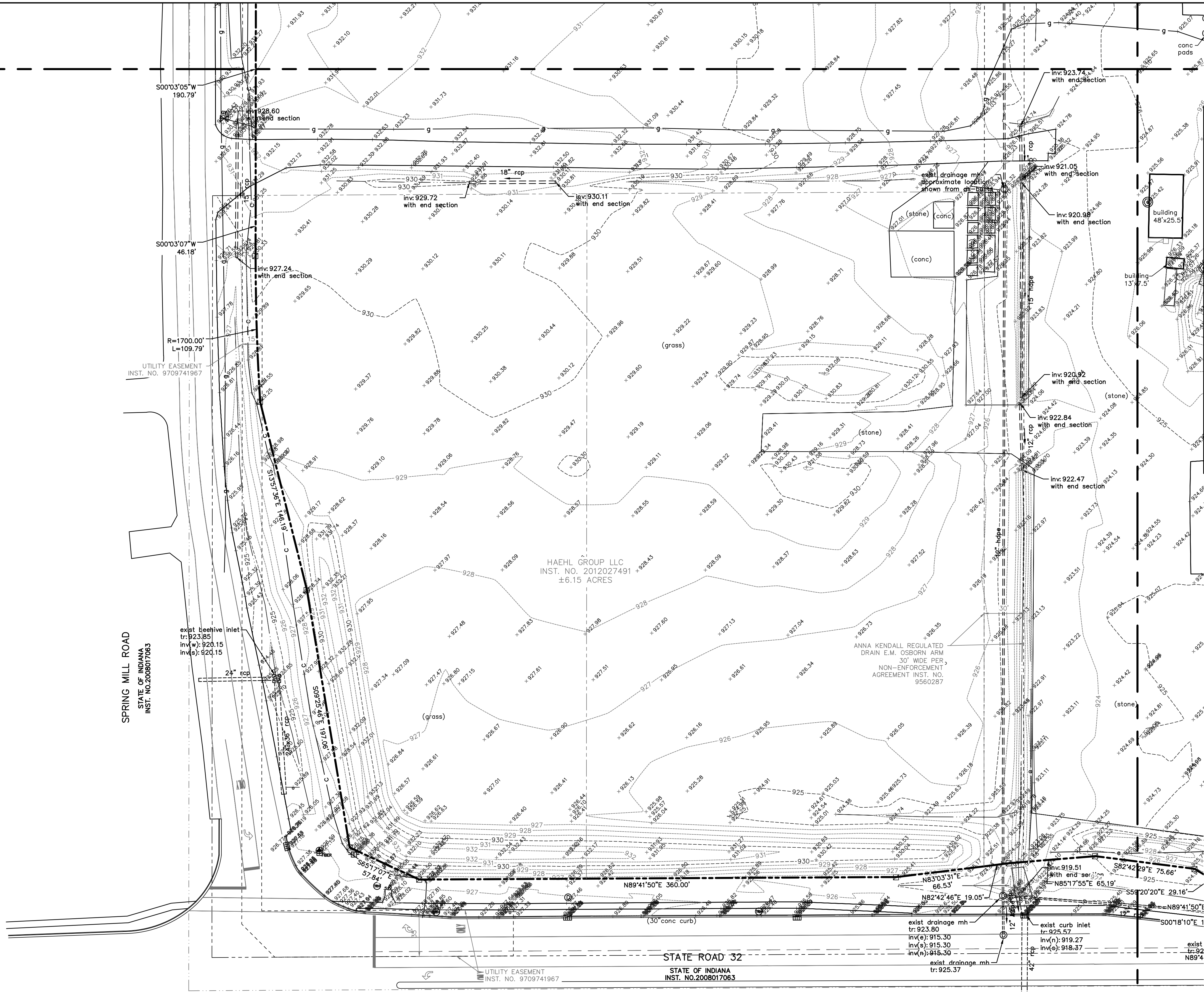
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING TOPOGRAPHY

C101



NOTE:
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THE HAMILTON COUNTY DRAINAGE BOARD.

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
ELECTRIC	DUKE ENERGY	MATT DAYHUFF	(317) 896-6704
FIBER OPTIC	INDIANA FIBER NETWORK	BRUCE SPECK	(317) 280-4636
GAS	VECTREN	CHAD MILLER	(317) 776-5550
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TELEPHONE	AT&T	BRIAN WENTE	(317) 610-5440
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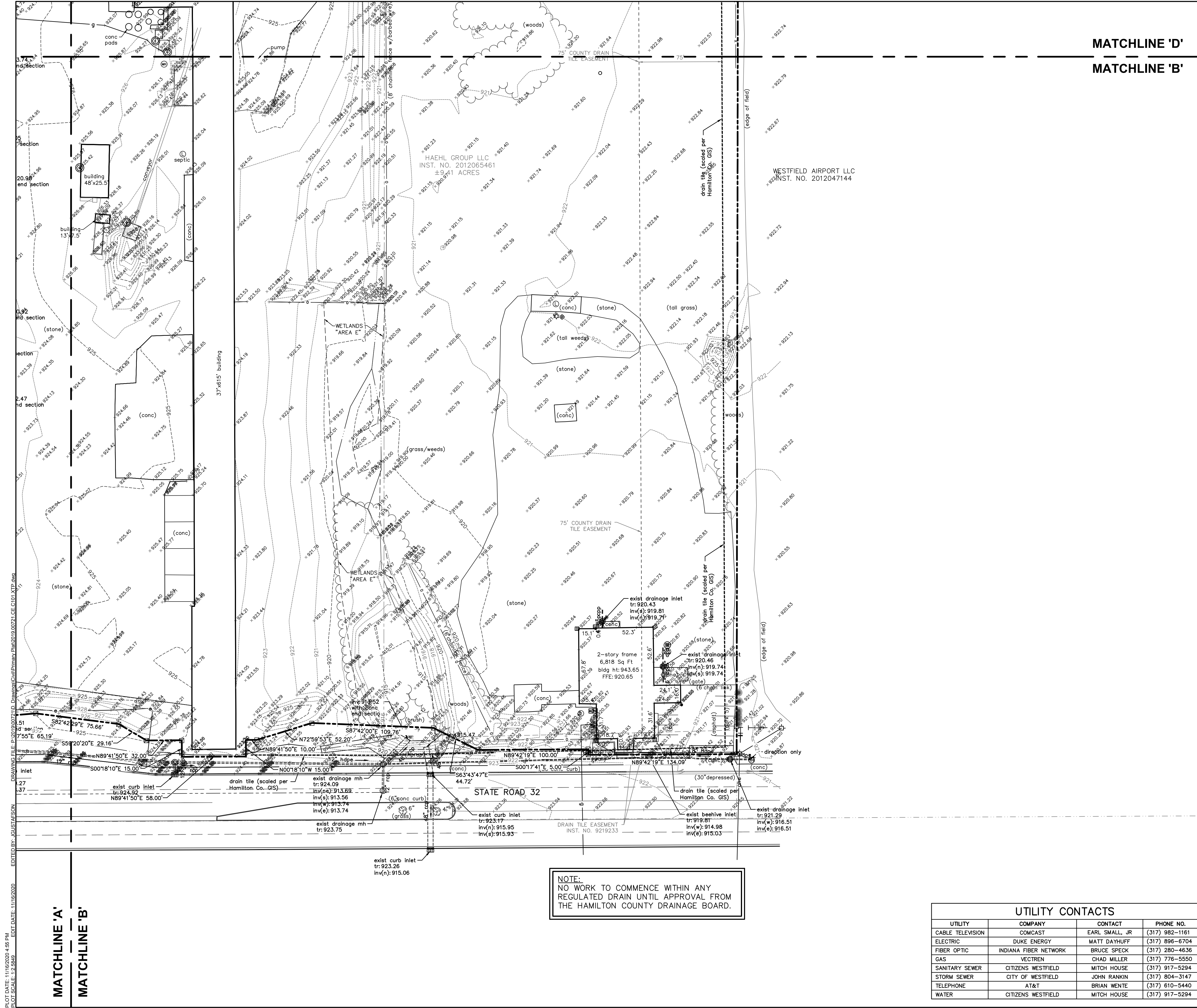
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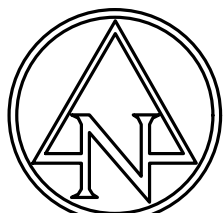
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EDIT DATE: 11/16/2020 4:45 PM
PLOT SCALE: 1"=40'

EDITED BY: JUSTIN JACKSON



MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Curb Inlet
- Clean Out
- Combination Pole
- Drainage Manhole
- Down Spout
- Electric Meter Box
- Gas Meter
- Guy Wire
- Inlet
- Lid
- Light Pole
- Mailbox
- Pine
- Post
- Right Of Way Monument
- Sign
- Stand Pipe
- Spigot
- Telephone Handhole
- Telephone Marker Sign
- Telephone Pedestal
- Tree
- Well
- e- Buried Electric Line
- ohe- Overhead Electric Line
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BENCHMARK DATA

(DATUM: NAVD 88)

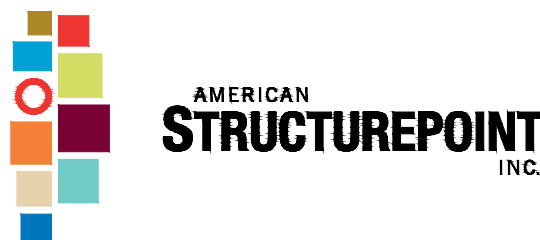
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CERTIFIED BY

ISSUANCE INDEX

DATE:
10/29/2020
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING
TOPOGRAPHY

C102

UTILITY CONTACTS

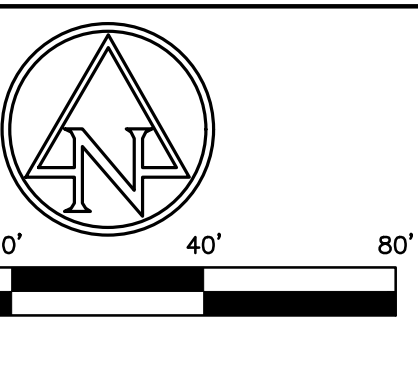
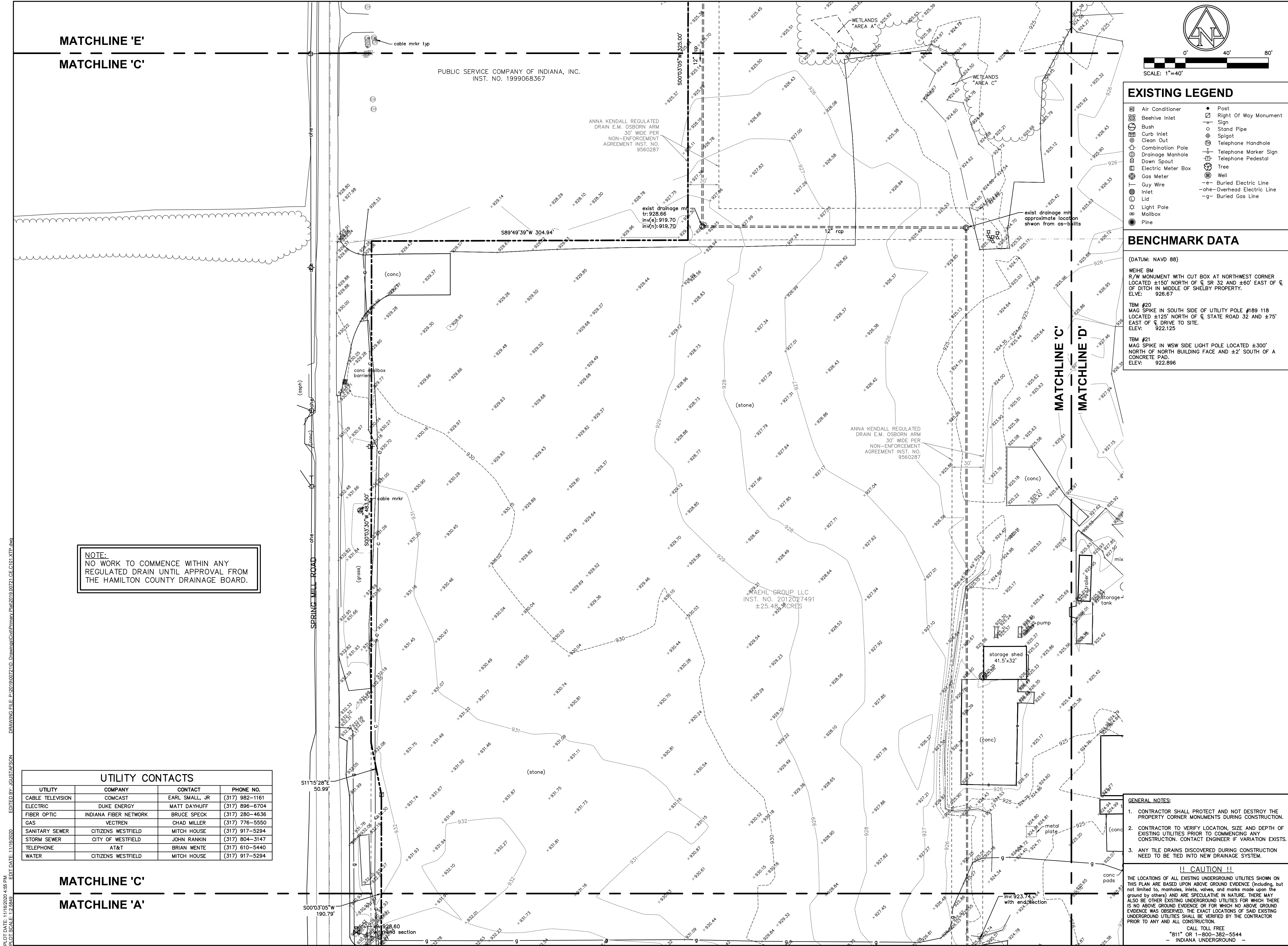
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
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EXISTING LEGEND	
	Air Conditioner
	Beehive Inlet
	Bush
	Curb Inlet
	Clean Out
	Combination Pole
	Drainage Manhole
	Down Spout
	Electric Meter Box
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STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

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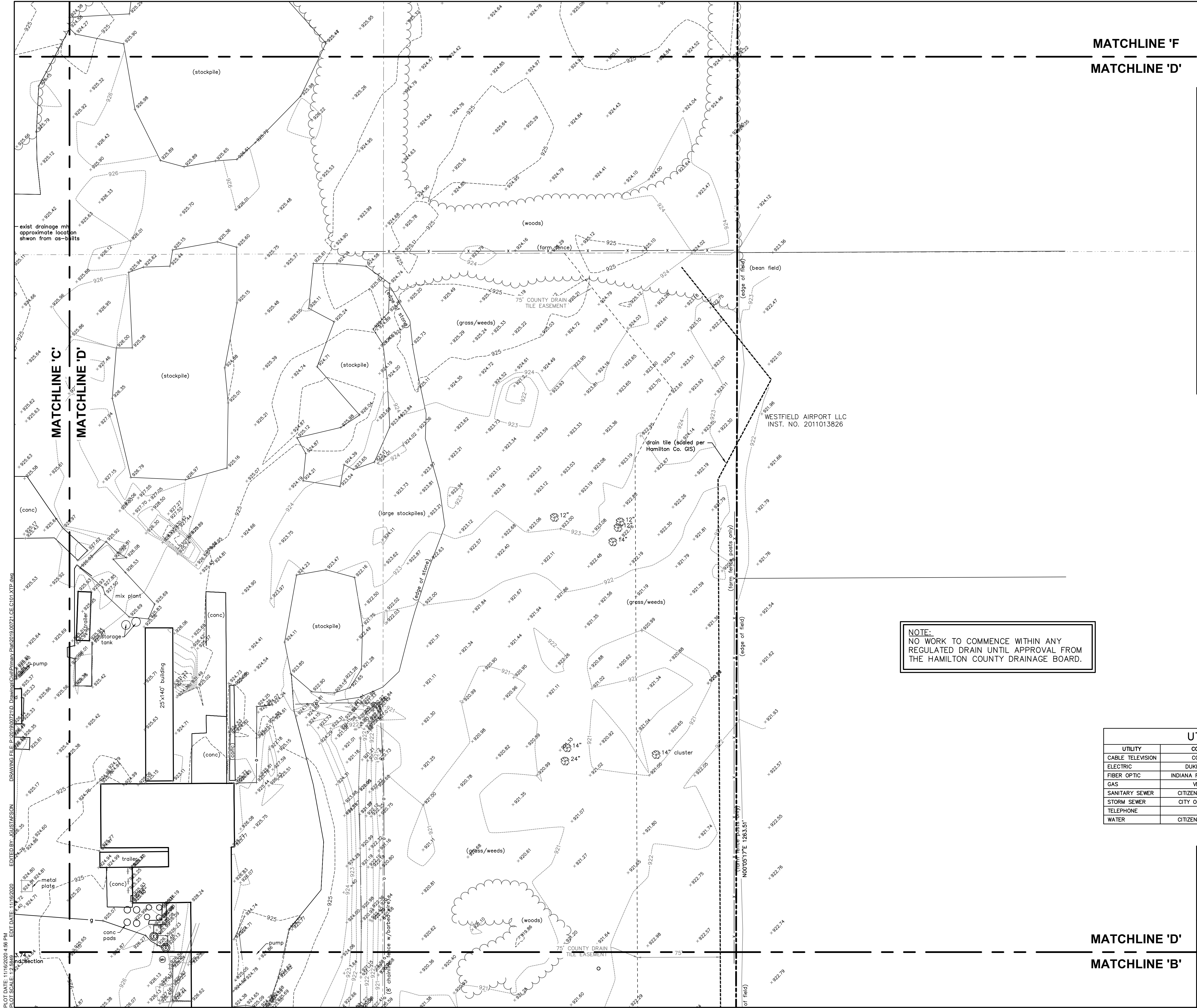
ISSUANCE INDEX	
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REVISION SCHEDULE		
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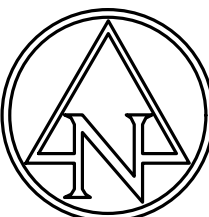
EXISTING TOPOGRAPHY

C103



MATCHLINE 'F'
MATCHLINE 'D'

MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND	
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	Bush
	Curb Inlet
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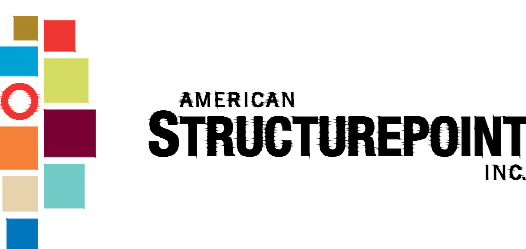
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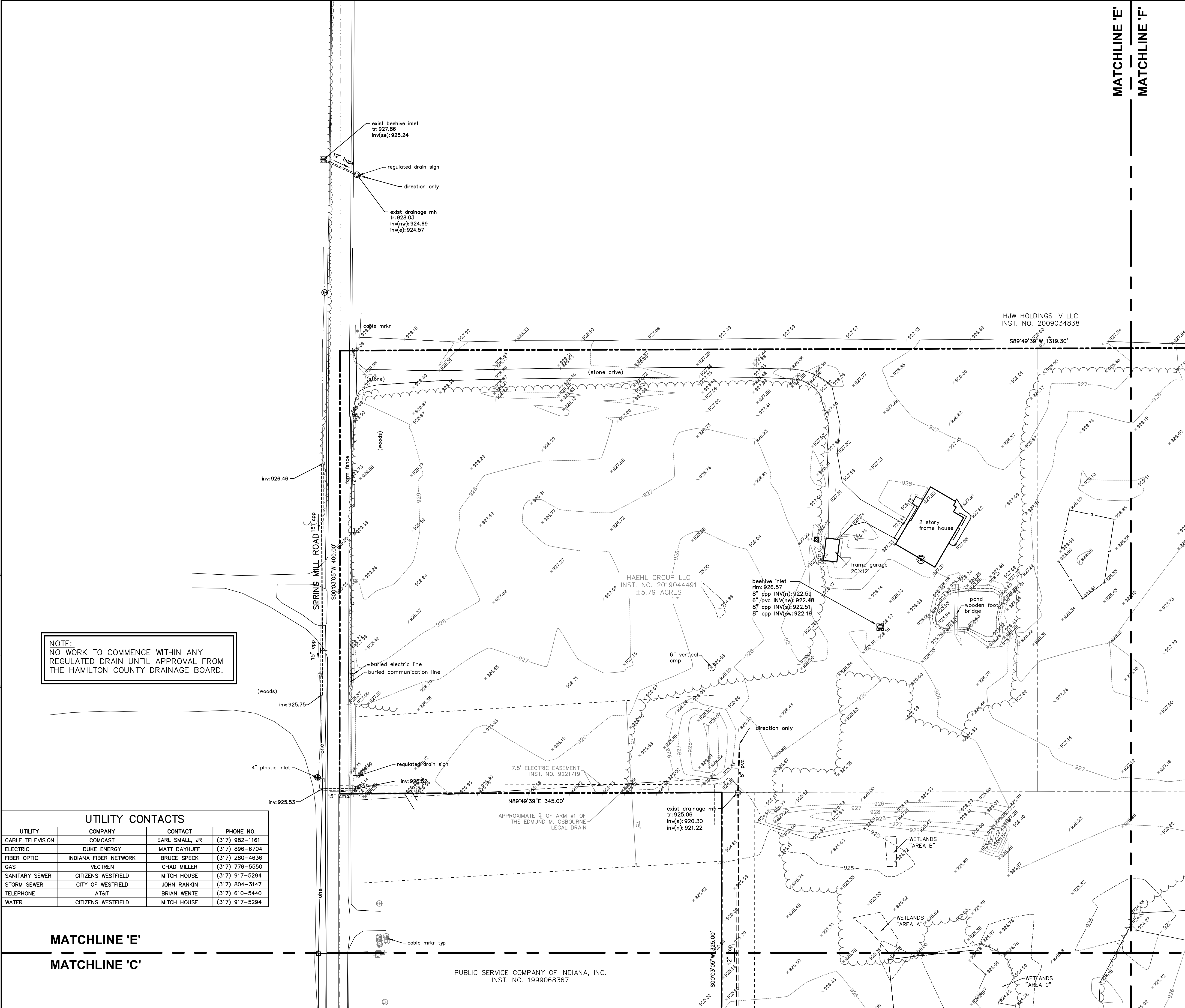
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EXISTING TOPOGRAPHY

C104

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EDIT DATE: 11/16/2020
PLOT DATE: 11/16/2020 4:56 PM
PLOT SCALE: 1:2500



SCALE: 1"=40'

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ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

HAEHL GROUP, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

AMERICAN
STRUCTUREPOINT
INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	10/29/2020
PROJECT PHASE:	PRIMARY PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING TOPOGRAPHY

C105

GENERAL NOTES:

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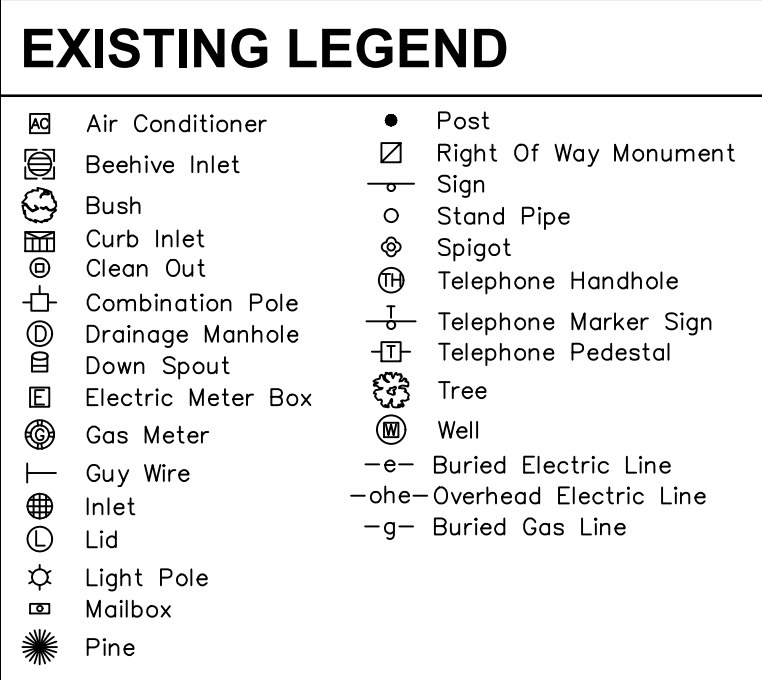
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Topographic map showing a wetland area. The map includes contour lines and spot elevations. A central label reads: HAEHL GROUP LLC, INST. NO. 2019044491, ±8.72 ACRES. A specific area is labeled "WETLANDS 'AREA D'". The map is bounded by "MATCHLINE 'E'" on the left and "MATCHLINE 'F'" on the right. A "stockpile" is indicated at the bottom center. The map is oriented with North at the top.

Spot elevations are marked throughout the map, including: 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 928.64, 928.26, 928.75, 928.58, 927.54, 927.79, 928.34, 928.54, 928.41, 927.52, 927.33, 928.57, 928.10, 928.62, 928.54, 928.08, 928.22, 928.90, 927.58, 927.50, 928.14, 928.30, 928.15, 928.06, 928.41, 927.45, 927.70, 928.06, 928.54, 928.25, 928.10, 928.41, 928.05, 928.55, 928.41, 928.05, 928.01, 928.16, 927.79, 927.90, 927.16, 927.12, 928.05, 928.13, 928.49, 927.39, 927.11, 928.43, 928.06, 927.42, 927.73, 928.25, 928.02, 928.28, 928.02, 928.19, 928.50, 928.48, 927.04, 927.94, 928.16, 9



(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF 0' STATE RD AND ±60' EAST OF
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 928.67

TBM #20
MARKER IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' SOUTH OF 0' STATE ROAD AND ±75'
EAST OF 0' DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SINKER IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF
A CONCRETE PAD.
ELEV: 922.896

WESTFIELD AIRPORT LLC
INST. NO. 2011013826

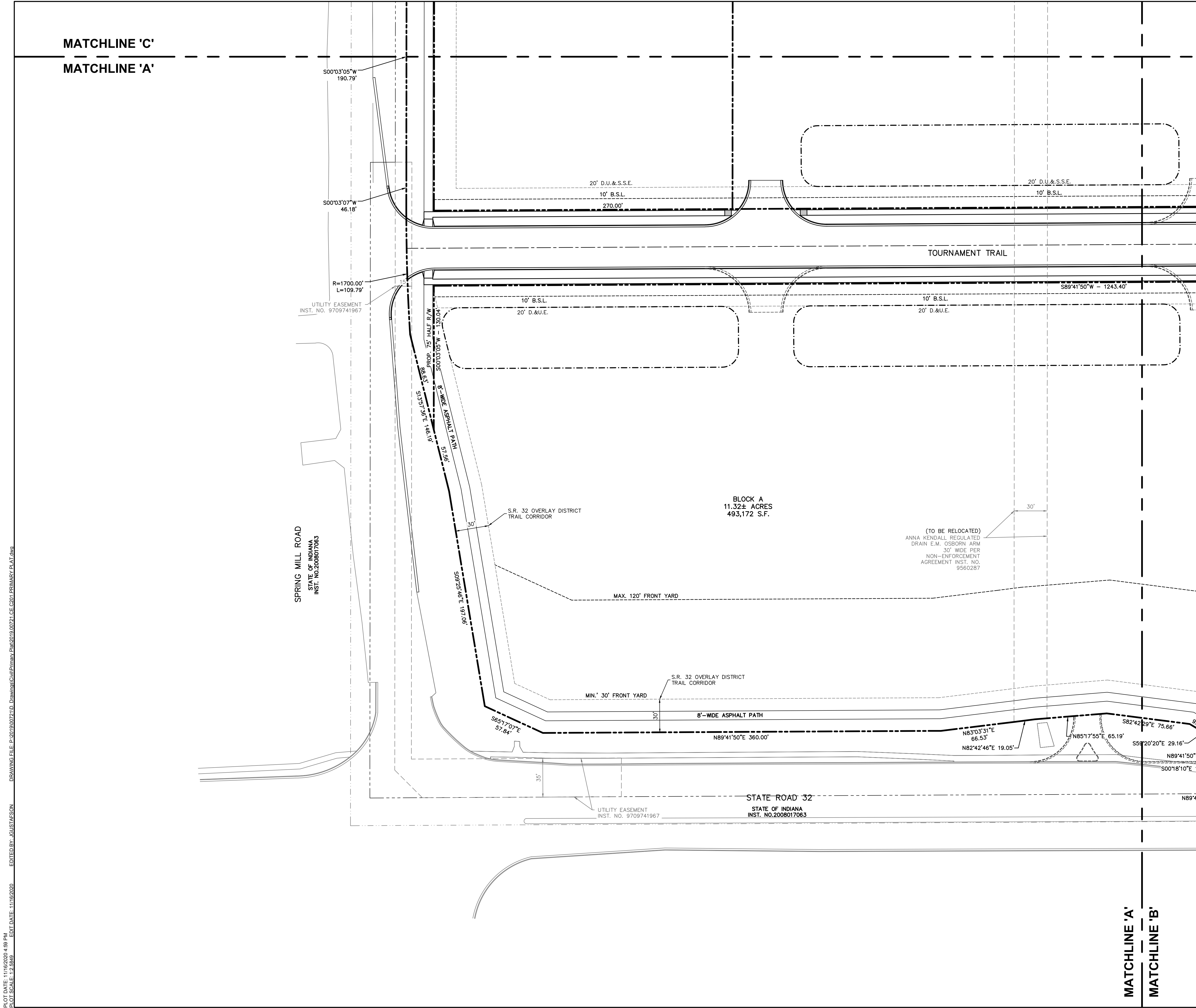
UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
ELECTRIC	DUKE ENERGY	MATT DAYHUFF	(317) 896-6704
FIBER OPTIC	INDIANA FIBER NETWORK	BRUCE SPECK	(317) 280-4636
GAS	VECTREN	CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294
STORM SEWER	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3147
TELEPHONE	AT&T	BRIAN WENTE	(317) 610-5440
WATER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294

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MATCHLINE 'D'

C106



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE DATA TABLE	
SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD)
	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

Tyler W. Conner

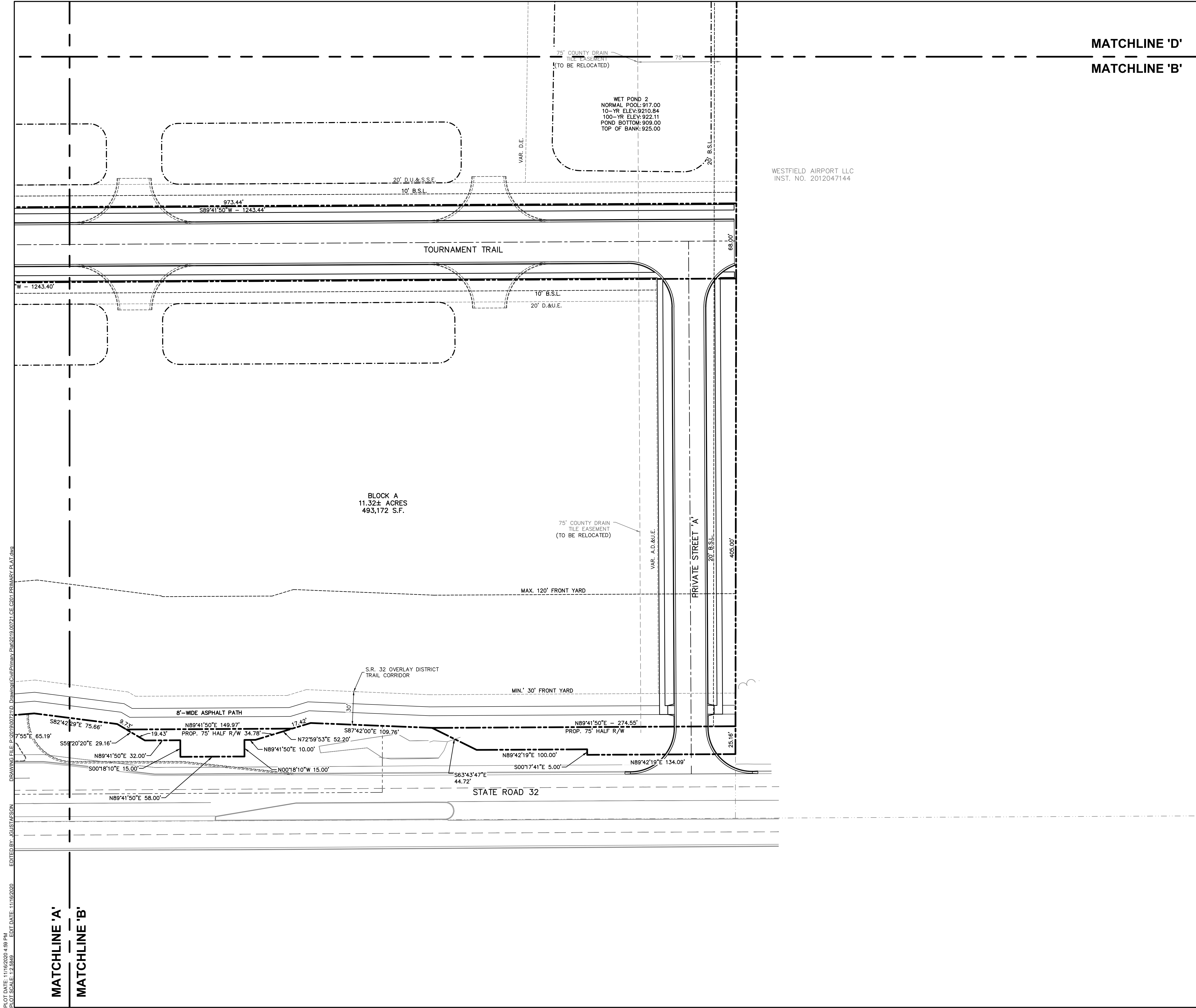
ISSUANCE INDEX	
DATE:	10/29/2020
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

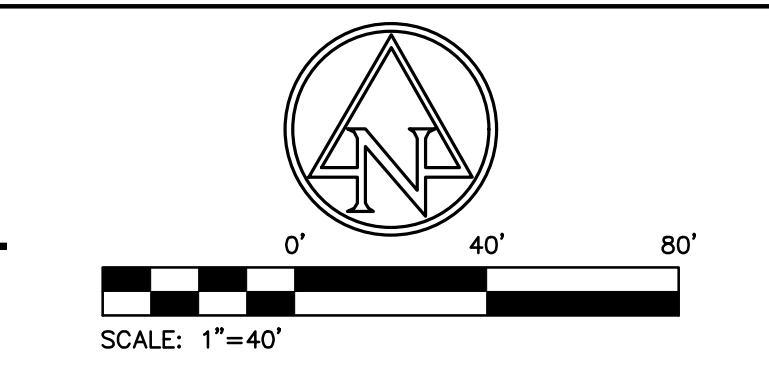
Project Number 2019.00721

PRIMARY PLAT

C201



MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND	
Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	-e- Buried Electric Line
Inlet	-oh- Overhead Electric Line
Lid	-g- Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE LEGEND	
B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE
SS	SANITARY SEWER & STRUCTURE
S	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
V	WATER VALVE & HYDRANT

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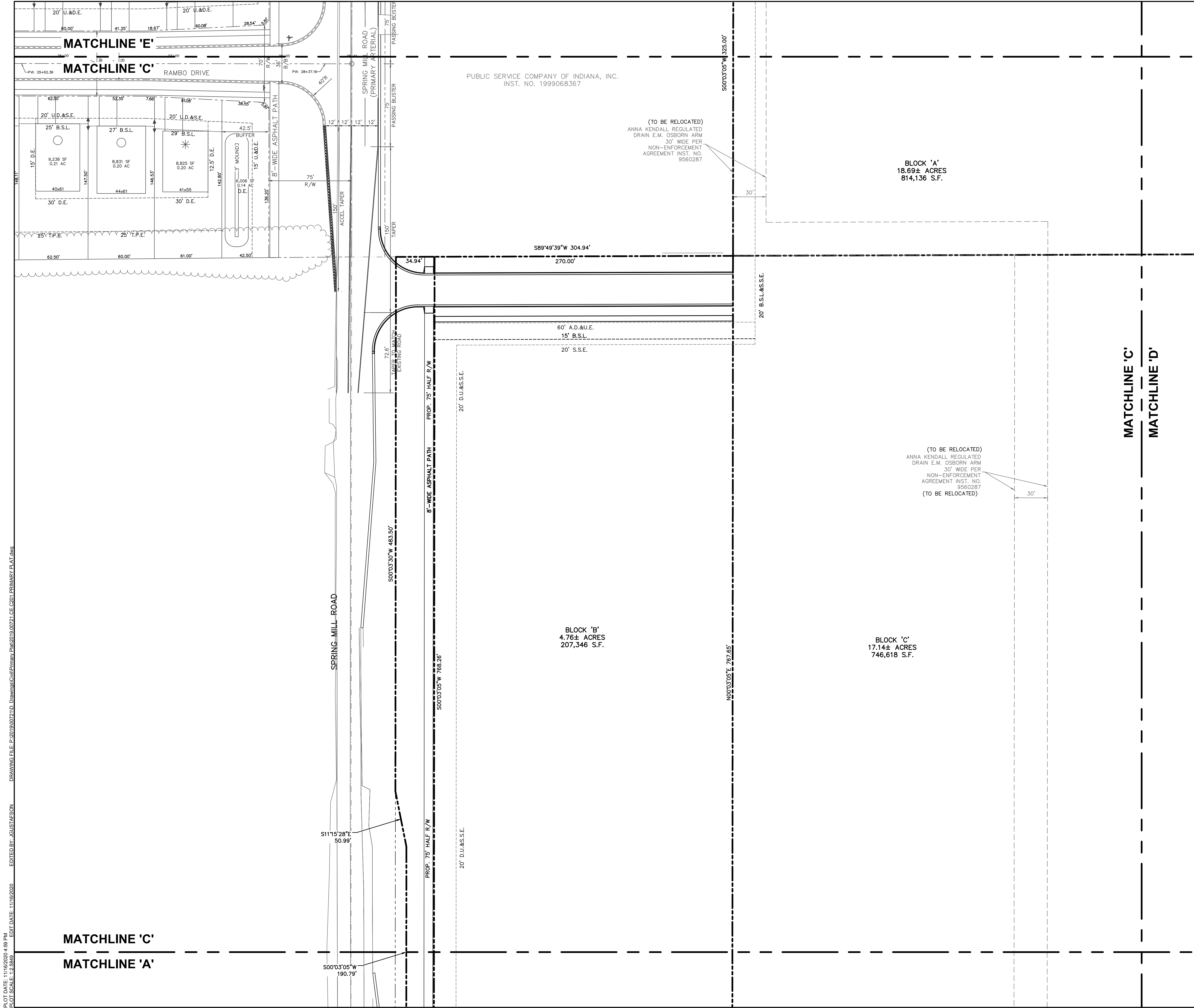
ISSUANCE INDEX	
DATE:	10/29/2020
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

PRIMARY PLAT

C202



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

SS	SANITARY SEWER & STRUCTURE
S	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
V	WATER VALVE & HYDRANT

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
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Westfield, Indiana

CERTIFIED BY

T. M. Combs

ISSUANCE INDEX		
DATE:	10/29/2020	
PROJECT PHASE:	PRIMARY PLAT	

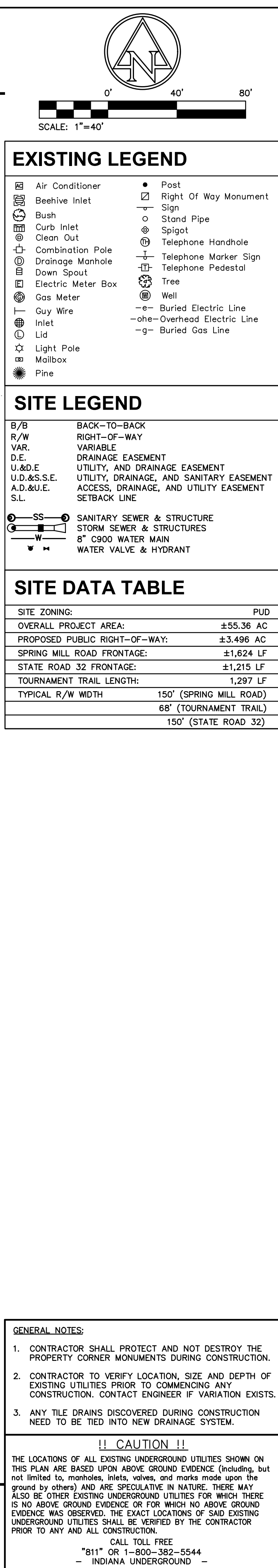
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

PRIMARY PLAT

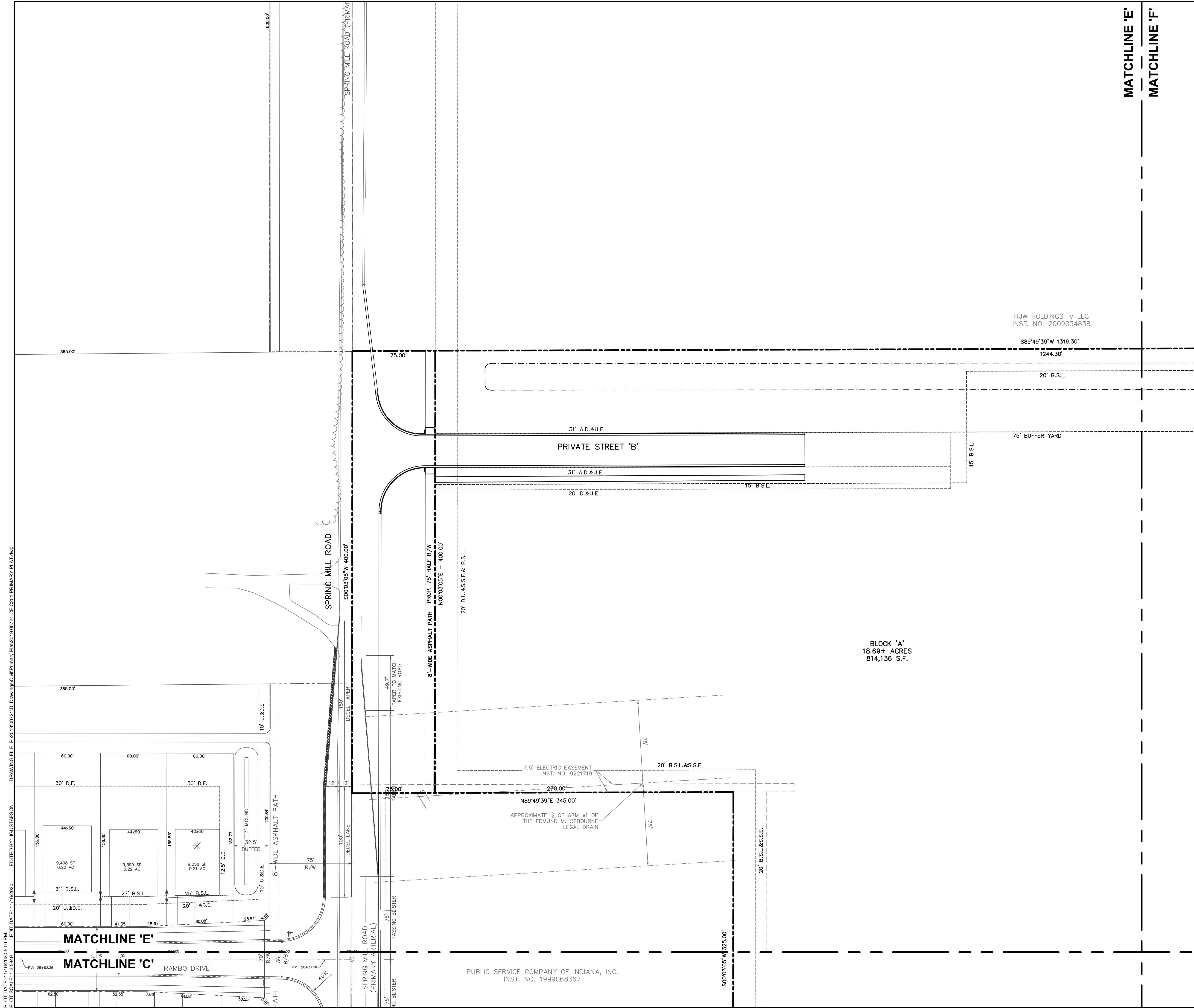
C203

PLOT DATE: 11/16/2020 4:49 PM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C201 PRIMARY PLAT.dwg
EDIT DATE: 11/16/2020
EDITED BY: JUSTIN J. JACKSON



C204

LOT 101: 11/16/2020 9:00 AM
 EDIT DATE: 11/16/2020
 EDITED BY: JGUSTAFSON
 PLOT SCALE: 1:2.5849
 DRAWING FILE: P:\2019\00721\0.D. Drawings\Civil\Primary Plat\2019.00721.CE.C201.PRIMARY PLAT.dwg



0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
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	Guy Wire		-e- Buried Electric Line
	Inlet		-oh- Overhead Electric Line
	Lid		-g- Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
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	WATER VALVE & HYDRANT

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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

Tyler M. Conner

ISSUANCE INDEX		
DATE:	10/29/2020	
PROJECT PHASE:	PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

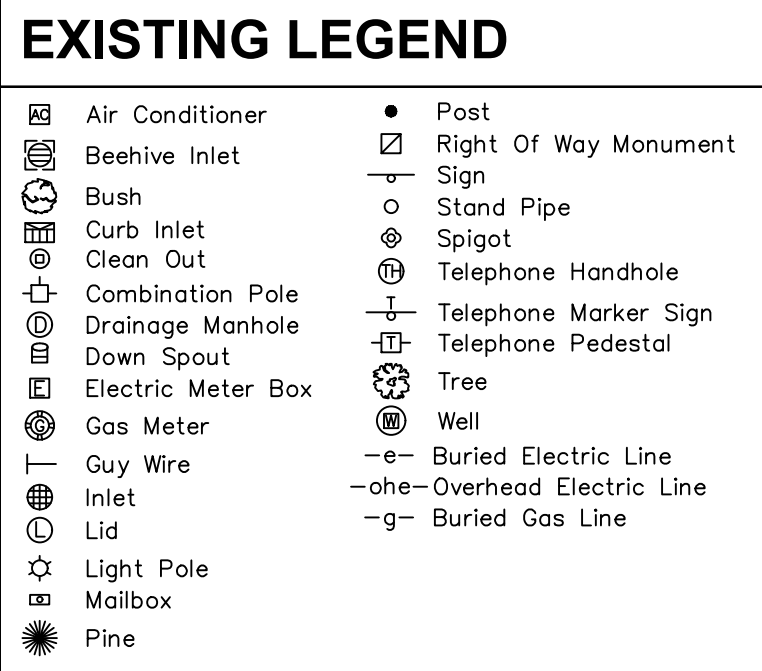
PRIMARY PLAT

C205

This site plan for Block 'A' (18.69± ACRES, 814,136 S.F.) features a wet pond and a 75' buffer yard. The plan includes matchlines 'E' and 'F' on the left, a 20' B.S.L. line, and several 'VAR. D.E.' (Variable Depth Elevation) areas. The wet pond details are as follows:

Feature	Elevation
Normal Pool	917.00
10-Yr ELEV	920.84
100-Yr ELEV	922.11
Pond Bottom	909.00
Top of Bank	925.00

The plan also shows a 20' B.S.L. line and a 75' BUFFER YARD. The wet pond is labeled 'WET POND 1'.



B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE
	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
	8" C900 WATER MAIN
	WATER VALVE & HYDRANT

SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD) 68' (TOURNAMENT TRAIL) 150' (STATE ROAD 32)

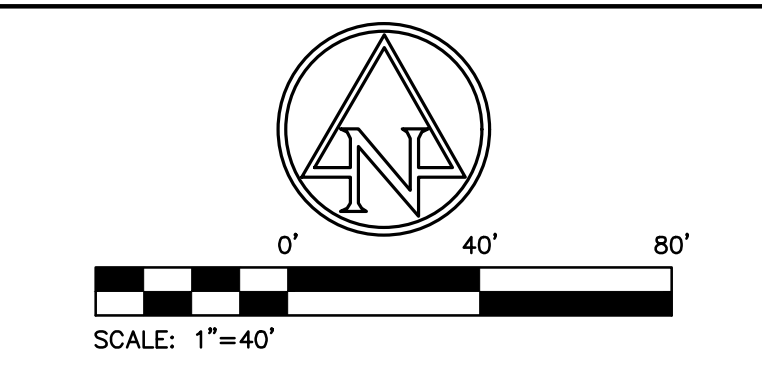
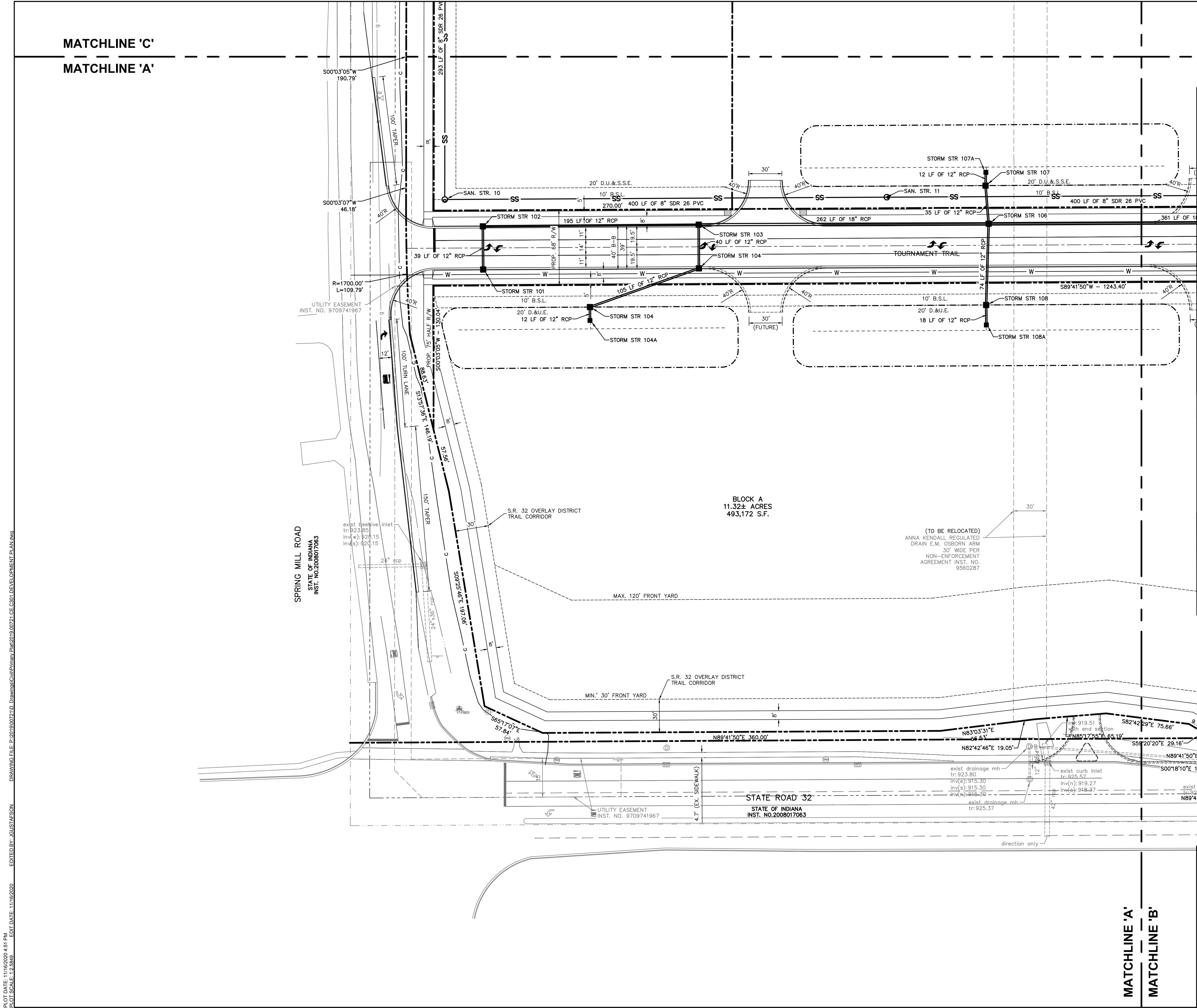
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C206

PLOT DATE: 11/16/2020 5:00 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/16/2020
EDITED BY: JGUSTAFSON
DRAWING FILE: P:\2019\00721\00721.D. Drawings\Civil\Primary Plat\2019.00721.CE.C201.PRIMARY PLAT.dwg



EXISTING LEGEND	
	Air Conditioner
	Beehive Inlet
	Bush
	Curb Inlet
	Clean Out
	Combination Pole
	Drainage Manhole
	Down Spout
	Electric Meter Box
	Gas Meter
	Guy Wire
	Inlet
	Lid
	Light Pole
	Mailbox
	Pine
	Post
	Right Of Way Monument
	Sign
	Stand Pipe
	Spigot
	Telephone Handhole
	Telephone Marker Sign
	Telephone Pedestal
	Tree
	Well
	-e- Buried Electric Line
	-oh- Overhead Electric Line
	-g- Buried Gas Line

BENCHMARK DATA	
(DATUM: NAVD 88)	
WEIHE BM	
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER	
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E	
OF DITCH IN MIDDLE OF SHELBY PROPERTY.	
ELEV:	926.67
TBM #20	
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118	
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'	
EAST OF E DRIVE TO SITE.	
ELEV:	922.125
TBM #21	
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'	
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A	
CONCRETE PAD.	
ELEV:	922.896

SITE LEGEND	
B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE
	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
	8" C900 WATER MAIN
	WATER VALVE & HYDRANT

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	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

GENERAL NOTES:

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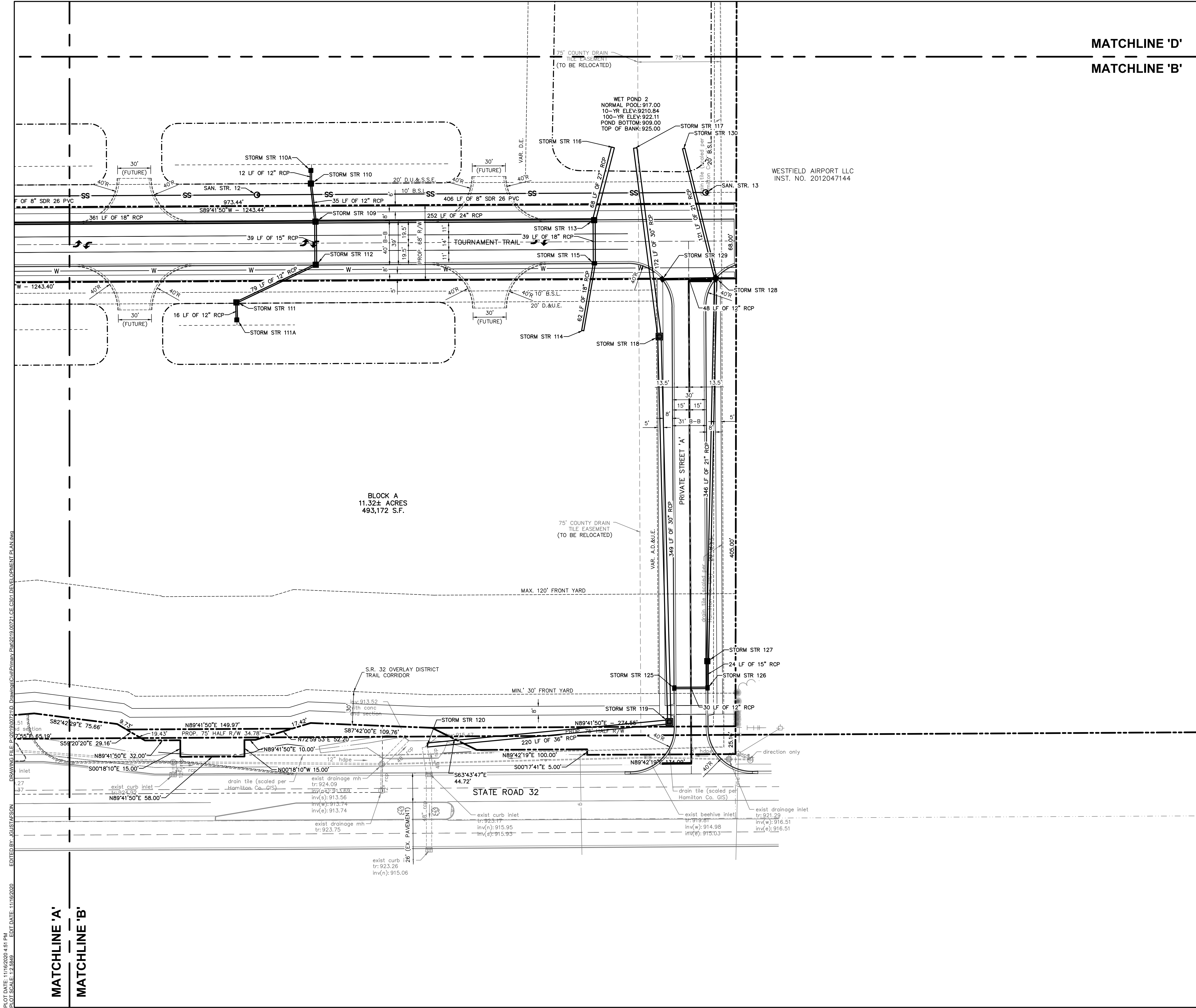
ISSUANCE INDEX		
DATE:	10/29/2020	
PROJECT PHASE:	PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

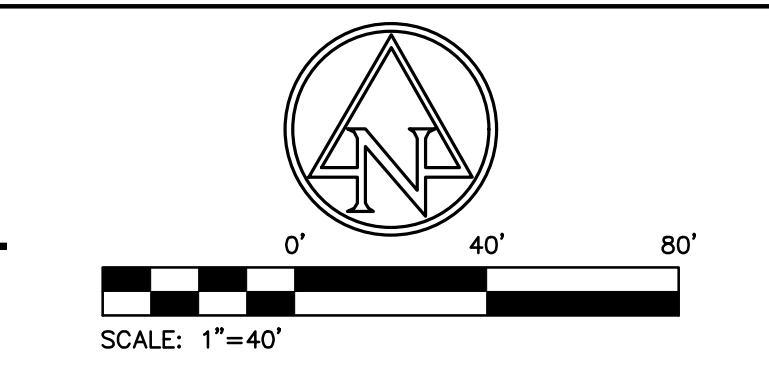
Project Number 2019.00721

DEVELOPMENT PLAN

C301



MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND	
	Air Conditioner
	Beehive Inlet
	Bush
	Curb Inlet
	Clean Out
	Combination Pole
	Drainage Manhole
	Down Spout
	Electric Meter Box
	Gas Meter
	Guy Wire
	Inlet
	Lid
	Light Pole
	Mailbox
	Pine
	Post
	Right Of Way Monument
	Sign
	Stand Pipe
	Spigot
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	Telephone Marker Sign
	Telephone Pedestal
	Tree
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	-e- Buried Electric Line
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BENCHMARK DATA	
(DATUM: NAVD 88)	
WEIHE BM R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E OF DITCH IN MIDDLE OF SHELBY PROPERTY. ELEV: 926.67	
TBM #20 MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118 LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75' EAST OF E DRIVE TO SITE. ELEV: 922.125	
TBM #21 MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300' NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A CONCRETE PAD. ELEV: 922.896	

SITE LEGEND	
B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE
	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
	8" C900 WATER MAIN
	WATER VALVE & HYDRANT

SITE DATA TABLE	
SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD) 68' (TOURNAMENT TRAIL) 150' (STATE ROAD 32)

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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana



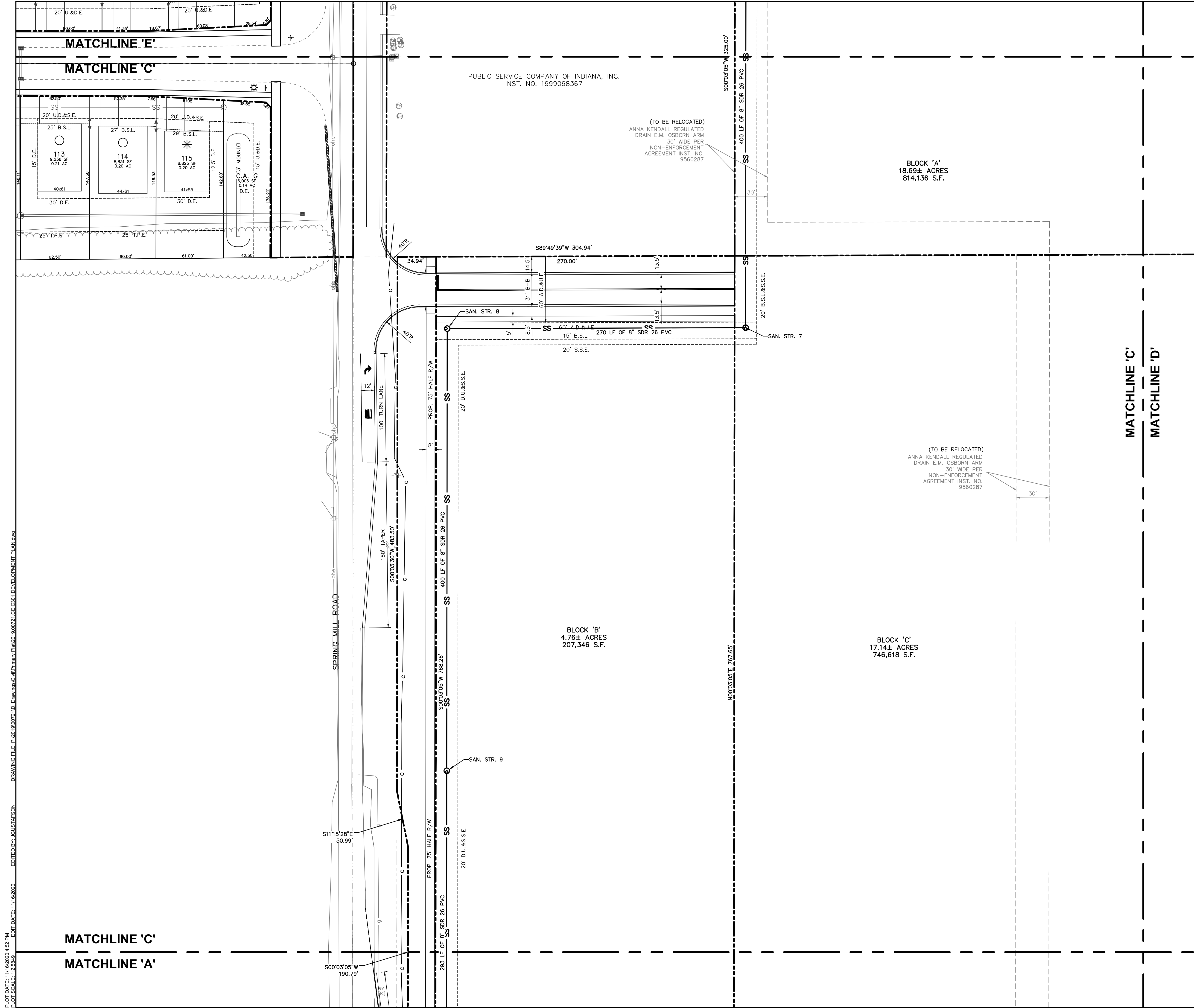
ISSUANCE INDEX	
DATE:	10/29/2020
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

DEVELOPMENT PLAN

C302



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

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(DATUM: NAVD 88)

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LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75' EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
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ELEV: 922.896

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
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S.L.	SETBACK LINE

SANITARY SEWER & STRUCTURE
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WATER VALVE & HYDRANT

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ISSUANCE INDEX		
DATE: 10/29/2020		
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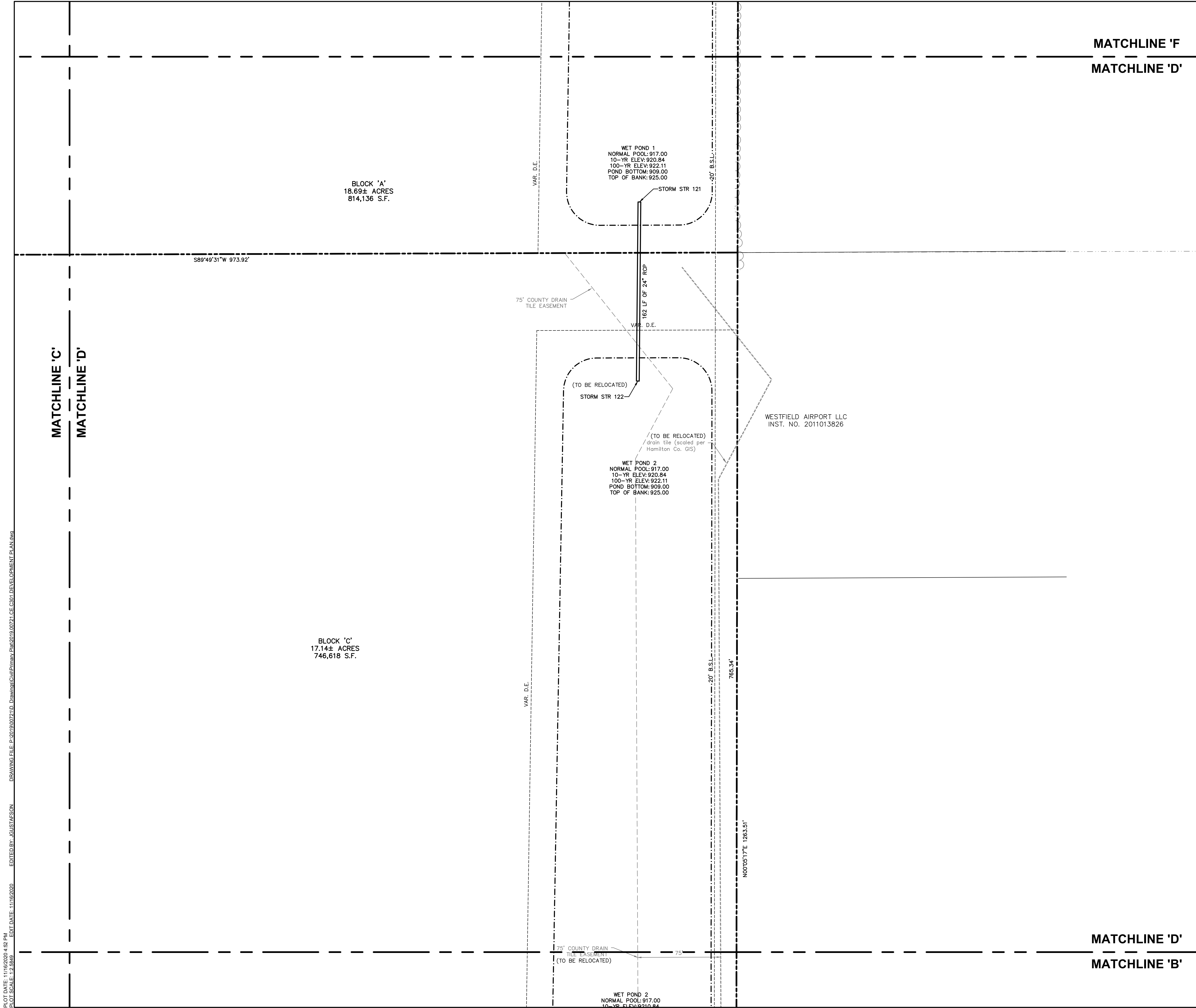
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

DEVELOPMENT PLAN

C303

PLOT DATE: 11/16/2020 4:52 PM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C301 DEVELOPMENT PLAN.dwg
EDIT DATE: 11/16/2020
EDITED BY: JGUSTAKSON



0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
	Electric Meter Box		Tree
	Gas Meter		Well
	Guy Wire		Buried Electric Line
	Inlet		Overhead Electric Line
	Lid		Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

BENCHMARK DATA

(DATUM: NAVD 88)

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ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75' EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300' NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A CONCRETE PAD.
ELEV: 922.896

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

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SITE DATA TABLE

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CERTIFIED BY

ISSUANCE INDEX

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REVISION SCHEDULE

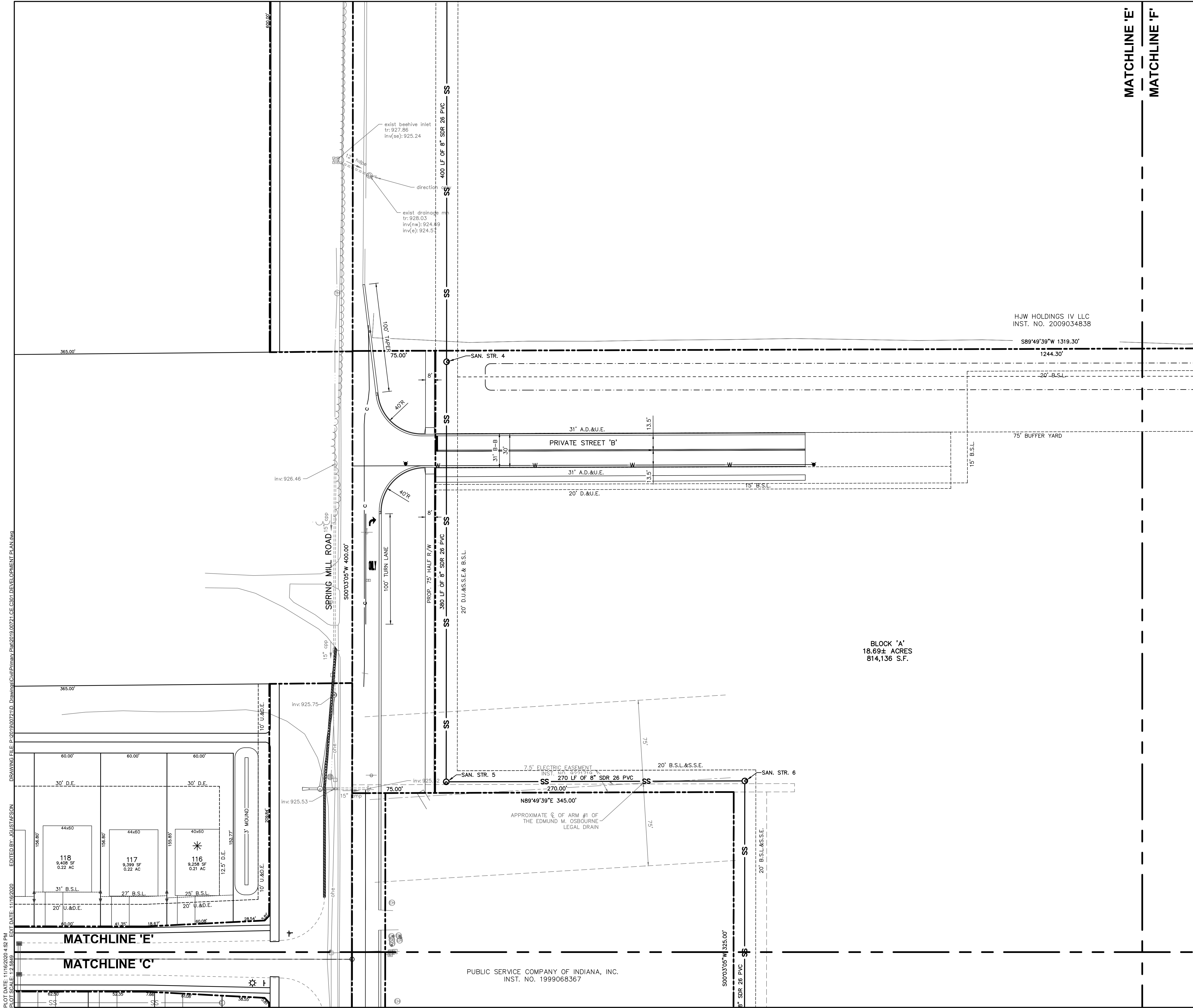
NO.	DESCRIPTION	DATE

Project Number 2019.00721

DEVELOPMENT PLAN

C304

PLOT DATE: 11/16/2020 4:52 PM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C304 DEVELOPMENT PLAN.dwg
EDIT DATE: 11/16/2020
EDITED BY: JGUSTAFSON



EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
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	Electric Meter Box		Tree
	Gas Meter		Well
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	Lid		Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

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(DATUM: NAVD 88)

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SITE LEGEND

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R/W	RIGHT-OF-WAY
VAR.	VARIABLE
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U.&D.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
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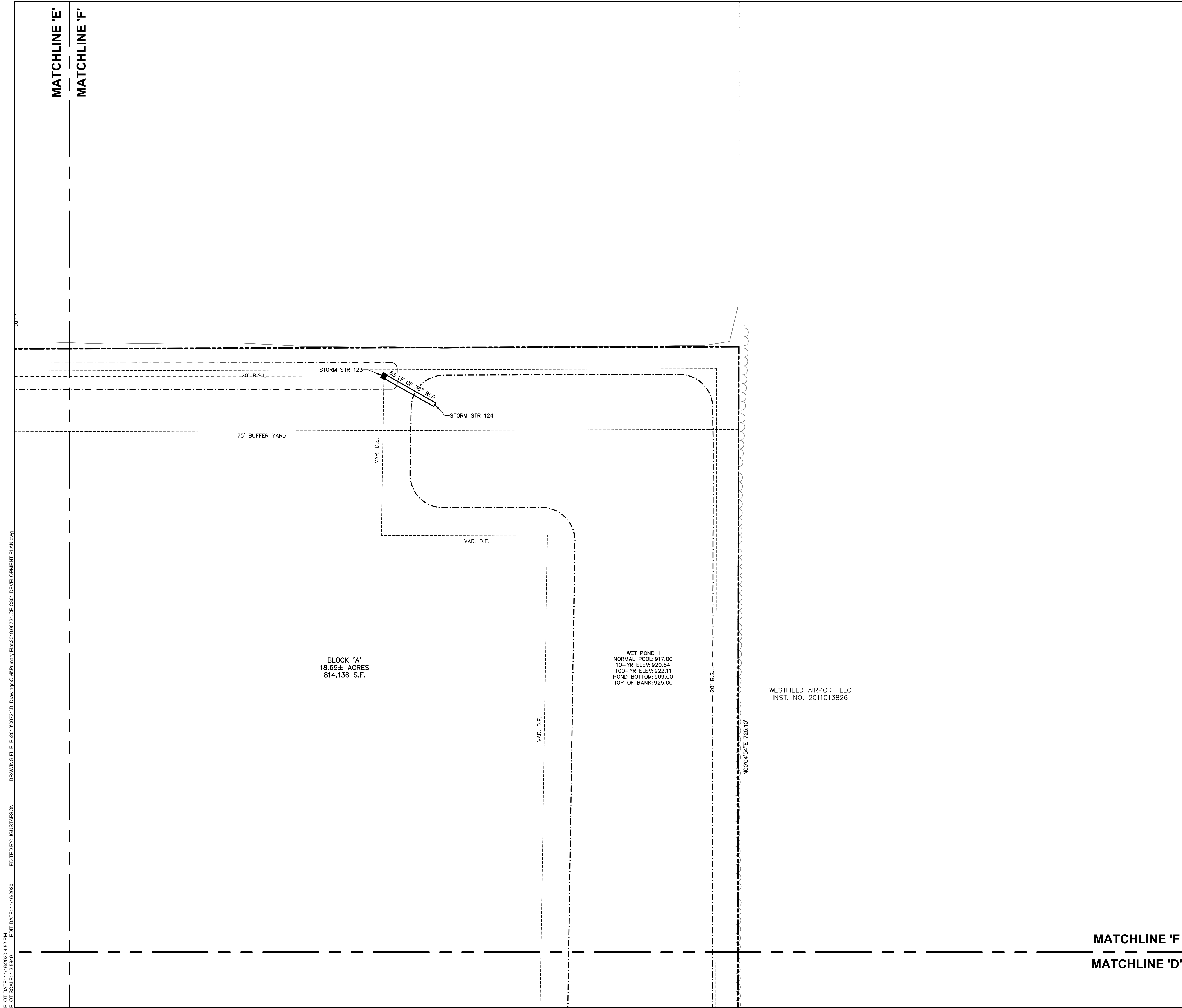
ISSUANCE INDEX

DATE:	10/29/2020
PROJECT PHASE:	PRIMARY PLAT

Project Number 2019.00721

DEVELOPMENT PLAN

C305



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

BENCHMARK DATA

(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
	8" C900 WATER MAIN
	WATER VALVE & HYDRANT

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD)
	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

HAEHL GROUP, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

Tyler M. Combs

ISSUANCE INDEX		
DATE:	10/29/2020	
PROJECT PHASE:	PRIMARY PLAT	

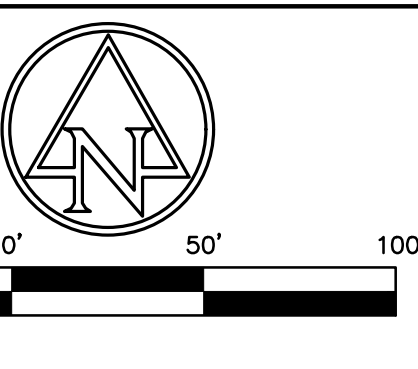
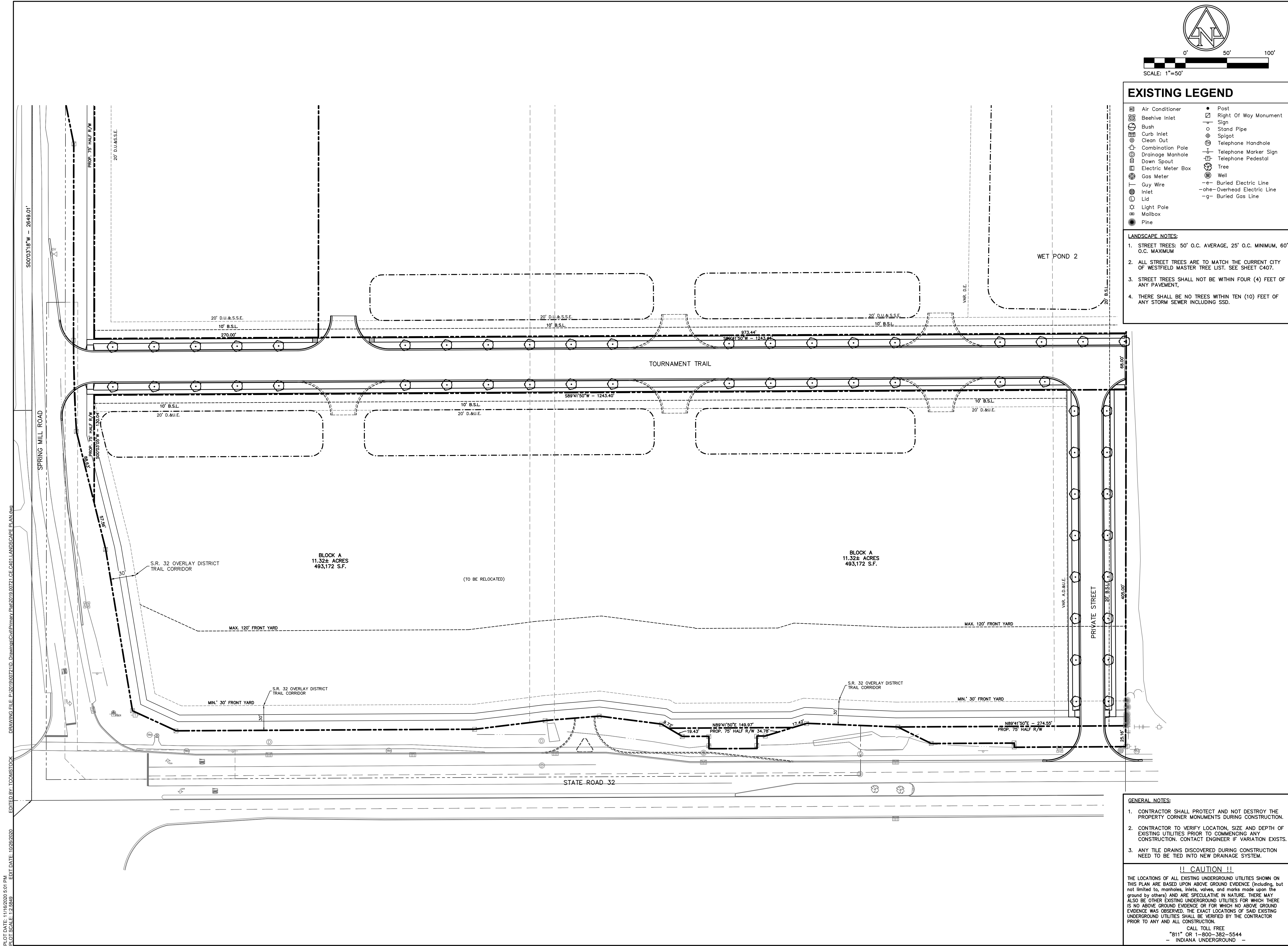
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

DEVELOPMENT PLAN

C306

PLOT DATE: 11/16/2020 4:42 PM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C301 DEVELOPMENT PLAN.dwg
EDIT DATE: 11/16/2020
EDITED BY: JGUSTAFSON



EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
	Electric Meter Box		Tree
	Gas Meter		Well
	Guy Wire		Buried Electric Line
	Inlet		Overhead Electric Line
	Lid		Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

LANDSCAPE NOTES:

- STREET TREES: 50' O.C. AVERAGE, 25' O.C. MINIMUM, 60' O.C. MAXIMUM
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. SEE SHEET C407.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

Haehl Group, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176
Representative: Randy Zentz
317-590-0447
rzentz@commerciallinksgroup.com

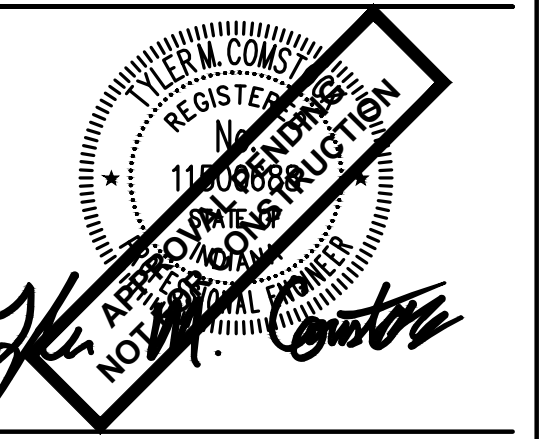
AMERICAN STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

SPRING MILL CENTRE

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX	
DATE:	5/21/2020
PROJECT PHASE:	PRELIMINARY ENGINEERING

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

LANDSCAPE PLAN

C401

GENERAL NOTES:

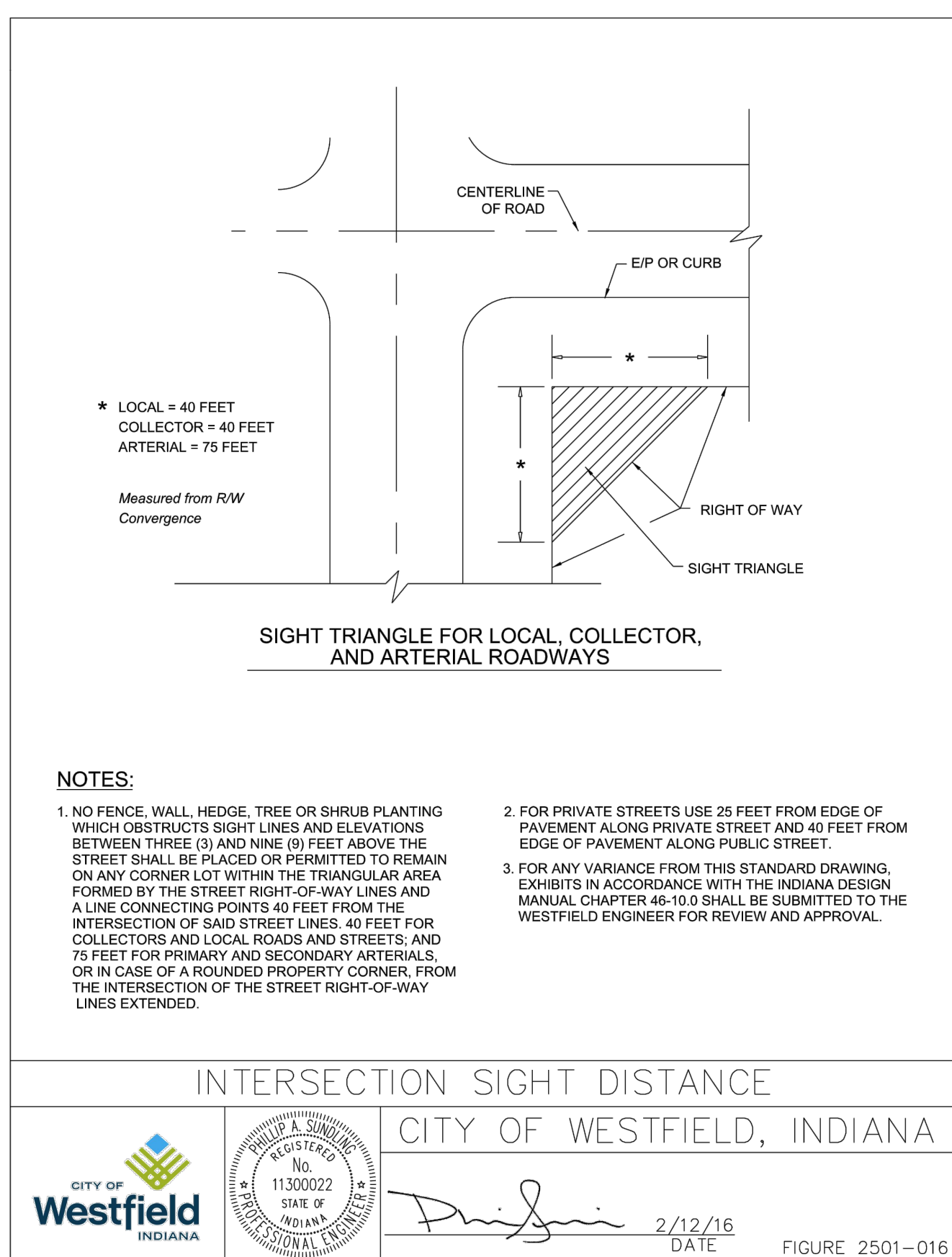
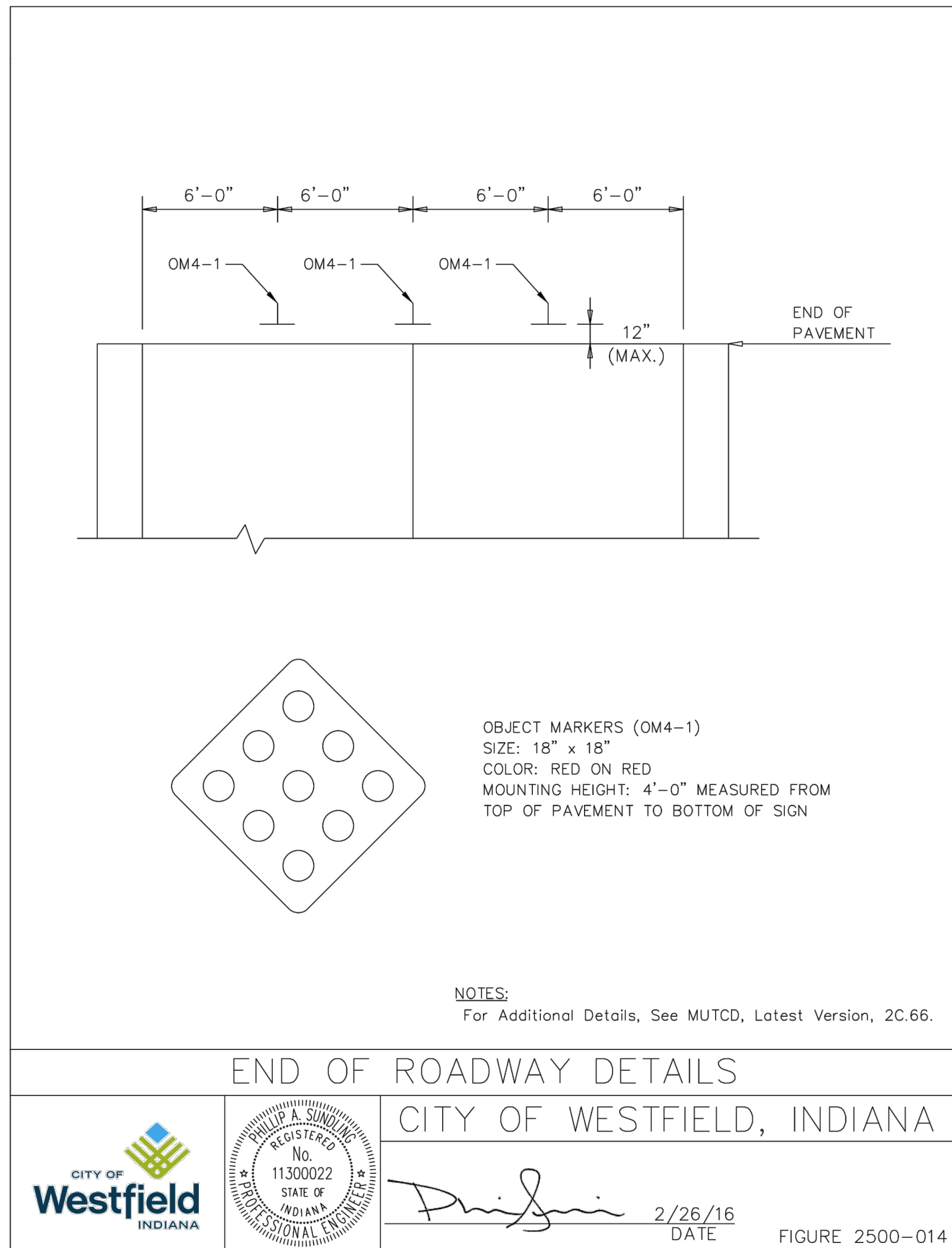
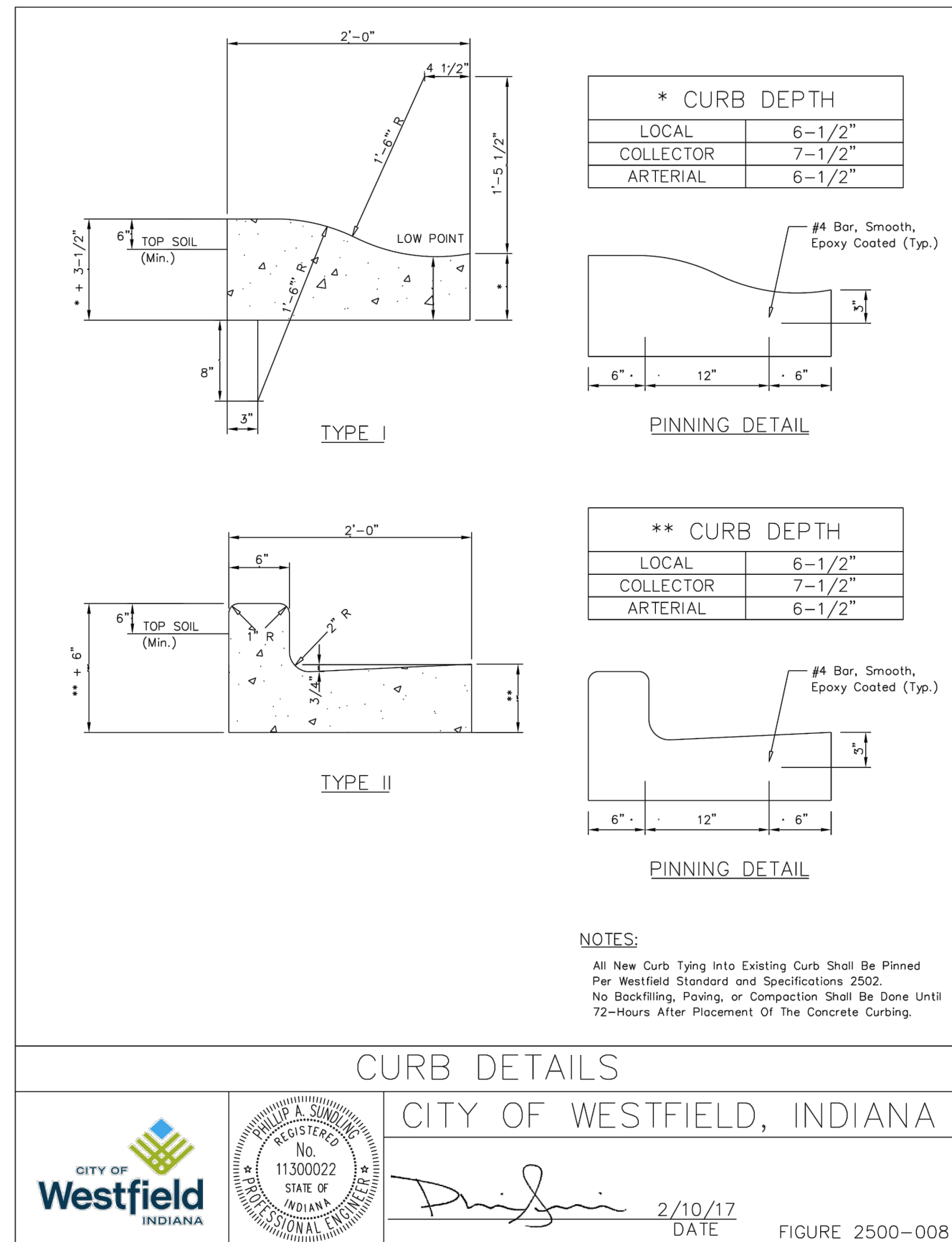
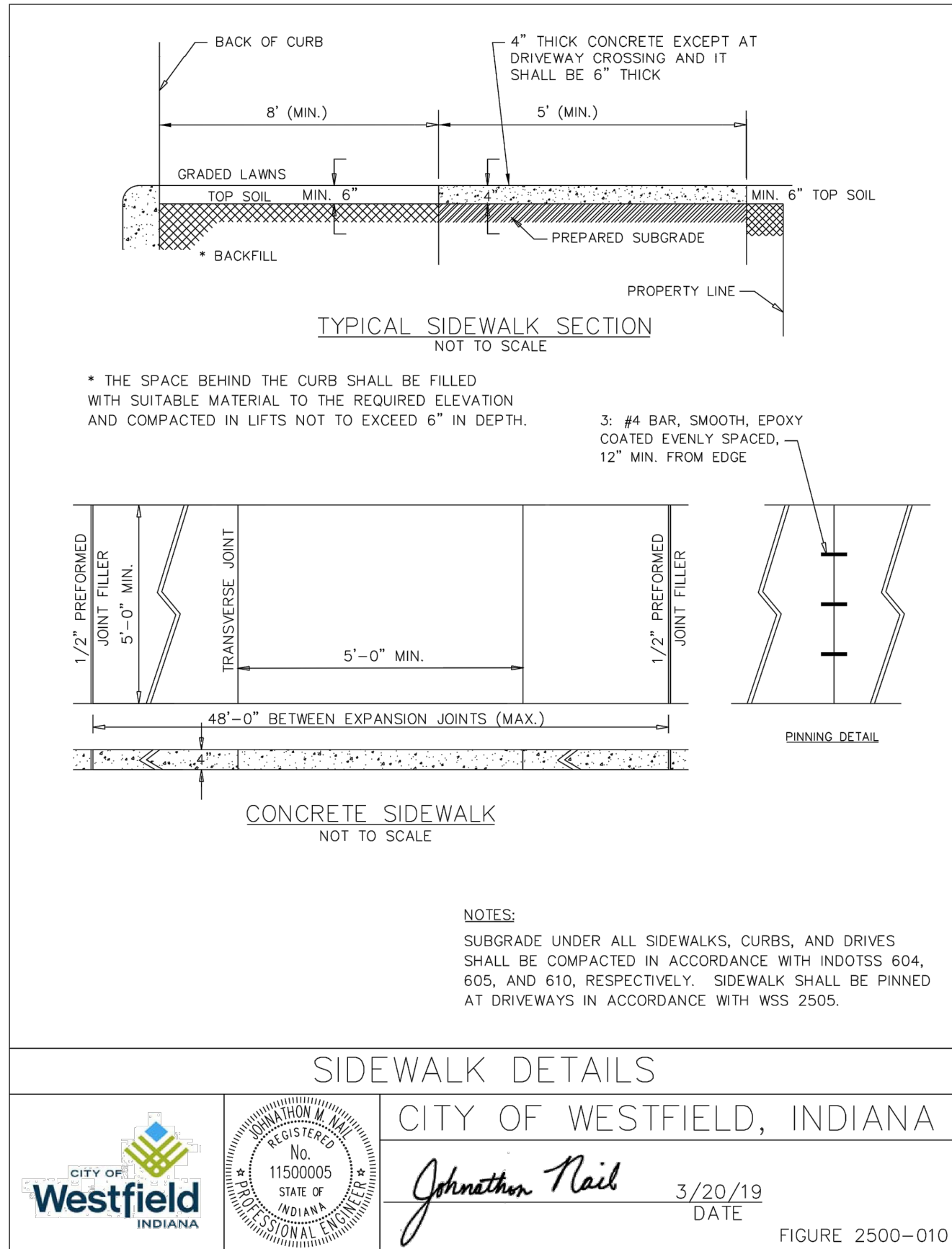
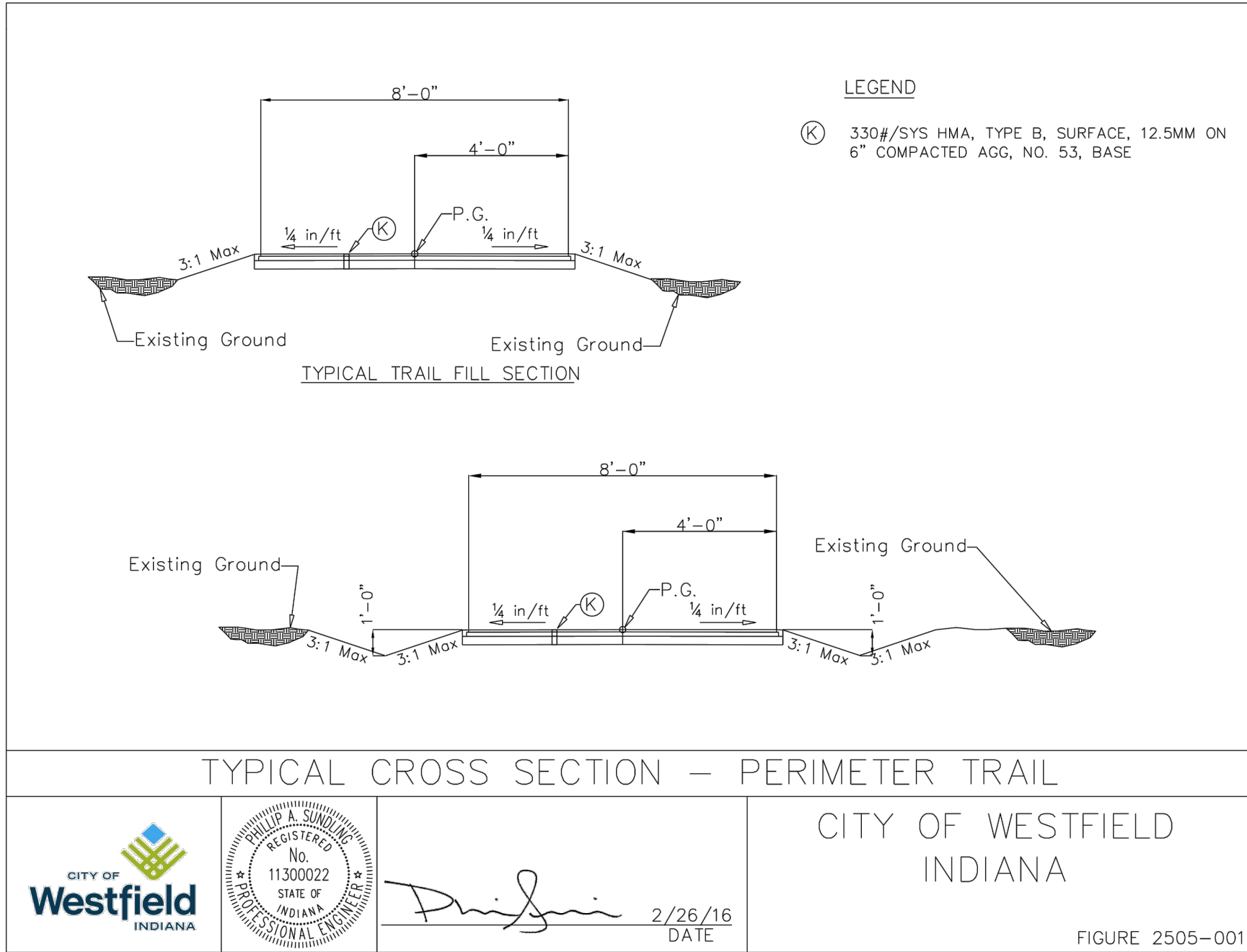
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

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PLOT SCALE: 1:2,500
DRAWING FILE: P:\2019\00721\Drawings\Civil\Primary Plan\2019.00721 CE C401 LANDSCAPE PLAN.dwg
EDIT DATE: 10/26/2020
EDITED BY: TCOMSTOCK



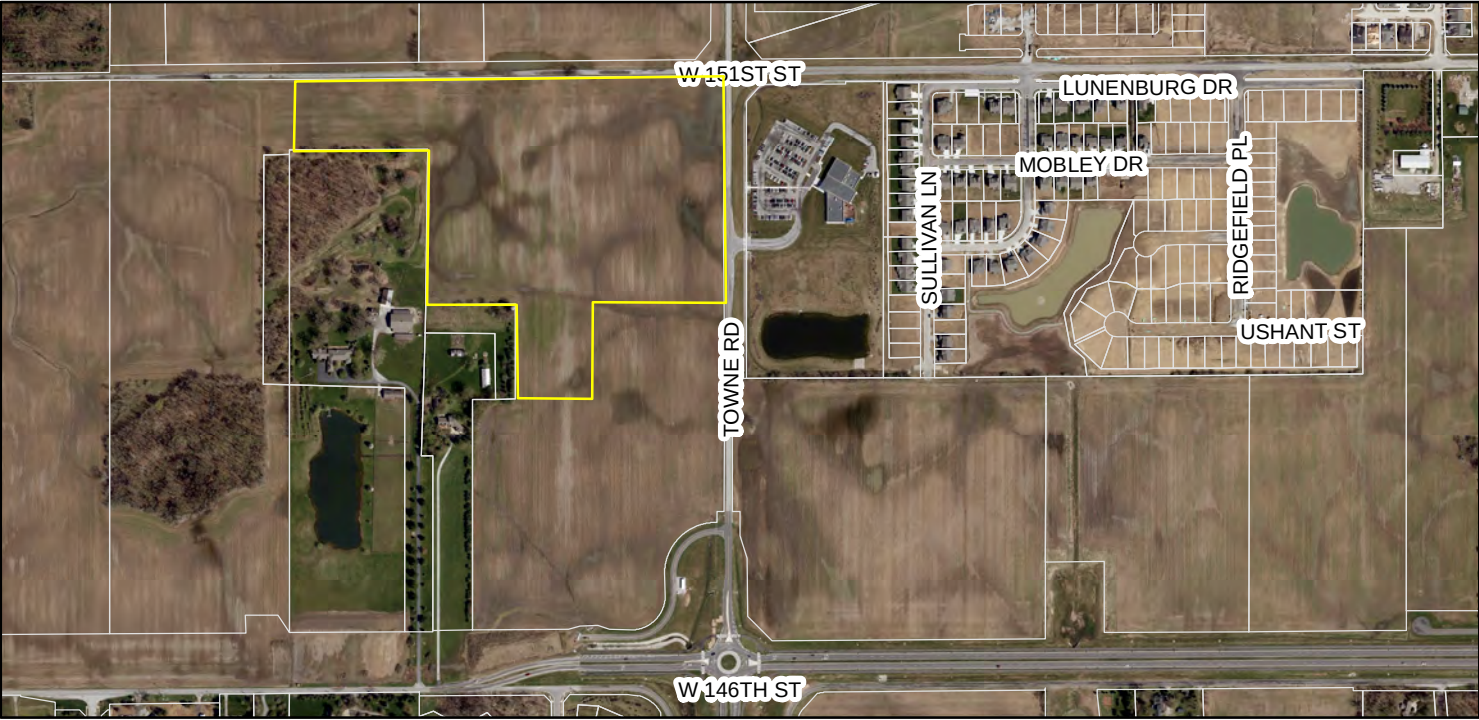
C500



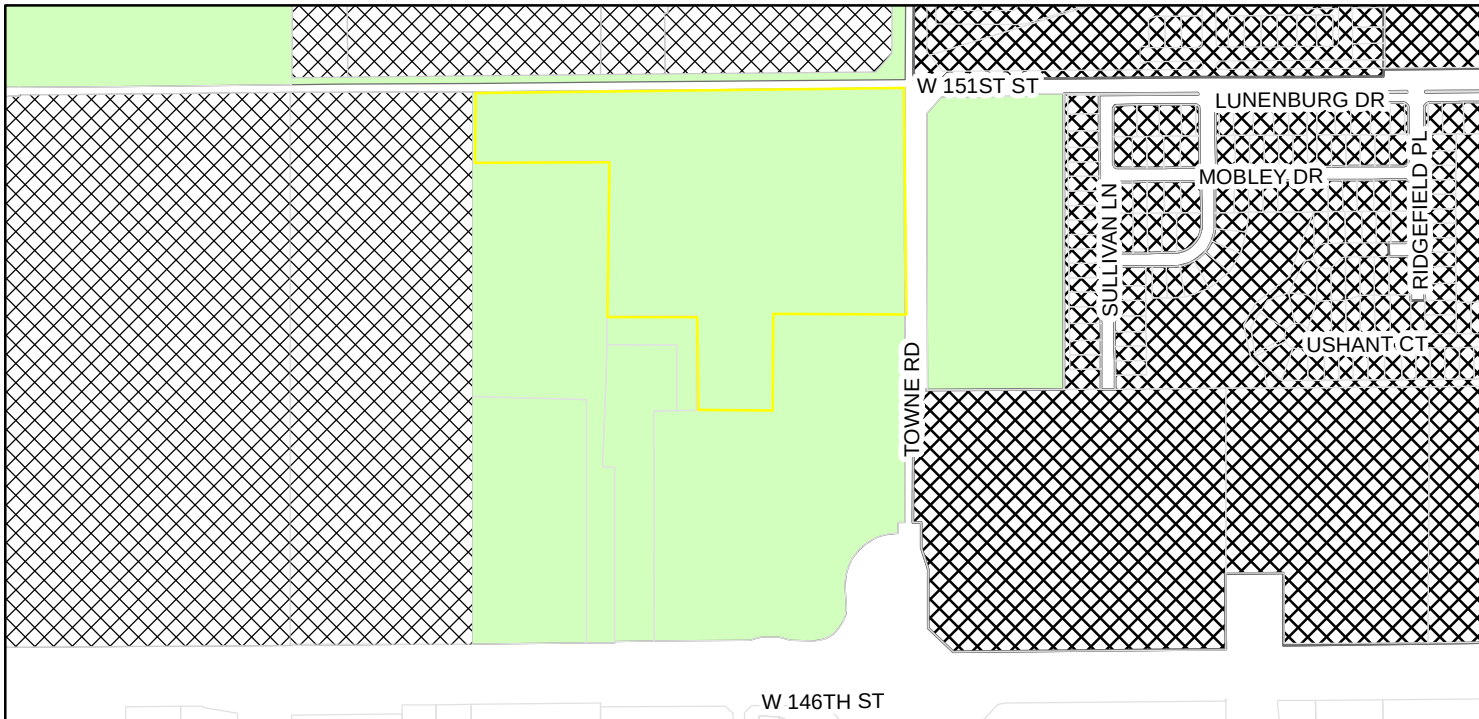
Property Location Map
Courtyards at Westfield PUD
2010-PUD-14



Aerial Location Map



Zoning Map



Zoning

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

EXHIBIT C
Conceptual Architectural Character
(page 1 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 2 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 3 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 4 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 5 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 6 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 7 of 8)

THE COURTYARDS OF WESTFIELD

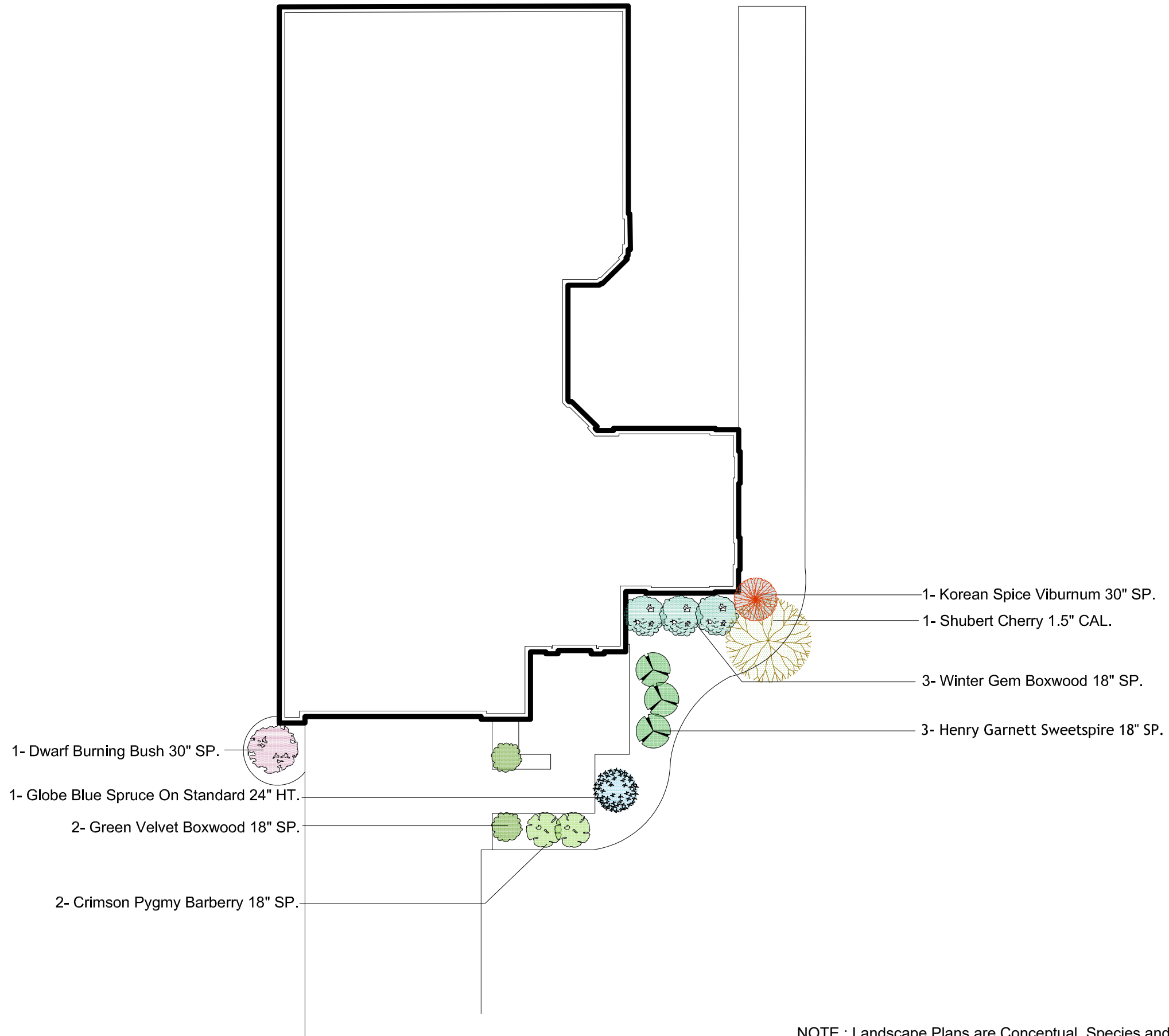
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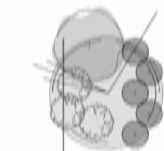
EXHIBIT C
Conceptual Architectural Character

(page 8 of 8)





NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandburl.com

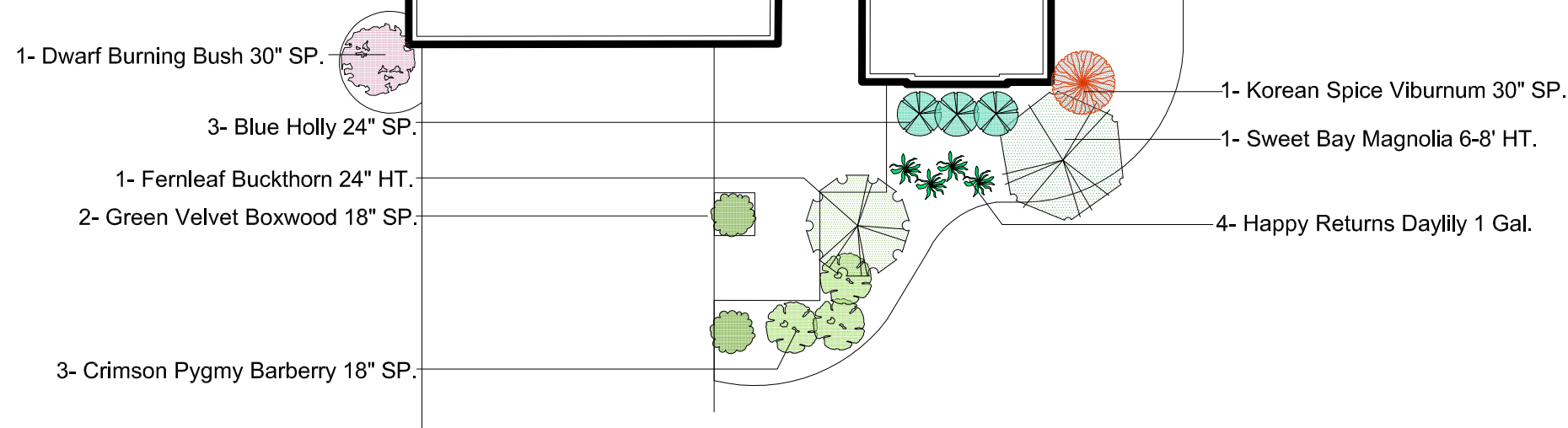
Conceptual Landscape Plans Detached Homes

Date: 8-4-2014

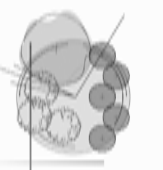
Scale: 1" = 10'

Drawn By: TQT

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

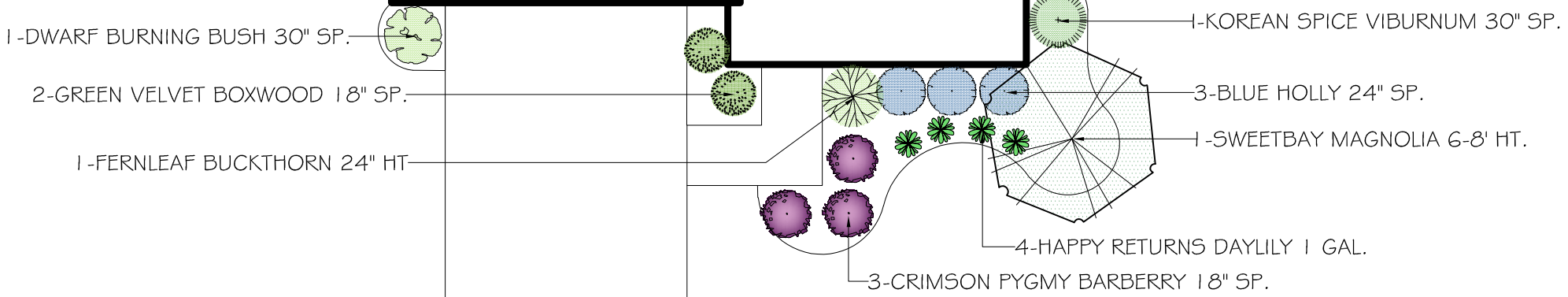
DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel / 614.444.3175 fax
wilsonlandscapeandburl.com

Conceptual Landscape Plans

Detached Homes

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



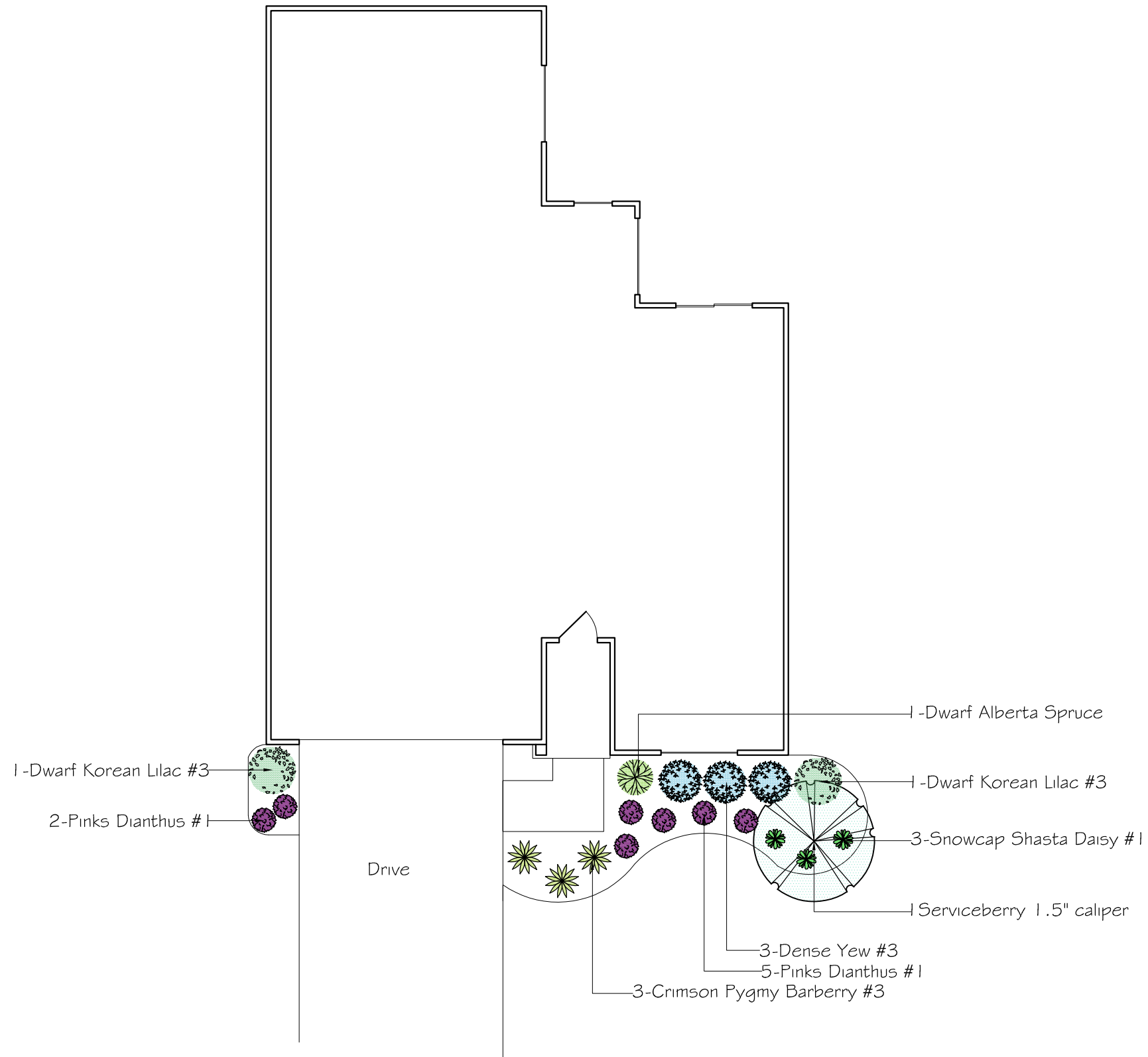
NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

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900 Buckeye Park Road Columbus OH 43207
614-444-8873 tel 614-444-3175 fax
wilsonlandscapeandburl.com

Conceptual Landscape Plans
Detached Homes

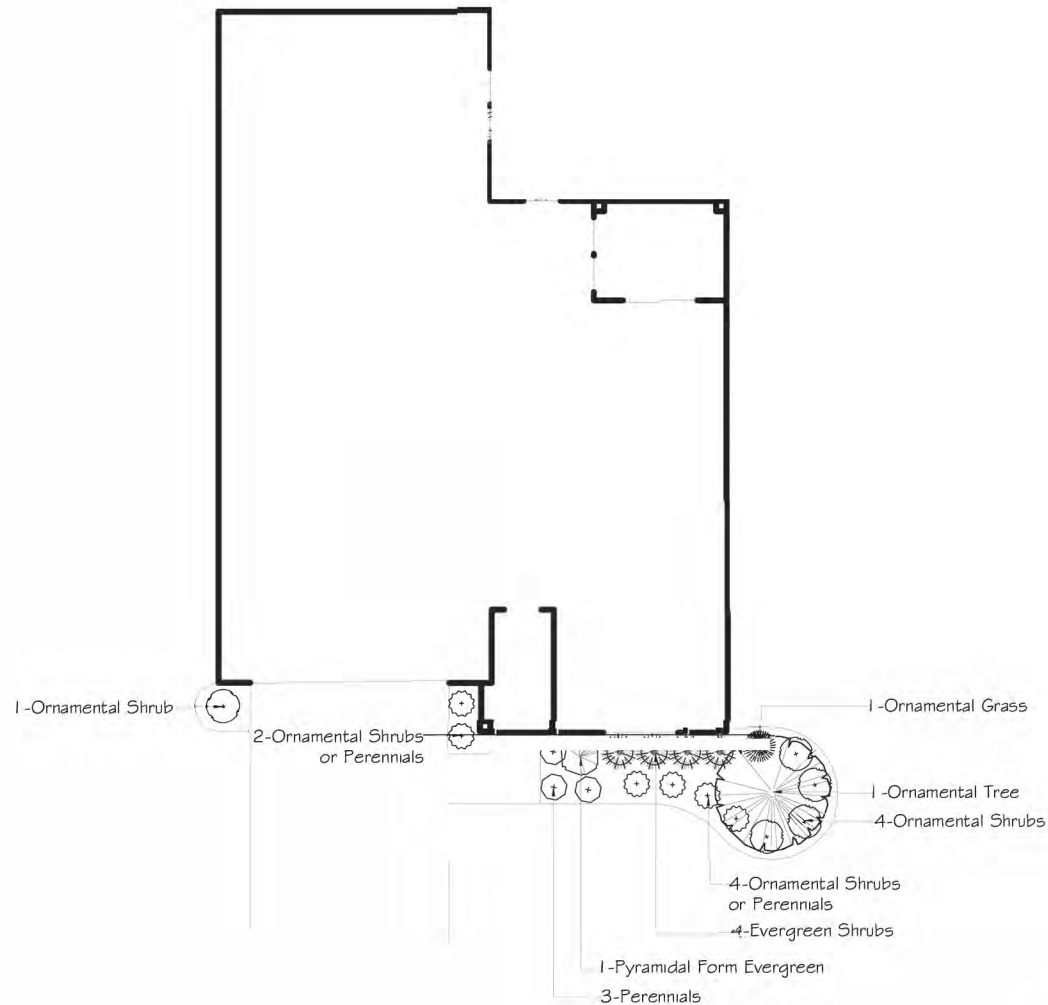
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Drawing Number:	



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

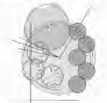
Conceptual Landscape Plans Detached Homes

Date:	5/6/20
Scale:	1"=10'
Drawn By:	AS
Drawing Number:	



TYPICAL COURTYARD LANDSCAPE PLAN

NOTE: Landscape plans are conceptual. Species and quantities may change based on availability.



**WILSON LANDSCAPE
ASSOCIATES**

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207

614.444.8873 tel 614.444.3175 fax

wilsonlandscapeassociates.com

Conceptual Landscape Plans Detached Homes

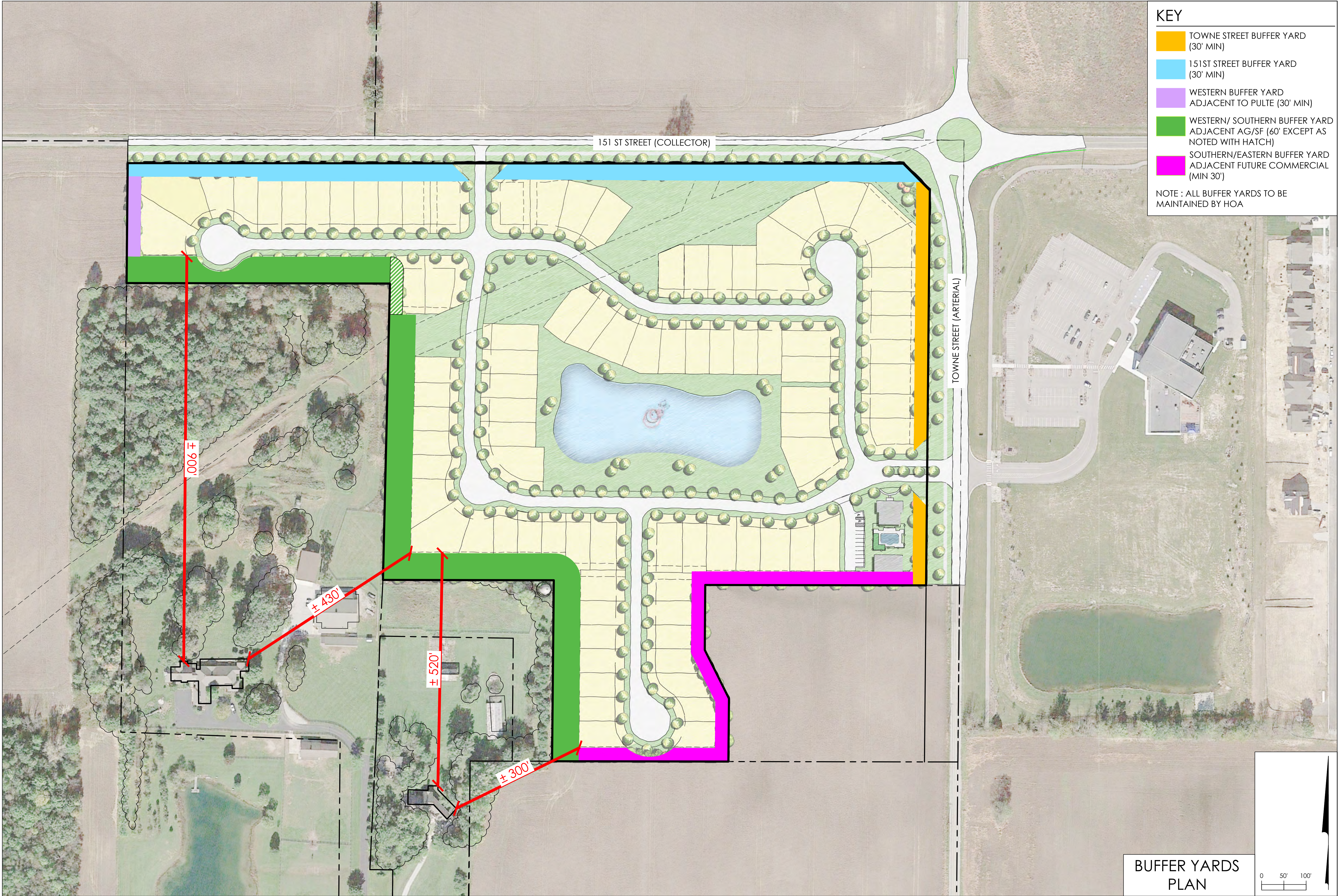
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Drawn By: AS

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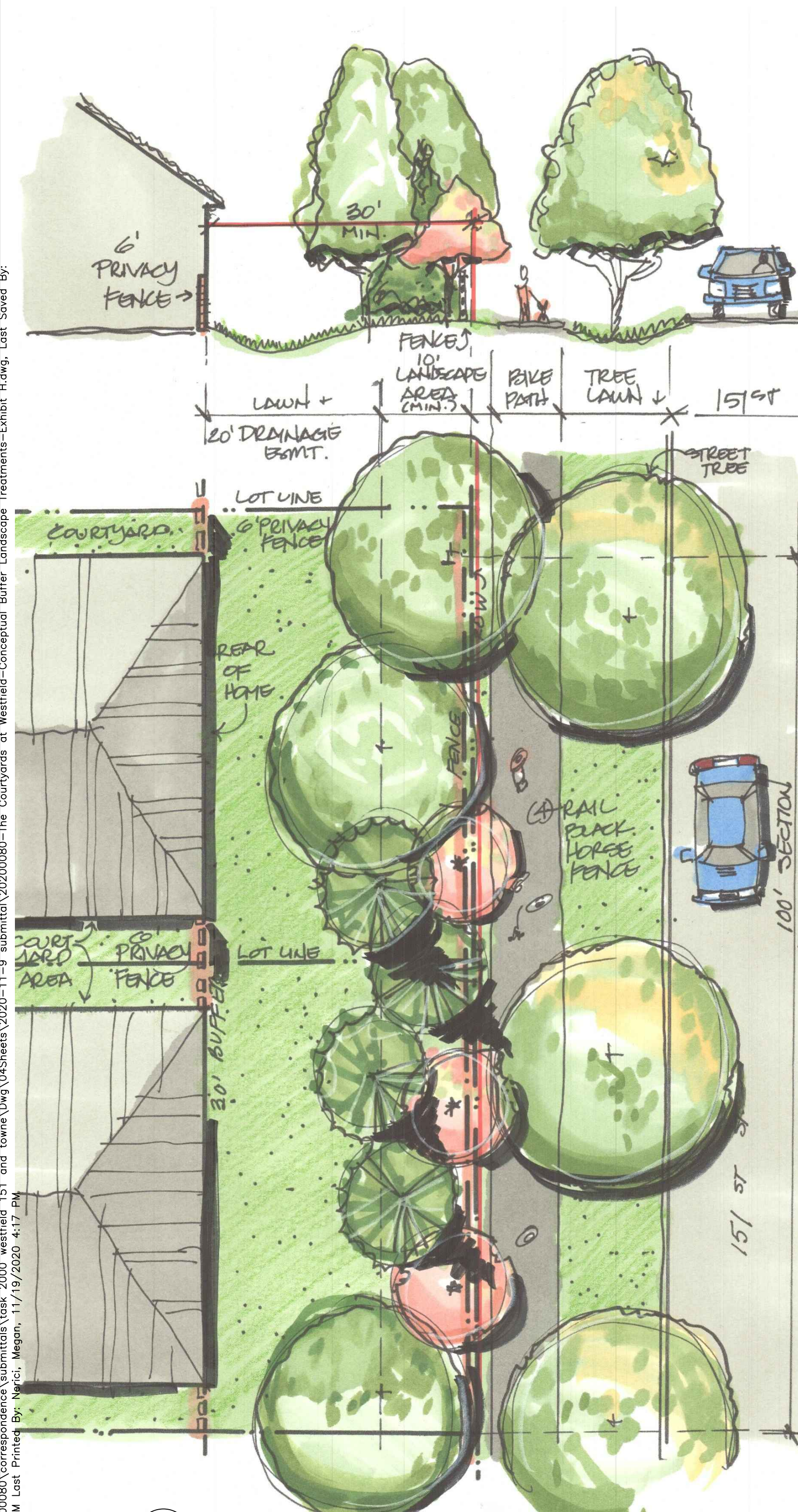
The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

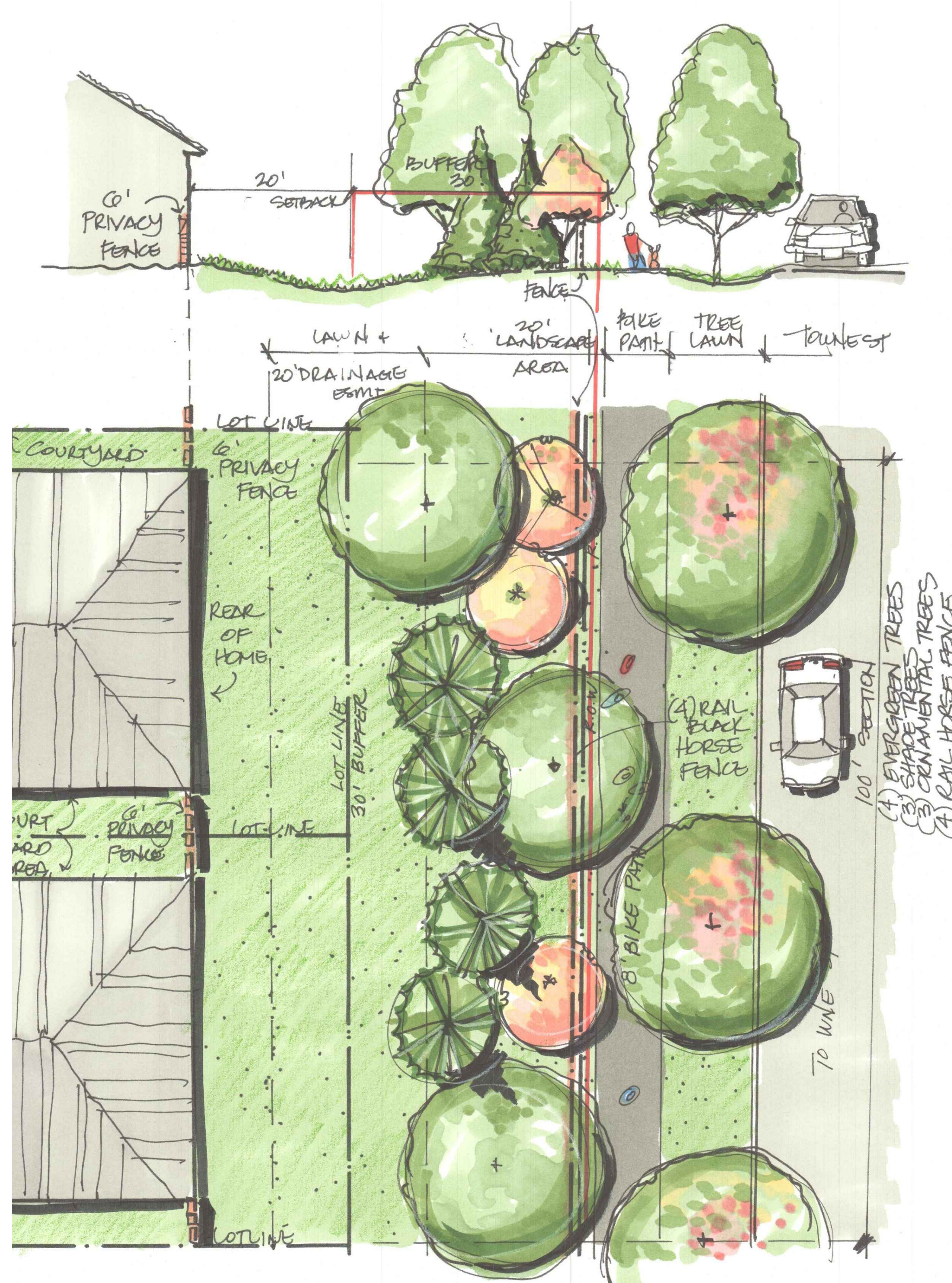
APPLICANT:
EPCON[®] Communities
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHIT
Evans, Mechwart, Hamilton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
200 New Albany Road, Columbus, IN 47203
Phone: 773.752.4200 Fax: 773.752.4206
emhit.com

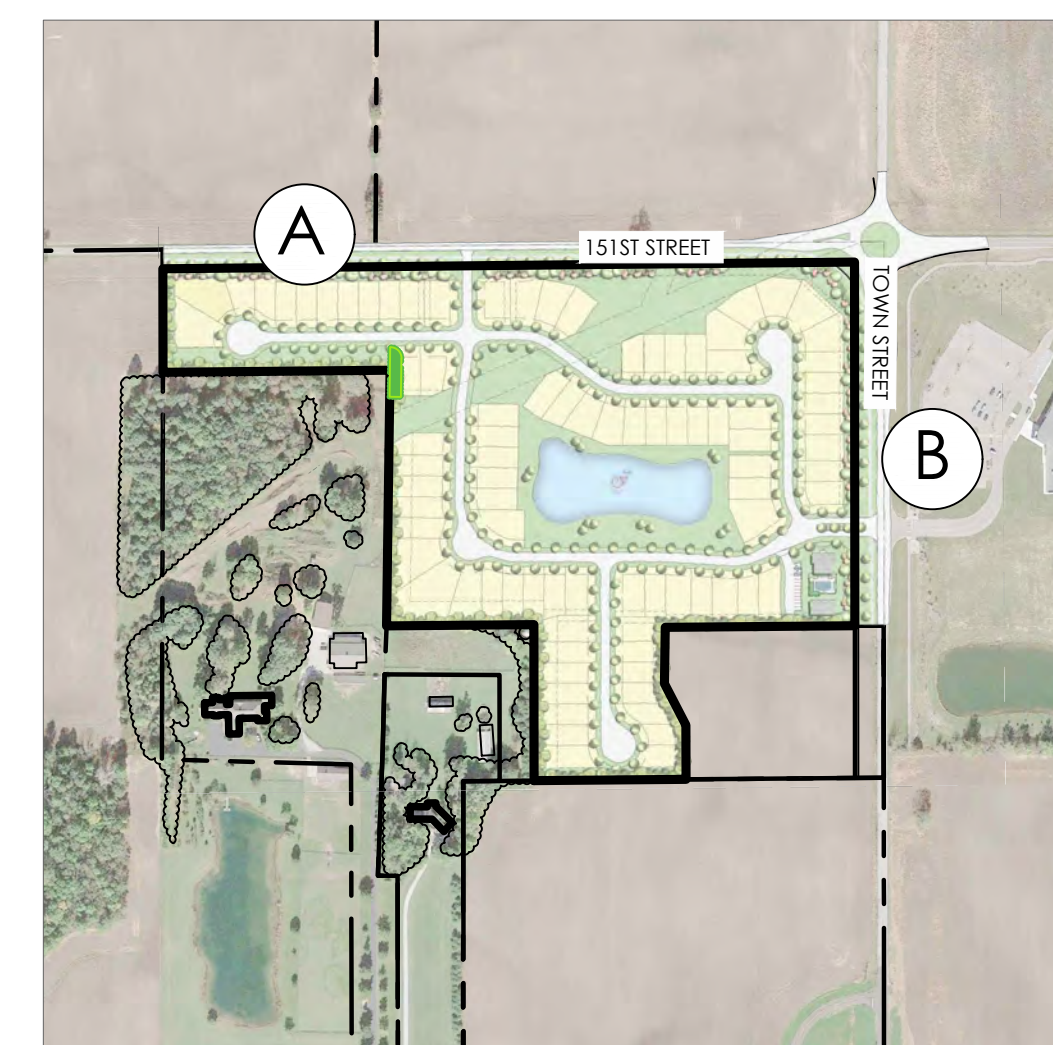
DATE	NOVEMBER 20, 2020
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	



PROPOSED PER 100' :
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES



PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES



CONCEPTUAL PERIMETER STREET BUFFER LANDSCAPE TREATMENTS

DATE:	NOVEMBER 20, 2020
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

0000-0001-9786-400X



15

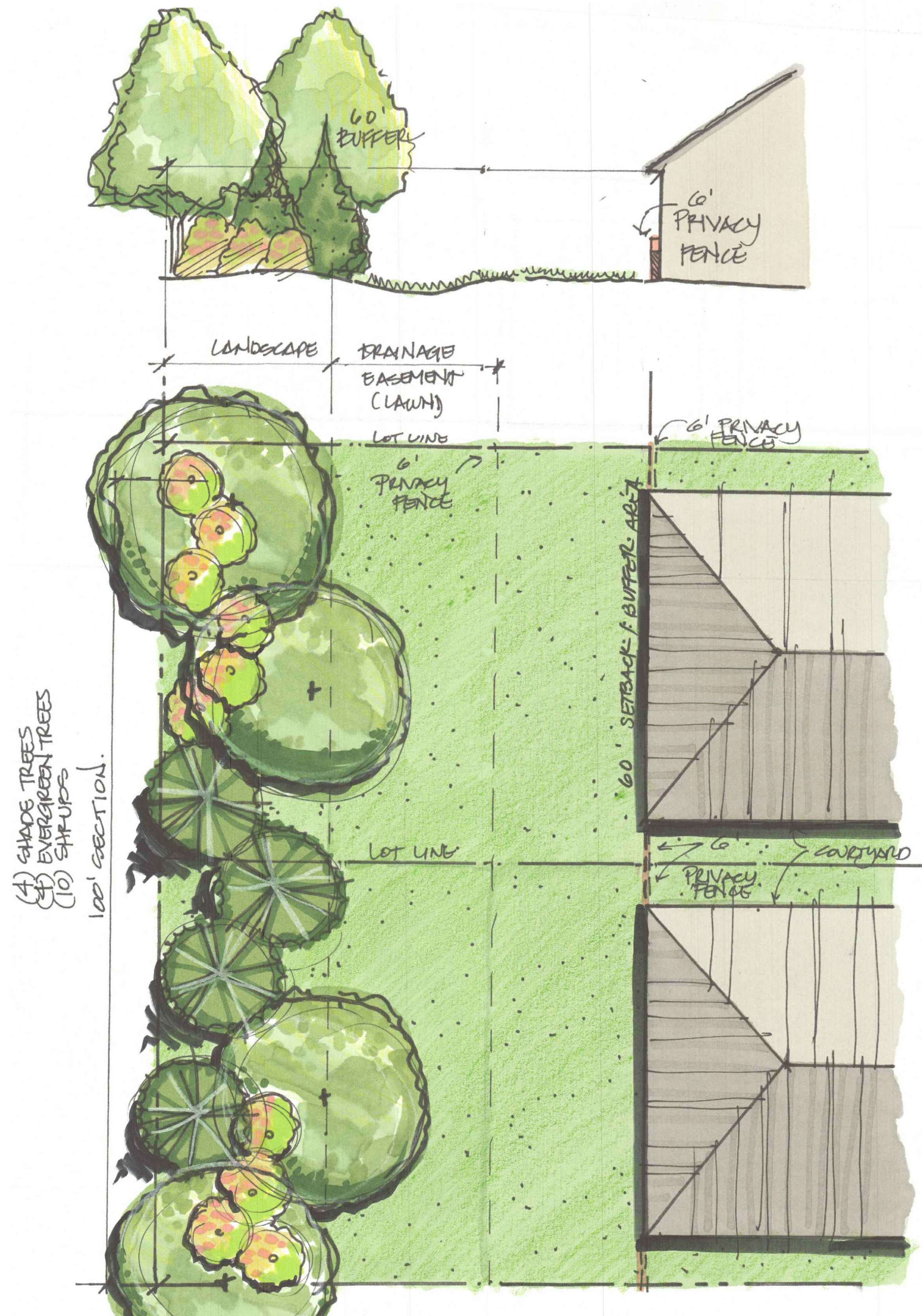


500 STONEHENGE DRIVE
DUBLIN, OH 43017

IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

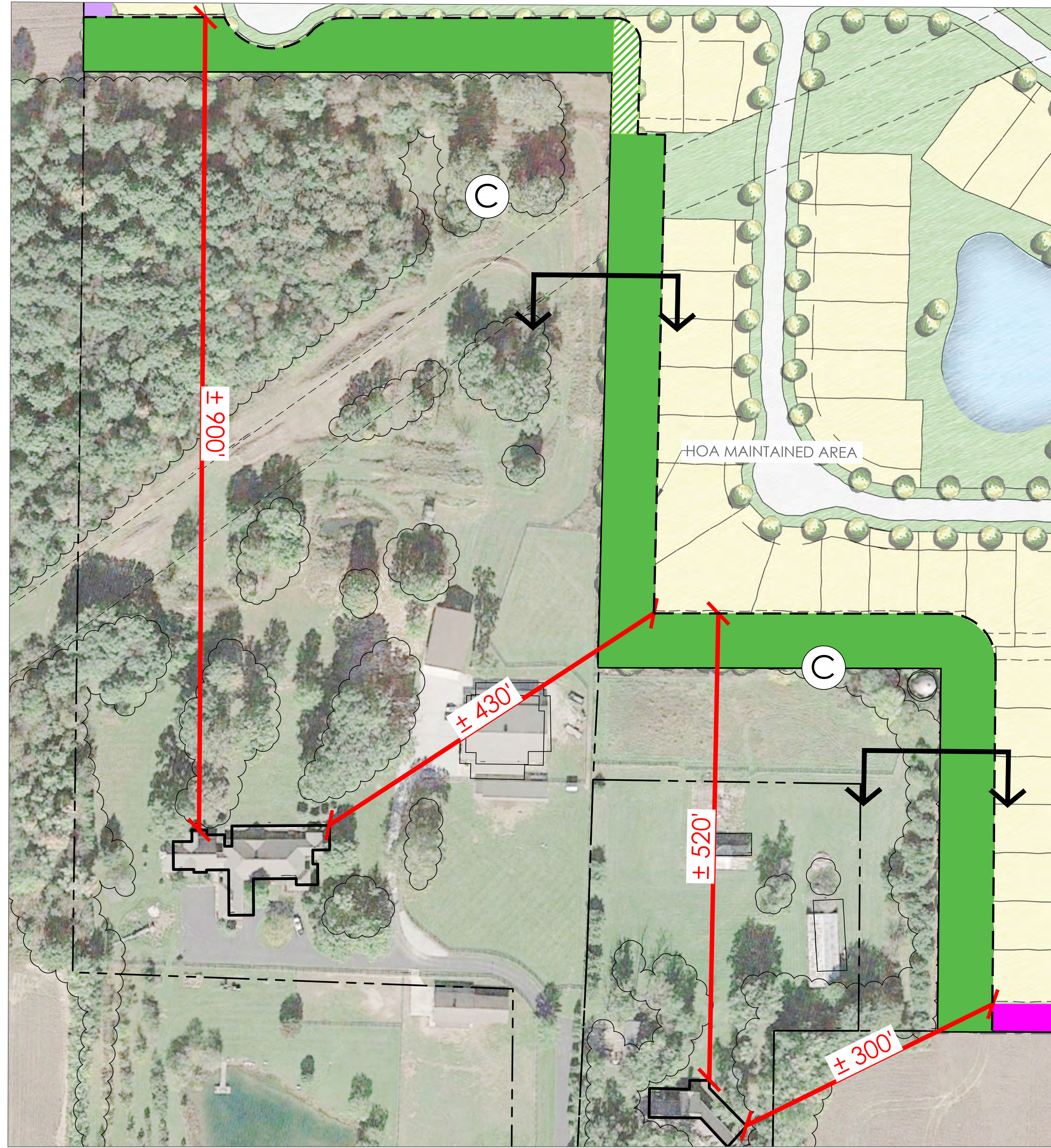
The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

\\pwwork01\pwwork01\20200900\express\residents\submittals\11-9 submittal\20200900-The Courtyards at Westfield-Conceptual Buffer Landscape Treatments-Exhibit F.dwg, Last Saved By: mndc, 11/19/2020 4:17 PM, Last Printed By: Nand, Megan, 11/19/2020 4:18 PM



C **BUFERYARD LANDSCAPING**
NOT TO SCALE

PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREES
(10) SHRUBS
6' PRIVACY FENCING BETWEEN HOMES



BUFERYARD LOCATION
1" = 80'

CONCEPTUAL RESIDENTIAL BUFFER LANDSCAPE TREATMENT

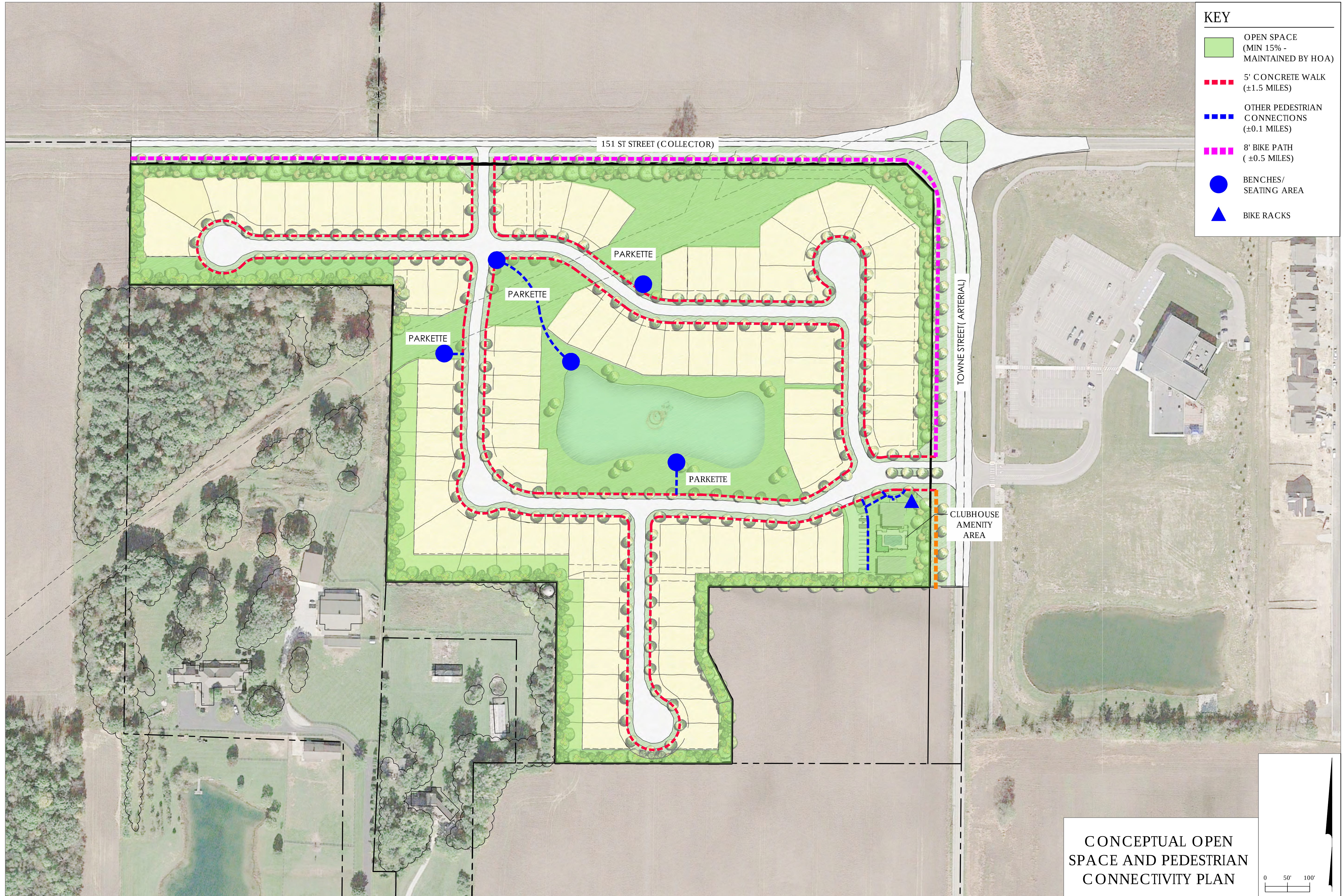
The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON
Communities
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHIT
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
EXTERIOR MECHANICAL, HANDELSON & MILLON, INC.
101 FINESTREET, SUITE 200
PHONE: 614.754.8300 FAX: 614.754.8309
emhit.com

DATE: NOVEMBER 20, 2020
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:



\\mmdadad\projects\20200090\correspondence\submittals\Task 2000 Westfield\151 and Towne\DWG\04\Streets\2020-11-9 submittal\20200090-The Courtyards at Westfield-Conceptual Amenity Plan-Exhibit C.dwg, Last Saved By: mmerica, 11/19/2020 3:53 PM Last Printed By: Neric, Megan, 11/19/2020 3:54 PM

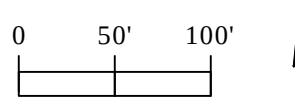


KEY

- A** CLUBHOUSE AMENITY AREA (SEE ENLARGEMENT)
 - Clubhouse
 - Fitness
 - Gathering Area
 - Kitchen
 - Restrooms
 - Pool
 - Pickle Ball Court
 - Bike Racks
 - Parking Lot
- B** PARKETTES
 - Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
 - Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.
- C** PASSIVE OPEN SPACE
 - Setback with Landscape and Trees and Some Internal Open Spaces
 - Dark Color Fencing Along Frontage
 - No Landscape Taller Than 3' Permitted in Gas Easement. Fence is Permitted in Easement
 - Perimeter Buffer
- D** ENTRY FEATURES
 - 151ST -
 - Landscaped Entry Feature with Signage
 - Dark Colored Fence Along Frontage
 - Bike Path
 - Towne Street
 - Boulevard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Bike Path
 - Towne Street and 151st Intersection
 - Community Identification Signage Integrated with Fencing and Landscaping



CONCEPTUAL
AMENITIES PLAN



DATE: NOVEMBER 20, 2020

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PREPARED BY:

EMHIT

EVANS, MACHWIG, HAMILTON & THOMAS, INC.
Engineers • Surveyors • Planners • Scientists
500 New Albany Road, Suite 200
Dublin, OH 43017
Phone: 614.752.4200 Fax: 614.752.4201
emhit.com

APPLICANT:

EPCON[®]
Communities

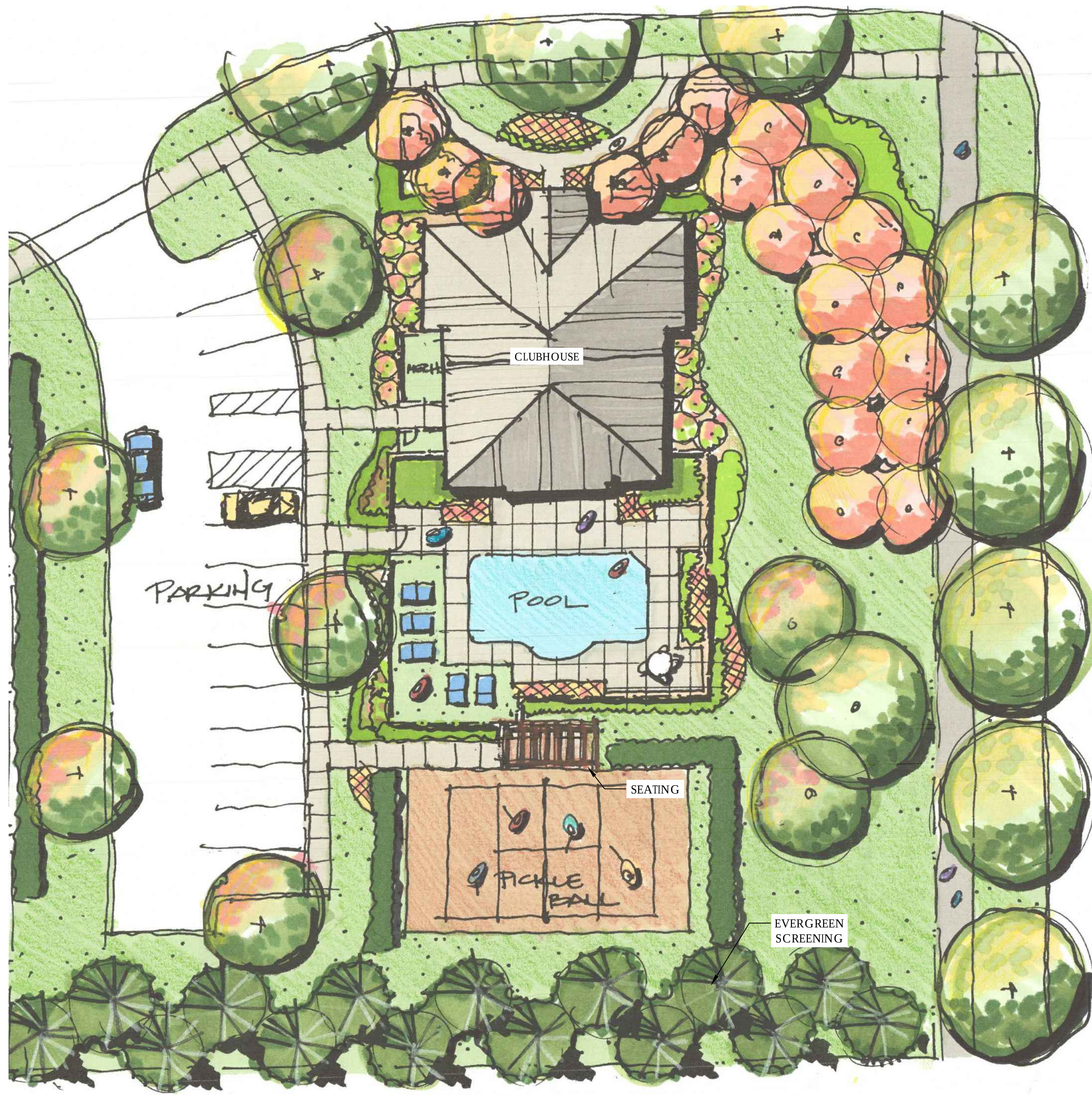
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PROPERTY OWNER:

IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

The Courtyards of Westfield

WESTFIELD, HAMILTON COUNTY, INDIANA



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



CONCEPTUAL AMENITY AREA ENLARGEMENT

[illegible]

PREPARED BY:



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

APPLICANT:



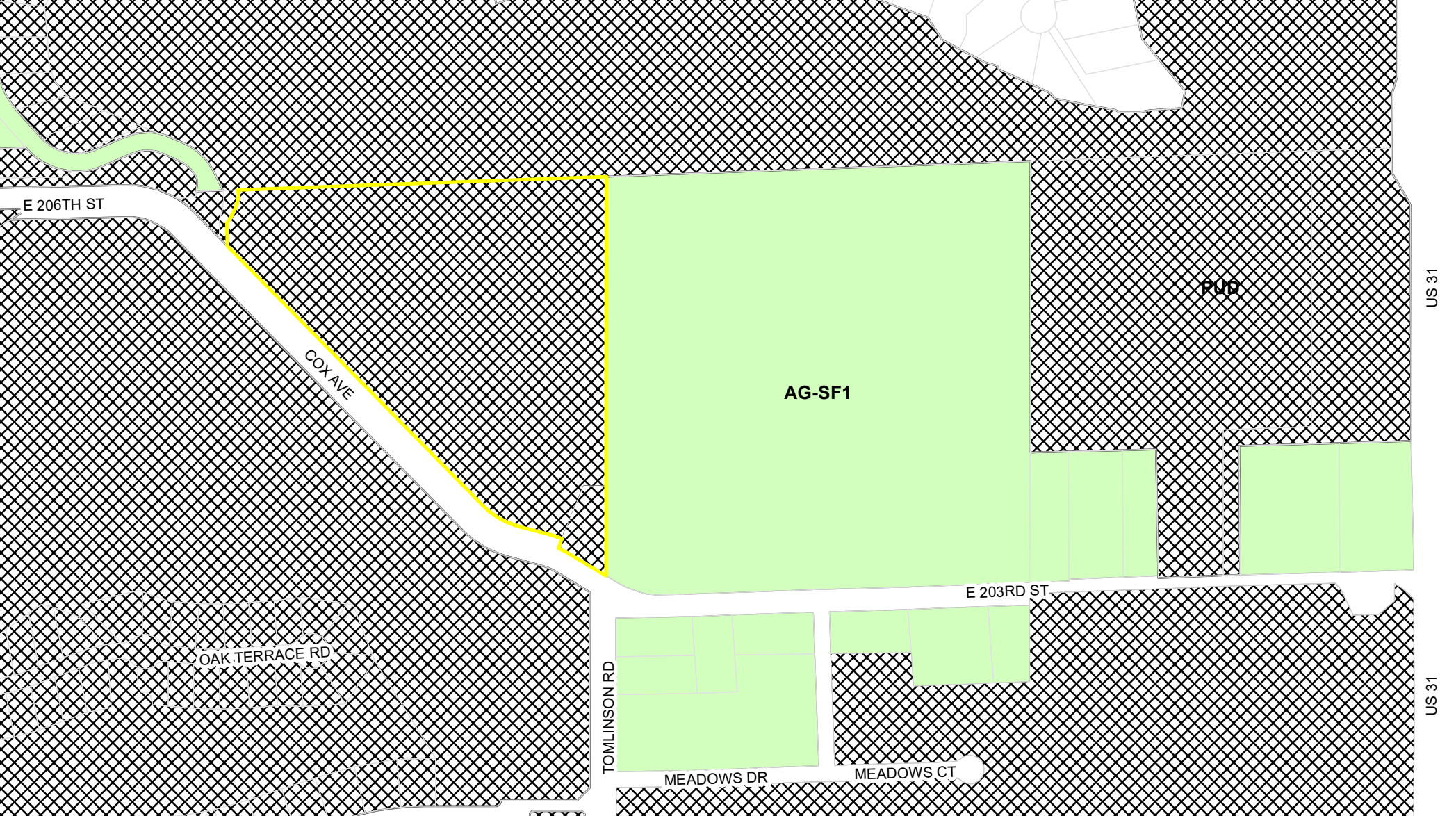
EPCON
Communities

PROPERTY OWNER:

IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

The Courtyards of Westfield

WESTFIELD, HAMILTON COUNTY, INDIANA



E 206TH ST

COX AVE

AG-SF1

PUP

E 203RD ST

OAK TERRACE RD

TOMLINSON RD

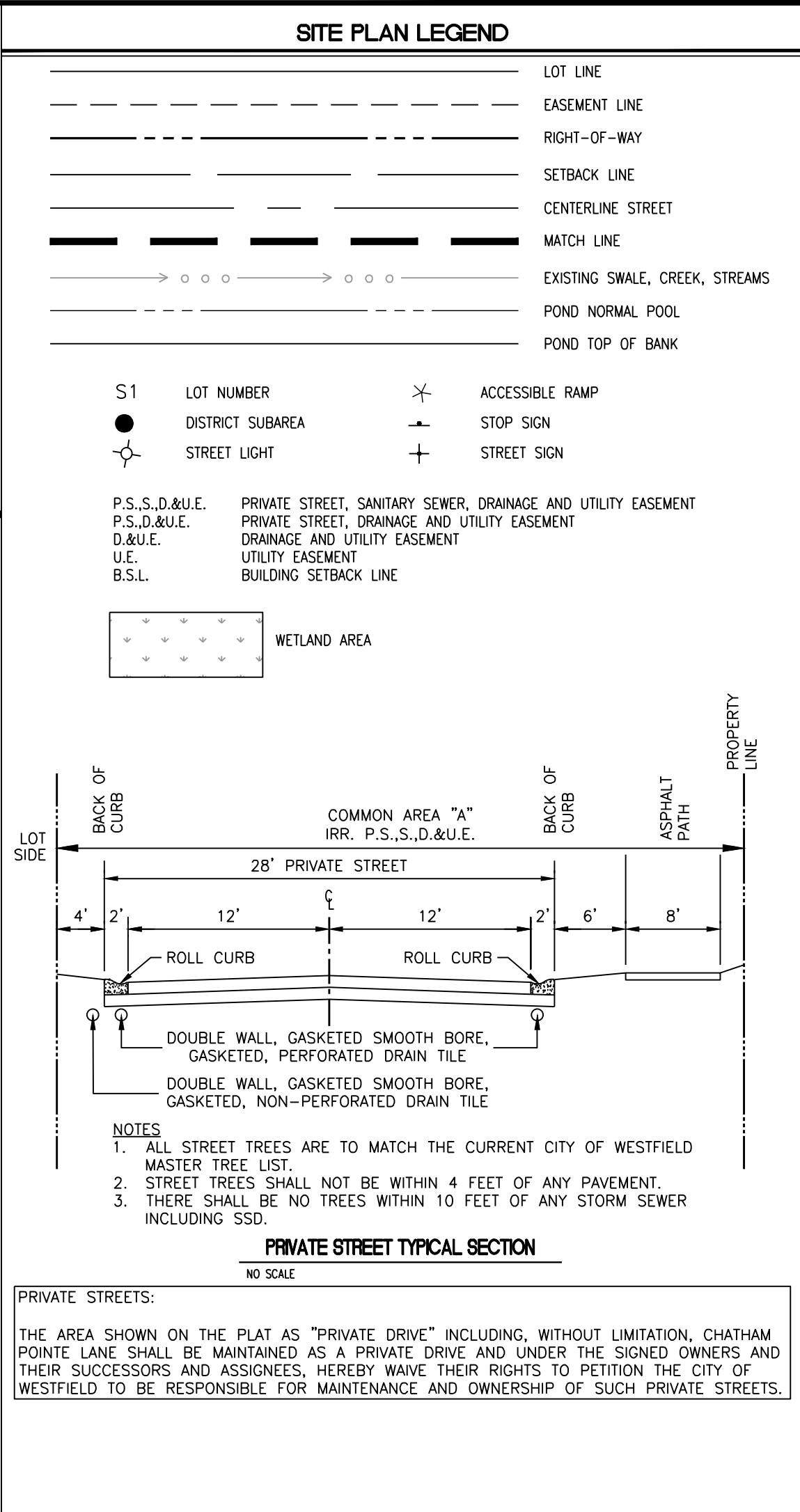
MEADOWS DR

MEADOWS CT

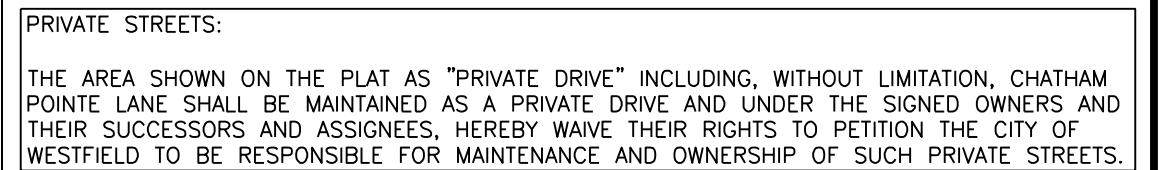
US 31

US 31

DEVELOPMENT STANDARDS MATRIX													
District	Subarea	Minimum Lot Width	Minimum Lot Frontage	Area (sq ft)	Minimum Lot Front Side	Minimum Lot Side Rear	Minimum Lot Building Separation	Minimum Lot Building Height	Minimum Lot Dwelling Units in Subarea	Minimum Lot Shade Trees	Minimum Lot Ornamental Evergreens	Minimum Lot Plantings	Group
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	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
C-2	L-10	30'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
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	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
C-4	L-10	30'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
C-5	L-10	30'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
C-6	L-10	30'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
C-7	L-10	30'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
	L-15	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-20	30'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
	L-25	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
	L-30	30'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4



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CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date: 10-30-2020



Sheet **P102**
Date 10-30-2020
Project Number 170504-20500



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK

	ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION		LOT NUMBER
		SUBSURFACE DRAIN (SSD), CLEANOUT RISER		DISTRICT SUBAREA
	RD	ROOF DRAIN, CLEANOUT		STREET LIGHT
	W	WATER LINE, METER, VALVE		ACCESSIBLE RAMP
	S	SANITARY SEWER, MANHOLE		STOP SIGN
	SS	OVERHEAD ELECTRIC, POLE		STREET SIGN
	E	BURIED ELECTRIC, MANHOLE		FIRE HYDRANT ASSEMBLY
	BEC	BURIED ELECTRIC, MANHOLE		
	G	GAS LINE, METER, VALVE		

P.S., S.D. & U.E. PRIVATE STREET, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
P.S., D. & U.E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D. & U.E. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE

WETLAND AREA

NOTES

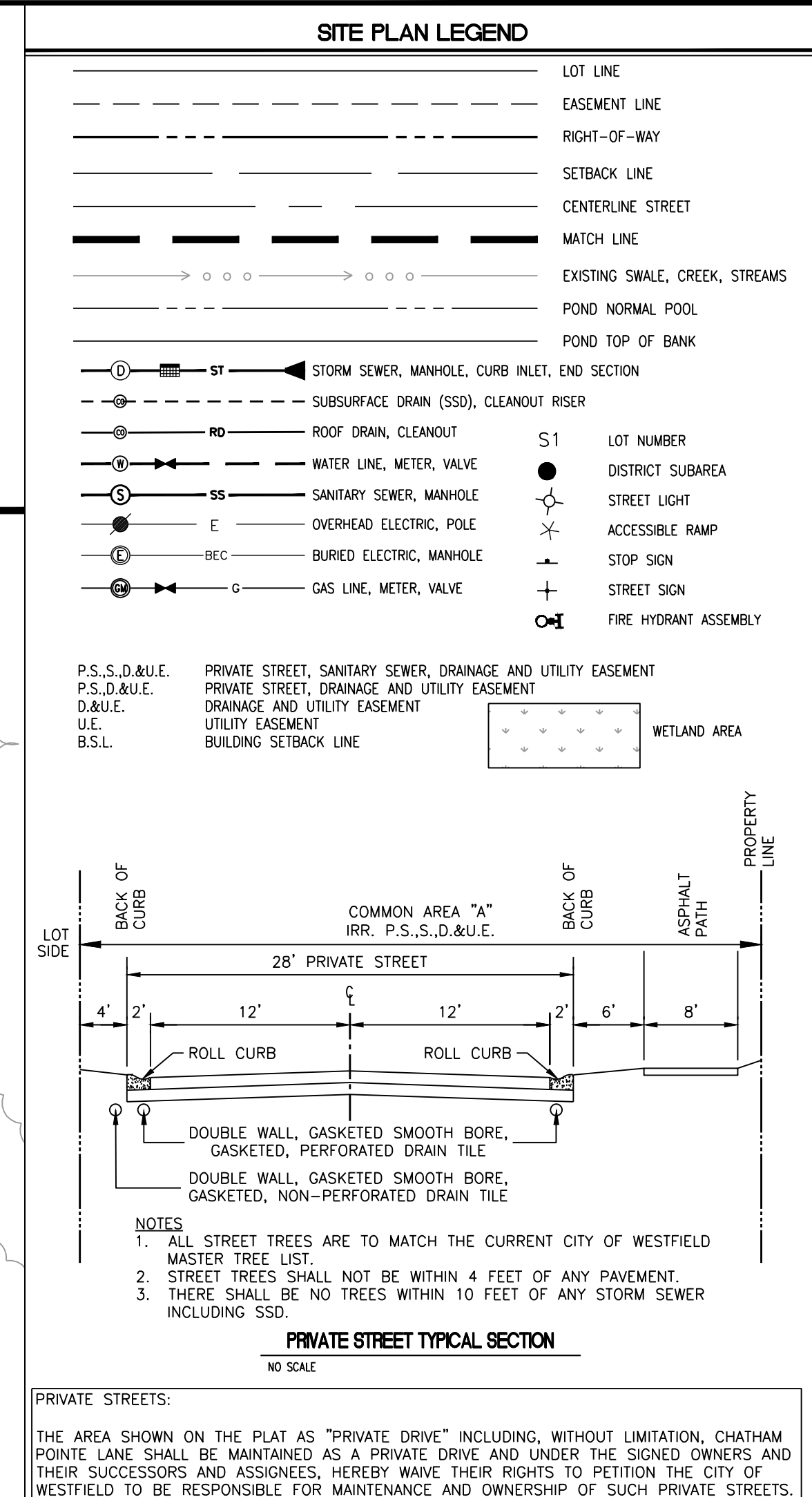
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

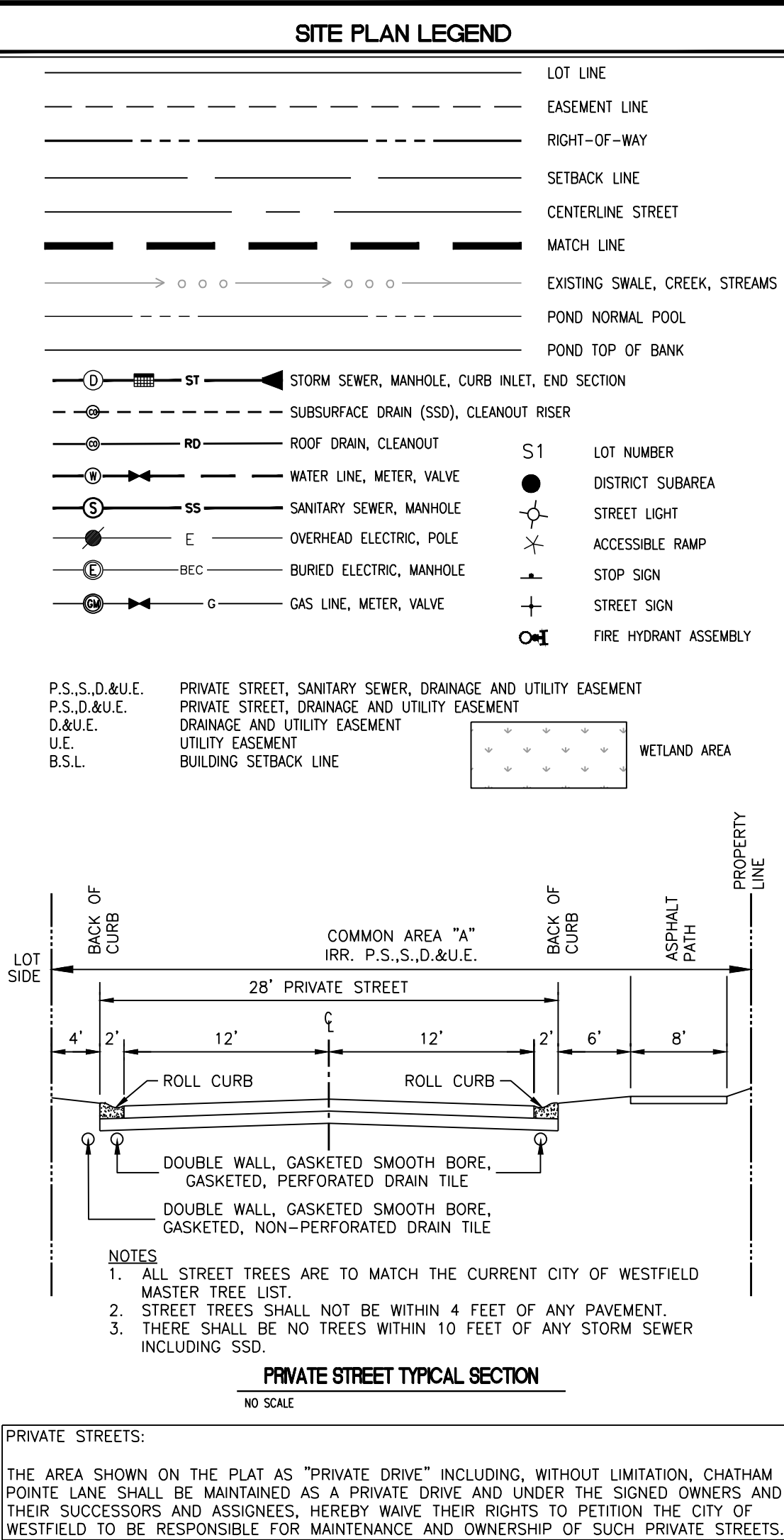
PRIVATE STREET TYPICAL SECTION

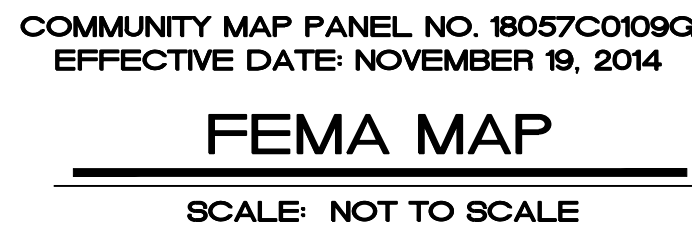
NO SCALE

DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot		Minimum Streets			Max Building Separation	Max Building Height	Max # of Dwelling Units in Subarea	Shade Trees	Ornamental Evergreens	Plantings (Shrub)	
	Width	Frontage	Area (SF)	Front Side	Rear							
○ C-1	120'	30'	15,000	25'	8'	30'	16'	1,500	4	2	4	
● C-10E	100'	30'	12,500	25'	8'	30'	16'	1,500	4	2	4	
● C-10S	105'	30'	12,500	25'	8'	30'	16'	1,500	4	2	4	
● E-1E	90'	30'	10,000	25'	8'	25'	16'	1,500	4	2	4	
⊗ F-1G	80'	25'	10,000	25'	8'	25'	16'	400	975	4	4	
○ L-1F	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	
○ L-1H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	
■ L-1A	60'	20'	7,500	20'	5'	10'	10'	35'	600	2	1	

[illegible]



[illegible]



ADJOINER NOTIFICATION MAP

SCALE: NOT TO SCALE



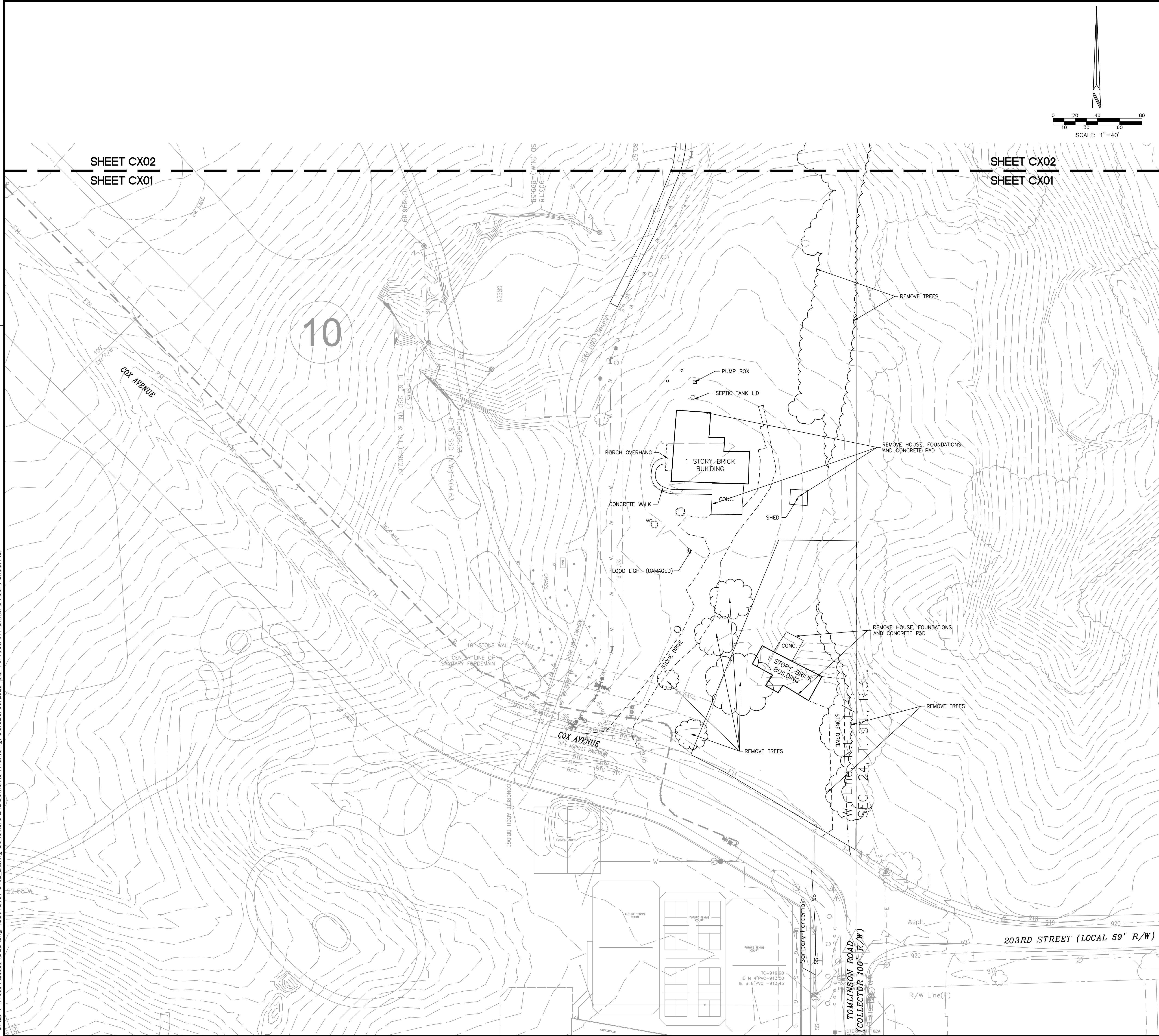
MoD3 - Miami clay loam on 12 to 16 percent slopes with severely eroded surface layers.
Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

Pa - Palms much. Major factors affecting urban uses include frequent surface water ponding.

Sh - Shoals silt loam.
Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

We - Westland silty clay loam, 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

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EXISTING FEATURES LEGEND

SS

SANITARY SEWER & MANHOLE

STORM SEWER; END SECTION, INLET & M.H.

GAS LINE

WATER LINE

ELECTRIC LINE (AERIAL)

TELEPHONE LINE (AERIAL)

CABLE TELEVISION (AERIAL)

BURIED TELE. CABLE

BURIED ELEC. CABLE

BURIED CABLE TV

GUARDRAIL

RIGHT OF WAY LINE (R/W)

PROPERTY LINE

EASEMENT LINE

CENTER LINE

SWALE LINE

POWER POLE

GUY WIRE

UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV

ELECTRIC TRANSFORMER

AIR CONDITIONER UNIT

STREET LIGHT

LIGHT POLE

FLOOD LIGHT

TRAFFIC MANHOLE AND SIGNAL POLE

FIRE HYDRANT

VALVE; GAS & WATER

STREET SIGN

WATER, TELEPHONE AND ELECTRIC MANHOLE

SEWER CLEANOUT

ELECTRIC, GAS AND WATER METER

PIPELINE MARKER POST

MAILBOX

GUARD POST

SPRINKLER HEAD

IRRIGATION CONTROL BOX

SPOT GRADE

TOP CURB/GUTTER GRADE

MONITORING WELL

FIRE SERVICE STAND PIPE

GAS VENT PIPE

SEPTIC TANK LID

WELL CAP

AIR RELIEF VALVE

UNDERGROUND TANK FILLER PIPE

SITE ADDRESS

D. DEED DIMENSION

M. MEASURED DIMENSION

P. PLAT DIMENSION

R. RADIUS

L. ARC LENGTH

H.H. HANDHOLE

FND. FOUND

CONC. CONCRETE

ASPH. ASPHALT

TC TOP OF CASTING ELEVATION

IE INVERT ELEVATION

FFE FINISH FLOOR ELEVATION

TBM TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

○ DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

100 YR FLOODPLAIN LIMITS, ZONE AE

DEMOLITION PLAN LEGEND

TREES AND VEGETATION TO BE REMOVED

WETLAND TO REMAIN

CONSTRUCTION LIMITS

DEMOLITION PLAN NOTES:

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.

3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.

4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING DEMOLITION.

5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.

6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ANY SITE ENTITIES THAT ARE TO REMAIN.

8. CONTRACTOR TO STAKE/RIBBON CLEARING LIMITS AND PERFORM WALK THROUGH WITH DEVELOPER PRIOR TO ANY TREE REMOVAL. CLEARING LIMITS MAY BE ADJUSTED IN ORDER TO SAVE TREES LOCATED ON THE FRINGE OF THE CLEARING LIMITS AS SHOWN.

9. CONTRACTOR SHALL CONTACT OWNER REGARDING THE SALVAGE OF EXISTING TIMBER. SALVAGE VALUE IS TO BE CONSIDERED WHEN PRICING WORK.

10. THE TREE LINE SHOWN IS APPROXIMATE AND WAS DRAWN BY A COMBINATION OF AERIAL MAPPING AND FIELD SURVEY. CONTRACTOR TO FIELD VERIFY ACTUAL TREE LIMITS DURING BIDDING.

11. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

EXISTING CONDITIONS AND DEMOLITION PLAN

CHATHAM POINTE
CHATHAM HILLS LLP
1100 CHATHAM HILLS BLVD
WESTFIELD, IN 46074

CERTIFIED BY

CHRISTOPHER M. WEEMAN

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF

DATE 10-30-2020

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Checked by: J. SVALDI, E

Quality Assurance: C. WEEMAN, PE

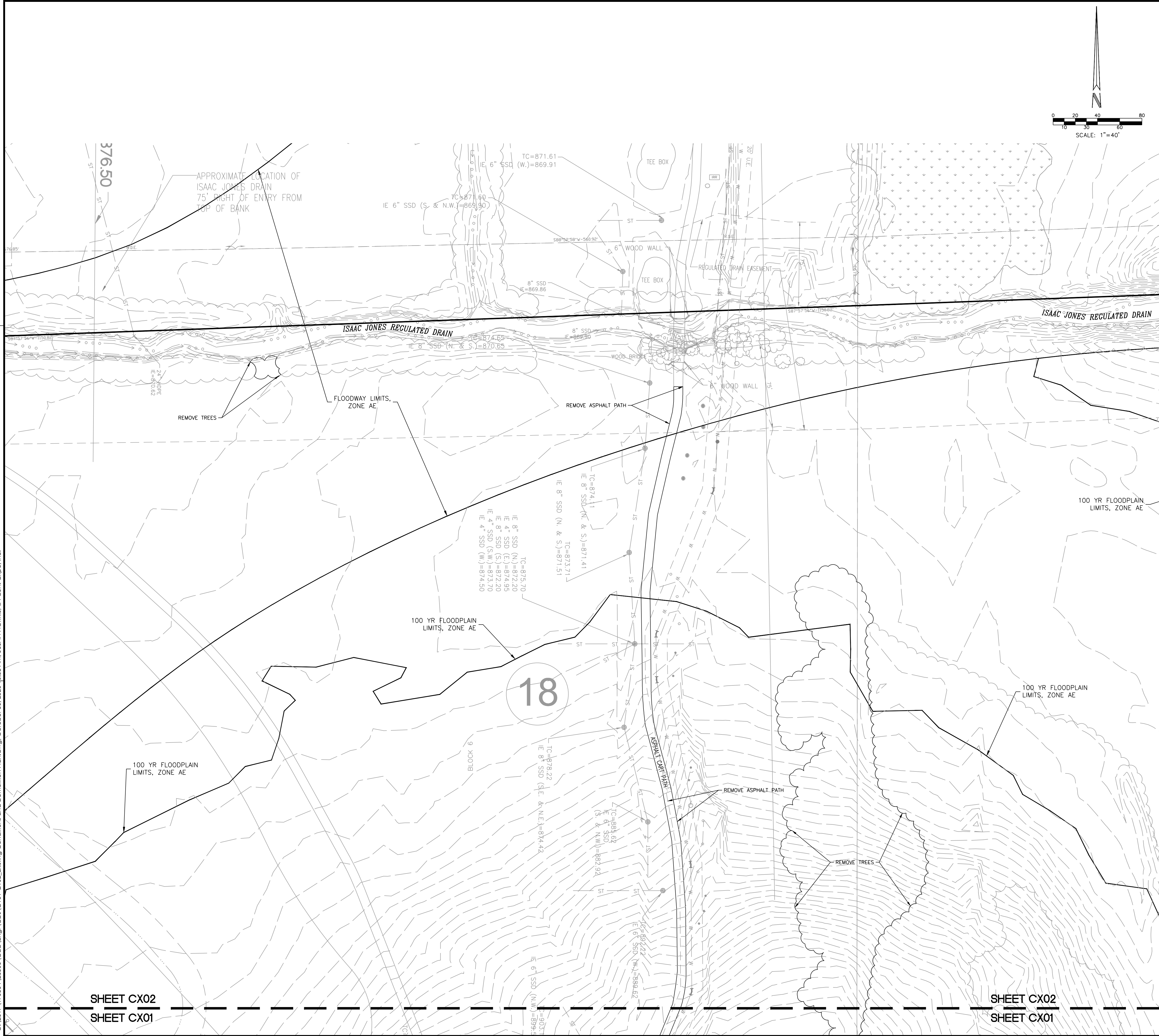
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Sheet C101

Date 10-30-2020

Project Number 170504-20500

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EXISTING FEATURES LEGEND

SS

SANITARY SEWER & MANHOLE

ST

STORM SEWER; END SECTION, INLET & M.H.

G

GAS LINE

W

WATER LINE

E

ELECTRIC LINE (AERIAL)

T

TELEPHONE LINE (AERIAL)

CTV

CABLE TELEVISION (AERIAL)

BTC

BURIED TELE. CABLE

BEC

BURIED ELEC. CABLE

BCTV

BURIED CABLE TV

I

GUARDRAIL

RIGHT OF WAY LINE (R/W)

PROPERTY LINE

EASEMENT LINE

CENTER LINE

SWALE LINE

○

POWER POLE

GUY WIRE

△

UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV

□

ELECTRIC TRANSFORMER

■

AIR CONDITIONER UNIT

⊙

STREET LIGHT

⊙

LIGHT POLE

⊙

FLOOD LIGHT

⊙

TRAFFIC MANHOLE AND SIGNAL POLE

⊙

FIRE HYDRANT

⊙

VALVE; GAS & WATER

⊙

STREET SIGN

⊙

WATER, TELEPHONE AND ELECTRIC MANHOLE

⊙

SEWER CLEANOUT

⊙

ELECTRIC, GAS AND WATER METER

⊙

PIPELINE MARKER POST

⊙

MAILBOX

⊙

GUARD POST

⊙

SPRINKLER HEAD

⊙

IRRIGATION CONTROL BOX

⊙

SPOT GRADE

⊙

TOP CURB/GUTTER GRADE

⊙

MONITORING WELL

⊙

FIRE SERVICE STAND PIPE

⊙

GAS VENT PIPE

⊙

SEPTIC TANK LID

⊙

WELL CAP

⊙

AIR RELIEF VALVE

⊙

UNDERGROUND TANK FILLER PIPE

123

SITE ADDRESS

D.

DEED DIMENSION

M.

MEASURED DIMENSION

P.

PLAT DIMENSION

R.

RADIUS

L.

ARC LENGTH

FND.

FOUND

H.H.

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CONCRETE

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ASPHALT

TC

TOP OF CASTING ELEVATION

IE

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●

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EXISTING CONDITIONS AND DEMOLITION PLAN

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WESTFIELD, IN 46074

CERTIFIED BY:

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF INDIANA

Date: 10-30-2020

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Checked By: J. SWALDI, EIT

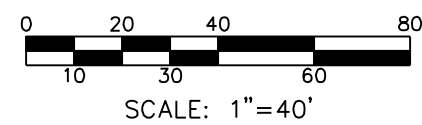
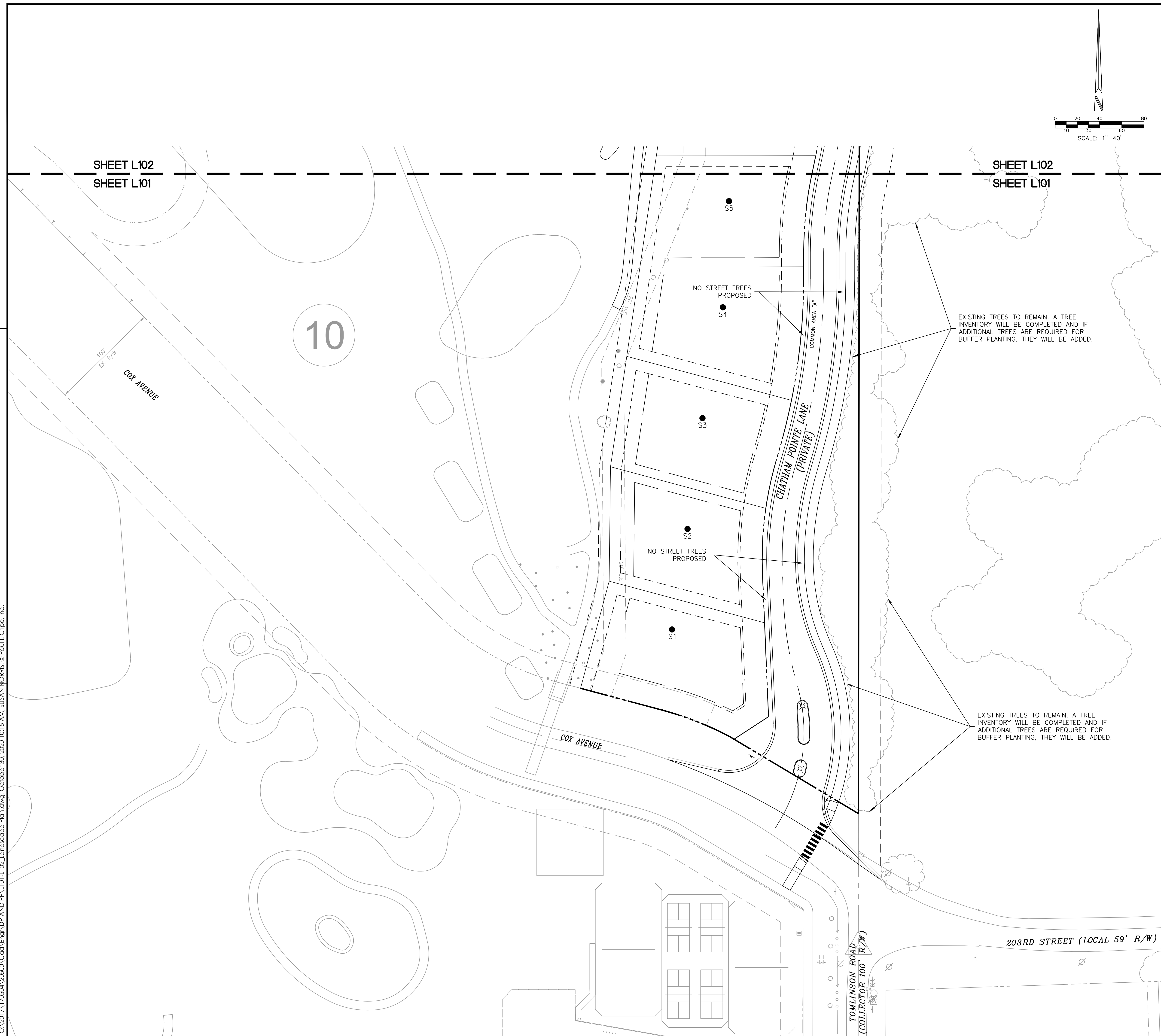
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Scale: 1" = 40'

Sheet: C102

Date: 10-30-2020

Project Number: 170504-20500



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK
ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION
- - - -	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
RD	ROOF DRAIN, CLEANOUT
RD	WATER LINE, METER, VALVE
SS	SANITARY SEWER, MANHOLE
E	OVERHEAD ELECTRIC, POLE
BEC	BURIED ELECTRIC, MANHOLE
G	GAS LINE, METER, VALVE
	FIRE HYDRANT ASSEMBLY
	LOT NUMBER
	DISTRICT SUBAREA
	STREET LIGHT
	ACCESSIBLE RAMP
	STOP SIGN
	STREET SIGN

P.S.S.D.&U.E.	PRIVATE STREET, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
P.S.D.&U.E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, CHATHAM
POINTE LANE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND
THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF
WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

[illegible]

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- ENERGY + FACILITIES
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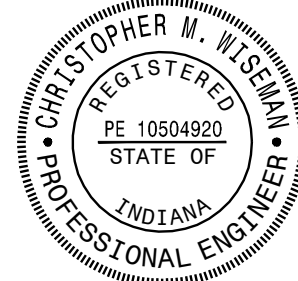
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LANDSCAPE PLAN
CHATHAM POINTE
CHATHAM HILLS LI
1100 CHATHAM HILLS BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Chris M. Wainman*



Date 10-30-2020



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J. SVALDI, E

C. WISEMAN,

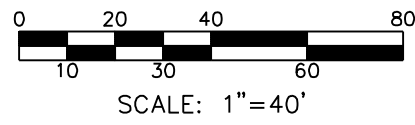


Sheet **L101**

Date 10-30-2020

170504-20500

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SITE PLAN LEGEND		
	LOT LINE	
	EASEMENT LINE	
	RIGHT-OF-WAY	
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	MATCH LINE	
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	STOP SIGN	
	STREET SIGN	
	FIRE HYDRANT ASSEMBLY	
P.S.S.D.&U.E. PRIVATE STREET, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		
P.S.D.&U.E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT		
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DEVELOPMENT PLAN

CHATHAM HILLS LLP

CHATHAM HILLS BLVD

WESTFIELD, IN 46074

CERTIFIED BY

10-30-2020

811

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S. MORRIS, E

Checked By:

J. SVALDI, E

Quality Assurance:

C. WEISMAN, PE

Sheet

L102

Date

10-30-2020

Project Number

170504-20500



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2012-PUD-16
Exhibit 1

Docket Number: 2012-PUD-16 (Ordinance No. 20-47)

Petitioner: Animal Eye Clinic, LLC (the "Petitioner")

Representative: Nelson & Frankenberger, LLC

Request: An amendment to the Bridgewater PUD to permit a Veterinary Clinic or hospital without boarding.

Current Zoning: Bridgewater PUD District

Current Land Use: Vacant

Acreage: 1.39 acres +/-

Property History: 0203-PUD-01 Bridgewater PUD [Ord. 02-17](#) (04/09/02)
0607-PUD-08 Bridgewater PUD (Restated) [Ord. 06-49](#) (10/09/06)
1203-PUD-03 Bridgewater PUD Amendment [Ord. 12-10](#) (04/09/12)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 20-47 (Bridgewater PUD Amendment (Animal Eye Clinic)
4. Project Narrative
5. Neighbor Meeting Summary
6. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the November 9, 2020, City Council meeting. The petition will receive a public hearing at the December 7, 2020, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighbor meeting on November 30, 2020, a summary of that meeting has been included as [Exhibit 5](#).

PROJECT OVERVIEW

Location: This subject property (the "Property") is located at 4750 Killarney Drive (see [Exhibit 2](#)).

Property History: The Property was included in the Original Bridgewater PUD ([Ord. 02-17](#)) adopted by Council in 2004. The Bridgewater PUD Ordinance was then restated in 2006, incorporating the original PUD and all approved amendments into [Ordinance 06-49](#). Later, [Ordinance 12-10](#) updated the Concept Plan and addressed phasing.

REQUESTED MODIFICATIONS

Permitted Uses: The proposed Amendment would add “Veterinary clinics and hospitals without animal boarding” as a permitted use. The use would be limited to specialty medicine veterinarians such as dermatologists, ophthalmologists, and cardiologists.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Existing Suburban” land use classification. 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 December 7, 2020, 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 November 9, 2020, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the December 7, 2020, Plan Commission meeting. If the Plan Commission is satisfied with the petition, then send a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.

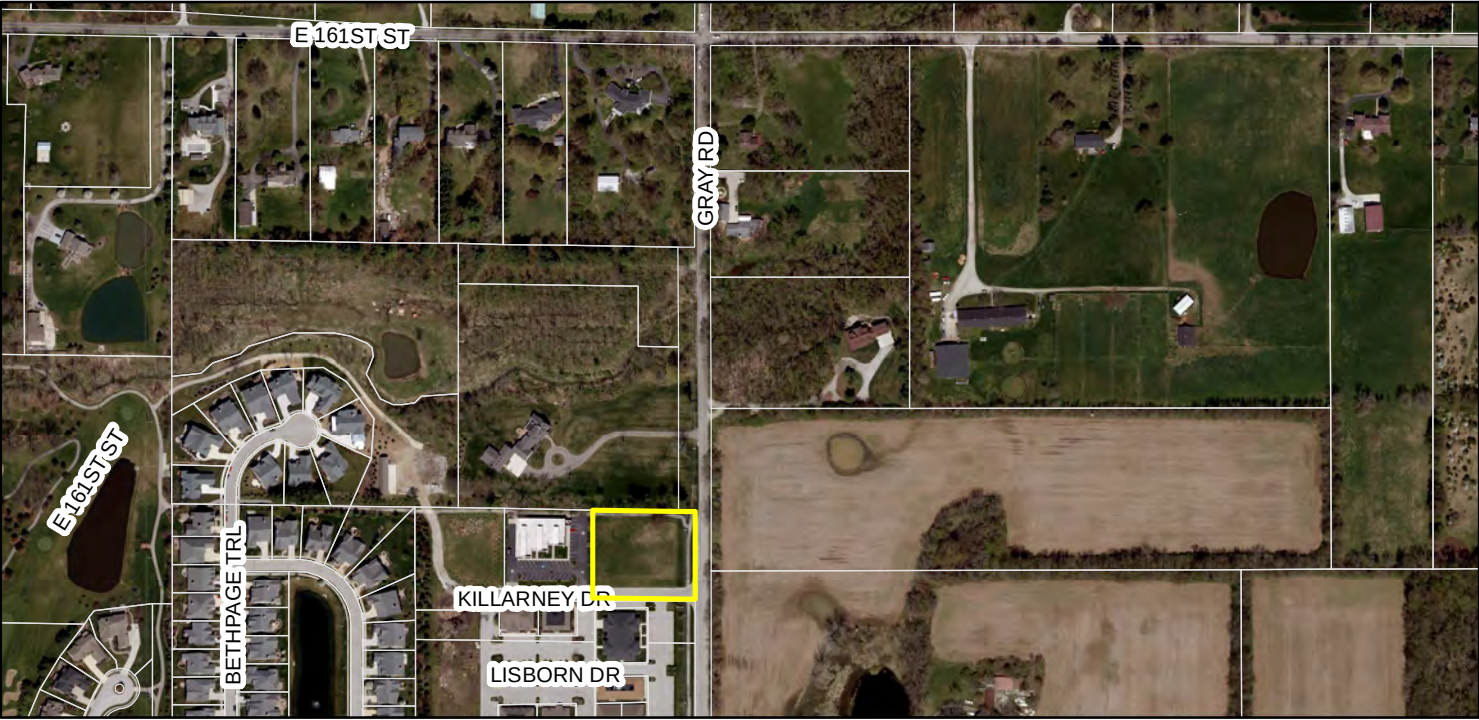


Property Location Map
Bridgewater PUD Amendment (Animal Eye Clinic)
2012-PUD-16

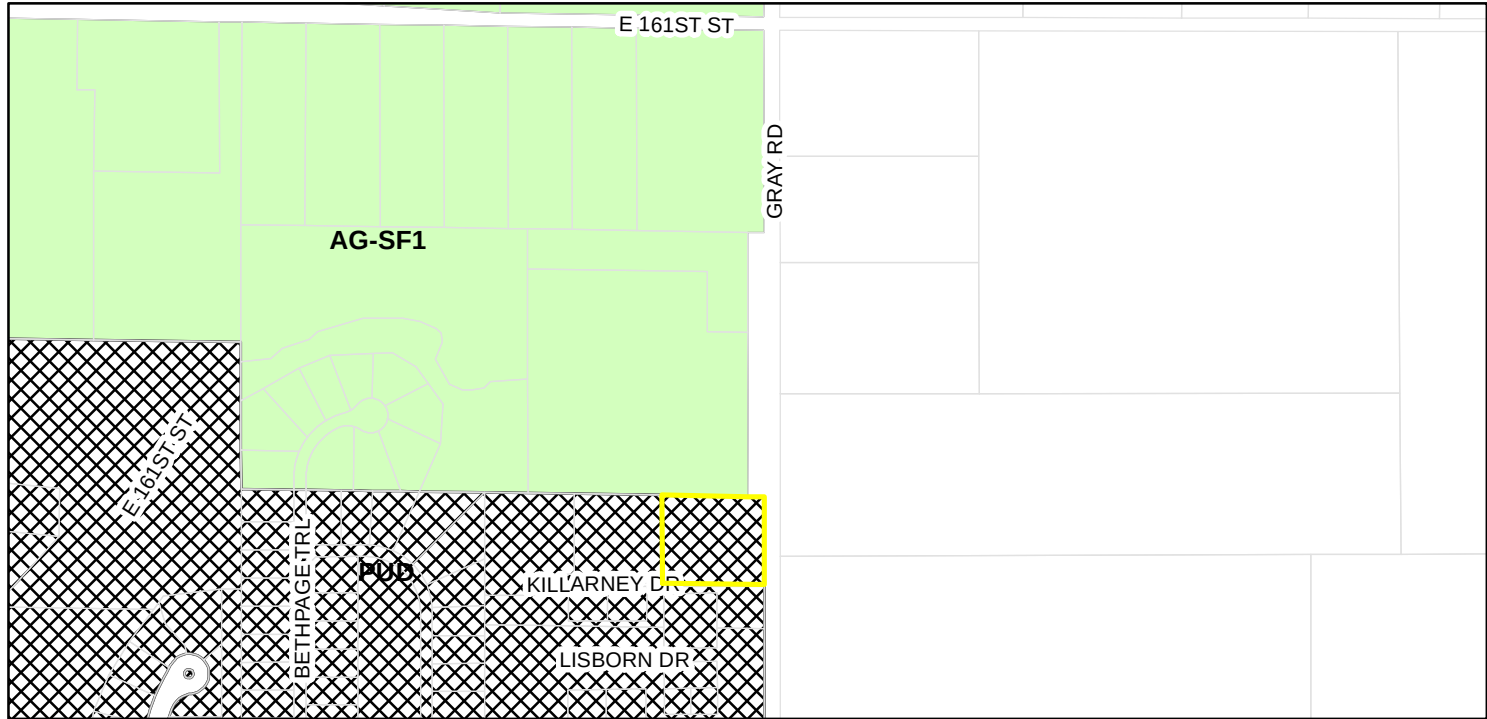


Not To Scale

Aerial Location Map



Zoning Map



Zoning

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

ORDINANCE NUMBER 20-47

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, AS AMENDED AND TITLE 16 - LAND USE CONTROLS

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

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

WHEREAS, Ordinance 06-49, was enacted by the Town Council on October 9, 2006, and amended by:

- (i) Ordinance 08-05, enacted by the City Council on February 11, 2008;
 - (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009;
 - (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010;
 - (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010;
 - (v) Ordinance 10-08, enacted by the City Council on May 24, 2010;
 - (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010;
 - (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011;
 - (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012;
 - (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013;
 - (x) Ordinance 13-06, enacted by the City Council on March 11, 2013;
 - (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013;
 - (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014;
 - (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014;
 - (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014;
 - (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015;
 - (xvi) Ordinance 15-35, enacted by the City Council on November 24, 2015;
 - (xvii) Ordinance 15-36, enacted by the City Council on January 11, 2016;
 - (xviii) Ordinance 16-13, enacted by the City Council on August 8, 2016; and
 - (xix) Ordinance 17-22, enacted by the City Council on September 11, 2017;
- (collectively, the "**Bridgewater PUD Ordinance**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2012-PUD-16**), requesting an amendment to the Bridgewater PUD Ordinance as it pertains to the real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate").

WHEREAS, the Commission forwarded **Petition No. 2012-PUD-16** to the Common

Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (- vote) 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 December __, 2020;

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 UDO and Bridgewater PUD Ordinance is 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, (ii) the provisions of the Bridgewater PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Bridgewater 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 UDO.
- 1.3 All provisions and representations of the UDO 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. General Regulations. The following Use shall be added as a Permitted Use on the Real Estate:

- A. Veterinary clinics and hospitals without animal boarding. The permitted use shall be limited to veterinary specialty medicine with no overnight boarding and no outside kenneling (specialty services, including but not limited to, dermatologist, ophthalmologist, cardiologist, etc.) The use shall not permit general veterinary medicine.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 20-47** was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 20-47
this _____ day of _____, 2021.

I hereby VETO Ordinance 20-47
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate

EXHIBIT A
Real Estate
(Page 1 of 2)

A 1.39 acre parcel of real estate with a common address of 4750 Killarney Drive. The parcel is at the northwest corner of Gray Road and Killarney Drive in the Bridgewater Corporate Village, is identified as Hamilton County Tax Parcel 08-10-08-00-00-024.003 (the “Real Estate”) and is illustrated on Page 2 Of 2 of this Exhibit A.

EXHIBIT A
Real Estate
(Page 2 of 2)



Exhibit “E”

Bridgewater PUD Amendment 20 – Project Description

The “Bridgewater PUD Amendment 20” is a proposed amendment pertaining to a 1.39 acre parcel of real estate at 4750 Killarney Drive. The parcel is located along Gray Road in the Bridgewater Corporate Village identified as parcel 08-10-08-00-00-024.003 (the “Real Estate”) and illustrated on the attached exhibit. The current zoning of the Real Estate is Area Z of the Bridgewater PUD (Ordinance 06-49 as amended) and the parcel is vacant in use.

The applicant, Animal Eye Clinic, desires to develop a new clinic (“veterinary clinics and hospitals without animal boarding” per the Bridgewater PUD) on the Real Estate. Currently the zoning of the Real Estate would not allow for this use without PUD amendment approval by the City Council. Approval of the proposed amendment would only allow the proposed use and, as noted there is no overnight boarding, and all existing architectural and design standards of the Bridgewater PUD pertaining to the Bridgewater Corporate Village (Area Z) remain unchanged.

General Background:

By way of general background, Animal Eye Clinic (“AEC”) was opened in May, 2017, by Jordan and Rachel Davis. AEC is a specialized, veterinary clinic with a practice limited only to diseases and treatment of the eyes (ophthalmology) in dogs and cats. AEC is currently located in Bridgewater Marketplace between The Toros and Classic Cleaners. The Pancake House is also to the south in the same building. AEC is a professional environment and has had no complaints from neighbors regarding noise or animal waste. AEC has amicable relationships with co-tenants and has received positive verbal feedback regarding their mission and clients from co-tenants at their current location.

AEC’s hours of operation are Monday through Friday, 9am-5pm (except Thursday is 1-5pm). The clinic is closed Saturday and Sunday. Mondays, Wednesdays, and Thursdays are receiving/clinical days. Typically, 20-30 (or 8-10 on Thursdays) patients are examined throughout the course of the day. Tuesdays are surgery days, typically with 5-7 cases per day, and Fridays are a hybrid of surgeries in the morning through 1:00pm and receiving/clinical from 1-5pm. No animals are boarded overnight, and there is no outdoor holding area for the animals.

Emergency surgeries occasionally occur after hours on weekdays; however, these are triaged and performed immediately after receiving, and patient discharge is typically never after 6:30pm. In some cases, occasionally, staff may be present until 7:00pm on days that emergency surgeries are performed.

Patients stay with their owners and as such are not usually barking or vocal during their visit. Patients (and owners) are at the clinic for 30-45 minutes for eye examinations. Eye examinations consist of several lights from various equipment (e.g. indirect ophthalmoscope, slit lamp biomicroscope, macro photography, etc.) and gentle, manual restraint by a nurse.

Occasionally, some patients exhibit nervous, anxious or vocal behavior. In these cases, especially because eye examinations are performed with 10-15x magnification, various levels of sedation are utilized. Anxious patients are also given anti-anxiety medications prior to the

visit. As such, if vocalization or disruptive behavior is exhibited by patients, staff are trained to consult the owner and administer necessary medications for anxiety and pain.

For surgeries on Tuesdays and Fridays, upon arrival, patients have already received antianxiety medication at home and are prepared for surgery (IV catheter, injectable pain medication, etc.). Patients are discharged typically 1-2 hours after procedures and are sedated, but able to ambulate. Vocalization is possible during recovery, but is treated with medication to alleviate anxiety or dysphoria. Prolonged periods of vocalization or fractious behavior are viewed as detrimental to patient well-being and are not permitted.

The current staff consists of two registered veterinary technicians, one client liaison and a clinical assistant. AEC hopes to add a second ophthalmologist in the future with supporting medical staff.

**November 30, 2020 Animal Eye Clinic – Bridgewater PUD Text Amendment Request
Neighborhood Meeting Summary**

Project: Animal Eye Clinic – Text Amendment Request to Bridgewater PUD

Docket No/Ordinance No: Docket Number 2012-PUD-16 (Ord. 20-47)

Date: November 30, 2020 at 6:30 pm

Location: Bridgewater Club, Westfield, IN

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Rachel Davis and Jordan Davis – Animal Eye Clinic

See **Exhibit A:** Sign-in Sheet

The meeting began at 6:30 pm. Jon Dobosiewicz provided an overview summary of the proposal, the process including the letters that were mailed out and that the Plan Commission meeting on December 7th would be virtual.

Daniel and Judith Houk were the only neighbors in attendance. They live north of and adjacent to the property.

The applicant had already been in contact with them prior to the meeting.

They provided an e-mail address for Jon Dobosiewicz to send them an e-mail address for Pam Howard in anticipation of a letter to the Plan Commission.

The meeting ended at approximately 6:45 pm.

Neighborhood Meeting Sign In-Sheet

Animal Eye Clinic – Bridgewater PUD District Text Amendment Request

Docket Number 2012-PUD-16 (Ord. 20-47)

Monday, November 30, 2020 at 6:30 p.m., Second Floor, Landing Meeting Room The Bridgewater Club

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Daniel Houk			
2. Judith Houk	houkjudy@gmail.com		
3.			
4.			
5.			
6.			
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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2009-PUD-11

Docket Number: 2009-PUD-11 (Ord. 20-28)

Petitioner: EdgeRock Development, LLC (the "Petitioner")

Subject Site Address: North side of 191st Street near the intersection of 191st Street and Grand Park Boulevard

Request: EdgeRock Development, LLC requests the rezoning of 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods-Robinson-Briggs Planned Unit Development (PUD) District

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

Current Land Use: Residential/Vacant

Approximate Acreage: 157 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 20-28
4. District Map
5. Concept Plan
6. District 1 Character Exhibits (Commercial District)
- 7 District 2 Character Exhibits (Rental Community District)
- 8 District 3 Character Exhibits (Small Lot Single-Family Residential (North) District)
9. District 4 Character Exhibits (Small Lot Single-Family Residential (South) District)
10. District 5 Character Exhibits (Park/Trail Head District)

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 10, 2020, City Council meeting. The petition received a public hearing at the September 8, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner subsequently provided a project update at the November 4, 2020, APC meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently used for residential and agricultural uses and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 20-28 (the "Proposed PUD") proposes a mixed-use PUD with the underlying zoning districts (collectively "the Districts") of GB: General Business for District 1, MF-1: Multi-Family Low Density for District 2, SF4: Single-Family High Density for Districts 3 and 4, and AG-SF1: Single-Family Rural for District 5. (see **Exhibits 4 and 5**).

The Townhome District that was proposed at the Public Hearing has been removed.

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and residential development.

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – MF2: Multi-Family Medium Density
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density
- District 5 – AG-SF1: Agriculture/Single-Family Rural

Definitions:

The proposed definition for Suburban Rental Community is, "Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager".

"Motorsports Industry Team Facility" is defined. It is the same definition previously used in the Links PUD (Ord. 19-60) which was approved at the February 10, 2020, City Council meeting. This is a newly added definition to the Ordinance since the public hearing as the Petitioner has provided such information that this use may be relevant to the development of the Property.

If a Motorsports Team Facility were to be built on the Property, all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products would be required to take place completely indoors.



Concept Plan: A Concept Plan (see **Exhibit 5**) is made a part of the PUD. A related District Map (see **Exhibit 4**) of the PUD shows the Property divided into six (6) different Districts:

- District 1 – the Commercial District
- District 2 – the Suburban Rental Community District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District
- District 5 – the Park/Trail Head District

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibits 6** through **10**) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Sporting Goods Store (Large) / Sports Tech Center
 - Family Entertainment Center
 - Indoor/Outdoor Athletic/Tennis Facilities
 - Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.
 - The following uses shall be prohibited within District 1:
 - All High Intensity Retail uses except for a) Sporting Goods Store (Large) and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center
 - Mortuaries
 - Restaurants, Fast Food
 - School, Non-Profit Fine Arts or Commercial
 - School, Non-Profit Professional Trade or Business
 - Amphitheater/Outdoor Theater (with no permanent seating)
 - Assembly Hall/Auditorium



- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport
- District 2 (Suburban Rental Community)
 - o Suburban Rental Community, as defined by the PUD, Temporary Use and Event, Home Business and associated Development Amenities shall be the only permitted use in District 2. All other uses are prohibited.
- District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - o All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.
- District 5 (Park /Trail Head District)
 - o All uses except Public Park and Temporary Use and Events are prohibited in District 5.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

In the event that a standard set forth in the Architectural Design Requirements of the 32 Overlay conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.

General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:



District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended, shall apply to District 1, the Commercial District.
- **Water Feature:** A water feature – either a pond or fountain – shall be required in District 1.
- **Racket Center:** A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, a fitness center, a spa, and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- **Mixed Use Units:** Mixed use units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance (Ord. 20-28), the short-term rental units shall be deemed a Hotel use, which is a permitted use.

District 2 (Suburban Rental Community): The PUD proposes specified/modified requirements regarding Maximum Density, Minimum Lot Frontage, Project Perimeter Setback, Building Height, Building Size, and Minimum Building Setbacks.

Despite this proposed development more closely resembling a single-family development, as the Dwelling Units will all be for rent, it was decided to use the MF-2: Multi-Family Medium Density District as the underlying zoning district. As such, some standards in the proposed Suburban Rental Community may vary greatly from the UDO's MF2 standards. There is no existing Zoning District in the UDO that closely resembles this proposed development.

STANDARD	DISTRICT 2	MF-2 (UDO)
Minimum Lot Frontage	No Minimum	70 feet
Minimum Setback (Front)	10 feet	30 feet
Minimum Setback (Side)	10 feet	12 feet
Minimum Setback (Rear)	10 feet	20 feet



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ADVISORY PLAN COMMISSION

December 7, 2020
2009-PUD-11

Minimum Distance Between Buildings	20 feet	20 feet
Minimum Living Area Per Unit (Excluding porches, terraces, carports and garages)	700 SF	650 SF
Maximum Density	12 Dwelling Units/Acre	10 Dwelling Units/Acre
Maximum Number of Dwelling Units	300	150
Minimum Building Height	One Story	N/A
Maximum Building Height	Two Stories	45 feet

Architecture, Parking, and Landscaping Standards have been added to the Ordinance along with a requirement for a Pedestrian/Bike path connecting District 2 to District 1.

District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	25 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet
Minimum Setback (Rear)	25 feet	25 feet
Minimum Setback (Monon Trail)	25 feet	N/A
Minimum Lot Width	50 feet	50 feet
Minimum Building Height	1 Story	N/A
Maximum Building Height	35 feet	25 feet



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2009-PUD-11

Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

The PUD also sets forth Masonry Materials, Roof Details and Window Detail requirements.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

Much of the language provided for District 4 is pulled directly from the Lancashire/Suffolk Amendment to the Oak Manor PUD (Ord. 17-20). However, Elevation A of the Hamlett Model previously used in the Lancashire/Suffolk Amendment shall not be used in District 4.

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Front Facades, Non-Front Facades facing External Streets, and Garages are provided.

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	2,880 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	10 feet	25 feet
Minimum Setback (Side)	3 feet	8 feet
Minimum Setback (Rear)	5 feet	25 feet
Minimum Lot Width	36 feet	50 feet
Minimum Building Height	2 Stories	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Ground Level)	700 SF	750 SF (1 ½ & 2 Stories)
Minimum Gross Living Area (Two Story)	1,800 SF	N/A



District 5 (Park/Trail Head District): Enclosed buildings are prohibited within District 5. Park amenities may include, but are not limited to some or all of the following:

- WIFI
- Play spaces for children, teens, and adults
- An open-sided shelter
- Lighting and safety features
- Exercise stations
- Lawn area for recreational play
- Sculptured walking areas
- Crushed stone trails

General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional plantings or mounding shall be required unless a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD. Maximum height requirements for light poles and light poles specifically used for outdoor sports facilities in District 1 are provided. Lighting to compliment water features is permitted.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial wall signage that incorporates lighting is proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted one (1) Nonresidential Center Sign along the Property's 191st Street frontage. This one (1) sign shall be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face. In addition, two (2)



Individual Monument Signs, a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face, are permitted along the Property's 191st Street Frontage.

This is a significant reduction from what was proposed at the Public Hearing (A total of Four (4) Center Monument Signs – One (1) sign fifteen (15) feet in height and three (3) signs nine (9) feet in height.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "New Suburban" and "Employment Corridor" land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

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 occurred at the September 8, 2020, 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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2009-PUD-11

3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

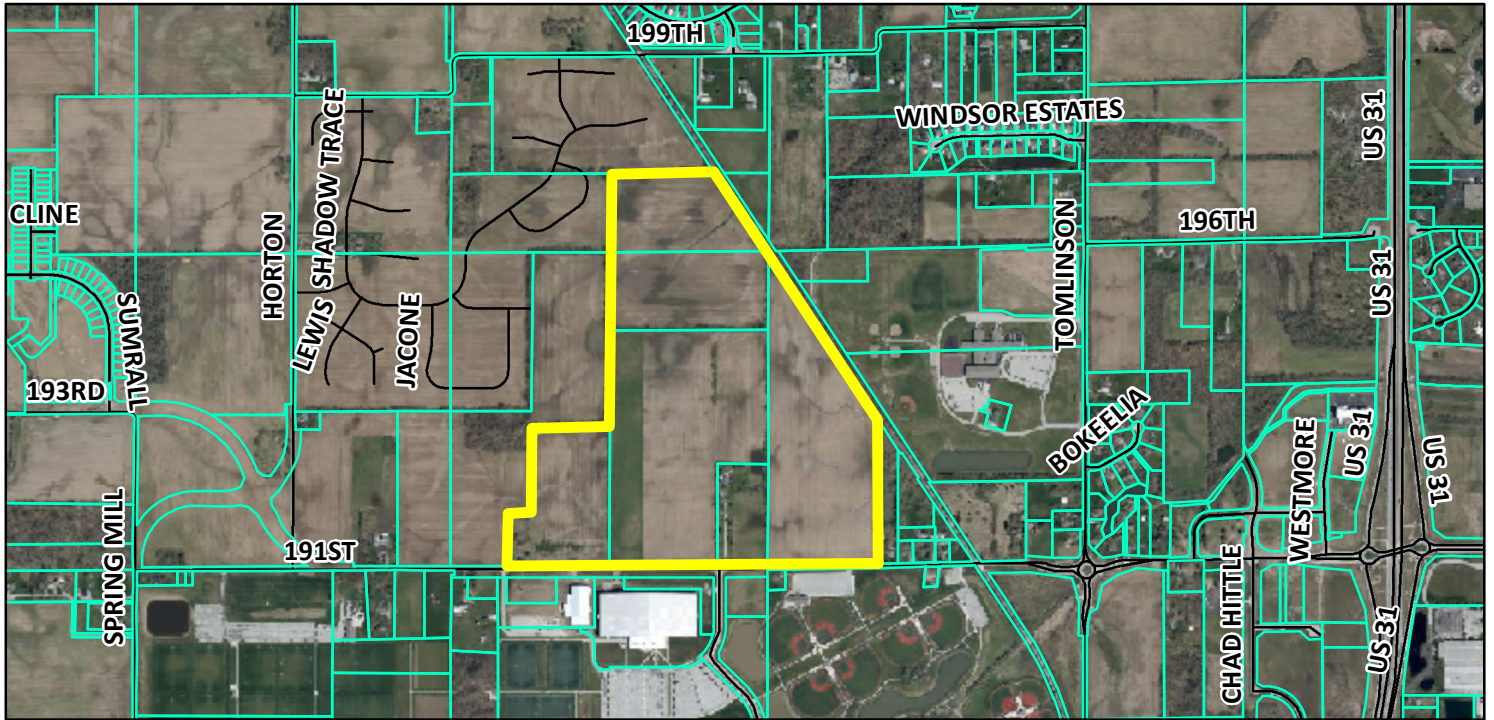
DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. 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

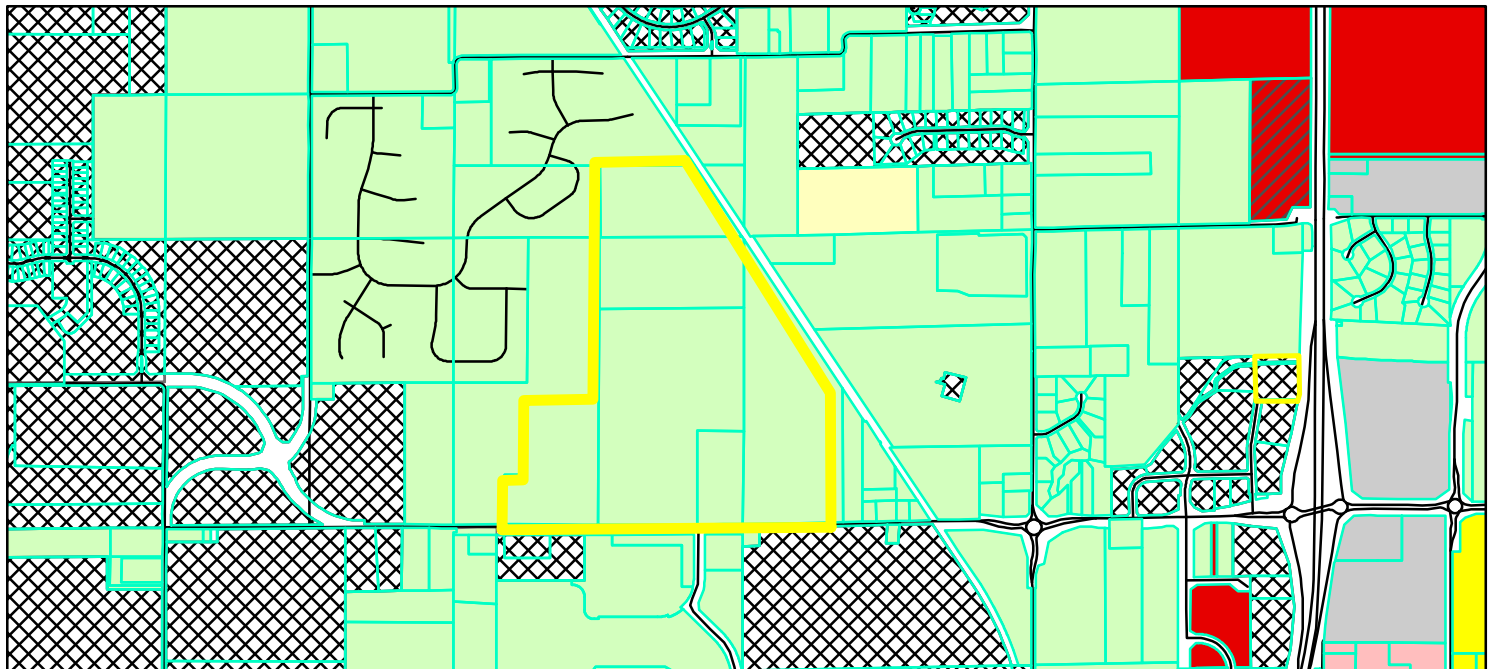
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles



ORDINANCE 20-28

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 Woods - Robinson - Briggs PUD) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (2009-PUD-11), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2009-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) 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 _____, 2020; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 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-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Suburban Rental Community District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 District 5: The Property referenced as District 5 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.6 Suburban Rental Community: Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager.
- 2.7 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plan (see **Exhibit C**) is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** through **Exhibit H** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 5. Underlying Zoning District.

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District.
- 5.2 The underlying zoning district for District 2 shall be MF-2: Multi-Family Low Density District.
- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District
- 5.4 The underlying zoning district for District 5 shall be AG–SF1: Agriculture/Single-Family Rural District

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 Additional Permitted Uses:

The following additional uses shall be permitted in District 1:

- Sporting Goods Store (Large) / Sports Tech Center
- Family Entertainment Center
- Indoor/Outdoor Athletic/Tennis Facilities
- Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 Prohibited Uses

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center

- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Suburban Rental Community, Temporary Use and Event, Home Business and associated Development Amenities

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

The following uses shall be explicitly prohibited in District 5:

- All uses except Public Park and Temporary Use and Event

Section 7. Overlay Districts.

7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.

7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance. In the event that a standard of the 32 Overlay Architectural Design Requirements conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

- Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those in the Illustrative Character Exhibits.
- Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be four-thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: No Minimum
 - b) Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
 - c) Maximum Building Height: Sixty (60) feet
- Minimum Building Setback Lines:
 - Front Yard:
 - a) 191st Street: 30 Feet
 - b) All Other Streets: 15 feet
 - Side Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Rear Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Monon Trail:
 - a) 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet
 - Monon Trail: One Hundred and Twenty (120) feet

- Water Feature: A water feature – either a pond or fountain – shall be required in District 1.
- The Racket Center: A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, a fitness center, a spa and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.

8.2 District 2: Suburban Rental Community District

Maximum Density	12 Dwelling Units/Acre
Maximum Number of Dwelling Units	300
Minimum Lot Frontage	No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
Project Perimeter Setback	Shall Not Apply
Minimum Building Height	One Story
Maximum Building Height	Two Stories
Minimum Dwelling Unit Size	700 SF
Minimum Detached Garage Size	200 SF
Maximum Detached Garage Size	1000 SF
Maximum Bays Per Garage Structure	5 Bays
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	10 feet
Minimum Building Setback (Rear)	10 feet

Architecture

Architecture for the Suburban Residential Community shall be in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit E**. In the event that any architectural standards are in conflict with the Illustrative Character Exhibits in **Exhibit E**, the Illustrative Character Exhibits shall control.

A. **Building Design.** The intent of this regulation is to create a cohesive and unified design throughout the entire development. Each building (dwellings as well as any common/community building) shall be consistent in overall design, color, material, and architectural pattern. In addition, following standards may apply:

1. Front Building Facades shall include multiple colors and building materials to provide variety throughout the community. However, the architectural design/pattern of dwellings as well as any

common/community building may be repeated on adjacent buildings. Similarities seen on adjacent buildings may include window style and pattern, roof pitch, and exterior building materials.

2. Exterior material color shall consist of natural colors including white. Additional colors may be used as accent colors but may not be high-gloss colors.
3. At minimum, Masonry Materials shall be used on the Front Building Façade and Rear Building Façade of each building for wainscoting and garage surrounds. Additional Masonry Material is permitted.
4. EIFS, stucco and similar building materials are prohibited as exterior materials, except as accent materials.
5. Treated lumber shall be painted or stained.
6. Any exposed foundation wall greater than twelve inches (12”) in height shall be faced with Masonry Materials.
7. Trim board around all corners, windows, and doors shall be a minimum of three and a half (3.5) inches in width. If a shutter is present, trim board shall not be required adjacent to the window.
8. Frieze trim a minimum of three and a half (3.5) inches wide shall be required under all overhangs and gables.
9. All roofs shall have dimensional asphalt shingles.
10. The principal roof structure shall have an eave overhang of not less than ten (10) inches with return.
11. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one (1) per Building Façade unless used as a pair. Rear and Side Building Façades shall have a minimum of one (1) window.
12. Garage doors that face a Private Street shall include windows and design elements consistent with the design of the associated Dwelling Unit such as matching trim color.
13. Dumpster enclosures and other similar accessory structures shall consist of Masonry Materials and be designed in a way that is cohesive to the design of the Principal Building for which it serves.

B. Parking. A minimum of forty (40) guest and overflow parking spaces shall be provided.

A mix of attached garages, detached garages, driveway parking and assigned surface parking will be provided.

C. Landscaping and Screening. Landscaping for District 2 shall be as follows:

1. Street trees shall be required along Private Streets in accordance with Article 6.8(J).
2. External Street Frontage Landscaping shall be required along the Eastern, Western, and Southern perimeters of District 2.
3. Natural landscaping in accordance with Article 6.8(I) shall be required around the retention pond as depicted within District 2 on the Concept Plan. Two (2) evergreen trees, one (1) shade tree, and one (1) ornamental tree shall be provided every 100 lineal feet of pond embankment.

4. All other MF2 landscaping requirements shall apply.

D. **Pedestrian/Bike Path.** A pedestrian pathway that connects the Suburban Rental Community District to the Commercial District shall be required.

8.3 District 3: Small Lot Single-Family (North) District

Minimum Lot Area	7,500
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Right of Way)	25 feet
Minimum Lot Width	50 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	160 units
Minimum Building Separation	10 feet

Masonry

- The Front Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window

Roof Details

- Overhangs shall be a minimum of 11 inches
- Roof pitch shall be a minimum of 6/12

Windows

- 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
- Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade

In the event that David Weekley Homes builds in District 3, Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord. 17-20) shall not be used.

8.4 District 4: Small Lot Single-Family (South) District

Minimum Lot Area	2,880 SF
Minimum Lot Frontage On Street	30 feet

Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width At Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	75 lots

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a mew lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent.
 - C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.

E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:

- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
- b. Rear load, side load or angled garage
- c. Roof with dormers (minimum of 2 dormers)
- d. Shutters
- e. Covered porch (minimum 6' in width and 4' in depth)
- f. Roof line direction or elevation change
- g. Shed roof accent at front entry (minimum size 4' x 10')
- h. Gable accent
- i. Decorative trim molding
- j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
- k. Keystones over all first floor, Front Façade windows and doors

F. Non-Front Building Facade Facing External Streets (Excludes Alleys)

Three of the following items shall be included with the District 4 homes:

1. 24" masonry/stone water tables
2. Required Front Yard landscaping repeated on the Side Yard
3. Shutters on windows (side façade)
4. Box windows projections (side façade)
5. Minimum of 45 square feet of windows on side façade

G. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit G**, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.
- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord. 17-20) shall not be used in District 4.

8.5 District 5: Park/Trail Head District. The Park District is to be a donation or designated conservatory by the Wood Family. It is anticipated to be a trail head

of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 5.

- Enclosed buildings shall not be permitted.
- Park Amenities may include, but are not limited to some or all of the following:
 - o WIFI
 - o Play spaces for children, teens, and adults
 - o Open sided shelter
 - o Lighting and safety features.
 - o Exercise stations
 - o Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - o Sculptured walking areas.
 - o Crushed stone trails similar to Cool Creek connecting to the other areas of the development.

Section 9. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

- 9.1 Article 6.1 Accessory Buildings. Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way
- 9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

- 9.3 Chapter 6.8 Landscaping Standards. Shall apply to the development except as otherwise modified or enhanced below.
 - In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.
- 9.3 Chapter 6.9 Lighting Standards. Shall apply. In addition, the following shall also apply:
 - Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
 - Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate’s entrance drives, public rights-of-way, building and pedestrian walkways as part of the site’s overall architectural design.

- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building Facade
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exception of a) pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base and b) pole mounted lights used for lighting outdoor sports facilities in District 1 shall not exceed forty (40) feet in height.
- Neon-Colored Lighting. Neon-colored LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.
- Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.

9.4 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking and two (2) associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one (1) associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

9.5 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- One (1) Center Monument Sign shall be permitted on the Real Estate along the Real Estate's 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate's 191st Street frontage. These Individual Monument Signs may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2020.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 20-28** was delivered to the Mayor of Westfield on the _____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 20-28
this _____ day of _____, 2020.

I hereby VETO ORDINANCE 20-28
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

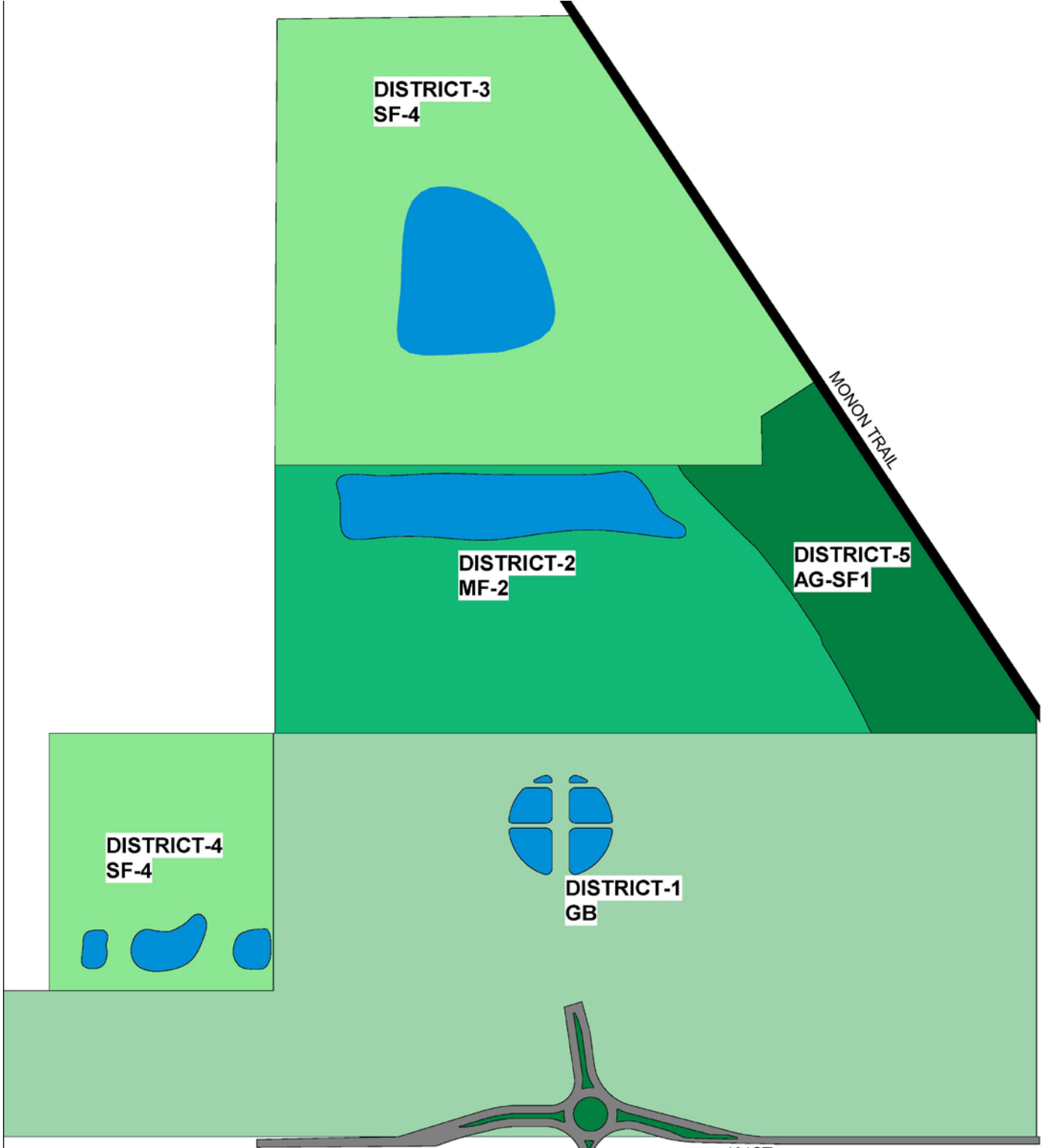
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DISTRICT MAP



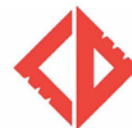
① WOODS/ROBINSON/BRIGGS LAND DESCRIPTION
1" = 400'-0"



191ST PUD

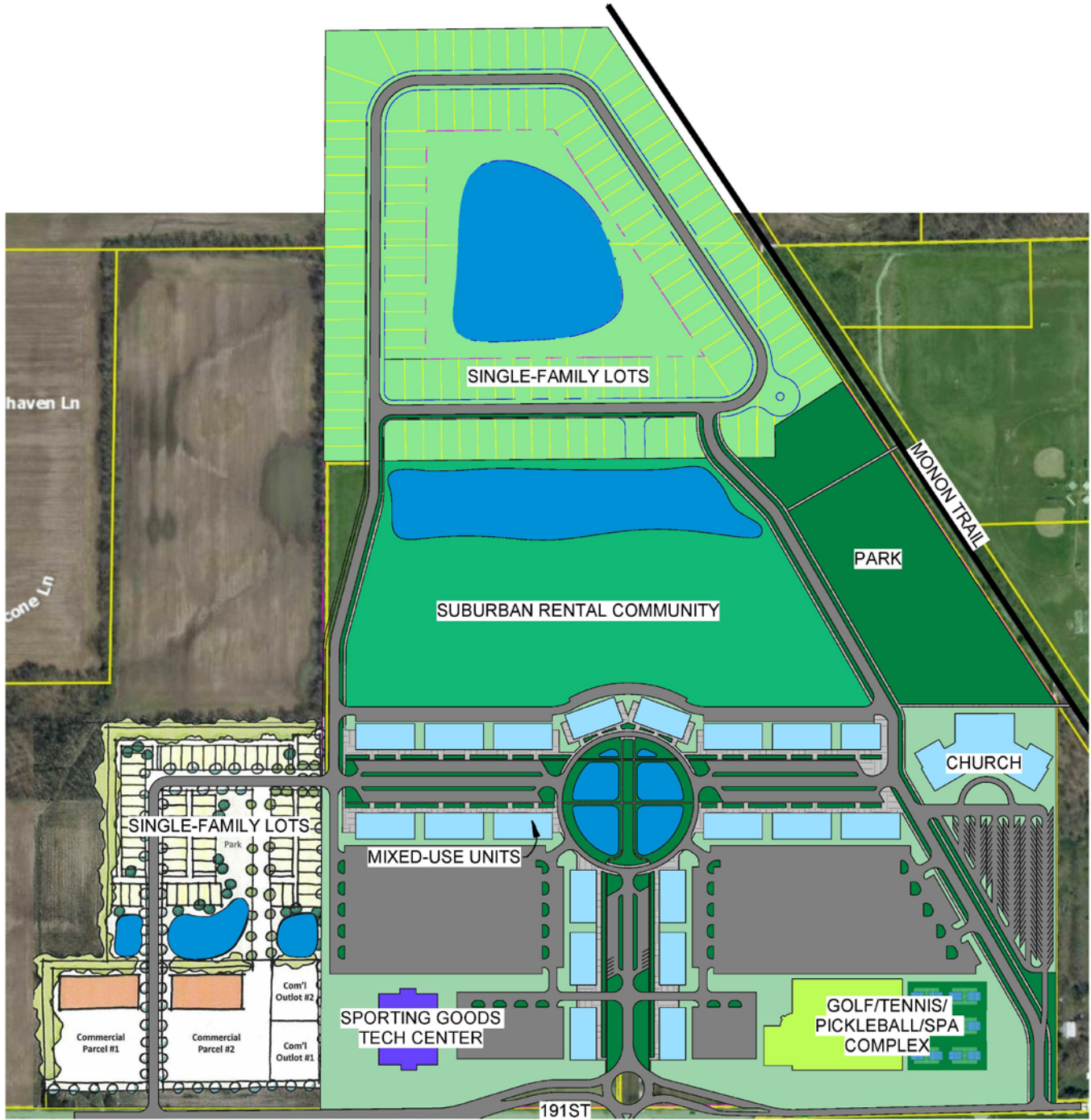
10/28/20

191ST



Cooler Design

EXHIBIT C
CONCEPT PLAN



① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

191ST PUD

10/28/20



EXHIBIT D COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



ARCHITECTURAL CHARACTER FOR DISTRICT 1



24 JUNE 2020





EIFS VENEER/WOOD VENEER



EIFS CORNICE/CLOTH AWNINGS



ASPHALT SHINGLES



STONE VENEER/STANDING SEAM METAL ROOFING



PAINTED BRICK



BRICK VENEER/METAL CANOPIES



RAINSCREEN PANELS



METAL/GFRC TRIM



METAL VENEER

DISTRICT 1 (GB) MATERIALS



07/09/20









**LIMESTONE COLORED
PRECAST**



**LOUVERED
MECHANICAL
SCREENS**



**ARCHITECTURALLY LIT
LOUVER PANELS**



**SHAMROCK COLORED
PRECAST**



**BRIGHTLY COLORED
SIGNAGE**



**CANOPIES INSPIRED BY
IMS**



**LASER FLASH INSPIRED BY
FORTRESS ARCHITECTURE**



**GREEN GLASS AND
VIEWING AREA INSPIRED
BY IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



**ROCK JUMP TO BE
INSPIRED BY
BASKETBALL GYM**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



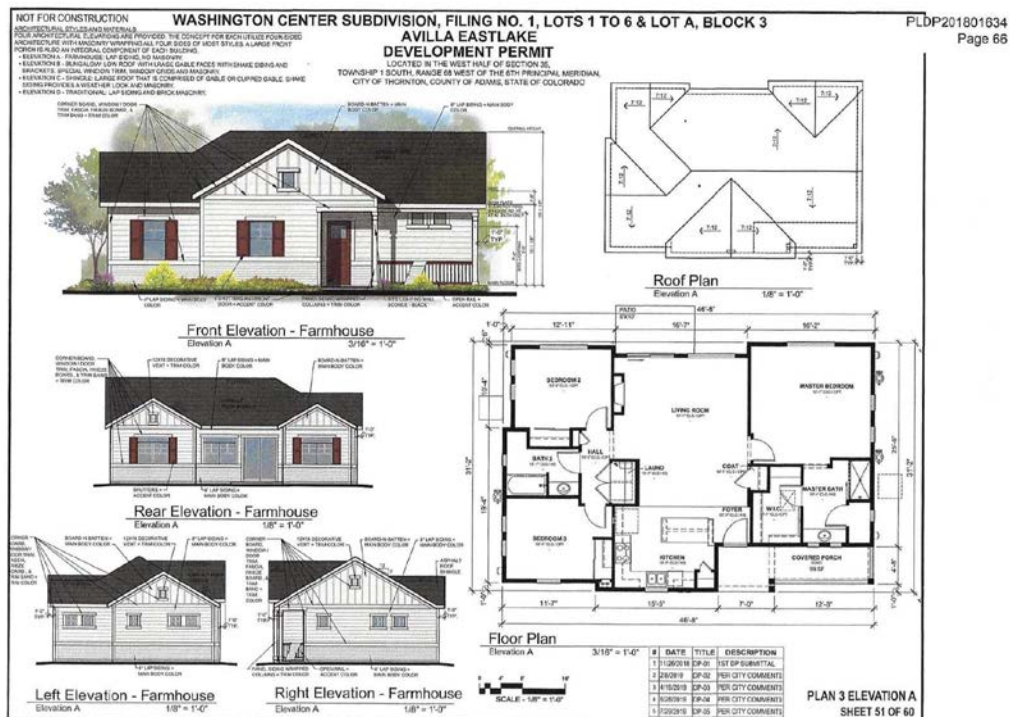
**ARCHITECTURAL
LIT TOWERS**





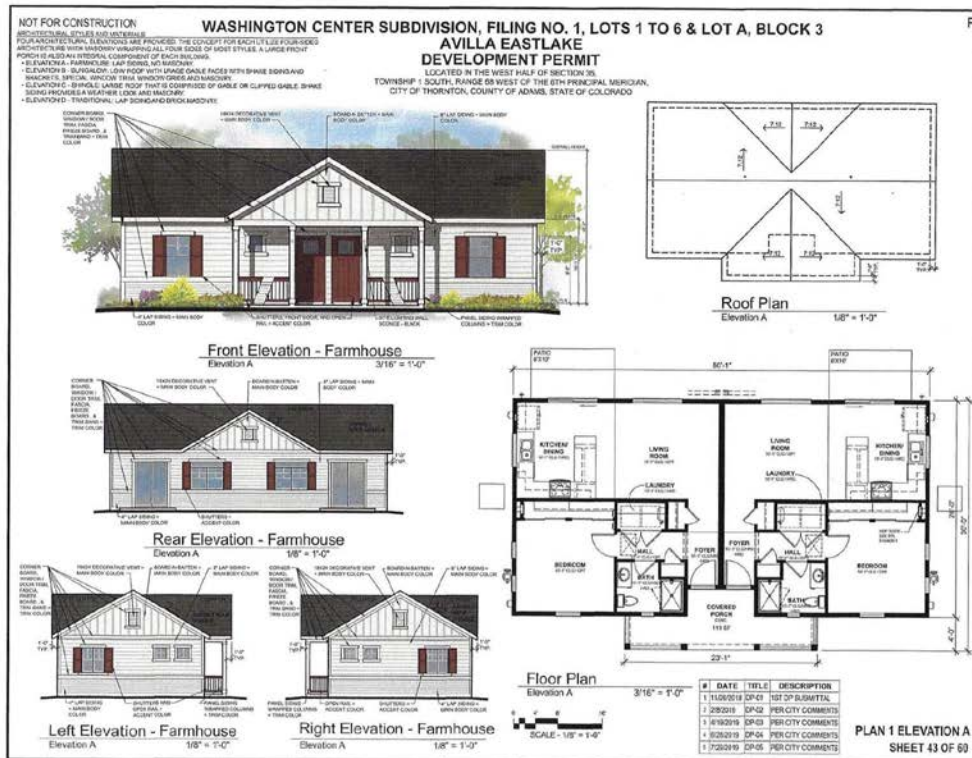
EXHIBIT E

SUBURBAN RENTAL COMMUNITY DISTRICT 2 CHARACTER EXHIBITS





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Page 69



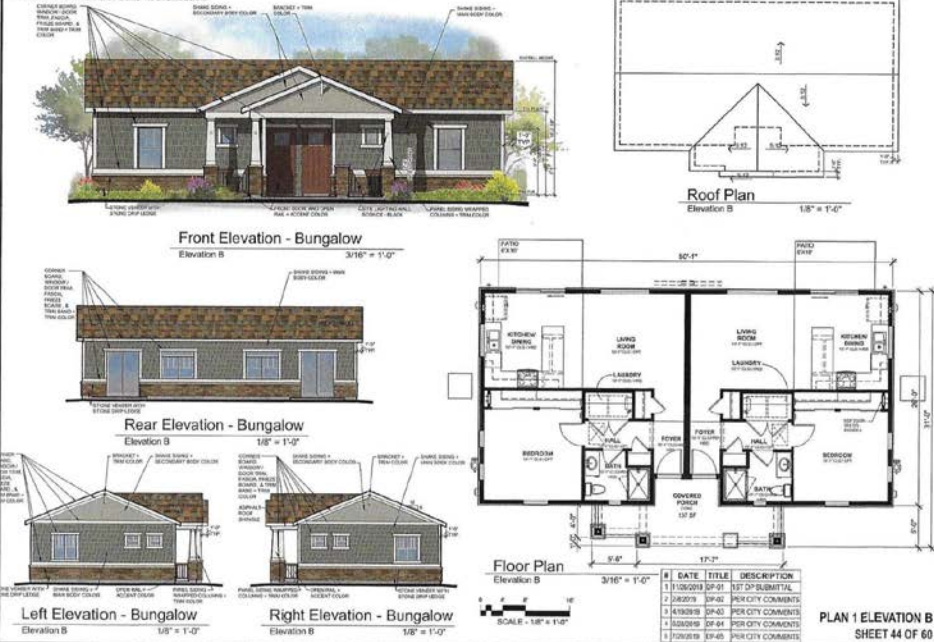
PLDP201801634
Page 58

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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Page 59



WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

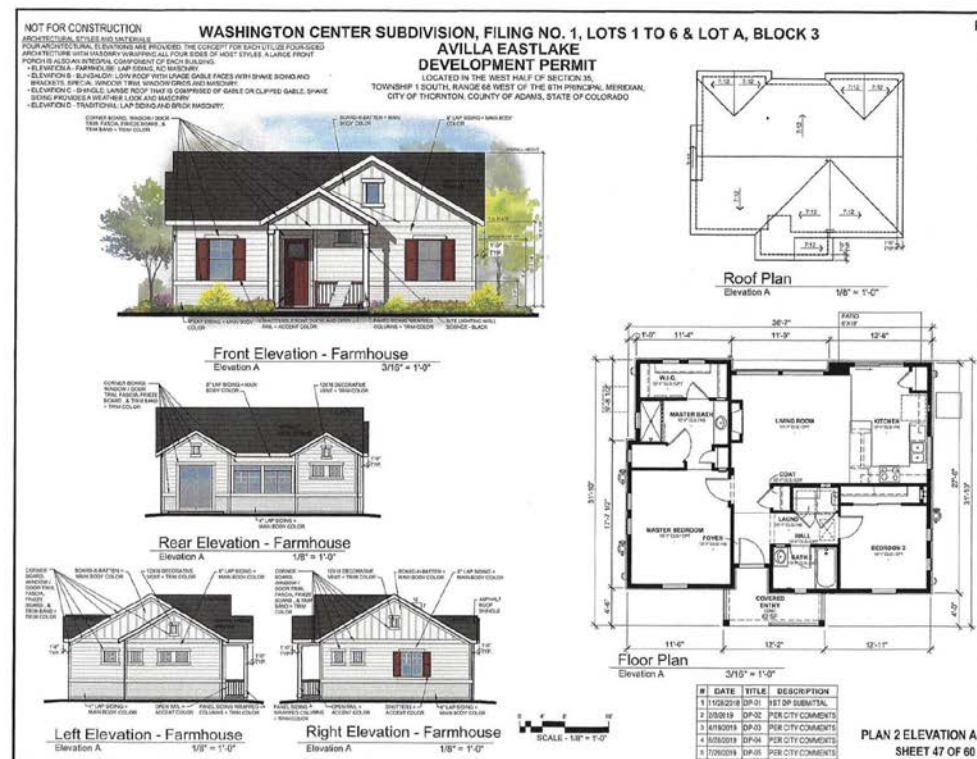
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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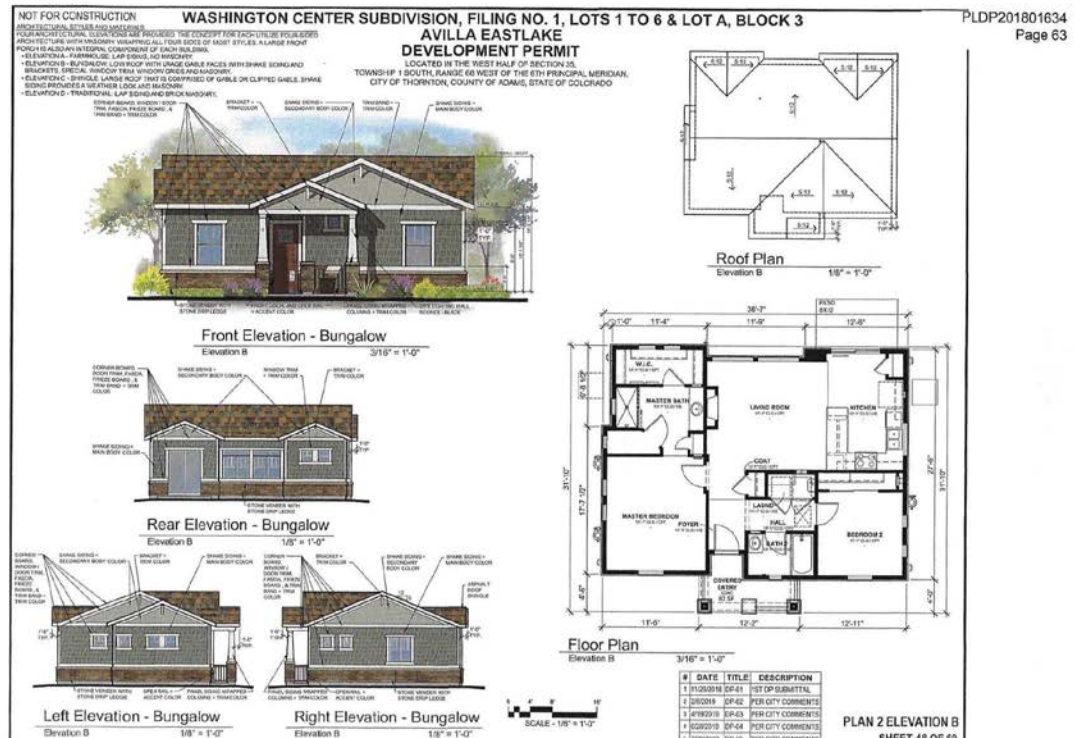




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**AVILLA EASTLAKE
DEVELOPMENT PERMIT**

LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



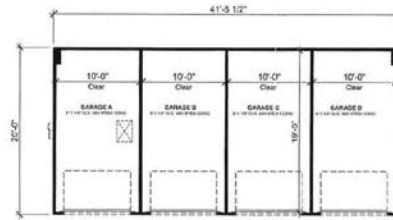
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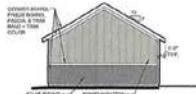
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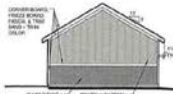
1/8" = 1'-0"



3/16" = 1'-0"



1/8" = 1'-0"



1/8" = 1'-0"

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

#	DATE	TITLE	DESCRIPTION
1	11/05/2018	EXP-01	1ST OF SUBMITTAL
2	01/02/2019	EXP-02	PER CITY COMMENTS
3	01/02/2019	EXP-03	PER CITY COMMENTS
4	01/02/2019	EXP-04	PER CITY COMMENTS
5	01/02/2019	EXP-05	PER CITY COMMENTS

ELEVATION GARAGE
SHEET 55 OF 60

EXHIBIT F
SMALL LOT SINGLE-FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS





5799IND_B



5820 IND - B



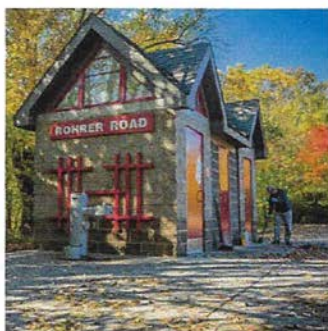


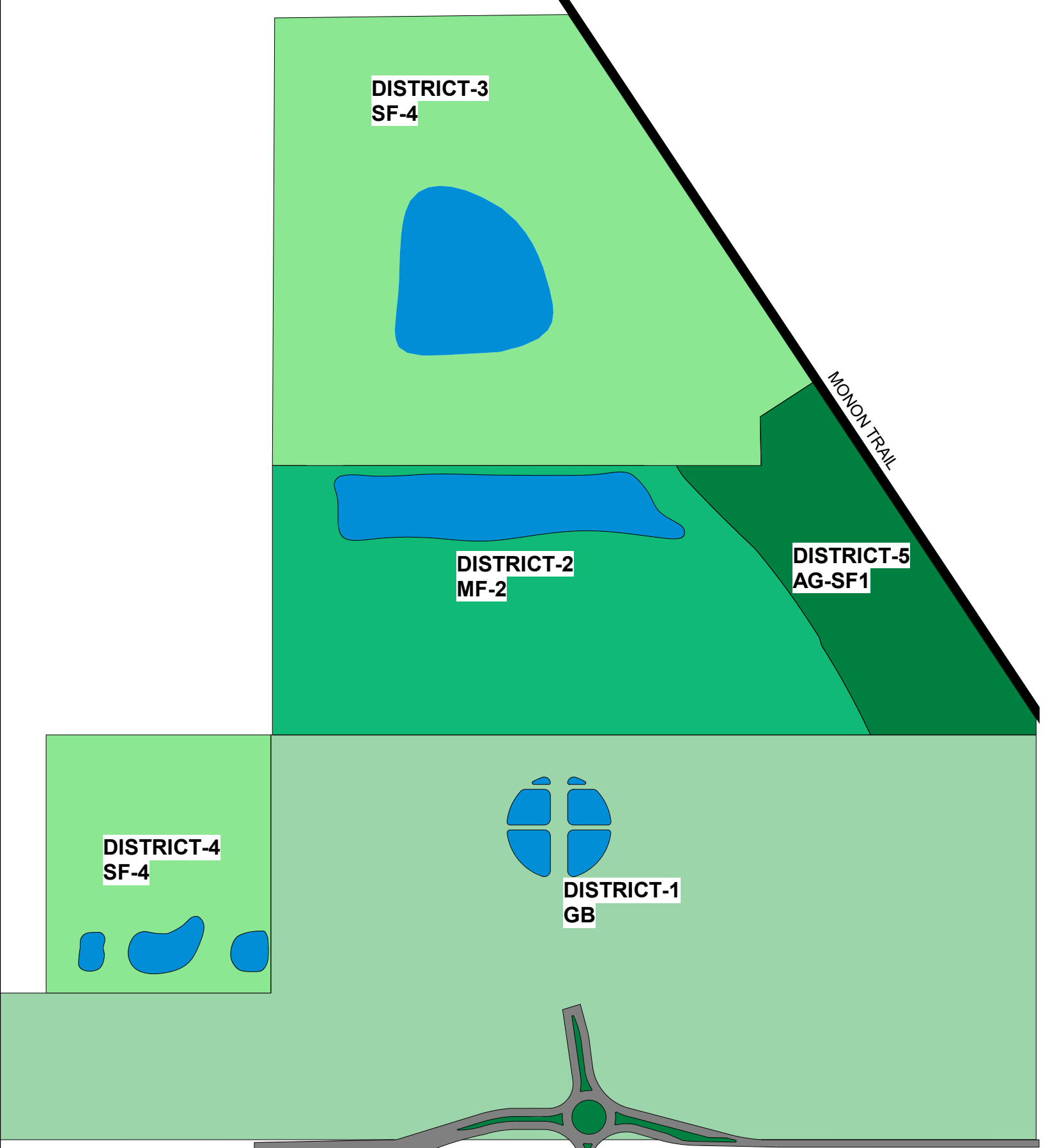
EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBITS





EXHIBIT H
PARK/TRAIL HEAD DISTRICT 5 CHARACTER EXHIBITS





DISTRICT-3
SF-4

MONON TRAIL

DISTRICT-2
MF-2

DISTRICT-5
AG-SF1

DISTRICT-4
SF-4

DISTRICT-1
GB

191ST

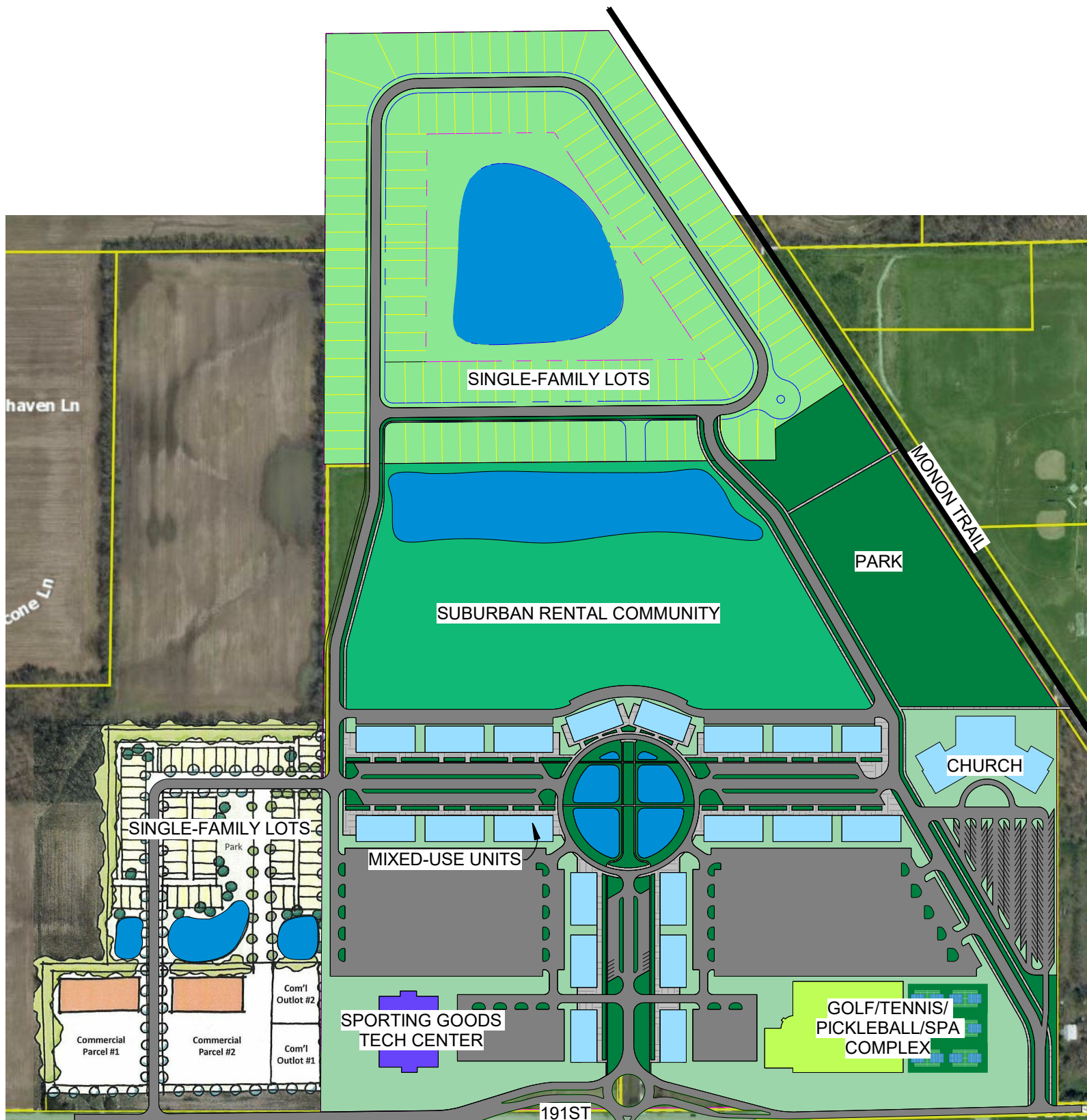
① WOODS/ROBINSON/BRIGGS LAND DESCRIPTION

1" = 400'-0"

191ST PUD

10/28/20





① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

191ST PUD

10/28/20

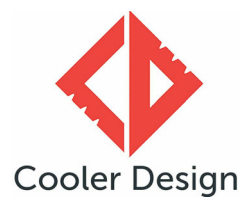


EXHIBIT D

COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



ARCHITECTURAL CHARACTER FOR DISTRICT 1



24 JUNE 2020





EIFS VENEER/WOOD VENEER



EIFS CORNICE/CLOTH AWNINGS



ASPHALT SHINGLES



STONE VENEER/STANDING SEAM METAL ROOFING



PAINTED BRICK



BRICK VENEER/METAL CANOPIES



RAINSCREEN PANELS



METAL/GFRC TRIM



METAL VENEER

DISTRICT 1 (GB) MATERIALS



07/09/20







SCALE: 1" = 40' 0' 50' 100' 200'



**LIMESTONE COLORED
PRECAST**



**LOUVERED
MECHANICAL
SCREENS**



**ARCHITECTURALLY LIT
LOUVER PANELS**



**SHAMROCK COLORED
PRECAST**



**BRIGHTLY COLORED
SIGNAGE**



**CANOPIES INSPIRED BY
IMS**



**LASER FLASH INSPIRED BY
FORTRESS ARCHITECTURE**



**GREEN GLASS AND
VIEWING AREA INSPIRED
BY IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



**ROCK JUMP TO BE
INSPIRED BY
BASKETBALL GYM**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**

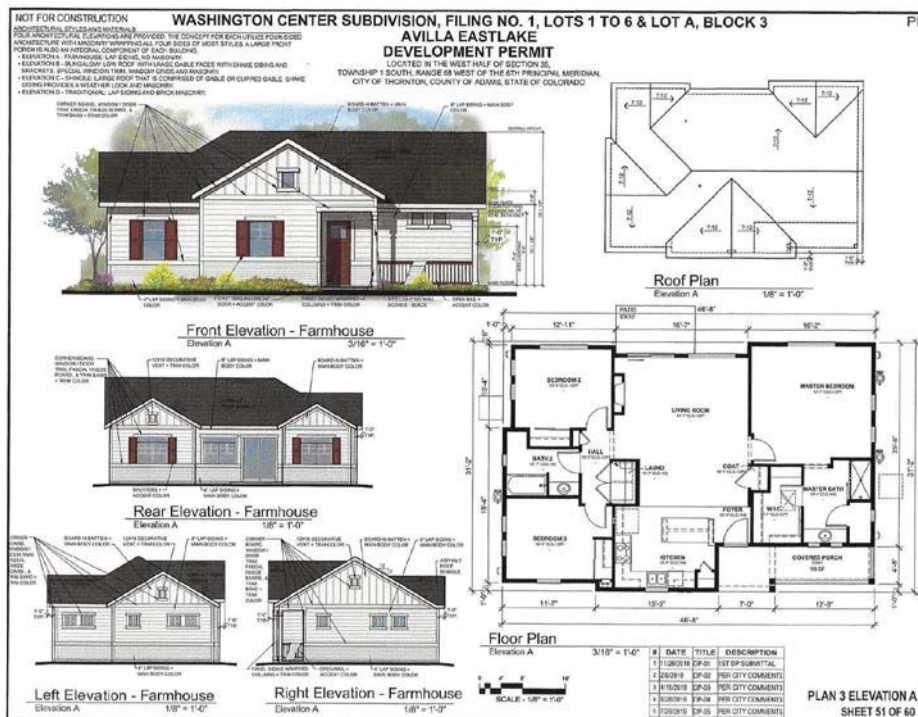


**ARCHITECTURAL
LIT TOWERS**



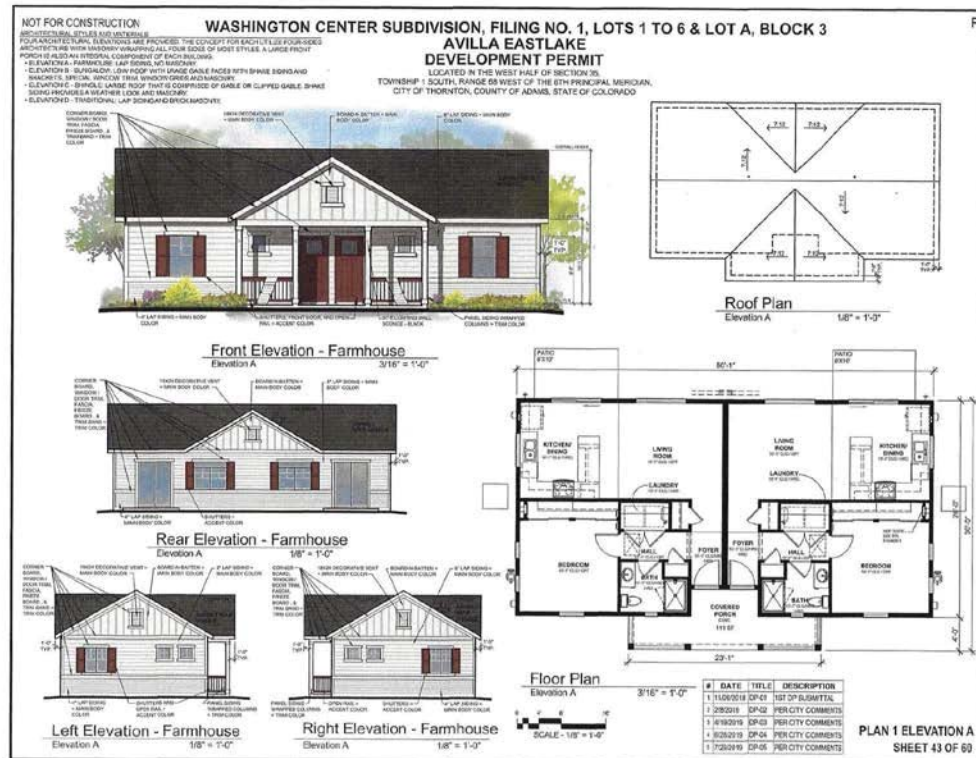


EXHIBIT E
SUBURBAN RENTAL COMMUNITY DISTRICT 2 CHARACTER EXHIBITS





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Page 58

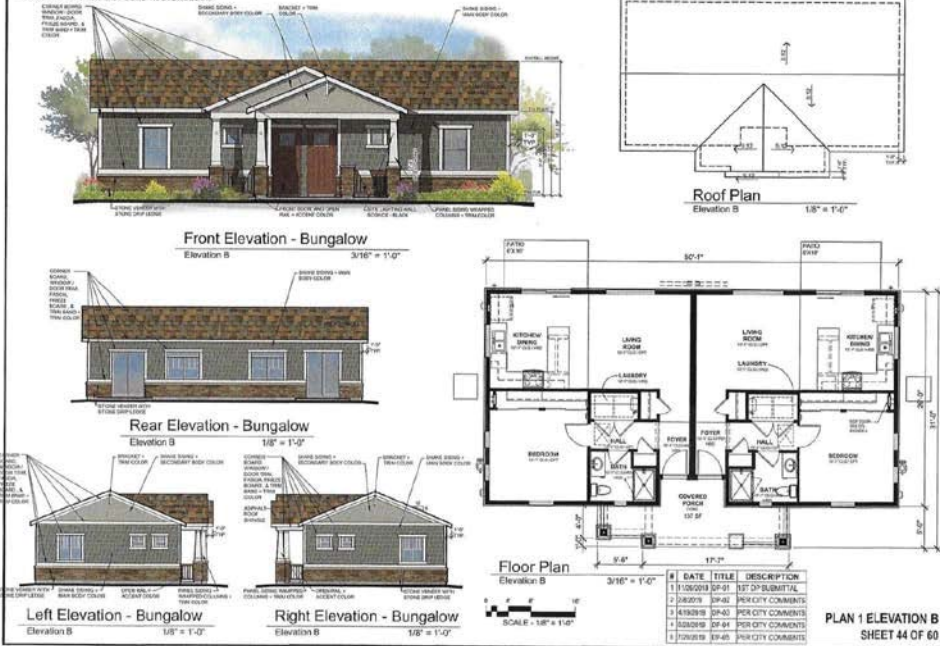
NOT FOR CONSTRUCTION

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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NOT FOR CONSTRUCTION

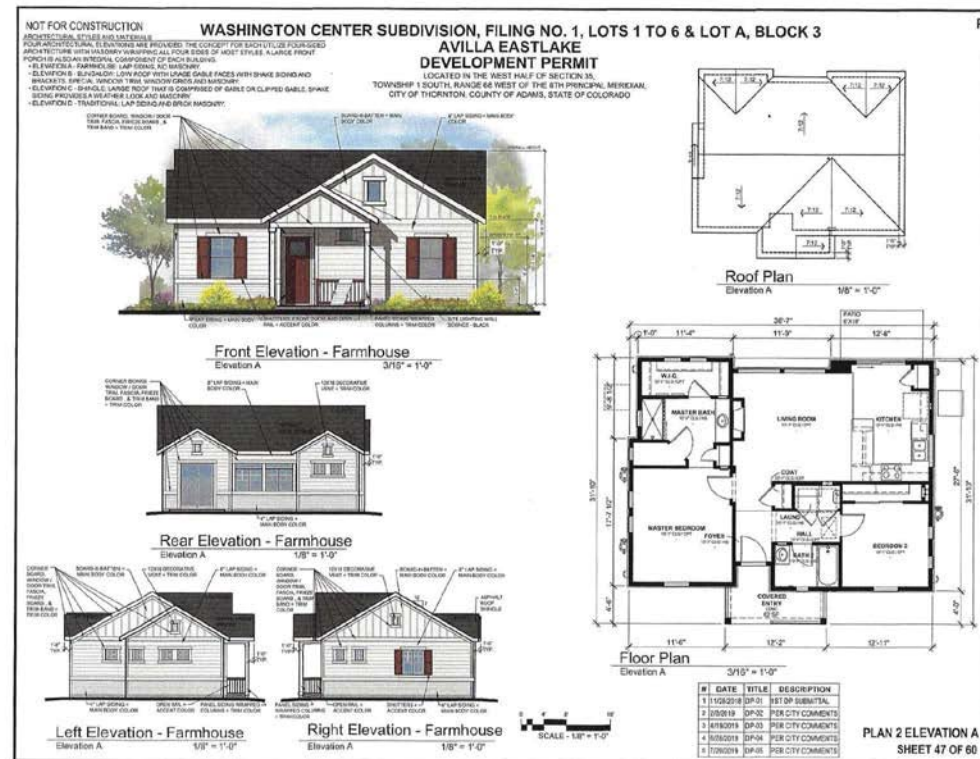
WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

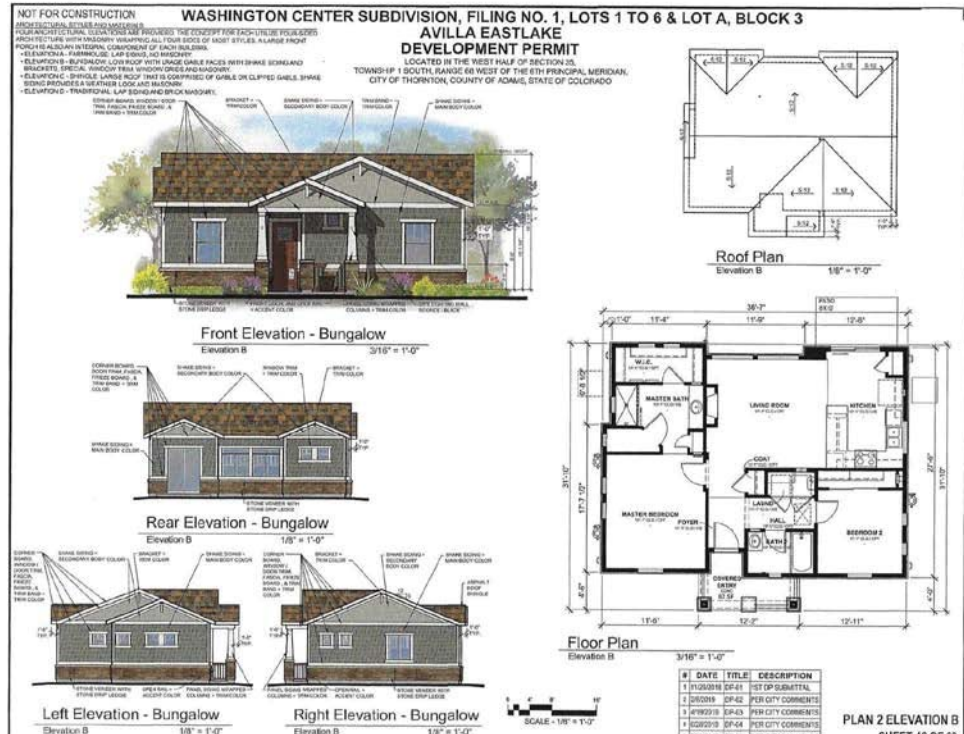
AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

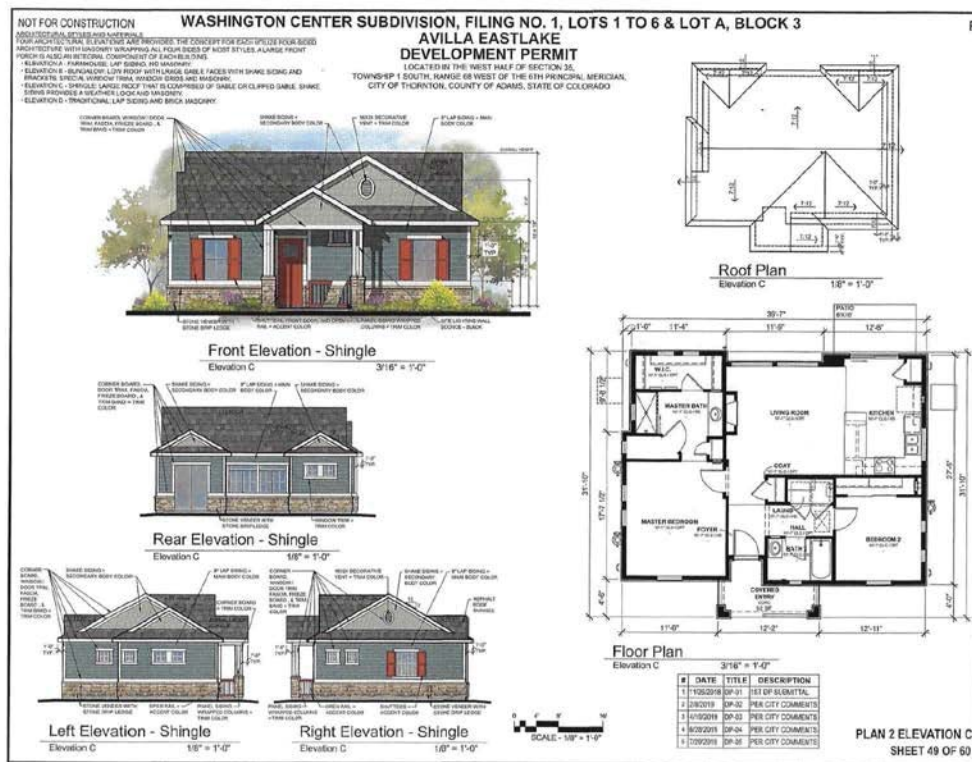
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Page 60



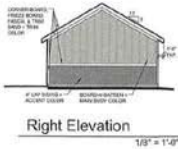
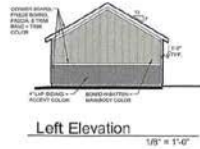
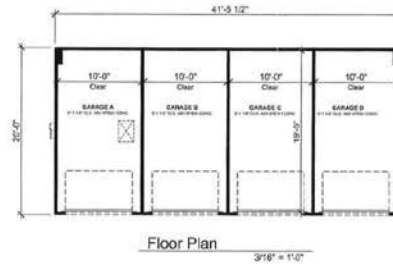
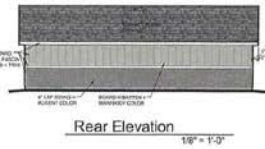
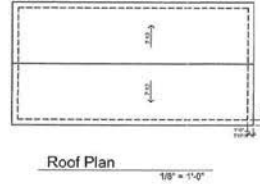




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AVILLA EASTLAKE
DEVELOPMENT PERMITLOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

#	DATE	TITLE	DESCRIPTION
1	11/05/2018	EXP-01	1ST OF SUBMITTALS
2	02/02/19	EXP-02	PER CITY COMMENTS
3	04/05/2019	EXP-03	PER CITY COMMENTS
4	06/28/2019	EXP-04	PER CITY COMMENTS
5	12/20/2019	EXP-05	PER CITY COMMENTS

ELEVATION GARAGE
SHEET 55 OF 60

EXHIBIT F
SMALL LOT SINGLE-FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS





5799IND_B



5820 IND - B



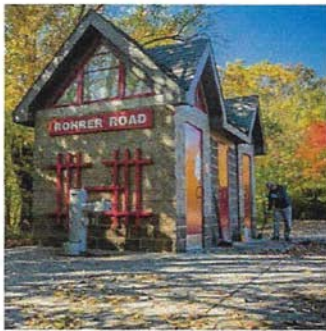


EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBITS





EXHIBIT H
PARK/TRAIL HEAD DISTRICT 5 CHARACTER EXHIBITS





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2012-PUD-17

Docket Number: 2012-PUD-17 (Ord. 20-46)

Petitioner: Olthof Homes, LLC by Nelson and Frankenberger, LLC (the "Petitioner")

Subject Site Address: NE Corner of 191st Street and Grassy Branch Road Approximately

Request: The Petitioner requests an amendment to the Lindley Run Planned Unit Development (PUD) Ordinance to permit 1.5 story homes in Area A of the PUD

Current Zoning: Lindley Run PUD (Ord. 18-17)

Current Land Use: Under Development

Approximate Acreage: Entirety of Lindley Run Development: 106.5 acres +/-
Area A Specifically: 13 acres +/- (The "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Area A Location Exhibit
4. Project Narrative
5. Proposed Ord. 20-46
6. Character Exhibits

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 9, 2020, City Council meeting. The petition will receive a public hearing the December 7, 2020, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting a text amendment to the Lindley Run PUD Ordinance so that one and a half (1.5) story homes may be built in Area A (see **Exhibit 3**) of the PUD. As currently written, the PUD would permit only one (1) story homes on the Property. This amendment is necessary so that those persons who wish to finish out a loft space may do so.

The PUD also proposes a minimum 1,500 square foot living area for homes that are one and a half (1.5) stories in height, which is one hundred (100) square feet greater than homes that are only one (1) story in height.



ZONING REQUEST

The petitioner requests this text amendment so that homes in Area A specifically may be up to one and a half (1.5) stories in height instead of the current Ordinance language, which restricts building height to one (1) story.

The location of Area A can be seen in **Exhibit 3**.

Character Exhibits of the differences in homes that are one (1) story in height versus one and a half (1.5) stories in height can be seen in **Exhibit 6**.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), which was approved in 2007, identifies the Property as "New Suburban". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The development policies for "**New Suburban**" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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 December 7, 2020, 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:

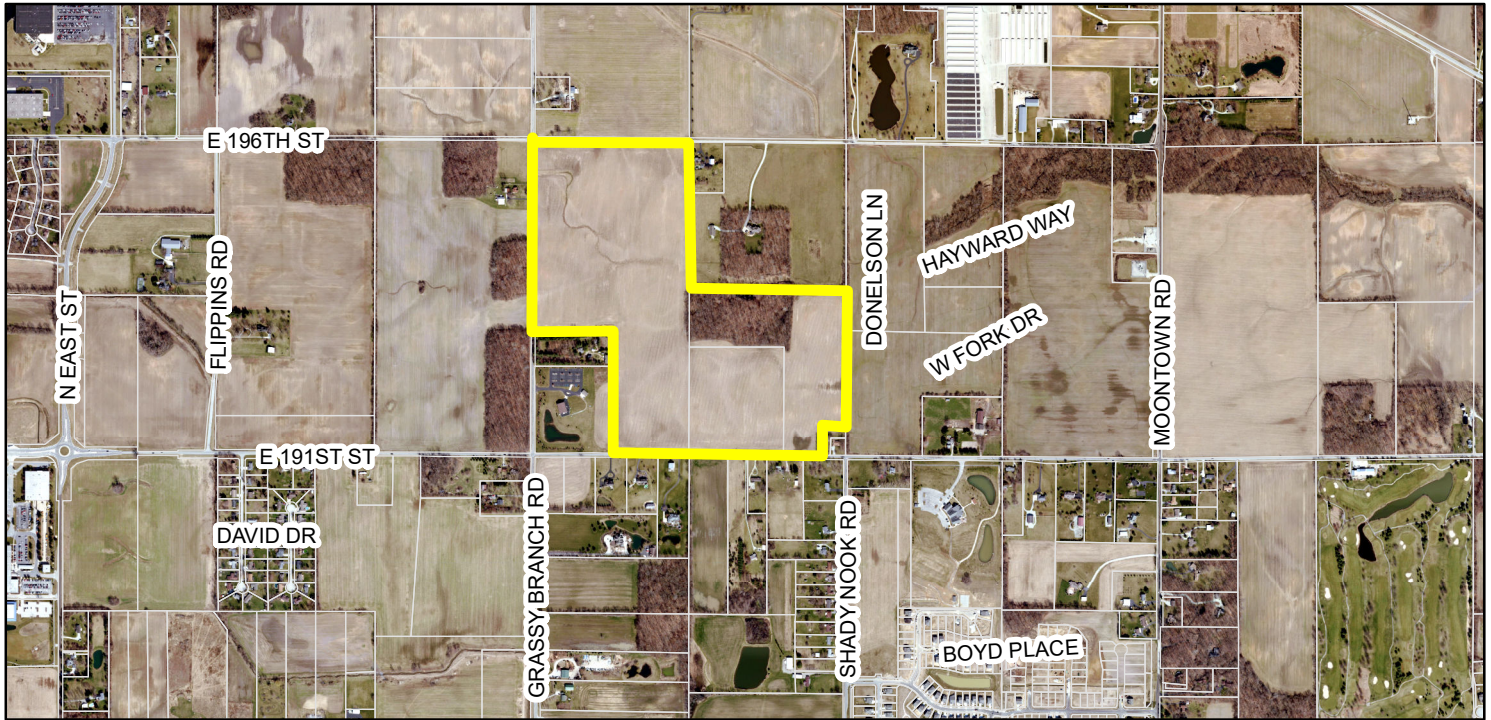
1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

DEPARTMENT COMMENTS

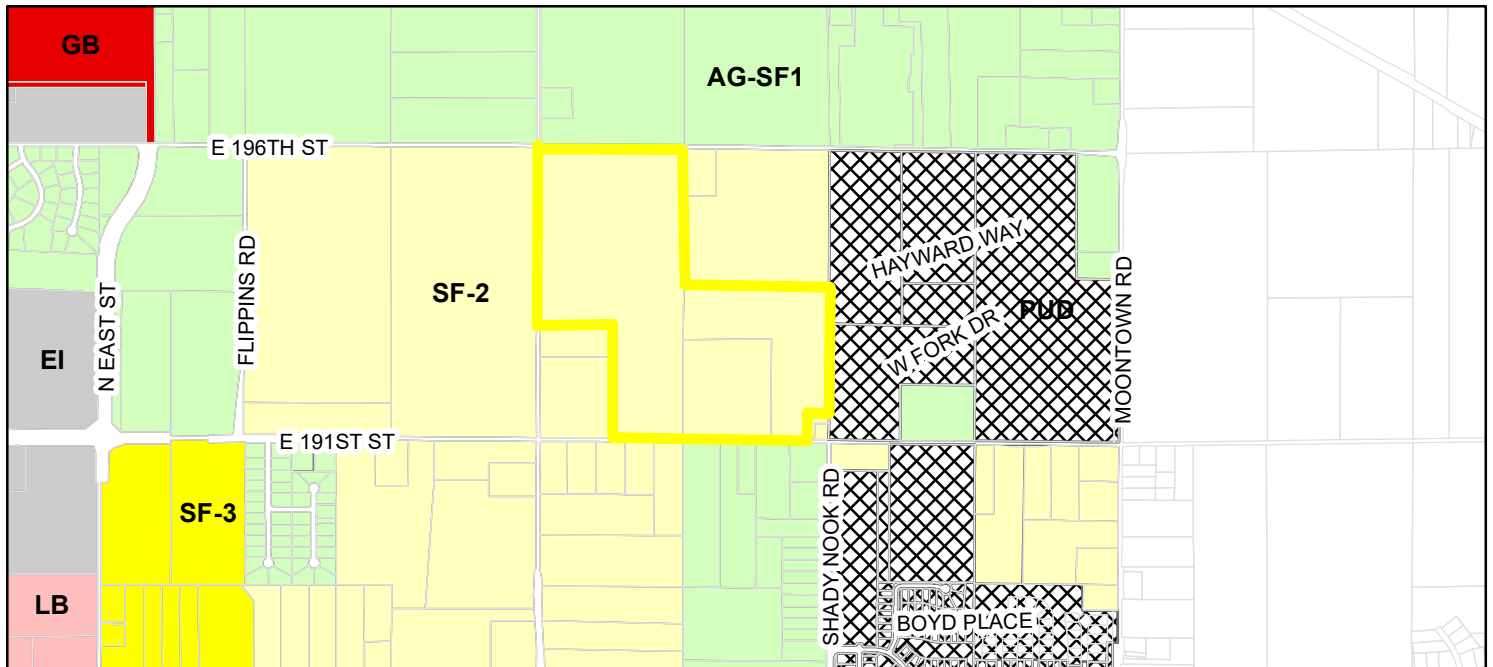
1. **Action: Hold a public hearing at the December 7, 2020, Plan Commission meeting. If there are no concerns from the APC or the public, Staff suggests sending a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

Aerial Location Map

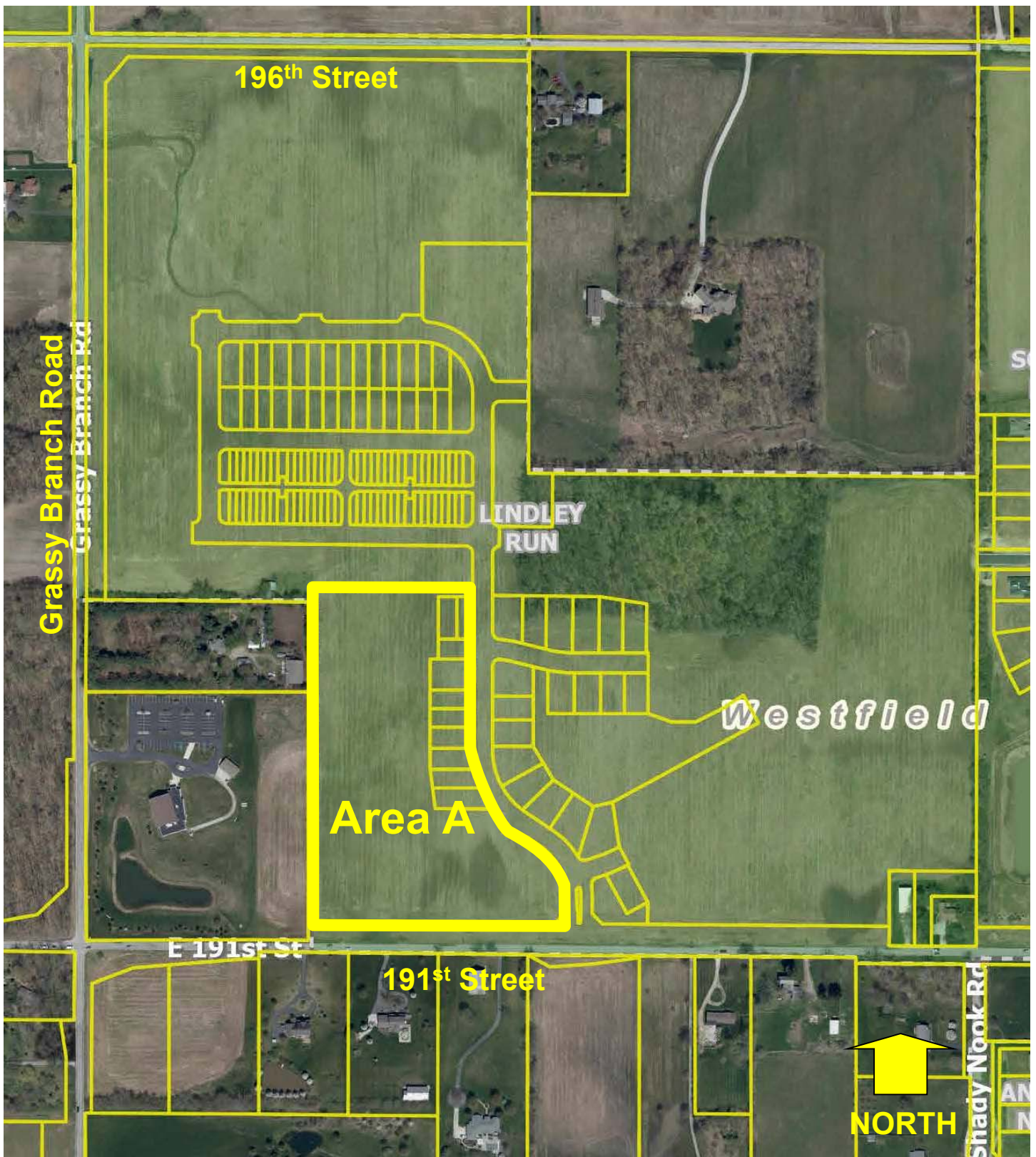
Site



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)



Lindley Run (Area A)
Site Location Map / Aerial Photograph

Exhibit “E”

Lindley Run PUD Amendment I
Project Description

The Lindley Run Planned Unit Development District (the “Lindley Run PUD”) is a residential subdivision approved in November 2018 on real estate that is generally located north of and adjacent to 191st Street, east of and adjacent to Grassy Branch Road and south of and adjacent to 196th Street. The subject of this amendment request pertains exclusively to Area A of the Lindley Run PUD located along 191st Street as illustrated on Exhibit A which is included on the following page.

The applicant, Olthof Homes, LLC (“Olthof”) desires to add the option of finishing a limited amount of living area above the first floor of single-story homes resulting in a 1 ½ Story home. Currently the Lindley Run PUD permits only single-story homes in Area A therefore requiring Olthof to seek the proposed PUD Amendment. Exhibit B of the Lindley Run PUD Amendment I (see attached) illustrates the modest difference in home appearance between a single-story and 1 ½ story home. The homes on the left hand column are Single Story and the adjacent home image in the right hand column is of the same home with the added ½ story.

Approval of the proposed amendment would exclusively permit 1 ½ Story homes, as an option, where today only Single Story homes are permitted. All other applicable standards of the Lindley Run PUD remain in force and again, the amendment only pertains to Area A as shown on Exhibit A.

EXHIBIT A
Area A Location
(Page 1 of 1)



EXHIBIT B
CHARACTER EXHIBIT
(Page 1 of 1)

AREA A



ORDINANCE NUMBER 20-__

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 "**LINDLEY RUN PUD DISTRICT AMENDMENT I**") 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. 18-17 (the "Lindley Run PUD Ordinance"), on November 12, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the Lindley Run PUD Ordinance as it pertains to Area A as illustrated in **Exhibit A** attached hereto (Area A).

WHEREAS, the Commission forwarded **Petition No. ____-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (**- vote**) 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 , 2020;

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 Lindley Run PUD Ordinance is 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, (ii) the provisions of the Lindley Run PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly

made inapplicable by this Ordinance or the Lindley Run 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 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. **General Regulations.** The following standards for Area A included under Section 6.2 of the Lindley Run PUD Ordinance shall apply except as otherwise modified below:

Standard	Area A
Minimum Lot Area	6,700sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	55’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	
Single Story	1,400sqft
1 ½ Story	1,500sqft

Section 3. **Development Standards.** The standards of Section 7.1 of the Lindley Run PUD Ordinance shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit B**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area A of the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Dwellings: All Dwellings in Area A shall be regulated as single story Dwellings when applying the standards of Article 6.3(C) of the UDO.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 20-**__ was delivered to the Mayor of Westfield
on the ____ day of _____, 2020, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-10

this ____ day of _____,
2020.

J. Andrew Cook, Mayor

I hereby VETO Ordinance __-10

this ____ day of _____, 2020.

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: Jon C. Dobosiewicz

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

SCHEDULE OF EXHIBITS

Exhibit A District Map (Area A Location)

Exhibit B Character Exhibit (Area A)

EXHIBIT A
Area A Location
(Page 1 of 1)



EXHIBIT B
CHARACTER EXHIBIT
(Page 1 of 1)

AREA A



EXHIBIT B
CHARACTER EXHIBIT
(Page 1 of 1)

AREA A



Narrative Statement

The Courtyards of Westfield PUD

The Courtyards of Westfield is a PUD consisting of 94 single family “courtyard” homes located at the southwest corner of East 151st Street and Towne Road in Westfield.

Epcon Communities, a nationally recognized developer of age targeted developments for 35 years, is planning to build their unique, copyrighted, “Courtyard” homes featuring quality architecture in a wide variety of ranch style plans which offers the lifestyle benefits common to Epcon properties – no steps/no mower.

Six different home plans ranging from 1,400 sq.ft. to 4,100 sq.ft. will be offered. Twenty-two different elevations are available in 8 different color palettes enabling Epcon to create an exciting variety and diversity for each streetscape in the community. Epcon’s unique “Courtyard” designs bring the outdoors inside with the creative orientation of each home’s interior with a very private, outdoor courtyard garden patio.



The 37 acre site +/- will provide for public streets and sidewalks in keeping with Westfield standards. Lot widths will vary between 52 feet up to 65 feet providing for a variety of home plans. Every home will include at least a two-car attached garage with some featuring 3 car garages. Every home will also provide 2 off-street parking in the driveway outside each garage.

Open space of a minimum of 20% or 6.6 acres is provided but it's much more than just space in Epcon's plan.

The main entry along Towne Road will feature the Courtyards of Westfield central amenity area and clubhouse. A divided boulevard entry will include beautiful landscaping and special fencing. Open space that "brings the community together" is a big part of Epcon's lifestyle.

A clubhouse with fitness center, gathering room, rest rooms, heated pool, outdoor fireplace gathering area and pickle ball court serves to bring residents together for a variety of activities. Other open green spaces in the community will feature walking paths, benches and gathering places where neighbors can meet neighbors and enjoy company and the wellness of outdoors.

35 years of focusing just on age targeted homes has taught Epcon what buyers want. The plans for "The Courtyards of Westfield" reflect that experience with a beautiful, quality addition to the City of Westfield.

Updates Since the APC Public Hearing (October 5, 2020)

Since the APC Public Hearing on October 5, 2020, enhancements and refinements have been made to the Courtyards of Westfield PUD proposal in response to the requests received from APC members and neighbors.

1. Buffer Yard Adjacent to Neighbors: The development team has gone to great lengths to revise the Concept Plan to provide increased buffer widths along the adjacent residential parcels. A 60' buffer is being provided with increased landscaping. To accomplish this objective, certain Concept Plan changes have been made:
 - a. The number of home lots proposed in the PUD Ordinance has been reduced from 99 to 94 lots;
 - b. The internal street cross-section has been redesigned to reduce the width of the internal street rights-of-way;
 - c. Street trees will be installed just outside the internal street rights-of-way as contemplated in Article 6.8(J)(2) of the UDO; and

- d. Additional buffer yard planting requirements have been incorporated into the PUD Ordinance.

2. Clubhouse and Pond Locations:

- a. The detention pond has been relocated toward the center of the neighborhood. The development team has studied the project site in much more detail since the original Concept Plan was generated. Due to the site topography and outlet elevations, the pond needed to be moved to the location shown in the revised Concept Plan.
- b. The clubhouse amenity area was shifted to the south and east of the previous location. The new location will provide an aesthetically pleasing entrance featuring the very well-appointed central amenity area.
- c. The development team has spent some energy refining the details of the Clubhouse Amenity Area. Additional landscaping, fencing and required amenity standards have been incorporated in the PUD Ordinance as a result. As requested, pickleball court and outdoor fireplace gathering area have been added to the list of required amenities.

Epcon is excited to begin work on this new neighborhood and respectfully requests the APC's favorable consideration of this Courtyards of Westfield proposal.

WRITTEN PUBLIC COMMENTS

Docket Number: 2012-PUD-16

Petitioner: Animal Eye Clinic, LLC by Nelson & Frankenberger, LLC

Request: An amendment to the Bridgewater PUD to permit a Veterinary Clinic or hospital without boarding.

Enclosed Attachments:

December 7, 2020 Public Hearing

1. Houk, Dan & Judy

11/30/2020

Pamela Howard

From: Judy Houk <houkjudy@gmail.com>
Sent: Monday, November 30, 2020 7:13 PM
To: planners
Cc: Danny
Subject: Animal Eye Clinic, LLC

Warning: This external email is from houkjudy@gmail.com. Do not click on unexpected or untrusted links and attachments.

Hello,

This letter comes to inform you that we were in attendance at the public meeting concerning the Animal Eye Clinic's prospective move to Bridgewater Business Park. We are the neighbors to the north at 15887 N Gray Rd. We have no objection to the proposed business moving to the area.

Thank you,

Dan & Judy Houk

Somerset Community Meeting
November 11th, 2020
Monon Trails Elementary School
19400 Tomlinson Rd.
Westfield, IN 46074

A meeting was held by Silverthorne Homes to present information regarding the Somerset Community that was proposed for the 186th and Spring Mill Road area. The meeting started at 6:00 pm. There were 10 people in attendance. Of those nine, two were City Council Members and 3 were representing Silverthorne Homes.

Key questions asked by those in attendance:

- One couple asked if we would keep the trees along the west property line?
 - Silverthorne's Response was that we would attempt to preserve as much as possible with the exception of trees that are diseased, dying or invasive.
- Will Somerset be a part of Spring Orchard?
 - It was clarified that Somerset will be a part of Orchard View's HOA, not Spring Orchard.
- One guest asked if Arbor would purchase the two homes directly above our project?
 - Silverthorne responded that those will be remaining.
- One guest expressed general concern about roads, density, but stated that he liked the multiple access points.
- Councilwoman Cindy S. asked if we were aware of Urban Vines plans for a production center?
 - It was explained that we were aware and would make sure that all buyers that aware of the proposed project.
- Orchard View amenities were discussed.
 - Silverthorne explained we would make Somerset residents aware of what amenities they had access to and what their HOA contributions were supporting.
- One guest asked about the opportunity to buy ROW in front of the remaining lots for the purpose of extending the trail?
 - The representative from Silverthorne stated that they will reach out to those property owners regarding ROW and the potential for trails extensions.

The meeting adjourned at 6:45 pm.

Sincerely,

Paul Munoz
Silverthorne Homes
317-557-4466



Petition Number: 2012-ODP-18 & 2012-SPP-18
Project Name: Spring Mill Centre
Subject Site Address: Northeast Corner of Spring Mill Road and SR 32 (the "Property")
Petitioner: Haehl Group, LLC
Representative: Commercial Links, LLC
Request: Overall Development Plan & Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.
Current Zoning: Spring Mill Centre PUD
Current Land Use: Industrial
Approximate Acreage: 55.36 acres +/-
Property History: Spring Mill Centre PUD ([Ord. 19-28](#), 09/23/2019)

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Spring Mill Centre PUD District.

Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the November 17, 2020, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.



- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

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

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.
- 7) Title, scale, north arrow and date.
- 8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 9) Easements (locations, widths and purposes). (Article 8.3)
- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 15) Building setback lines. (Article 4.14)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 16) Legend and notes.



- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 18) Other features or conditions which would affect the subdivision favorable or adversely.
 - 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 23) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - 24) Misc.
-

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 25) Title, scale, north arrow and date.
- 26) Proposed name of the development.
- 27) 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.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.



- 30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) 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.

- 32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

- 36) Location and dimensions of all existing structures and paved areas.

- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

- 38) Location of all Floodplain areas within the boundaries of the property.

- 39) Names of legal ditches and streams on or adjacent to the site.



- 40) 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.
 - 41) Identify buildings proposed for demolition.
 - 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 43) 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).
-

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), Article 4.24 (EI District) and Spring Mill Centre PUD District (Ord. 19-28), except for those items identified as outstanding below.

44) GB District:

- a) Maximum Building Height: 60 feet
- b) Minimum Building Size: No minimum

45) EI District

- a) Maximum Building Height: 60 feet
- b) Minimum Building Size: No minimum

46) Spring Mill Centre PUD (Ord. 19-28):

- a) Minimum Lot Area: No minimum
- b) Minimum Tract Requirement: No minimum
- c) Minimum Lot Frontage: No minimum, however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
- d) Minimum Lot Width: No minimum



- e) Maximum Lot Coverage: No maximum
- f) Minimum Building Setback Lines:
 - i) State Road 32: No minimum
 - ii) Tournament Trail: 10'
 - iii) Spring Mill Road:
 - 1. Area III: 20 feet
 - 2. All Other Subdistricts: No minimum
 - iv) All other streets (e.g., internal to District): 15 feet
 - v) District Perimeter Not Abutting Street: 20 feet
 - vi) All Other Setback Lines: No minimum

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 47) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 48) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District:
 - i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)
 - 1. Article 5.3(F)(7) shall not apply,
 - 2. Building Size Requirements:



- (a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.
- (b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

ii) Setback Requirements:

- 1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- 2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

- | | |
|-----------------------------|--|
| 1. Maximum Building Height: | No maximum |
| 2. Minimum Building Height: | Eighteen (18) feet |
| 3. Multiple Stories: | Multiple stories are encouraged, but not required. |

iv) Architectural Design Requirements:

- 1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
- 2. Building Elevation:

- (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- (d) Openings:
 - (i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- (f) Roof:
 - (i) Pitched Roofs:

1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

(ii) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(g) Main Entrances:

(i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(i) Awnings:

- (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - (ii) Awnings shall be made of a nonreflective material.
 - (iii) All awnings shall be kept in good repair.
 - (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- (j) Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.
- (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
 - (ii) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.
- (k) Building Materials:
- (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - (iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(l) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

(a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

- (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

- 3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

49) 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.

50) 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

51) Accessory Use and Building Standards (Article 6.1)

- a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)

52) Architectural Standards (Article 6.3)

- a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)
 - i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- b) Area II Subdistrict: Article 5.3(J) of the UDO shall apply to Area II subdistrict, except as modified below: (Section 8.2, Ord. 19-28)
 - i) Additional Primary Permitted Building Façade materials shall include; Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and architectural block (textured).
 - ii) Prohibited Building Façade materials shall include; wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii) Permitted building trim materials shall include; Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.

- iv) If materials other than Masonry Materials are utilized as the primary material on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- c) Area III Subdistrict: The following shall apply to Area III Subdistrict: (Section 8.2, Ord. 19-28)
 - i) Article 6.3(G)(2) Shall not apply.
 - ii) Primary Permitted Building Façade materials shall include: Masonry materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels, and E.I.F.S. Architectural Insulated Panels and E.I.F.S. shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
 - iii) Prohibited Building Façade materials shall include; wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iv) Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - v) The primary color of Building Facades shall be neutral tones. Brighter colors may only be used as limited accents.
 - vi) If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
 - vii) The following shall apply to each Building Façade visible from and oriented towards a Primary Street:
 - 1. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

2. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.
- d) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets 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, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)

53) Building Standards (Article 6.4)

54) Fence Standards (Article 6.5)

55) Height Standards (Article 6.6)

56) Landscaping Standards (Article 6.8)

- a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)
 - i) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
 - ii) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:
 1. Parking Area Design. 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.
 - iii) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of

Lots (the “Restrictive Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

b) Preservation and Replacement of Trees:

- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- iii) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.

c) Street Trees:

d) Minimum Lot Landscaping Requirements:

e) Foundation Plantings:

f) External Street Frontage Landscaping Requirements:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

g) Buffer Yard Requirements:

h) Parking Area Landscaping:



57) Lighting Standards (Article 6.9)

- a) Shall apply. In addition, the following shall apply:
 - i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

58) Lot Standards (Article 6.10)

Comment: Please see District Standards.

59) Outside Storage and Display (Article 6.12) ORDINANCE LANGUAGE FIRST

- a) Shall apply, except as otherwise modified below:
- b) Area I Subdistrict: Outdoor storage is prohibited.
- c) Area II Subdistrict: For areas not within one hundred (100) feet of the right-of-way, the following shall apply:
 - i) Outdoor storage shall be permitted in accordance with 6.12(C)(1) of the UDO.
- d) Area III Subdistrict:
 - i) Outside storage shall be only permitted in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.
 - ii) Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence or masonry fence, the style of which shall be consistent throughout the Area III Subdistrict.

60) Outdoor Café and Eating Areas (Article 6.13)

61) Parking and Loading Standards (Article 6.14)

62) Setback Standards (Article 6.16)

Comment: Please see District Standards.



63) Sign Standards (Article 6.17)

64) Vision Clearance Standards (Article 6.19)

65) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

66) Block Standards (Article 8.1)

67) Easement Standards (Article 8.3)

- a) Tree Preservation Easement: When a Secondary Plat is being recorded and an easement is required or proposed for tree preservation, then an Applicant shall record an easement, or an Applicant may forego a separate easement instrument in favor of bringing an easement certificate on the plat, of which shall include:
 - i) Tree Preservation Easement Certificate: There are shown on this instrument an area(s) designated as 'Tree Preservation Easements' or abbreviated as 'T.P.E.'. Such easement(s) shall be regulated and maintained in accordance with the following:
 - ii) Permitted Activities: The following activities shall be permitted: (a) Removal of invasive species (e.g., bush honeysuckle), where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species; (b) Removal of an overabundance of combustible material (e.g., dead, fallen trees, and leaves); (c) Removal of vines growing on and up a tree; (d) Removal of hazardous, exotic and invasive species and/or dead, hazardous and at risk trees; (e) Planting of native trees; (f) Removal of trees directed to be removed by municipal, County, State or federal agencies or departments or by a public utility; (g) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible; and (h) Installation, mowing, and maintenance of access easements, paved or unpaved trails, or utility and drainage improvements; provided, however, that any such improvements and easements shall be as narrow or small as reasonably possible with no blanket easements.

- iii) Prohibited Activities: The following activities shall be prohibited: (a) Mowing any portion of existing, naturally vegetated areas; (b) Dumping of leaves or other debris; (c) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden; (d) The construction of permanent structural improvements including, but not limited to: pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures; and (e) Active recreational activities that adversely impact the natural characteristics of the preservation area, including, but not limited to the placement of playground equipment, paving for basketball or tennis courts or swimming pools.
- iv) Required Activities: The following shall be required: (a) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods; (b) Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying. Restricted Area."; and (c) Any person or entity causing damage or destruction or that violates the provisions of this easement shall be responsible to replace removed or damaged trees with trees (a minimum of three (3) inches in caliper) of an equivalent caliper to the removed or damaged vegetation, and to return the damaged areas of the easement to its original natural state.

68) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

69) Open Space and Amenity Standards (Article 8.6)

70) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

71) Storm Water Standards (Article 8.8)

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

73) Street Light Standards (Article 8.10)

74) Street Sign Standards (Article 8.11)

75) Surety Standards (Article 8.12)

76) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) Action: Hold a public hearing at the December 7, 2020, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2012-ODP-19 & 2012-SPP-19
Exhibit 1

Docket Number: 2012-ODP-19 7 2012-SPP-19

Project Name: Chatham Pointe

Subject Site Address: Northwest of the intersection of Cox Avenue and Tomlinson Road

Petitioner: Chatham Hills, LLP

Representative: Cripe

Request: Primary Plat and Overall Development Plan approval of 10 lots on 20.81 acres in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 20.81 +/-

Property History: Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment, [Ordinance 15-28](#)
Chatham Hills PUD Amendment, [Ordinance 19-11](#)
Chatham Hills PUD Amendment, [Ordinance 19-51](#)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The majority of the Property was zoned with the Original Chatham Hills PUD ([Ord. 13-24](#)), which was approved at the January 13, 2014, City Council meeting. A 2015 amendment ([Ord. 15-28](#)) added the remainder of the real estate. Two amendments ([Ord. 19-11](#) & [Ord. 19-51](#)) in 2019 increased the number of dwellings permitted in the district.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 10 single-family residential lots on 20.81 acres in the Chatham Hills PUD District. The Petitioner is also requesting two waivers from the UDO's Pedestrian Network standards, as listed in comment 59(b) on page 12 of this report.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 21) Title, scale, north arrow and date.

- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 26) 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.
- 27) 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.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.

- 36) 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.
- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 39) 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).

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.

- 40) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)

- a) Permitted Uses within District I (Section 7)

- i) Single-Family Residential
- ii) Golf Course and Club Uses

- b) Bulk and Density Standards (Section 9)

- c) District Subarea 1-A

Comment: No lots in this section.

- d) District Subarea 1-B

Comment: No lots in this section.

- e) District Subarea 1- C

Comment: No lots in this section.

- f) District Subarea 1-D

Comment: No lots in this section.

g) District Subarea 1-E

- i) Minimum Lot Width – 90'
- ii) Minimum Lot Frontage – 30'
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks

- 1. Front—25'

Comment: Reduction to 22' permitted per PUD Section 9.6.

- 2. Side—8'
- 3. Rear—25'

Comment: Reduction to 22' permitted per PUD Section 9.6.

- v) Maximum Number of Dwelling Units in Subarea – 1,885

h) District Subarea 1-F

Comment: No lots in this section.

i) District Subarea 1-G (as amended by Ord. 19-11)

Comment: No lots in this section.

j) District Subarea 1-H

Comment: No lots in this section.

k) District Subarea 1-I

Comment: No lots in this section.

l) Maximum Density (number of dwellings) in District I – 1,500

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is compliant with the following requirements:

- 41) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 42) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 43) 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.
- 44) 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 45) Architectural Standards (Article 6.3)
- 46) Building Standards (Article 6.4)
- 47) Fence Standards (Article 6.5)
- 48) Height Standards (Article 6.6)

49) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):

c) General Landscape Design Standards:

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

i) Natural Appearance:

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

- ii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

e) Street Trees:

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.

- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

50) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
 - iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD, HCSO, and utility companies to address outstanding issues.

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

58) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

59) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

Comment: Two waivers are being requested. The first waiver is to allow no sidewalk along the west side of the street. The second is to not provide a perimeter path along the Cox Avenue frontage. The Department is coordinating with the City Engineer, and expects to have a response prior to this item being placed on a subsequent agenda. The standards requested to be waived are below:

UDO Article 8.7(C)(2) Pedestrian Network Standards; Internal Pedestrian Network Standards: Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

UDO Article 8.7(D)(2) Pedestrian Network Standards; Perimeter/External Pedestrian Network Standards: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

60) Storm Water Standards (Article 8.8)

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

62) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

63) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

64) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

65) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the December 7, 2020, Plan Commission meeting.
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2010-PUD-14
Exhibit 1

Docket Number: 2010-PUD-14 (Ordinance No. 20-39)

Petitioner: Epcon Communities, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning of 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District.

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

Current Land Use: Agriculture

Acreage: 33.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Conceptual Architectural Character
5. Proposed Ord. 20-39 (clean)
6. Proposed Ord. 20-39 (redlined text only)
7. Typical Lot Landscaping
8. Buffer Yards Plan
9. Conceptual Entry Features
10. Conceptual Amenities
11. Updated Project Narrativ
12. Concept Plan Comparison
13. Neighbor Meeting Summary
14. Issue List & Responses
15. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petition received a public hearing at the October 5, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner a neighbor meeting on September 29, 2020. A summary this meeting has been provided by the petitioner and included as **Exhibit 13**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 33.5 acres in size and is located at the southwest corner of 151st Street and Towne Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent zoning districts include the AG-SF1 to the east, south, and west; and Claiborne Farms PUD to the north and west.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner's Narrative (see **Exhibit 11**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High-Density District as the underlying zoning district.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 94 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district).

	Proposed in PUD	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35'	40'
Min. Front Yard Setback	20' for garage door 10' for porch or front door	25'
Min. Side Yard Setback	5'	8'
Min. Rear Yard Setback	20'	25'
Min. Lot Width	52'	50'
Max. Building Height	1 ½ stories	25'
Min. Living Area (Total)	1,400 SF	
One Story		1,200 SF
Story and one-half	Second floor not to exceed 50% of ground level square footage	750 SF (ground floor)

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

Architectural Standards: The PUD Ordinance proposes alternative standards in lieu of those found in Article 6.3(C) of the UDO. The standards address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 4**) that shows some of the elevations and floorplans proposed for the community.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Street Trees: The PUD Ordinance would require one (1) street tree per dwelling lot, per frontage; and one (1) street tree per fifty (50) feet in Common Areas. With a Minimum Lot Size of fifty-two (52) feet, this is a slight reduction in the UDO standard which permits spacing to range between twenty-five (25) and sixty (60) feet, but requires an average spacing of fifty (50) feet. Additionally, the trees would be permitted outside of the right-of-way, so long as they are located within ten (10) feet of the right-of-way.

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed for both the residential lots and the clubhouse.

Residential Lot Landscaping: The proposed landscaping for residential lots is shown in the Typical Lot Landscaping Exhibit (see **Exhibit 7**), and outlined in the chart below:

	Proposed in PUD	UDO requirement (Lots under 8,000 SF)
Shade Trees	0	2
Ornamental/Evergreen Trees	1	1
Shrubs	10	4
Ground Cover	Front Yard: Sod Side/Rear Yards: Seed or sod Fenced Courtyards: Artificial turf, decorative gravel, and/or pavers permitted	No requirement

Clubhouse Area Landscaping and Fencing: The proposed ordinance set specific landscaping and fencing requirements for the clubhouse area which include minimum plantings, permitted ground cover, fence requirements for the pickleball court, and alternative perimeter landscaping requirements for the south property line. The minimum planting proposed in the PUD are six (6) ornamental or shade trees and thirty (30) shrubs on the one (1) acre +/- parcel. The UDO would require 10 trees (shade, ornamental, or evergreen) and no shrubs in the same area.

Perimeter Landscaping: As written, PUD Ordinance proposes alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The differences are shown in the following charts. Additionally, detailed plans for the buffer yards have been provided (see **Exhibit 8**).

External Street Frontage Landscaping (per 100')		
	Proposed in PUD	UDO requirement
Shade Trees	3	3
Ornamental	3	3
Evergreen Trees	4	4
Shrubs	0	25
Mound	None	3' undulating mound
Fence	black four-rail horse fence	No requirement

Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	UDO requirement (Buffer B)
Width	30'	40'
Shade Trees	4	4
Evergreen Trees	4	4
Shrubs	10	10
Mound	None	4' undulating mound along 60% of shared lot line
Other	Mechanical equipment for Dwelling is permitted in this area	Improvements not permitted
Alternative Standard	Areas adjacent to future commercial (shown in pink on Exhibit 8) can be planted with 8 evergreen trees only	No equivalent standard

Infrastructure Standards: As proposed, the PUD Ordinance reduces the minimum ROW width to 50' from the 59' required by the City's Construction Standards. The City Engineer has reviewed this request feels that a 50' ROW is acceptable for this project. All other infrastructure standards default to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Entry Features: The proposed Ordinance includes a Conceptual Entry Feature Exhibit (see **Exhibit 9**). The Entry Features would be constructed in accordance with Article 6.17(G)(1) of the UDO.

Temporary Use and Event: As written, the PUD Ordinance contains standards for Model Homes, including temporary sales and construction trailers. The only change from the standards of the UDO, is allowing permit renewal in 24-month increments instead of the 1-year increment permitted by the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits (collectively attached as **Exhibit 10**). Additionally, the PUD Ordinance requires construction to begin on the clubhouse prior to the issuance of the twenty-fifth (25th) building permit. The UDO requires amenities to be constructed prior to 50% of the permits in the section that the amenity is located in, or within 12 months of the first permit being issued for that section, whichever occurs first.

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2026.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the PUD Ordinance and Exhibits since the Public Hearing (see **Exhibit 6**). Some of these changes are discussed in the response to the Issue List (see **Exhibit 14**). Most of the changes to the ordinance occurred in the Landscaping Standards section. Those changes include: permitting street trees outside of the right-of-way, adding specific landscaping standards for the clubhouse area, updating the required plantings for the external street frontage and buffer yards, permitting mechanical equipment within buffer yards, and adding alternative planting requirements for the buffer areas adjacent to potential commercial areas. Other changes to the ordinance text include a reduction in the number of permitted units, reducing the right-of-way width, and adding additional required amenities.

The layout of the proposed development has also changed, which is reflected in the new Concept Plan (see **Exhibit 3**). A n exhibit was also added which compares the two plans (see **Exhibit 12**). Changes include the decrease in the number of lots, removal of the central street, replacing the two ponds along Towne Road with one central pond, and relocating the amenity center to the south side of the entrance along Towne Road. Additional landscaping exhibits were also added to the proposed ordinance.

COMPREHENSIVE PLAN

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

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic

impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Towne Road, (ii) Collector: 151st Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 14, 2020, City Council meeting.

DEPARTMENT COMMENTS

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

WRITTEN PUBLIC COMMENTS

Docket Number: 2010-PUD-14

Petitioner: Epcon Communities, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning of 33.5 acres +/- from the AG-SF1: Agrculture / Single-Family Rural District to the Courtyards of Westfield PUD District.

Enclosed Attachments:

December 7, 2020, APC Recommendation

- | | |
|-------------------------|------------|
| 1. Laufter, Ross & Tina | 10/05/2020 |
| 2. Laufter, Ross & Tina | 12/06/2020 |

Pamela Howard

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, October 5, 2020 12:55 PM
To: APC; Pamela Howard; Kevin M. Todd, AICP; Laufter, Tina & Ross
Subject: The Courtyards of Westfield PUD - Laufter Residence - Buffer Request
Attachments: The Courtyards of Westfield PUD – Laufter Residence.pptx

Warning: This external email is from rosslauft@hotmail.com. Do not click on unexpected or untrusted links and attachments.

Dear APC,

We have lived and enjoyed our residence in Westfield at 2702 W. 146th since 2000 (20 years). Thank you for your service.

In regards to the Courtyards of Westfield PUD – The PUD borders our property and does not include a buffer for us. We are requesting a buffer be added as described in the PowerPoint attachment.

Best Regards,
Ross and Tina Laufter

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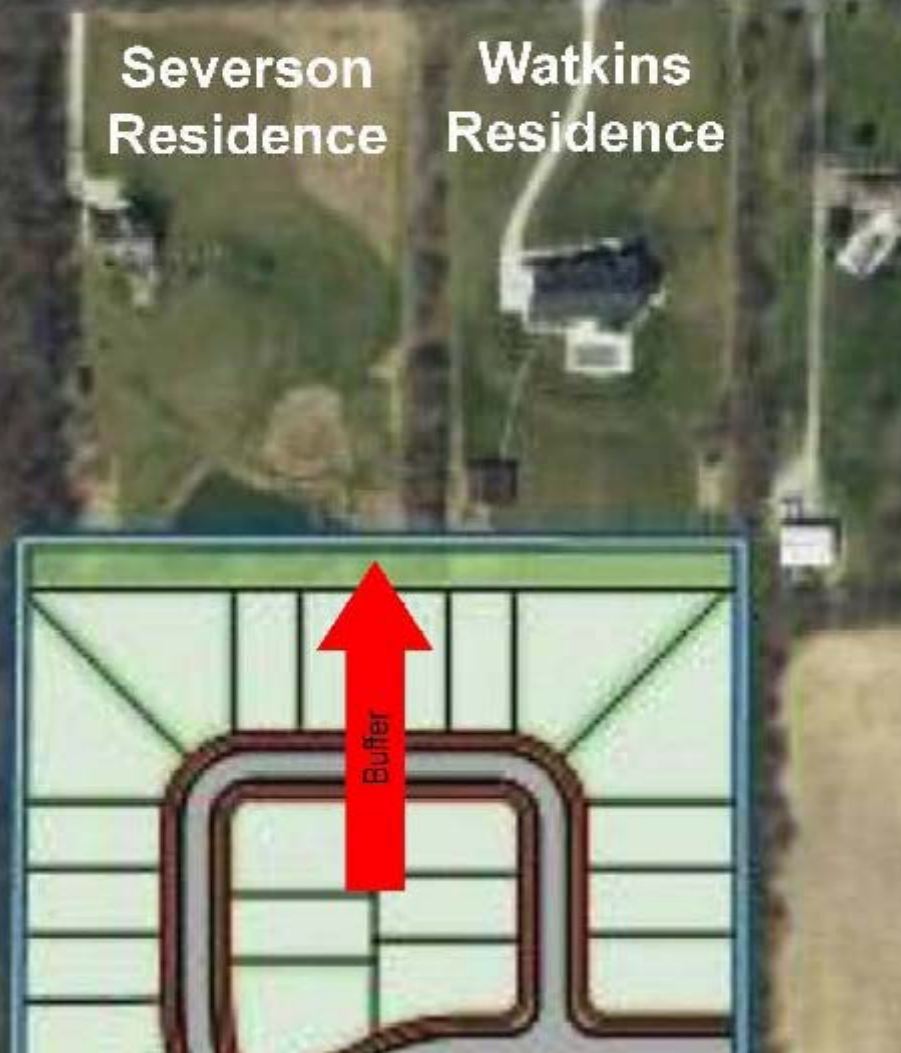
The Courtyards of Westfield PUD – Laufter Residence Proposed Buffer

Laufter Residence

Buffer request (in green)

- 60' Deep - runs length of property line
- Privacy Fence
- Tree and Shrubs
- 8' Mound
- Installed before Occupancy

BUFFER EXHIBIT

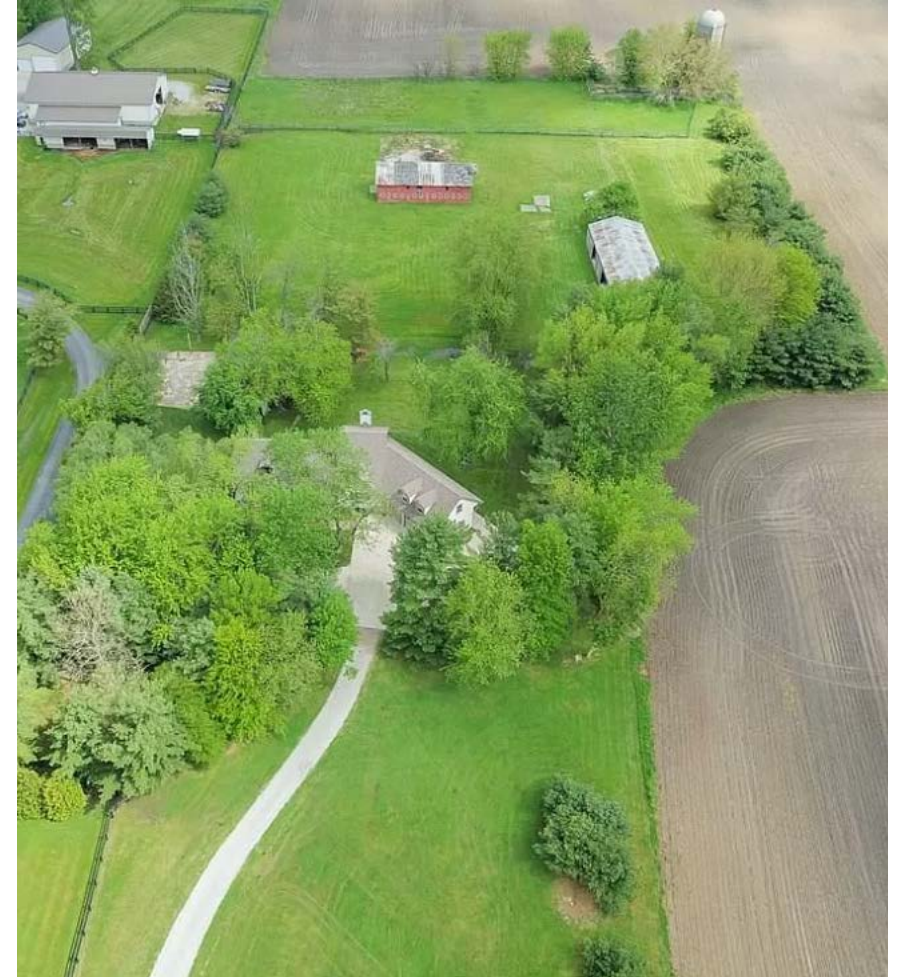


Buffer we are requesting is similar to the approved buffer in the Westchester PUD for Severson and Watkins

Buffer is critical for Safety and Liability



Residence will be properly buffered from a new development that has a different character



Pamela Howard

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Sunday, December 6, 2020 2:57 PM
To: APC; Cindy Spoljaric; Kristen Burkman; Johnathon Nail; Pamela Howard; Tina Laufter; Jason Coffee; Gkelleher@westfield.in.gov
Subject: Fw: Courtyards of Westfield
Attachments: Laufter PUD modification 12.3.2021.pdf

Follow Up Flag: Follow up
Due By: Monday, December 7, 2020 8:00 AM
Flag Status: Flagged

Warning: This external email is from rosslauft@hotmail.com. Do not click on unexpected or untrusted links and attachments.

Hello,

1. We want to make sure the yellow highlighted verbiage (below in the attached picture) regarding not permitting doors or courtyard gates below is in the ordinance.
2. We would really like to get set up and connect to city utilities (sanitary sewer, water, gas, fiber optic) with this development. Please let us know what we need to do to complete this.

Thank you very much,
The Laufters

iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.

D. Southwest Lots: On lots identified on the Concept Plan with an "o" ("Southwest Lots"), Dwelling Units shall not be permitted to include doors or courtyard gates on the rear façade of the Dwelling Units or fenced courtyard areas.

E. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corner frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for

From: Jason Coffee <JCoffee@epconcommunities.com>
Sent: Friday, December 4, 2020 3:01 PM
To: Ross Laufter <rosslauft@hotmail.com>
Subject: Courtyards of Westfield

Ross,

I have appreciated our working relationship as we have worked through the items you raised at the public hearing.

Previously we sent you the revised site plan which now shows the 60' buffer adjacent to your property line.

Please find the attached copy of the revised PUD text which prohibits doors and/or gates on the rear façade of the homes adjacent to your property.

The last item that I will send via separate email is the up-dated site plan which will graphically show the home sites that will be restricted by this PUD modification and the additional 2-3 evergreens planted as extra screening. These evergreens are to be located between the side and rear of our homes near your northeast property corner.

Per our recent phone conversation, with these additional new modifications, you are now comfortable with how we have addressed the items you raised during the public hearing. I will be on the virtual meeting Monday evening and will be happy to add context for our conversation to the planning commission.

Thanks,

Jason R. Coffee P.E.

Vice President, Land Development
Epcon Communities, Inc.
500 Stonehenge Parkway
Dublin, Ohio 43015

614-761-1010 ext 576

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020
2012-PUD-15

Docket Number: 2012-PUD-15 (Ord. 20-48)

Petitioner: Silverthorne Homes (the "Petitioner")

Subject Site Address: Generally located southwest of 186th Street and Spring Mill Road.

Request: Silverthorne Homes requests a change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.

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

Current Land Use: Vacant

Approximate Acreage: 61.4 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-48
5. Concept Plan
6. Character Exhibit
7. Landscape Plan
8. Neighborhood Meeting Summary

Staff Reviewer: Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the November 11, 2020, City Council meeting. The petition will receive a public hearing the December 7, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, November 11, at Monon Trails Elementary School. A summary of the meeting is attached as **Exhibit 8**.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 61.4 acres +/- located generally 2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street (see **Exhibit 2**).



The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. The Springmill Trails PUD District is located to the west, the Orchard View I PUD District is located to the south and AG-SF1 and the Garden Market PUD District exist to the east.

This petition will have a public hearing at the December 7, 2020, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to the Somerset PUD District (Ordinance 20-48) for a single-family detached residential community with relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is SF4: Single-Family High Density District.

Permitted Uses: All uses in the Underlying Zoning District as defined by the Westfield-Washington Township Unified Development Ordinance (UDO). Accessory Buildings and above ground pools shall be prohibited.

The total number of Dwellings permitted shall not exceed one hundred and fifty-one (151) Single-family Detached Dwelling Units.

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>Somerset</u>	<u>UDO (SF4)</u>
Minimum Lot Area	8,750 SF	9,000 SF
Minimum Setback Lines		
Front Yard	25 feet	25 feet
Side Yard	5 feet	8 feet
Rear Yard	15 feet	25 feet
Minimum Dwelling Separation	15 feet	
Minimum Lot Width	70 feet	50 feet
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Total)		
One Story	1,800 SF	1,000 SF
Two Story*	2,200 SF	

* 900 SF Minimum Ground Floor Area



Development Standards:

The proposed PUD sets forth to modify the Architectural Standards of the UDO with Character Exhibits (see **Exhibit 6** or **Exhibit D** of the PUD), masonry on at least fifty (50%) percent of the Front Building Façade unless it has a front porch then it requires a minimum thirty (30%) percent, a minimum of a 6:12 primary roof pitch, dusk-to-dawn carriage lights, dimensional or architectural grade shingles, shutters are required on all Front Façade windows and all windows have window grids and trim with a nominal thickness of one (1) inch by four (4) inches, vinyl siding prohibited, and garage standards.

The proposed PUD sets to replace the UDO Perimeter Lot requirements for Rear and Side Building Facades with a standard that requires Lots indicated on the Concept Plan (see **Exhibit 5** or **Exhibit C**) with the (*) to have a sunroom, screened-in porch, covered patio or covered porch, or a four (4) feet deep offset on the rear.

The proposed PUD sets the Minimum Lot Landscape requirements to the Single-family Residential from the UDO and the Established Front Yard be sodded on all Lots.

Design Standards:

No buffer yards are required on the west and south boundaries of the District as per the UDO. A thirty (30) foot Buffer shall be provided along the east boundary separating the District from the AG-SF1 zoned property with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. A fifteen (15) foot Buffer shall be provided along the north boundary separating the District from the AG-SF1 zoned property requiring four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. The UDO sets this Buffer Yard as type B which would require a forty (40) foot Buffer with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with a four (4) foot tall undulating mound for at least 60% of the length of the shared Lot Line.

Common Area A, External Street Frontage Landscaping is set by the PUD to have four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with no mounding. The UDO sets this External Street Frontage Landscaping at a thirty (30) foot deep landscape area that includes four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet with a three (3) foot tall undulating mound along the entire External Street frontage.

A Tree Preservation Easement (TPE) will be established along certain areas of the perimeter of the development, as depicted in **Exhibit C** of the PUD, with a Tree Inventory.



Duration:

This Ordinance shall remain in full force and effect so long as a primary plat application is filed. Should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned classification or to be maintained under this Ordinance.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 7, 2020, 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 December 7, 2020, 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.

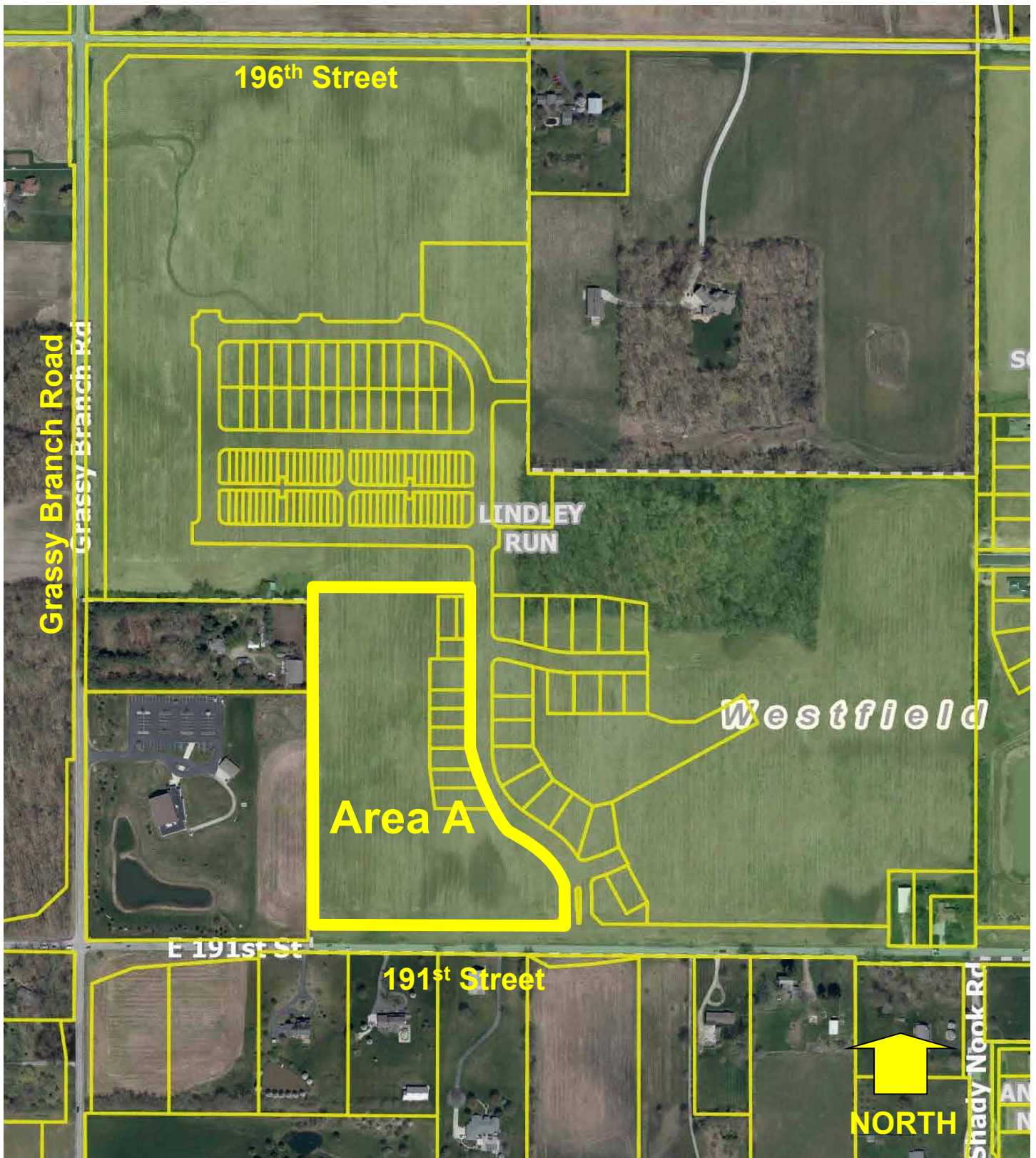


WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2020

2012-PUD-15

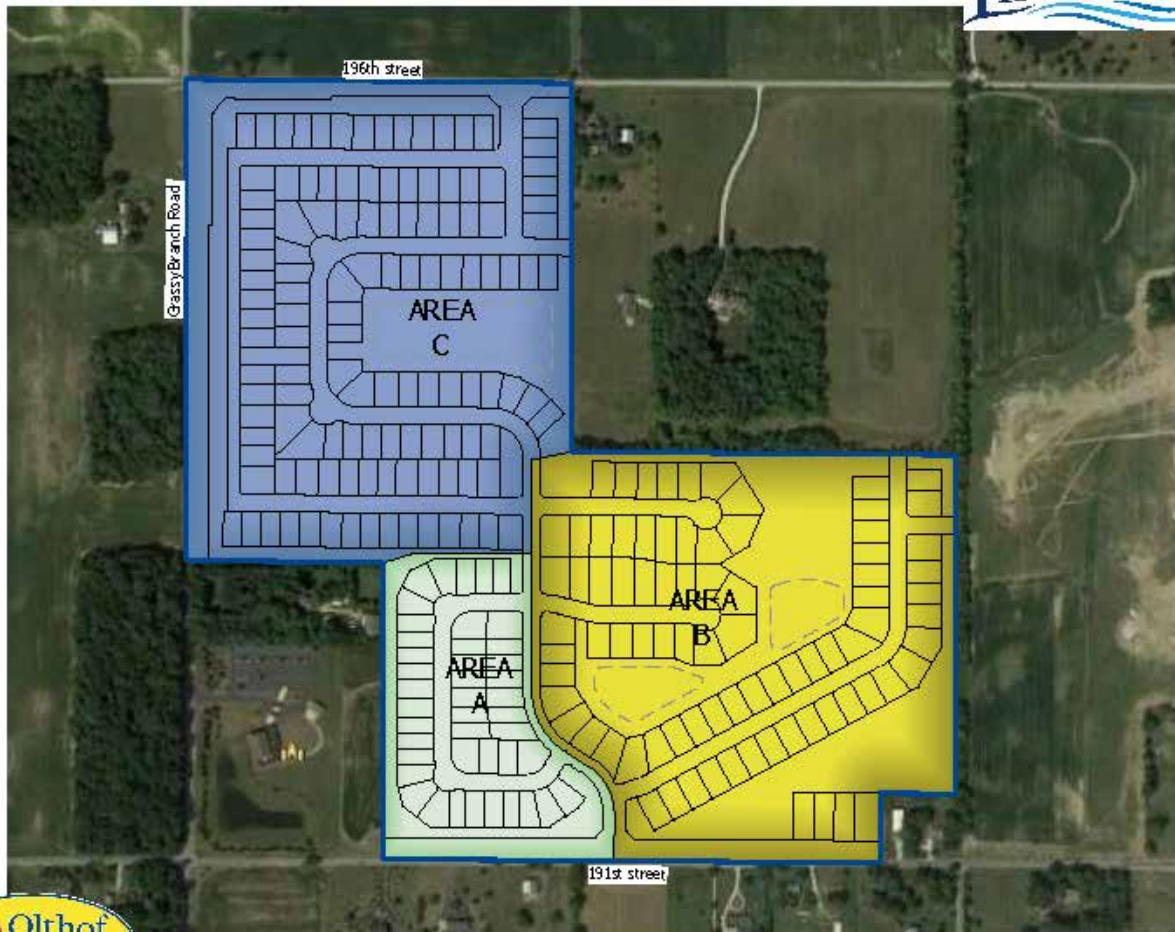
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.



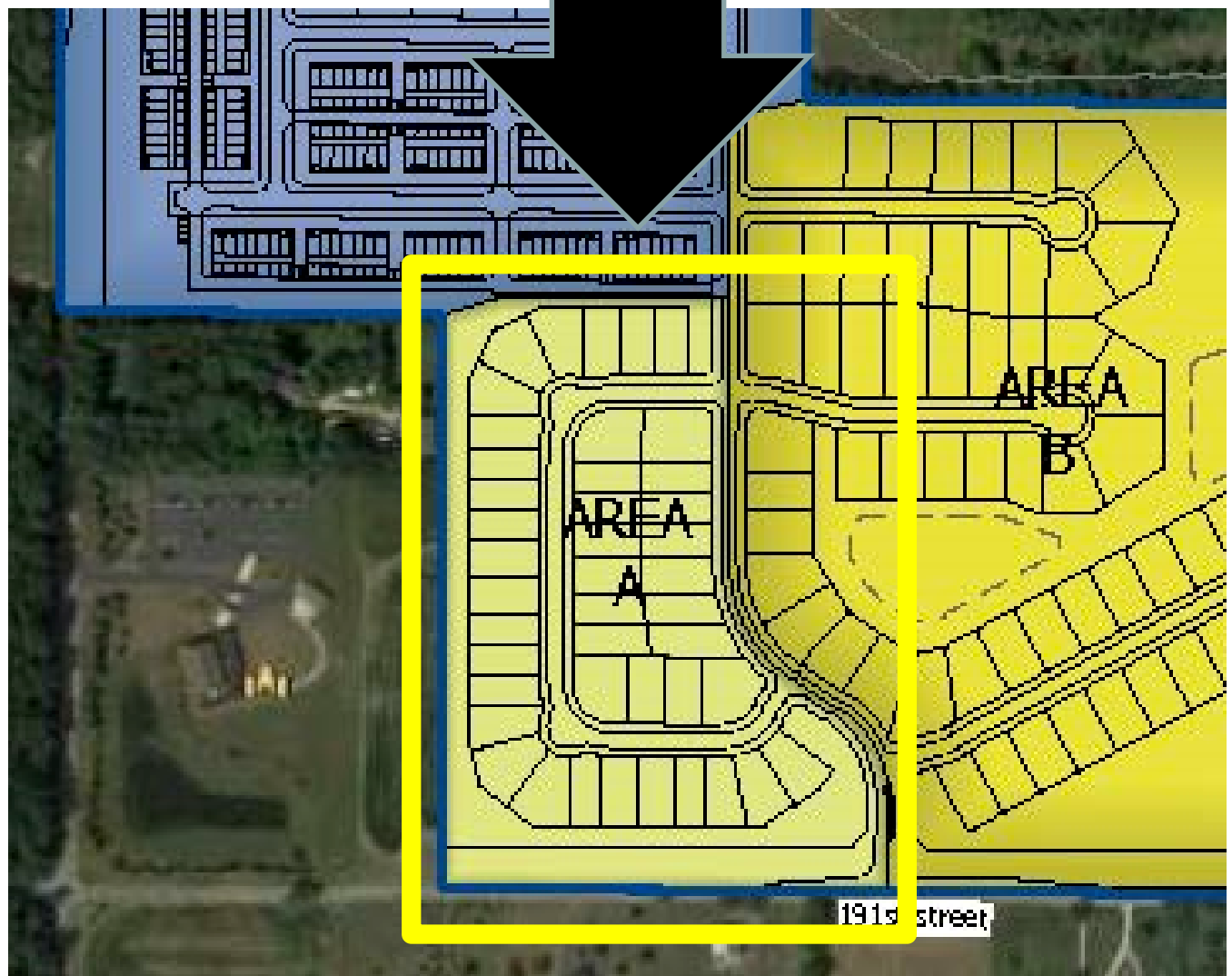
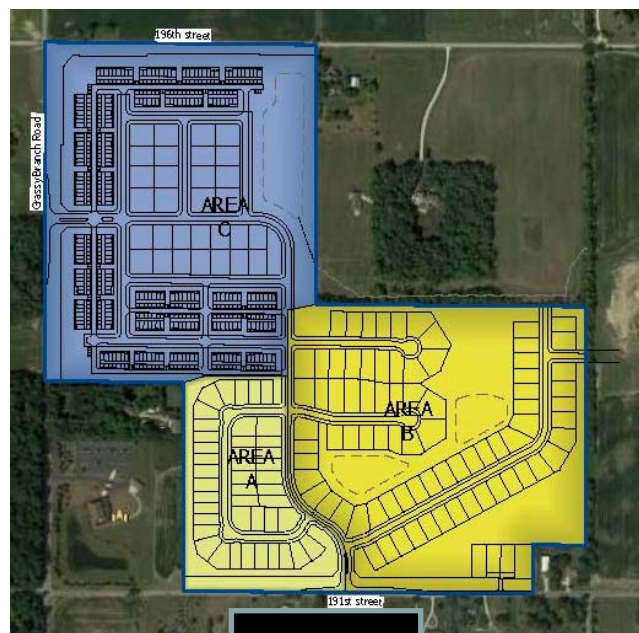
Lindley Run (Area A)
Site Location Map / Aerial Photograph

Area Map

LINDLEY RUN



Lindley Run (Area A)
Site Location Map / Aerial Photograph



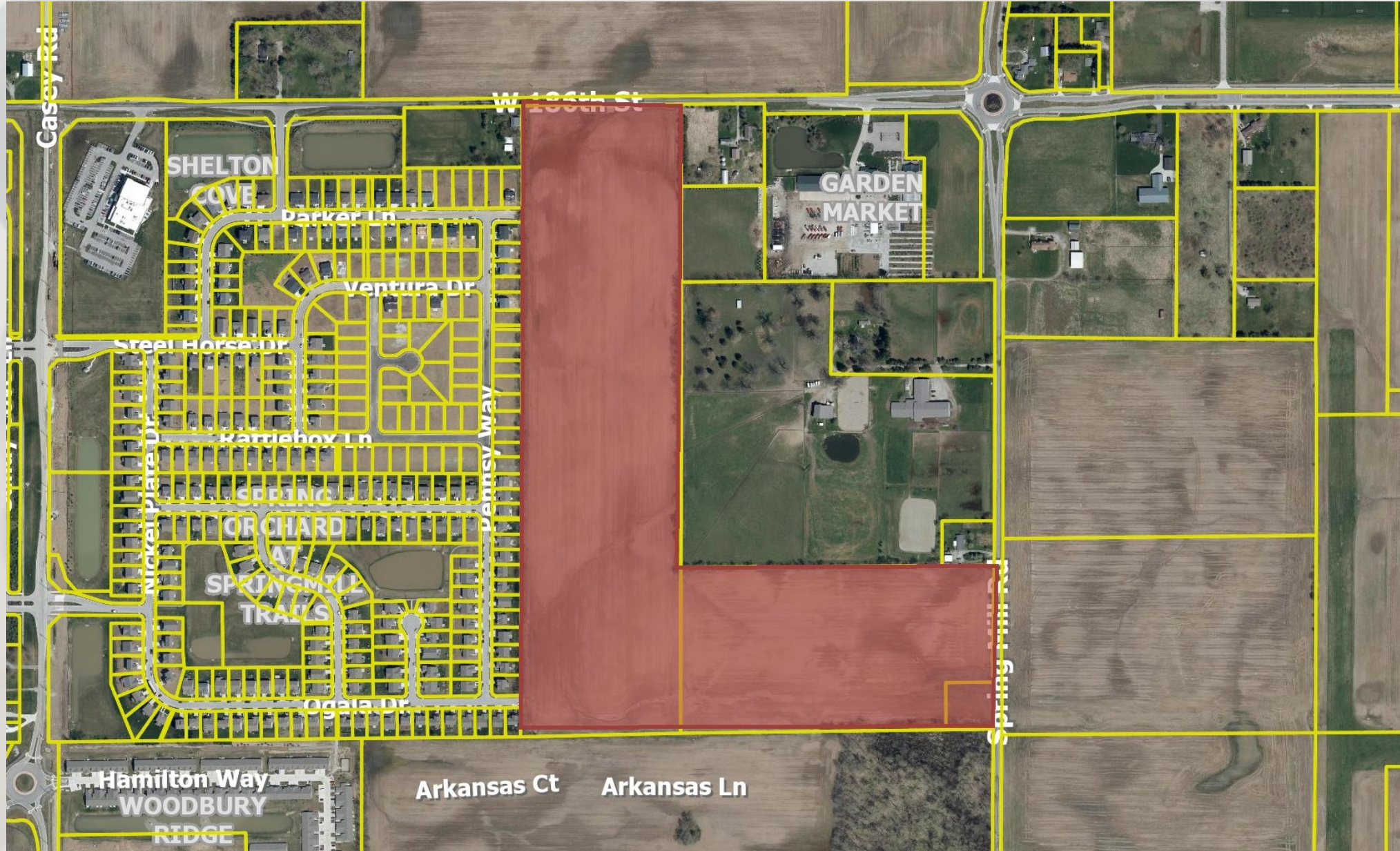




SOMERSET BY SILVERTHORNE HOMES

The City of Westfield

AERIAL MAP OVERLAY





DEVELOPMENT OVERVIEW

- APPROXIMATELY 61ACRES
- CURRENT ZONING: AG/SF1
- PROPOSED ZONING: PUD
- DENSITY: 2.5 UNITS PER ACRE
- NUMBER OF HOMES: 151
- PRESERVATION OF OPEN SPACE – 14 ACREA
- PASSIVE AND ACTIVE RECREATION AREAS
 - LAKES
 - TRAILS
 - ACCESS TO ORCHARD VIEW AMENITIES



SILVERTHORNE HOMES

- **TRADITIONAL SINGLE FAMILY PRODUCT**
 - 12 FLOOR PLANS
 - SINGLE AND TWO STORY FLOOR PLANS
 - LIVING AREAS FROM 1,800 TO 3,200 SQUARE FEET
- **DURABLE CONSTRUCTION**
- **QUALITY FEATURES**



NEW STATE OF THE ART DESIGN CENTER

- 3900 SQFT. DESIGN AREA
- PROFESSIONAL DESIGN STAFF
- BUYER SPECIFIC SELECTIONS



“I LOVE HOW MUCH CUSTOMIZATION THE COMPANY ALLOWS IN THE PROCESS, HOME BUYERS TRULY FEEL LIKE THEY ARE DESIGNING AND BUILDING THEIR OWN HOME”

- Michael W.



CONCLUSION

- EXCELLENT LOCATION
 - TRAILS AND CONNECTIVITY
 - TRANSITION FROM ADJACENT USES
- DIVERSE HOUSING OPTION
 - A MULTITUDE OF ELEVATIONS
 - BRICK, SIDING STYLES, ADDITIONAL SQ. FT.
- QUALITY DEVELOPMENT
 - THOUGHTFUL LAYOUT
 - ACCESS TO ORCHARD VIEW AMENITY AREAS
 - ENHANCED LANDSCAPING/BUFFERING
- PRESERVE HOME VALUE
 - DURABLE MATERIALS/EXTENSIVE WARRANTIES
 - NO VINYL





THANK YOU

SOMERSET BY SILVERTHORNE HOMES

CAITLIN DOPHER
ENTITLEMENT MANAGER
CAITLIN.DOPHER@YOURARBORHOME.COM
317-842-1875 Ext. 139



ORDINANCE NUMBER 20-39

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

“Courtyards of Westfield”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-14 (the “**Petition**”), requesting an amendment to the UDO and 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 the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (X-X vote) 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 _____, 2020;

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, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Courtyards of Westfield 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 UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) 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 UDO.
- 1.4 All provisions and representations of the UDO 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 UDO.

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

Section 4. Underlying Zoning District. The “**Underlying Zoning District**” for the Real Estate shall be SF4: Single-Family High-Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 94.

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

6.1 The following standards shall apply to the District except as modified below:

- A. Minimum Lot Area 6,000 square feet
- B. Minimum Lot Frontage 35 feet

- C. Minimum Building Setbacks
 - i. Front Yard Distance from garage door to right-of-way line – 20 feet
Distance from front porch, front door, or courtyard fence – 10 feet
 - ii. Side Yard 5 feet (10 feet between Dwelling Units)
 - iii. Rear Yard 20 feet
- D. Minimum Lot Width 52 feet
- E. Maximum Building Height 1 ½ stories
(2nd floor not to exceed 50% of ground level square footage)
- F. Minimum Living Area (Total) 1,400 square feet

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with 24 elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“**Perimeter Lots**”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one (1) or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.
 - ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

- iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.

D. Southwest Lots: On lots identified on the Concept Plan with an “●” (“Southwest Lots”), Dwelling Units shall not be permitted to include doors or courtyard gates on the rear façade of the Dwelling Units or fenced courtyard areas.

D.E. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E.F. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

E.G. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

E.H. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H.I. Shingles. All homes shall have dimensional or architectural grade shingles.

I.J. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:

- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
- ii. Each garage shall include at least two (2) coach lights.
- iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:
- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located outside the public right-of-way within ten (10) feet of the right-of-way.
 - ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“**Typical Lot Landscaping**”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
 - ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iii) below. For corner lots, sod shall be planted in both Front Yards.
 - iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Clubhouse Area Landscaping and Fencing:
- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
 - ii. The front of the clubhouse shall be planted with sod. Side and rear yards shall be seeded or sod.
 - iii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
 - iv. Perimeter screening along the south property line of the “Clubhouse Amenity Area” identified in Exhibit K may be planted with eight (8) evergreen trees per 100 feet in lieu of the Perimeter Landscaping in Section 7.2(D)(v) below.
 - v. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (**“Buffer Yards Plan”**).
- ii. External street frontage landscape areas shall include a minimum width of thirty (30) feet and may be included within the Lots as shown in Exhibit F (Buffer Yards A and B), attached hereto and incorporated herein (**“Conceptual Perimeter Street Buffer Landscape Treatment”**). Black, four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees and three (3) ornamental trees. Street Trees along external streets shall be required subject to approval by the Department of Public Works Director.
- iii. Buffer Yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan, more specifically shown in Exhibit G (Buffer Yard C), attached hereto and incorporated herein (**“Conceptual Residential Buffer Landscape Treatment”**), and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
- iii.iv. Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan.
- iv.v. Buffer Yard landscaping required along the southernmost property line of the Real Estate (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer yard. Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs. Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed. Additional plantings shall be permitted.

vi. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.

v.vii. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.

vi.viii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.3 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 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. Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit H (“**Conceptual Entry Features**”).

7.5 Temporary Uses and Events. Article 6.18(J) Model Homes shall apply except as modified below:

- A. The number of Model Home Temporary Uses shall not be limited.
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District. Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit I (“**Conceptual Open Space and Pedestrian Connectivity Plan**”) and Exhibit J (“**Conceptual Amenities Plan**”),

both attached hereto; (b) a minimum of three (3) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit K, attached hereto (**“Conceptual Clubhouse Amenity Area Enlargement”**). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) a pickleball court. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.

Section 9. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling Unit in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

[The remainder of this page is intentionally left blank.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-39 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-39**
this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-39**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

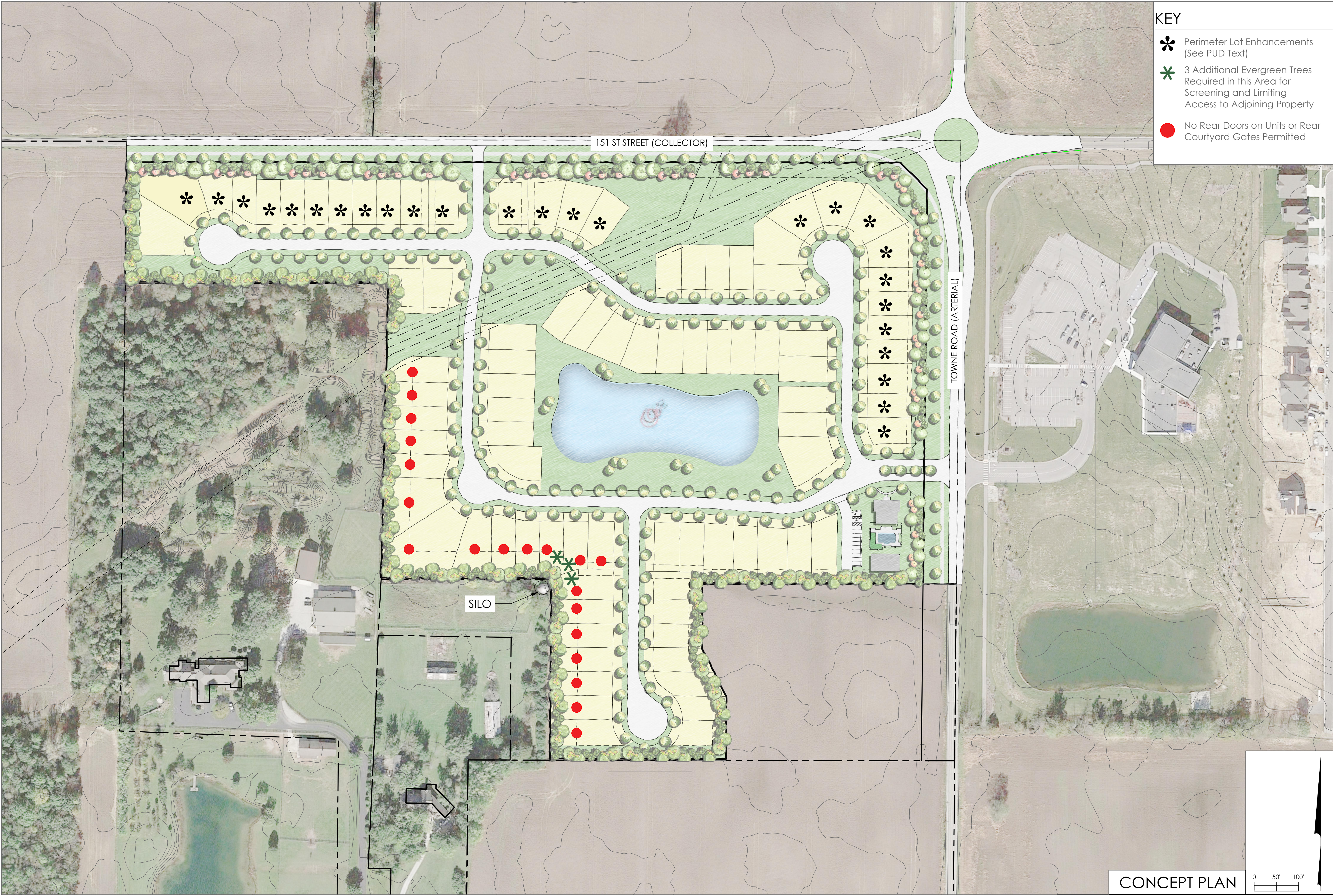
This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

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: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yards Plan
Exhibit F	Conceptual Perimeter Street Buffer Landscape Treatment
Exhibit G	Conceptual Residential Buffer Landscape Treatment
Exhibit H	Conceptual Entry Features
Exhibit I	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit J	Conceptual Amenities Plan
Exhibit K	Conceptual Amenity Area Enlargement

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- KEY**
- * Perimeter Lot Enhancements (See PUD Text)
 - * 3 Additional Evergreen Trees Required in this Area for Screening and Limiting Access to Adjoining Property
 - No Rear Doors on Units or Rear Courtyard Gates Permitted

The Courtyards of Westfield

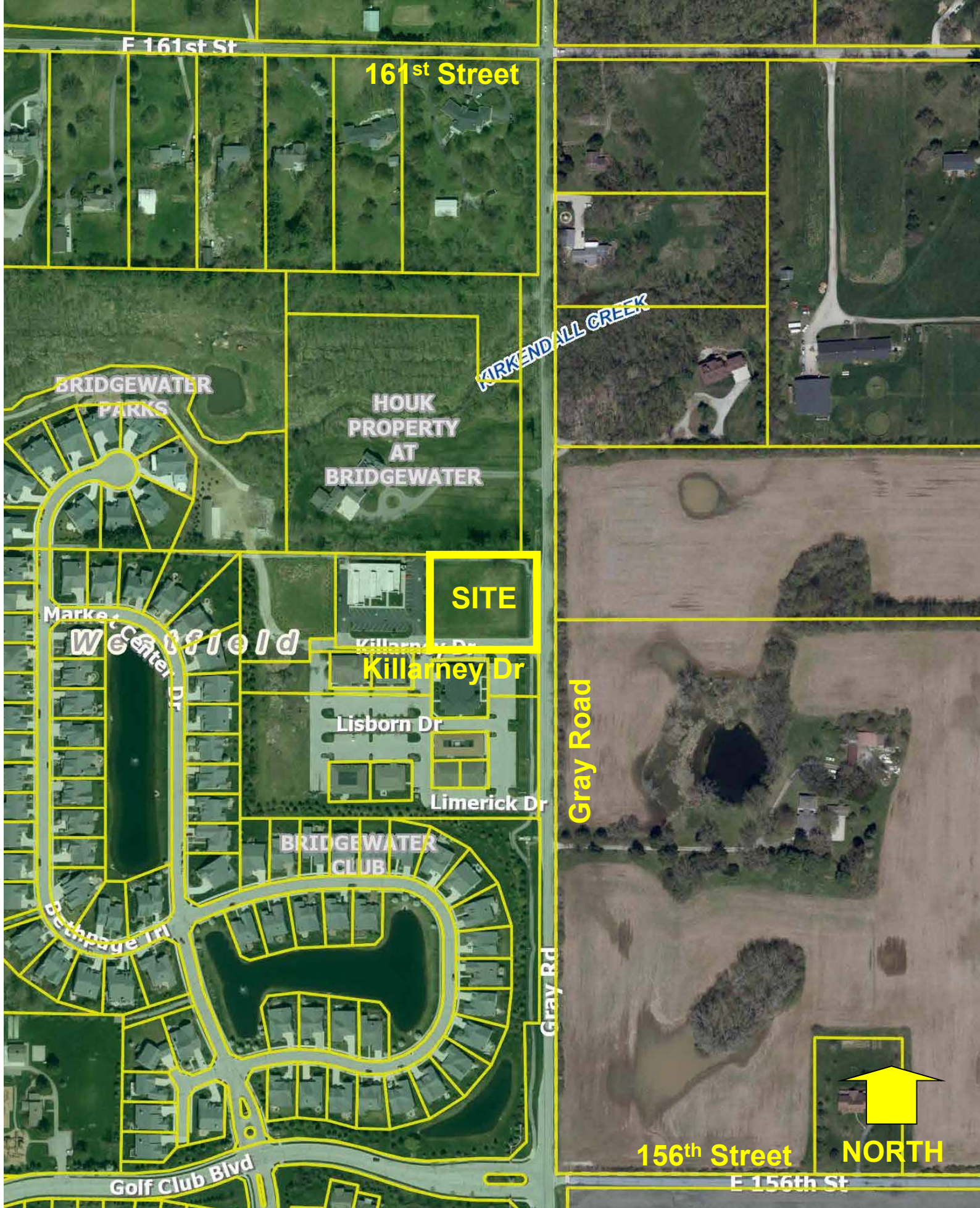
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON[®]
Communities
500 STONEHENGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHT
Evans, Mechwart, Hamilton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
300 New Albany Road, Columbus, IN 47203
Phone: 317.732.7329 Fax: 317.732.7346
emht.com

DATE:	DECEMBER 4, 2020
REVISED:	
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Animal Eye Clinic
Site Location Map / Aerial Photograph

Veterinary clinics and hospitals without animal boarding.

The permitted use shall be limited to veterinary specialty medicine with no overnight boarding and no outside kenneling **(animals kept overnight in the course of medical treatment is permitted)**. Specialty services may include but are not limited to, dermatologist, ophthalmologist, cardiologist, etc. The use shall not permit general veterinary medicine **or 24-hour emergency clinic**.