



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_06_2021

Monday, December 06, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 06, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

November 15, 2021 APC Minutes

Documents: [APC Minutes - November 15, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

MISCELLANEOUS BUSINESS

Request to suspend APC Rule of Procedure

CTC02, LLC by Total Engineering Solutions Co. requests suspension of Article VIII(1) (b) of the Westfield / Washington Planning Commission Rules of Procedure as it relates to the required Yard Signs.

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

ITEMS OF BUSINESS

2111-PUD-27

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Hub Layout](#) | [Exhibit 5: Proposed Ordinance 21-45](#) | [Exhibit 6: Mixed Use Character Exhibit](#) | [Exhibit 7: Townhome Elevations](#) | [Exhibit 8: Single Family A Elevations](#) | [Exhibit 9: Single Family B Elevations](#) | [Exhibit 10: Buffer Yard Exhibit](#) | [Exhibit 11: Lot Landscaping Exhibit](#) | [Exhibit 12: Narrative Statement](#) | [Exhibit 13: Issue List Response](#) | [Exhibit 14: Public Comment](#) | [Exhibit 15: Neighbor Meeting Summary](#) | [Exhibit 16: Redlined Proposed Ordinance](#)

PUBLIC HEARING ITEMS

2112-ODP-25 & 2112-SPP-25 [PUBLIC HEARING]

Courtyards of Westfield Plat Amendment

Southwest corner of Towne Road and West 151st Street

Epcon Communities, LLC by Church Church Hittle + Antrim requests amendments to the Overall Development Plan and Primary Plat for the Courtyards of Westfield.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Amended Primary Plat & Overall Development Plan](#) | [Exhibit 5: Previously Approved Primary Plat & Overall Development Plan](#)

2112-ODP-26 [PUBLIC HEARING]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

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

2112-ODP-27 & 2112-SPP-26 [PUBLIC HEARING]

Casey Corner

East of Ditch Road, West of Casey Road

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

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

2112-PUD-29 [PUBLIC HEARING]

Springwater PUD

East of South Union Street and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 21-52](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Open Space Amenity and Preservation Exhibit](#) | [Exhibit 7: Narrative Statement](#) | [Exhibit 8: Neighbor Meeting Summary](#) | [Exhibit 9: Existing Variance \(83-V-1\)](#) | [Exhibit 10: Public Comment](#)

ITEMS CONTINUED TO A FUTURE MEETING

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)

2101-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22 [CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.

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

2111-PUD-26 [CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

2111-PUD-28 [CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

2112-SPV-01 [CONTINUED]

Style-Rite Meadows Plat Vacation

Southeast corner of 203rd Street and Tomlinson Road

Chatham Hills, LLP requests to vacate Lots 5 through 27 inclusive and 29 through 31 inclusive of the Style-Rite Meadows Subdivision.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2112-ODP-26
Project Name: Southpark Industrial
Subject Site Address: 16465 Southpark Drive (the "Property")
Petitioner: CTC02
Representative: Total Engineering Solutions Co.
Request: Overall Development Plan review of 1 Lot on 3.69 acres +/- in the Southoak Planned Unit Development (PUD) District.
Current Zoning: Southoak PUD
Current Land Use: Vacant
Approximate Acreage: 3.69 acres +/-
Property History: Southoak PUD ([Ord. 03-12](#), 06/09/2003)
Detailed Development Plan (2112-DDP-44, *pending*)

Staff Reviewer: Caleb Ernest, Senior Planner

BACKGROUND

The Property is currently zoned the Southoak PUD District.

Ordinance 03-12, Southoak PUD (0303-PUD-01), was approved at the June 9, 2003, Town Council meeting.

The comments contained herein are in review of the filed Overall Development Plan scheduled for the December 6, 2021, 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 overall development plan and detailed development plan have 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 Overall Development Plan and Detailed 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) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**
- 5) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 6) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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

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

- 8) Proposed name of the development.
- 9) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

- 10) Address and legal description of the property.
- 11) Boundary lines of the property including all dimensions.



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

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

- 13) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

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

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

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

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

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

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

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

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

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



- 21) Names of legal ditches and streams on or adjacent to the site.
- 22) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 23) Identify buildings proposed for demolition.
- 24) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 25) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 26) Misc.

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

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Southoak PUD District (Ord. 03-12), except for those items identified as outstanding below.

Section 5. Modifications to Underlying Zoning:

27) Standards applicable to all areas:

- a) Minimum Tract Requirement: 1.3 acres
- b) With respect to the Real Estate, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 8.
- c) Except as set forth in Section 5.B.3 & 5.D.3 below, the Real Estate shall be exempt from the application of the U.S. Highway 31 Overlay Zone provisions, now codified under Section 16.04.070 of the Zoning Ordinance (the "Overlay Zone") and, therefore, the Overlay Zone shall be inapplicable to the Real Estate, except as set forth in Section 5.B.3 and 5.D.3 below.



- d) With respect to the Real Estate, outdoor sales and storage are prohibited, and all Monon Uses, Internal Uses and Southern Uses permitted as set forth in Exhibit 3 attached hereto shall be conducted only inside buildings constructed upon the Real Estate.

28) Additional Provisions for Southern Area:

- i) The uses permitted in the Southern Area include only the Southern Uses.

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

- ii) Maximum Building Height: 25 feet

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

- iii) For each building, loading and unloading berths shall be permitted, at the discretion of the owner, (i) on the side elevation if with a minimum of eight (8) external corners, and (ii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.

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

- iv) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

Exhibit 2: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

- 29) Lot Frontage on Road: Not less than 70 feet

30) Minimum Setback Lines:

- a) Front Yard: Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
- b) Side Yard: Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width.
- c) Rear Yard: Not less than 40 feet in depth.



- 31) Minimum Lot Width: None
- 32) Maximum Building Height: Shall not exceed 60 feet
- 33) Minimum Gross Ground Level Space: None
- 34) Off-Street Loading and Parking:
- a) Loading Berths - Off-street loading berths shall be subject to the requirements as set out by the Director in accordance with the following guidelines. Exceptions can be granted by the Director upon presentation of justification for a lesser number of loading berths. Additional berths may also be required to serve the needs of the proposed business or industry.
 - i) Industrial Manufacturing and Warehousing - One loading berth for each 40,000 square feet or additional fraction thereof.
 - ii) Other Local and General Business - One loading berth for businesses with 5,000 square feet to 10,000 square feet. Two loading berths for businesses with 10,001 square feet to 25,000 square feet - Over 25,000 square feet, one additional berth for each 25,000 square feet or fraction thereof.
 - b) Off-Street Parking:
 - i) Size: A required off-street parking space shall be at least 10 feet in width and at least 20 feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet.
 - ii) Access Aisle Width (90 degree parking space angle): 24 feet
 - iii) Surfacing: All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four inches thick, and surfaced with all-weather, dustless material.
 - iv) Lighting: A system of floodlights shall be installed to provide an adequate standard of illumination over the, entire parking lot of planned business developments during business hours and minimum security illumination during non-business hours. All flood lights shall be shielded so that minimum glare will extend to the adjacent property and shall meet requirements of the Public Works Department.

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



- v) Required Spaces: Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

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

Exhibit 4: Development Plan Review:

35) Any Industrial District

a) Site Access and Site Circulation:

- i) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

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

- ii) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- iii) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.

b) Landscaping – See “Exhibit 5, Landscaping Standards” below.

c) Lighting – See “Exhibit 6, Lighting Standards” below.

d) Signs

Comment: To be reviewed with Sign Permit application.

36) Building Orientation

- a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

- b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District
- c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District
- d) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

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

37) Building Materials –See Exhibit 8, Building Materials below

Exhibit 5: Landscaping Standards:

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

38) Lines of Sight – Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).

- a) No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Roads or Street,
- b) In the case of rounded property corners, the above distances shall be measured from the point at which the right-of-way lines would intersect if they were not to have been rounded at the corner.

39) Trash and Loading Facilities—Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

- 40) Heating and Cooling facilities—Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

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

- 41) Softening of Walls and Fences—Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect.

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

- 42) On-site Requirements

Industrial District (3.69 acres)			
	Required	Provided	Remaining
Shade Trees (5 per acre)	20		
Evergreen/Ornamental Trees (5 per acre)	20		
Shrubs (25 per acre)	100		

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

- 43) Road Frontage Standards

- a) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements.

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

- 44) Buffer Yard Requirements:

- a) Minimum Required Buffer Yard: 40 feet*

- i) *Non-residential proposed district adjacent to residential district.

West Buffer Yard (est. 331.27 Linear Feet)			
per 30 Linear Feet (LF)	Required	Provided	Remaining
One (1) Evergreen Tree	12		
Five (5) Evergreen Shrubs	56		

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

South Buffer Yard (est. 526.44 Linear Feet)			
per 30 Linear Feet (LF)	Required	Provided	Remaining
One (1) Evergreen Tree	18		
Five (5) Evergreen Shrubs	88		

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

45) Parking Area Landscaping:

- a) Interior Parking Lot Landscaping:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- i) Parking Lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

b) Perimeter Parking Lot Landscaping:

- i) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- ii) Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

West of Entrance (est. 95.5 Linear Feet)			
	Required	Provided	Remaining
One (1) Tree per 30 Linear Feet	4	5	0
One (1) shrubs per 3 Linear Feet	32	27	5

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

East of Entrance (est. 95.9 Linear Feet)			
	Required	Provided	Remaining
One (1) Tree per 30 Linear Feet	4	6	0
One (1) shrubs per 3 Linear Feet	32	9	9

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

46) Recommended Plant Materials

- a) Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

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

- b) Plant Use Table, suggests appropriate uses for each species of tree, shrub, ground cover, and vine.

- c) A minimum of three (3) different species of shade trees shall be used per each development site.

Exhibit 6: Lighting Standards:

47) General Lighting Standards:

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

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

Exhibit 8: Building Materials

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

- 48) In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:

- a) Brick or other masonry material. Other masonry materials shall include:

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

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

DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the December 6, 2021, 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.



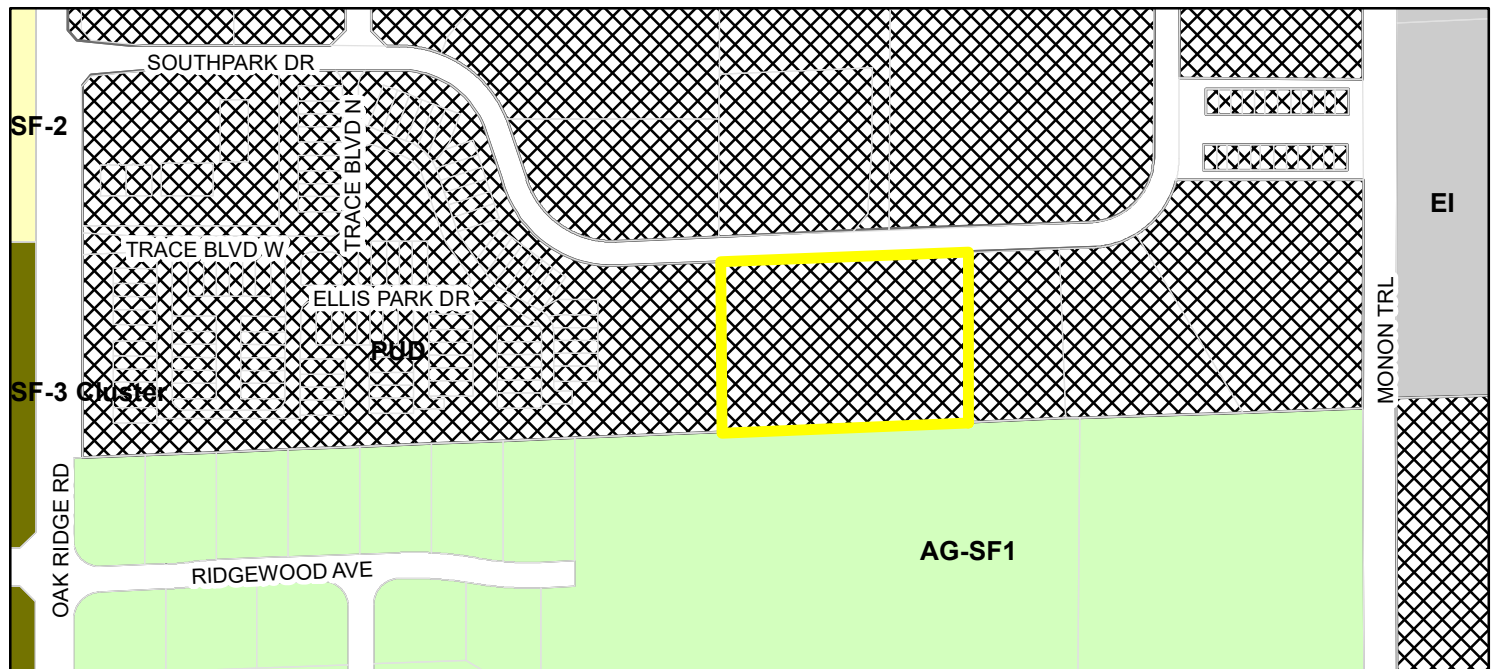
Property Location Map
Southpark Industrial
Overall Development Plan & Detailed Development Plan
2112-ODP-26 & 2112-DDP-44



Aerial Location Map



Zoning Map



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

NEW WAREHOUSE & OFFICE BLDG

16465 SOUTHPARK DRIVE

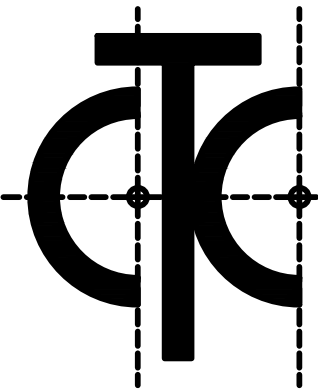
WESTFIELD, IN

UTILITY CONTACT INFORMATION

GAS INDIANA GAS / VECTREN PO BOX 1700 NOBLESVILLE, IN 46061 CHAD MILLER (317) 776-5590	SEWER AND WATER CITIZENS ENERGY GROUP 2150 DR. MARTIN LUTHER KING, JR. DRIVE INDIANAPOLIS, IN 46202 MITCH HOUSE (317) 917-5294	ELECTRIC DUKE ENERGY 100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062 JD COX (317) 776-5350
TELEPHONE AT&T 240 N MERIDIAN STREET INDIANAPOLIS, IN 46204 WENDY NOBLE (317) 610-5440	STORM & DRAINAGE WESTFIELD PUBLIC WORKS DEPT. 2706 E 171st STREET WESTFIELD, IN 46074 JOHN RANKIN (317) 804-3147	CABLE COMCAST CABLE 5330 E 65th STREET INDIANAPOLIS, IN 46220 EARL SMALL, JR. (317) 982-1161

OWNER/DEVELOPER
Commercial Team Construction
16465 Southpark Drive
Westfield, IN 46074

CONTRACTOR



**COMMERCIAL TEAM
CONSTRUCTION**

1715 S. Franklin Road
Indianapolis, IN 46219
Ph. (317) 782-8300
Fax (317) 782-8301

CIVIL/SITE ENGINEER

Total Engineering Solutions Co., LLC
9955 Crosspoint Blvd., Suite 100
Indianapolis, Indiana 46256

STORM SEWER SUMMARY TABLE

ITEM	TYPE	QUANTITY
STORM INLET	PRECAST CONCRETE	X
12" STORM PIPE	RCP	X
18" STORM PIPE	RCP	X

WATER QUALITY SUMMARY TABLE

WATER QUALITY UNIT DESCRIPTION	NORTHING	EASTING
AQUA SWIRL MODEL AS-7 (Existing)	XXX	XXX

THIS TOPOGRAPHIC SURVEY WAS CREATED USING GPS EQUIPMENT AND THE InCORS NETWORK
SYSTEM OPERATED BY THE INDIANA DEPARTMENT OF TRANSPORTATION. THE InCORS SYSTEM IS
ON THE NAD83 HORIZONTAL AND NAVD 88 VERTICAL DATUMS.

CP#1: CAPPED REBAR SET N=1615556.1160 E=181366.0180 ELEV=682.134
CP#2: CAPPED REBAR SET N=1615547.6220 E=181117.2730 ELEV=683.363

WASHINGTON TOWNSHIP
HAMILTON COUNTY



LOCATION MAP
NOT TO SCALE

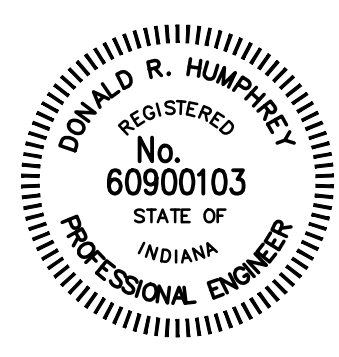


VICINITY/LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	TITLE
C100	TOPOGRAPHIC SURVEY
C101	SITE IMPROVEMENTS PLAN
C102	SITE GRADING PLAN
C103	EROSION CONTROL PLAN
C104	SITE UTILITY PLAN
C105	LANDSCAPE PLAN
C106	SITE/CIVIL DETAILS
C107	STORM SEWER DETAILS
C108	SANITARY SEWER & WATER DETAILS
C109	EROSION CONTROL DETAILS
C110	STORMWATER POLLUTION PREVENTION PLAN

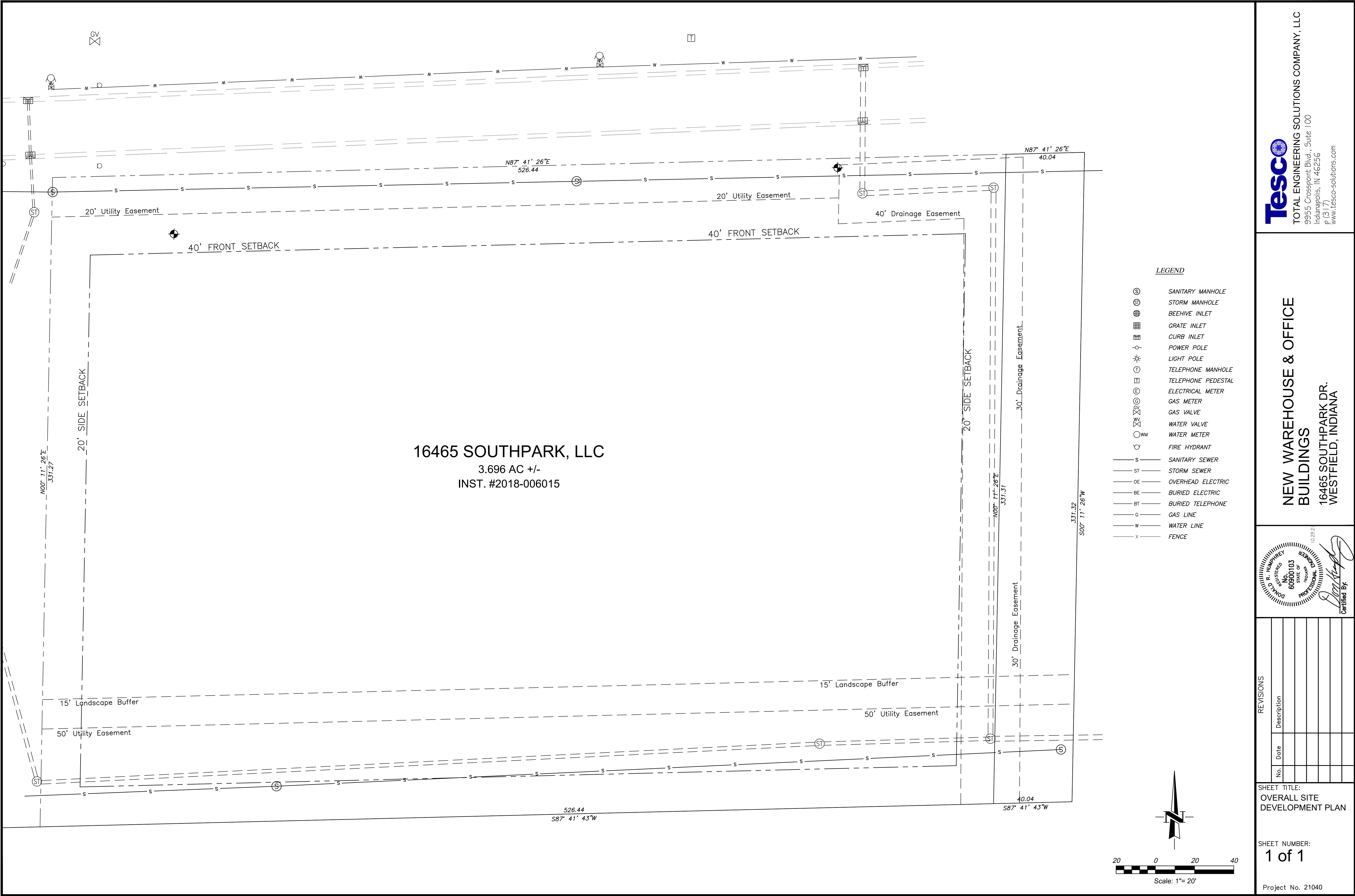
Drainage Review Plans



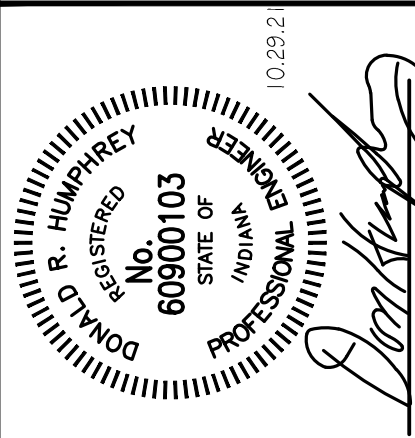
Certified By:

Donald R. Humphrey
DONALD R. HUMPHREY, P.E.
IND. REG. NO. 60900103

Revisions



**NEW WAREHOUSE & OFFICE
BUILDINGS**
16465 SOUTHPARK DR.
WESTFIELD, INDIANA

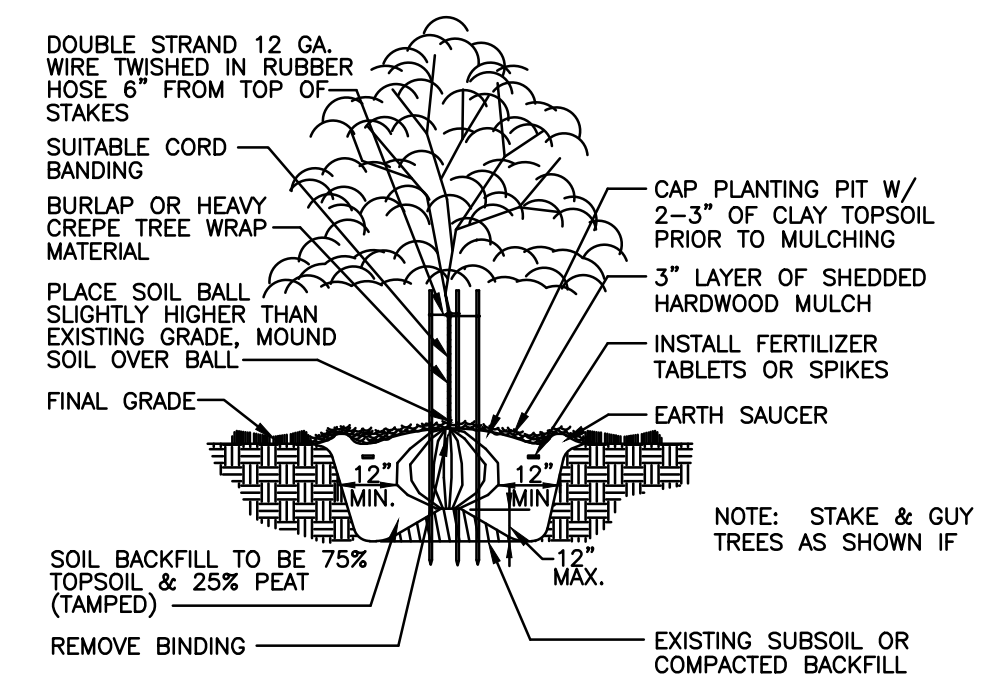
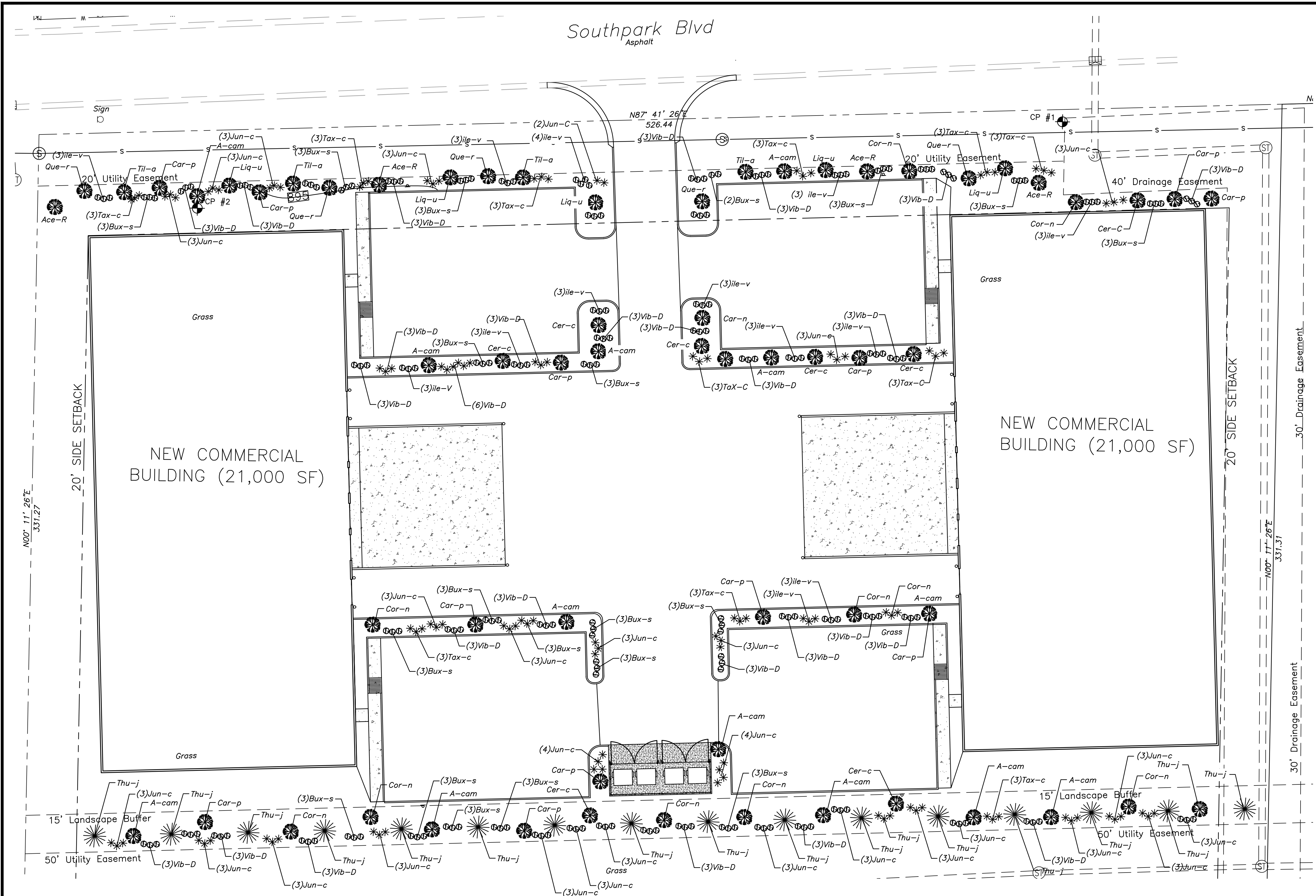


REVISIONS	
No.	Description

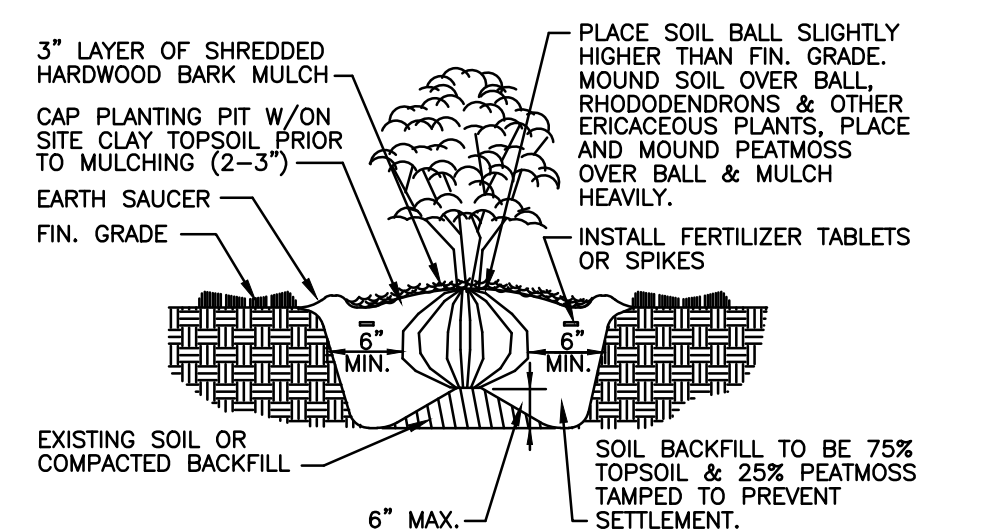
SHEET TITLE:
OVERALL SITE
DEVELOPMENT PLAN

SHEET NUMBER:
1 of 1

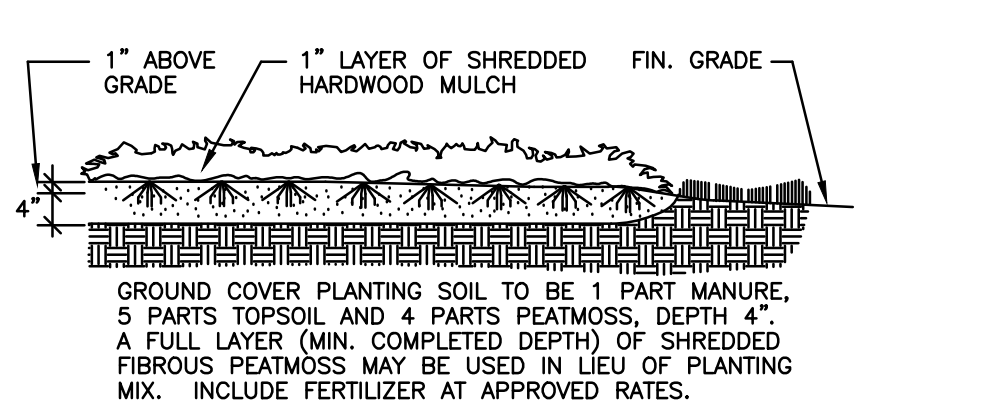
Project No. 21040



TREE PLANTING DETAIL
NTS



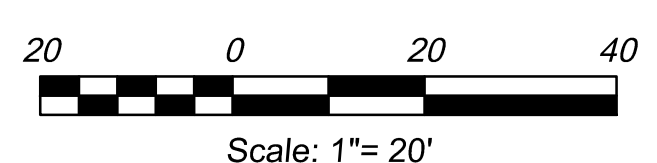
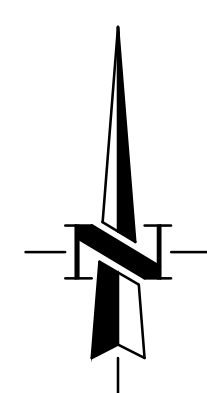
SHRUB PLANTING DETAIL
NTS



GROUND COVER OR FLOWER BED DETAIL

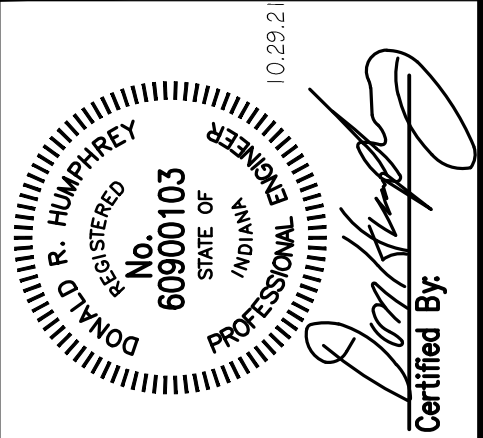
PLANT SCHEDULE

Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes	Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes	Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes
Shade Trees							Ornamental Trees							Shrubs						
4	Ace-R	Acer rubrum	Red Maple	2.5"	B&B	Min. 8' in height	11	Cor-n	Cornus mas	Cornelian Cherry	2.5"	B&B	Matched, Full	40	ile-v	ilex verticillata	Winterberry Holly	2.5 Qt	Container	Space @ 3'-0" o.c
5	Til-a	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2.5"	B&B	Min. 8' in height	12	Car-p	Carpinus caroliniana	American Hornbeam	2.5"	B&B	Matched, Full	33	Tax-C	Taxus cuspidata	Japanese Yew	2.5 Qt	Container	Space @ 3'-0" o.c
6	Que-r	Quercus rubra	Northern Red Oak	2.5"	B&B	Min. 8' in height	13	A-cam	Acer campestre	Hedge Maple	2.5"	B&B	Matched, Full	59	Bux-s	Buxus sempervirens	Common Boxwood	2.5 Qt	Container	Space @ 3'-0" o.c
5	Liq-u	Liquidambar styraciflua	Sweetgum	2.5"	B&B	Min. 8' in height	8	Cer-c	Cercis canadensis	Redbud	2.5"	B&B	Matched, Full	84	Vib-D	Viburnum dentatum	Southern Arrowwood	2.5 Qt	Container	Space @ 3'-0" o.c
							17	Thu-j	Thuja occidentalis	American Arborvitae	2.5"	B&B	Matched, Full	81	Jun-c	Juniperus communis	Common Juniper	2.5 Qt	Container	Space @ 3'-0" o.c



Tesco
TOTAL ENGINEERING SOLUTIONS COMPANY, LLC
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Indianapolis, IN 46256
P (317) 777-7777
www.tesco-solutions.com

NEW WAREHOUSE & OFFICE BUILDINGS
16465 SOUTHPARK DR.
WESTFIELD, INDIANA



REVISIONS	
No.	Description

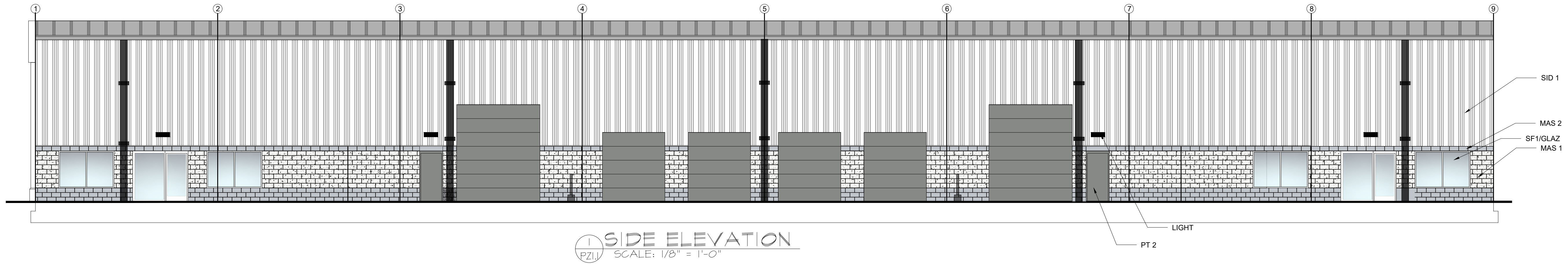
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C105

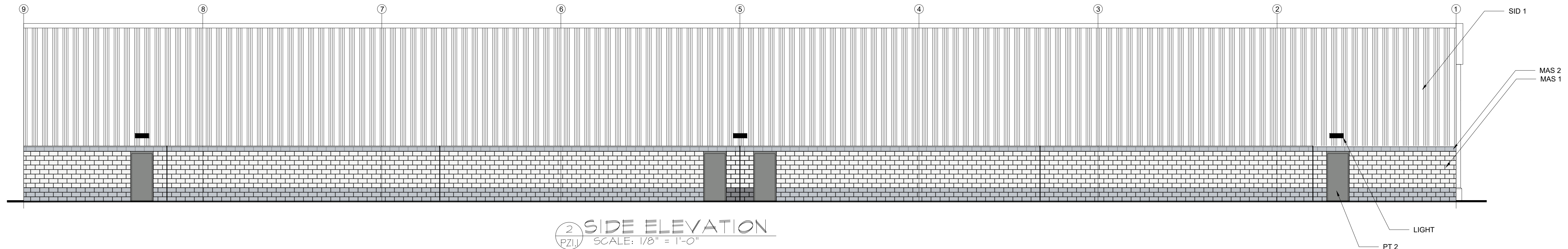
Project No. 21040



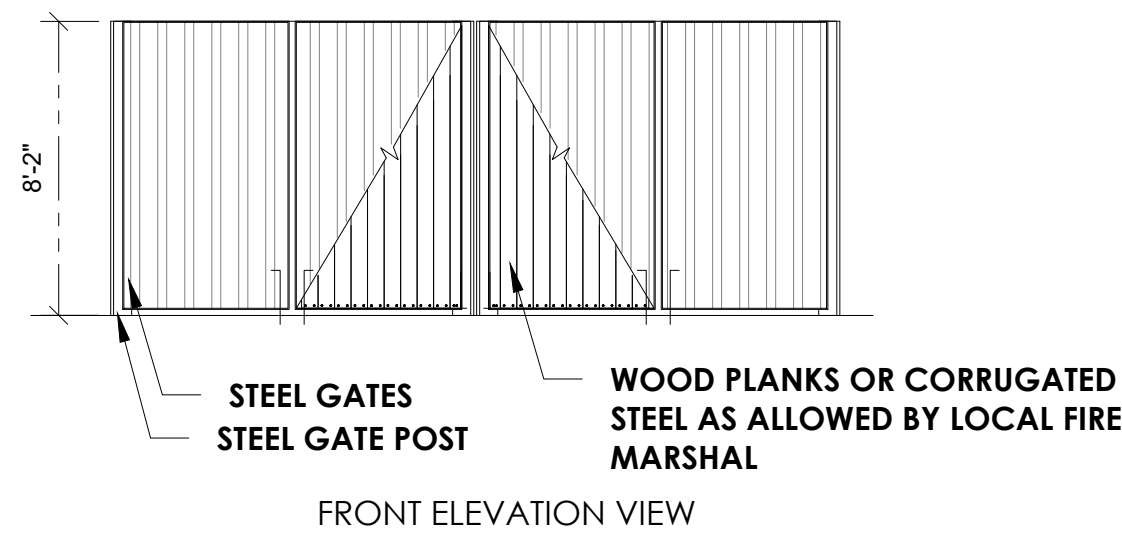
ATTN: JOEL FRITZ
COMMERCIAL TEAM
CONSTRUCTION, LLC
1715 S. FRANKLIN RD
INDIANAPOLIS, IN
46239
317-782-8300



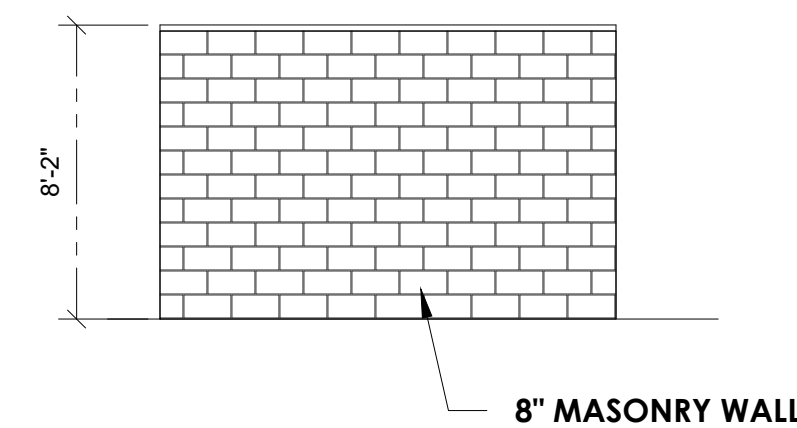
1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



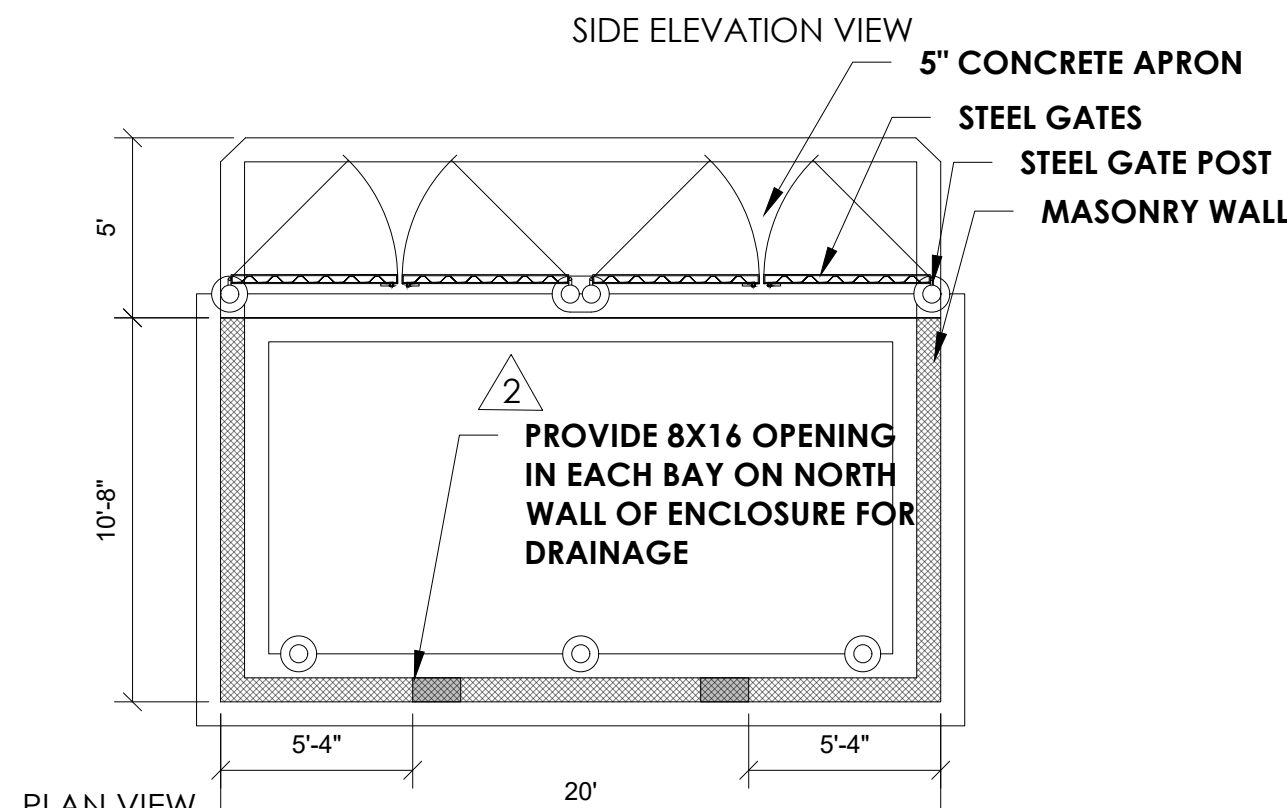
2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



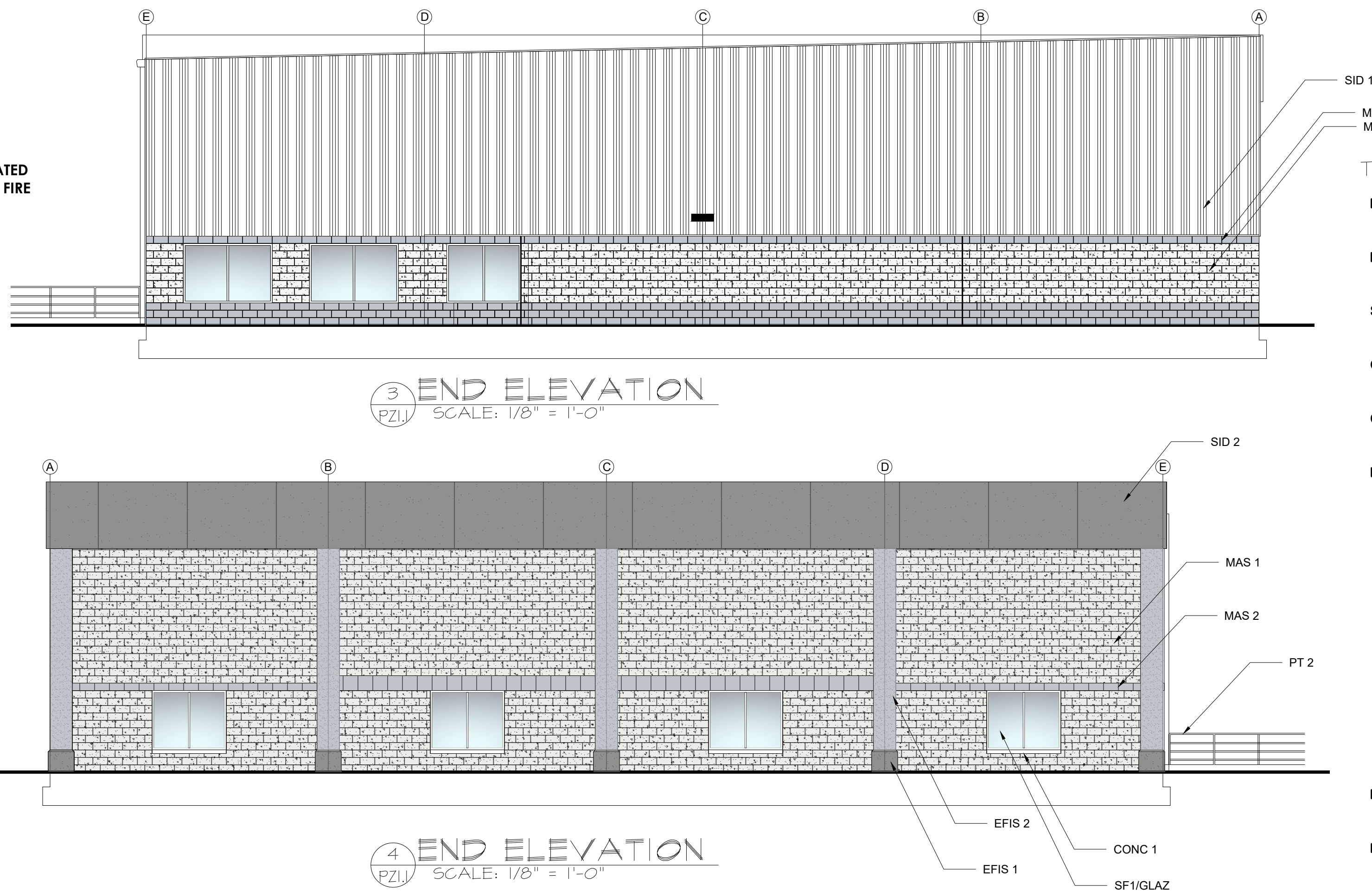
FRONT ELEVATION VIEW



8" MASONRY WALL



DUMPSTER DETAILS
SCALE: 3/16" = 1'-0"



3 END ELEVATION
SCALE: 1/8" = 1'-0"

4 END ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

TAG	DESCRIPTION	MFG	STYLE	COLOR
MAS 1	8X8X16 SPLIT FACED MASONRY UNIT	L-THORN	SPLIT FACED MASONRY UNIT	PEWTER NEUTRAL
MAS 2	8X8X16 SMOOTH FACED MASONRY UNIT	L-THORN	SMOOTH FACED MASONRY UNIT	SHERWIN WILLIAMS SW 6255 MORNING FOG
SF 1	STOREFRONT FRAMING SYSTEM	TUBELITE	2 X 4 1/2" STANDARD SYSTEM	CLEAR ADONIZED ALUMINUM
GLAZ	STOREFRONT GLAZING SYSTEM	TUBELITE	DOUBLE PANE LOW E GLASS	CLEAR
CONC 1	PRECAST CONCRETE WALL SILL	OLD CASTLE	4" X 8" X 48" SILL - TAPERED FRONT EDGE	NATURAL
PT 1	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	INDUSTRIAL ENAMEL	BY OWNER
PT 2	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	INDUSTRIAL ENAMEL	BY OWNER
SID 1	EXTERIOR WALL SIDING	NUCOR	STANDARD WALL SIDING	BY OWNER
SID 2	EXTERIOR WALL SIDING	NUCOR	FLAT PANEL WALL SIDING	BY OWNER
MM 1	MISC. BUILDING METALS	NUCOR	GUTTER AND DOWNSPOUTS	BY OWNER
LIGHT	EXTERIOR WALL SCOFF	SIMKAR	LED WALL SCOFF	BLACK HOUSING
EIFS 1	EXTERIOR INSUL FINISH SYSTEM	STO, DRYVIT OR EQUAL	SAND PEBBLE FINISH	DARK GRAY
EIFS 2	EXTERIOR INSUL FINISH SYSTEM	STO, DRYVIT OR EQUAL	SAND PEBBLE FINISH	LIGHT GRAY

NOTE: MASON SHALL CLEAN DRYBLOCK AREAS WHEN FINISHED

DATE 10/29/21
ISSUE CONCEPT

PROPOSED DESIGN FOR:
FLEX SPACE BLDG
HAMILTON COUNTY
16465 SOUTH PARK DRIVE
WESTFIELD, IN

CONCEPT ELEVATIONS

PZ1.1

NEW BUILDING
SQ. FT.: 12,000 sf
USE: B / S-1
CONST: II-B

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

ISSUE:

TITLE:

SHEET:



Petition Number:	2112-ODP-25 & 2112-SPP-25
Subject Site Address:	SW Corner of 151 st Street & Towne Road (the "Property")
Petitioner:	Epcon Westfield, LLC by Kimley-Horn and Associates (the "Petitioner")
Request:	The Petitioner requests to amend a previously approved Primary Plat and Overall Development Plan review for ninety (90) single-family residential lots on 37.03 acres +/- in the Courtyards of Westfield PUD District
Current Zoning:	Courtyards of Westfield PUD (Ord. 20-39)
Current Land Use:	Vacant
Approximate Acreage:	37.03 acres +/- (the "Property")
Staff Reviewer:	Daine Crabtree, Senior Planner
Exhibits:	1. Staff Report 2. Location Map 3. Petitioner's Narrative 4. Amended Primary Plat and Overall Development Plan 5. Previously Approved Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District was approved at the January 11, 2021, City Council meeting. The Primary Plat and Overall Development Plan for the Property was approved at the May 5, 2021, Advisory Plan Commission (APC) meeting. The Petitioner is proposing to amend the Primary Plat and Overall Development Plan for the Courtyards of Westfield.

PROJECT OVERVIEW

The 37.03 acre +/- site is located at the southwest corner of 151st Street & Towne Road (see [Exhibit 2](#)). The request is for approval of an amended Primary Plat and Overall Detailed Development Plan for 90 Single-Family Residential Lots (see [Exhibit 3](#)).

The Previously Approved Primary Plat and Overall Development Plan (see [Exhibit 4](#)) consisted of 89 single-family residential lots. The cul-de-sac along 151st Street has been removed in lieu of an additional retention pond/common area. Lots utilizing the aforementioned cul-de-sac along 151st Street as well as one (1) additional lot have been moved to the north side of Collins Drive.



The Director of Community Development has determined that the proposed amendment, provided the total number of Common Areas on the Property are retained, would be in substantial compliance with the Concept Plan within the Courtyards of Westfield PUD.

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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: The Director of Community Development has determined that the removal of the cul-de-sac along 159th Street and relocation of those lots plus an additional lot the south is still in substantial compliance with the Concept Plan. However, the removal of one (1) of the amenities (originally 4, now 3), which is currently shown, is not.

The Petitioner must add an additional amenity area to the newly created Common Area 4, remove lots north of Collins Drive to re-install the amenity areas in its original place, or some other proposition.

Once completed, the Director will re-evaluate for substantial compliance.

As such, this item is not yet compliant. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).



- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

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

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.



- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 44) 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.
- 45) 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.

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
- a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Parking Area Landscaping
 - e) Buffer Yard Requirements
- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Café and Eating Areas (Article 6.13)
- 55) Parking and Loading Standards (Article 6.14)
- 56) Setback Standards (Article 6.16)



57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

62) Open Space and Amenity Standards (Article 8.6)

63) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

64) Storm Water Standards (Article 8.8)

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

66) Street Light Standards (Article 8.10)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

67) Street Sign Standards (Article 8.11)

68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

COURTYARDS OF WESTFIELD PUD (ORD. 20-39)

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

70) Concept Plan (Section 3)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

71) Permitted Uses (Section 5)



- a) Maximum number of Dwelling Units permitted: 94

72) General Regulations (Section 6)

- a) Minimum Lot Area: 6,000 square feet
- b) Minimum Lot Frontage: 35 feet

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- c) Building Setbacks

- i) Front Yard
 - (1) Garage door to Right of Way: 20 feet
 - (2) Front Porch, Front Door, or Courtyard Fence: 10 feet
- ii) Side Yard: 5 feet (Min. 10 feet between Dwelling Units)
- iii) Rear Yard: 20 feet

- d) Minimum Lot Width: 52 feet

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

73) Development Standards (Section 7)

- a) Perimeter/External Street Frontage Landscaping/Buffer Yard Requirements

- i) Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, the "Buffer Yards Plan"
- ii) External Street Frontage Landscape Area Minimum Width: 30 feet; may be included within Lots as shown in Exhibit F, Buffer Yards A & B of the "Conceptual Perimeter Street Buffer Landscape Treatment"
- iii) Black, four-rail horse fence shall be installed along the right-of-way
- iv) Per 100 feet of external street frontage, the following plantings are required: four (4) evergreen trees, three (3) shade trees, and three (3) ornamental trees.
- v) Street trees along external streets shall be required subject to approval by the Department of Public Works
- vi) Buffer yard landscaping between required adjacent residential land uses (along portions of south and west property lines) shall be provided in accordance with the

buffer widths shown on the Buffer Yards Plan, specifically shown in Exhibit G, Buffer Yard C, incorporated within the “Conceptual Residential Buffer Landscape Treatment”. Buffer may be included within the Lots. Per 100 lineal feet of this buffer treatment, four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs are required.

- vii) Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan
- viii) Buffer yard landscaping required along the southernmost property line (closest to the Clubhouse amenity area) and the east property line (along the rear property lines of the southernmost cul-de-sac lots) shall include a minimum buffer width of 30 feet. Buffer may be included within the lots. Two options for buffer plantings shall be installed per 100 lineal feet of buffer yard:
 - (1) Four (4) shade trees, four (4) evergreen trees and ten (10) shrubs; or
 - (2) Eight (8) evergreen trees
- ix) No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area
- x) If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, Conceptual Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then Ord. 20-39 shall prevail.
- xi) Relocation of plant materials shall be permitted as a part of the Development Plan approval subject to the Director’s approval.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

b) Entry Features

74) Design Standards (Section 8)

a) Amenities

- i) Landscaped open space and ponds identified in Exhibit I, “Conceptual Open Space and Pedestrian Connectivity Plan” and exhibit J, “Conceptual Amenities Plan”
- ii) Minimum of three (3) parkettes which may include, but are not limited to open areas, seating, landscaping, walking paths, meeting areas as identified in the Conceptual Open Space and Connectivity Plan and Conceptual Amenities Plan



- iii) Clubhouse amenity area, as identified in the Conceptual Amenity Plan and Exhibit K, the "Conceptual Clubhouse Amenity Enlargement. The clubhouse amenity area shall include:
 - (1) 2,500 SF + clubhouse including a fitness center, restrooms, community room and outdoor fireplace gathering area
 - (2) Parking Lot
 - (3) Swimming Pool adjacent to clubhouse
 - (4) Pickleball Court

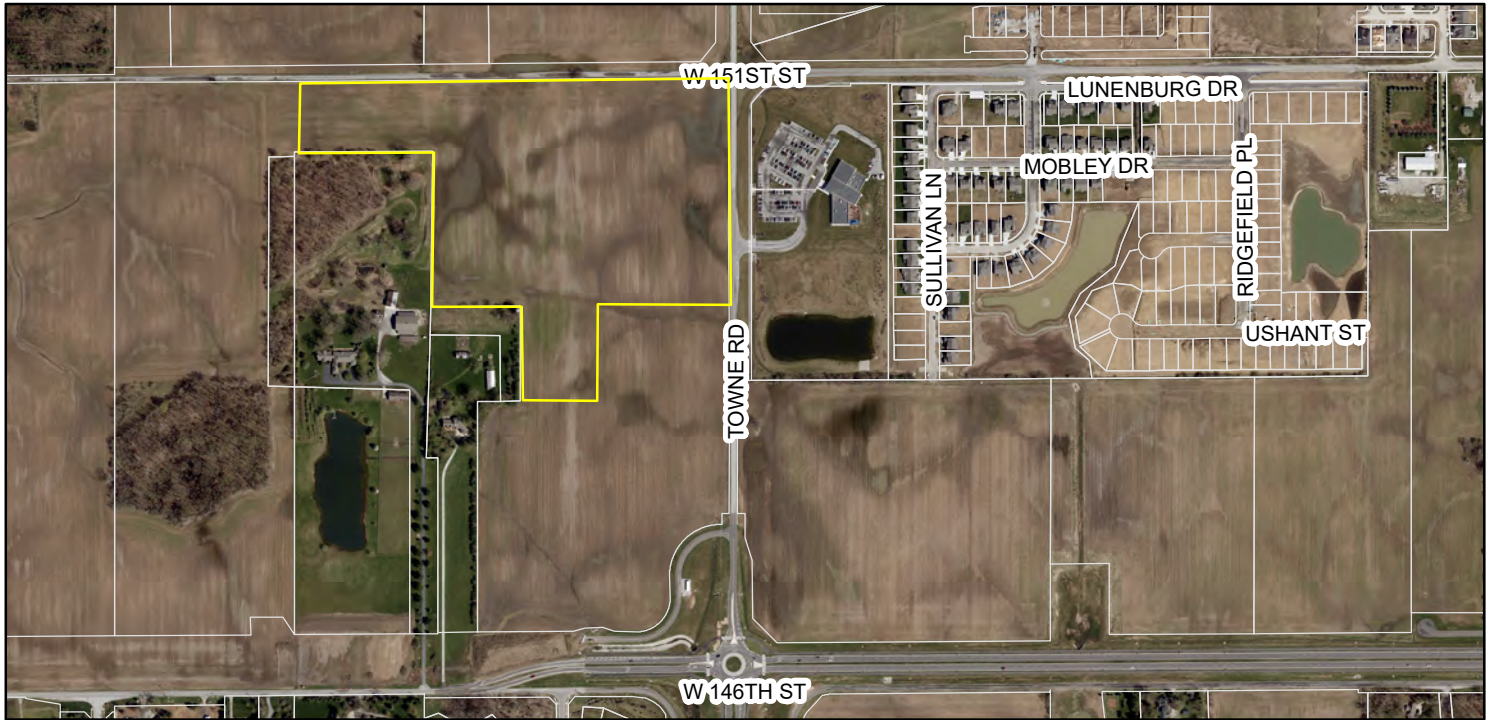
75) Duration (Section 9)

DEPARTMENT COMMENTS

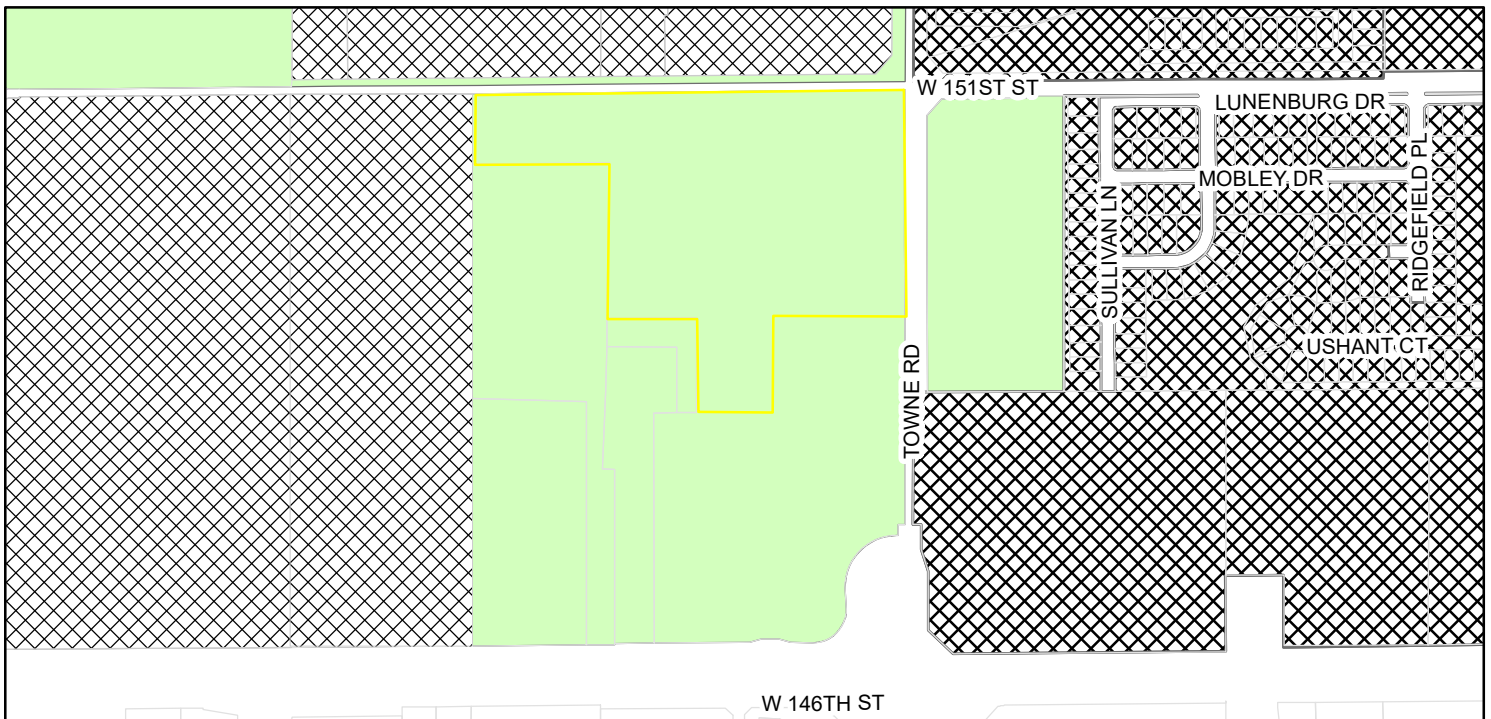
- 1) **ACTION: Hold a public hearing at the December 6, 2021, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



Zoning

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

Narrative Statement

Courtyards of Westfield, West 151st Street and Towne Road

Primary Plat

The Courtyards of Westfield is a PUD consisting of 90 single family homes located on 37 acres at the southwest corner of West 151st Street and Towne Road. Epcon Communities is the developer and builder. They received zoning approval in February of 2021. In April, Epcon presented a primary plat and overall development plan for 89 lots. The plans have been reengineered due to storm water design. The result is the elimination of a cul-de-sac, the addition of one lot, and a larger common area along West 151st Street. They are now returning to the Advisory Plan Commission to present a revised primary plat and overall development plan.

Epcon believes this is a more efficient design. The addition of one lot is still below the maximum of 94 lots provided for in the PUD ordinance. Open space is now 10.8 acres or 29.1% of the project (versus 8.8 acres or 23.8% shown in the previous primary plat). The project will also feature a clubhouse with fitness center, gathering room, rest rooms, heated pool and pickle ball court.

It is believed this primary plat is consistent with the approved preliminary plan. We respectfully seek approval of the Advisory Plan Commission.

Drawing name: K:\INDO\170177002\Courtyards_of_Westfield\Westfield_INV2_Design\KIMLEY-HORN\Drawings\Cover_Sheet.dwg Oct 20, 2021 12:05pm by JoeyGee
This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS PREPARED BY:
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CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:
EPCON WESTFIELD, L.L.C.
500 STONEHENGE PARKWAY
DUBLIN, OH 43015
CONTACT: BROOKS LONGFELLOW
PHONE: (317) 507-0328
EMAIL: blongfellow@epconcommunities.com

UTILITY AND GOVERNING AGENCY CONTACTS

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TELECOM
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WESTFIELD, IN 46074
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PLANNING AND ZONING DEPARTMENT
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LEGAL DESCRIPTION

The following description was prepared by Joseph Trtan, PS - Indiana #LS21500003 of Schneider Geomatics as part of a survey performed under project no. 12454, dated December 18, 2020.

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet; thence South 00 degrees 03 minutes 15 seconds East, 146.55 feet; thence South 27 degrees 21 minutes 11 seconds East, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.78 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 407.77 feet to the Northeast corner of said Instrument Number 200200010702; thence South 89 degrees 30 minutes 48 seconds West along the North line of said Instrument Number 200200010702, 383.41 feet to the East line of Instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.11 feet to the North line of said Instrument Number 9709730812; thence South 89 degrees 30 minutes 48 seconds West along said North line, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, containing 37.03 acres, more or less.

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.

SHEET LIST INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
C202	DEVELOPMENT PLAT
L100	LANDSCAPE BUFFER PLAN
L101	LANDSCAPE BUFFER PLAN
L102	LANDSCAPE BUFFER PLAN
L200	STREET TREE PLAN
L201	STREET TREE PLAN
L202	STREET TREE PLAN
L300	AMENITY AREA ENLARGEMENT
L301	TOWNE ROAD ENTRY ENLARGEMENT
L302	151ST STREET ENTRANCE ENLARGEMENT
L303	SEATING AREA ENLARGEMENTS
L400	LANDSCAPE DETAILS

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	80
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

MINIMUM OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 10.8 AC.
TOTAL ACREAGE = 37.03 AC. = 29.1%

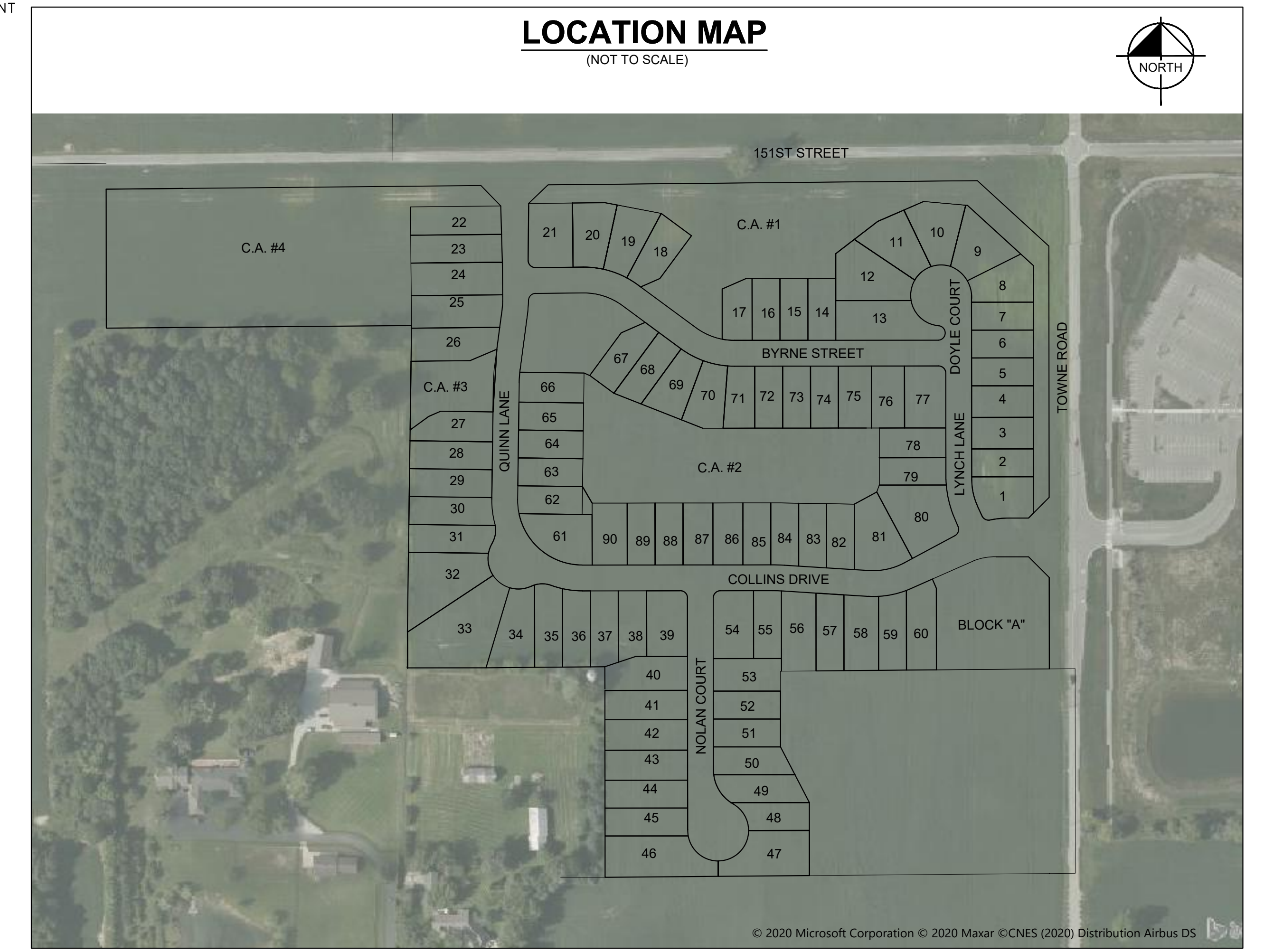
COURTYARDS OF WESTFIELD

PRIMARY PLAT/DEVELOPMENT PLAN

EPCON WESTFIELD, L.L.C.

COURTYARDS OF WESTFIELD PUD ZONING

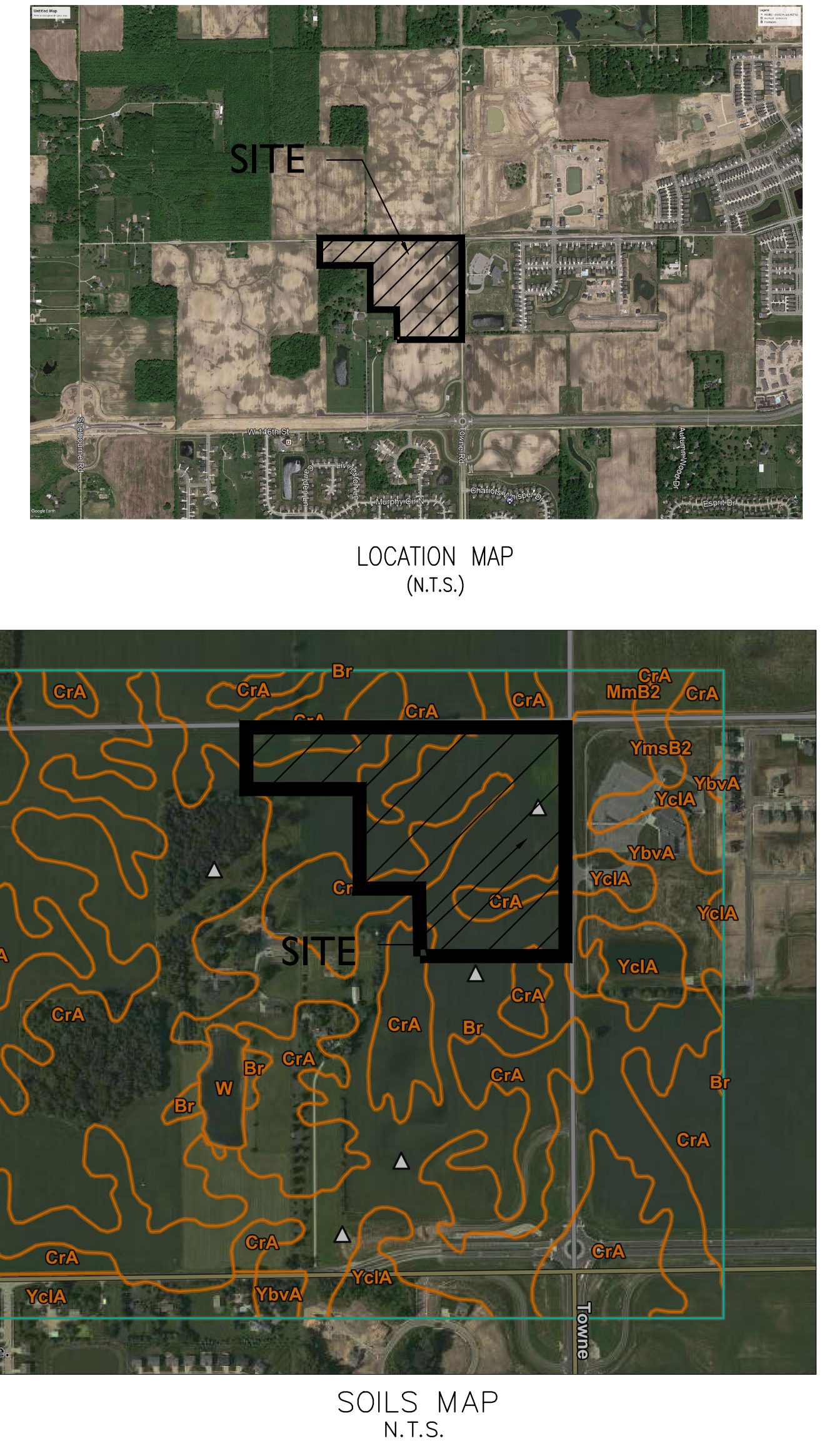
SW CORNER OF 151ST AND TOWNE ROAD



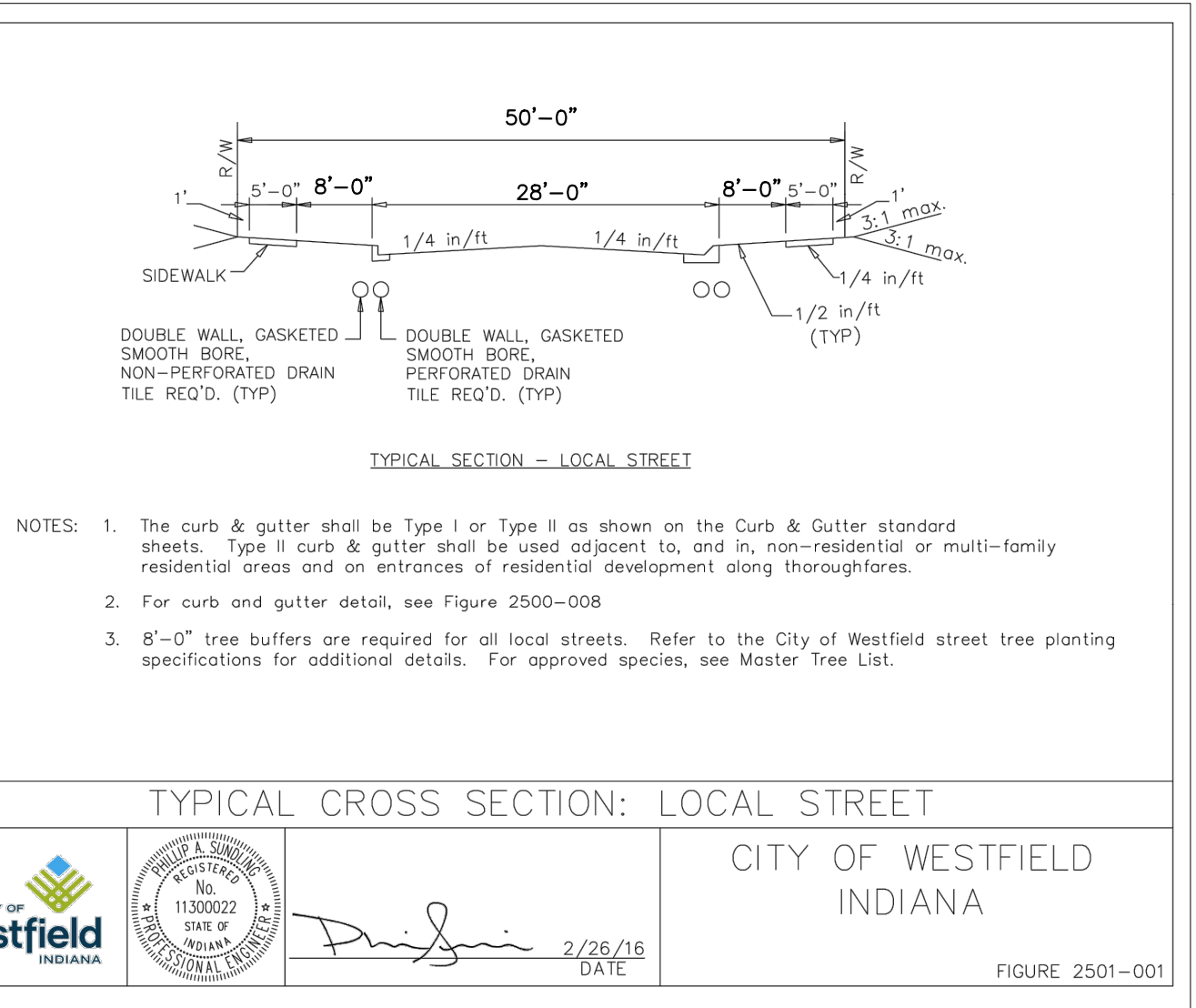
PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON WESTFIELD, L.L.C.	500 STONEHENGE PARKWAY DUBLIN, OH 43015	(317) 507-0328	blongfellow@epconcommunities.com	BROOKS LONGFELLOW
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF
GEOTECHNICAL ENGINEER					
ENVIRONMENTAL ENGINEER					
LANDSCAPE ARCHITECT	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	(614) 775-4710	lmenerrey@emht.com	LINDA MENEREY
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, STE 100, INDIANAPOLIS, IN 46216	(317) 826-7121	sreeves@schneidergeomatrics.com	STEVEN REEVES

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	96.77'	S72°04'28"E	95.10'	36°57'47"	50.14'
C2	150.00'	95.46'	S71°49'25"E	93.85'	36°27'41"	49.41'
C3	250.00'	35.52'	S3°30'52"W	35.49'	8°08'26"	17.79'
C4	250.00'	29.77'	S4°10'25"W	29.75'	6°49'20"	14.90'
C5	150.00'	112.80'	S20°46'48"E	110.16'	43°05'05"	59.21'
C6	150.00'	124.96'	N66°11'18"W	121.38'	47°43'55"	66.36'
C7	350.00'	22.14'	N88°14'30"W	22.14'	3°37'29"	11.08'
C8	150.00'	71.81'	S79°51'18"W	71.13'	27°25'53"	36.61'
C9	150.00'	62.33'	S78°02'33"W	61.88'	23°48'23"	31.62'
C10	150.00'	59.57'	S11°25'52"E	59.18'	22°45'14"	30.18'

STREETS	
NAME	LENGTH (LF±)
BYRNE STREET	898
DOYLE COURT	112
LYNCH LANE	377
COLLINS DRIVE	1,097
NOLAN COURT	489
QUINN LANE	773



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	132.9	40.8%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	146.2	44.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.5	1.4%
W	Water	2.5	0.8%
YbVA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	14.9	4.6%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	23.2	7.1%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	1.2	0.4%
Totals for Area of Interest		325.3	100.0%



Indiana Utilities Protection Service
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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

Kimley»Horn

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COVER SHEET

ORIGINAL ISSUE:
4/30/2021

KHA PROJECT NO.
170177002

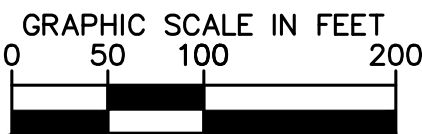
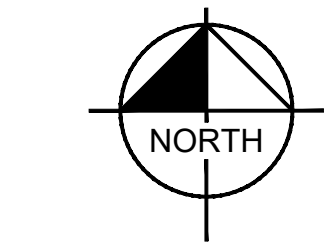
SHEET NUMBER
C100

Drawing name: K:\IND_LEV\170177002_Courtyards_of_Westfield\CAD\Drawings\EXISTING CONDITIONS.dwg C101 Oct 20, 2021 12:05pm by: Jay/Dee
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COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

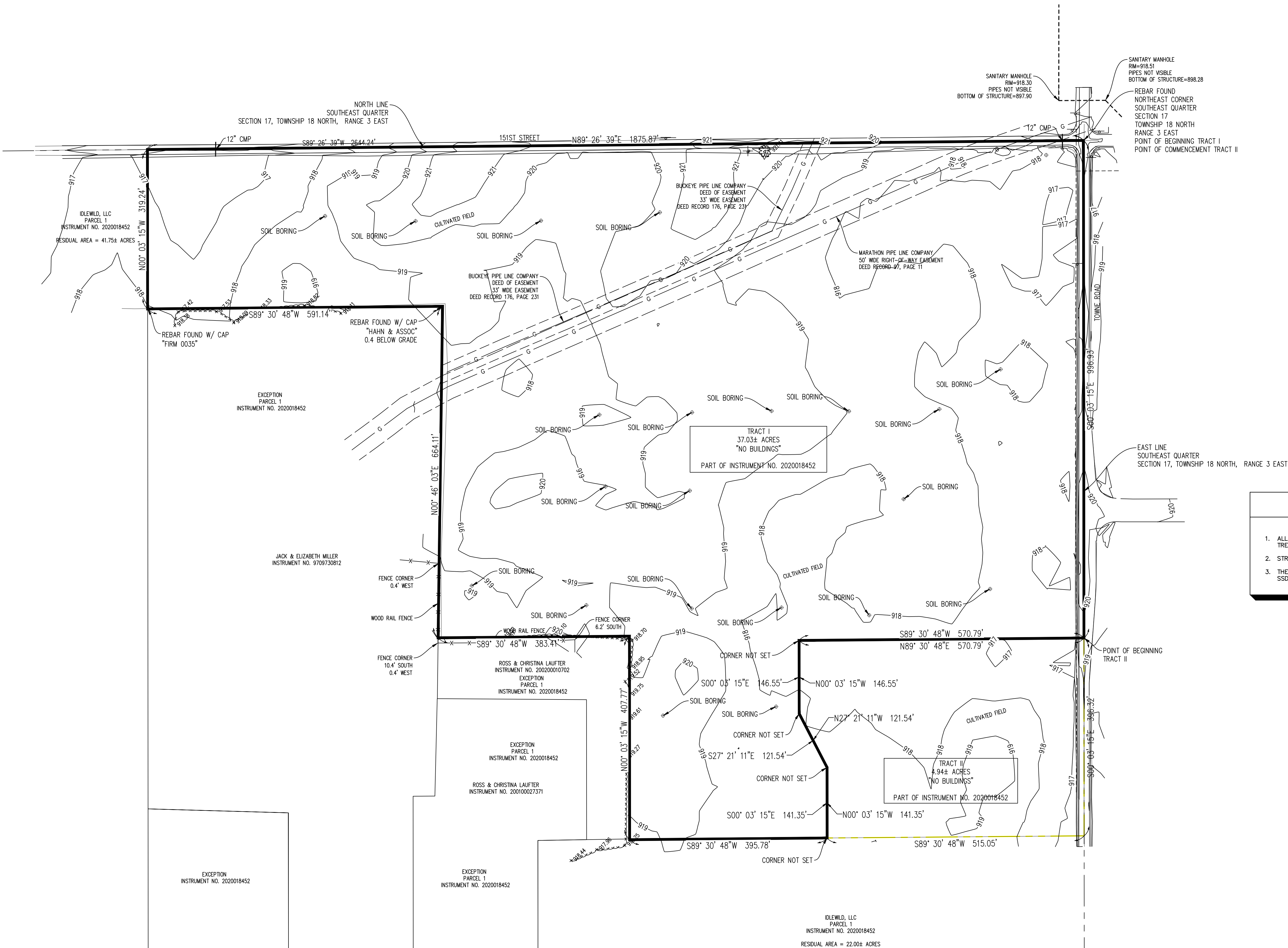


LEGEND

- ITEM TO BE REMOVED
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE; MANHOLE
- STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
- FENCE LINE
- POWER POLES
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDestal
- ELECT. METER
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- PK NAIL SET
- CAPPED REBAR
- LIMITS OF DISTURBANCE

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.



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SCALE:
AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

REVISIONS
NO.

EPCON
Communities

EXISTING
CONDITIONS

COURTYARDS OF
WESTFIELD

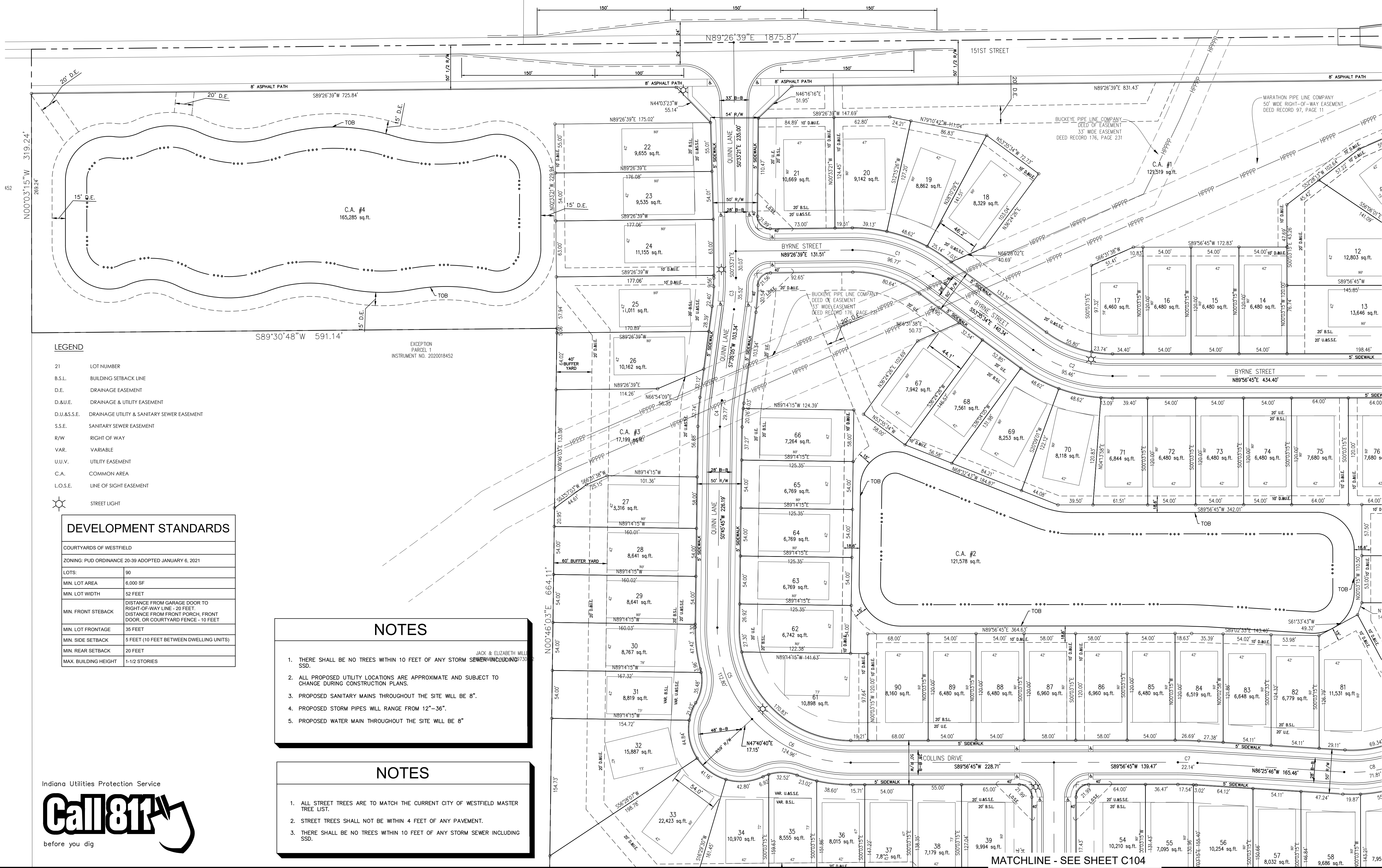
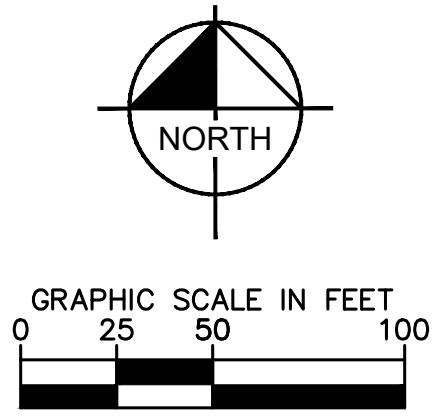
ORIGINAL ISSUE:
4/30/2021
KHA PROJECT NO.
170177002
SHEET NUMBER
C101

COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.U.V. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- STREET LIGHT

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	90
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	62 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

NOTES

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

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MATCHLINE - SEE SHEET C103

MATCHLINE - SEE SHEET C104

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AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

SCALE:

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

REVISIONS

NO.

DATE

BY

PCW

10/20/21

REVISED TO MATCH CURRENT LAYOUT

PCW

04/01/21

REVISED PER TAC COMMENTS

PCW

10/20/21

REVISED TO MATCH CURRENT LAYOUT

PCW

04/01/21

REVISED PER TAC COMMENTS

PCW

10/20/21

REVISED TO MATCH CURRENT LAYOUT

PCW

04/01/21

REVISED PER TAC COMMENTS

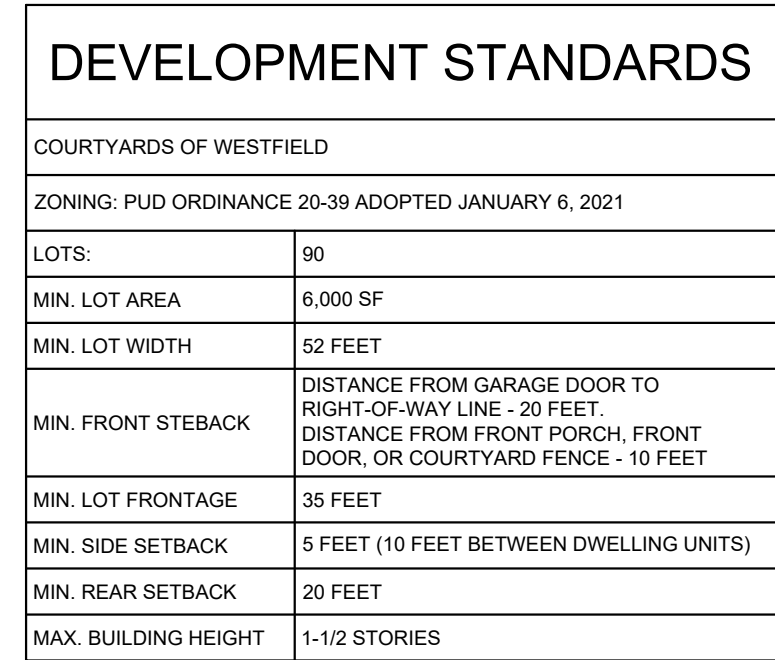
PRIMARY PLAT

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER C102

COURTYARDS OF WESTFIELD PUD ZONING

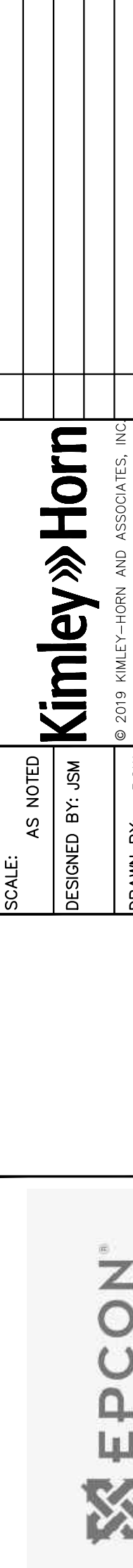
SW CORNER OF 151ST AND TOWNE ROAD



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

-
- STREET LIGHT

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C103	SHEET NUMBER	ORIGINAL ISSUE: 4/30/2021	KHA PROJECT NO. 170177002	COURTYARDS OF WESTFIELD	PRIMARY PLAT			SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: PCW CHECKED BY: BAH	Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, MINNEAPOLIS, MN 55420 CONTACT: BRETT HUFF PHONE: 612-344-7272 EMAIL: brett.huff@kimley-horn.com WWW.KIMLEY-HORN.COM	REVISED TO MATCH CURRENT LAYOUT REVISED PER TAC COMMENTS REVISIONS	10/20/21 04/01/21 DATE	PCW PCW BY
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COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD

[illegible]

EXCEPTION
PARCEL 1
INSTRUMENT NO. 2020018452

ROSS & CHRISTINA LAUFER
INSTRUMENT NO. 200200010702

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
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COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	90
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

21.	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.U.V.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT

 STREET LIGHT

COURTYARDS OF
WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER

C104

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 By: Joey Gee
 C104

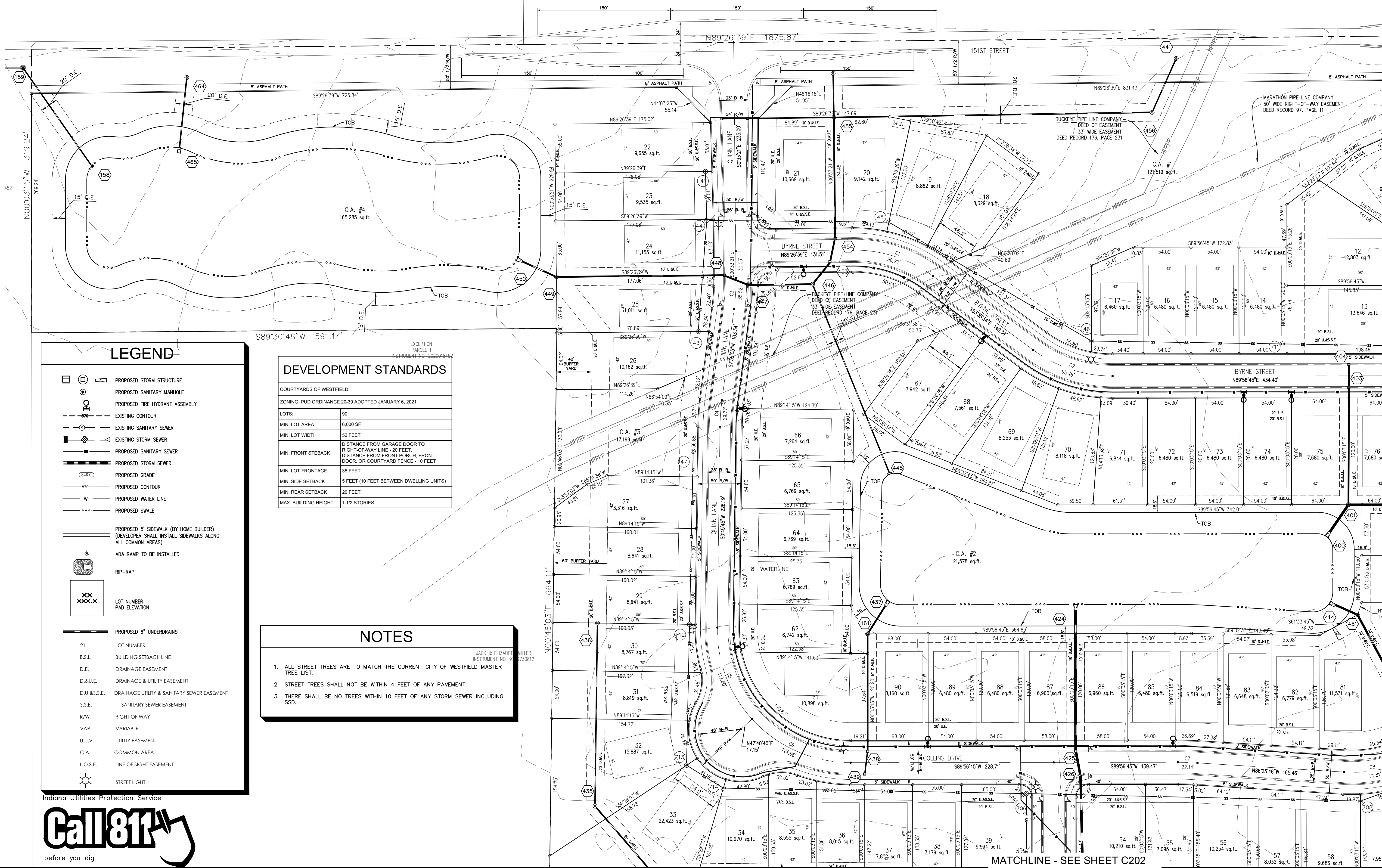
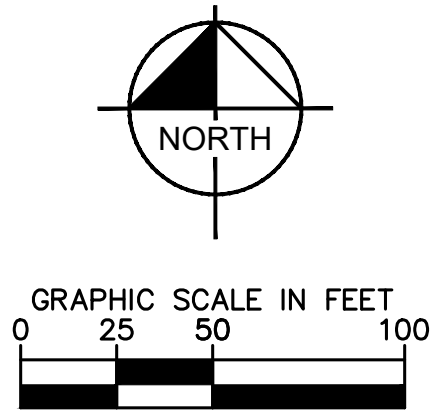
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COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.U.V. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- STREET LIGHT

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
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MAX. BUILDING HEIGHT	1-1/2 STORIES

NOTES

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JACK & ELIZABETH MILLER
INSTRUMENT NO. 91-230812

Indiana Utilities Protection Service



MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C202

Kimley»Horn
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DEVELOPMENT
PLAN

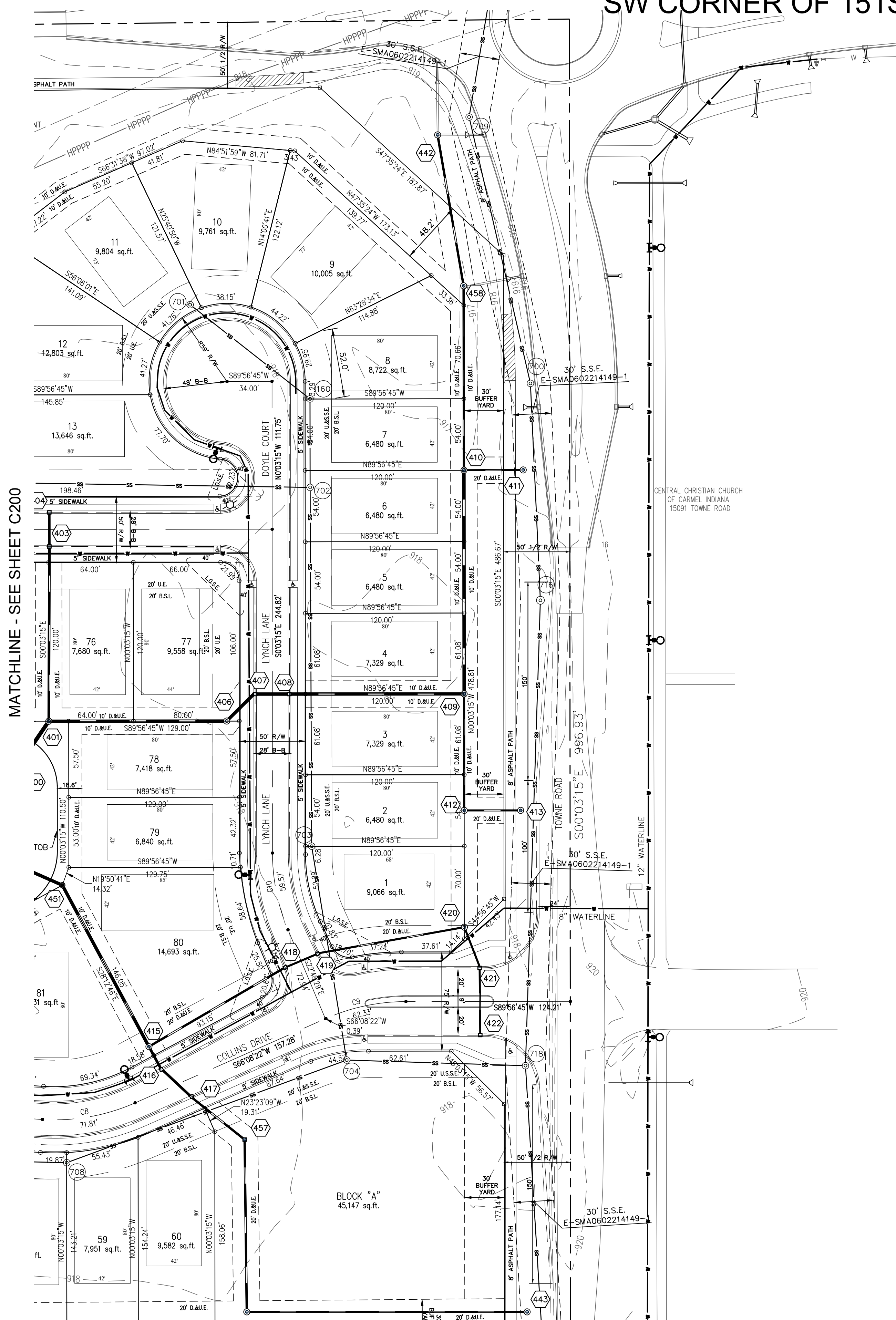
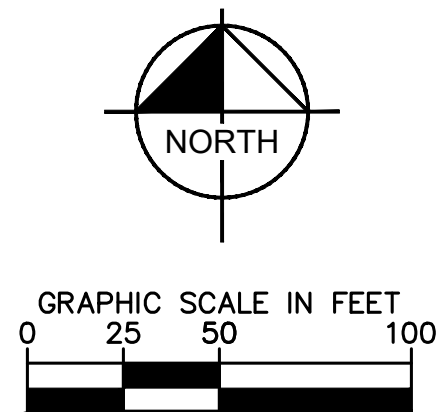
COURTYARDS OF
WESTFIELD

ORIGINAL ISSUE:
4/30/2021
KHA PROJECT NO.
170177002
SHEET NUMBER

C200

DESIGNED BY: JSM	REVISIONS	DATE	BY
DRAWN BY: PCW	REVISED TO MATCH CURRENT LAYOUT	10/20/21	PCW
CHECKED BY: BAH	REVISED PER TAC COMMENTS	04/01/21	PCW
AS NOTED			

COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 6" UNDERDRAINS
21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.U.V.	UTILITY EASEMENT
C.A.	COMMON AREA
L.O.S.E.	LINE OF SIGHT EASEMENT
	STREET LIGHT

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	90
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET; DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

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

Indiana Utilities Protection Service

Call 811
before you dig

[illegible]

Drawing name: K:\IND_LEV\170177002_Courtyards_of_Westfield\Westfield_PUD_Zoning\Development Plan.dwg C202 Oct 20, 2021 12:06pm by: JayGee

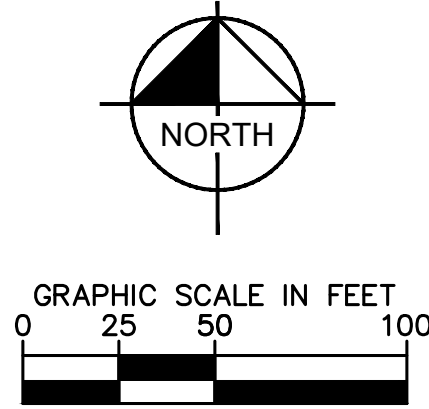
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COURTYARDS OF WESTFIELD

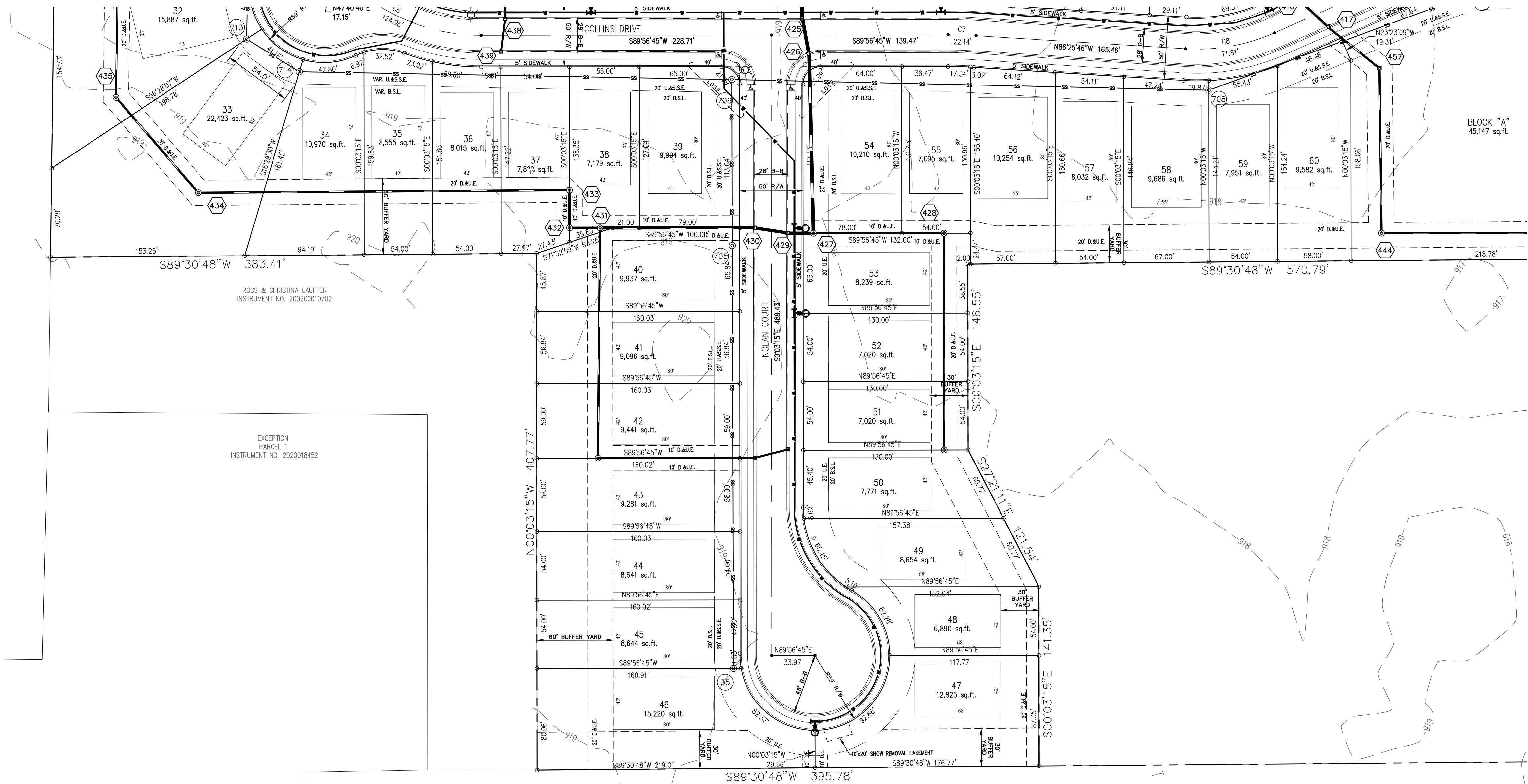
DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



MATCHLINE - SEE SHEET C200



EXCEPTION
PARCEL
INSTRUMENT NO. 2020018452

EXCEPTION
PARCEL 1
INSTRUMENT NO. 2020018452

ROSS & CHRISTINA LAUTER
INSTRUMENT NO. 20020010702

IDLEWILD, LLC
PARCEL 1
INSTRUMENT NO. 2020018452

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.U.V. UTILITY EASEMENT
- C.A. COMMON AREA
- L.O.S.E. LINE OF SIGHT EASEMENT
- STREET LIGHT

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	90
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
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MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

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.

Indiana Utilities Protection Service



before you dig

DEVELOPMENT
PLAN

COURTYARDS OF
WESTFIELD

ORIGINAL ISSUE:
4/30/2021
KHA PROJECT NO.
170177002
SHEET NUMBER

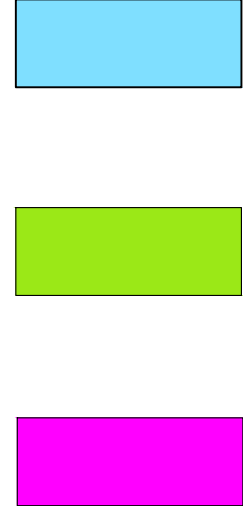
C202

Kimley»Horn
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250 EAST 86TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Hurley@kimley-horn.com
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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

REVISED TO MATCH CURRENT LAYOUT
REVISED PER TAC COMMENTS
DATE
BY

Drawing name: \\mcs01\project\1\20200080\correspondence\submit\Task 2000 westfield 151 and town\Draw\04Sheets\2021-09-14 primary plot updates\20200080-Westfield Primary Plot-100.dwg L100 Sep 21, 2021 8:42am by: mrcid
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Buffer Yards A and B
External street frontage landscape area. Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the lots. Block 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.

Buffer Yard C
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 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.

Clubhouse and Southern Cul-de-Sac Buffer Yard
Buffer yard landscaping required along the southernmost property line (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.

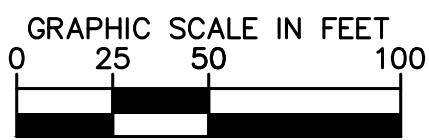
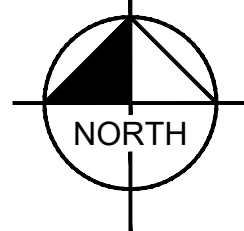
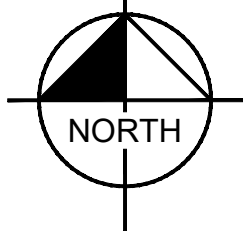
- Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
- Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed.

Additional Landscaping
Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.

- Cross Buck Fence** - (See Detail Sheet L302)
- 4-Rail Block Horse Fence** - (See Detail Sheet L400)
- 6-Tall Privacy Fence** - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.

KEYMAP

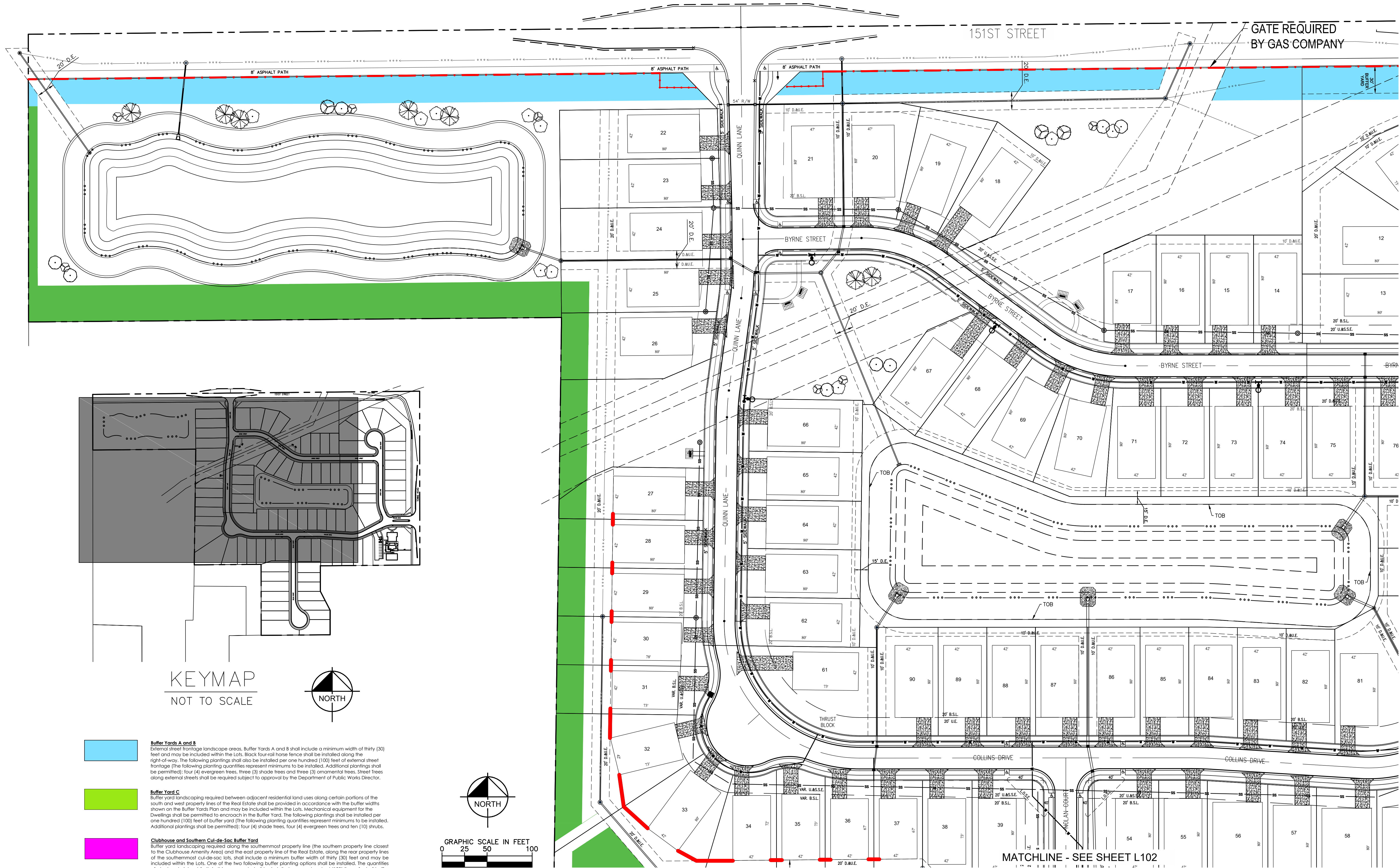
NOT TO SCALE



PLANT SCHEDULE OPEN SPACE

<u>OPEN SPACE/YARD</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	AS	7	Amelanchier alnifolia	Serviceberry	2" Cal.	B&B
	CI	10	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	CT	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
	LR	7	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B
	MP	8	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B

Minimum Landscaping Requirements Open Space/Common Area		
AC	Required 10 Trees/AC*	Provided*
± 9.5 AC	95 Trees	± 650 Trees
*Street Buffer Frontage Yards and Buffer Yard Landscaping is permitted to be credited towards this calculation and is included in provided calculation.		



MATCHLINE - SEE SHEET L101

MATCHLINE - SEE SHEET L102

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

NO. _____

REVISIONS _____

DATE _____

BY _____

Kimley»Horn

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WWW.KIMLEY-HORN.COM

WILLIAM A. BUTZ, JR.
No. PET10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

LANDSCAPE BUFFER PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE:
2/26/2021

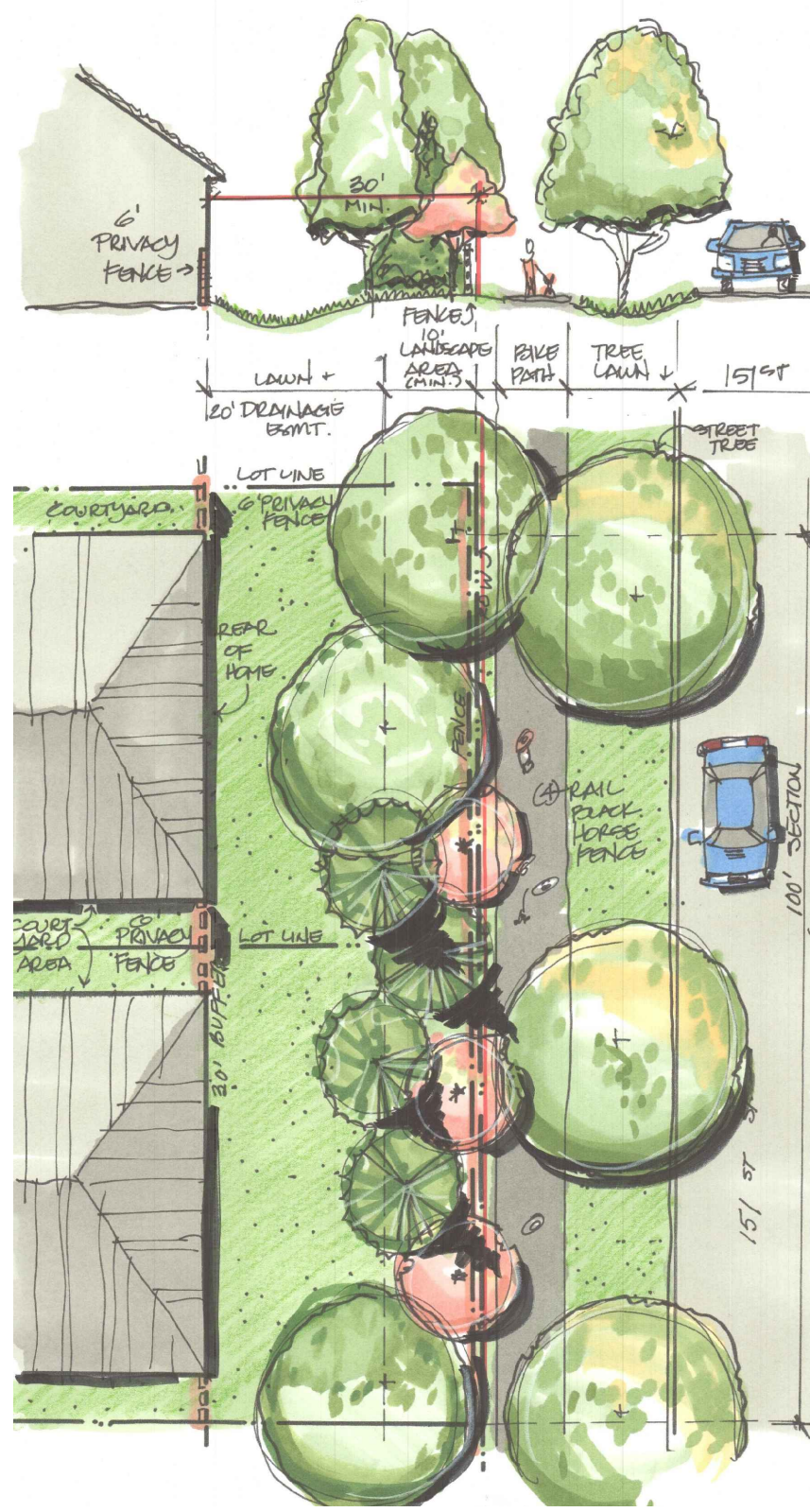
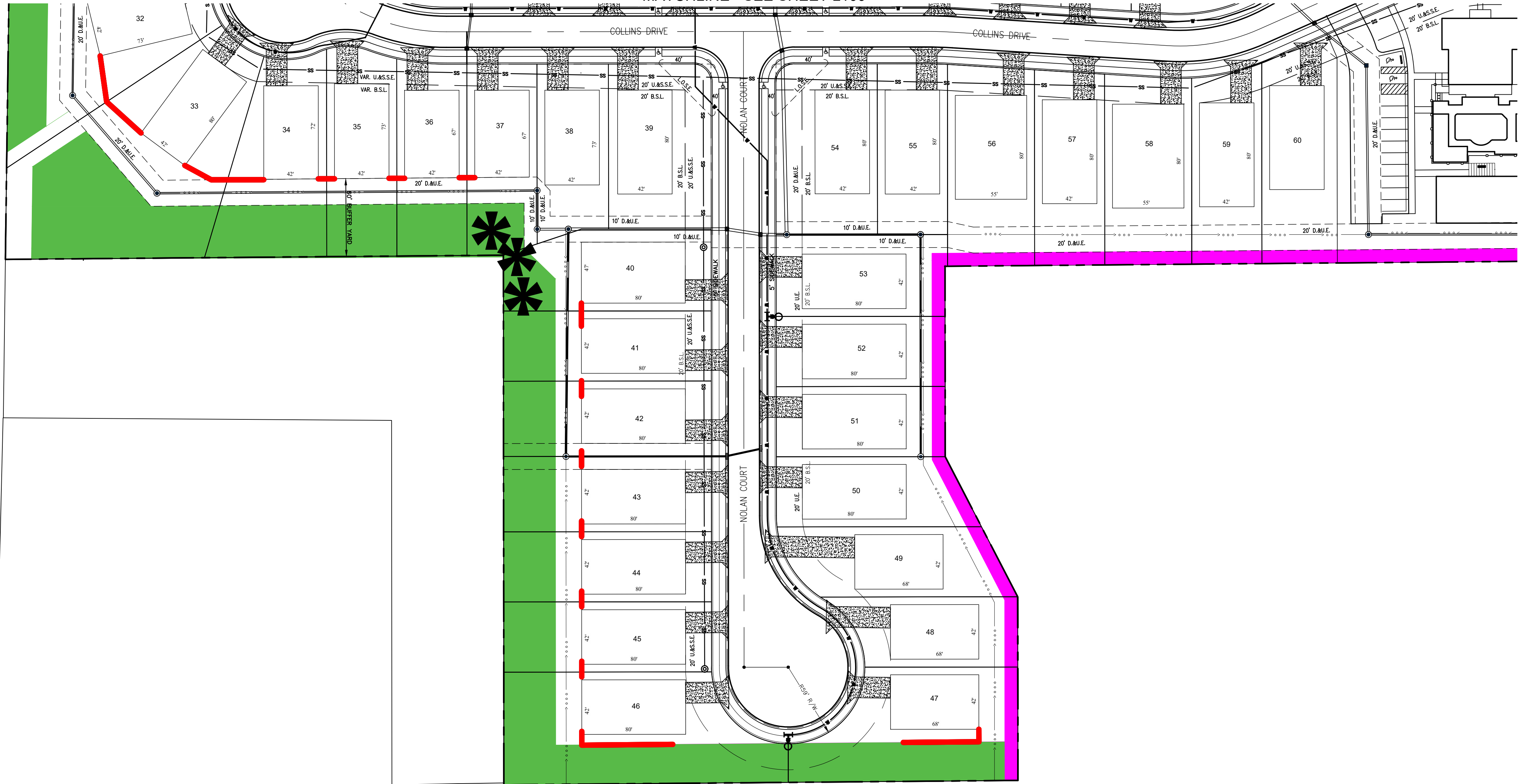
KHA PROJECT NO.
170177002

SHEET NUMBER

L100

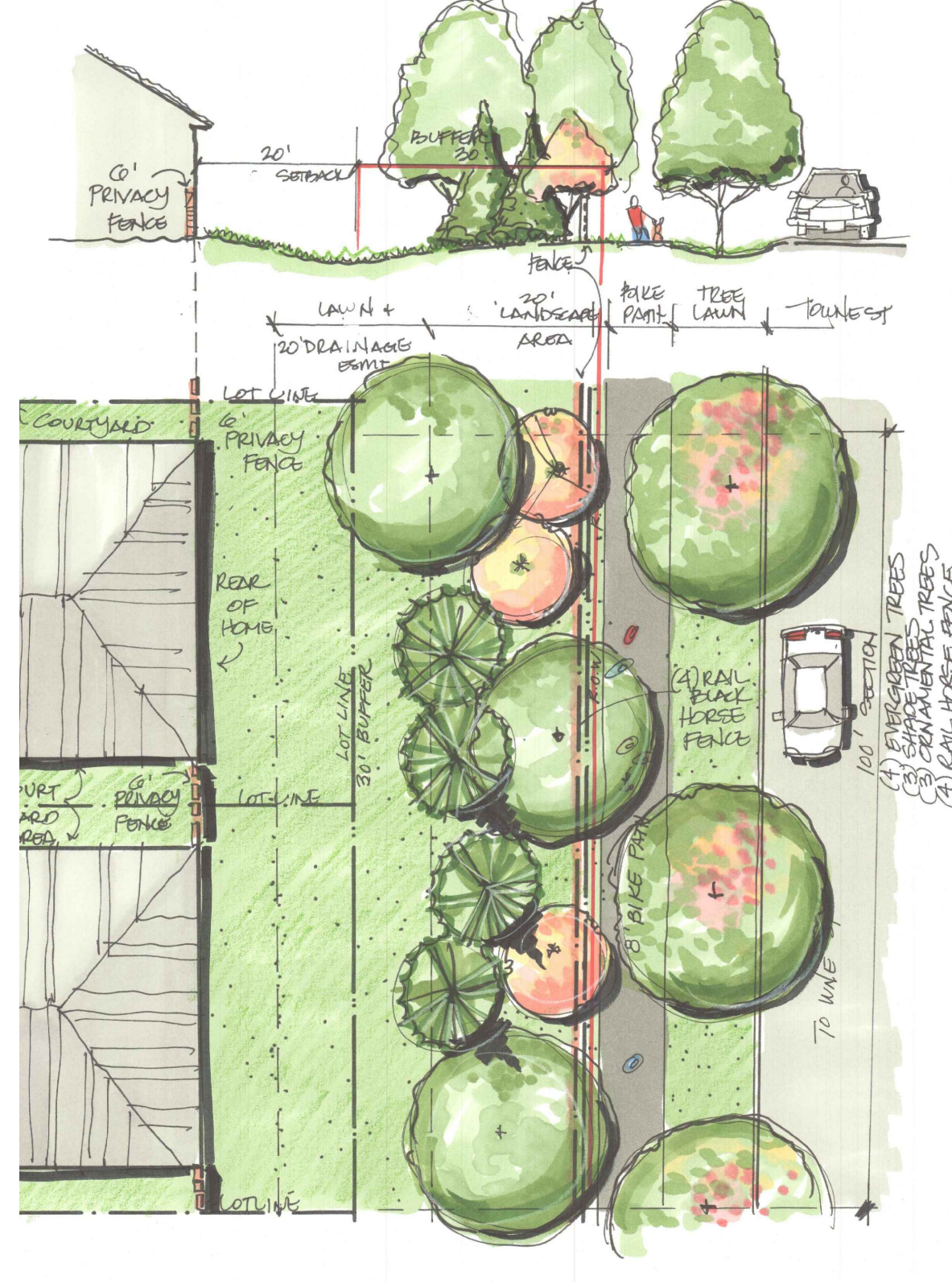
Drawing name: \\comiscad\project01\20200080\correspondence\submittals\ask 2000 westfield 151 and town\Draw\04Sheets\2021-09-14 primary plat updates\20200080-Westfield Primary Plat-L100.dwg L102 Sep 21, 2021 8:43am by: mwend

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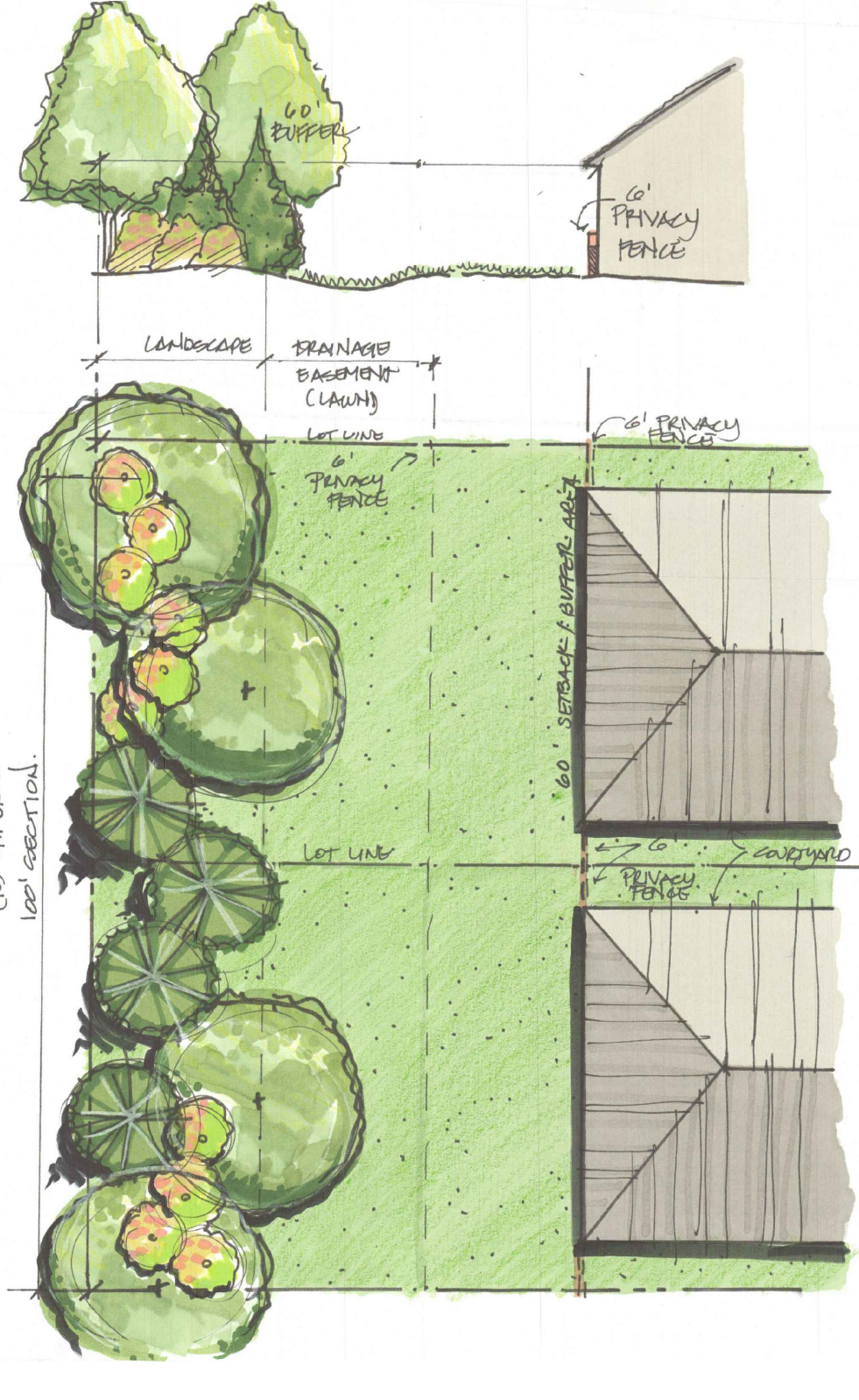
BUFFER YARD A
TYPICAL -NOT TO SCALE

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



BUFFER YARD B
TYPICAL -NOT TO SCALE

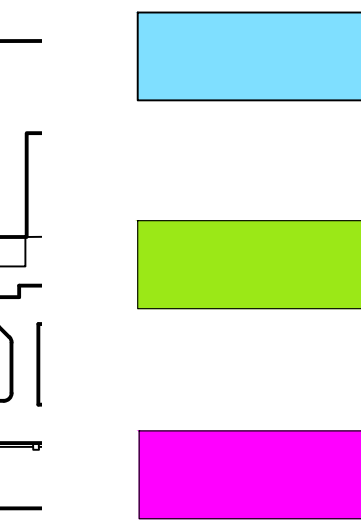
PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES



BUFER YARD C
TYPICAL -NOT TO SCALE

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

MATCHLINE - SEE SHEET L100



Buffer Yards A and B
External street frontage landscape areas, Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the Lots. 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.

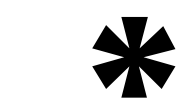
Buffer Yard C
Buffer yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan and may be included within the Lots. Mechanical equipment 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.

Clubhouse and Southern Cul-de-Sac Buffer Yard
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- **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.

Additional Landscaping
Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.



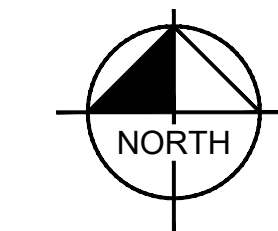
Cross Buck Fence - (See Detail Sheet L302)



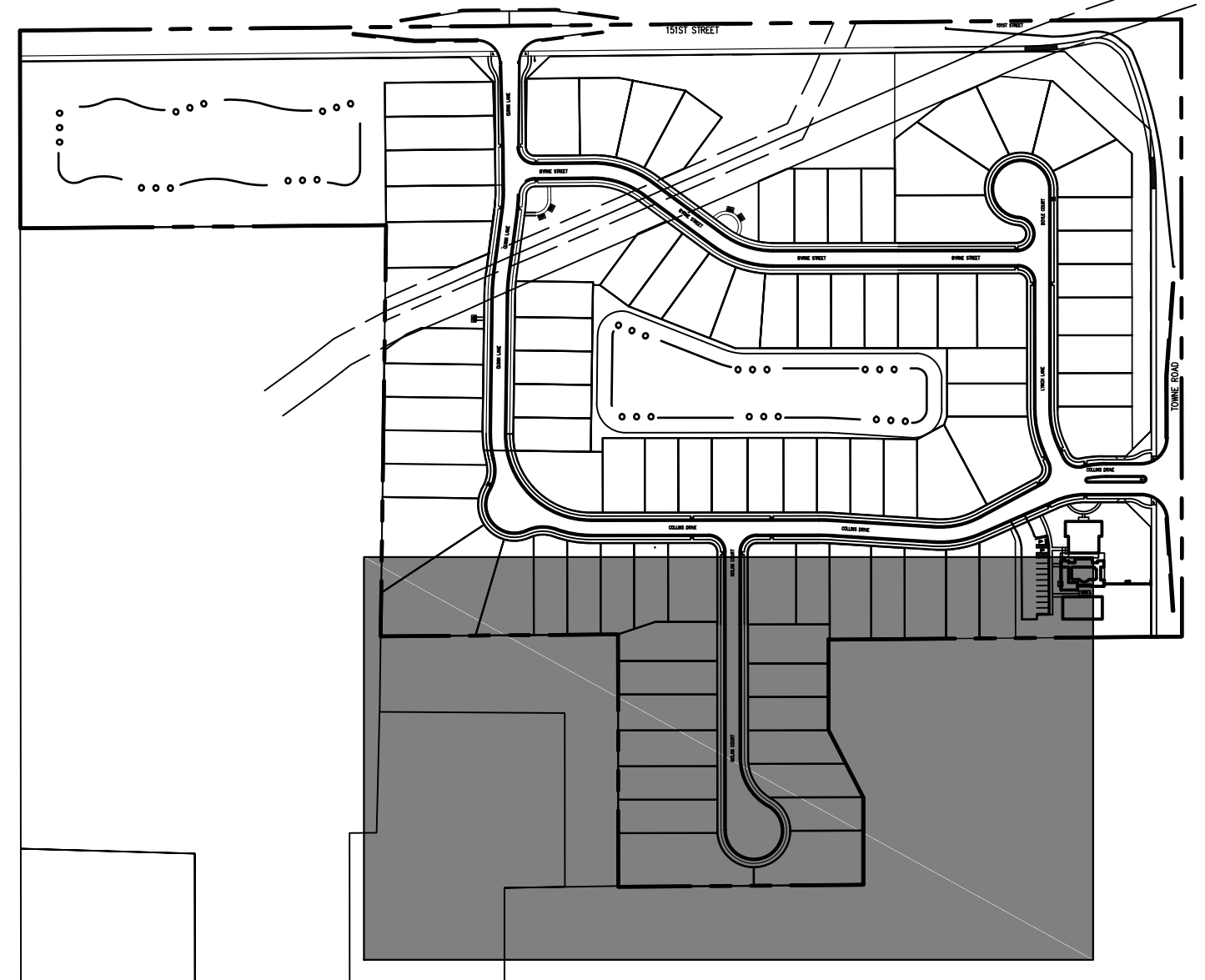
4-Rail Black Horse Fence - (See Detail Sheet L400)



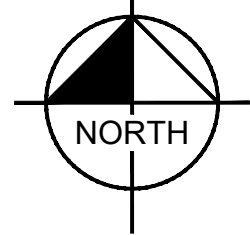
6-Tall Privacy Fence - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.



GRAPHIC SCALE IN FEET
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KEYMAP
NOT TO SCALE

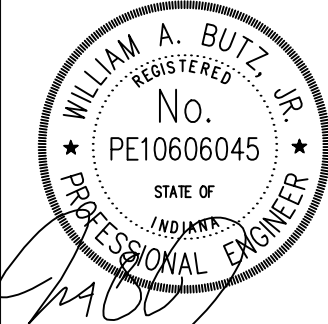


COURTYARDS OF
WESTFIELD
PRIMARY PLAT

LANDSCAPE
BUFFER PLAN

ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO.
170177002
SHEET NUMBER

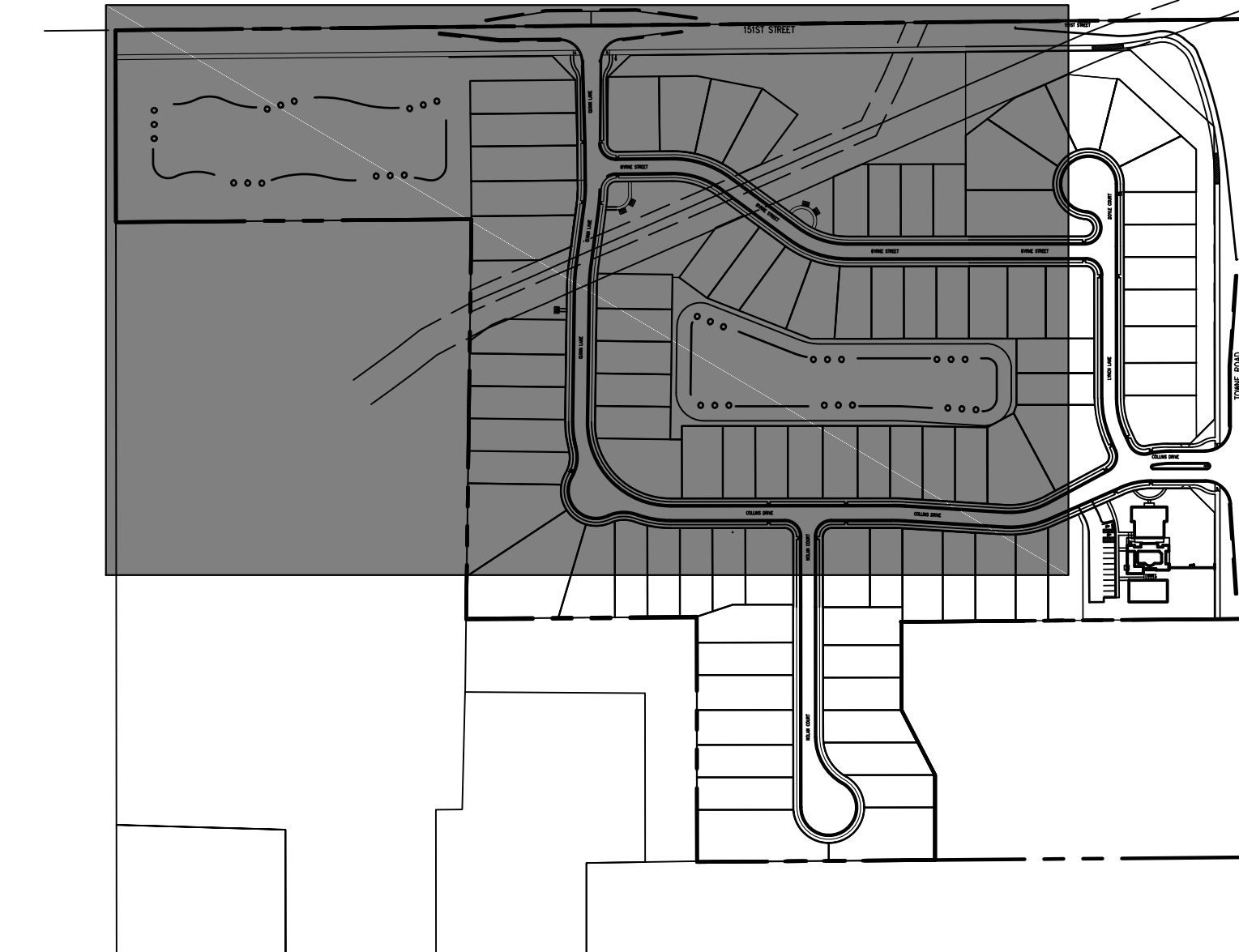
L102



SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH
Kimley»Horn
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250 EAST 86TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Hurley@kimley-horn.com
WWW.KIMLEY-HORN.COM

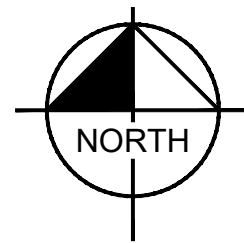
NO.	REVISIONS	DATE	BY

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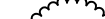


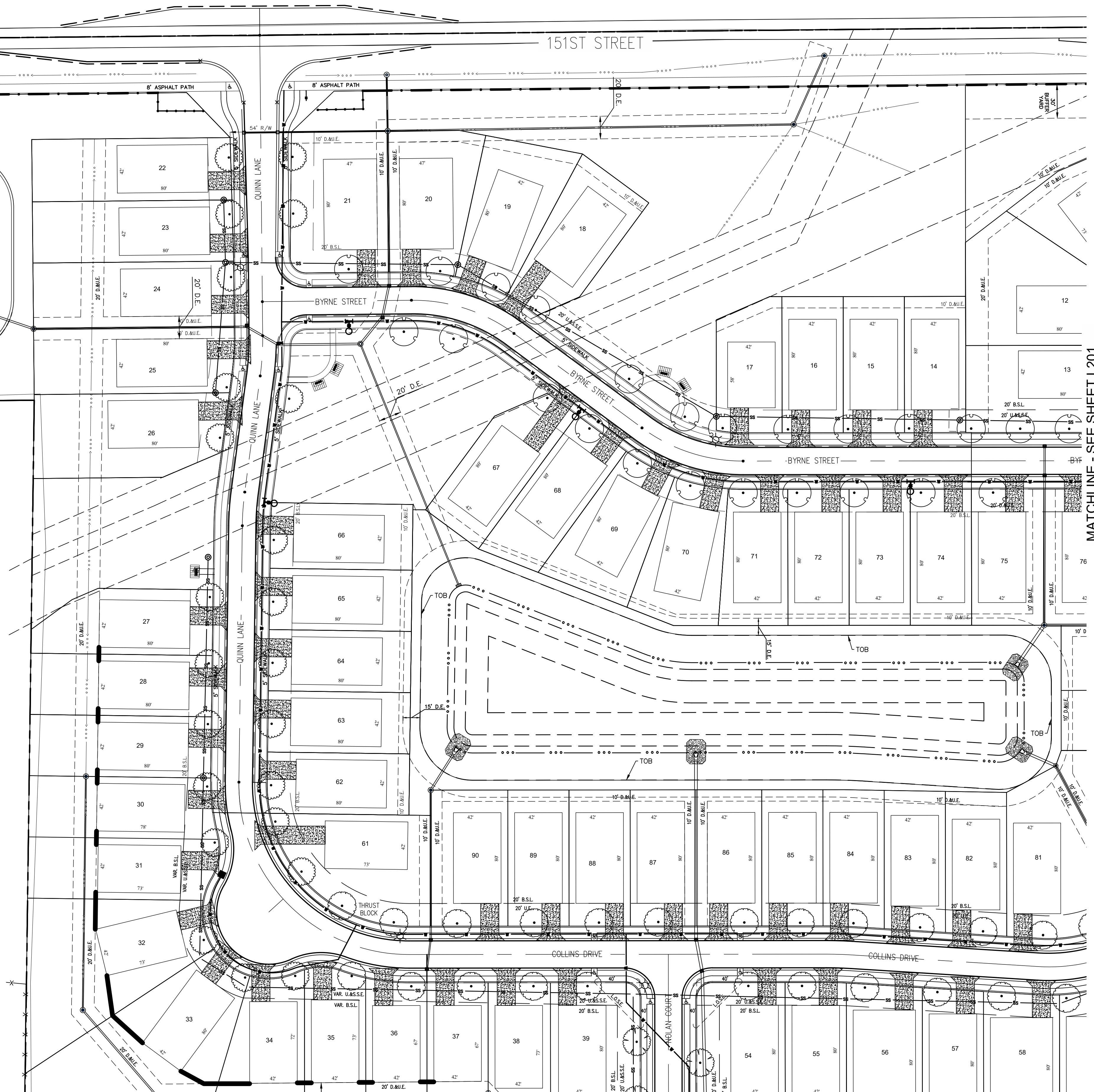
KEYMAP

NOT TO SCALE



PLANT SCHEDULE L200

<u>STREET TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	QB	23	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	TS	23	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
	ZS	24	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

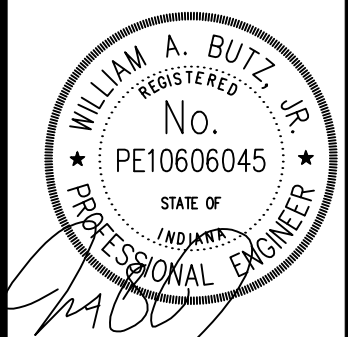


MATCHLINE - SEE SHEET L202

MATCHLINE - SEE SHEET L201

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SCALE:	AS NOTED
DESIGNED BY:	JSM
DRAWN BY:	PCW
CHECKED BY:	BAH



STREET TREE PLAN

COURTYARDS OF
WESTFIELD
PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER

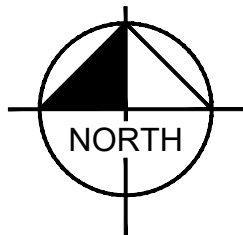
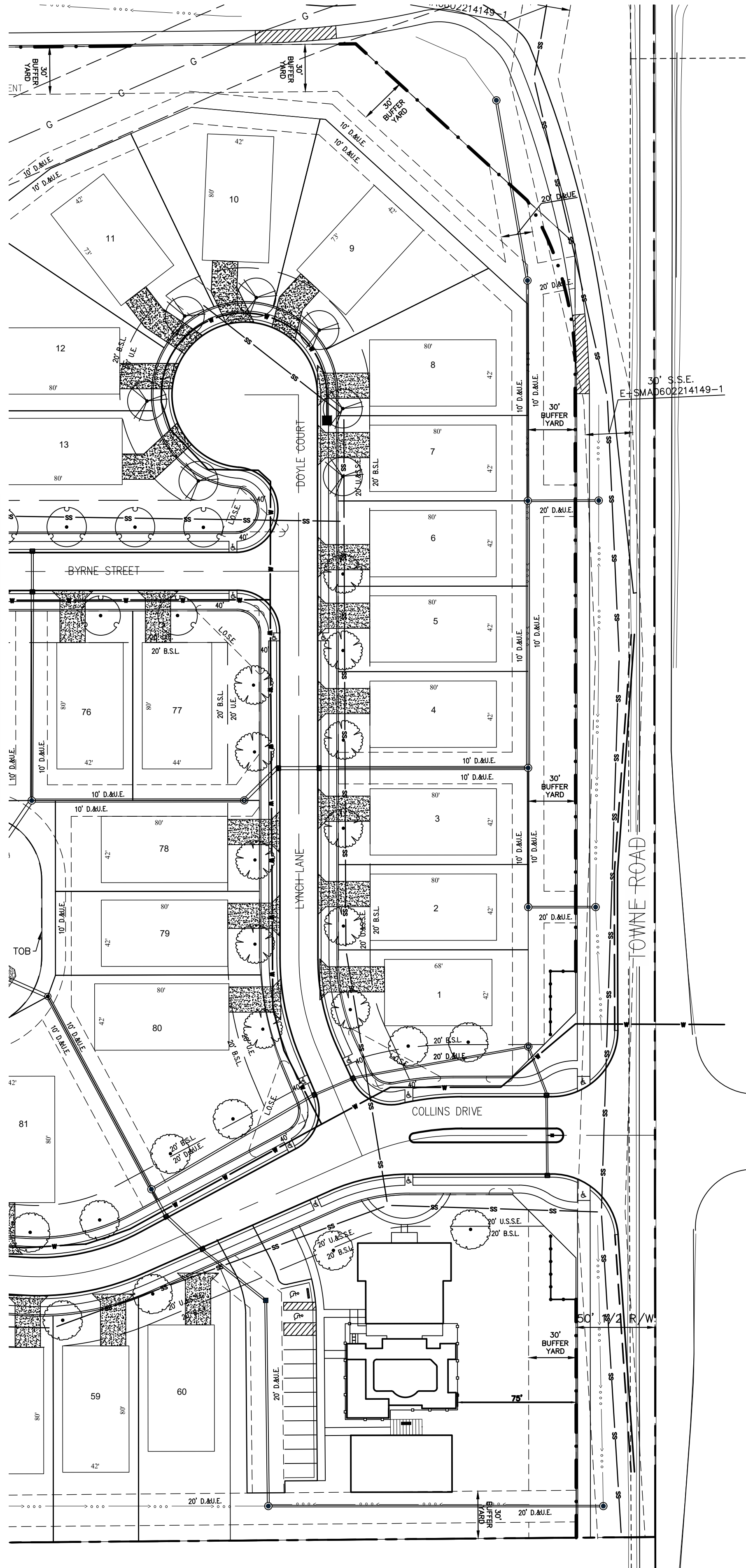
L200



Drawing name: \\comidat01\project01\20200800\correspondence\submittals\ask 2000 westfield 151 and town\Draw\04Sheets\2021-09-14 primary plat updates\20200800-Westfield Primary Plat-200.dwg L201 Sep 21, 2021 8:43am by: mmerid

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MATCHLINE - SEE SHEET L200



GRAPHIC SCALE IN FEET
0 25 50 100

PLANT SCHEDULE L201

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AR	7	Acer rubrum	Red Maple	2" Cal.	B&B
	LT	11	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B
	TS	8	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
	ZS	4	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

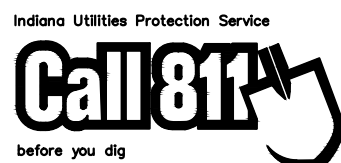
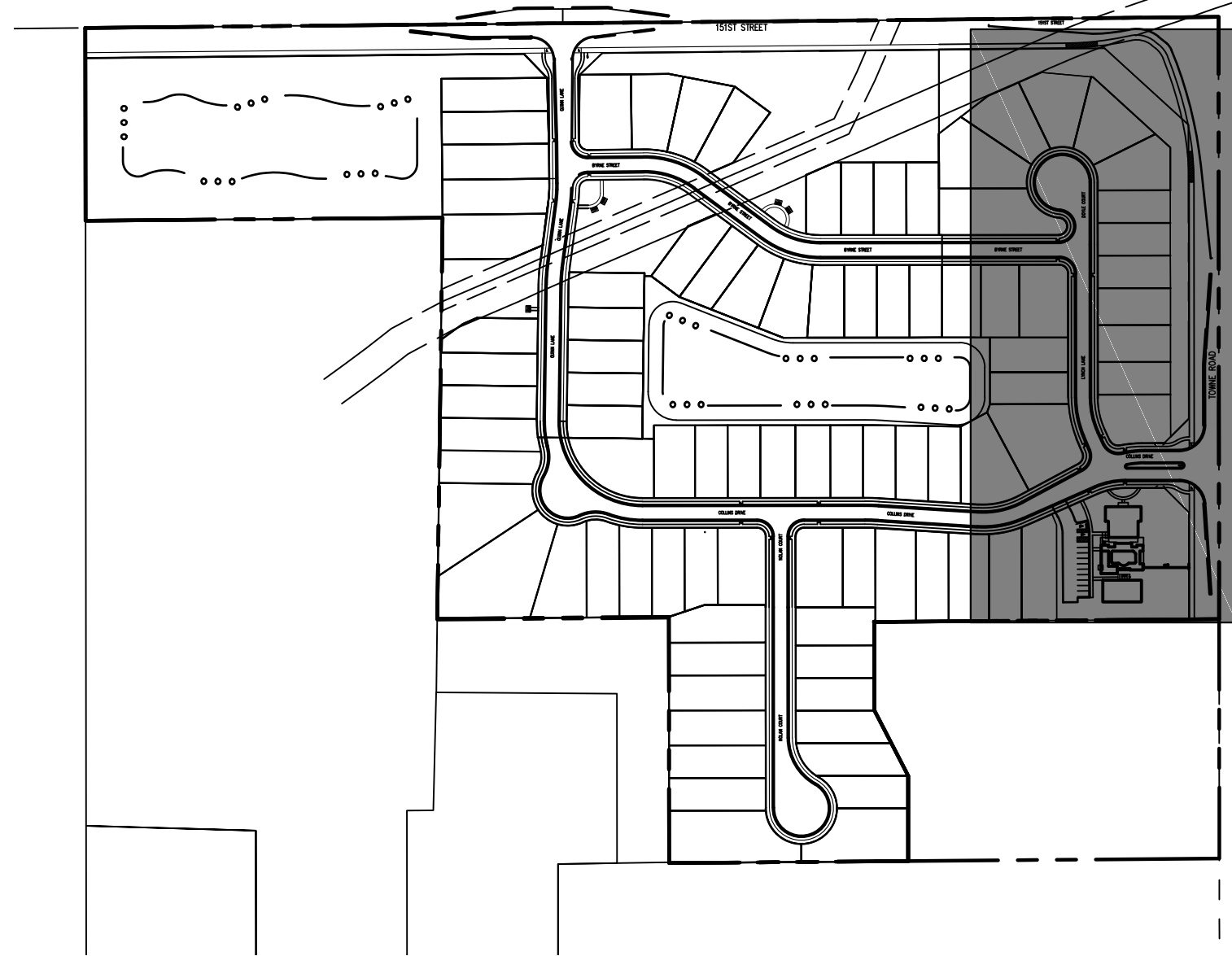
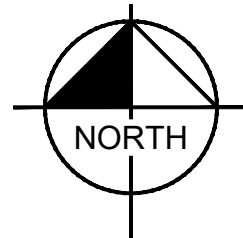
STREET

TREE LAWN
SIDEWALK

RW
50'

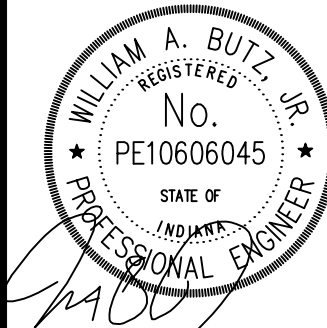
Typical Street Tree Location Detail

KEYMAP
NOT TO SCALE



COURTYARDS OF
WESTFIELD
PRIMARY PLAT

STREET TREE
PLAN



SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

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INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Horn@kimley-horn.com
WWW.KIMLEY-HORN.COM

STREET TREES REVISIONS

REVISIONS

No.

DATE

BY

ORIGINAL ISSUE:

2/26/2021

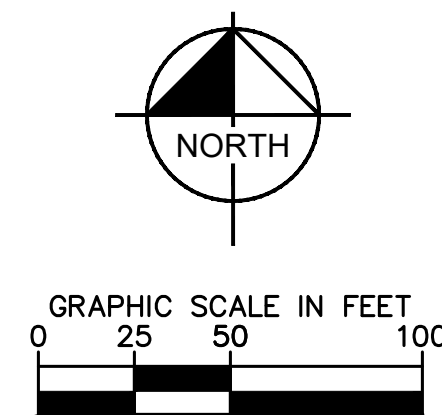
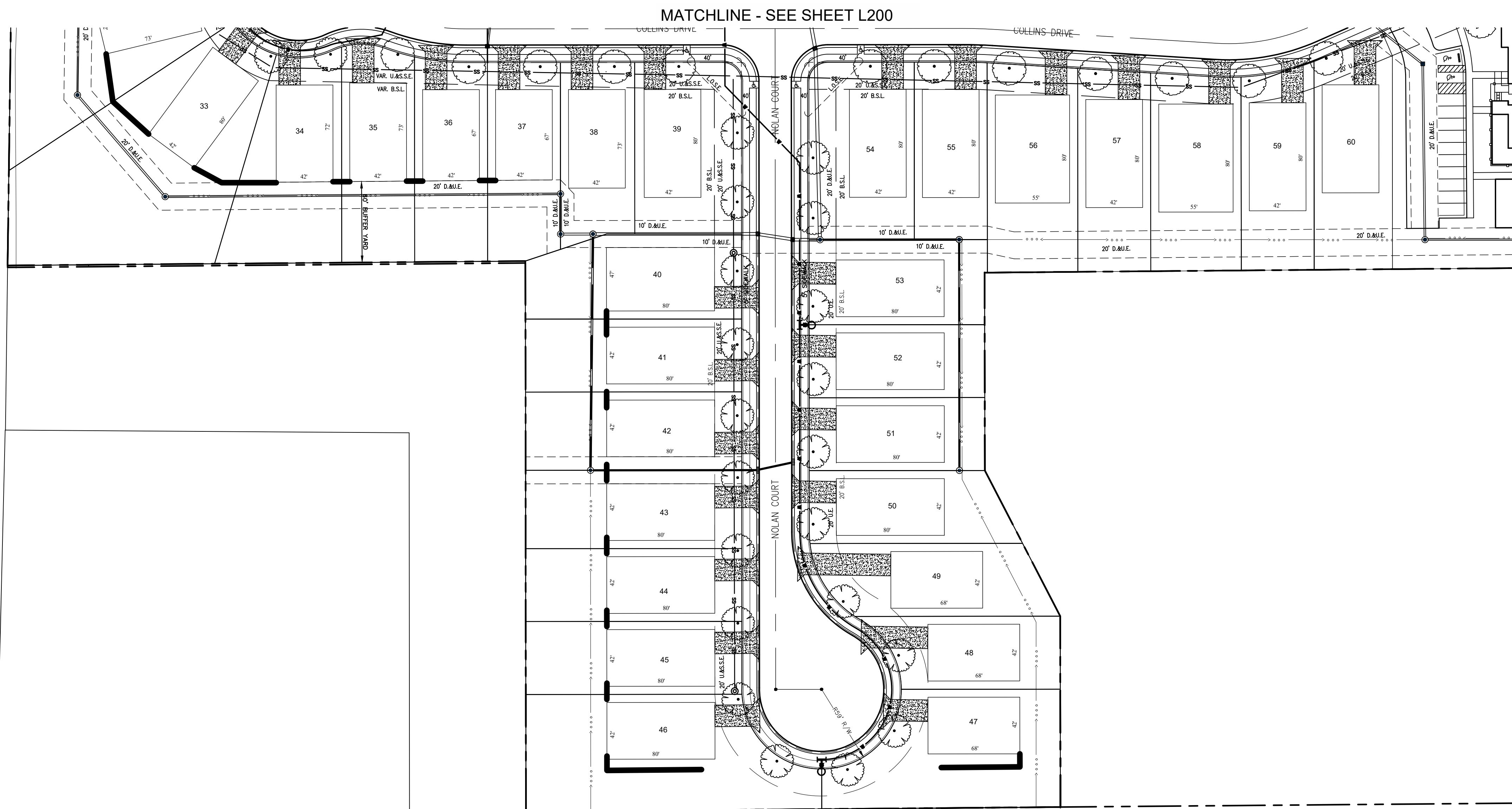
KHA PROJECT NO.

170177002

SHEET NUMBER

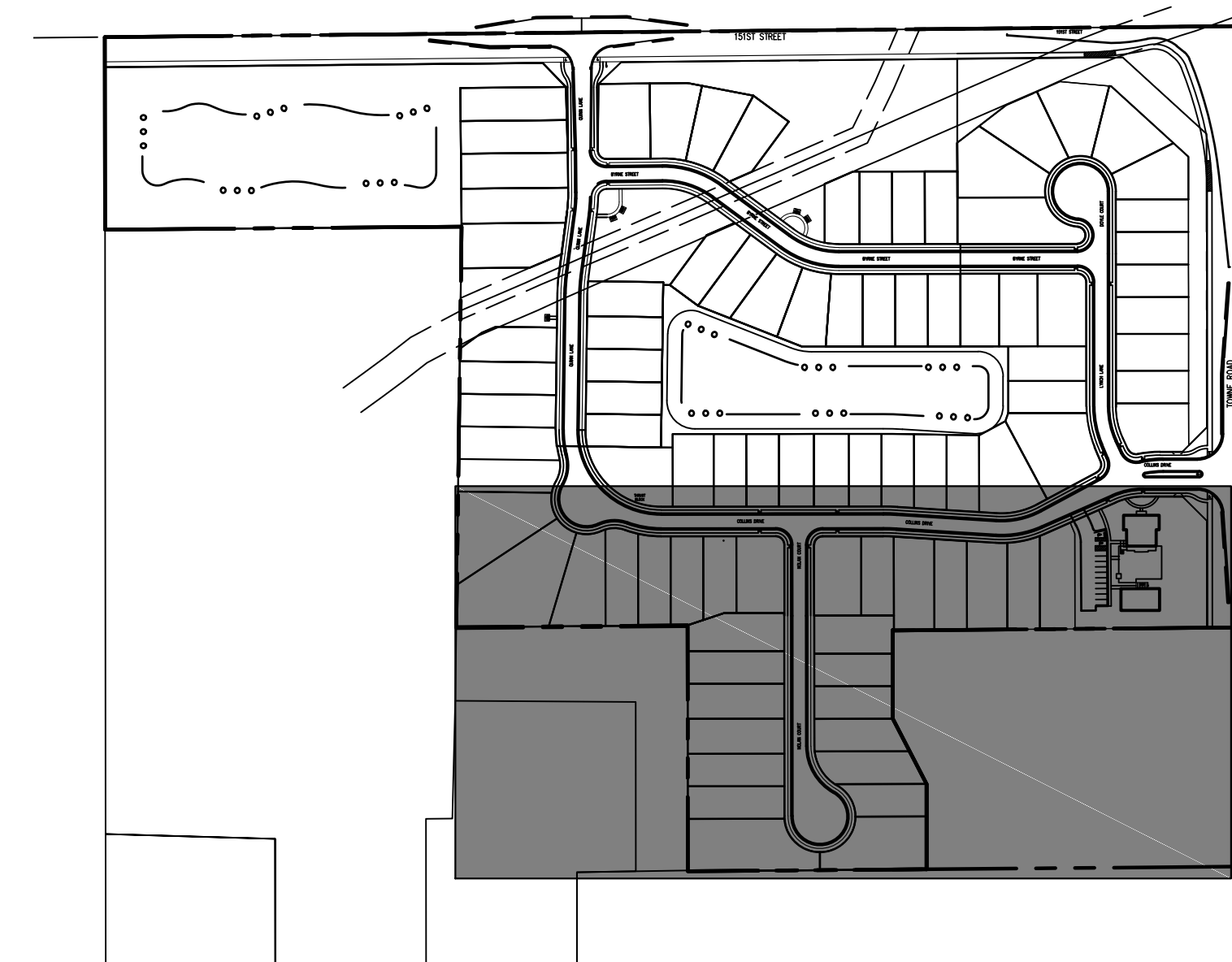
L201

\\cml\ddot{ot}project\20200808\correspondence\almitia\task_2000_westfield_151_and_township\045\sheet\2021-09-14_primary_plot_updates\20200808- Westfield Primary Plot-200.dwg Sep 21, 2021 8:43am by: mired



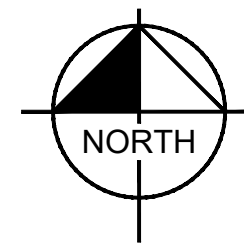
PLANT SCHEDULE L202

<u>STREET TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	LT	20	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B



KEYMAP

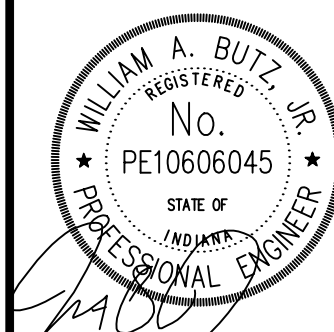
NOT TO SCALE



COURTYARDS OF
WESTFIELD
PRIMARY PLAT

ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO
170177002
SHEET NUMBER

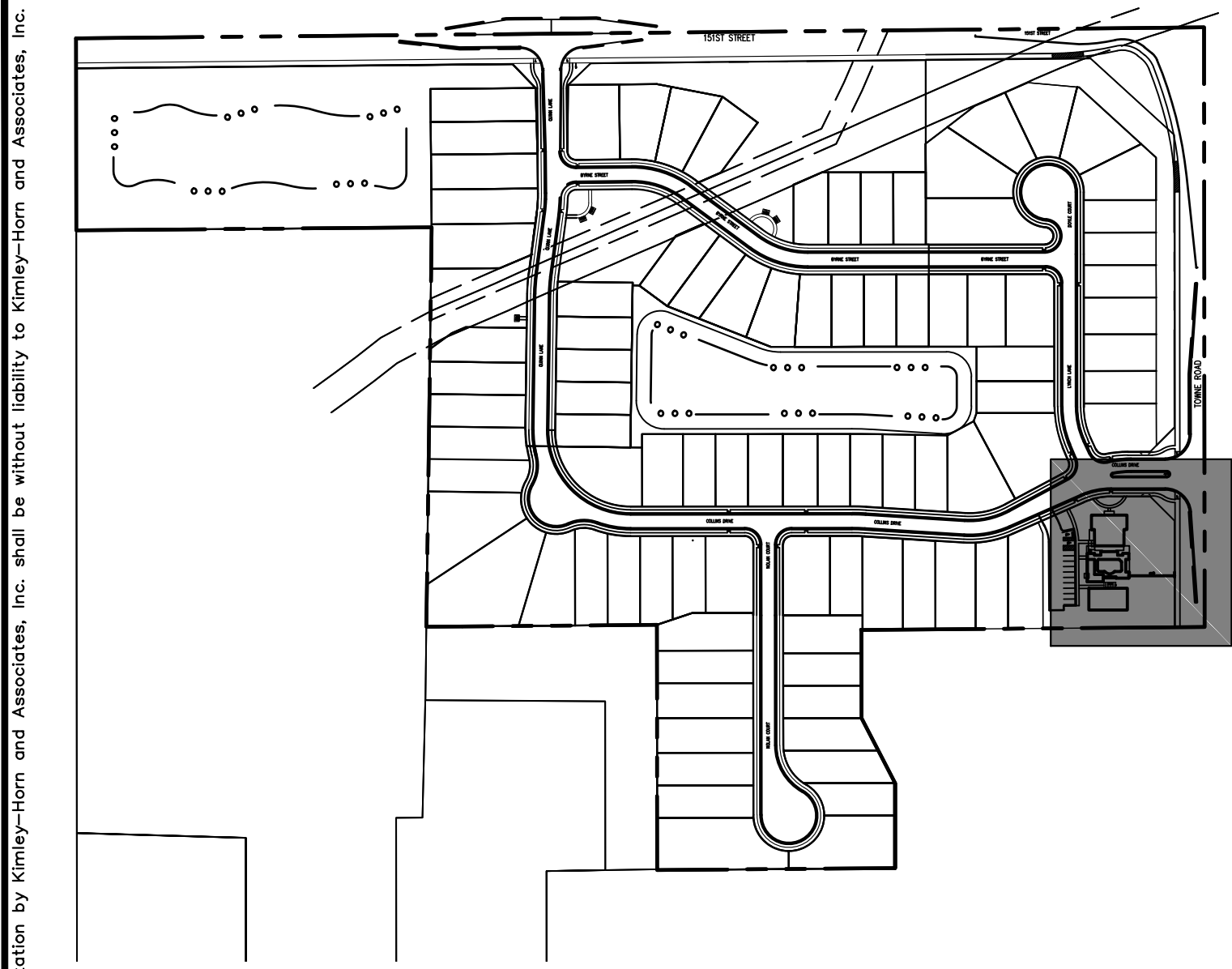
STREET TREE PLAN



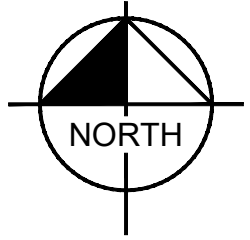
SCALE:	AS NOTED	 Kimley»»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUFF PHONE: 317-912-4129 EMAIL: Brett.Huff@kimley-horn.com
DESIGNED BY:	JSM	
DRAWN BY:	PCW	
CHECKED BY:	BAH	

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Drawing name: \\mitchell\project\202000080\correspondence\submit\Task 2000 westfield 151 and town\DWG\01\Sheet\2021-09-14 primary plat updates\202000080-Westfield Primary Plat-300.dwg L300 Sep 21, 2021 8:44am by: mitchell



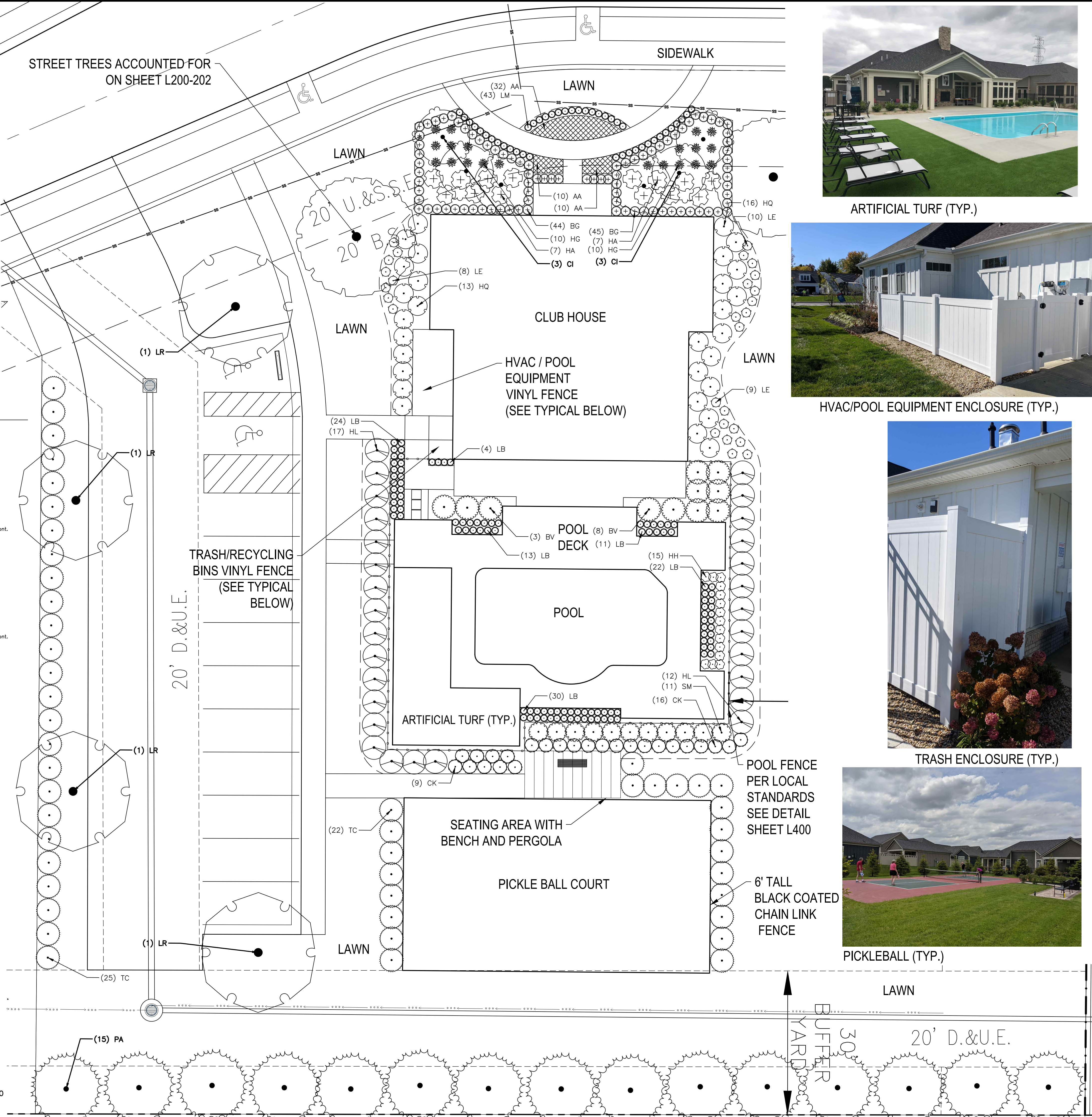
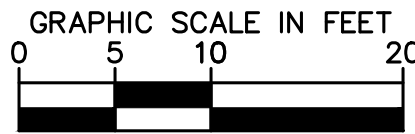
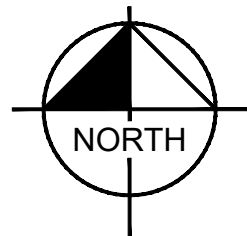
KEYMAP
NOT TO SCALE



PLANT SCHEDULE AMENITY AREA

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
EVERGREEN TREES	CI	6	Cercis canadensis	Eastern Redbud	2" Col.	B&B
	LR	4	Liquidambar styraciflua	Sweet Gum	2" Col.	B&B
SHRUBS	PA	15	Picea abies	Norway Spruce	10' Ht.	B&B
	BG	89	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.
	BV	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
	HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18" Ht.	Cont.
	HL	29	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24" Ht.	B&B
	HQ	29	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B
	LM	43	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	SM	11	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	B&B or Cont.
	TC	62	Taxus x media 'Adams'	Adams Yew	5' Ht.	Cont.
GRASS	CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
PERENNIALS	HH	15	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#2	Cont.
	HG	20	Hosta x 'Gold Standard'	Gold Standard Hosta	#2	Cont.
	LE	27	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	24" Ht.	Cont.
	LB	104	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
SHRUB AREAS	AA	52	Annuals Area	Annuals	SIZE #2	CONDITION Cont. SPACING 18" o.c.

NOTE: ALL PLANT BEDS TO BE MULCHED WITH GRAVEL



ARTIFICIAL TURF (TYP.)



HVAC/POOL EQUIPMENT ENCLOSURE (TYP.)



TRASH ENCLOSURE (TYP.)

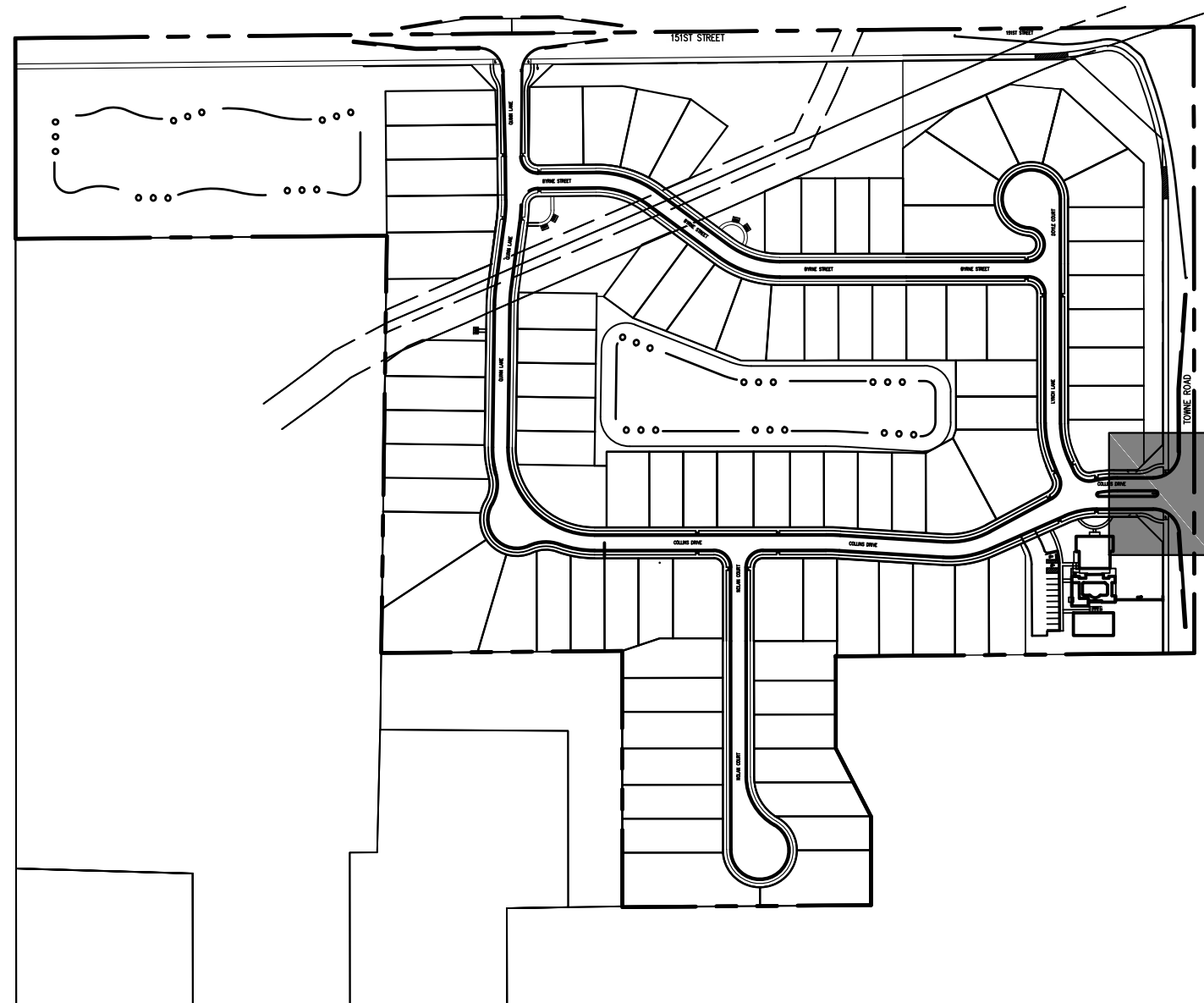


PICKLEBALL (TYP.)

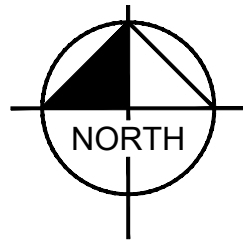
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AMENITY AREA ENLARGEMENT							
COURTYARDS OF WESTFIELD PRIMARY PLAT							
ORIGINAL ISSUE: 2/26/2021 KHA PROJECT NO. 170177002 SHEET NUMBER L300							

Drawing name: \\c:\projects\project01\20200080\correspondence\submittals\ask 2000 westfield 151 and town\dwg\04sheets\2021-09-14 primary plat updates\20200080-Westfield Primary Plat-300.dwg L301 Sep 21, 2021 8:44am by: mmerid

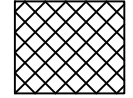
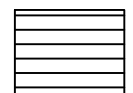
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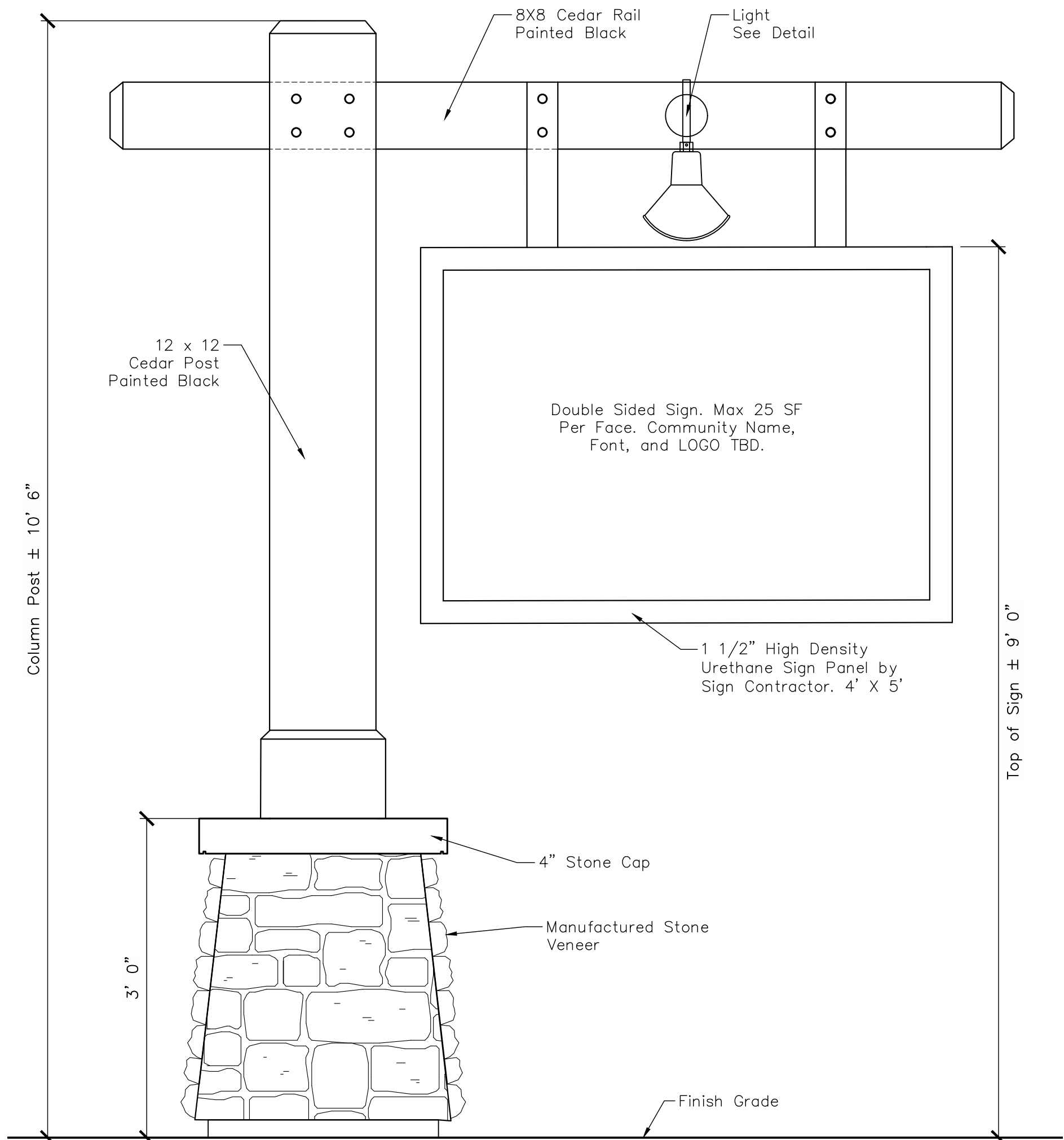
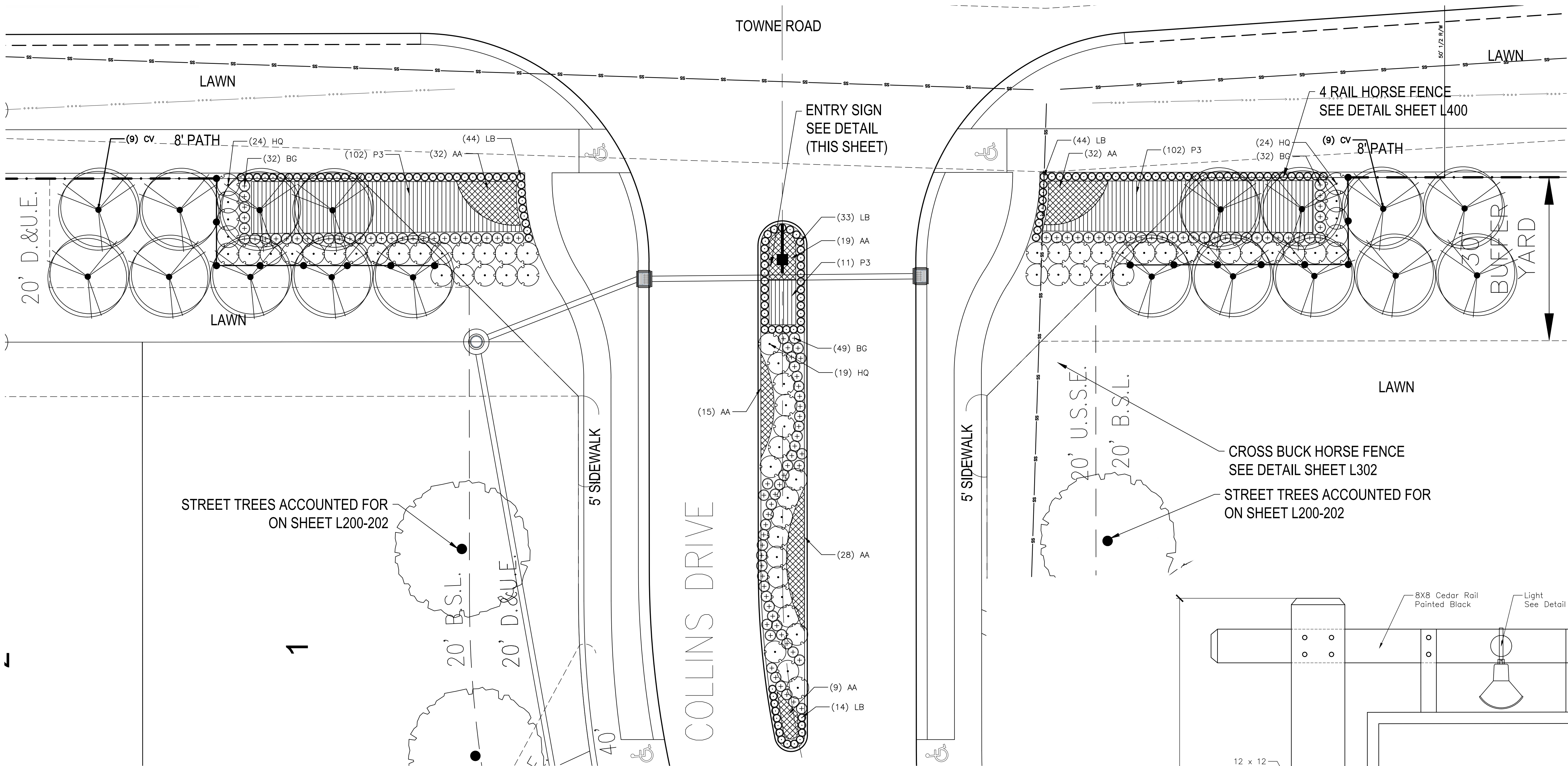


KEYMAP
NOT TO SCALE



PLANT SCHEDULE TOWN ROAD ENTRY

<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	CV	18	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	BG	113	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.	
	HQ	67	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B	
<u>PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	LB	135	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>SPACING</u>
	AA	135	Annuals Area	Annuals	#2	Cont.	18" o.c.
	P3	215	Perennials Area		#2	Cont.	24" o.c.



SIGN DETAIL
NO SCALE



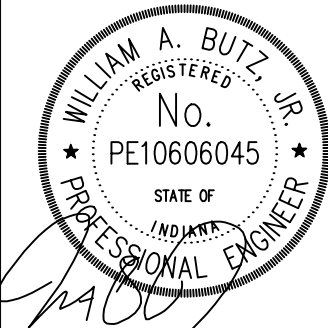
TOWNE ROAD
ENTRY
ENLARGEMENT

COURTYARDS OF
WESTFIELD
PRIMARY PLAT

ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO.
170177002

SHEET NUMBER

L301



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INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Hurkimey@kimley-horn.com
WWW.KIMLEY-HORN.COM

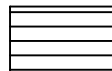
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DRAWN BY: PCW
CHECKED BY: BAH

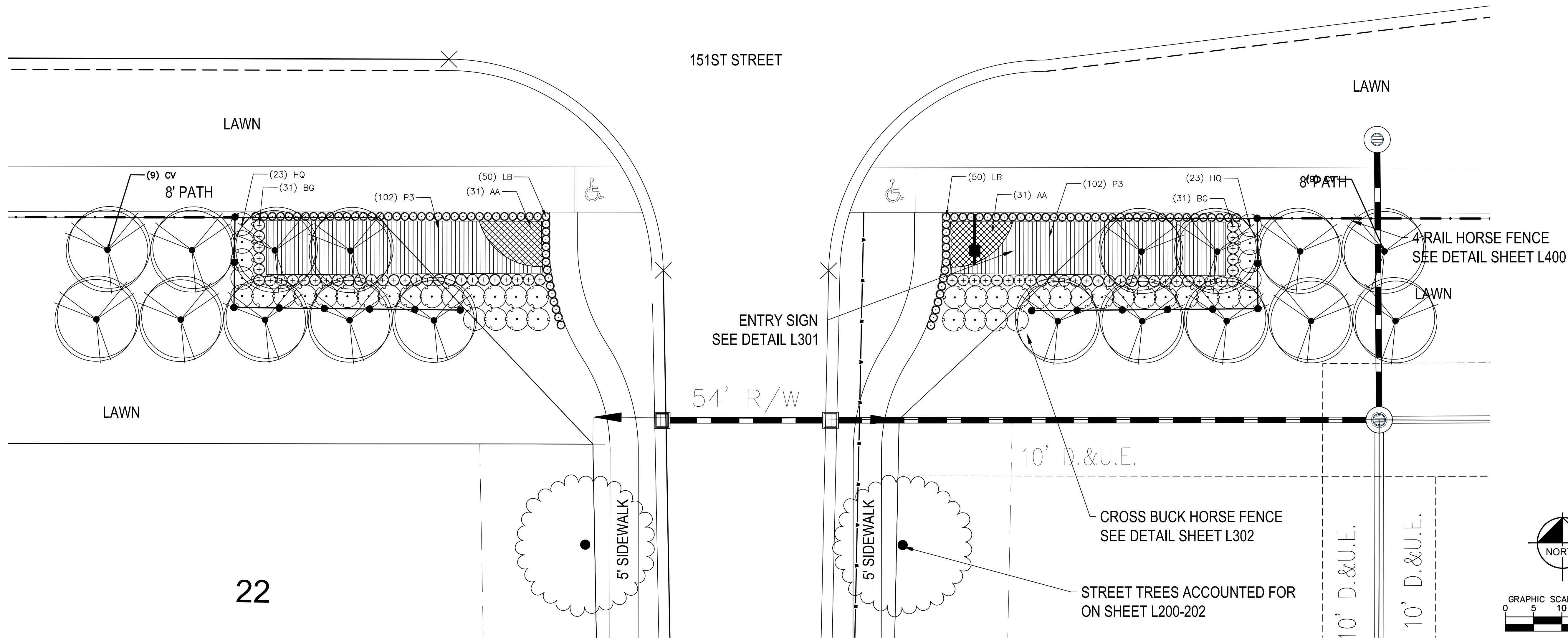
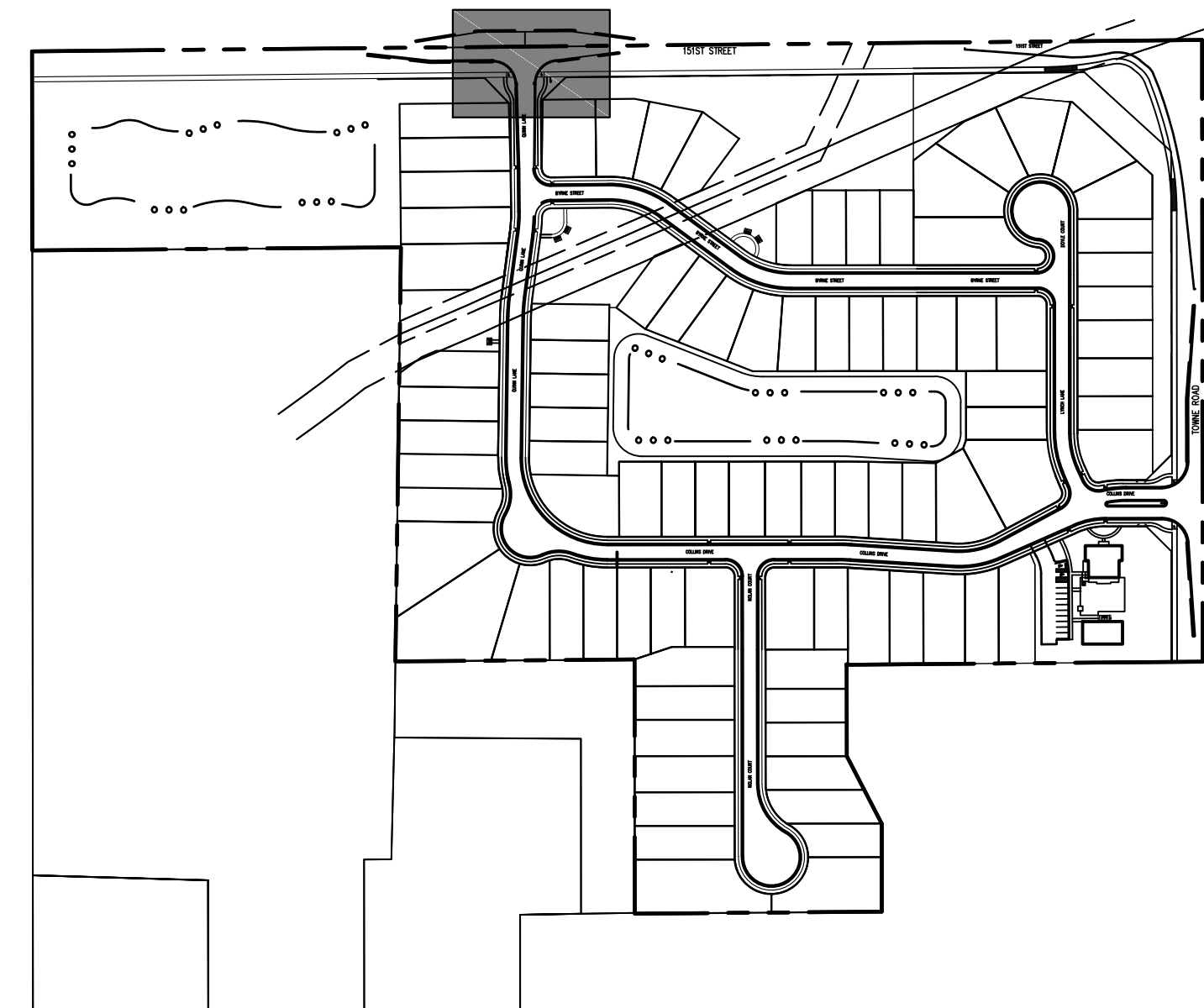
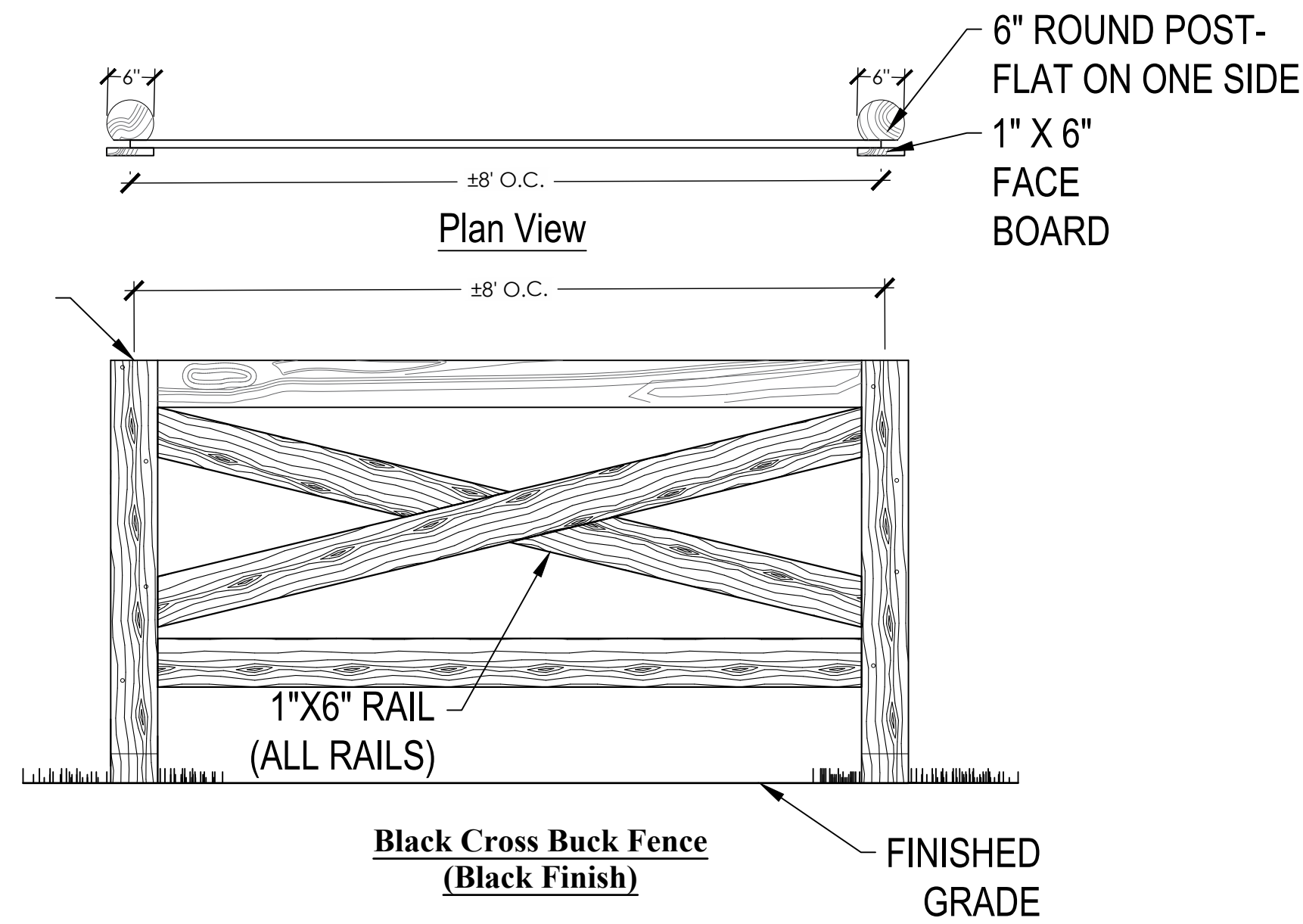
ENTRY REVISIONS
No. DATE BY

04/13/21 MN

Drawing name: \\cmidc001\project01\20200800\correspondence\submittals\ask 2000 westfield 151 and town\Drawg\04Sheets\2021-09-14 primary plat updates\20200800-Westfield Primary Plat-300.dwg L302 Sep 21, 2021 8:44am by: mmeid
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PLANT SCHEDULE 151ST STREET ENTRY

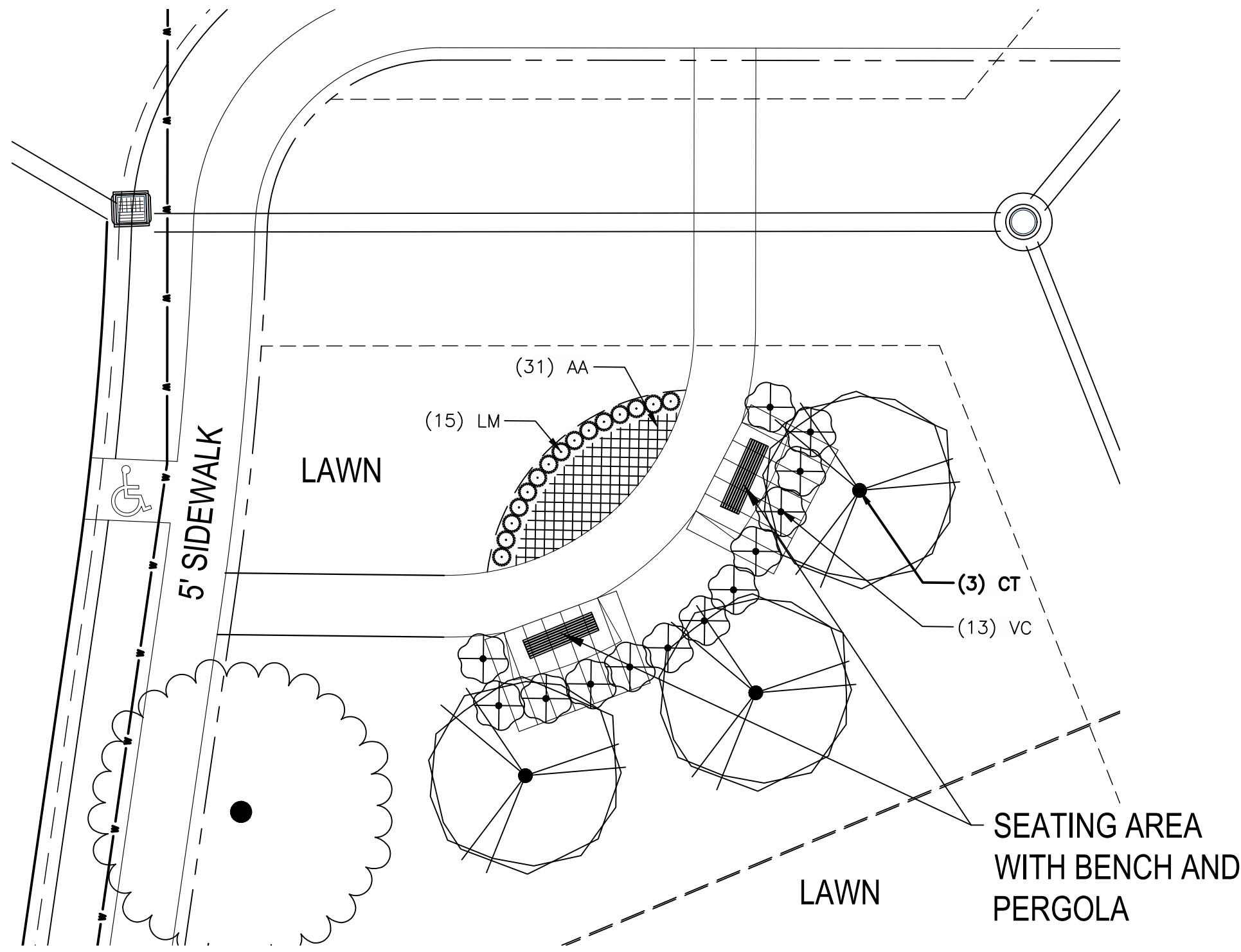
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
	CV	18	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
	BG	62	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.	
	HQ	46	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
	LB	100	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	AA	62	Annuals Area	Annuals	#2	Cont.	18" o.c.
	P3	204	Perennials Area		#2	Cont.	24" o.c.



SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	ENTRY REVISIONS	DATE	BY
				04/13/21	MN	
				REVISIONS		
				No.		
				Kimley»Horn		
				© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurd@kimley-horn.com WWW.KIMLEY-HORN.COM		
				WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER		
				EPCON Communities		
				151ST STREET ENTRANCE ENLARGEMENT		
				COURTYARDS OF WESTFIELD PRIMARY PLAT		
				ORIGINAL ISSUE: 2/26/2021 KHA PROJECT NO. 170177002 SHEET NUMBER L302		

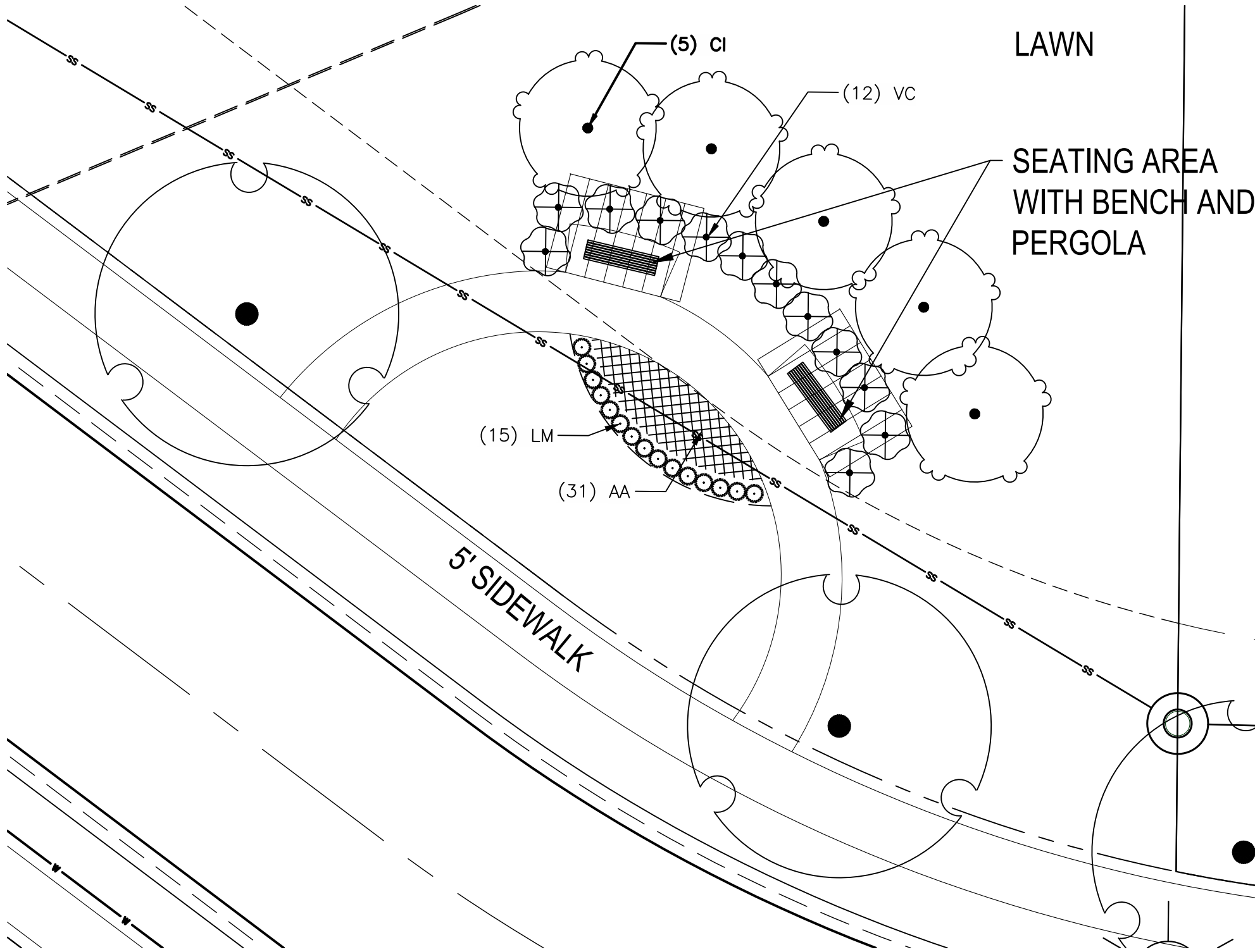


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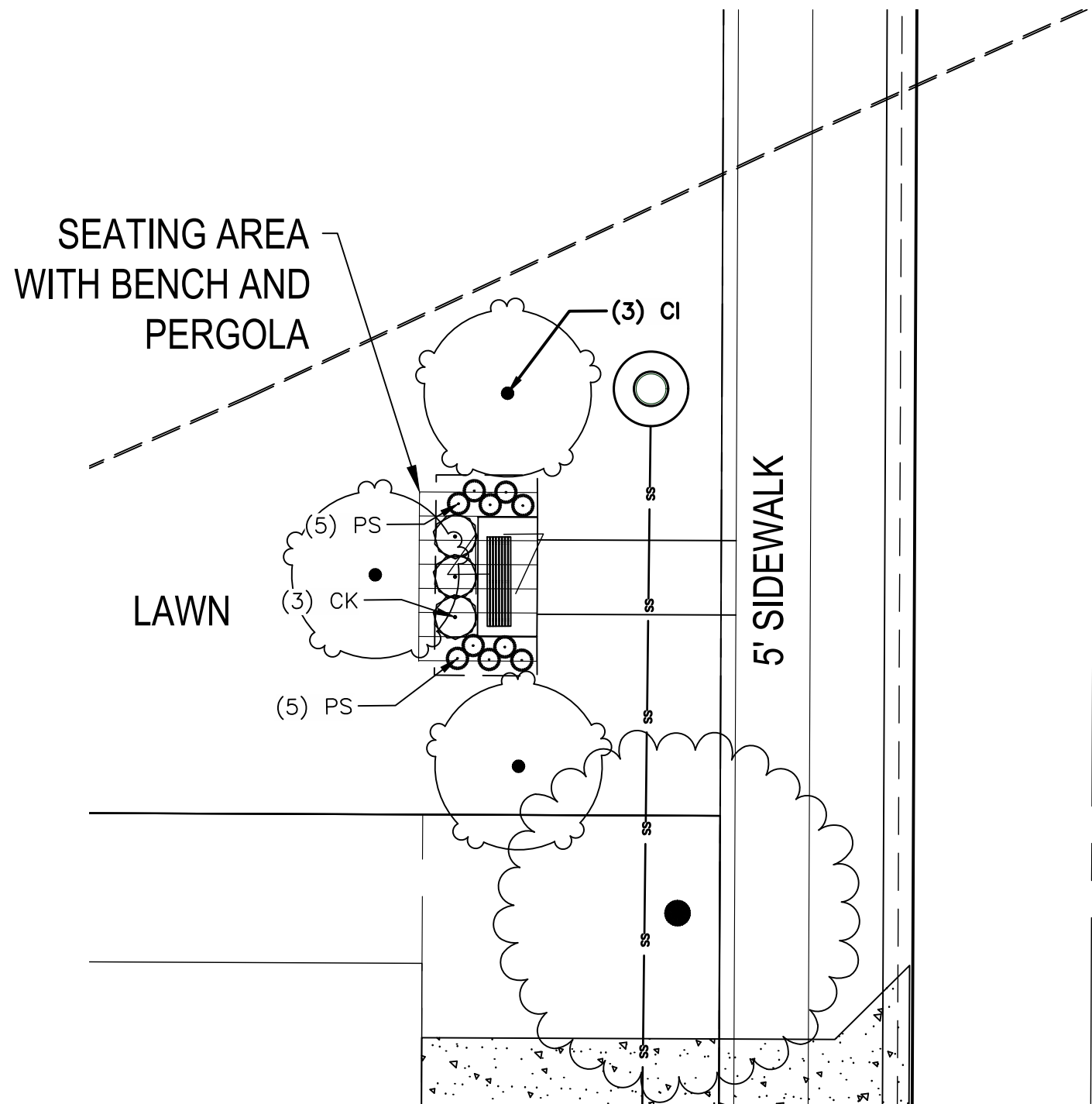
PLANT SCHEDULE SEATING AREA 1

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CT	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	15	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annuals Area	Annuals	#2	Cont.	18" o.c.



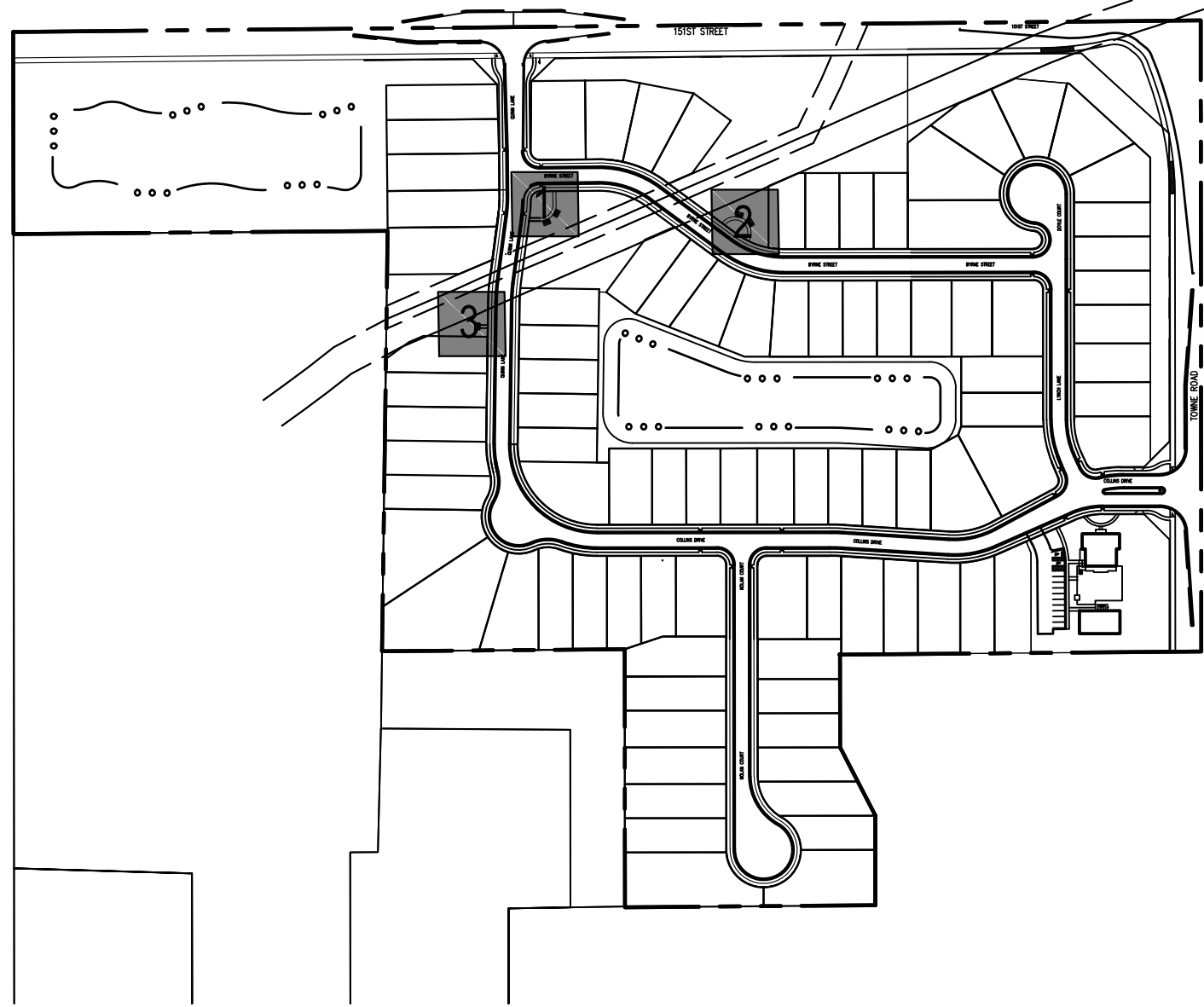
PLANT SCHEDULE SEATING AREA 2

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	5	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	12	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annuals Area	Annuals	#2	Cont.	18" o.c.

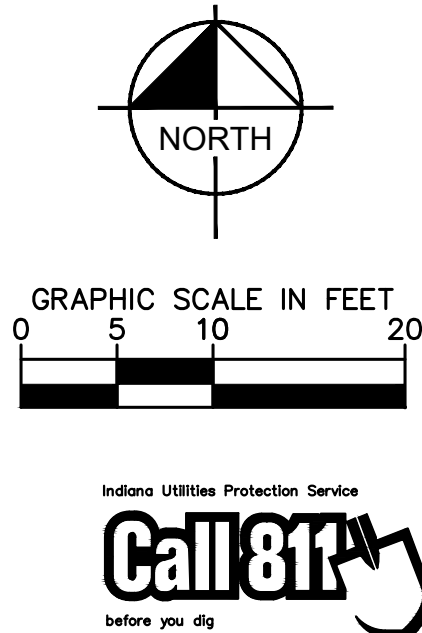
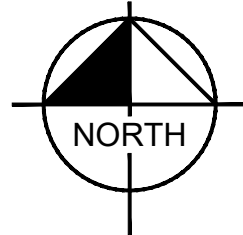


PLANT SCHEDULE SEATING AREA 3

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
	PS	14	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	24" Ht.	Cont.



KEYMAP
NOT TO SCALE



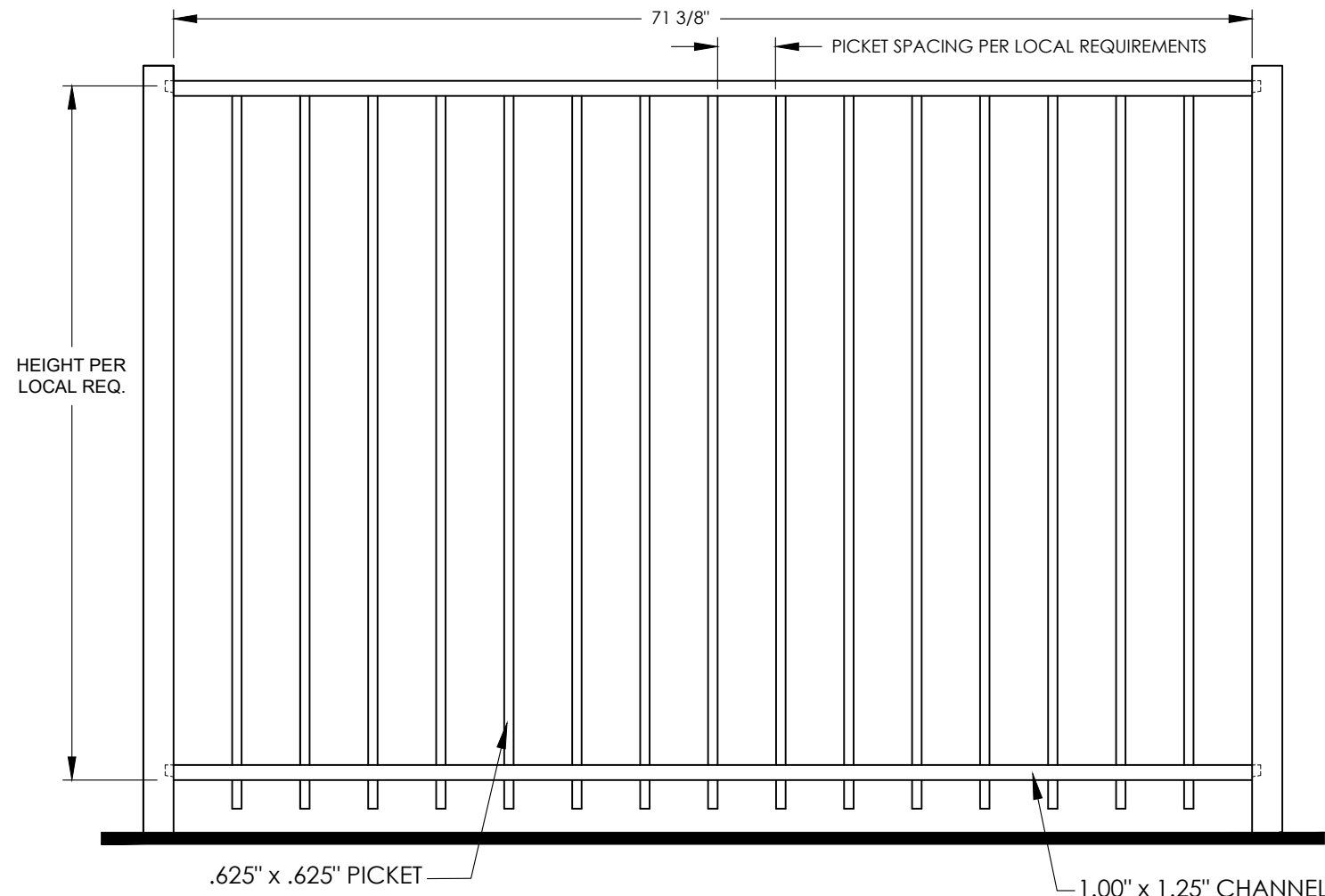
COURTYARDS OF WESTFIELD PRIMARY PLAT		SEATING AREA ENLARGEMENTS		Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-917-1129 EMAIL: Brett.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM		REVISIONS		DATE		BY	
ORIGINAL ISSUE: 2/26/2021		KHA PROJECT NO. 170177002		SHEET NUMBER L303							

Drawing name: \\cmidat01\project01\20200860\correspondence\submittals\ask 2000 westfield 151 and town\dwg\04Sheets\2021-09-14 primary plat updates\20200860-Westfield Primary Plat-400.dwg L400 Sep 21, 2021 8:44am By: mmerid
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Manufacturer: Global Industrial Outdoor Steel
Slat Park Bench or equal
Product ID: W6894855GY
Finish: Black
www.globalindustrial.com

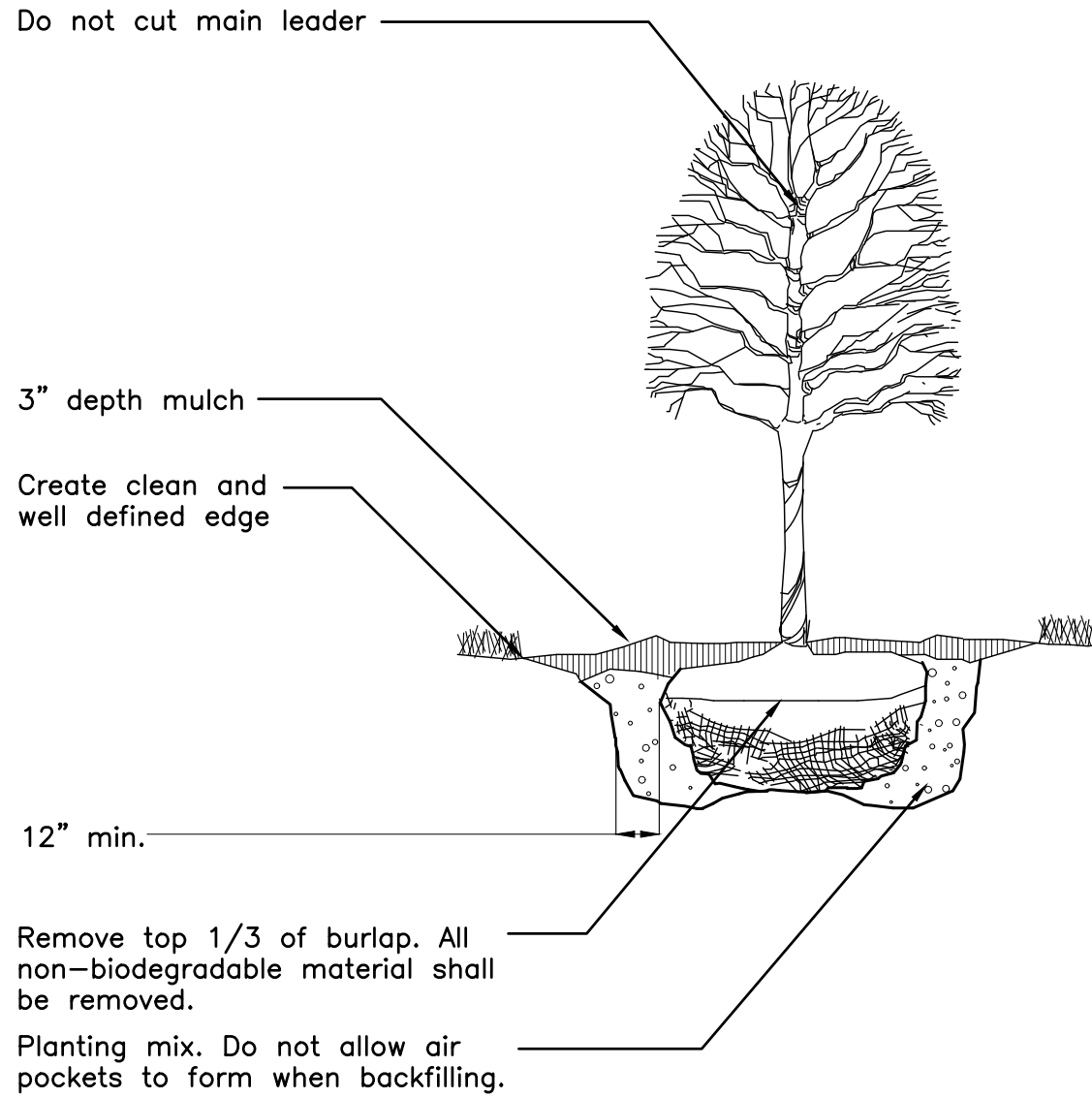
Typical 6' Bench
(Benches Shall not be Mounted to Concrete Pad Under Powerline Easement)
No Scale



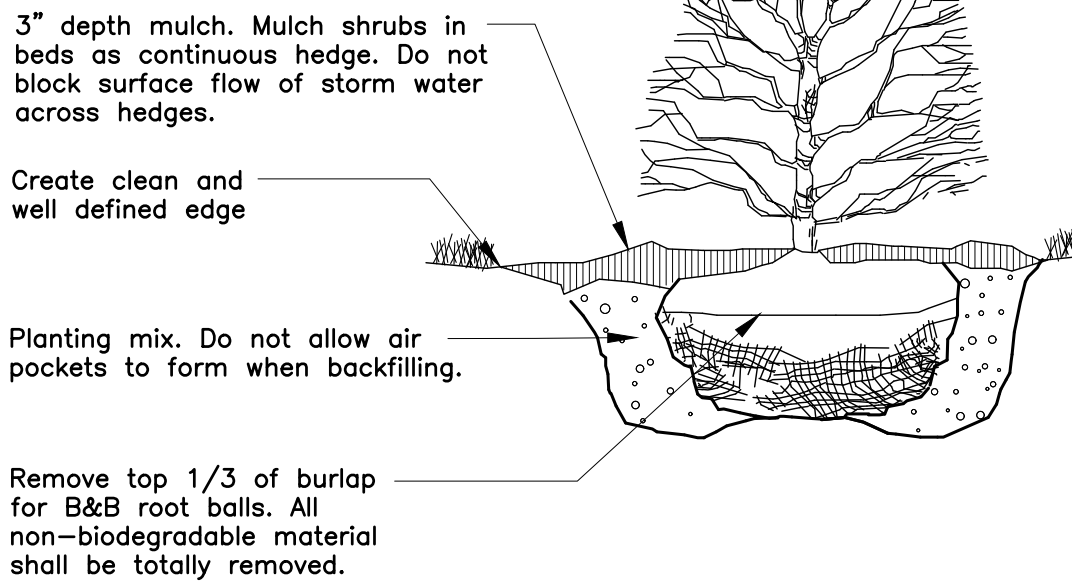
Manufacturer: Alumi-Guard or equal
Product ID: Residential Ascot
Finish: Black
www.alumi-guard.com
Decorative Pool Aluminum Fence (At Clubhouse)
No Scale



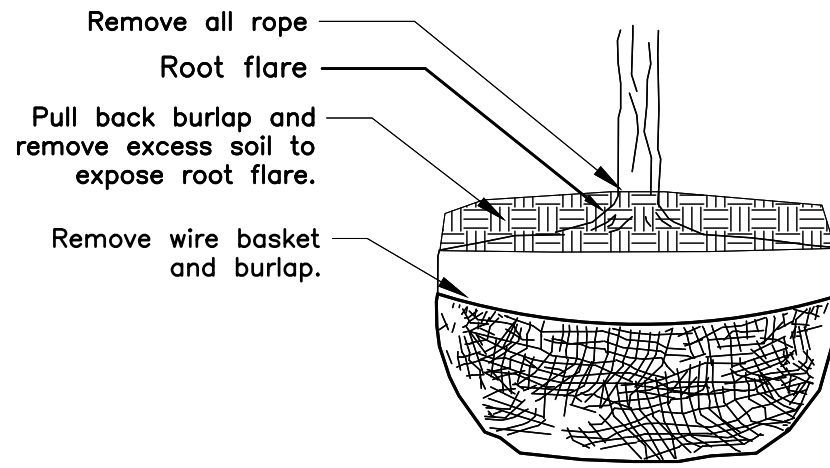
Artificial Turf
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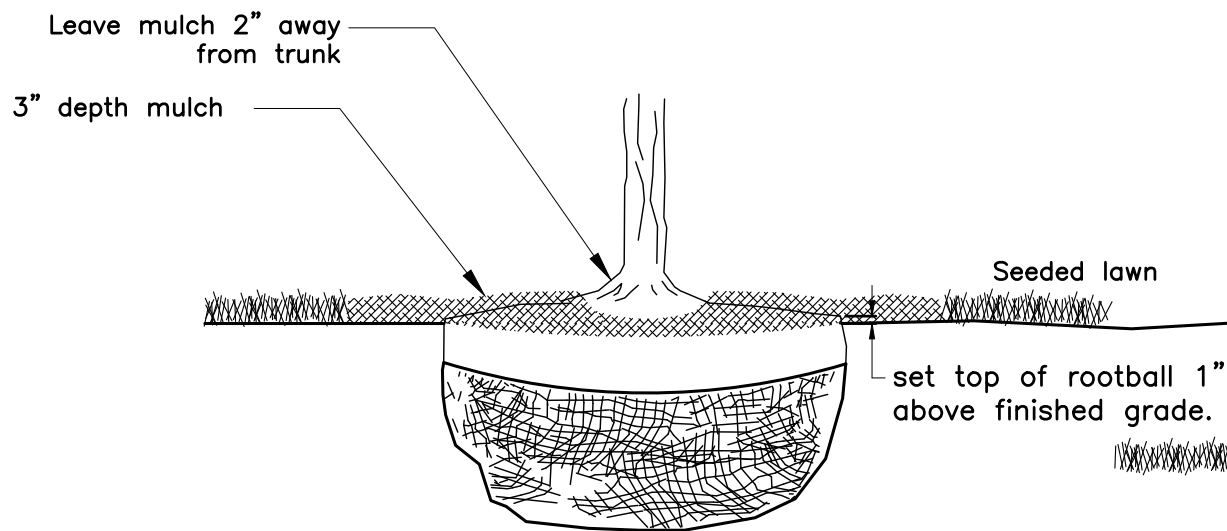
Deciduous Tree Planting
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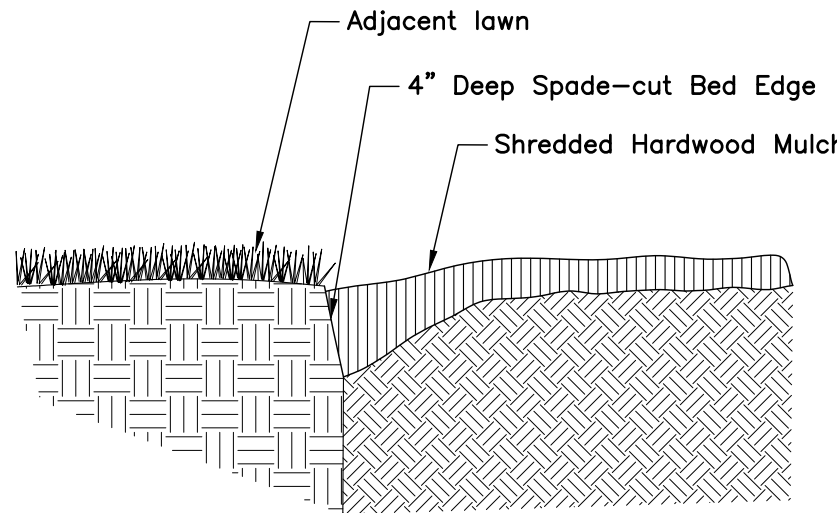
Shrub Planting
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Rootball Preparation
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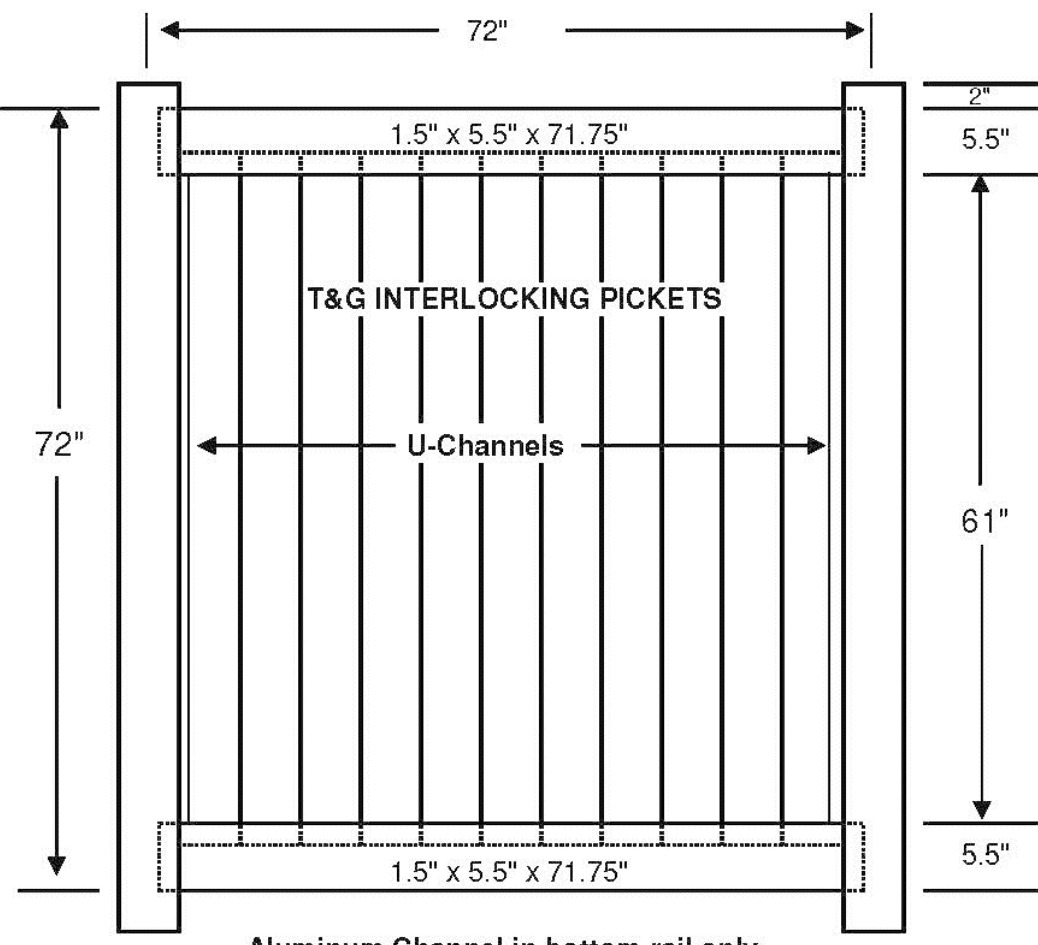
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Planting Bed Edge
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GENERAL NOTES

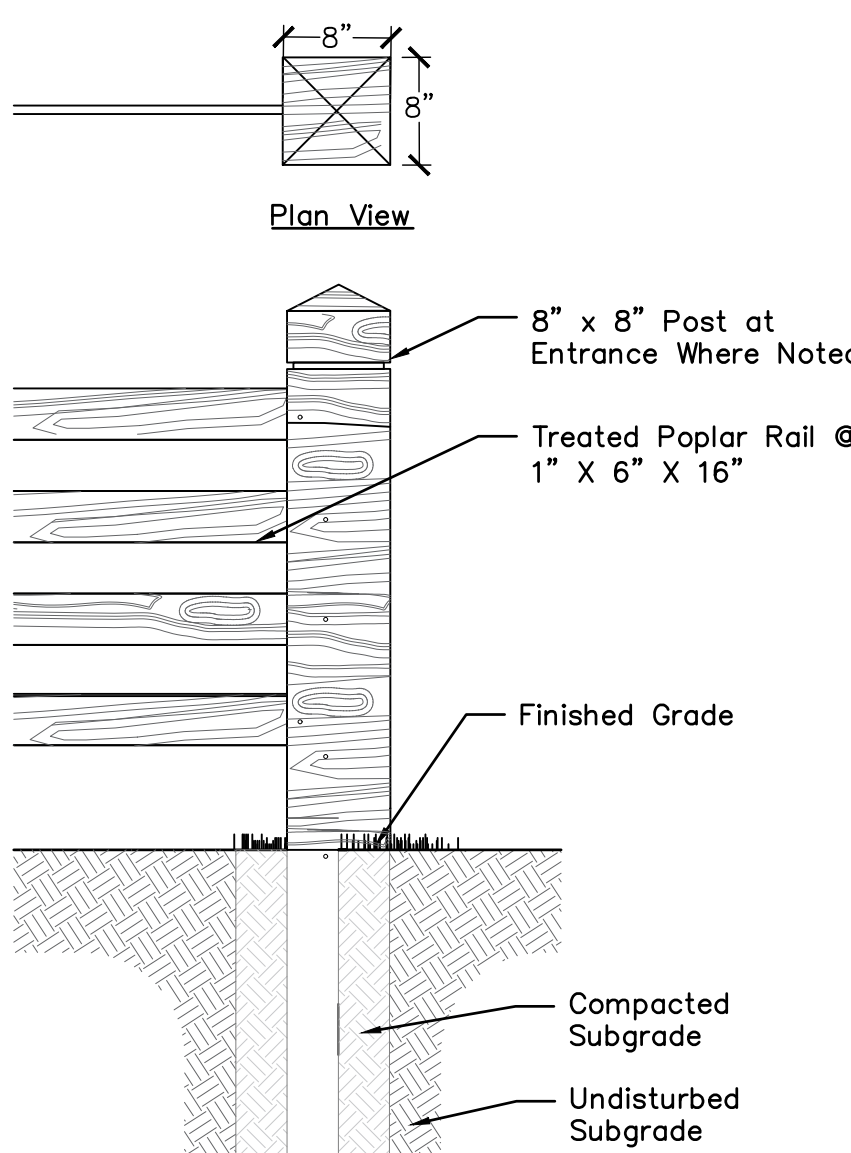
- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
- Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing area or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 6' min.
- Trees shall be placed a minimum of 3' from sidewalks and curbs.
- Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-post compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33, Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
- Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
- Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-till subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
- Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
- Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Till subgrade below lawn to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
- Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
- All annuals to be provided by Contractor from available seasonal stock.
- Lawn seed mix shall be proportioned by weight as follows: 10 percent Nuttall's or Blue Chip Kentucky Bluegrass, 10 percent Cadenhook or Galkkeeper Perennial Ryegrass, 80 percent Queen, Ladino, and 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
- Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.



Post in ground 30-33"

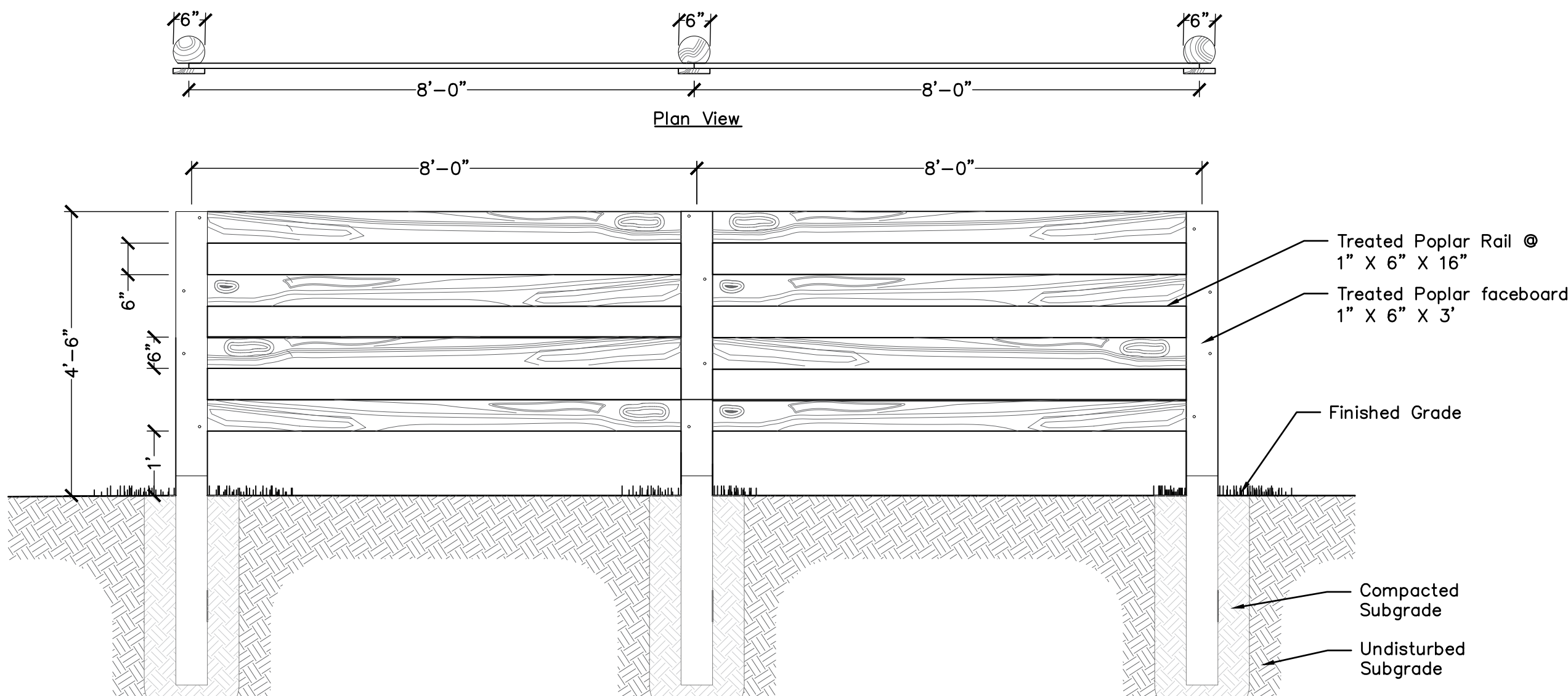
Panel can accommodate a slope of 3.75" over 6' using the racking method

Vinyl Privacy Fence (On Rear of Lots)



Elevation

4 Rail Horse Fence
8" X 8" Post Condition Painted Black
NO SCALE

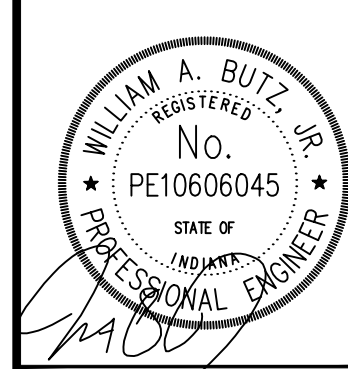


Elevation

4 Rail Horse Fence
Painted Black
NO SCALE

NO.	REVISIONS	DATE	BY

AS NOTED	DESIGNED BY: JSM	CHECKED BY: BAH
SCALE:	DRAWN BY: PCW	



**LANDSCAPE
DETAILS**

**COURTYARDS OF
WESTFIELD
PRIMARY PLAT**

ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO.
170177002

SHEET NUMBER

L400

EPCON WESTFIELD, L.L.C.
500 STONEHENGE PARKWAY
DUBLIN, OH 43015
CONTACT: BROOKS LONGFELLOW
PHONE: (317) 507-0328
EMAIL: blongfellow@epconcommunities.com

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DUKE ENERGY
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
CONTACT: BILL OLDHAM
TEL: (317) 776-5331
EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

GAS
CITIZENS ENERGY GROUP
3150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
CONTACT: RICHARD MILLER
TEL: (317) 924-3341
EMAIL: MILLER@CITIZENSENERGYGROUP.COM

CABLE
COMCAST CABLE
533 EAST 65TH STREET
INDIANAPOLIS, IN 46220
CONTACT: EARL SMALL JR.
TEL: (317) 275-6493
EMAIL: EARL.SMALL@CABLE.COMCAST.COM

TELECOM
FRONTIER COMMUNICATION
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
CONTACT: STEVE COSTLOW
TEL: (317) 987-9010
EMAIL: STEVE.COSTLOW@FTR.COM

SANITARY SEWER
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

The following description was prepared by Joseph Trtan, PS - Indiana #LS21500003 of Schneider Geomatics as part of a survey performed under project no. 12454, dated December 18, 2020.

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet, to the Point of Beginning; thence South 89 degrees 30 minutes 48 seconds West, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.76 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 100.00 feet; thence North 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West along the North line of said instrument Number 200200010702, 383.41 feet to the East line of instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.61 feet to the North line of said instrument Number 200200010702, 383.41 feet; thence North 00 degrees 03 minutes 15 seconds East, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence North 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, 1875.87 feet.

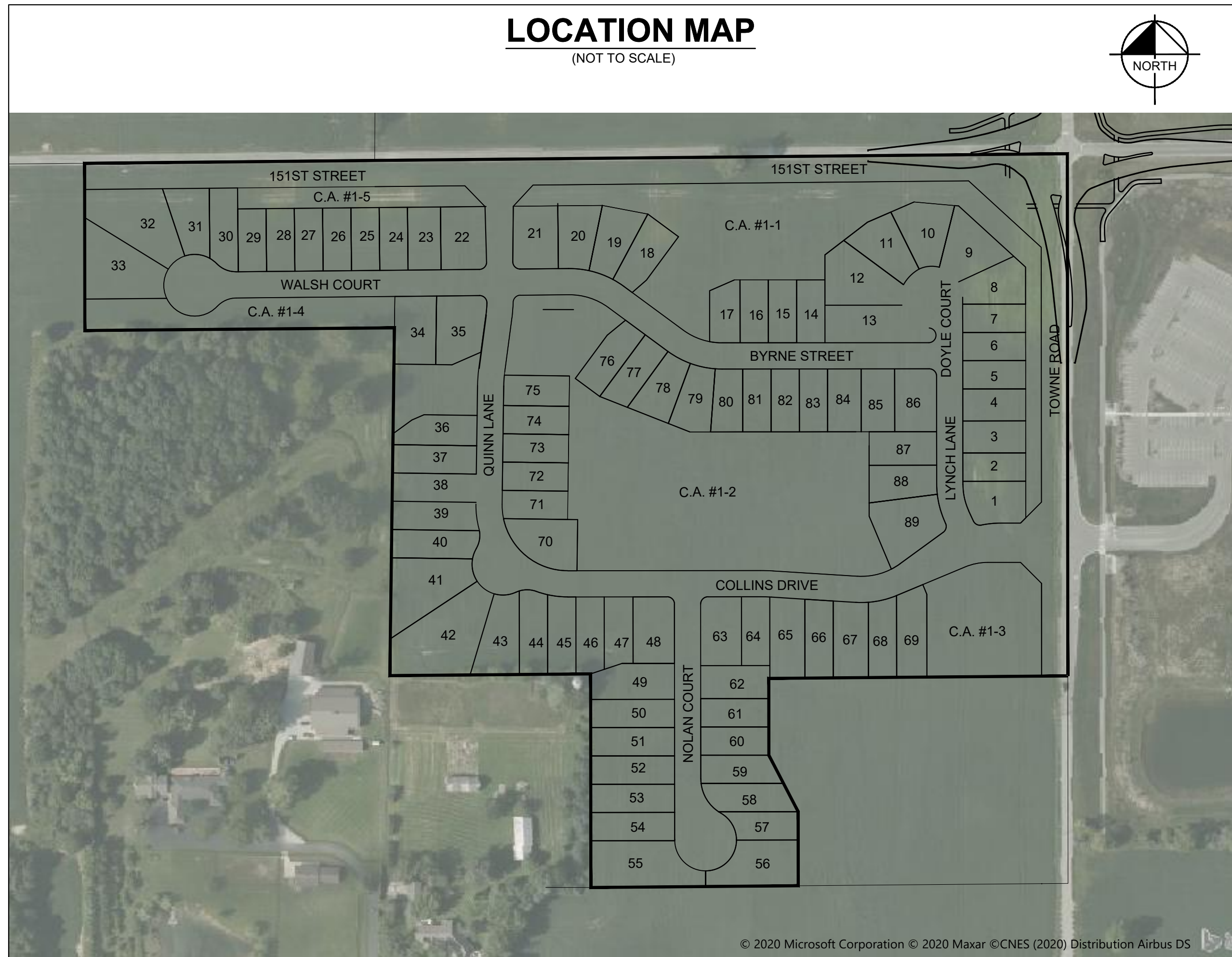
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

SHEET LIST INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
C202	DEVELOPMENT PLAT
L100	LANDSCAPE BUFFER PLAN
L101	LANDSCAPE BUFFER PLAN
L102	LANDSCAPE BUFFER PLAN
L200	STREET TREE PLAN
L201	STREET TREE PLAN
L202	STREET TREE PLAN
L300	AMENITY AREA ENLARGEMENT
L301	TOWNE ROAD ENTRY ENLARGEMENT
L302	151ST STREET ENTRANCE ENLARGEMENT
L303	SEATING AREA ENLARGEMENTS
L400	LANDSCAPE DETAILS

LOTS:	89
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

$$\frac{\text{OPEN SPACE AREA} = 8.8 \text{ AC.}}{\text{TOTAL ACREAGE} = 37.03 \text{ AC.}} = 23.8\%$$

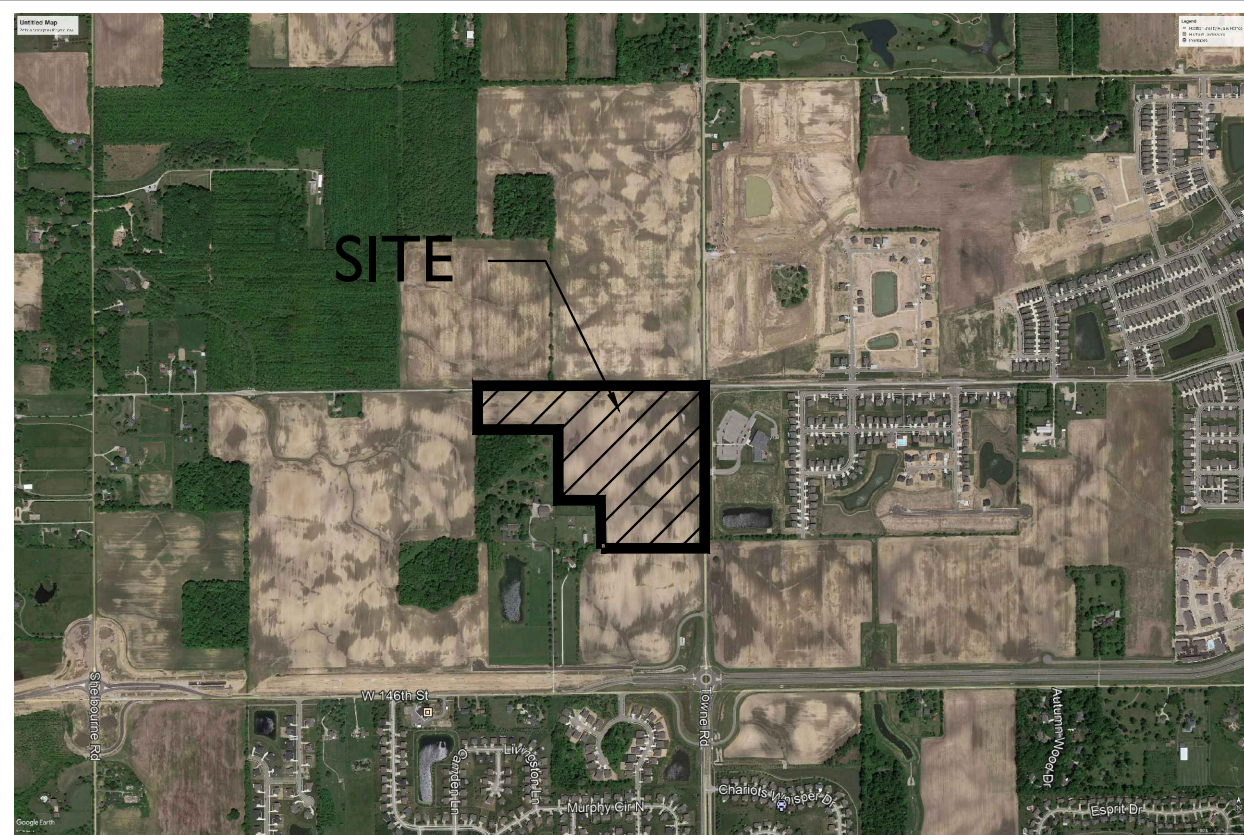
(NOT TO SCALE)



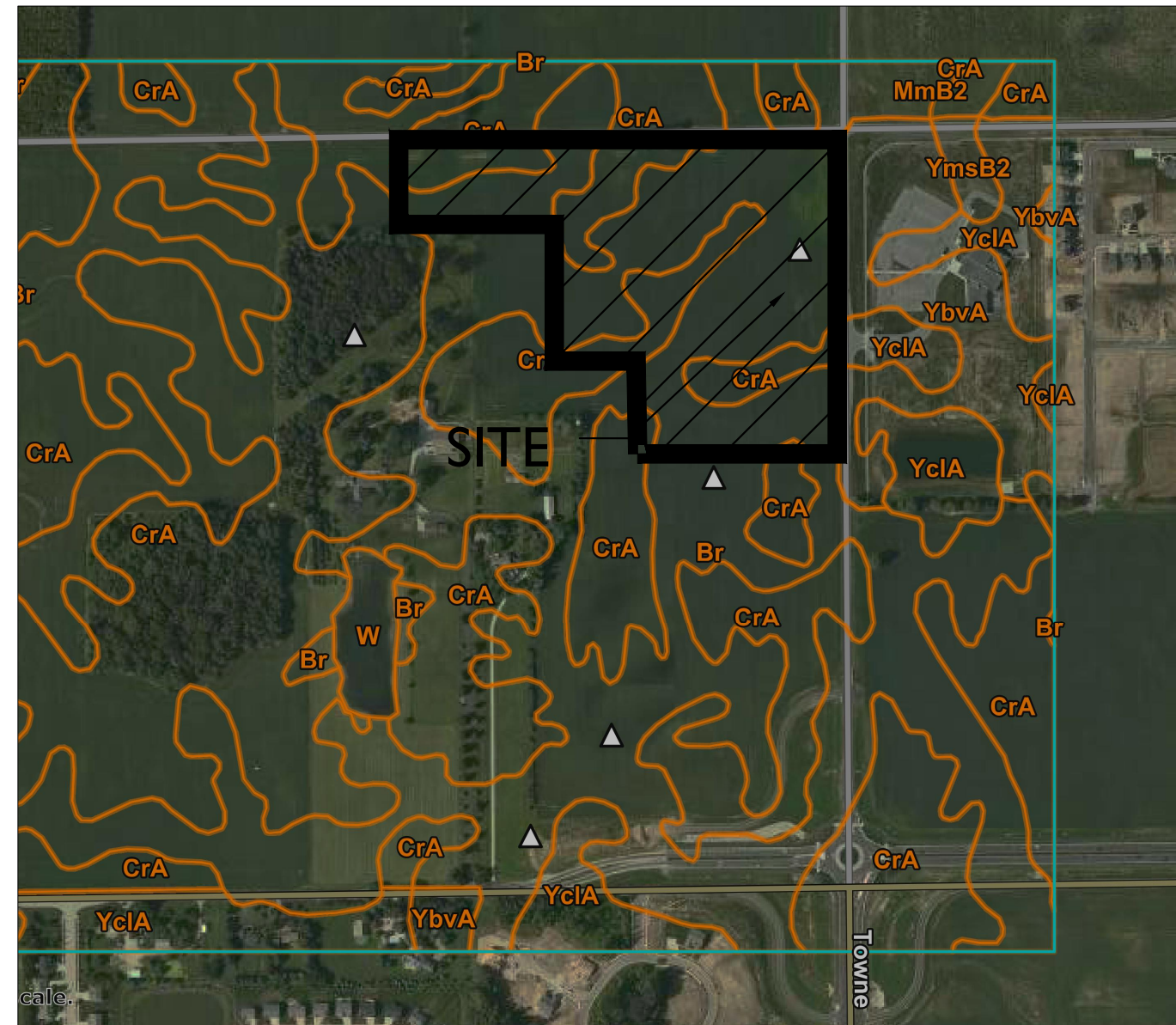
PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON WESTFIELD, L.L.C.	500 STONEHENGE PARKWAY DUBLIN, OH 43015	(317) 507-0328	blongfellow@epconcommunities.com	BROOKS LONGFELLOW
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF
GEOTECHNICAL ENGINEER					
ENVIRONMENTAL ENGINEER					
LANDSCAPE ARCHITECT	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	(614) 775-4710	lmeneray@emht.com	LINDA MENEREY
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, STE 100, INDIANAPOLIS, IN 46216	(317) 828-7121	sroeves@schneidergeomatics.com	STEVEN REEVES

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C39	150.00'	96.77'	S72°04'28"E	95.10'	36°57'47"	50.14'
C40	150.00'	73.90'	S75°49'58"W	73.15'	28°13'34"	37.71'
C41	150.00'	59.57'	S11°25'52"E	59.18'	22°25'14"	30.18'
C42	150.00'	95.46'	S71°49'25"E	93.85'	36°42'41"	49.41'
C43	250.00'	35.52'	S3°30'52"E	35.49'	8°08'26"	17.79'
C44	250.00'	29.77'	S4°10'25"W	29.75'	6°49'20"	14.90'
C45	150.00'	112.80'	S20°46'48"E	110.16'	43°05'05"	59.21'
C46	150.00'	83.39'	S77°38'43"W	82.32'	31°51'04"	42.80'
C47	350.00'	22.14'	N88°14'30"W	22.14'	3°37'29"	11.08'
C48	150.00'	124.96'	N66°11'18"W	121.38'	47°43'55"	66.36'

NAME	LENGTH (LF±)
WALSH COURT	583
BYRNE STREET	898
DOYLE COURT	112
LYNCH LANE	368
COLLINS DRIVE	1,099
NOLAN COURT	489
QUINN LANE	773

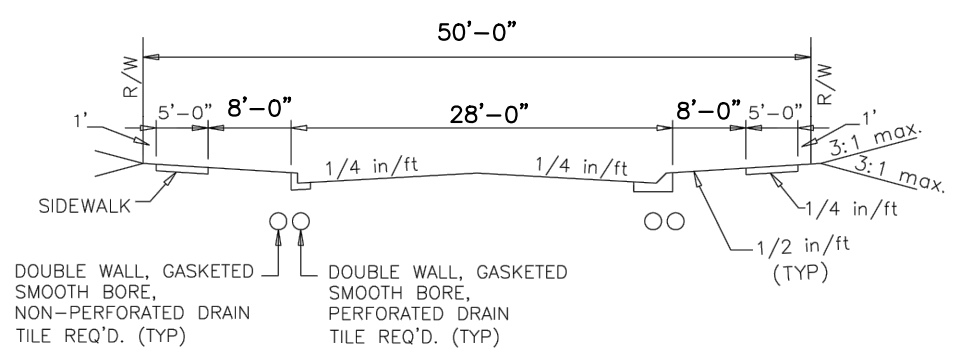


LOCATION MAP
(N.T.S.)



SOILS MAP
N.T.S.

Map Unit Symbol	Map Unit Name	Acre in AOI	Percent of AOI
Br	Brookston silt clay loam, 0 to 2 percent slopes	132.9	40.8%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	146.2	44.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.5	1.4%
W	Water	2.5	0.8%
YbvA	Brookston silt clay loam-Urban land complex, 0 to 2 percent slopes	14.9	4.6%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	23.2	7.1%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	1.2	0.4%
Totals for Area of Interest		325.3	100.0%



TYPICAL SECTION - LOCAL STREET

NOTES: 1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.

2. For curb and gutter detail, see Figure 2500-008

3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET



DATE 2/26/16

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_IN\2 Design\CADD\PlanSheets\Cover Sheet.dwg C100 Apr 20, 2021 10:42am by: Pete.White

Indiana Utilities Protection Service

Call 811 
before you dig

before you dig

SCALE:	AS NOTED
DESIGNED BY: JSM	
DRAWN BY: PCW	
CHECKED BY: BAH	

Kimley»Horn

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 EMAIL: Brett.Huff@kimley-horn.com
 WWW.KIMLEY-HORN.COM



COVER SHEET

COURTYARDS OF
WESTFIELD

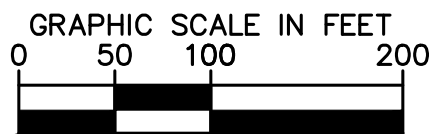
ORIGINAL ISSUE:

4/30/2021
KHA PROJECT NO.
170177002

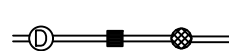
SHEET NUMBER

C100

COURTYARDS OF WESTFIELD PUD ZONING



LEGEND

- | | |
|---|--|
|  | ITEM TO BE REMOVED |
| — ♦ ♦ ♦ — | FLOW LINE |
| — BEC — | BURIED ELECTRIC LINE |
| — E — | OVERHEAD ELECTRIC LINES |
| — BCTV — | BURIED CABLE T.V. LINE |
| — CTV — | CABLE T.V. LINE |
| — BTC — | BURIED TELEPHONE LINE |
| — T — | TELEPHONE LINE |
| — W — | WATER LINE |
| — GAS — | GAS LINE |
| — (S) — | SANITARY SEWER LINE; MANHOLE |
|  | STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION |
| — X — X — | FENCE LINE |
| P.W.P.
O | POWER POLES |
|  E.T. | LIGHT POLE |
|  | ELECT. TRANSFORMER |
|  E.P. | ELECT. PEDESTAL |
| E.M.
 | ELECT. METER |
| — → — | GUY WIRE |
| T.P.
 | TELEPHONE PEDESTAL |
|  | TELEPHONE MANHOLE |
|  | GAS VALVE |
| C.O.
AOUT | CLEANOUT |
|  M | WATER METER |
|  W | WATER VALVE |
|  | FIRE HYDRANT |
| M.B.
 | MAILBOX |
|  | PK NAIL SET |
|  | CAPPED REBAR |
| — ■ ■ ■ — | LIMITS OF DISTURBANCE |

NOTES

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

Kimley»»Horn

SCALE:	AS NOTED
DESIGNED BY:	JSM
DRAWN BY:	PCW
CHECKED BY:	BAH



EXISTING CONDITIONS

COURTYARDS OF
WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER

C101

Indiana Utilities Protection Service

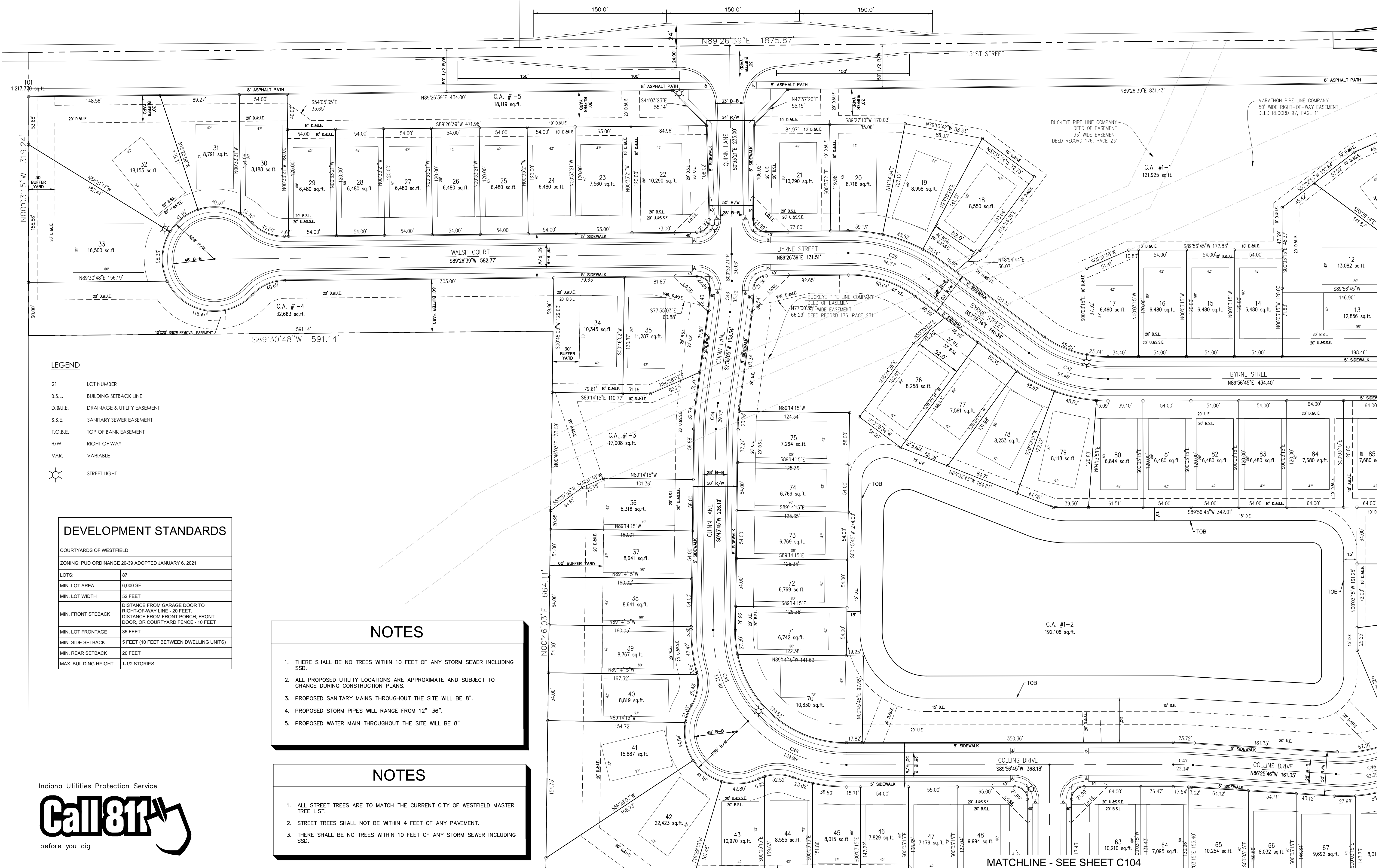
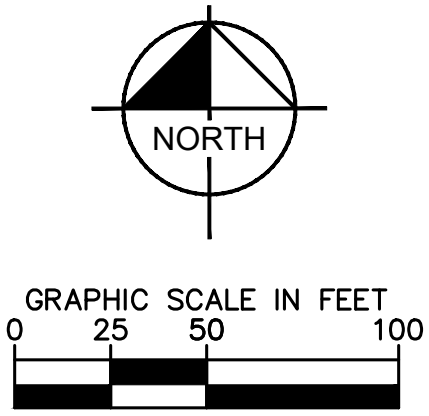
Call 811 
before you dig

before you dig

COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



- LEGEND**
- 21 LOT NUMBER
 - B.S.L. BUILDING SETBACK LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - T.O.B.E. TOP OF BANK EASEMENT
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - STREET LIGHT

DEVELOPMENT STANDARDS	
COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	62 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

- NOTES**
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
 2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
 3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
 4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
 5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

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



MATCHLINE - SEE SHEET C103

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PRIMARY PLAT

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE:
4/30/2021
KHA PROJECT NO.
170177002

SHEET NUMBER

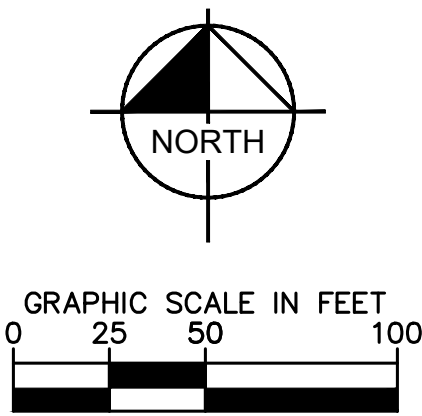
C102

NO. DATE BY

COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET; DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

NOTES

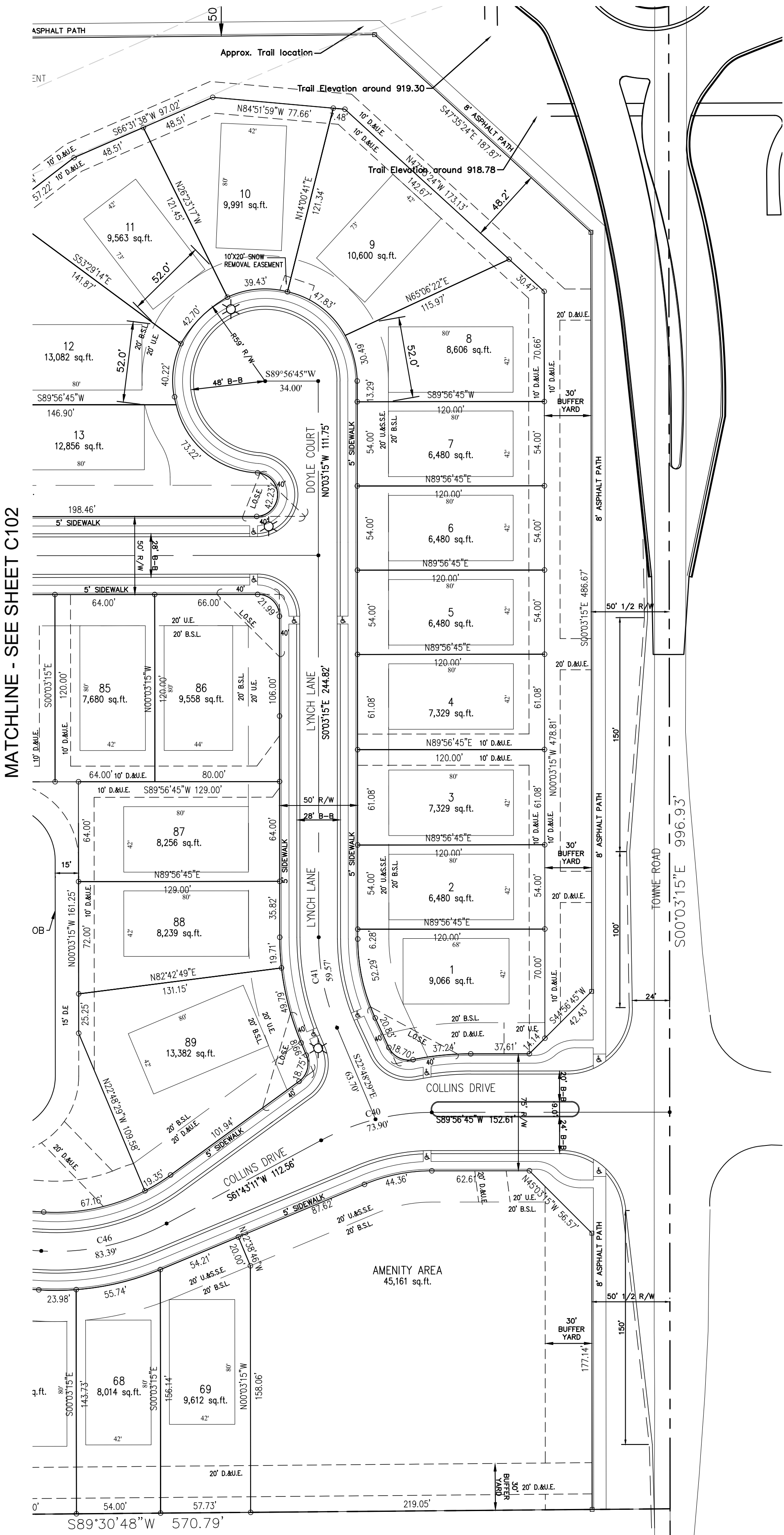
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
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3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

NOTES

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

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
	STREET LIGHT



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PRIMARY PLAT

COURTYARDS OF
WESTFIELD

ORIGINAL ISSUE:
4/30/2021
KHA PROJECT NO.
170177002
SHEET NUMBER

C103

Indiana Utilities Protection Service



Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_Westfield_PUD_Zoning\170177002_Courtyards_of_Westfield_PUD_Zoning\PRIMARY PLAT.dwg C:\04 Apr 20, 2021 10:42am By: Felix White
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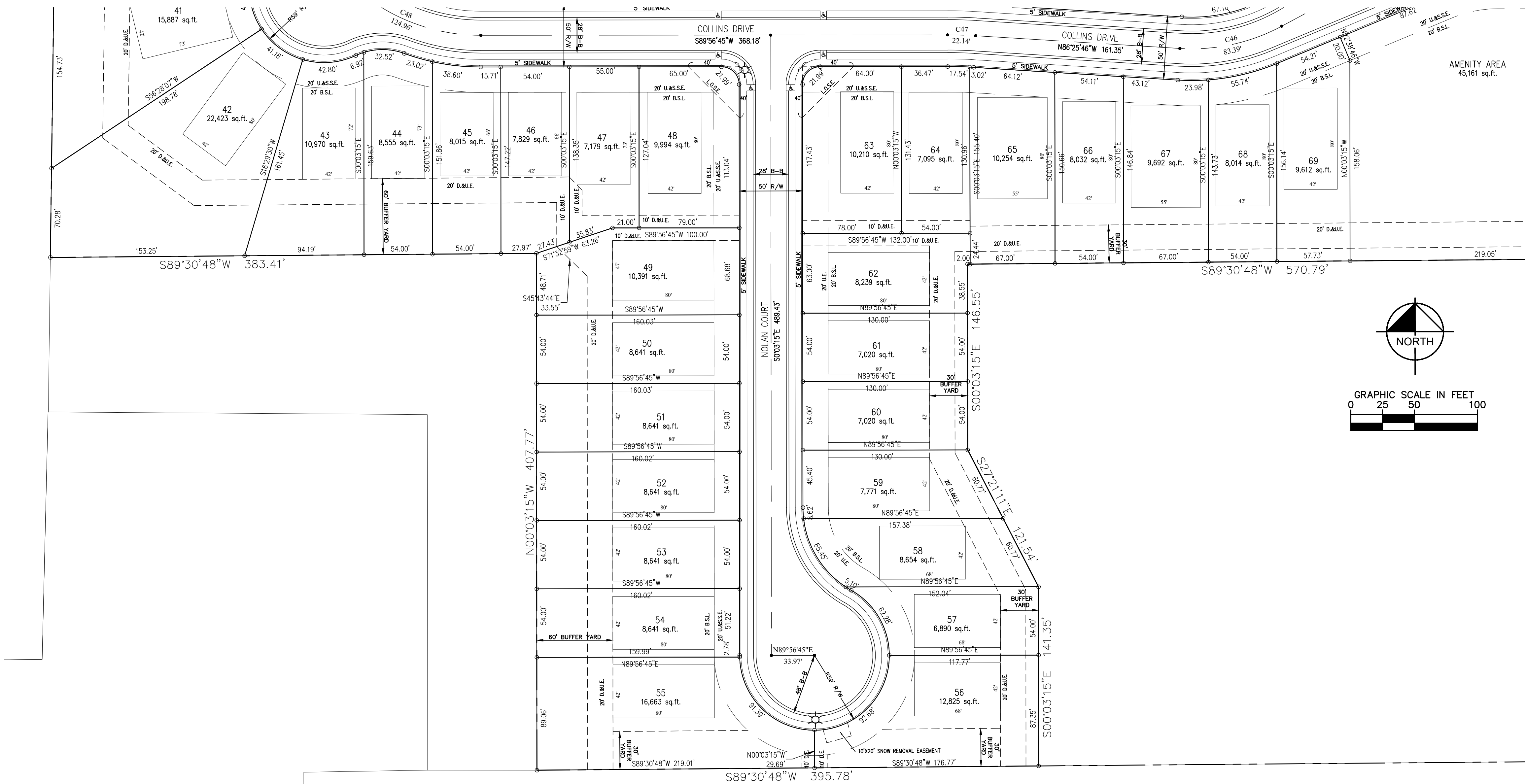
COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD

MATCHLINE - SEE SHEET C102



- #### NOTES
1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
 2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
 3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
 4. PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
 5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

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

DEVELOPMENT STANDARDS	
COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET; DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

LEGEND

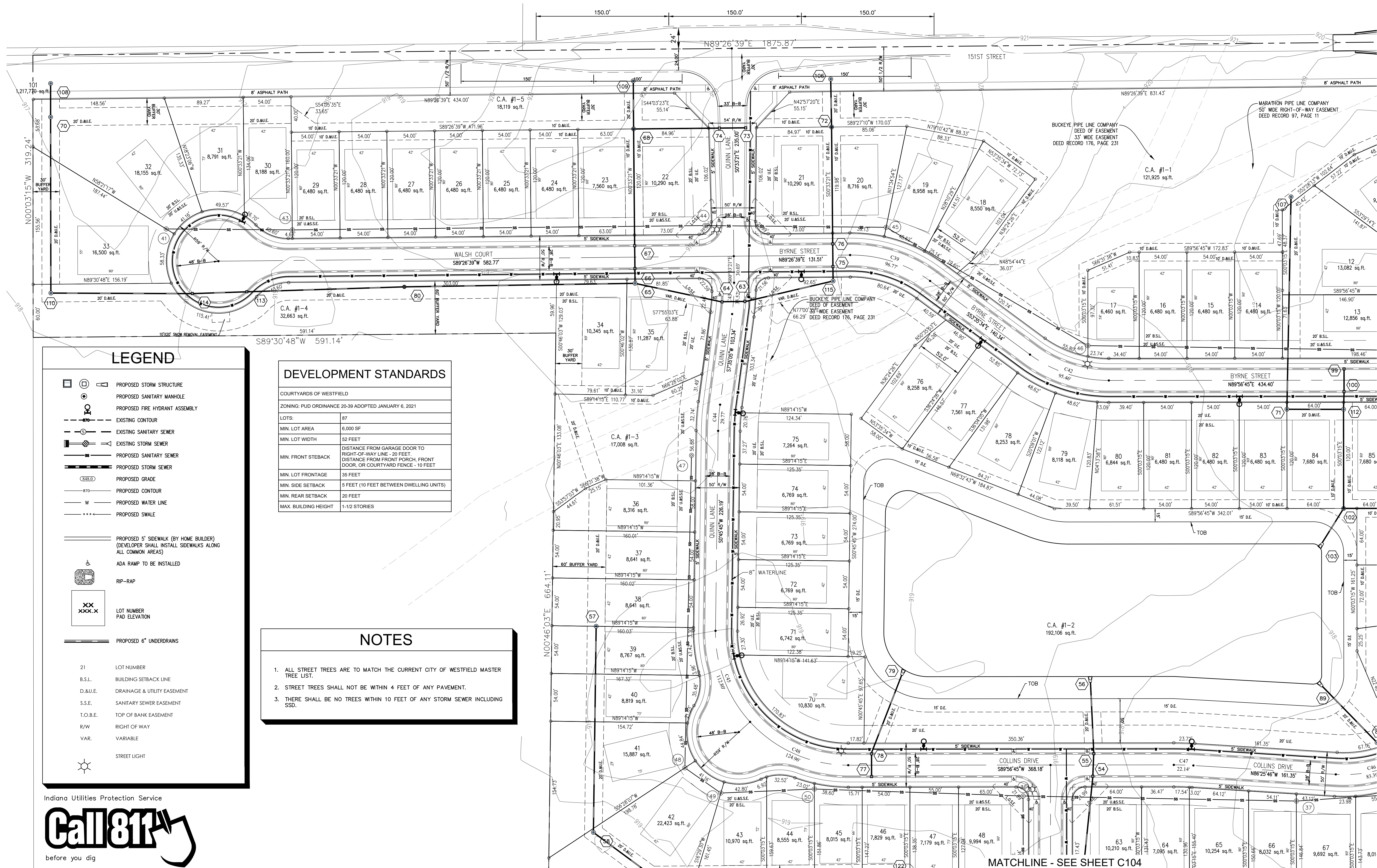
- | | |
|----------|-----------------------------|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| T.O.B.E. | TOP OF BANK EASEMENT |
| R/W | RIGHT OF WAY |
| VAR. | VARIABLE |
| | STREET LIGHT |

COURTYARDS OF WESTFIELD	PRIMARY PLAT	ORIGINAL ISSUE: 4/30/2021 KHA PROJECT NO. 170177002 SHEET NUMBER C104	REVISED PER TAC COMMENTS 04/01/21 DATE BY	NO.	REVISIONS	PCW	BY						
Kimley»Horn		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM											
EPCON® Communities		SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: PCW CHECKED BY: BAH											

Indiana Utilities Protection Service



COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



MATCHLINE - SEE SHEET C103

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE:	4/30/2021
HA PROJECT NO.	170177002
SHEET NUMBER	

C200

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 INDIANAPOLIS, IN 46240
 CONTACT: BRETT HUFF
 PHONE: 317-912-4129



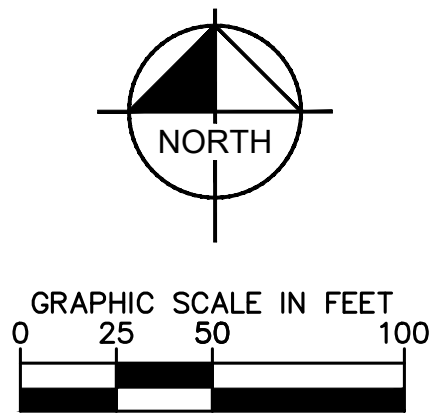
EPCON
Communities

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COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER
PAD ELEVATION

PROPOSED 6" UNDERDRAINS

21 LOT NUMBER

B.S.L. BUILDING SETBACK LINE

D.&U.E. DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

T.O.B.E. TOP OF BANK EASEMENT

R/W RIGHT OF WAY

VAR. VARIABLE

STREET LIGHT

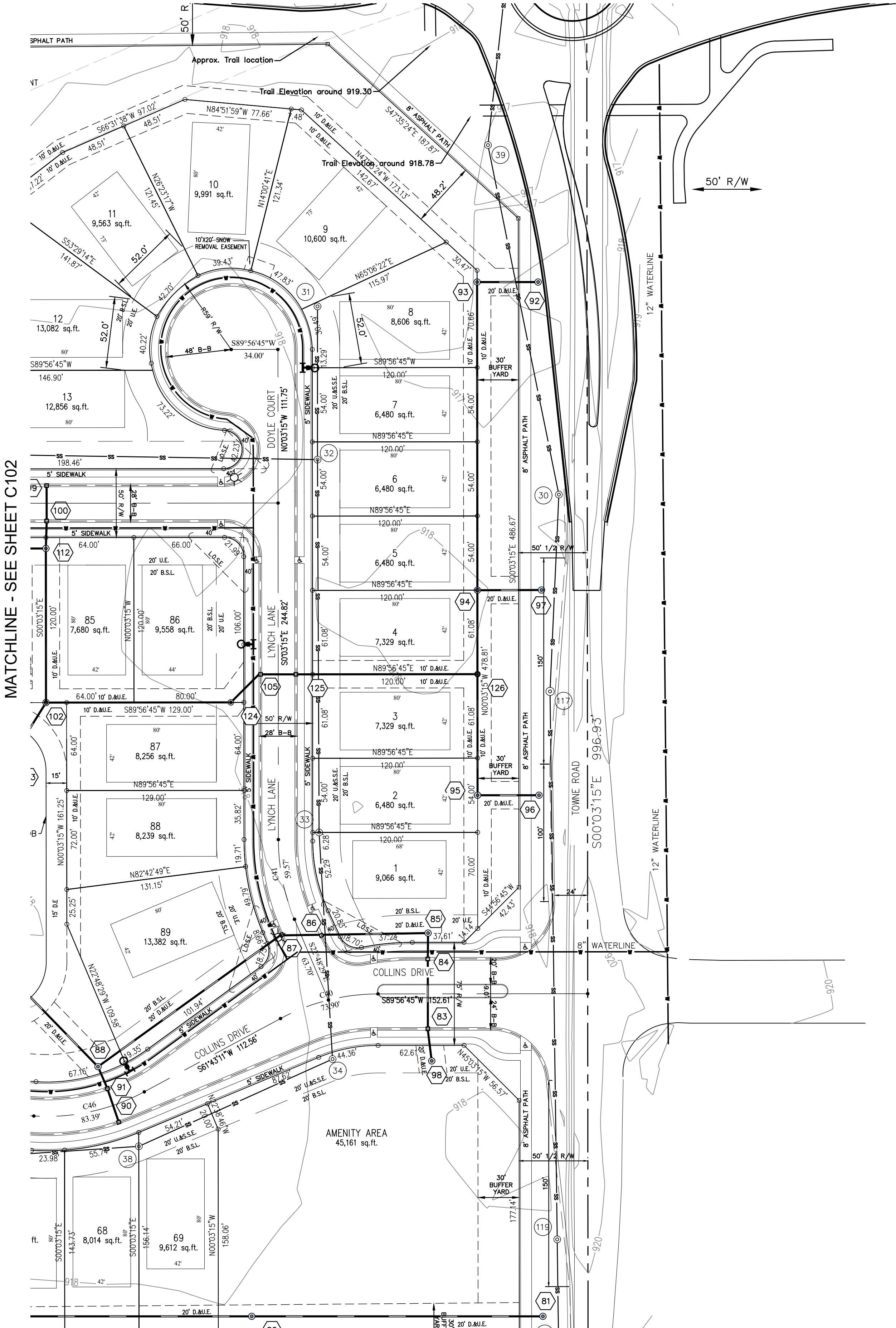
DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

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.

Indiana Utilities Protection Service



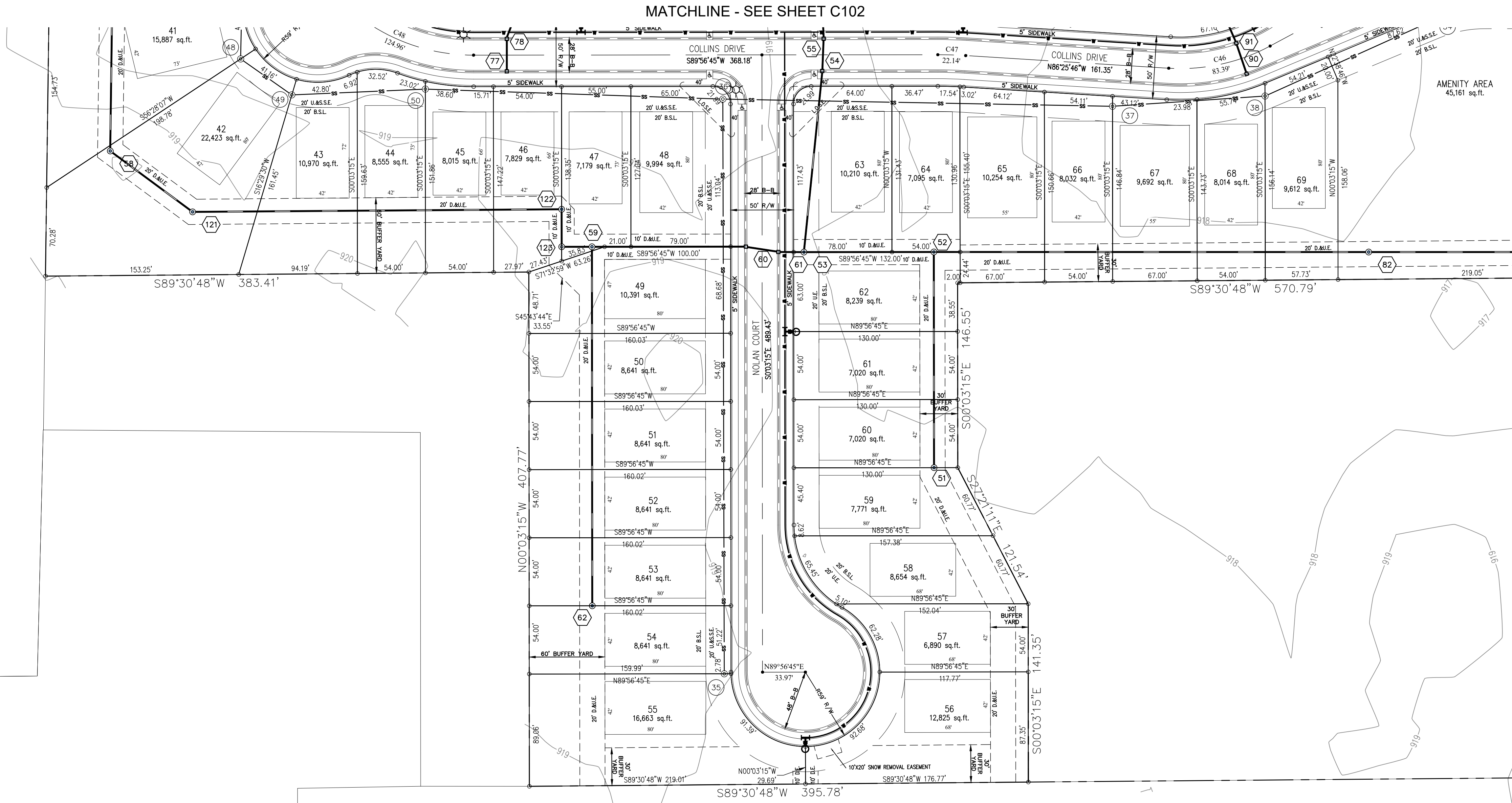
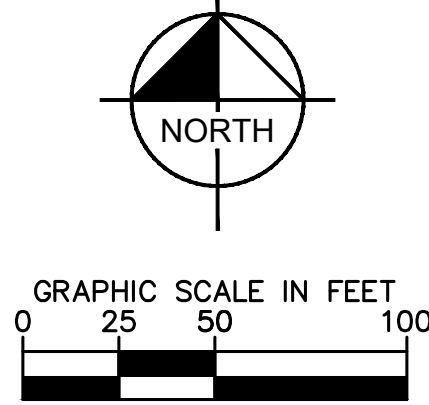
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COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER
PAD ELEVATION

21

LOT NUMBER

B.S.L.

BUILDING SETBACK LINE

D.&U.E.

DRAINAGE & UTILITY EASEMENT

S.S.E.

SANITARY SEWER EASEMENT

T.O.B.E.

TOP OF BANK EASEMENT

R/W

RIGHT OF WAY

VAR.

VARIABLE

STREET LIGHT

DEVELOPMENT STANDARDS	
COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT SETBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET; DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

- NOTES
1.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2.

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3.

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service

Call 811

before you dig

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

Kimley»Horn

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
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EPCON[®]

Communities

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE:
4/30/2021

KHA PROJECT NO.
170177002

SHEET NUMBER
C202

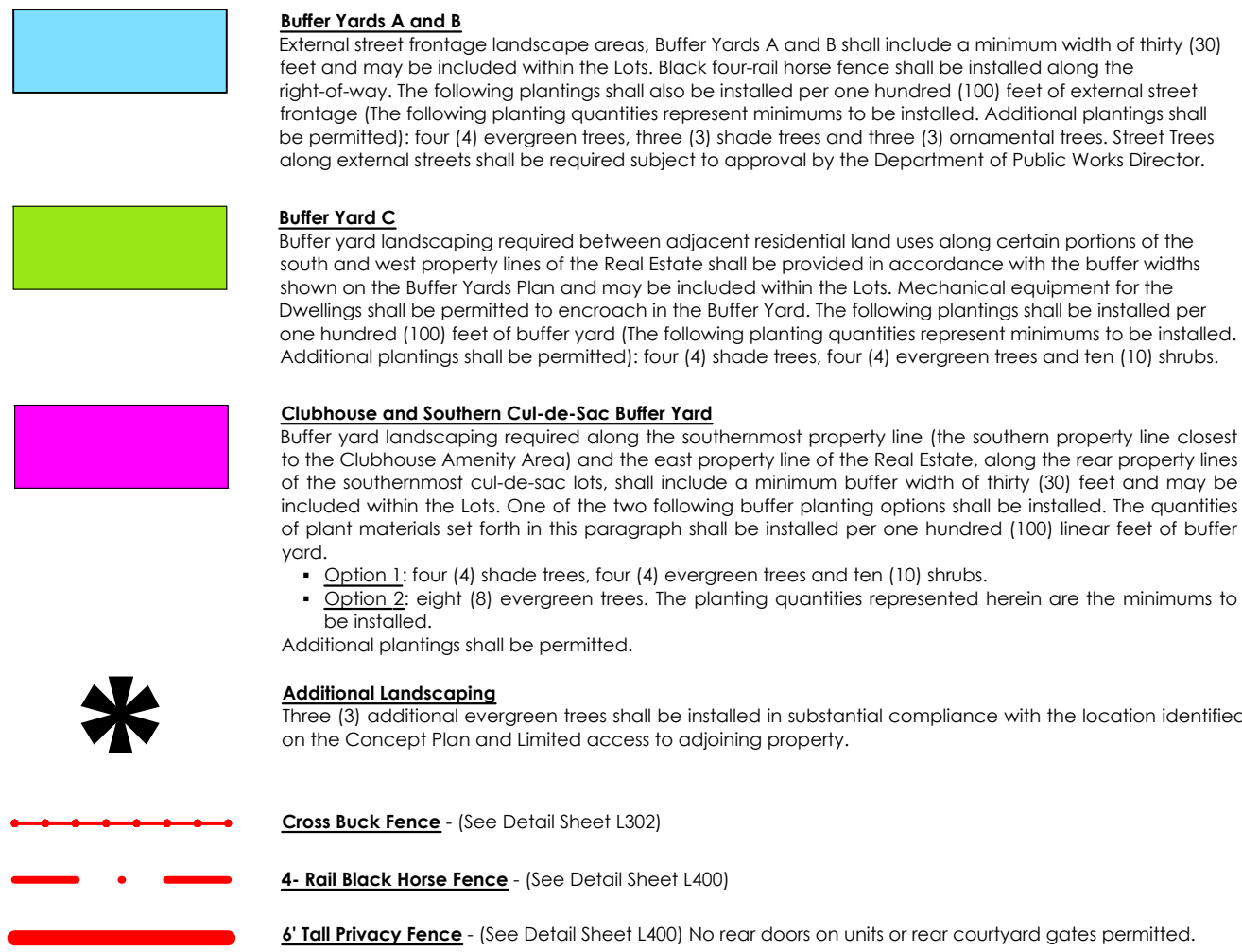
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04/01/21

PCW

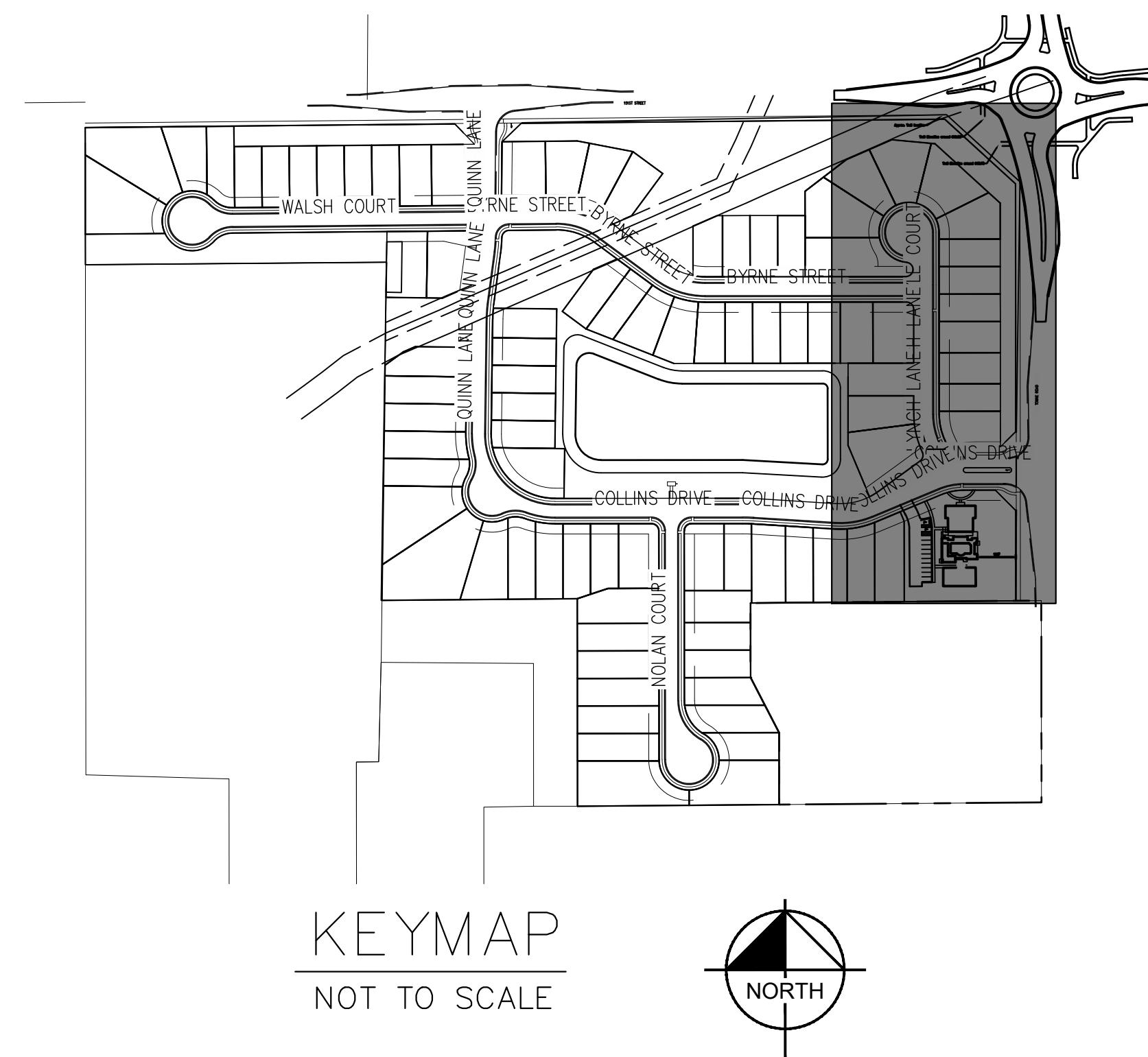
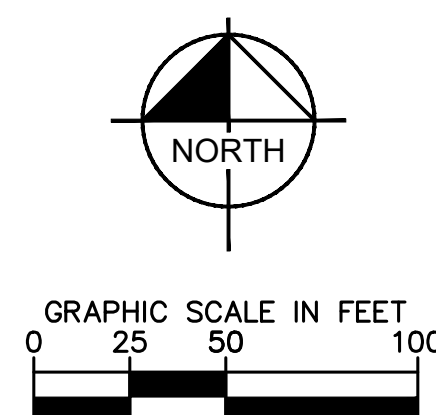
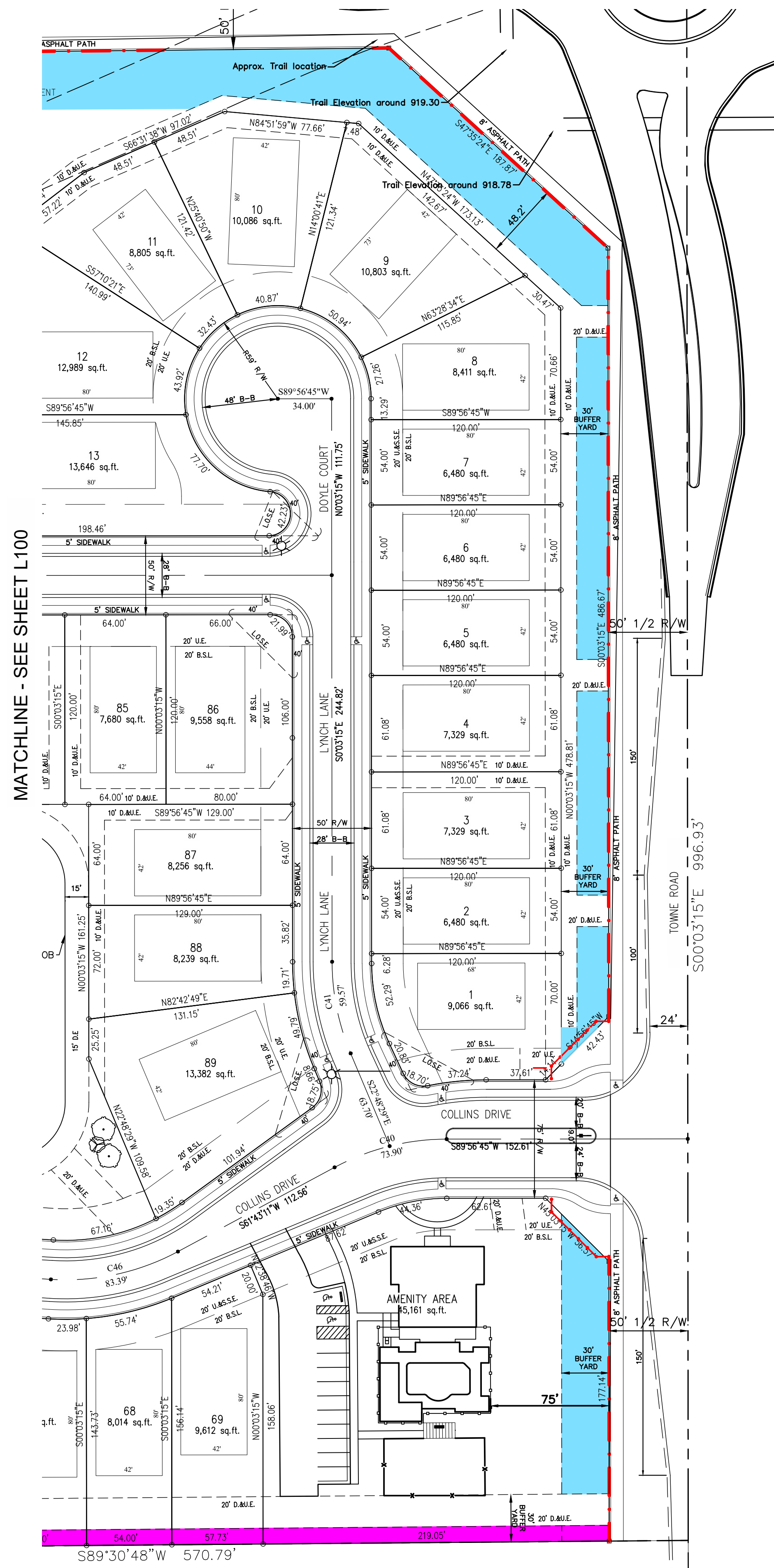
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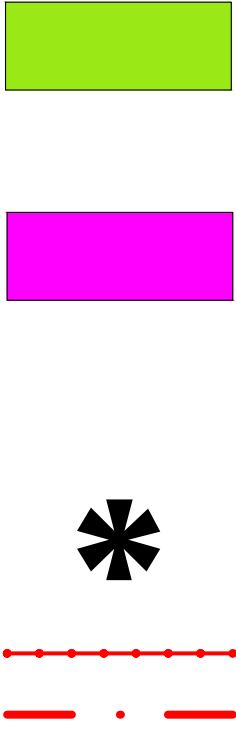
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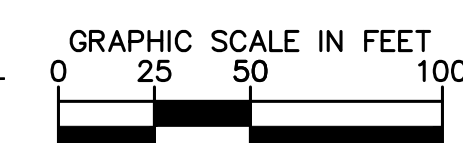
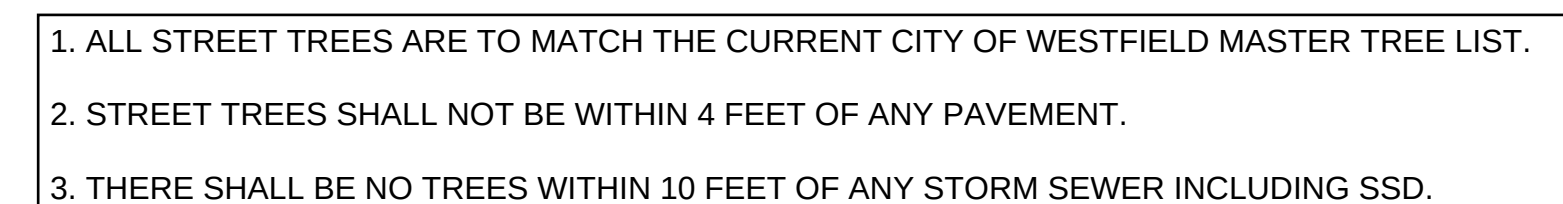
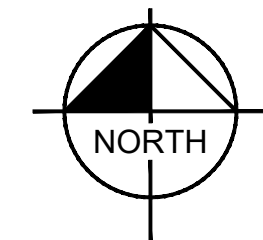
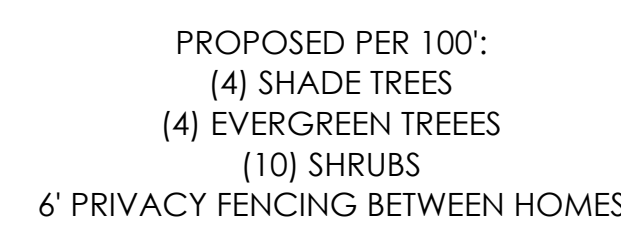
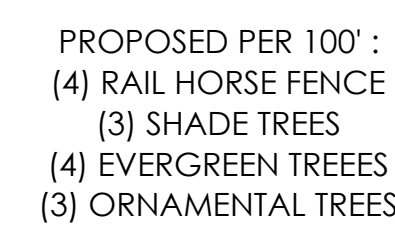
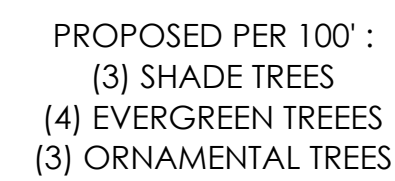
Minimum Landscaping Requirements Open Space/Common Area		
AC	Required 10 Trees/AC*	Provided*
± 9.5 AC	95 Trees	± 650 Trees

*Street Buffer Frontage Yards and Buffer Yard Landscaping is permitted to be credited towards this calculation and is included in provided calculation.



- | | |
|--|---|
|  | <p><u>Buffer Yards A and B</u></p> <p>Exterior street frontage landscape areas. Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the Lots. Block four (4) rail horse fence shall be installed along the right-of-way, the following plantings shall also be installed per one hundred (100) feet of exterior 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 exterior streets shall be required subject to approval by the Department of Public Works Director.</p> |
| | <p><u>Buffer Yard C</u></p> <p>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 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.</p> |
| | <p><u>Clubhouse and Southern Cul-de-Sac Buffer Yard</u></p> <p>Buffer yard landscaping required along the southernmost property line (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) feet of rear buffer yard.</p> <ul style="list-style-type: none"> • <u>Option 1</u>: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs. • <u>Option 2</u>: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed. <p>Additional plantings shall be permitted.</p> |
| | <p><u>Additional Landscaping</u></p> <p>Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and limited access to adjoining property.</p> |
| |  |
| <p><u>4-Rail Black Horse Fence</u> (See Detail Sheet 1400)</p> | |
| <p><u>6' Tail Privacy Fence</u> (See Detail Sheet 1400) No rear doors on units or rear courtyard gates permitted.</p> | |
| <p><u>6' Tail Privacy Fence</u> (See Detail Sheet 1400) No rear doors on units or rear courtyard gates permitted.</p> | |

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

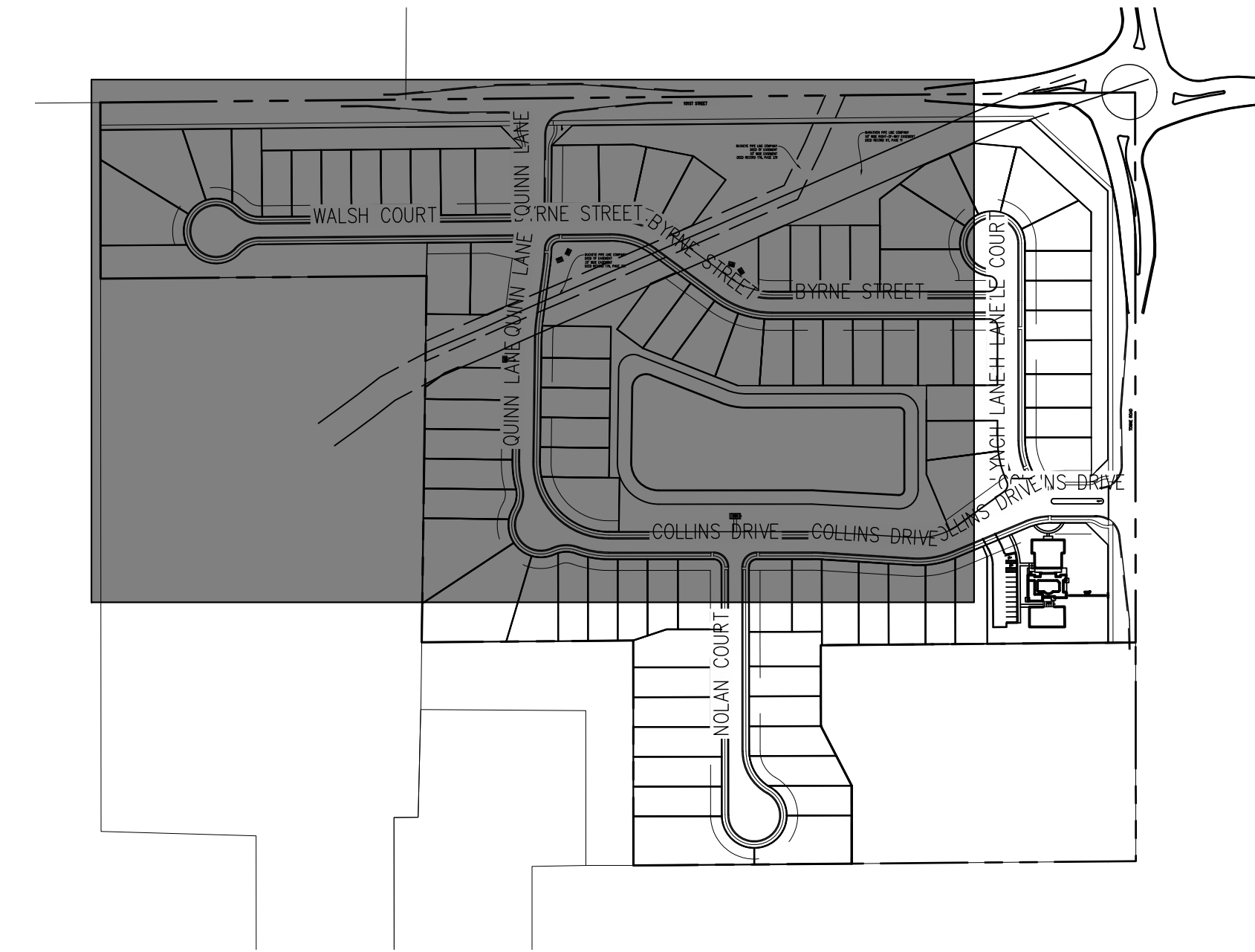
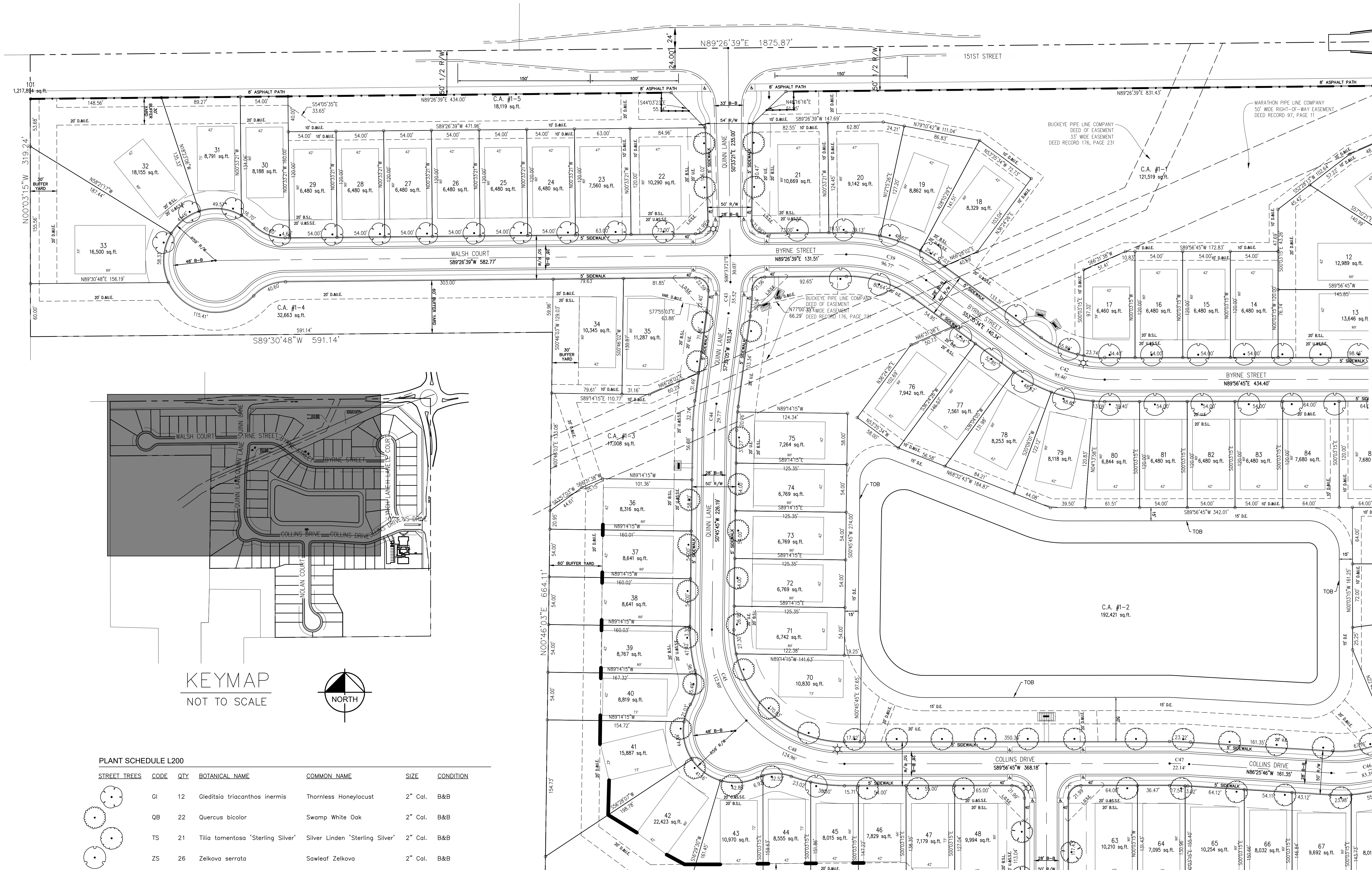


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[illegible]

Drawing name: \\omhdata001\project01\20200800\correspondence\umhdata001\ask 2000 westfield 151 and tome\Draw\ASheets\2021-04-12 Primary Plat Updates\20200800-Westfield Primary Plat-200.dwg L200 Apr 16, 2021 11:22am by: mnelid

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PLANT SCHEDULE L200

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GI	12	Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	B&B
	QB	22	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	TS	21	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
	ZS	26	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

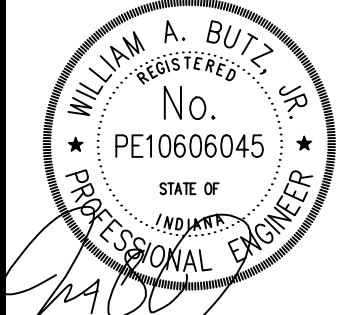
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MATCHLINE - SEE SHEET L201

MATCHLINE - SEE SHEET L202

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Kimley»Horn
2030 KALEIDORP AND ASSOCIATES, INC.
250 EAST 10TH STREET, SUITE 500,
INDIANAPOLIS, IN 46204
CONTACT: BRETT HORN
PHONE: 317.644.1100
EMAIL: Brett.Horn@kimley-horn.com
WWW.KIMLEY-HORN.COM



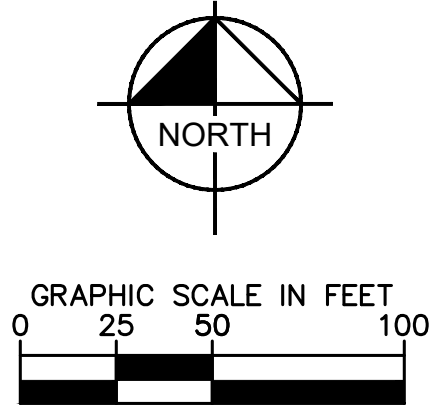
STREET TREE
PLAN

COURTYARDS OF
WESTFIELD
PRIMARY PLAT

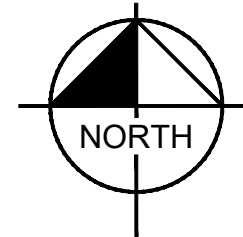
ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO.
170177002
SHEET NUMBER

L200





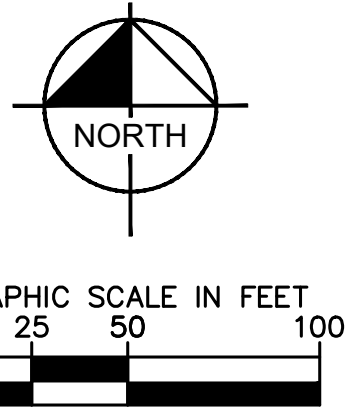
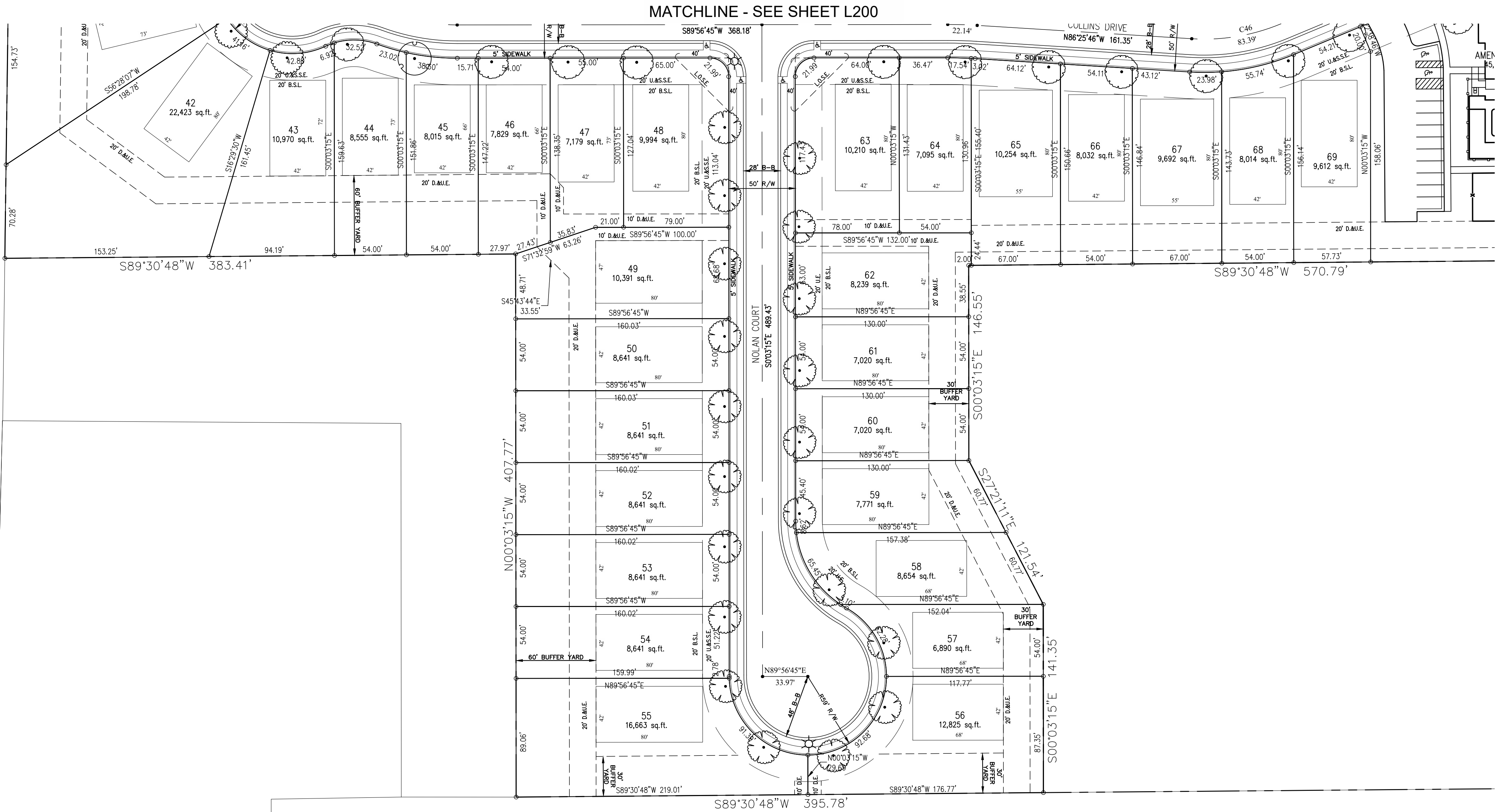
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SHEET NUMBER

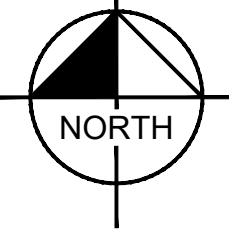
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PLANT SCHEDULE L202						
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LT	20	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B

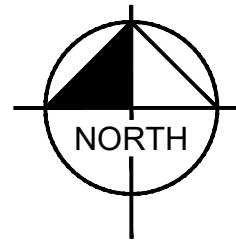
KEYMAP
NOT TO SCALE



1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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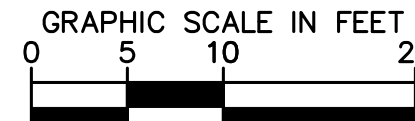
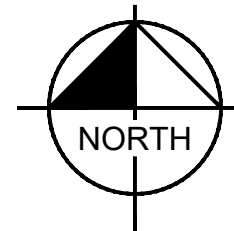


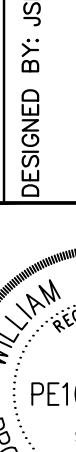
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	DATE			
	REVISIONS			
STREET TREE PLAN	No.		BY	
	DATE			
	REVISIONS			
	No.			
EPCON Communities	Kimley»Horn		No.	
	DESIGNED BY: JSM			
	DRAWN BY: PCW			
	CHECKED BY: BAH			
WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER	AS NOTED		No.	
	SCALE:			
	DESIGNED BY: JSM			
	DRAWN BY: PCW			
INDIANA UTILITIES PROTECTION SERVICE Call 811 before you dig	© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 550, INDIANAPOLIS, IN 46240 PHONE: 317-512-4129 EMAIL: Brett.Huff@kimley-horn.com WWW.KIMLEY-HORN.COM		No.	
	DESIGNED BY: JSM			
	DRAWN BY: PCW			
	CHECKED BY: BAH			

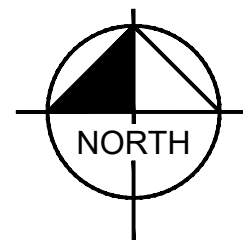
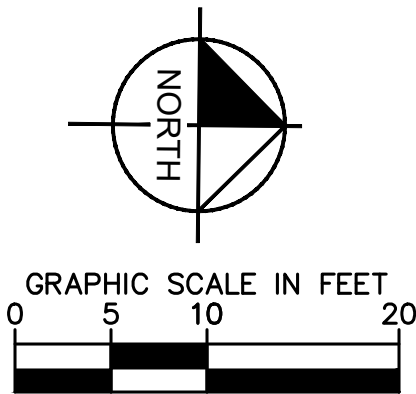


<u>OPEN SPACE/YARD</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	CI	6	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	LR	4	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	PA	15	Picea abies	Norway Spruce	10' Ht.	B&B
<u>STREET TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	TS	2	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	BG	89	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.
	BV	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
	HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18" Ht.	Cont.
	HL	29	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24" Ht.	B&B
	HQ	29	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B
	LM	43	Liriope muscari 'Big Blue'	Big Blue Lirlyurf	#1	Cont.
	SM	11	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	B&B or Cont.
	TC	63	Taxus x media 'Adams'	Adams Yew	5' Ht.	Cont.
<u>GRASS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
<u>PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	HH	15	Heimerocallis x 'Happy Returns'	Happy Returns Daylily	#2	Cont.
	HG	20	Hosta x 'Gold Standard'	Gold Standards Hosta	#2	Cont.
	LE	27	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	24" Ht.	Cont.
	LB	104	Liriope muscari 'Big Blue'	Big Blue Lirlyurf	#1	Cont.
<u>SHRUB AREAS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>SPACING</u>
AA	52	Annulars Area	Annulars	#2	Cont.	18" o.c.

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COURTYARDS OF WESTFIELD PRIMARY PLAT		AMENITY AREA ENLARGEMENT						 © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 580, MAYWOOD, MO 64066 CONTACT: BRIAN MUEHLER PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM		SCALE:		AS NOTED		DESIGNED BY: JSM		DRAWN BY: PCW		CHECKED BY: BAH		NO.		DATE		BY	
ORIGINAL ISSUE: 2/26/2021		KHA PROJECT NO. 170177002		SHEET NUMBER		REVISIONS		04/13/21		MN															
L300																									



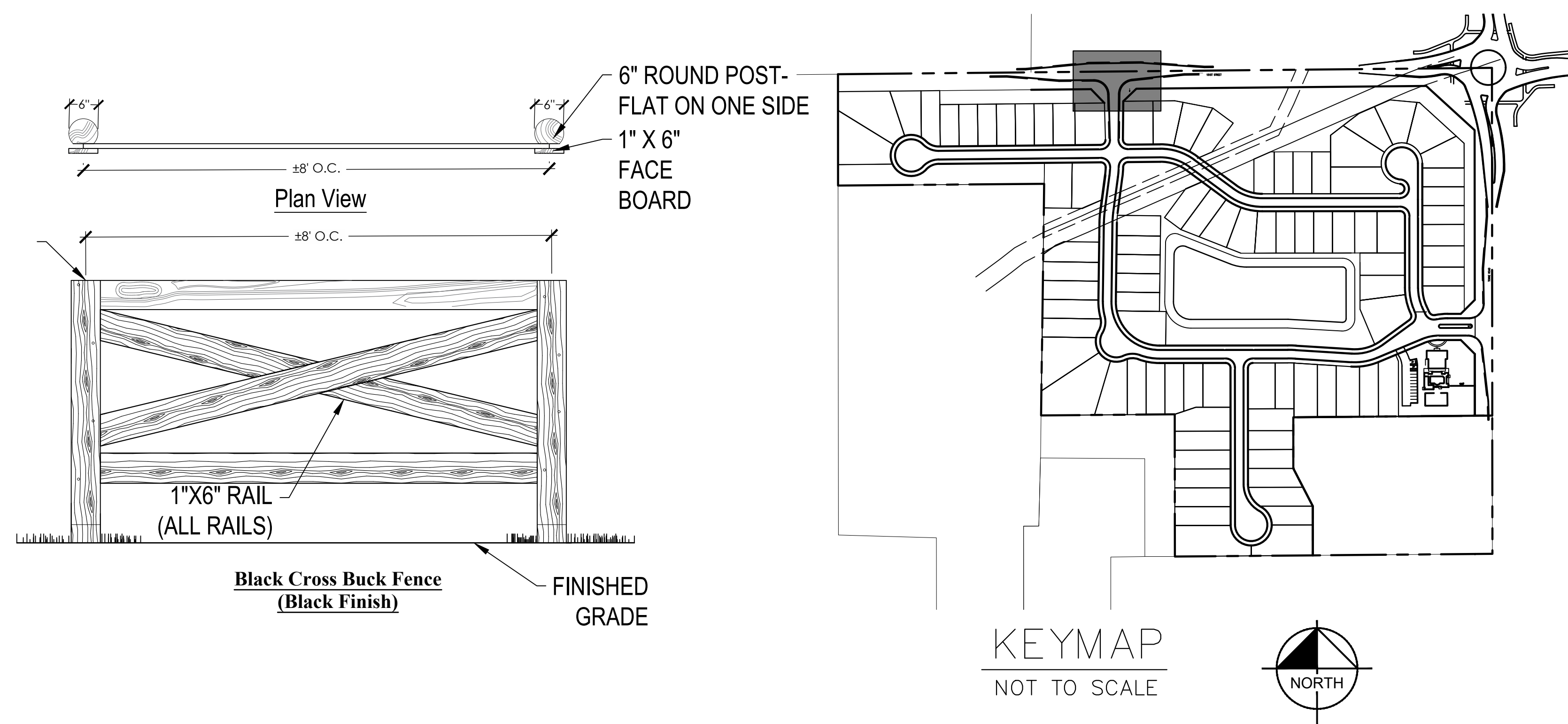
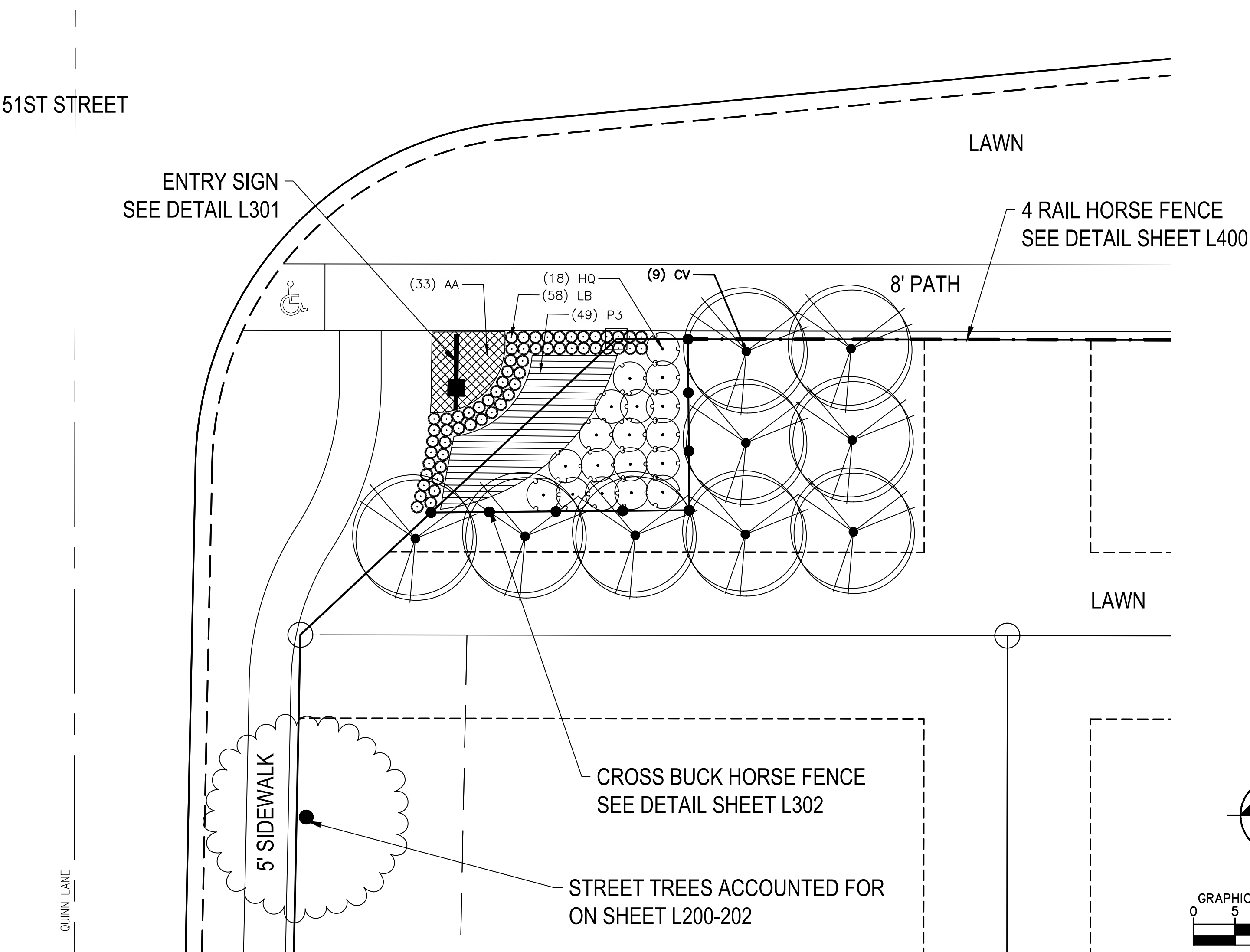
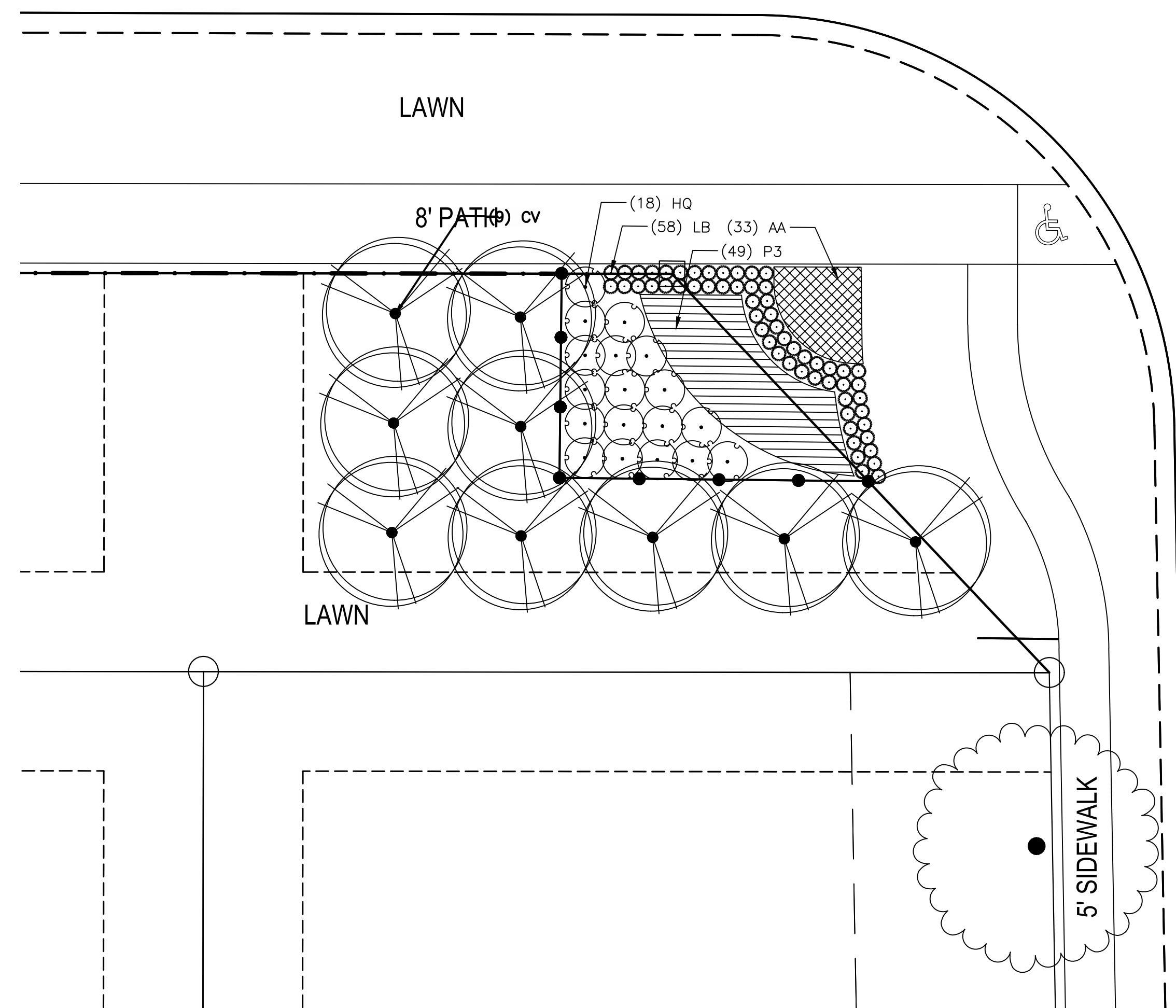
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Drawing name: \\candidat1\project1\20200808\correspondence\submissions\task_2000_westfield_151 and towns\Dig_04Streets\2021-04-12_primary_plot_updates\20200808-Westfield Primary Plot-300.dwg L302 Apr 16, 2021 11:23am by: mrceld

<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	CV	18	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	
<u>STREET TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	QB	2	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	HQ	36	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B	
<u>PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
	LB	116	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>SPACING</u>
	AA	66	Annuals Area	Annuals	#2	Cont.	18" o.c.
	P3	98	Perennials Area		#2	Cont.	24" o.c.

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151ST STREET
ENTRANCE
ENLARGEMENT

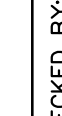
COURTYARDS OF
WESTFIELD
PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO 170177002

SHEET NUMBER

L302

SCALE:	AS NOTED
DESIGNED BY: JSM	DRAWN BY: PCW
CHECKED BY: BAH	

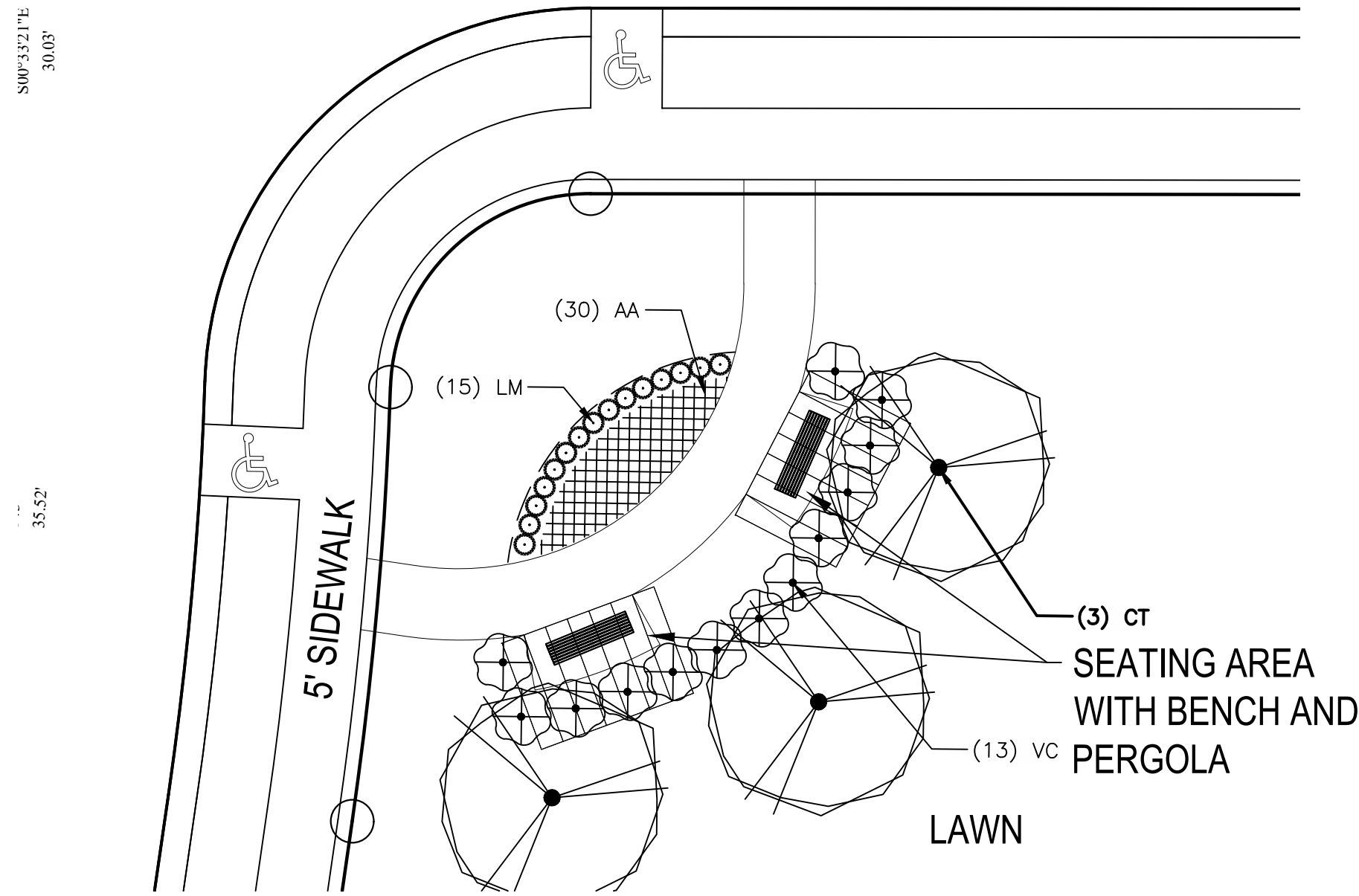


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 250 EAST 96TH STREET, SUITE 580,
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 EMAIL: Brett.Horn@kimley-horn.com
WWW.KIMLEY-HORN.COM

A circular professional engineer seal for William A. Butz, Jr. The seal contains the text: WILLIAM A. BUTZ, JR., REGISTERED, No., PE10606045, STATE OF INDIANA, and PROFESSIONAL ENGINEER. There are stars on either side of the state name. A signature is written across the bottom of the seal.[illegible]

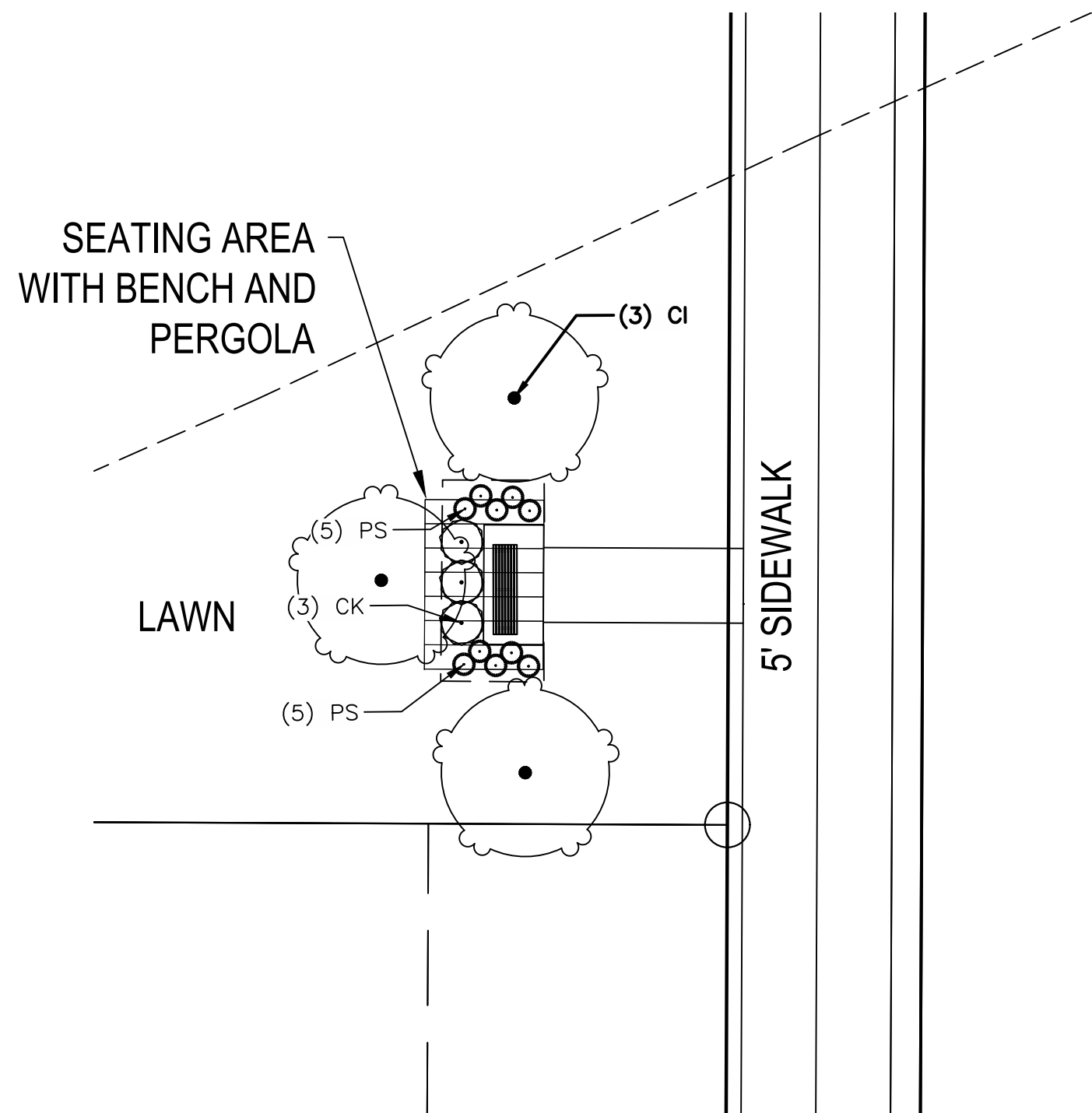
Indiana Utilities Protection Service
Call 811
before you dig

Drawing name: \\omhdata01\project01\20200800\correspondence\munitdata\ask 2020 westfield 151 and town\Draw\ASheets\2021-04-12 primary plat updates\20200800-Westfield Primary Plat-300.dwg L303 Apr 16, 2021 11:23am by: mnerid
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



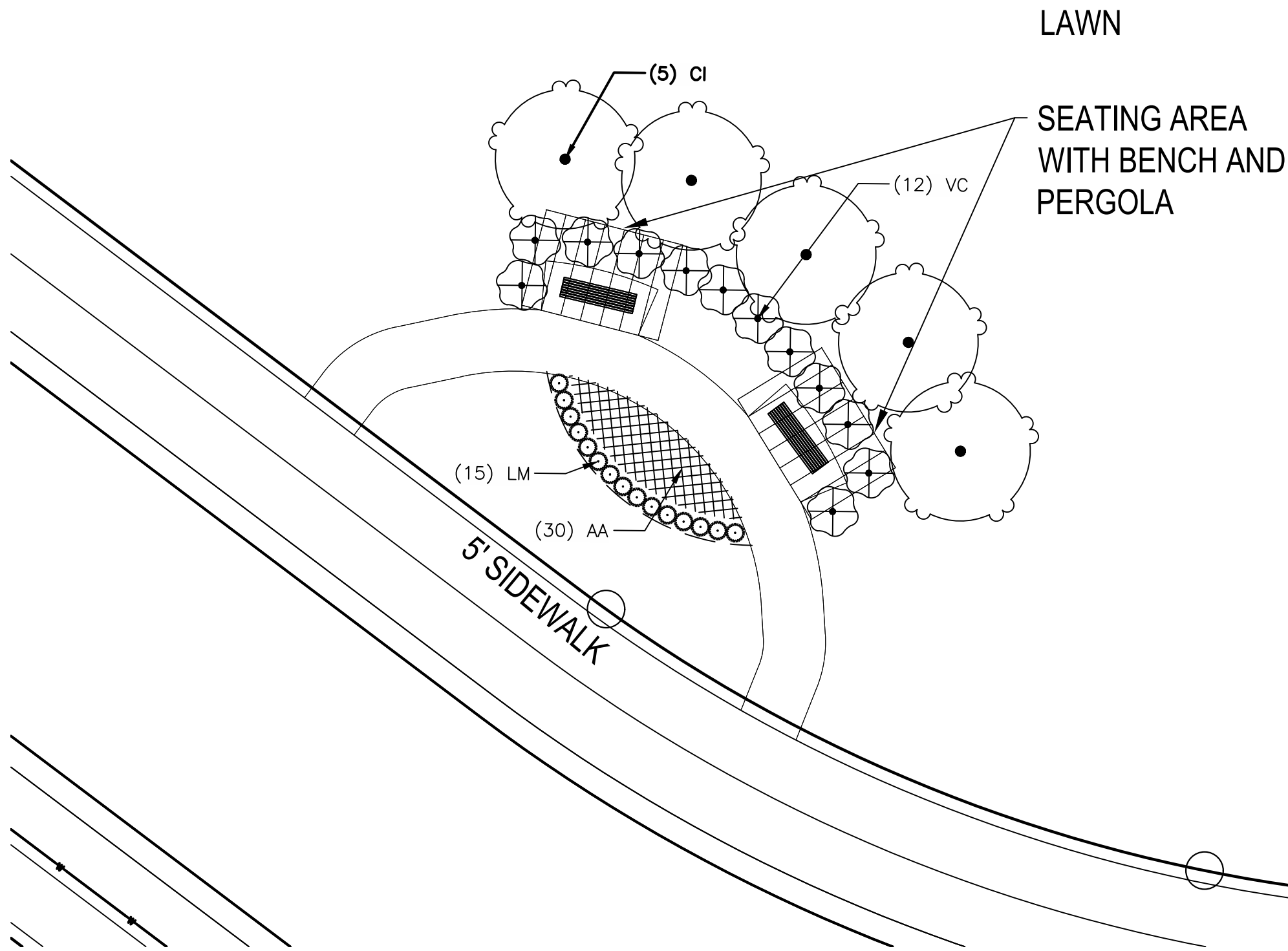
PLANT SCHEDULE SEATING AREA 1

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CT	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	15	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annals Area	Annals	#2	Cont.	18" o.c.



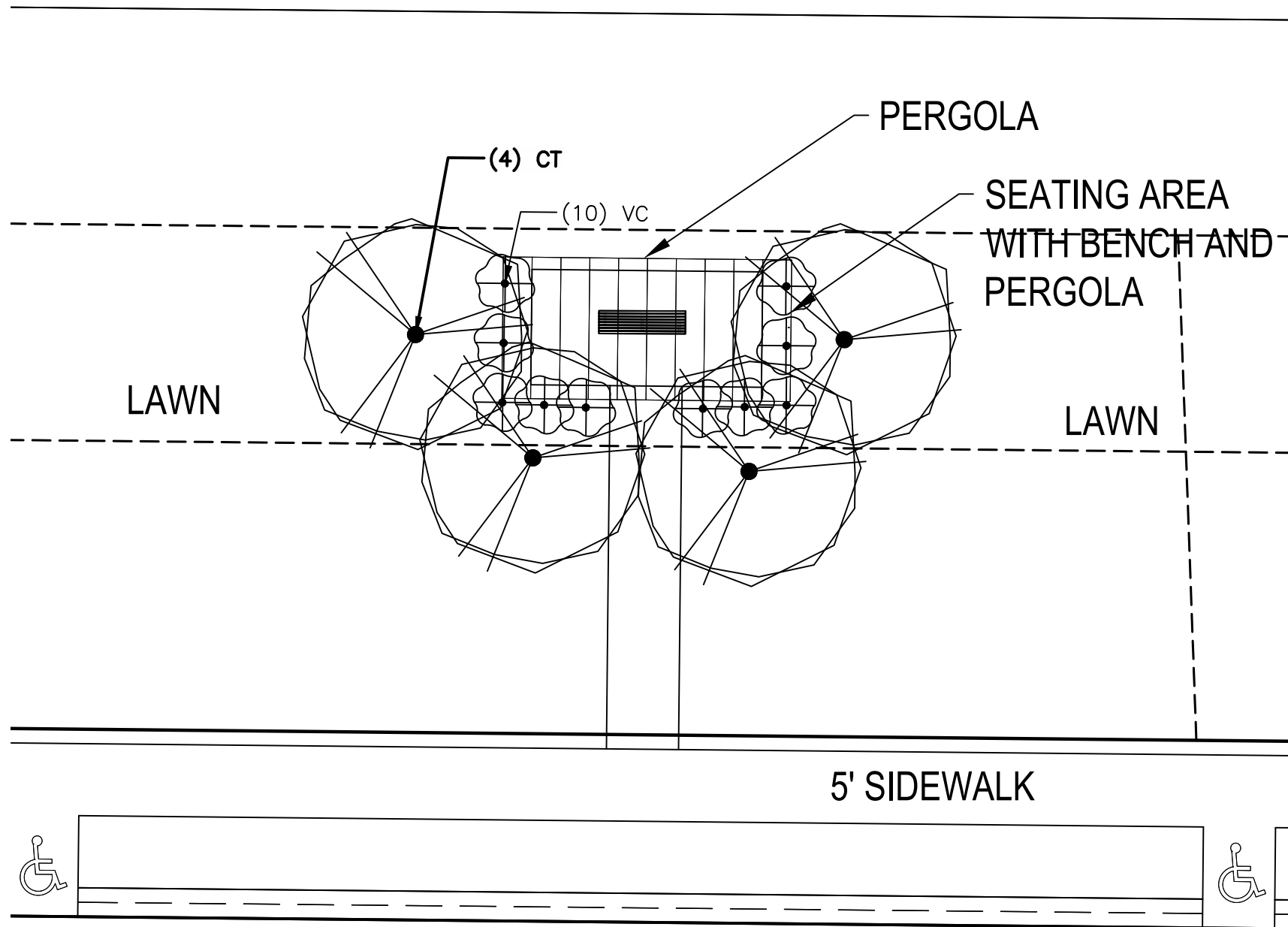
PLANT SCHEDULE SEATING AREA 3

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
	PS	14	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	24" Ht.	Cont.



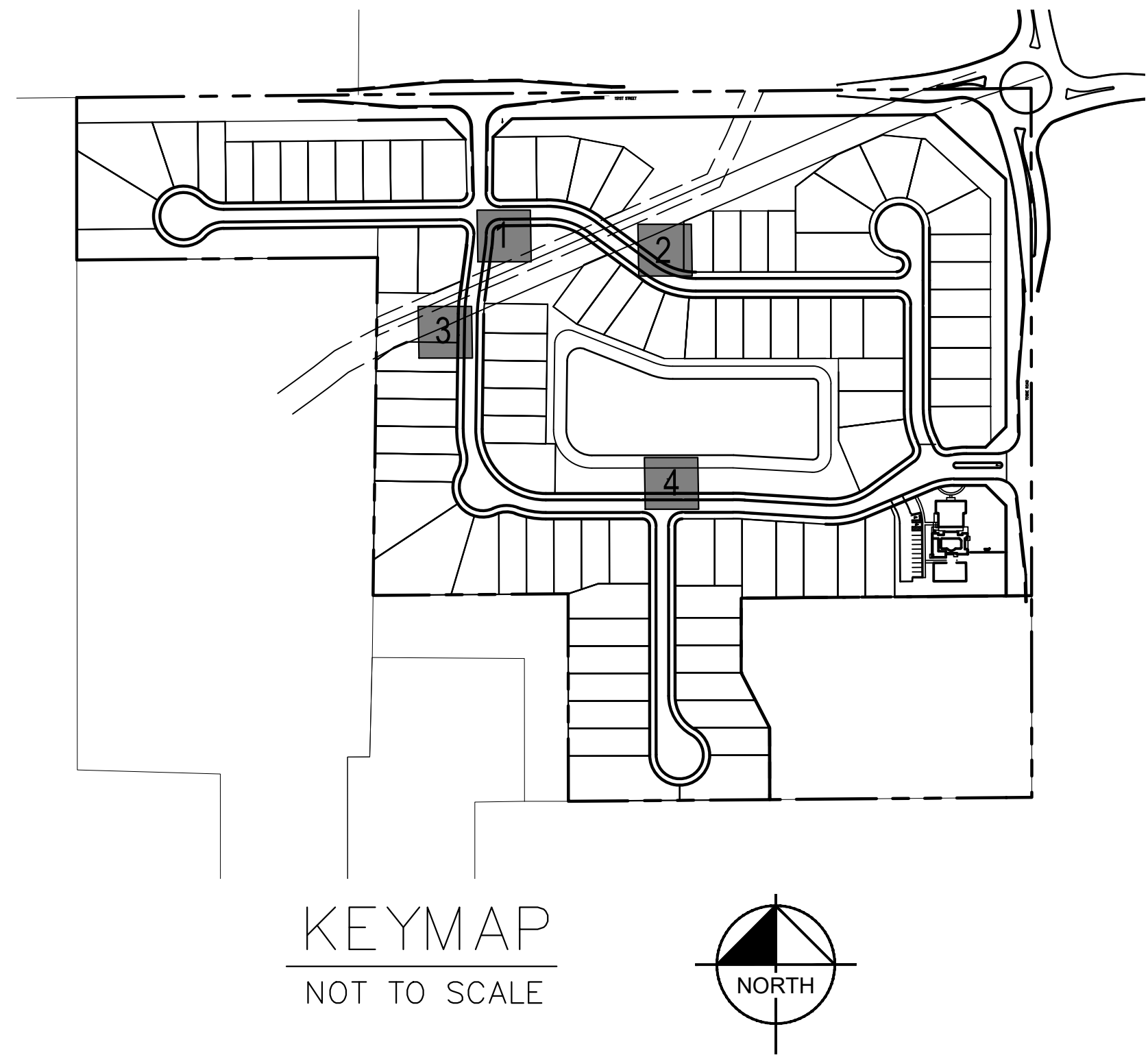
PLANT SCHEDULE SEATING AREA 2

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	5	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	12	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annals Area	Annals	#2	Cont.	18" o.c.

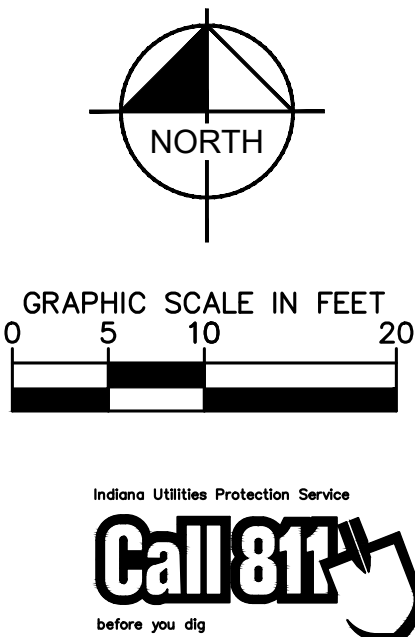


PLANT SCHEDULE SEATING AREA 4

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CT	4	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	VC	10	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.



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



Kimley»Horn

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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

REGISTERED
No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

EPCON
Communities

COURTYARDS OF
WESTFIELD
PRIMARY PLAT

SEATING AREA
ENLARGEMENTS

ORIGINAL ISSUE:
2/26/2021
KHA PROJECT NO.
170177002
SHEET NUMBER
L303

-
- A black metal park bench with a slatted backrest and seat, and armrests. The bench is shown from a side profile, facing right. It has a sturdy frame with four legs. The backrest and seat are made of parallel metal slats. The armrests are curved and attached to the side rails. The bench is set against a plain white background.

Product ID: WG694855GY
Finish: Black
www.globalindustrial.com

71 3/8"

PICKET SPACING PER LOCAL REQUIREMENTS

HEIGHT PER LOCAL REQ.

.625" x .625" PICKET

1.00" x 1.25" CHANNEL

Diagram illustrating the correct mulching and backfilling technique for a newly planted tree:

- Do not cut main leader**: Points to the main trunk of the tree.
- 3" depth mulch**: Points to the layer of mulch applied around the base of the tree.
- Create clean and well defined edge**: Points to the boundary between the mulch and the planting mix.
- 12" min.**: Points to the diameter of the root ball.
- Remove top 1/3 of burlap. All non-biodegradable material shall be removed.**: Points to the burlap wrapping around the root ball.
- Planting mix. Do not allow air pockets to form when backfilling.**: Points to the soil being added around the root ball.

Remove all rope

Root flare

Pull back burlap and remove excess soil to expose root flare.

Remove wire basket and burlap.

Leave mulch 2" away from trunk

3" depth mulch

Seeded lawn

set top of rootball 1" above finished grade.

Diagram illustrating the dimensions and components of a 72 inch high aluminum channel rail assembly. The total height is 72 inches. The assembly includes T&G Interlocking Pickets and U-Channels. The top and bottom rails are labeled 1.5" x 5.5" x 71.75". The side rails are labeled 2" x 5.5" x 61" and 5.5". The bottom rail is labeled Aluminum Channel in bottom rail only.

Panel can accommodate a slope of 3.75" over 6' using the racking method

[illegible][illegible]

The drawing consists of two parts: a Plan View at the top and an Elevation at the bottom.

Plan View: Shows a top-down view of the fence. It features three vertical posts, each labeled "6\"/>

Elevation: Shows a side view of the fence. The total height is labeled "4'-6\"/>

Labels on the right side of the Elevation view include:

- Tr 1"
- Tr 1"
- Fin

Below the Elevation view, the text "Painted Black" is written in a large, bold, serif font. Below that, in a smaller font, is "NO SCALE".

4 Rail Horse Fence
Painted Black
NO SCALE



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, November 15, 2021 Meeting

Presented for approval: December 6, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday November 15, 2021 at Westfield City Hall.

Active Links for this Meeting:

[November 15, 2021 BZA Agenda & Exhibits](#)

[November 1, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:01

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: None

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- November 1, 2021 APC Minutes.

Motion: McCarty motioned to approve the November 1, 2021 APC minutes as presented. Spoljaric seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2111-ODP-24

2111-SPP-24

Waiver

YouTube Time: 2:30

Sycamore Glen

South of & adjacent to 159th St & west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

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

Staff Presentation/Commission Comments/Petitioner Responses.

Motion: Kelleher motioned to approve the waiver for 2111-ODP-24 & 2111-SPP-24.

Deck seconded. Motion passed. Vote 9-0.

Motion: McCarty motioned to approve 2111-ODP-24 & 2111-SPP-24 subject to the conditions stated in the motion.

Kelleher seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-02

YouTube Time: 9:45

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Eagletown Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Legal Counsel Presentation on Plan Commission Orders 21-02, 21-03, and 21-04.

Motion: Maue motioned to approve Plan Commission Order 21-02.

Schmitz seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-03

YouTube Time: 16:01

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution revising the Aurora allocation areas of the East Side Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Motion: McCarty motioned to approve Plan Commission Order 21-03.

Burkman seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-04

YouTube Time: 16:43

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to terminate and dissolve the Lantern Commons Allocation Area of the Lantern Commons Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Motion: Kelleher motioned to approve Plan Commission Order 21-04.

Deck seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

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

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

ITEMS CONTINUED TO A FUTURE MEETING

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)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21

[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22

[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

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

2111-PUD-26

[CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

2111-PUD-27

[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

2111-PUD-27
[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

PLAN COMMISSION MEMBER TRAINING IN PERSON SESSION (NOT RECORDED)

REPORTS/COMMENTS

YouTube Time: 17:53

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

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Deck seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 10:09 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 6, 2021
2111-PUD-27
Exhibit 1

Petition Number: 2111-PUD-27

Project Name: TowneRun

Subject Site Address: Northwest corner of West 146th Street and Towne Road (the "Property")

Petitioner: LOR Corporation

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture

Approximate Acreage: 26.94 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Hub Layout
5. Proposed Ordinance 21-45
6. Mixed Use Character Exhibits
7. Townhome Elevations
8. Single Family A Elevations
9. Single Family B Elevations
10. Buffer Yard Exhibit
11. Lot Landscaping Exhibit
12. Updated Narrative Statement
13. Issue List Response
14. Public Comment
15. Neighborhood Meeting Summary
16. Redlined Ordinance 21-45

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 15**. The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into five areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

Underlying Zoning District: The proposed PUD Ordinance contains five different areas, for which the underlying zoning is:

Area	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Lifestyle Amenities Hub	SFA: Single-family Attached District
Single-Family A	SF4: Single-family High Density District
Single-Family B	SF4: Single-family High Density District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

- A. Bed and Breakfast (B&B) *
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 130 Townhouse Dwellings. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B)).

Lifestyle Amenities Hub: Development Amenities, a permitted use in the UDO (4.9(B)).

Single-Family A: A maximum of 26 Single-Family Dwellings.

Single-Family B: A maximum of 26 Single-Family Dwellings.

General Regulations for the Mixed Use Hub: UDO 4.14 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.	15 ft
		Rear	20 ft
Maximum Building Height	2 stories	45 ft	

General Regulations for the Townhome Hub: UDO 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Six (6) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	0 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard

	Rear Yard	0 ft	Rear Yard	No equivalent standard
	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft		Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply.		No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum		No equivalent standard	
Minimum Lot Width	No minimum		No equivalent standard	
Maximum Building Height	3 stories		35 feet	
Minimum Living Area	1,500 sf		A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
			Single-story	1,300 sf
			Story and one-half	1,600 sf
			Two-story	1,800 sf

Each Townhouse Dwelling would have a 10 ft driveway.

General Regulations for the Lifestyle Amenities Hub: UDO 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Lifestyle Amenities Hub	UDO (SFA)	
Minimum Building Setback Lines	Shall Not Apply	Front Yard (Collectors, Local and Private streets)	20 ft
		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	

Buildings in Lifestyle Amenity Hub would include gazebos, picnic shelters, and similar amenity structures.

General Regulations for the Single-Family A: UDO 4.7 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Single-Family A		UDO (SF4)	
Minimum Lot Area	4,000 sf		9,000 sf	
Minimum Lot Frontage	32 ft		40 ft	
Minimum Building Setback Lines	Front Yard	10 ft	Front Yard	25 ft
	Side Yard	5 ft	Side Yard	8 ft
	Rear Yard	10 ft	Rear Yard	25 ft
Minimum Lot Width	32 ft		50 ft	
Maximum Building Height	2 stories		25 feet	
Minimum Living Area (Ground Floor)	750 sf		Single-story	1,000 sf
			Two-story	750 sf
			Tri-level (basement and first level)	750 sf
			Story and one-half	750 sf

Each Single-Family Dwelling in the Single-Family A would have a 10 ft driveway from an alley.

General Regulations for the Single-Family B: UDO 4.7 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Single-Family B		UDO (SF4)	
Minimum Lot Area	5,500 sf		9,000 sf	
Minimum Lot Frontage	40 ft		40 ft	
Minimum Building Setback Lines	Front Yard	10 ft	Front Yard	25 ft
	Side Yard	5 ft	Side Yard	8 ft
	Rear Yard	15 ft	Rear Yard	25 ft
Minimum Lot Width	52 ft		50 ft	
Maximum Building Height	2 stories		25 feet	

Minimum Living Area (Ground Floor)	750 sf	Single-story	1,000 sf
		Two-story	750 sf
		Tri-level (basement and first level)	750 sf
		Story and one-half	750 sf

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District (UDO 5.3) would also apply to the Mixed Use Hub, per the proposed ordinance.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas would be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** The architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) would apply to the Mixed Use Hub instead of UDO 6.3(F). The Mixed Use Hub character exhibit (**Exhibit 6**) illustrates the character and quality of the buildings.
- **Residential Areas:**
 - o **Townhome Hub:**
 - The Multi-Family Residential architectural standards in UDO 6.3(E) would apply and Townhome Dwellings shall be in substantial compliance with the Townhome Elevations (**Exhibit 7**). The elevations would prevail where they conflict with the UDO standards.
 - The PUD's permitted building materials would be Fiber Cement Siding, Wood, or similar product for siding and Masonry materials as shown in the Townhome Elevations (**Exhibit 7**). The UDO (6.3(E)(2)) permits all of these materials and also requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
 - The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
 - Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3)) requires 3.5 inches of trim on windows that are not surrounded by masonry.
 - o **Single-Family A Area:**
 - The Single-Family Residential architectural standards in UDO 6.3(C) would apply and Single-Family Dwellings shall be in substantial compliance with the elevations for each Area (**Exhibits 8**). The elevations would prevail where they conflict with the UDO standards.
 - The PUD's permitted building materials would be Fiber Cement Siding, Wood, or similar product for siding and Masonry materials as shown in the Single-Family A Elevations (**Exhibit 8**). In reference to building materials on Single-Family residential, the UDO (6.3(C)(3)) only limits the percentage of vinyl

- siding on a building façade of single-family homes; vinyl is prohibited by the PUD (see below).
- The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. In the UDO, this standard is addressed concerning architectural enhancements on Perimeter Lots which need a certain number of qualifying features or architectural features. One of the options for architectural features is a minimum roof pitch of 8:12 (6.3(C)(1)(b)(iii)(a). Please see the [UDO](#) for more details on this standard.
- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. In the UDO, this standard is addressed concerning architectural enhancements on Perimeter Lots which need a certain number of qualifying features or architectural features. One of the options for architectural features is a minimum 5.5 inch window trim (6.3(C)(1)(b)(iii)(d). Please see the [UDO](#) for more details on this standard.
- Single-Family B Area:
 - The Single-Family Residential architectural standards in UDO 6.3(C) would apply and Single-Family Dwellings shall be in substantial compliance with the elevations for each Area (**Exhibits 9**). The elevations would prevail where they conflict with the UDO standards.
 - The PUD's permitted building materials would be Fiber Cement Siding, Wood, or similar product for siding and Masonry materials as shown in the Single-Family A Elevations (**Exhibit 9**). In reference to building materials on Single-Family residential, the UDO (6.3(C)(3) only limits the percentage of vinyl siding on a building façade of single-family homes; vinyl is prohibited by the PUD (see below).
 - The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. In the UDO, this standard is addressed concerning architectural enhancements on Perimeter Lots which need a certain number of qualifying features or architectural features. One of the options for architectural features is a minimum roof pitch of 8:12 (6.3(C)(1)(b)(iii)(a). Please see the [UDO](#) for more details on this standard.
 - Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. In the UDO, this standard is addressed concerning architectural enhancements on Perimeter Lots which need a certain number of qualifying features or architectural features. One of the options for architectural features is a minimum 5.5 inch window trim (6.3(C)(1)(b)(iii)(d). Please see the [UDO](#) for more details on this standard.
- Vinyl and aluminum siding would be prohibited.
- Each unit would have an attached two-car garage.
 - Garages in Single-Family A would be alley load.
 - Front facades of garages in Single-Family B would be set back at least 15 feet behind the Front Elevation of the dwelling.
- **Lifestyle and Amenities Hub:** Architectural standards would not apply to the structures in this area. The only permitted structures are gazebos, picnic shelters, and other similar amenity structures.

Landscape Standards:

- **Street Trees:** The PUD exempts the UDO's street tree requirements (6.8(J)). Per the UDO, this requirement would only apply to residential areas.
- **External Street Frontage:** External Street Frontage requirements shall not apply, per the PUD. The UDO (6.8(M)) would require:
 - o Residential uses: A landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
 - o Nonresidential uses: A landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** A buffer yard would be provided abutting existing AG-SF1 districts in substantial compliance with the Buffer Yard Exhibit (**Exhibit 10**), which provides a 105 foot buffer with a 6-8 ft mound and 4 shade trees, 4 evergreen trees, 2 ornamental trees, and 10 shrubs per 100 lineal feet. The UDO would require Buffer Yard B (40 feet wide with a 4 ft mound and 4 shade trees, 4 evergreen trees, 10 shrubs per 100 lineal feet) between AG-SF1 and Single-Family B Hub.
- **Tree Preservation:** Viable trees within 10 feet of the west and north boundary shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to "take reasonable measures to...minimize the destruction of significant tree specimens" and sets standards for preservation.
- **Minimum Lot Landscaping:** Minimum Lot Landscaping would not apply, but instead the following shall apply:
 - o Front yards would be sodded, the remainder of the Lot shall be seeded.
 - o Townhome Hub would be landscaped in substantial compliance with the Townhome Typical Lot Landscaping exhibit (**Exhibit 11**); corner Lot units shall have 1 additional Shade Tree adjacent to the side façade. The UDO (6.8(K)) would require 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.
 - o Single Family A & B would be landscaped in substantial compliance with the Single-Family A & B Typical Lot Landscaping exhibits (**Exhibit 11**); corner Lot units shall have 1 additional Shade Tree adjacent to the side façade. The UDO (6.8(K)) would require 2 Shade trees, 1 ornamental or evergreen tree, and 4 shrubs.

Sign Standards:

- **Mixed Use Hub:**
 - o **Monument sign:** One monument signs would be permitted in compliance with the UDO (6.17(J)(2)(a)(ii)).
 - o **Wall Signs:** Wall signs for all buildings would follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5)). The PUD modifies the Center In-Line Tenant sign standards to say that a "Front Façade" can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the "Front Façade" as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8)), however those standards would not apply.
- **Townhome Area Hub:** One monument sign would be permitted in compliance with the UDO (6.17(G)(1)).
- **Single Family B:** One monument sign would be permitted in compliance with the UDO (6.17(G)(1)).

Parking and Loading Standards: 20% of parking spaces would be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5)) to 8 feet by 18 feet. The number of spaces would be determined by the Director based on data from the applicant, which is in accordance with the UDO's Parking Space requirements for "other uses" (6.14(G)(11)(n)).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards:

- The Lifestyle and Amenities Hub would serve as the required open space for the residential Areas. The UDO would require 15% open space for SF4 and 35% open space for SFA. (UDO 8.6(B)(1)).
- Multi-family Amenity Standards (8.6(H)) would not apply; instead the Lifestyle and Amenities Hub and the "Common Space Amenity" would be provided in substantial compliance with the Concept Plan (**Exhibit 3**) and would include the following amenities:
 - o Passive recreation open space
 - o 2 seating areas including benches or swings, sidewalk paths, and a shelter

The UDO would require 5 Qualifying Amenities for the Townhouse Hub (8.6(H)(2)).

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

CHANGES SINCE PUBLIC HEARING

The most significant change to the proposed ordinance is the addition of the Single-Family A and Single-Family B Areas and the standards governing these new Areas.

Several of the General Regulations were amended. Maximum height has been reduced for the Mixed Use Hub (from 3 stories to 2 stories). The distance between Townhomes was reduced from 20 feet to 15 feet, and the Townhome driveways have been reduced from 20 feet to 10 feet. The petitioner has also provided details regarding the buffer yard and clarification on the number of monument signs.

Additionally, in the previous ordinance, the Lifestyle and Amenities Hub shown on the concept plan counted toward the required Open Space. Now the Lifestyle and Amenities Hub and other "Common Space Amenity" areas on the concept plan are the only required open spaces, and the only amenities are passive open space and seating areas. Architectural standards do not apply to this area.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Local Commercial” are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for “Local Commercial” include:

- (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
 - (ii) require the size, materials, color, and design of buildings to be unique to Westfield;
 - (iii) break up parking areas with landscaping or buildings;
 - (iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
 - (v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
 - (vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
 - (vii) require buffering between commercial and residential uses; and
 - (viii) utilize frontage roads to minimize traffic conflicts.
-

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 2021, City Council meeting.

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 occurred at the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

DEPARTMENT COMMENTS

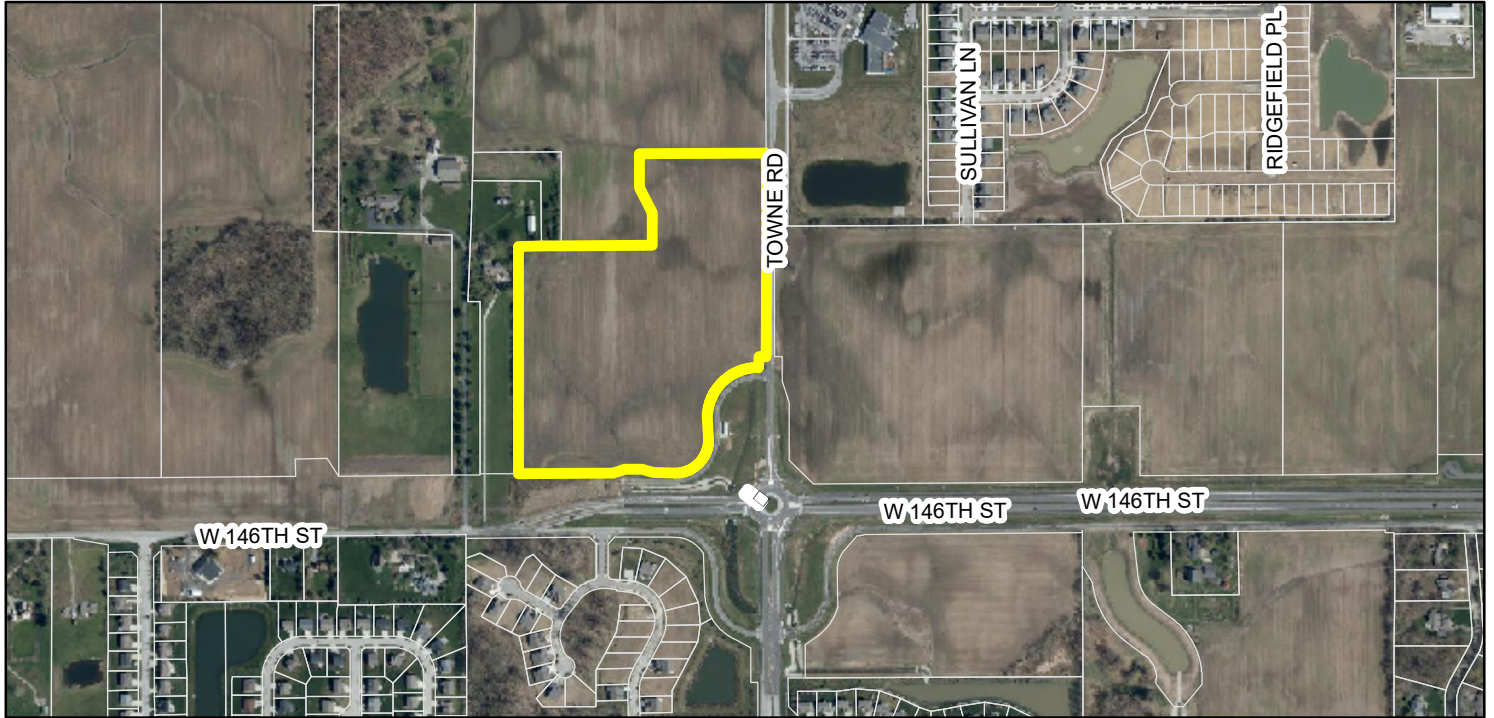
- 1. **Action:** Forward a recommendation to the City Council.
- 2. If any Plan Commission member has questions prior to the public hearing, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.



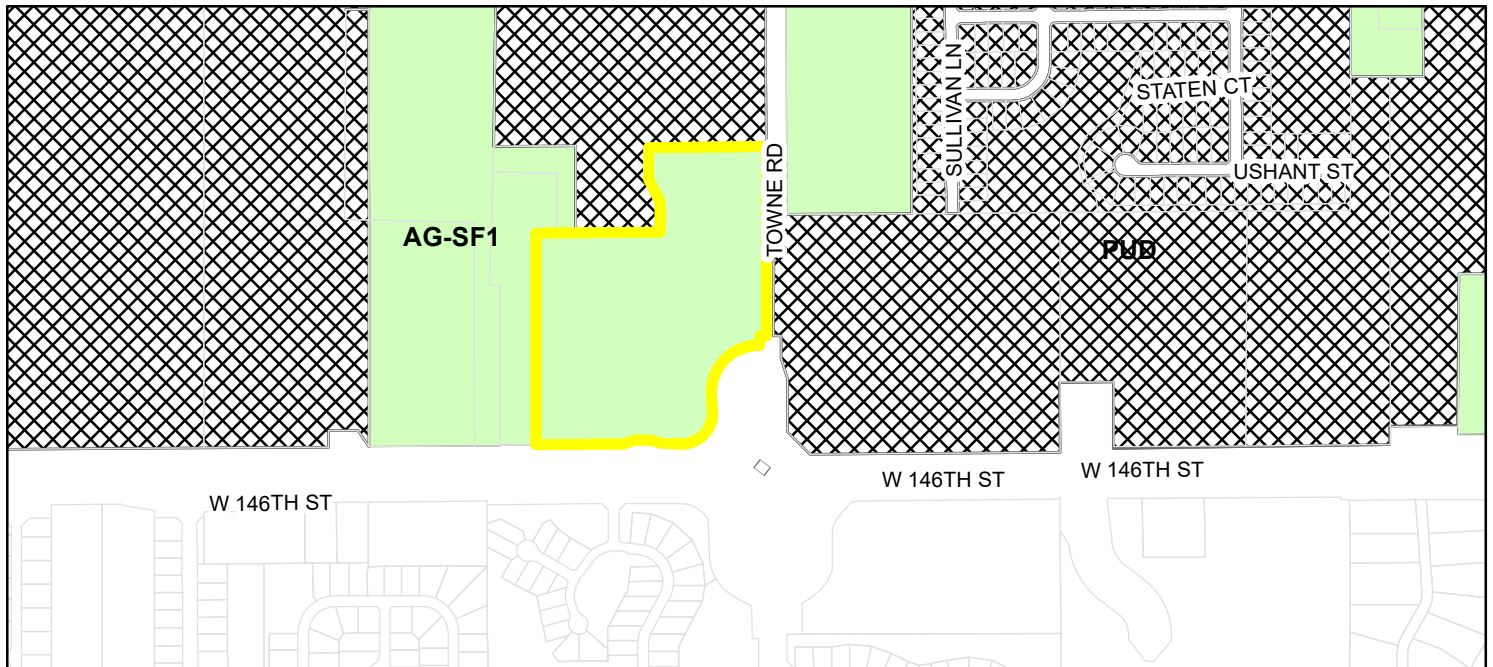
Property Location Map
TowneRun PUD
Northwest Corner of Towne Road and 146th Street
2111-PUD-27



Aerial Location Map



Zoning Map



Zoning

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

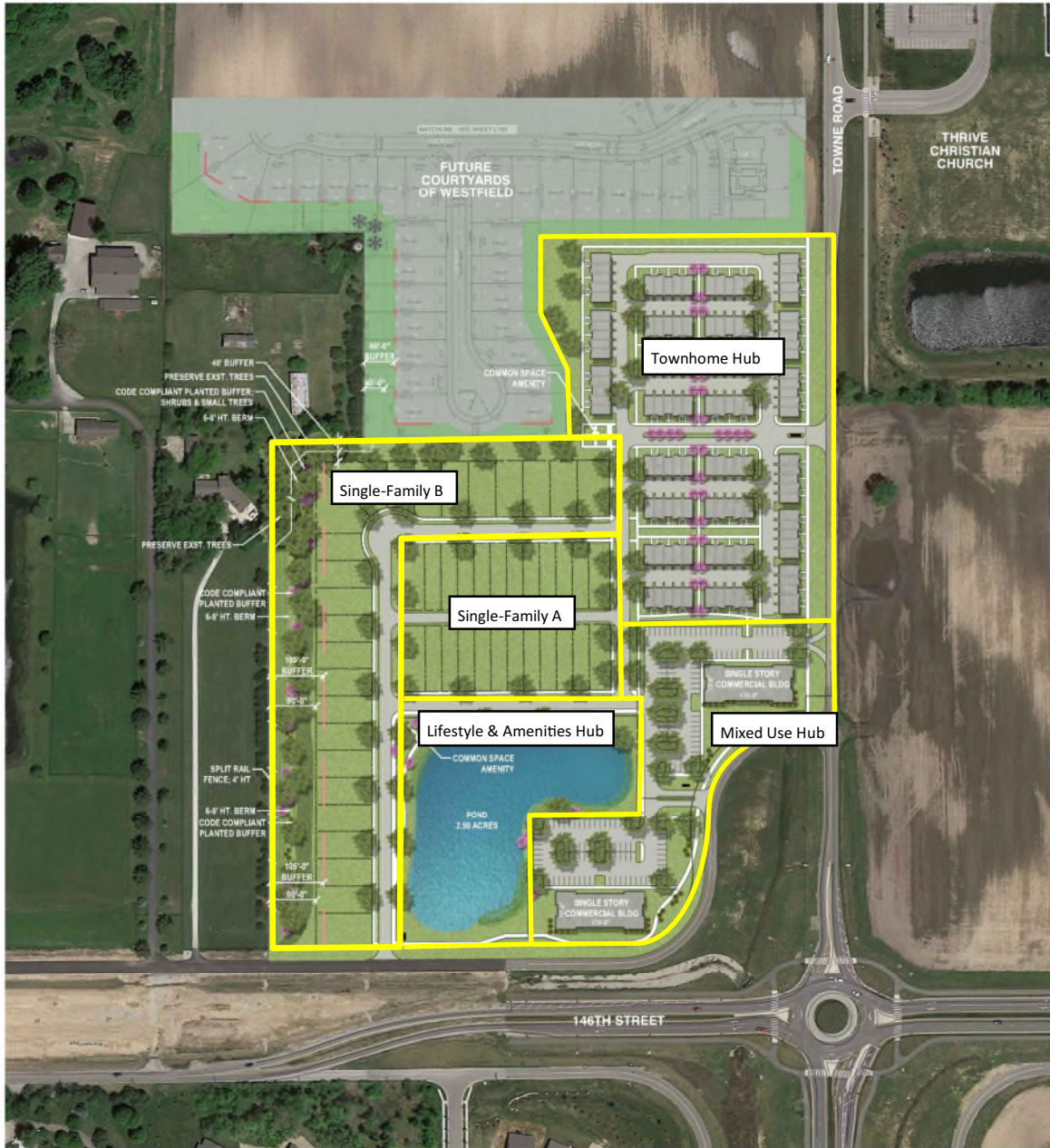


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www.ccecinc.com

LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

SCHEMATIC LAYOUT PLAN

DRAWN BY: SGJ	CHECKED BY: ACH	APPROVED BY: ACH	FIGURE NO.: EXHIBIT #1
DATE: DEC. 01, 2021	DWG SCALE: 1"=200'	PROJECT NO: 316-844	



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146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

SCHEMATIC LAYOUT PLAN

DRAWN BY: SGJ	CHECKED BY: ACH	APPROVED BY: ACH	FIGURE NO.: 316-844
DATE: NOV. 22, 2021	DWG SCALE: 1"=200'	PROJECT NO:	EXHIBIT #1

ORDINANCE NUMBER 21-45

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

“TowneRun PUD”

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, 2021;

WHEREAS, the 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 Council, 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 “TowneRun Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) 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.
- 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.

- 3.1 The District is hereby divided into five (5) areas, as depicted on the Concept Plan and labeled as “**Mixed Use Hub**,” “**Townhome Hub**,” “**Lifestyle Amenities Hub**,” “**Single-Family A**” and “**Single-Family B**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and the Lifestyle Amenities Hub shall be the SFA: Single-family Attached District, the Mixed Use Hub shall be the LB: Local and Neighborhood Business District, and the Single-Family A and Single-Family B Areas shall be SF4: Single Family High Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. The uses identified in this Section (the “**Permitted Uses**”), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

- A. Bed and Breakfast (B&B)
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

5.2 Townhome Hub: A maximum number of 130 Townhouse Dwellings shall be permitted.

5.3 Lifestyle Amenities Hub: Development Amenities.

5.4 Single-Family A: A maximum number of 26 Single-Family Dwellings shall be permitted.

5.5 Single-Family B: A maximum number of 26 Single-Family Dwellings shall be permitted.

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

- A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.
- B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'

Side Yard	0'
Rear Yard	0'
Minimum Distance Between Buildings	15'
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	6
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of ten (10) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply.

6.4 Lifestyle Amenities Hub Development Standards: The following development standards shall be applicable to any Building within the Lifestyle Amenities Hub.

- A. Article 4.9(H) shall not apply. Instead, the following minimum setbacks shall apply: There shall be no other zoning setback requirements within the Lifestyle Amenities Hub Area.
- B. Buildings within the Lifestyle Amenities Hub shall be limited to gazebos, picnic shelters and other similar amenity structures.

6.5 Single-Family A Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family A Area:

Minimum Lot Area	4,000 SF
Minimum Lot Frontage	32'
Minimum Building Setback Lines	
Front Yard	10'
Side Yard	5'
Rear Yard*	10'
Minimum Lot Width	32'
Maximum Building Height	2 Stories
Minimum Living Area (Ground Floor)	750 SF

*Each Dwelling shall provide an Alley-load garage with a minimum of ten (10) feet as measured between the garage door and the edge of the Alley pavement.

- 6.6 Single-Family B Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family B Area:

Minimum Lot Area	5,500 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	10'
Side Yard	5'
Rear Yard*	15'
Minimum Lot Width	52'
Maximum Building Height	2 Stories
Minimum Living Area (Ground Floor)	750 SF

*No Dwelling shall be constructed within 105' for the west property line of the District.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub.

Section 8. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

- 8.2 Article 6.3 Architectural Standards:

- A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub.
- B. Townhome Hub, Single-Family A and Single-Family B Areas. Article 6.3 Architectural Standards shall apply, except as modified below. The following

architectural standards shall apply in the Townhome Hub, Single-Family A and Single-Family B Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
2. Siding shall be Fiber Cement Siding, Wood or similar product.
3. Masonry shall be constructed as shown on the Townhome Elevations.
4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
5. All windows not surrounded by masonry shall have a 1” x 4” trim board around all 4 sides of the window.

ii. Single-Family A.

1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit E (the “**Single-Family A Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Single-Family A Elevations, the Single-Family A Elevations shall prevail.
2. Siding shall be Fiber Cement Siding, Wood or similar product.
3. Masonry shall be constructed as shown on the Single-Family A Elevations.
4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family A Elevations.
5. All windows not surrounded by masonry shall have a 1” x 4” trim board around all 4 sides of the window.

iii. Single-Family B.

1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit F (the “**Single-Family B Elevations**”). To the extent the applicable architectural

standards of the UDO conflict with the Single-Family B Elevations, the Single-Family B Elevations shall prevail.

2. Siding shall be Fiber Cement Siding, Wood or similar product.
3. Masonry shall be constructed as shown on the Single-Family B Elevations.
4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family B Elevations.
5. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

2. Building Materials Prohibited: Vinyl and aluminum siding shall be prohibited.

3. Garages: All Dwellings shall have a minimum two (2) car attached garage. The garages in Single-Family A shall be Alley-load garages. The front façade of all garages in the Single-Family B Area shall be setback a minimum distance of 15' behind the front elevation of the Dwelling on each Lot.

C. Lifestyle and Amenities Hub. Article 6.3 Architectural Standards shall not apply to the Lifestyle and Amenities Hub Area.

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

A. Street Trees: Article 6.8(J) Street Trees shall not apply.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.

C. Buffer Yard Landscaping. Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit G.

D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit H of this Ordinance. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling..
3. Dwellings in the Single-Family A Area shall be landscaped in compliance with Exhibit I of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.
4. Dwellings in the Single-Family B Area shall be landscaped in compliance with Exhibit J of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.

8.4 Sign Standards.

- A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.
- B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.
- C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance between the Single-Family B and Lifestyle and Amenities Hub Areas.
- D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

8.5 Parking and Loading Standards.

- A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.
- B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. Open Space and Amenity Standards.

- A. The Lifestyle and Amenities Hub and improvements contained therein shall be creditable toward the requirements of Article 8.6 of the UDO for the District. No additional Open Space or Amenities shall be required.
- B. Article 8.6(H), Multi-Family Amenity Standards, shall not apply. Instead, the Lifestyle and Amenities Hub and the “Common Space Amenity” areas identified in the Concept Plan (one located within the Lifestyle and Amenities Hub Area and one located in the Townhome Hub Area) (collectively, the “**TowneRun Amenities**”) shall be provided in substantial compliance with the Concept Plan. The TowneRun Amenities shall include at least the following: passive recreation open space; 2 seating areas at locations indicated on the Concept Plan, including benches or swings, sidewalk pathways, and a shelter (Gazebo or Trellis).

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City’s Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, 2021.

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 XX-XX** was delivered to the Mayor of Westfield on the XX day of XXXX, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-XX**

this _____ day of XXXX, 2021.

I hereby VETO **ORDINANCE 21-XX**

this _____ day of XXXX, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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.

EXHIBIT A
Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

- 1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;
- 2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;
- 3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;
- 4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;
- 5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;
- 6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;
- 7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;
- 8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;
- 9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;
- 10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;
- 11) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE

NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

- 1) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;
- 2) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;
- 3) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;
- 4) THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 26.94 ACRES MORE OR LESS.

EXHIBIT B

Concept Plan

The “Concept Plan” appears on the following two (2) pages of this exhibit.

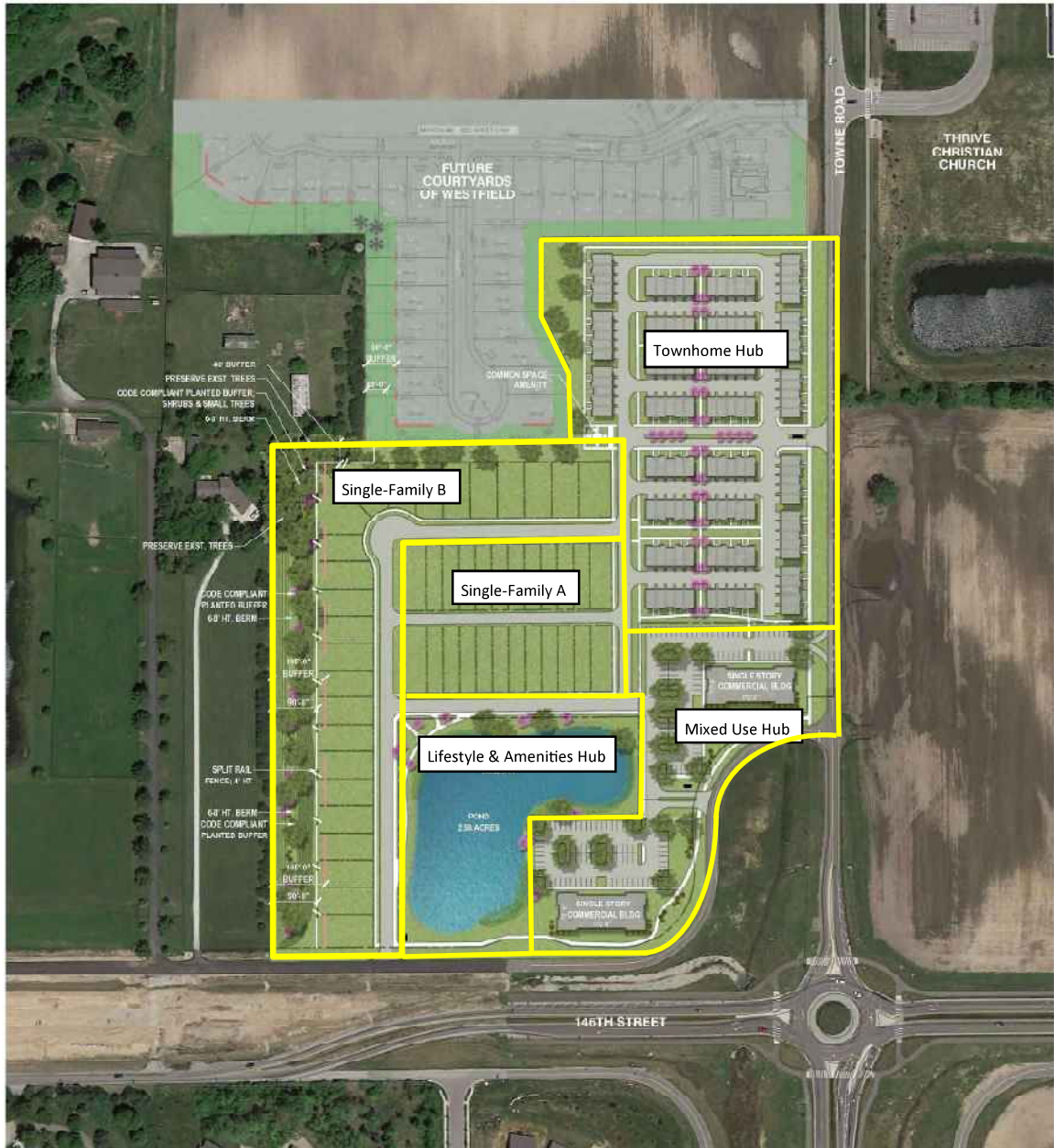


C&E
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 • 877-746-0749
www.ccecinc.com

LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

SCHEMATIC LAYOUT PLAN

DRAWN BY: SGJ	CHECKED BY: ACH	APPROVED BY: ACH	FIGURE NO.: EXHIBIT #1
DATE: DEC. 01, 2021	DWG SCALE: 1"=200'	PROJECT NO: 316-844	



 Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-699-7777 - 317-749-0748 www.cccinc.com		LOR CORPORATION 146TH STREET & TOWNE ROAD MIXED USE DEVELOPMENT WESTFIELD, INDIANA	
DRAWN BY: SGJ		APPROVED BY: ACH	
DATE: DEC. 01, 2021		PROJECT NO: 316-844	
CHECKED BY: ACH		FIGURE NO: EXHIBIT #1	
WG SCALE: 1"=200'			

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)



EXHIBIT D

Townhome Elevations

The “Townhome Elevations” appear on the following three (3) pages of this exhibit.



5 - UNIT
FRONT ELEVATION



M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CōBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021





5 - UNIT
REAR ELEVATION



M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

M/I HOMES

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Barrington, IL 60010
312-410-1260
August 2, 2021





5 - UNIT
SIDE ELEVATIONS



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M/I HOMES

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Barrington, IL 60010
312-410-1260
August 2, 2021



EXHIBIT E

Single-Family A Elevations

The “Single-Family A Elevations” appear on the following thirty-five (35) pages of this exhibit.

R1750



Elevation D



Elevation A



Elevation B



Elevation C

Square Feet: 1,757
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



R1900



Elevation D



Elevation A



Elevation B



Elevation C

Square Feet: 1,919
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Welcome to Better

R2050



Elevation D



Elevation A



Elevation B



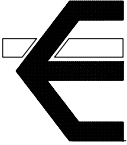
Elevation C

Square Feet: 2,060
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Welcome to Better

REVISION TO HOUSE		
REV #	DATE	BY
1	01/25/18	XXX
2	02/21/18	XXX
3	03/12/18	XXX
4	04/19/18	LT
5	06/13/18	LT
DESCRIPTION		
INITIAL PLAN RELEASE		
CLIENT CHANGES AND REDESIGNS		
ADDED 1/4" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS		
• ADDED 1/4" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS		
• UPDATED COOKTOP ON OPTIONAL CHEF'S KITCHEN TO BE 36" ILO 30"		
• CHANGED DEPTH OF OPEN WEB FLOOR TRUSSES FROM 14" TO 16"		
• CHANGED FRONT PORCH LIGHTS TO RECESSED CANS ILO CEILING LIGHTS		
• ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C		



M/I HOMES

PRESENTS

PLAN R1750

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan R1750

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0A	Cover Sheet Indianapolis
0.1A	General Notes Indiana
1.0A	Front and Rear Elevations
1.1A	Side Elevations
1.2A	Elevations Options
2.0A	Slab Foundation
4.0A	Floor Plans
4.1A	Floor Plan Options
M1.0A	MEP Plans
M1.1A	MEP Plan Options
7.0A	Roof Plan – Base Roof
8.0A	Section – Building at Slab



Issued Date: 06/13/18

BASE PLAN/REVISION

2018

M/I Homes Inc.



M/I HOMES

8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Architecture Department
Ph 317.255.9900

06/13/18

04/19/18

03/12/18

02/21/18

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS	
1st - FIRST	INCL - INCLUDED
2nd - SECOND	KIT - KITCHEN
ALUM - ALUMINUM	LDRY - LAUNDRY
B - BOTTOM	LOC - LOCATION
BDR - BEDROOM	LOC - SOUTHERN
BKFS - BREAKFAST	MANUF - MANUFACTURER
CATH - CATHEDRAL	MUD - MUDROOM
CONC - CONCRETE	OC - ON CENTER
C - CENTERLINE	OPT - OPTIONAL
DBL - DOUBLE	PC - PULL CHAIN
DH - DOUBLE HUNG	PERF - PERFORATED
DN - DOWN	PSF - PER SQUARE FOOT
DN - DISH WASHER	PT - PRESSURE
FD - FLOOR DRAIN	PTRY - PANTRY
FDN - FOUNDATION	TREATED
FPHB - FLOOR POWDER	W - WITH
H - HALL	WD - WATER HEATER
H - HALL BATH	WIC - WALK IN CLOSET
ILO - IN LIEU OF	K - PLATE
	R BATH - RETREAT
	R BATH - RETREAT
	REF - REFRIGERATOR
	REQD - REQUIRED
	RET - RETREAT
	R - ROUGH IN
	SCH - SCHEDULE

DIVISION ADDRESS

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SQUARE FOOTAGE - ELEVATION A	
1ST FLOOR	900
2ND FLOOR	957
TOTAL FLOOR	1757
FRONT PORCH	6
OPTIONAL VERANDA	32
OPTIONAL EXTENDED VERANDA	178
SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASIC HOUSE. NOT POSSIBLE COMBINATIONS OF OPTIONS.	

PLAN R1750

For Construction

06/13/18 REV

Job # **GMB-041804**

LSP Date: 06/13/18

LSP By: M/I

LSP Rev: BY

Sheet Title: Cover Sheet Indianapolis

Sheet

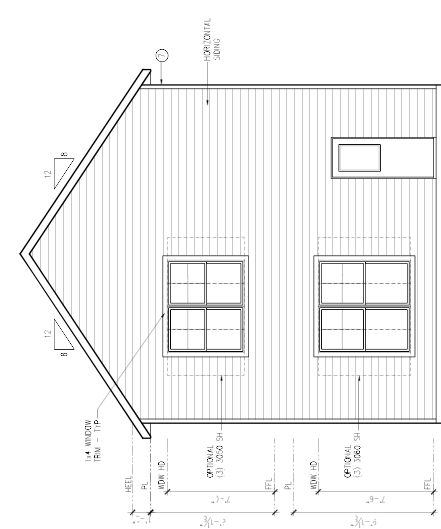
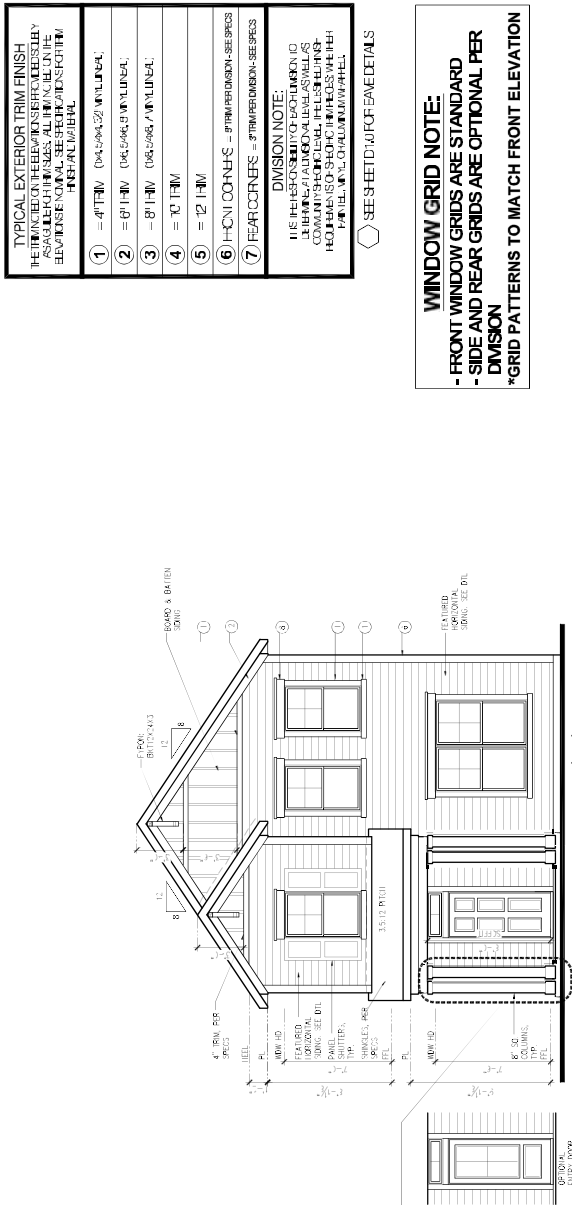
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11x17 PRINTS ARE 1/2 SCALE

1/4" GRAPHIC SCALE

0 4 8 12

ELEVATION - A

Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 20°X34" LAYOUT 1/8"=1'-0" AT 11°X17" LAYOUT

TYPICAL EXTERIOR TRIM FINISH	
1. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
2. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
3. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
4. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
5. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
6. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	
7. 1" x 4" x 8" EXTERIOR SIDING, CEILING, SHEDS, PORCHES, ETC.	

WINDOW GRID NOTE:
FRONT WINDOW GRIDS ARE STANDARD
SIDE AND REAR GRIDS ARE OPTIONAL PER
DIVISION
GRID PATTERNS TO MATCH FRONT ELEVATION

PLAN R1750
For Construction
06/13/18 REV

11x17 PRINTS ARE 1/2 SCALE

Job #:	GMD-GA18004
SP Date:	x/x/xx
SP By:	EY
SP Rev:	—
Sheet Title:	Front And Rear Housings

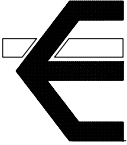
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ELEVATION - A

 M/I HOMES 8125 Woodfield Crossing Blvd. Indianapolis, IN 46240 Architecture Department PR 317.255.9900	5/	3/27/00
	4/	02/27/00
	3/	02/27/00
	2/	02/27/00
	1/	02/27/00

COMPLETION OF THE 1990-1991 FISCAL YEAR

REVISION TO HOUSE		
REV #	DATE	BY DESCRIPTION
1	01/25/18	XXX INITIAL PLAN RELEASE
2	02/21/18	XXX CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX CLIENT CHANGES
4	04/19/18	LT ADDED 14" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • ADDED 14" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • UPDATED CROFTOP ON OPTIONAL CHEF'S KITCHEN TO BE 36" ILO 30" • CHANGED DEPTH OF OPEN WEB FLOOR TRUSSES FROM 14" TO 16" • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS ILO CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C
5	06/13/18	LT



M/I HOMES
PRESENTS
PLAN R1750

"Traditional"
Owner's Name
FOR CONSTRUCTION
06/13/18
Plan R1750

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0B	Cover Sheet Indianapolis
0.1B	General Notes Indiana
1.0B	Front and Rear Elevations
1.1B	Side Elevations
1.2B	Elevations Options
2.0B	Slab Foundation
4.0B	Floor Plans
4.1B	Floor Plan Options
M1.0B	MEP Plans
M1.1B	MEP Plan Options
7.0B	Roof Plan – Base Roof
8.0B	Section – Building at Slab



Issued Date: 06/13/18
BASE PLAN/REVISION
2018 M/I Homes Inc.



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Architecture Department
Ph 317.255.9900

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS		
1st - FIRST	INCL - INCLUDED	SGD - SLIDING GLASS
2nd - SECOND	KIT - KITCHEN	DOOR
ALUM - ALUMINUM	LDRY - LAUNDRY	SH - SHOWER
B - BOTTOM	LOC - LOCATION	SPF - SPRUCE PINE FR
BDR - BEDROOM	MANUF - MANUFACTURER	SVC - SERVICE
BKFS - BREAKFAST	MUD - MUDROOM	SYP - SOUTHERN
CATH - CATHEDRAL	OC - ON CENTER	TY - TOP
CONC - CONCRETE	OPT - OPTIONAL	TEMP - TEMPERED
C - CENTERLINE	PC - PULL CHAIN	THKD - THICKENED
DBL - DOUBLE	PERF - PERFORATED	THP - THICK
DH - DOUBLE HUNG	PSF - PER SQUARE	UND - UNLESS NOTED
DN - DOWN	PT - PRESSURE	OTHERWISE
DW - DISH WASHER	PTRY - PANTRY	WF - WERRY IN FIELD
FD - FLOOR DRAIN	Q - PLATE	W - WITH
FLR - FLOOR	R BATH - RETREAT	WD - WOOD
FPHB - FLOOR POWDER	RFB - REFLECTOR	WH - WATER HEATER
H - HALL	REGD - REQUIRED	WIC - WALK IN CLOSET
HOB - HOB	R - ROUGH IN	
FTG - FOOTING	SCH - SCHEDULE	
GWB - GYPSUM WALL BOARD		
H BATH - HALL BATH		
ILO - IN LIEU OF		

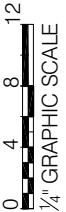
DIVISION ADDRESS

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Indianapolis, IN 46240
Ph 317.255.9900

SQUARE FOOTAGE - ELEVATION IF	
1ST FLOOR	900
2ND FLOOR	96
TOTAL FLOOR	176
FRONT PORCH	156
OPTIONAL VERANDA	32
OPTIONAL EXTENDED VERANDA	176
SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASIC HOUSE, NOT POSSIBLE COMBINATIONS OF OPTIONS.	

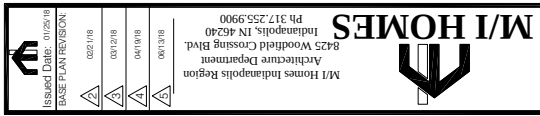
PLAN R1750
For Construction
06/13/18 REV

11x17 PRINTS ARE 1/2 SCALE
1/4" GRAPHIC SCALE



0 4 8 12
1/4" GRAPHIC SCALE

ELEVATION - B



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



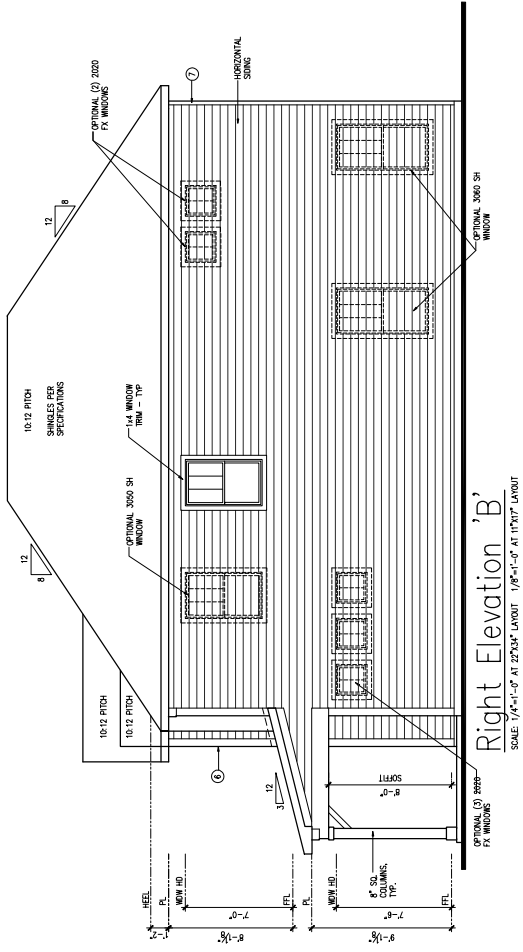
ELEVATION - B

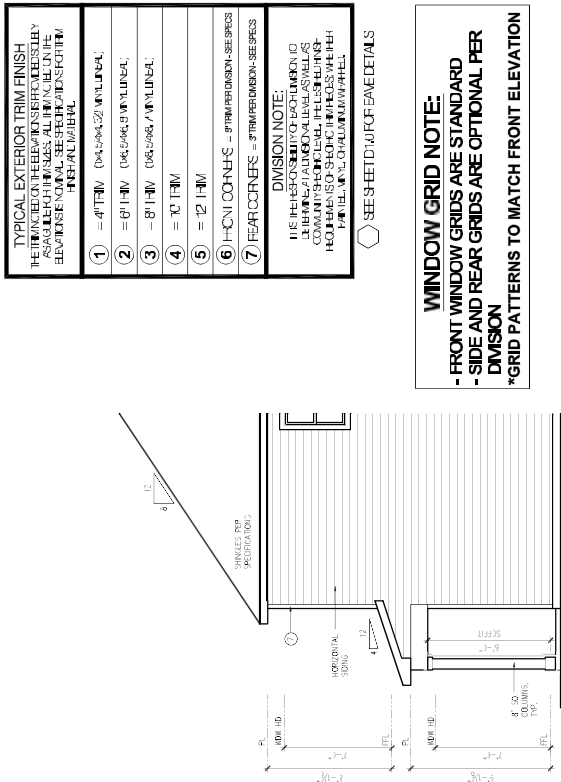
PLAN R1750
For Construction
06/13/18 REV

11x17 PRINTS ARE 1/2 SCALE

Job #	GMD-GA18004
LSP Date:	x/x/xx
LSP By:	BY
LSP Rev:	-
Sheet Title:	Front And Rear Elevations

Sheet
1.0B

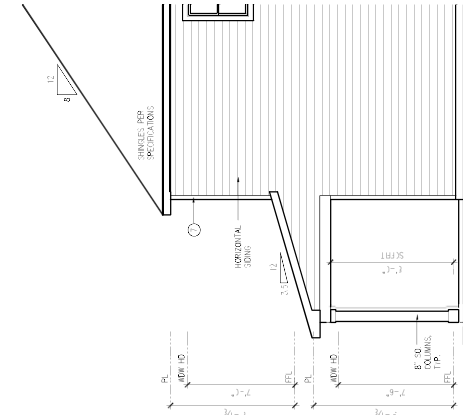




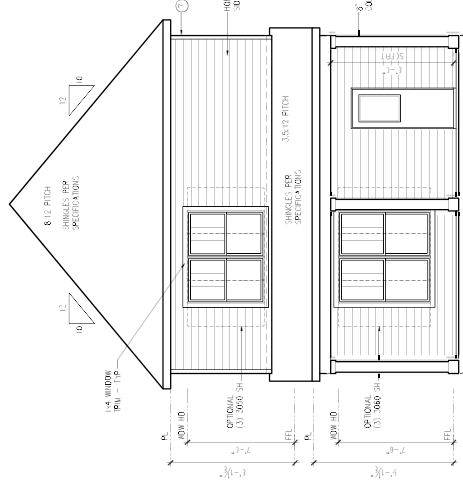
Left Elevation w/
Opt Veranda



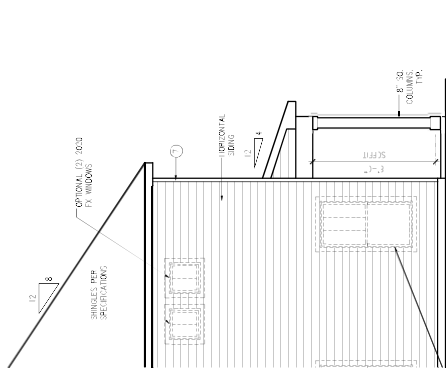
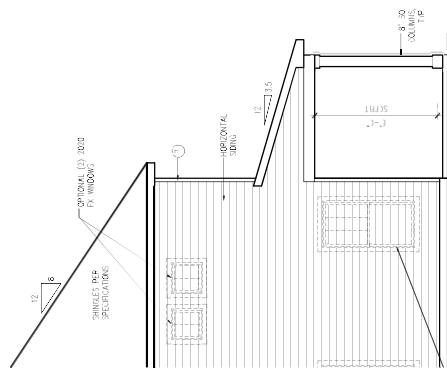
Rear Elevation w/
Opt Veranda



Left Elevation w/
Opt Ext Veranda

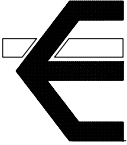


Rear Elevation w/
Opt Ext Veranda


$$\frac{\text{Right Elevation w/}}{\text{Opt Veranda}}$$


Right Elevation w/
Opt Ext Veranda

REVISION TO HOUSE		
REV #	DATE	BY DESCRIPTION
1	01/25/18	XXX INITIAL PLAN RELEASE
2	02/21/18	XXX CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX CLIENT CHANGES
4	04/19/18	LT ADDED 14" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • ADDED 14" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • UPDATED CROFTOP ON OPTIONAL CHEF'S KITCHEN TO BE 36" ILO 30" • CHANGED DEPTH OF OPEN WEB FLOOR TRUSSES FROM 14" TO 16" • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS ILO CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C
5	06/13/18	LT



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PRESENTS

PLAN R1750

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan r1750

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0C	Cover Sheet Indianapolis
0.1C	General Notes Indiana
1.0C	Front and Rear Elevations
1.1C	Side Elevations
1.2C	Elevations Options
2.0C	Slab Foundation
4.0C	Floor Plans
4.1C	Floor Plan Options
M1.0C	MEP Plans
M1.1C	MEP Plan Options
7.0C	Roof Plan – Base Roof
8.0C	Section – Building at Slab
8.1C	Decorative Canopy Awning Details



Issued Date: 06/13/18

BASE PLAN/REVISION

2018

M/I Homes Inc.



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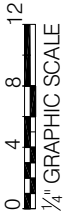
M/I Homes Indianapolis Region
Architecture Department
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS	
1st - FIRST	INCL - INCLUDED
2nd - SECOND	KIT - KITCHEN
ALUM - ALUMINUM	LDRY - LAUNDRY
B - BOTTOM	LOC - LOCATION
BDR - BEDROOM	MANUF - MANUFACTURER
BKFSY - BREAKFAST	MUD - MUDROOM
CATH - CATHEDRAL	OC - ON CENTER
CONC - CONCRETE	OPT - OPTIONAL
¢ - CENTERLINE	PC - PULL CHAIN
DBL - DOUBLE	PERF - PERFORATED
DH - DOUBLE HUNG	PSF - PER SQUARE
DN - DOWN	FOO - FLOOR
DIAMETER	PT - PRESSURE
DN - DISH WASHER	PTRY - PANTRY
FD - FLOOR DRAIN	TREATED
FDN - FOUNDATION	WH - WATER HEATER
FLR - FLOOR	WIC - WALK IN CLOSET
FPHB - FROST PROTECTOR	¢ PLATE
H - HALL	R BATH - RETREAT
HOB - HOB	R BATH - RETREAT
FTG - FOOTING	R BATH - RETREAT
GWB - GYPSUM WALL BOARD	REF - REFLECTOR
H BATH - HALL BATH	REQD - REQUIRED
ILO - IN LIEU OF	RET - RETREAT
	R - ROUGH IN
	SCH - SCHEDULE

DIVISION ADDRESS

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Indianapolis, IN 46240
Ph 317.255.9900

SQUARE FOOTAGE - ELEVATION C	
1ST FLOOR	900
2ND FLOOR	857
TOTAL FLOOR	1757
TOTAL FINISHED	1757
FRONT PORCH	6
OPTIONAL VERANDA	32
OPTIONAL EXTENDED VERANDA	178
SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASE HOUSE. NOT POSSIBLE COMBINATIONS OF OPTIONS.	

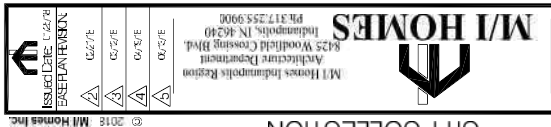


11x17 PRINTS ARE 1/2 SCALE

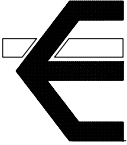
Sheet

0.0C

ELEVATION - C



REVISION TO HOUSE		
REV #	DATE	BY DESCRIPTION
1	01/25/18	XXX INITIAL PLAN RELEASE
2	02/21/18	XXX CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX CLIENT CHANGES
4	04/19/18	LT ADDED FRONT WALL TO ISLAND, NOTED OPT. W.S.R.L. • ADDED 1/4" IRON & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • CHANGED DEPTH OF OPEN REAR PORCH FROM 14" TO 30" • CHANGED DEPTH OF OPEN REAR FLOOR TRUSSES FROM 14" TO 16" • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS I/O CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C
5	06/13/18	LT



PRESENTS

PLAN R1900

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan R1900

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0A	Cover Sheet Indianapolis
0.1A	General Notes Indiana
1.0A	Front and Rear Elevations
1.1A	Side Elevations
1.2A	Elevations Options
2.0A	Slab Foundation
4.0A	Floor Plans
4.1A	Floor Plan Options
M1.0A	MEP Plans
M1.1A	MEP Plan Options
7.0A	Roof Plan – Base Roof
8.0A	Section – Building at Slab



Issued Date: 06/25/18

BASE PLAN/REVISION

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Architecture Department
Ph 317.255.9900

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS	
1st - FIRST	INCL - INCLUDED
2nd - SECOND	KIT - KITCHEN
ALUM - ALUMINUM	LDRY - LAUNDRY
B/- BOTTOM	LOC - LOCATION
BDR - BEDROOM	MANUF - MANUFACTURER
BRKST - BREAKFAST	MUD - MUDROOM
CATH - CATHEDRAL	OC - ON CENTER
CONC - CONCRETE	OPT - OPTIONAL
¢ - CENTERLINE	PC - PULL CHAIN
DBL - DOUBLE	PERF - PERFORATED
DH - DOUBLE HUNG	PSF - PER SQUARE FOOT
DIA - DIAMETER	PT - PRESSURE
DN - DOWN	PTRY - PANTRY
DW - DISH WASHER	TREATED
FD - FLOOR DRAIN	W/ - WITH
FDN - FOUNDATION	WH - WATER HEATER
FLR - FLOOR	WIC - WALK IN CLOSET
FPHB - FLOOR POWDER	¢ - PLATE
H - HALL	R BATH - RETREAT
HOB - HOB	R BATH - BATH
FTG - FOOTING	REF - REFLECTOR
GWB - GYPSUM WALL BOARD	REQD - REQUIRED
H BATH - HALL BATH	RET - RETREAT
ILO - IN LIEU OF	R - ROUGH IN
	SCH - SCHEDULE

DIVISION ADDRESS

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8425 Woodfield Crossing Blvd., Ste. 100W
Indianapolis, IN 46240
Ph 317.255.9900

SQUARE FOOTAGE - ELEVATION A	
1ST FLOOR	977
2ND FLOOR	192
TOTAL FLOOR	1979
FRONT PORCH	38
REAR PATIO	31
OPTIONAL VERANDA	36
OPTIONAL EXTENDED VERANDA	178

SQUARE FOOTAGES SHOWN AFFECT ONLY THE SQUARE FOOTAGE OF THE HOUSE. NOT POSSIBLE COMBINATIONS OF OPTIONS.

11x17 PRINTS ARE 1/2 SCALE

Job # **0606-041804**

LSP Date: 06/25/18

LSP By: BT

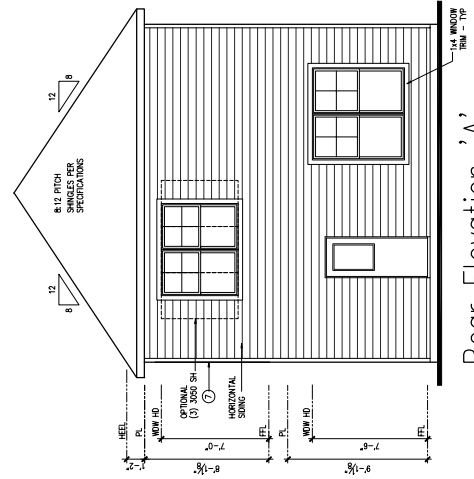
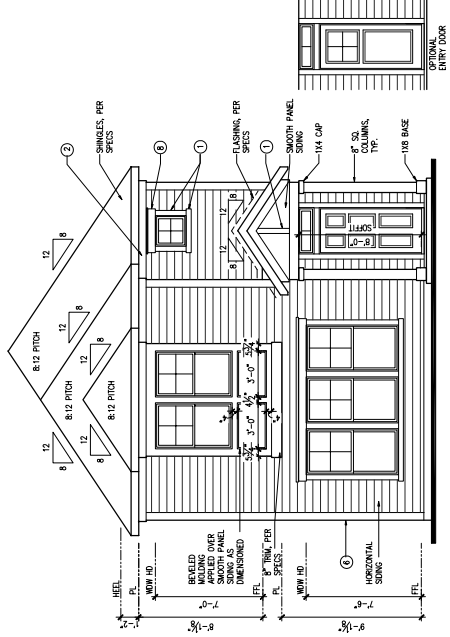
LSP Rev: ---

Sheet Title: Cover Sheet Indianapolis

Sheet

0.0A

ELEVATION - A



ALL PRINTS ARE 7/8 SCALE

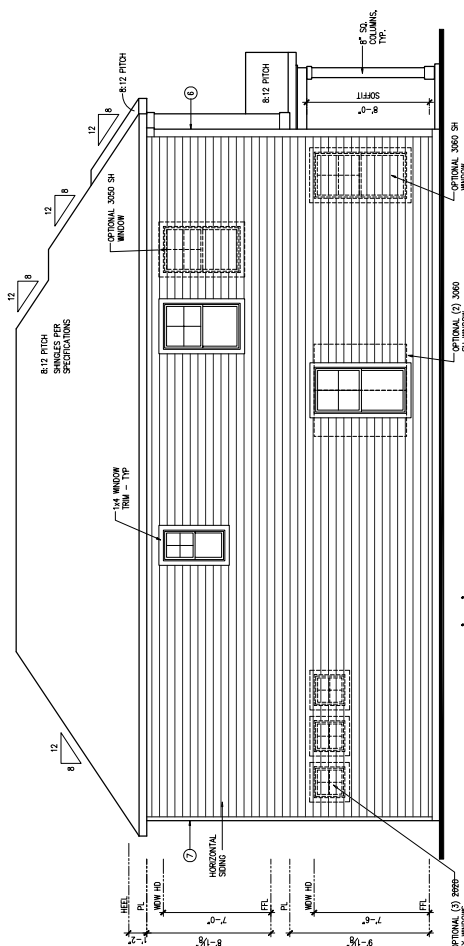
CITY COLLECTION

TYPICAL EXTERIOR TRIM FINISH
 THE TRIM FINISHES LISTED BELOW ARE SPECIFIED BASEL-
 Y AS A GUIDE FOR TRIM SECS. ALL TRIM NOTED ON THE
 ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM
 FINISH AND MATERIAL.

- 1 = 4" TRIM (1x4 5/8" x 3/4" VINT, LINEAL)
- 2 = 6" TRIM (1x6 5/8" x 3" VINT, LINEAL)
- 3 = 8" TRIM (1x8 5/8" x 3" VINT, LINEAL)
- 4 = 10" TRIM
- 5 = 12" TRIM
- 6 FRONT CORNERS = #TRIM PER DIMENSION - SEE SPEC
- 7 REAR CORNERS = #TRIM PER DIMENSION - SEE SPEC

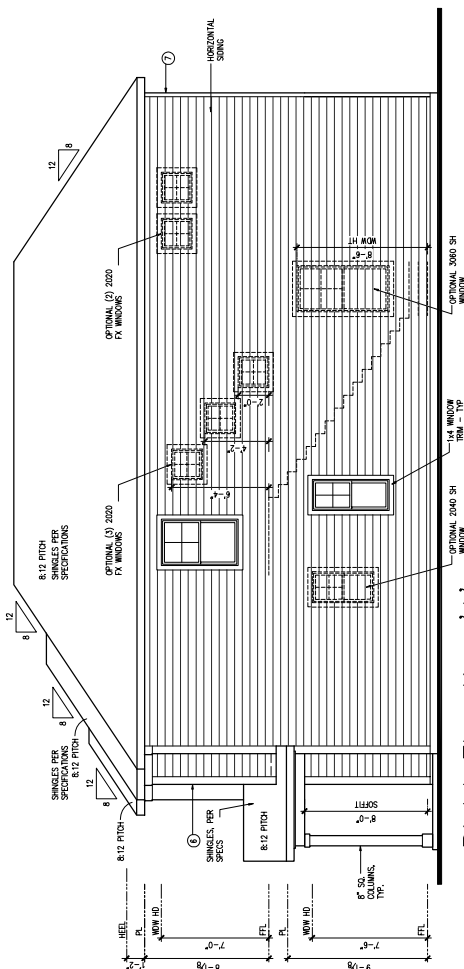
DIVISION NOTE:
 IT IS THE RESPONSIBILITY OF EACH DIVISION TO
 DETERMINE AT A DIVISIONAL LEVEL, AS WELL AS
 WITH THE ARCHITECT, THE SPECIFIC TRIM FINISH
 REQUIREMENTS OF SPECIFIC TRIM SECS. WHETHER
 PAINTED, VINT, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:
 FRONT WINDOW GRIDS ARE STANDARD
 SIDE AND REAR GRIDS ARE OPTIONAL PER
 DIVISION
GRID PATTERNS TO MATCH FRONT ELEVATION



Left Elevation, 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



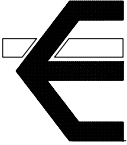
Right Elevation, 'A',

SCALE: 1/4"=1'-0" AT 22'X36" | ANYOUT 1/8"=1'-0" AT 11"X17" | ANYOUT

WINDOW GRID NOTE:
 - FRONT WINDOW GRIDS ARE STANDARD
 - SIDE AND REAR GRIDS ARE OPTIONAL PER
 DIVISION
 *GRID PATTERNS TO MATCH FRONT ELEVATION



REVISION TO HOUSE		
REV #	DATE	BY DESCRIPTION
1	01/25/18	XXX INITIAL PLAN RELEASE
2	02/21/18	XXX CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX CLIENT CHANGES
4	04/19/18	LT ADDED FRONT WALL TO ISLAND, NOTED OPT. W.S.R.L. • ADDED 1/4" IRON & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • CHANGED DEPTH OF OPEN REAR PORCH FROM 14" TO 30" • CHANGED DEPTH OF OPEN REAR FLOOR TRUSSES FROM 14" TO 16" • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS I/O CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C
5	06/13/18	LT



PRESENTS

PLAN R1900

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan R1900

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0B	Cover Sheet Indianapolis
0.1B	General Notes Indiana
1.0B	Front and Rear Elevations
1.1B	Side Elevations
1.2B	Elevations Options
2.0B	Slab Foundation
4.0B	Floor Plans
4.1B	Floor Plan Options
M1.0B	MEP Plans
M1.1B	MEP Plan Options
7.0B	Roof Plan – Base Roof
8.0B	Section – Building at Sub



Issued Date: 06/13/18

BASE PLAN/REVISION

2018

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M/I Homes Indianapolis Region

Architecture Department

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Indianapolis, IN 46240

Ph 317.255.9900

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS	
1st - FIRST	INCL - INCLUDED
2nd - SECOND	KIT - KITCHEN
ALUM - ALUMINUM	LDRY - LAUNDRY
B/- BOTTOM	LOC - LOCATION
BDR - BEDROOM	MANUF - MANUFACTURER
BKFSIT - BREAKFAST	MUD - MUDROOM
CATH - CATHEDRAL	OC - ON CENTER
CONC - CONCRETE	OPT - OPTIONAL
¢ - CENTERLINE	PC - PULL CHAIN
DBL - DOUBLE	PERF - PERFORATED
DH - DOUBLE HUNG	PSF - PER SQUARE FOOT
DIA - DIAMETER	PT - PRESSURE
DN - DOWN	PTHY - PANTRY
DW - DISH WASHER	TREATED
FD - FLOOR DRAIN	W/ - WITH
FDN - FOUNDATION	WH - WATER HEATER
FLR - FLOOR	WIC - WALK IN CLOSET
FPHB - FLOOR POWDER	¢ - PLATE
HOB - HOOD	R BATH - RETREAT
HOB - HOOD	R BATH - RETREAT
FTG - FOOTING	REF - REFRIGERATOR
GWB - GYPSUM WALL BOARD	REQD - REQUIRED
H BATH - HALL BATH	RET - RETREAT
ILO - IN LIEU OF	R - ROUGH IN
	SCH - SCHEDULE

DIVISION ADDRESS

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SQUARE FOOTAGE - ELEVATION IF	
1ST FLOOR	977
2ND FLOOR	192
TOTAL FLOOR	1979
FRONT PORCH	66
REAR PATIO	31
OPTIONAL VERANDA	36
OPTIONAL EXTENDED VERANDA	178

SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASE CASE. NOT POSSIBLE COMBINATIONS OF OPTIONS.

PLAN R1900

For Construction

06/13/18 REV

11x17 PRINTS ARE 1/2 SCALE

CITY COLLECTION



Issued Date: 06/13/18

BASE PLAN/REVISION

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Job # 6060-041804

Arch: 06/13/18

LSP Date: 06/13/18

LSP By: BT

Project: 06/13/18

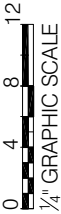
LSP Rev: ---

Sheet Title: Cover Sheet Indianapolis

Sheet

0.0B

ELEVATION - B



11x17 PRINTS ARE 1/2 SCALE

CITY COLLECTION

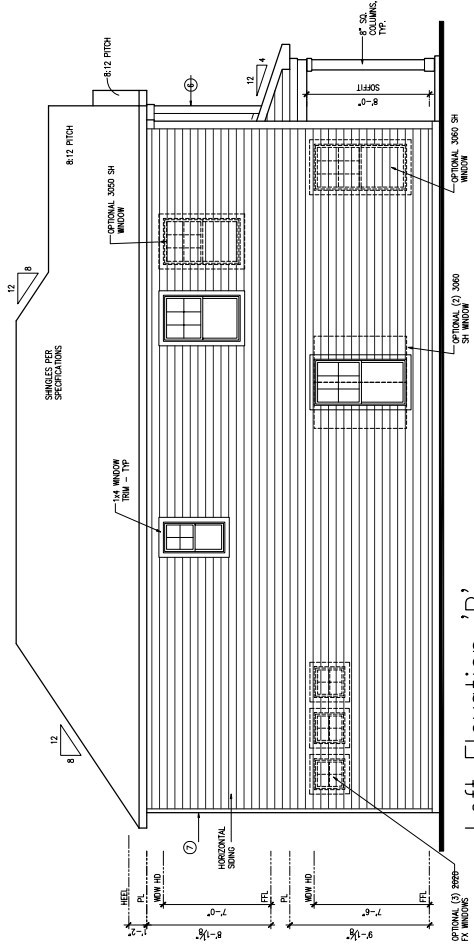
TYPICAL EXTERIOR TRIM FINISH
 THE FOLLOWING FINISHES ARE TYPICALLY
 AS GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE
 ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM
 FINISH AND MATERIAL.

- ① = 4" TRIM (1/4" x 6/4" x 3/4" VINYL LINENAIL)
- ② = 6" TRIM (1/4" x 6/4" x 3/4" VINYL LINENAIL)
- ③ = 8" TRIM (1/4" x 6/4" x 3/4" VINYL LINENAIL)
- ④ = 10" TRIM
- ⑤ = 12" TRIM
- ⑥ FRONT CORNERS - 8" TRIM PER SIDE - SEE SPEC
- ⑦ REAR CORNERS - 8" TRIM PER SIDE - SEE SPEC

DIVISION NOTE:
 IT IS THE RESPONSIBILITY OF EACH DIVISION TO
 DETERMINE, AT A DIVISIONAL LEVEL, AS WELL AS
 THE PROJECT ARCHITECT, THE FINISH REQUIREMENTS
 OF SPECIFIC TRIM PIECES. WHEN PAINTED, VINYL OR ALUMINUM WRAPPER

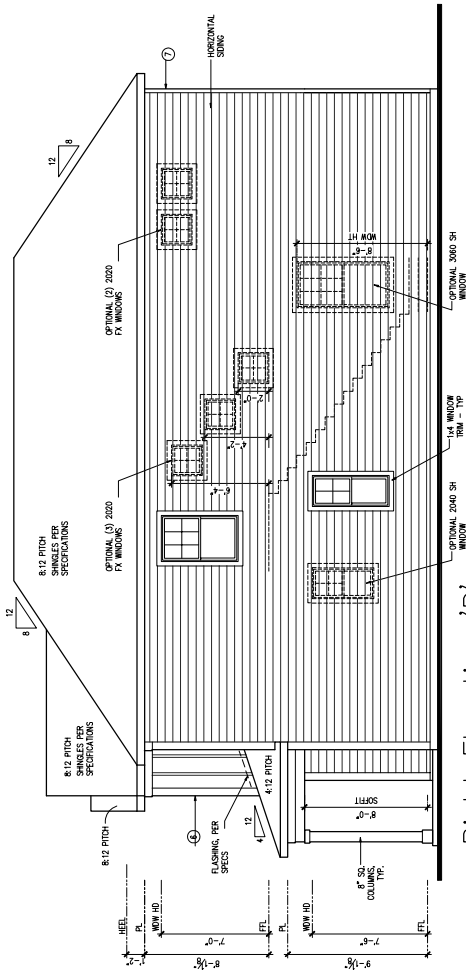
DIVISION NOTE:
IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL, AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES, WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:
 - FRONT WINDOW GRIDS ARE STANDARD
 - SIDE AND REAR GRIDS ARE OPTIONAL PER
 DIVISION
***GRID PATTERNS TO MATCH FRONT ELEVATION**



Left Elevation 'B',

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



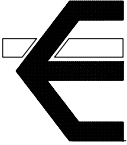
Right Elevation 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

WINDOW GRID NOTE:-
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 - SIDE AND REAR GRIDS ARE OPTIONAL PER
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 *GRID PATTERNS TO MATCH FRONT ELEVATION



REVISION TO HOUSE		
REV #	DATE	DESCRIPTION
1	01/25/18	XXX INITIAL PLAN RELEASE
2	02/21/18	XXX CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX CLIENT CHANGES
4	04/13/18	XXX CLIENT CHANGES TO ISLAND, NOTED OPT. W/SRL
5	06/13/18	LT ADDED 14" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS • REMOVED DROPPED CEILING FROM POWDER • ADD 2020 FX WINDOW TO FRONT WALL OF POWDER ON ELEVATION B • CENTERED WINDOW AT SIDE WALL OF DINING • REMOVED WINDOW FROM REAR PORCH • RAISED HEADER OF OPTIONAL WINDOW AT 1ST FLOOR STAIR LANDING BY 12" • ADDED OPTIONAL 4010 FX WINDOW ABOVE BATH 2 TUB/SHOWER • OWNER'S BATH COMMODE CLOSET AT OWNER'S BATH TO 1'-9" • REDUCED DEPTH OF LINEN CLOSET AT OWNER'S BATH TO 16" • CHANGE DEPTH OF OPEN WEB FLOOR TRUSSES FROM 14" TO 16" • ADJUSTED WIDTH OF BATH 2 TO BE 5'-0" I/O 5'-0 1/2" • RELOCATED ELECTRICAL PANEL TO SIDE WALL OF OWNER'S ENTRY • ADJUSTED WINDOW LOCATIONS ON REAR PORCH TO BE 1'-0" I/O 1'-0" • ADJUSTED FRONT PORCH LIGHT LOCATIONS ON ELEVATION B PER DAN O'MALLEY • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS I/O CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C



M/I HOMES

PRESENTS

PLAN R2050

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan R2050

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0A	Cover Sheet Indianapolis
0.1A	General Notes Indiana
1.0A	Front and Rear Elevations
1.1A	Side Elevations
1.2A	Elevations Options
2.0A	Slab Foundation
4.0A	Floor Plans
4.1A	Floor Plan Options
M1.0A	MEP Plans
M1.1A	MEP Plan Options
7.0A	Roof Plan – Base Roof
8.0A	Section – Building at Slab



Issued Date: 06/13/18

BASE PLAN/REVISION

2018

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Architecture Department
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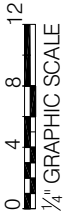
M/I HOMES - COMMON ABBREVIATIONS ON PRINTS			
1st - FIRST	INCL - INCLUDED	SGD - SLIDING GLASS	
2nd - SECOND	KIT - KITCHEN	DOOR	
ALUM - ALUMINUM	LDY - LAUNDRY	SH - SHOWER	
B - BOTTOM	LOC - LOCATION	SPP - SPRUCE PINE FR	
BDR - BEDROOM	MANUF - MANUFACTURER	SVC - SERVICE	
BKFS - BREAKFAST	MUD - MUDROOM	SYP - SOUTHERN	
CATH - CATHEDRAL	OC - ON CENTER	TY - TOP	
CONC - CONCRETE	OPT - OPTIONAL	TEMP - TEMPERED	
C - CENTERLINE	PC - PULL CHAIN	THKD - THICKENED	
DBL - DOUBLE	PERF - PERFORATED	THY - THYFALL	
DH - DOUBLE HUNG	PSP - PINE SQUARE	UNO - UNLESS NOTED	
DIA - DIAMETER	FOO - FOOT	OTHERWISE	
DN - DOWN	PT - PRESSURE	WF - VERFY IN FIELD	
DW - DISH WASHER	PTRY - PANTRY	W - WITH	
FD - FLOOR DRAIN	TREATED	WD - WOOD	
FLR - FLOOR	W - WATER HEATER	WIC - WALK IN CLOSET	
FPHB - PROTECTED	W - POWDER		
HOSE BB	W - PLATE		
FTG - FOOTING	R BATH - RETREAT		
GWB - GYPSUM WALL BOARD	REF - REFLECTOR		
H BATH - HALL BATH	REQD - REQUIRED		
ILO - IN LIEU OF	RET - RETREAT		
	R - ROUGH IN		
	SCH - SCHEDULE		

DIVISION ADDRESS

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Ph 317.255.9900

SQUARE FOOTAGE - ELEVATION A	
1ST FLOOR	1033
2ND FLOOR	1029
TOTAL FLOOR	2062
FRONT PORCH	75
VERANDA	32
OPTIONAL EXTENDED VERANDA	176

SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASE HOUSE. NOT POSSIBLE COMBINATIONS OF OPTIONS.



PLAN R2050
For Construction
06/13/18 REV

Job # **GMB-041804**

LSP Date: 06/13/18

LSP By: BT

LSP Rev: ---

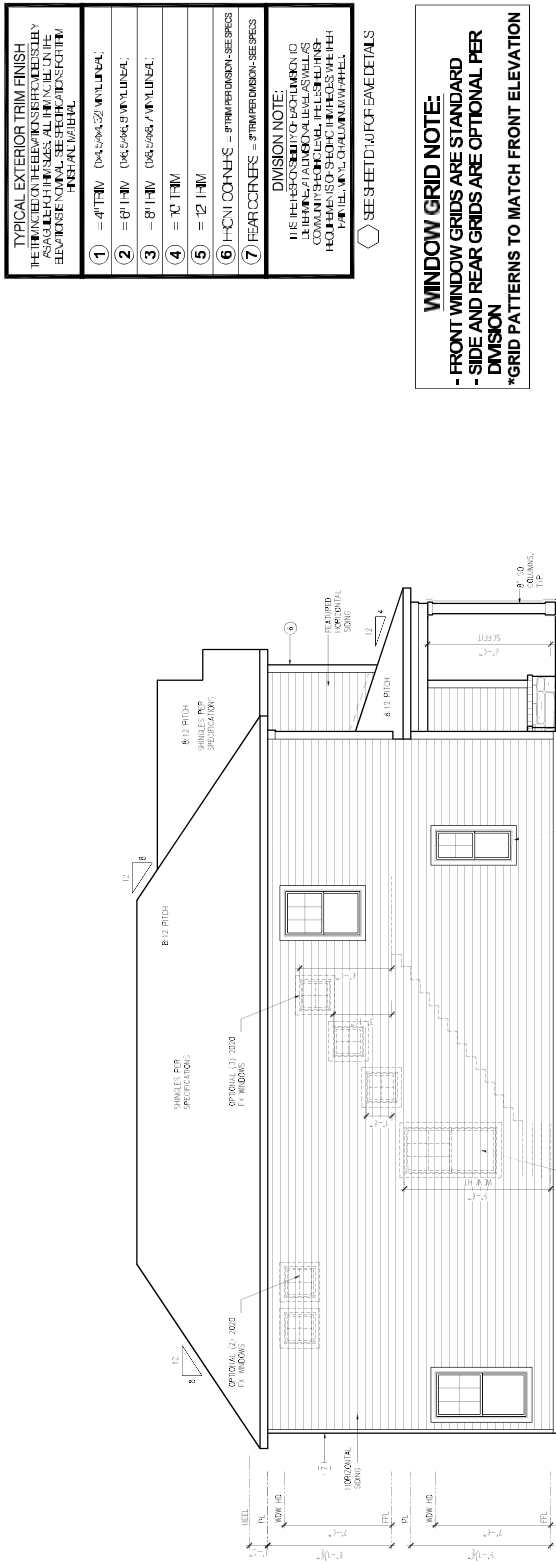
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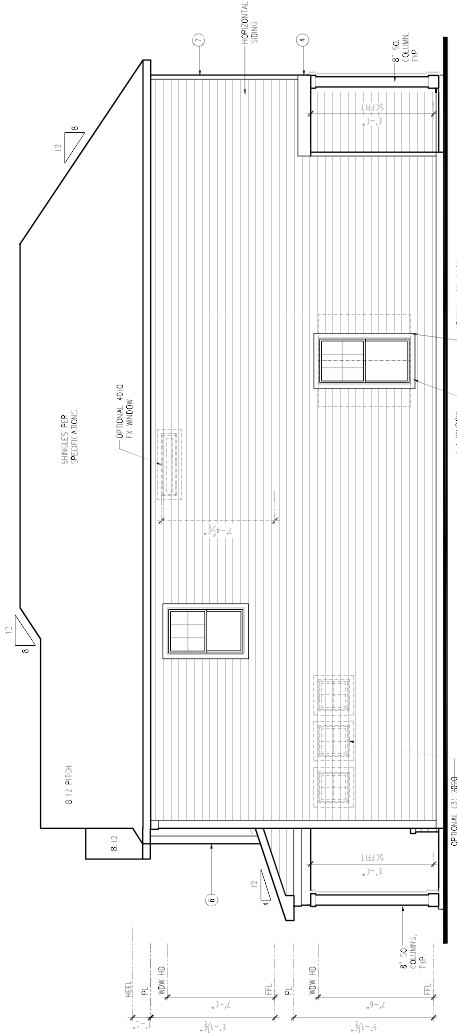
ELEVATION - A

$$\text{SCALE} = 1/(N^{(m)})^{-0.5} \Delta T \exp(\gamma/34^\circ) \ln 100 \text{ IT} = (6^\circ)^{-1} - 0.7^\circ \text{ IT} \ln 10^{17} = 1.90 \text{ IT}$$



Left Elevation 'B'

SCALE 1/4"=1'-0" AT 22.524' (14.00') 1/8"=1'-0" AT 11.017' (14.00')



Right Elevation 'B'

SCALE 1/4"=1'-0" AT 22.524' (14.00') 1/8"=1'-0" AT 11.017' (14.00')

TYPICAL EXTERIOR TRIM FINISH
 THE TRIM ON THE EXTERIOR SHALL BE FINISHED WITH A FINISH THAT MATCHES THE FINISH ON THE INTERIOR. SEE THE FINISH SCHEDULE FOR MORE INFORMATION.

1	4" FIM (04/2044/2) MINIMUM
2	8" FIM (04/2044/3) MINIMUM
3	8" FIM (04/2044/4) MINIMUM
4	10" FIM
5	12" FIM
6	H-CVI CORNERS - 8" FIM PER DIMENSION - SEE SPECS
7	REAR CORNERS - 8" FIM PER DIMENSION - SEE SPECS

DIVISION NOTE:
 THE FINISHES ON THE EXTERIOR SHALL BE FINISHED WITH A FINISH THAT MATCHES THE FINISH ON THE INTERIOR. SEE THE FINISH SCHEDULE FOR MORE INFORMATION.

WINDOW GRID NOTE:
 - FRONT WINDOW GRIDS ARE STANDARD
 - SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
 *GRID PATTERNS TO MATCH FRONT ELEVATION

SEE SHEET D14 OF 54 DETAILS



REVISION TO HOUSE			DESCRIPTION
REV #	DATE	BY	
1	01/25/18	XXX	INITIAL PLAN RELEASE
2	02/21/18	XXX	CLIENT CHANGES AND REDESIGNS
3	03/12/18	XXX	CLIENT CHANGES
4	04/13/18	XXX	ADDED 1/4" TRIM & WINDOW GRIDS TO ALL WINDOWS ON REAR & SIDE ELEVATIONS
5	06/13/18	LT	ADDED 2020 FX WINDOW AT SIDE WALL OF DINING • REMOVED DROPPED CEILING FROM POWDER • ADD 2020 FX WINDOW AT SIDE WALL OF DINING • CENTERED WINDOW AT SIDE WALL OF DINING • ADDED 2020 FX WINDOW ABOVE BATH 2 TUB/SHOWER • RAISED HEADER OF OPTIONAL WINDOW AT 1ST FLOOR STAIR LANDING BY 12" • ADDED OPTIONAL 4010 FX WINDOW ABOVE BATH 2 TUB/SHOWER • OWNER'S BATH COMMODE CLOSET AT OWNER'S BATH TO 1'-9" • REDUCED DEPTH OF LINEN CLOSET AT OWNER'S BATH TO 1'-9" • OWNER'S BATH COMMODE CLOSET DOOR TO SWING INTO COMMODE CLOSET • CHANGE DEPTH OF OPEN WEB FLOOR TRUSSES FROM 14" TO 16" • ADJUSTED WIDTH OF BATH 2 TO BE 5'-0" I/O 5'-0 1/2" • RELOCATED ELECTRICAL PANEL TO SIDE WALL OF OWNER'S ENTRY • ADDED 2020 FX WINDOW AT SIDE WALL OF OWNER'S ENTRY • ADJUSTED FRONT PORCH LIGHT LOCATIONS ON ELEVATION B PER DAN O'MALLEY • CHANGED FRONT PORCH LIGHTS TO RECESSED CANS I/O CEILING LIGHTS • ADDED DETAILS FOR DECORATIVE CANOPY AWNING TO ELEVATION C



M/I HOMES

PRESENTS

PLAN R2050

"Traditional"

Owner's Name

FOR CONSTRUCTION

06/13/18

Plan R2050

2x4 EXTERIOR WALLS

Sheet List Table	
Sheet Number	Sheet Title
0.0C	Cover Sheet Indianapolis
0.1C	General Notes Indiana
1.0C	Front and Rear Elevations
1.1C	Side Elevations
1.2C	Elevations Options
2.0C	Slab Foundation
4.0C	Floor Plans
4.1C	Floor Plan Options
M1.0C	MEP Plans
M1.1C	MEP Plan Options
7.0C	Roof Plan – Base Roof
8.0C	Section – Building at Slab
8.1C	Decorative Canopy Awning Details



Issued Date: 06/13/18

BASE PLAN/REVISION

2018

M/I Homes Inc.



M/I HOMES

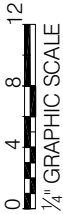
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Indianapolis, IN 46240
Architectural Department
Ph 317.255.9900

CITY COLLECTION

M/I HOMES - COMMON ABBREVIATIONS ON PRINTS	
1st - FIRST	INCL - INCLUDED
2nd - SECOND	KIT - KITCHEN
ALUM - ALUMINUM	LDRY - LAUNDRY
B - BOTTOM	LOC - LOCATION
BDR - BEDROOM	LOC - SOUTHERN
BKFS - BREAKFAST	MANUF - MANUFACTURER
CATH - CATHEDRAL	MUD - MUDROOM
CONC - CONCRETE	OC - ON CENTER
C - CENTERLINE	OPT - OPTIONAL
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DIA - DIAMETER	PSP - PINE SQUARE
DN - DOWN	FOO - FOOT
DW - DISH WASHER	PT - PRESSURE
FD - FLOOR DRAIN	PTRY - PANTRY
FDN - FOUNDATION	TREATED
FLR - FLOOR	WH - WATER HEATER
FPHB - PROTECTED	W - WITH
HOSE BB	WIC - WALK IN CLOSET
FTG - FOOTING	R BATH - RETREAT
GWB - GYPSUM WALL BOARD	BATH
H BATH - HALL BATH	REF - REFERENCE
I/O - IN/OUT OF	REGD - REQUIRED
	RET - RETREAT
	R - ROUGH IN
	SCH - SCHEDULE

DIVISION ADDRESS	
M/I Homes of Indiana, L.P. 8425 Woodfield Crossing Blvd., Ste.100W Indianapolis, IN 46240 Ph 317.255.9900	

SQUARE FOOTAGE - ELEVATION C	
1ST FLOOR	1042
2ND FLOOR	1008
TOTAL FLOOR	2050
FRONT PORCH	28
VERANDA	32
OPTIONAL EXTENDED VERANDA	176
SQUARE FOOTAGES SHOWN AFFECT ONLY THE BASE HOUSE, NOT POSSIBLE COMBINATIONS OF OPTIONS.	

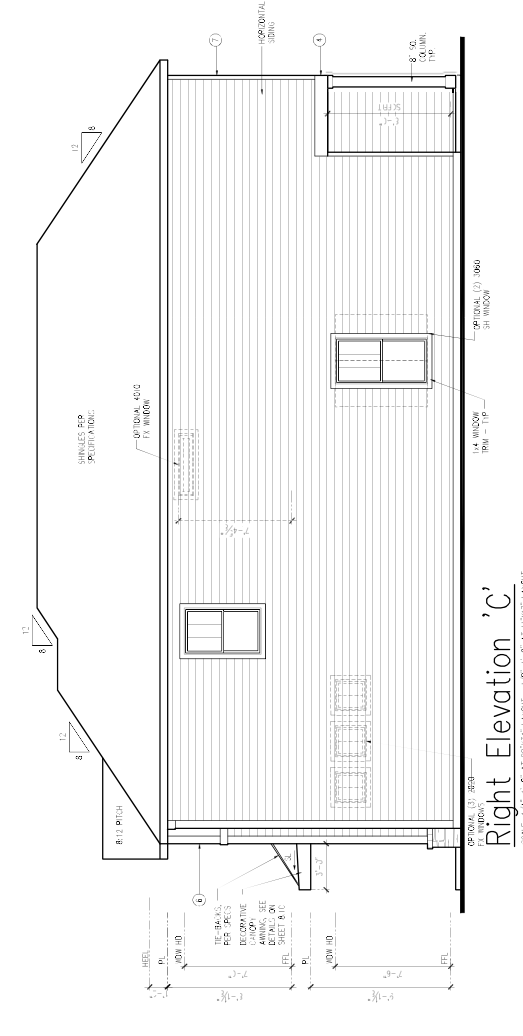
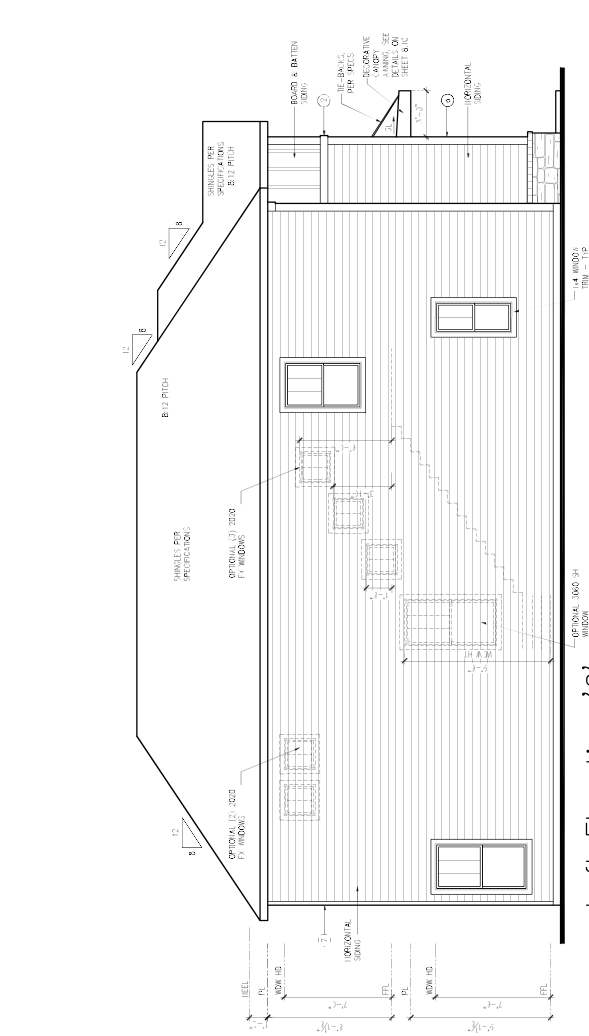


PLAN R2050
For Construction
06/13/18 REV

Job #	GND-041804
LSP Date	06/13/18
LSP By	BT
LSP Rev	---
Sheet Title	Cover Sheet Indianapolis
Sheet	0.0C

ELEVATION - C

[illegible]

[illegible]

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

***GRID PATTERNS TO MATCH FRONT ELEVATION**

2	04/27/E
3	05/27/E
4	06/27/E
5	07/27/E

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Architecture Department
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
PH 317/255-9900



PLAN R2050
For Construction
06/13/18 REV

Job # GMD-GA18004
LSP Date: 8/1/00
LSP By: EY
LSP Rev: 1

Job #:	GMD-GA18004
LSP Date:	x/y/w
LSP By:	LY
LSP Rev:	—
Sheet Title:	Site Elevations

Street: 1.1C

ELEVATION - C

EXHIBIT F

Single-Family B Elevations

The “Single-Family B Elevations” appear on the following six (6) pages of this exhibit.



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

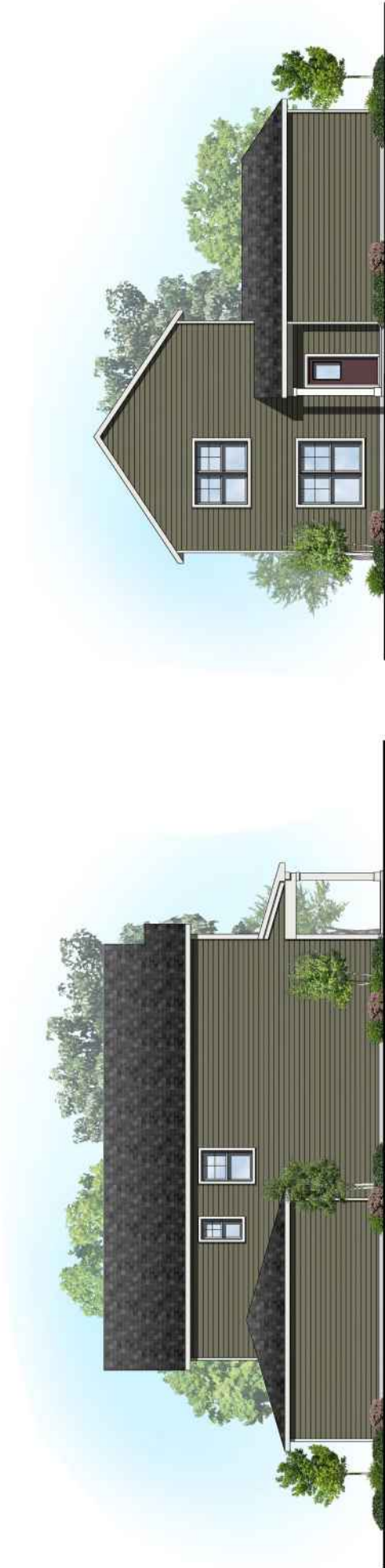


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January 25, 2021



R-1750



Left Elevation



Rear Elevation



Right Elevation

R-1750 Elevation A



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January 20, 2021



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



M/I HOMES
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R-1900



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January 25, 2021



Elevation A



Elevation B



Elevation C

R-1900 Elevation A



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Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



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R-2050

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January 25, 2021



Left Elevation



Rear Elevation



Right Elevation

R-2050 Elevation A



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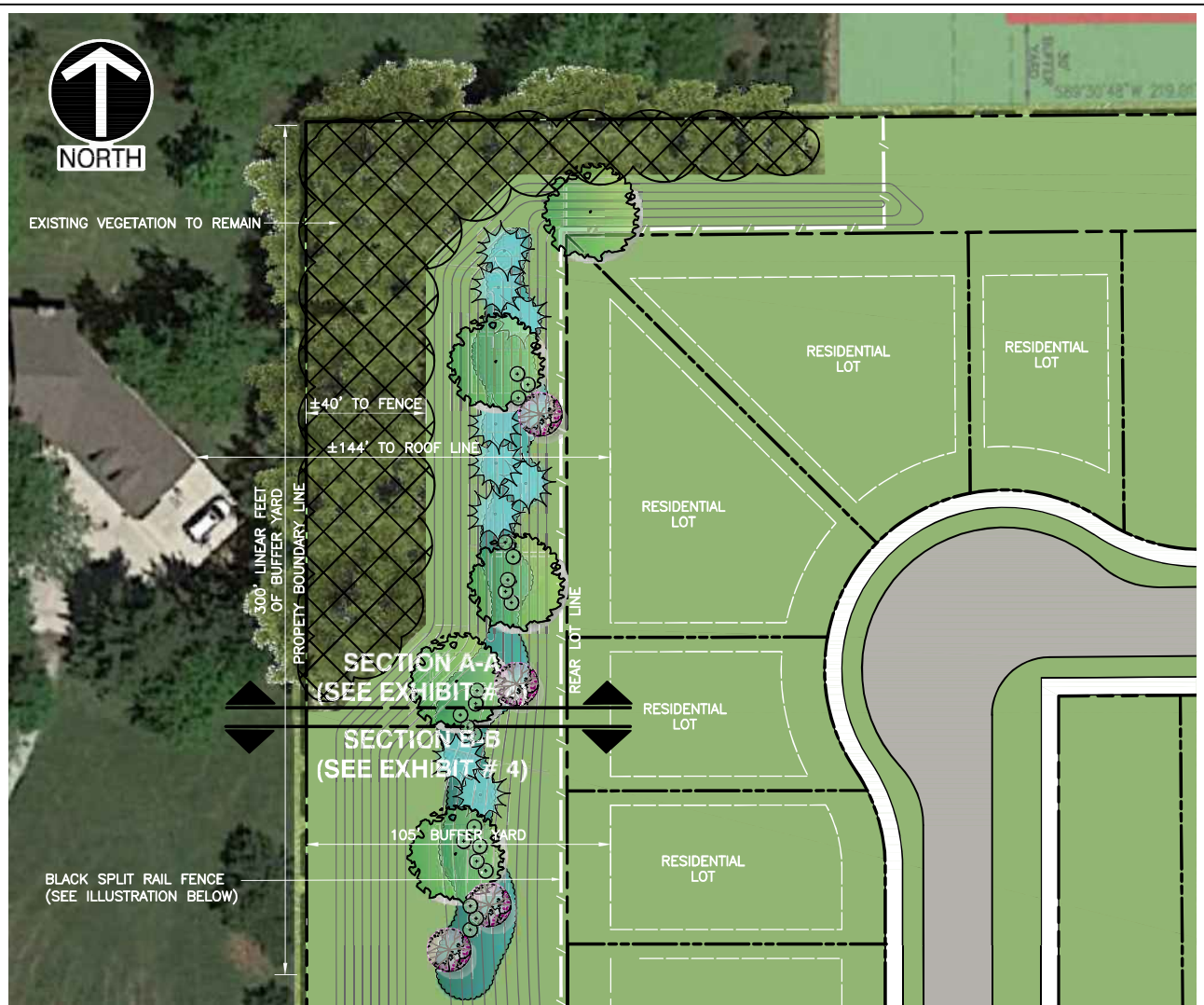
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Barrington, IL 60010
312-410-1260

January 25, 2021

EXHIBIT G

Buffer Yard Landscaping

The Buffer Yard Landscaping details appear on the following two (2) pages of this exhibit.



BUFFER YARD - SCHEMATIC PLANTING PLAN



ILLUSTRATION - TYPICAL SPLIT RAIL FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:

SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

The owner/developer of the District shall meet with the owner of the AG-SFI parcel immediately west of the District prior to finalizing landscaping plans for the buffer area along the west property line of the District, to confirm that the Towne Run landscaping installations are placed in a manner which provides screening in areas where there are gaps or deficiencies in existing vegetation along the shared property line.

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL CONFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME

CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY

ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM 'JEFFS RED'
MAPLE, RED	ACER RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR

ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDUOD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

EVERGREEN TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDUOD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

SHRUBS - DECIDUOUS

FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'MISS KIM'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CHERRYBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA

PLANTING BEDS / TURF

MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES
TURF - RTF RHIZOMATOUS TALL FESCUE, & 'NO MOW' FESCUE

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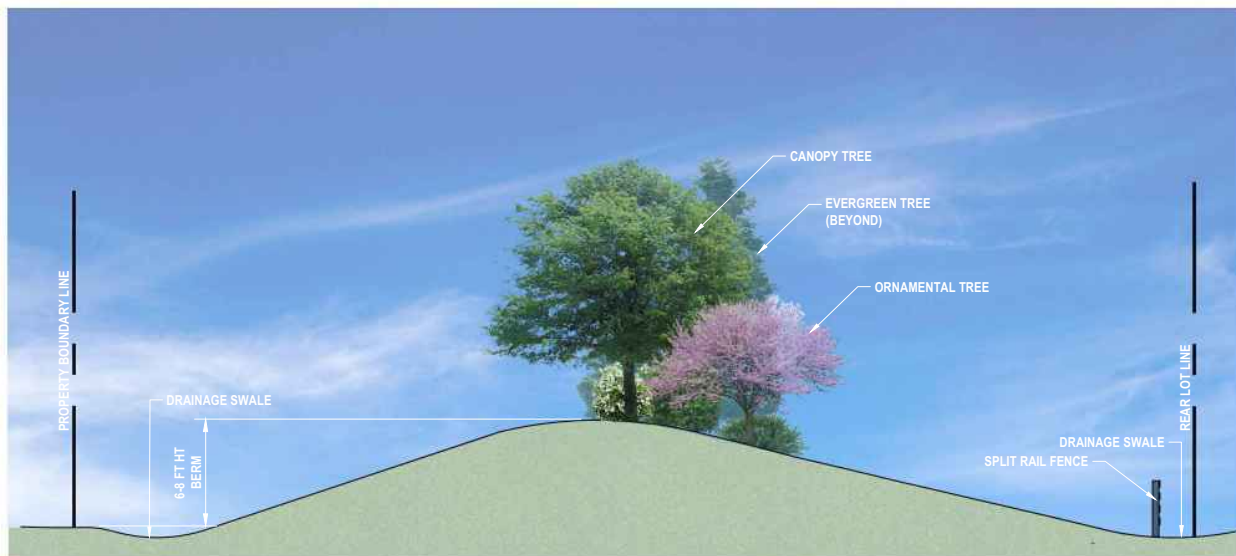
TYPICAL BUFFER - SCHEMATIC PLANTING PLAN

DRAWN BY: SGJ CHECKED BY: ACH APPROVED BY: ACH FIGURE NO.:
 DATE: DEC. 01, 2021 DWG SCALE: 1"=40' PROJECT NO: 316-844

EXHIBIT 3



BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B



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		BUFFER YARD CROSS SECTIONS	
DRAWN BY:	SGJ	CHECKED BY:	ACH
DATE:	DEC. 01, 2021	DWG SCALE:	1"=10'
APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
PROJECT NO:	316-844		

EXHIBIT H

Townhome Hub – Typical Building Landscaping

The typical Building landscaping applicable the Townhome Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit

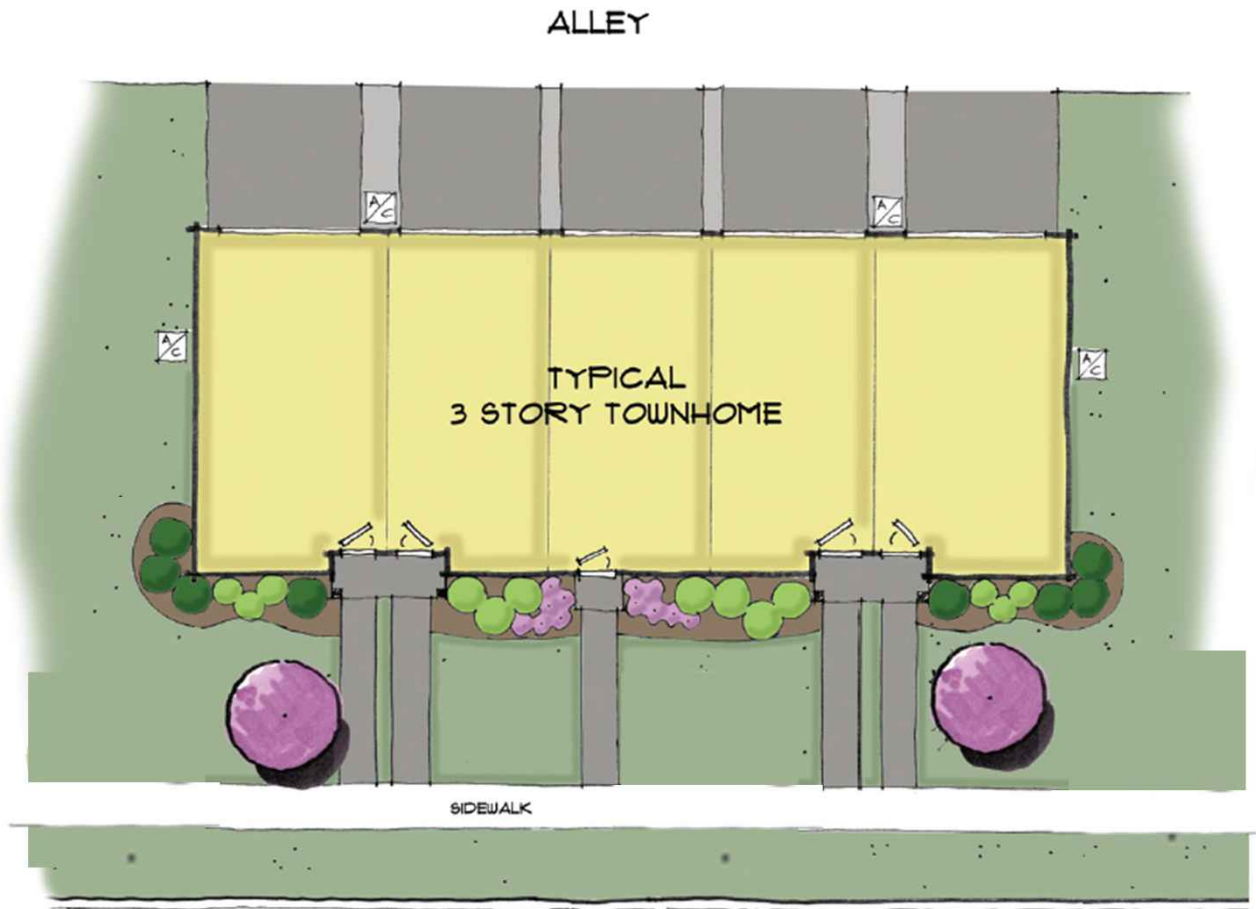


EXHIBIT I

Single-Family A – Typical Lot Landscaping

The typical Lot landscaping applicable the Single-Family A Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Home Layout with Rear Alley Garage
1 shade tree (rear); 1 ornamental tree and 4 shrubs (front)

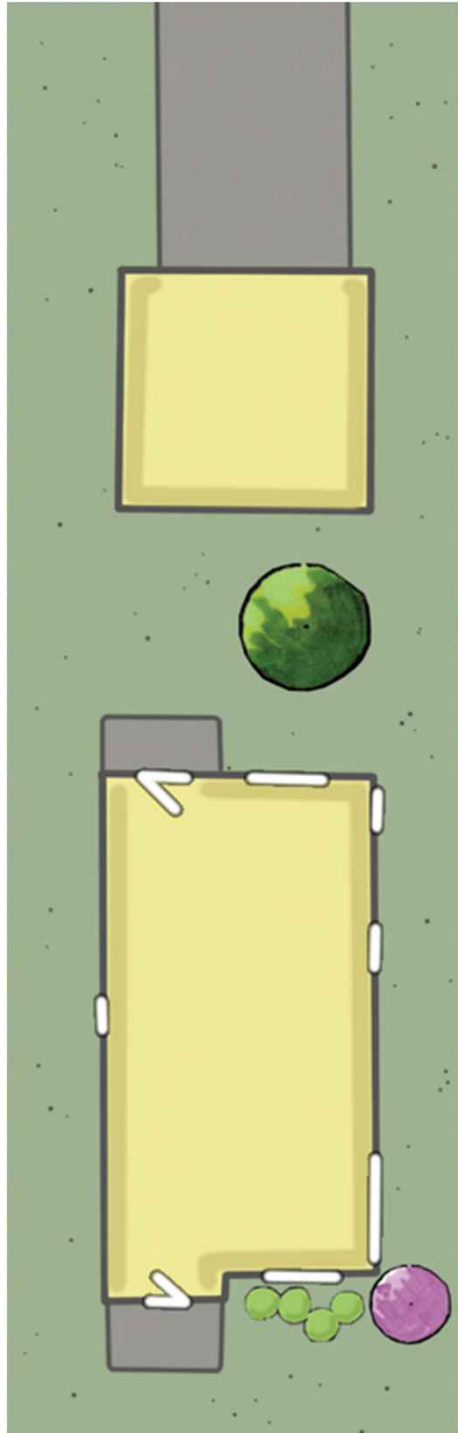


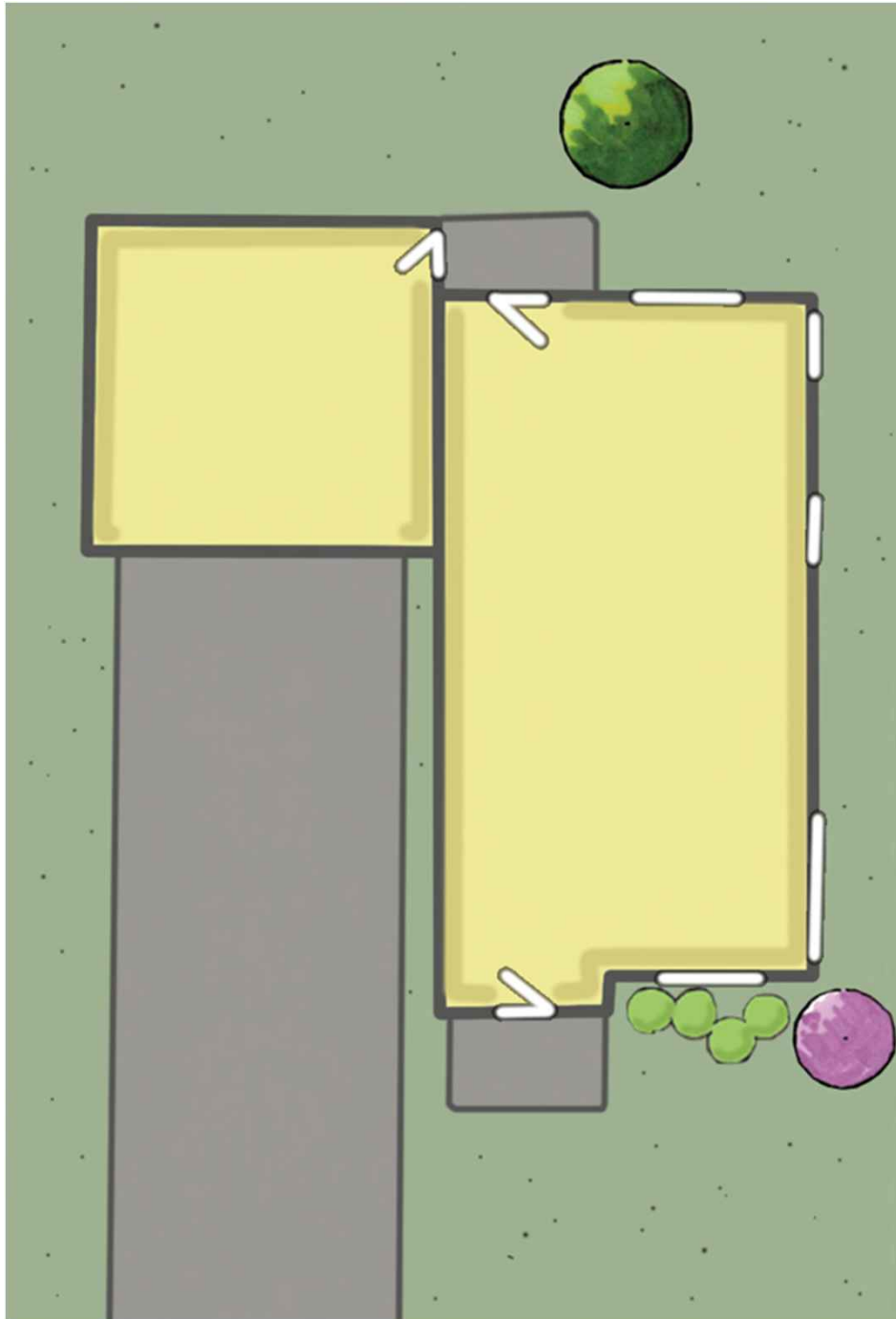
EXHIBIT J

Single-Family B – Typical Lot Landscaping

The typical Lot landscaping applicable the Single-Family B Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Home layout with Garage
1 shade tree (rear); 1 ornamental tree and 4 shrubs (front)



M/I HOMES

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EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)





**5 - UNIT
FRONT ELEVATION**



**5 - UNIT
REAR ELEVATION**



**5 - UNIT
SIDE ELEVATIONS**

R1750



Elevation D



Elevation A



Elevation B



Elevation C

Square Feet: 1,757
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Welcome to Better

R1900



Elevation D



Elevation A



Elevation B



Elevation C

Square Feet: 1,919
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Welcome to Better

R2050



Elevation D



Elevation A



Elevation B

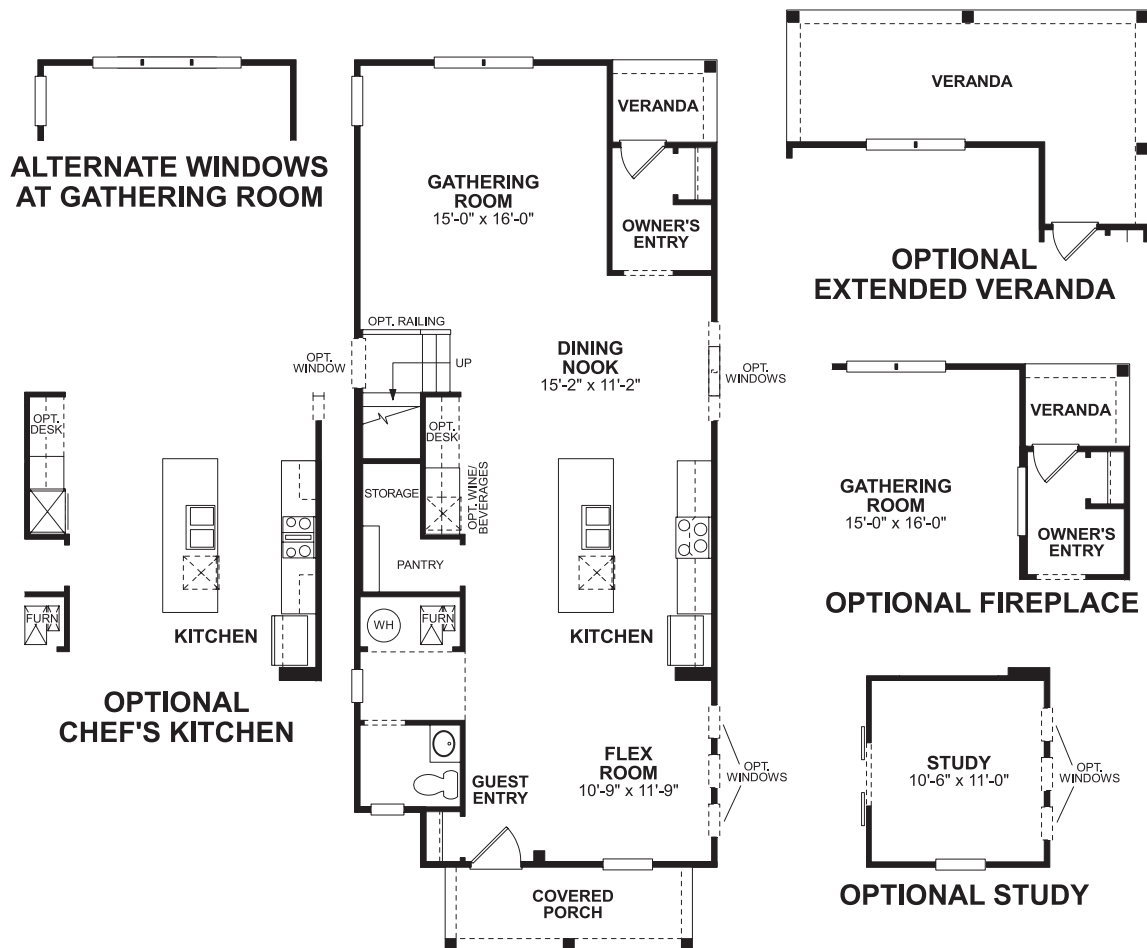


Elevation C

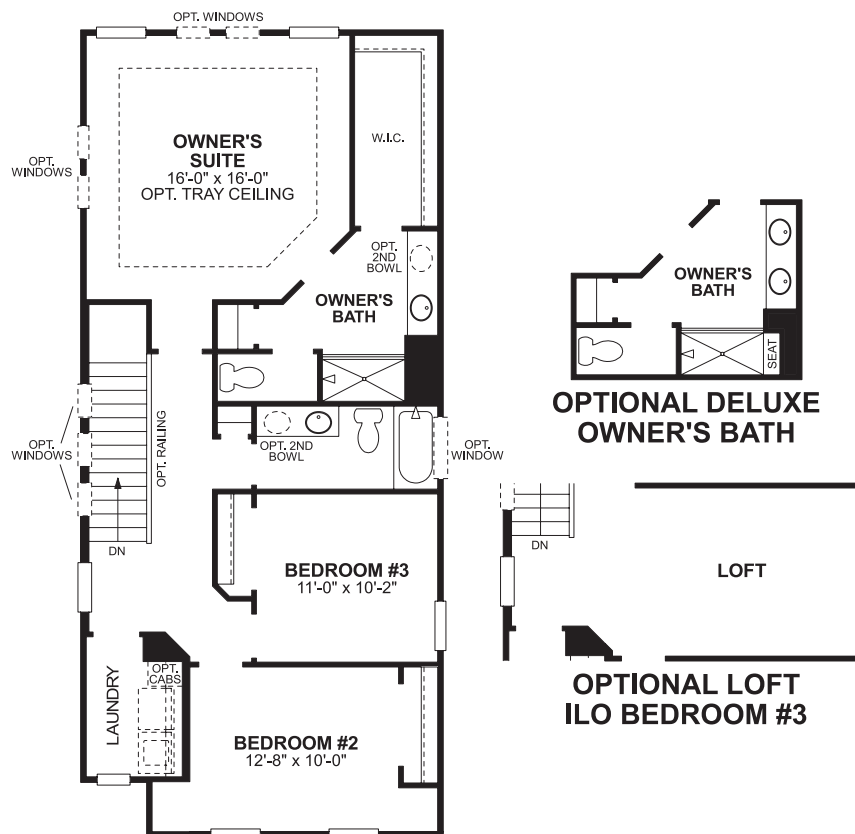
Square Feet: 2,060
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

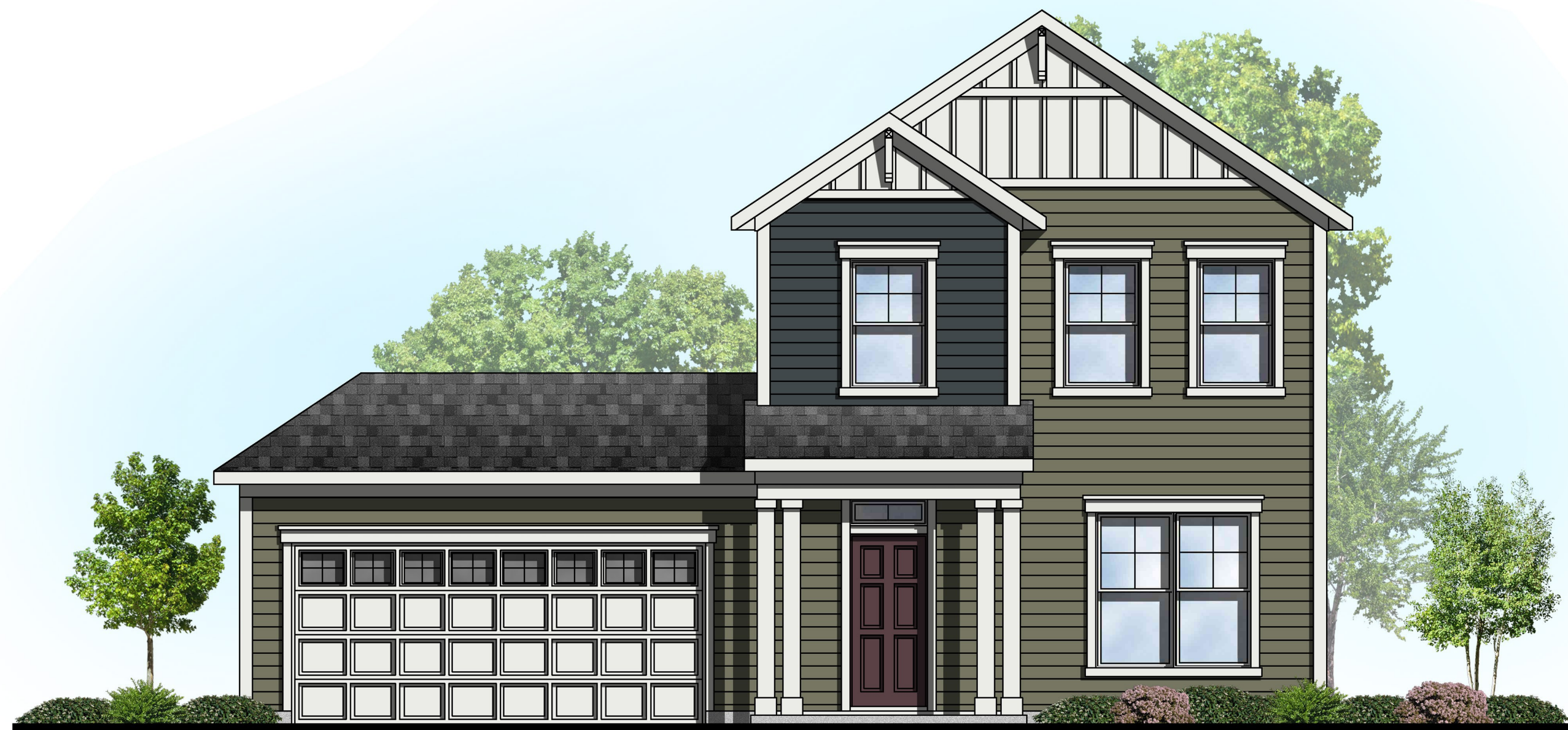

M/I HOMES
Welcome to Better



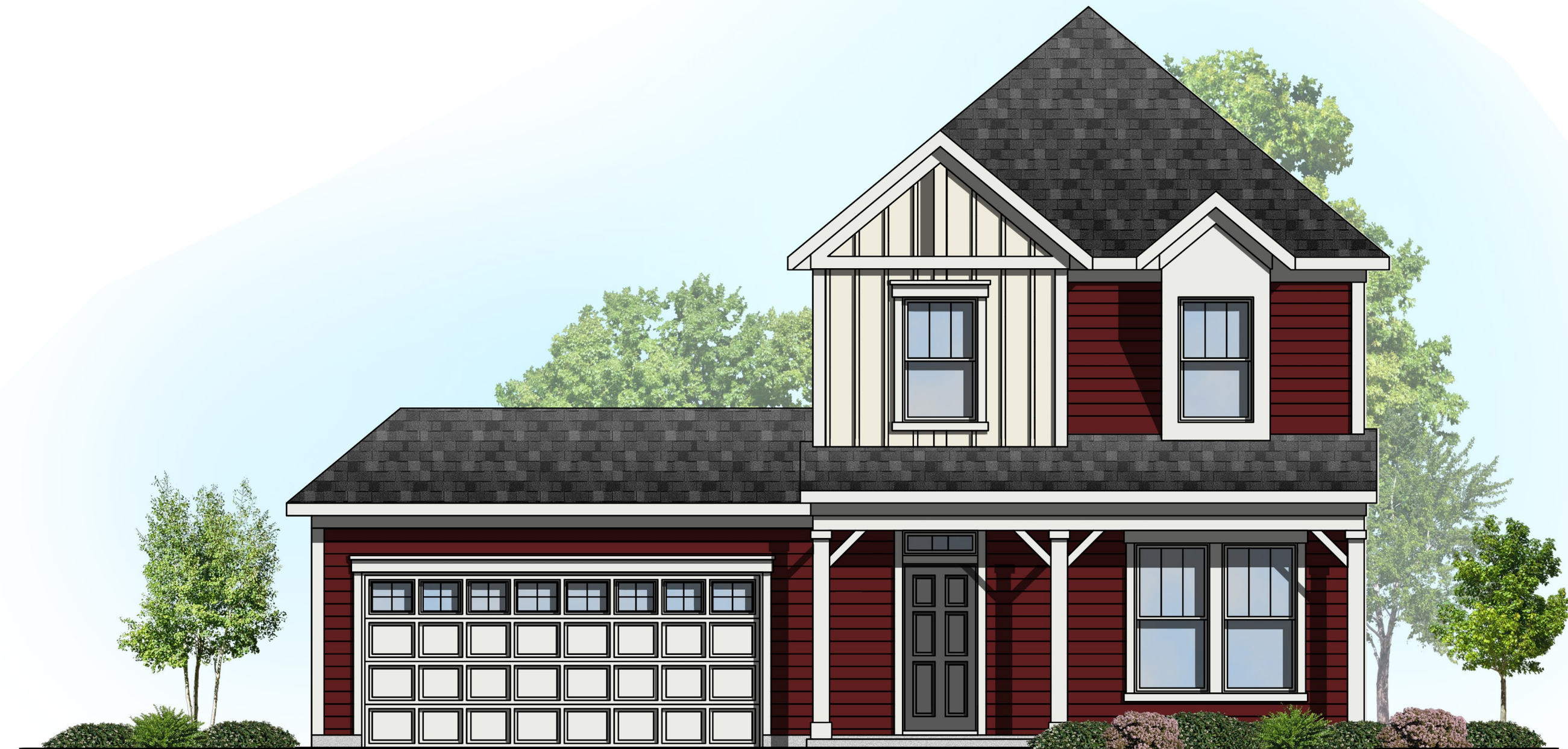
FIRST FLOOR



SECOND FLOOR



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



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R-1750

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January 25, 2021





Left Elevation



Rear Elevation



Right Elevation

R-1750 Elevation A



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January 20, 2021





Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



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R-1900

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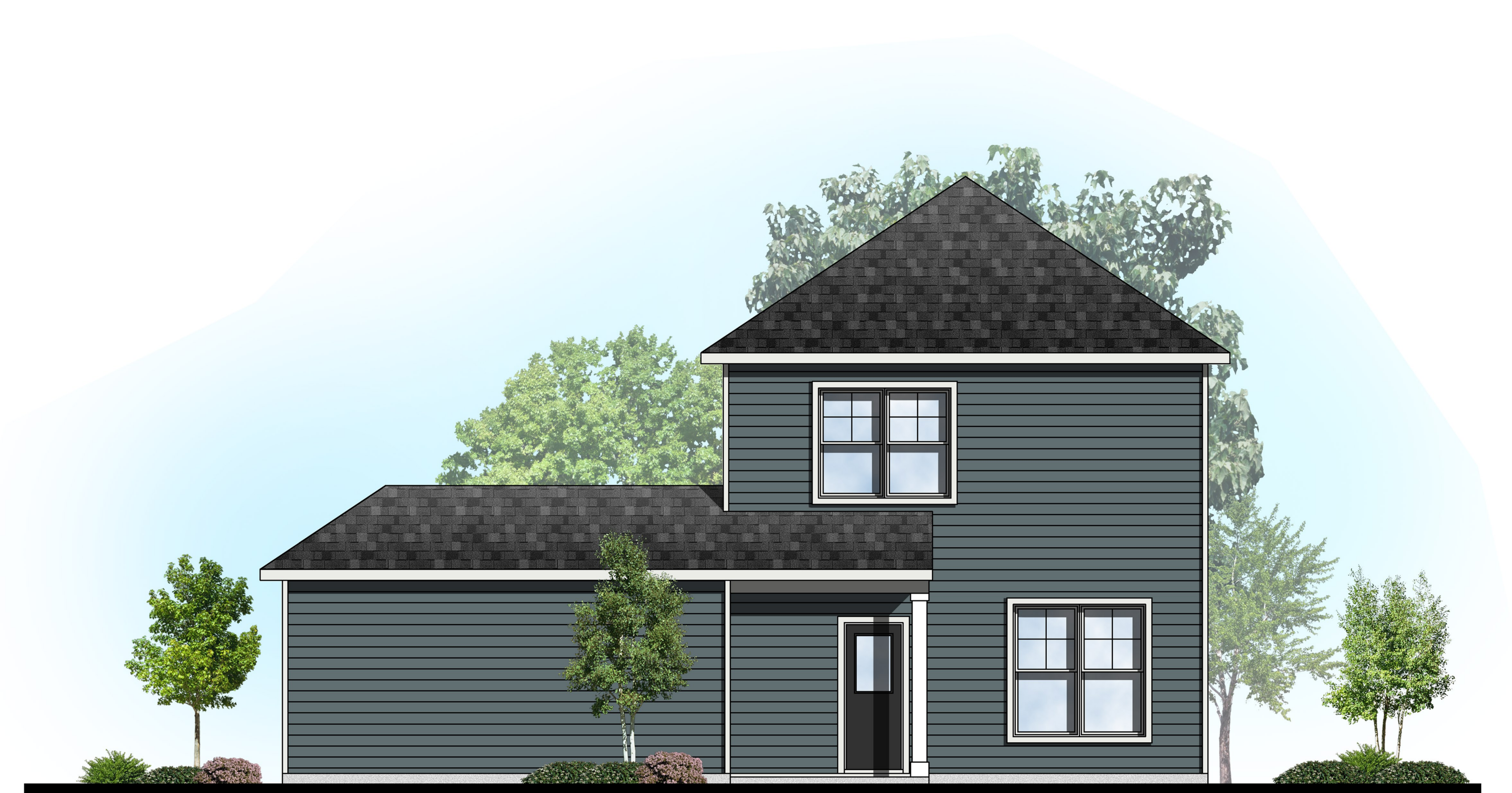
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January 25, 2021





Elevation A



Elevation B



Elevation C

R-1900 Elevation A



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January 20, 2021





Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



M/I HOMES
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R-2050

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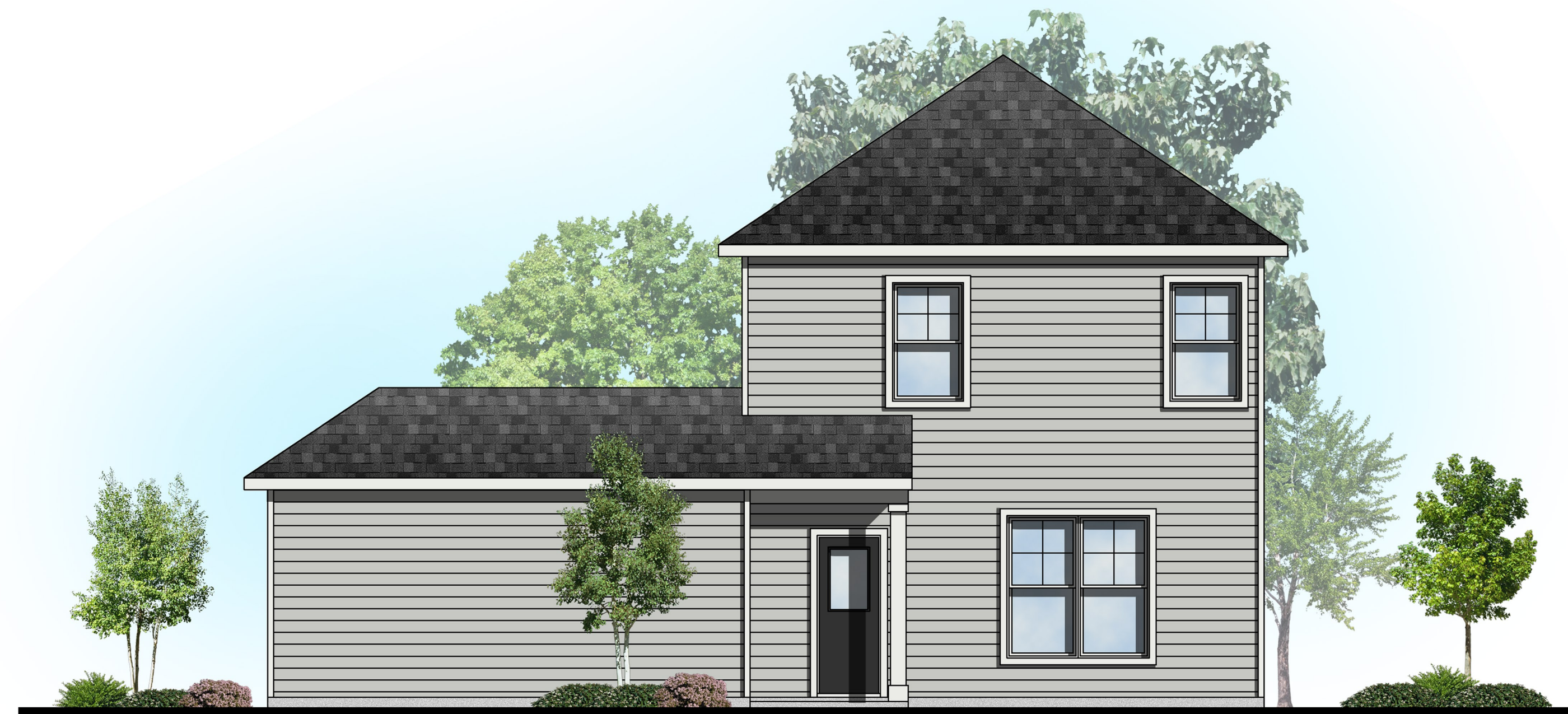
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January 25, 2021





Left Elevation



Rear Elevation



Right Elevation

R-2050 Elevation A


M/I HOMES
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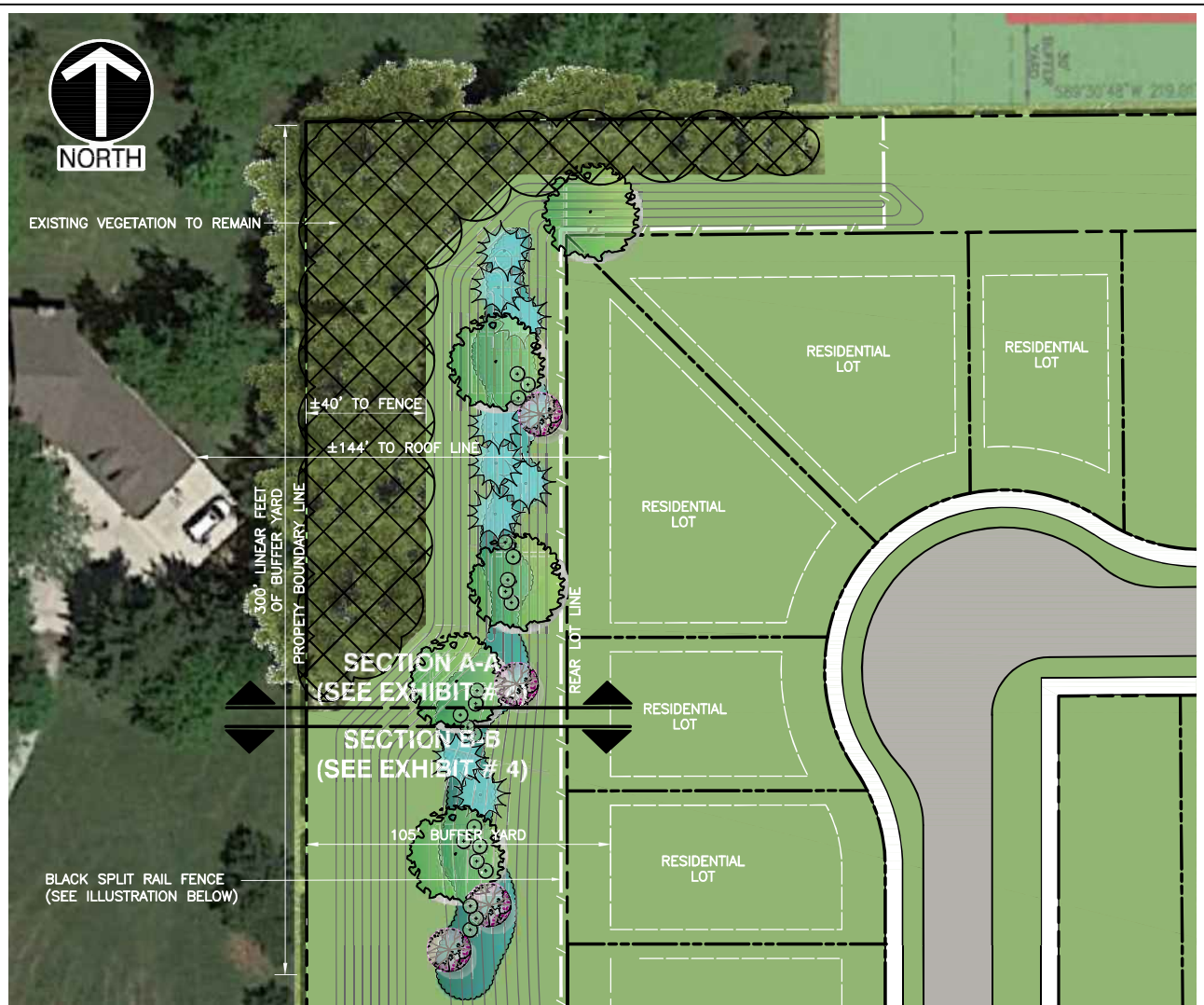
M/I Homes of Indiana, LP
 Indianapolis, IN

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January 25, 2021





BUFFER YARD - SCHEMATIC PLANTING PLAN



ILLUSTRATION - TYPICAL SPLIT RAIL FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:

SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

The owner/developer of the District shall meet with the owner of the AG-SFI parcel immediately west of the District prior to finalizing landscaping plans for the buffer area along the west property line of the District, to confirm that the Towne Run landscaping installations are placed in a manner which provides screening in areas where there are gaps or deficiencies in existing vegetation along the shared property line.

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL CONFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME

CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY

ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM 'JEFFS RED'
MAPLE, RED	ACER RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR

ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDUOD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

EVERGREEN TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDUOD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

SHRUBS - DECIDUOUS

FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'MISS KIM'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CHERRYBERRY BUSH	VIBURNUM TRILOBUM
CHERRYBERRY, BLACK	ARONIA MELANOCARPA

PLANTING BEDS / TURF

MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES
TURF - RTF RHIZOMATOUS TALL FESCUE, & 'NO MOW' FESCUE

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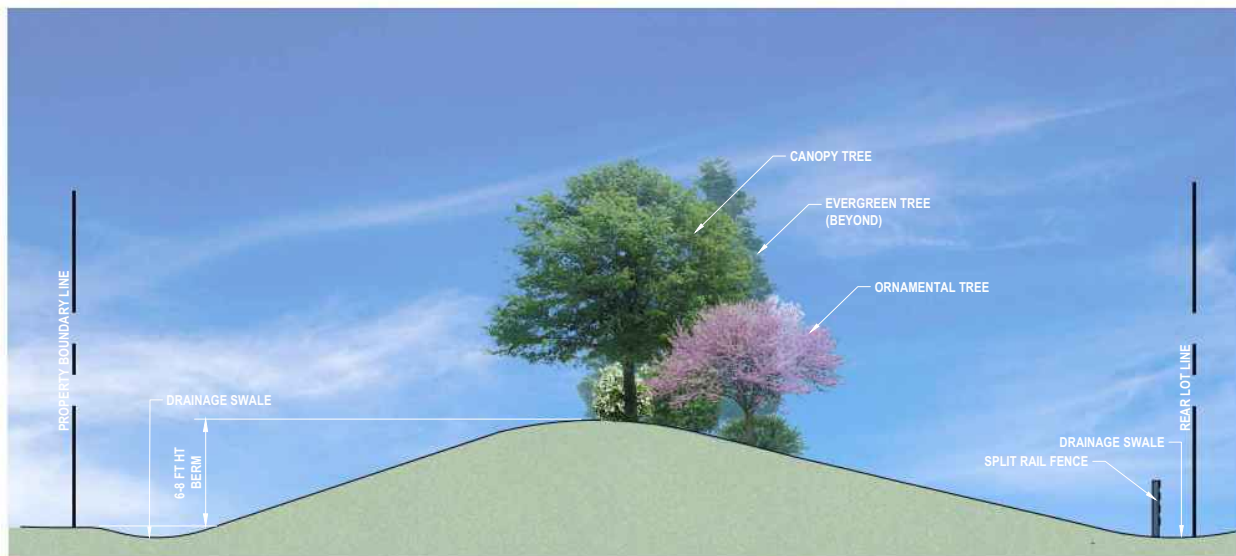
TYPICAL BUFFER - SCHEMATIC PLANTING PLAN

DRAWN BY: SGJ CHECKED BY: ACH APPROVED BY: ACH FIGURE NO.:
 DATE: DEC. 01, 2021 DWG SCALE: 1"=40' PROJECT NO: 316-844

EXHIBIT 3



BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B



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		BUFFER YARD CROSS SECTIONS	
DRAWN BY:	SGJ	CHECKED BY:	ACH
DATE:	DEC. 01, 2021	DWG SCALE:	1"=10'
APPROVED BY:	ACH	FIGURE NO.:	316-844

EXHIBIT 4

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit

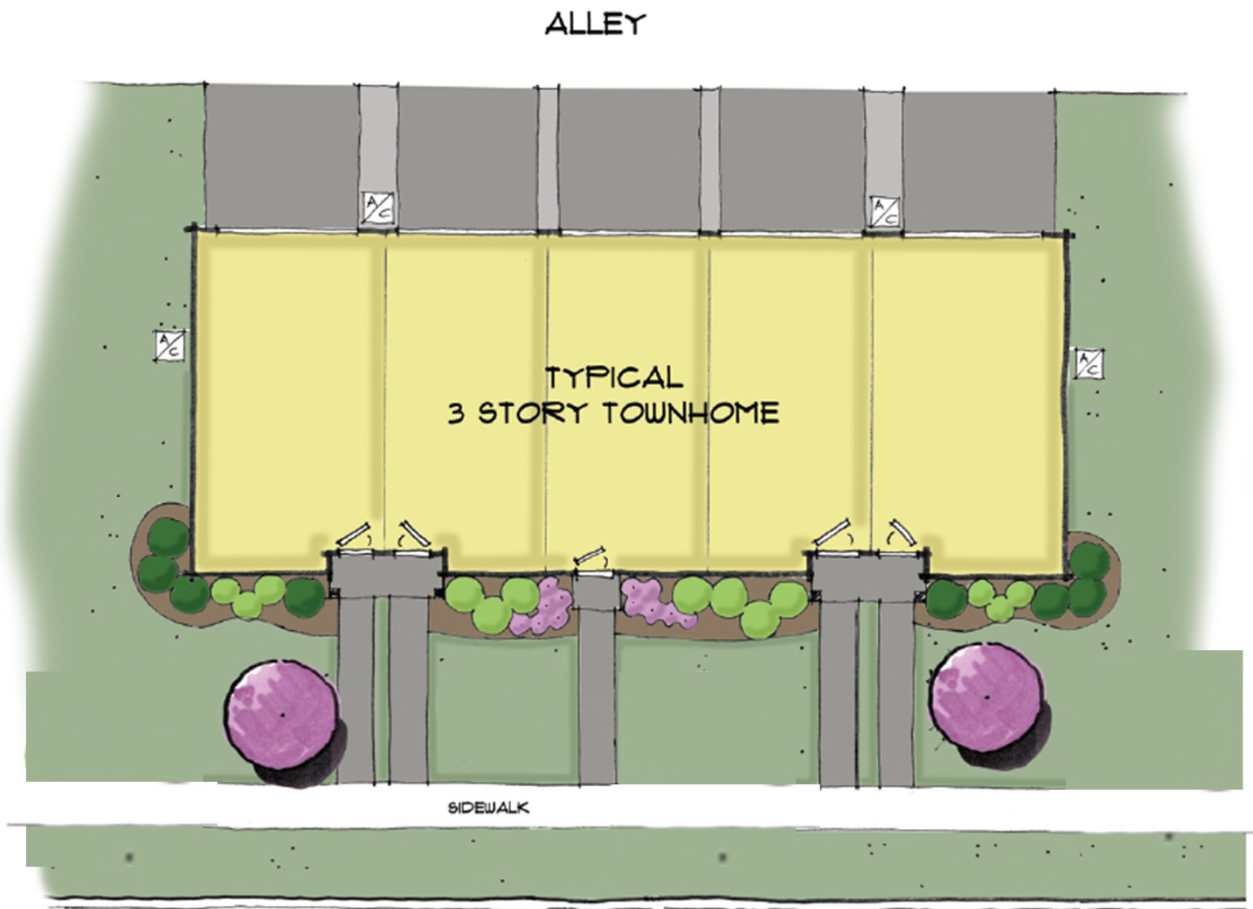


EXHIBIT I

Single-Family A – Typical Lot Landscaping

The typical Lot landscaping applicable the Single-Family A Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Home Layout with Rear Alley Garage

1 shade tree (rear); 1 ornamental tree and 4 shrubs (front)



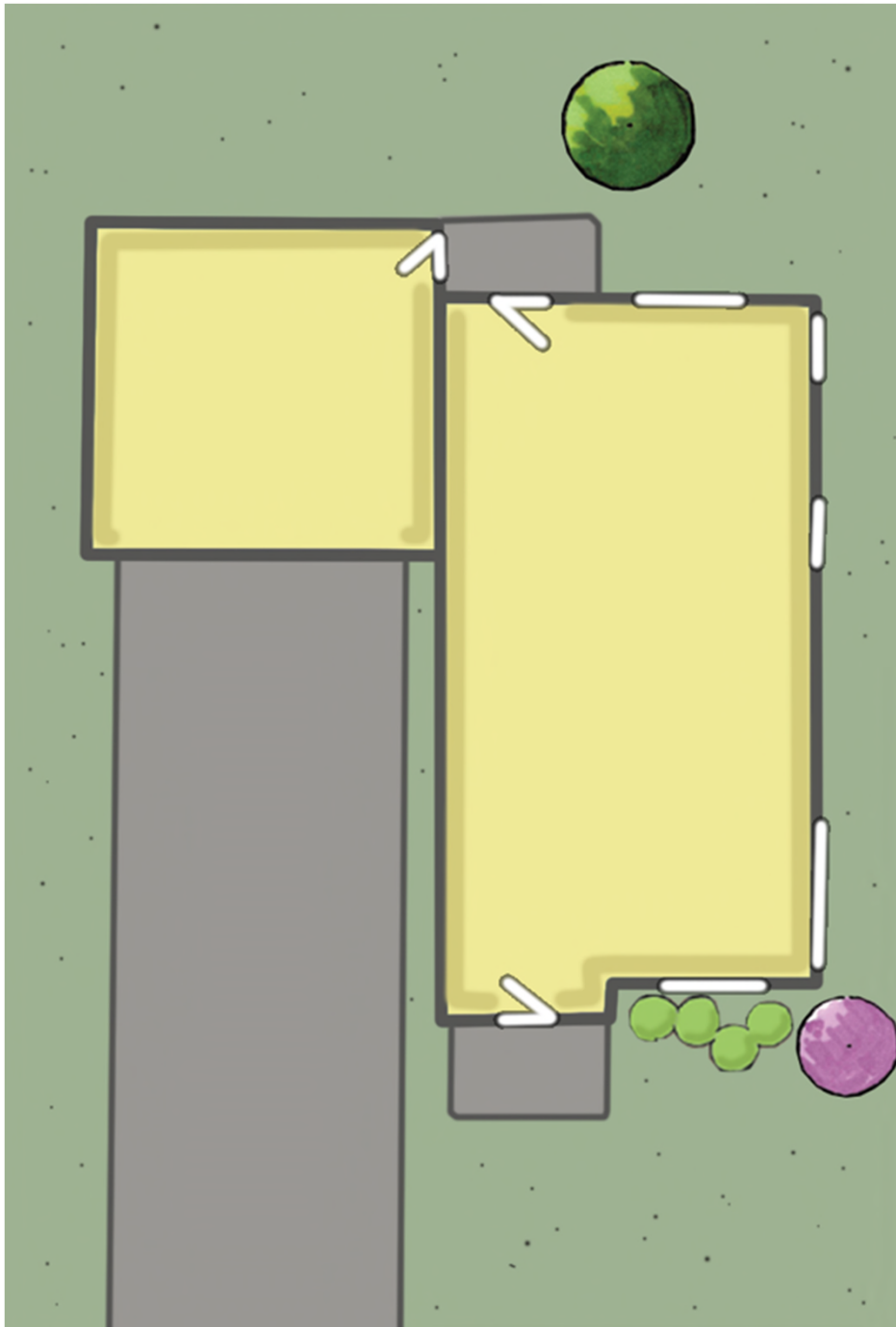
EXHIBIT J

Single-Family B – Typical Lot Landscaping

The typical Lot landscaping applicable the Single-Family B Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Home layout with Garage
1 shade tree (rear); 1 ornamental tree and 4 shrubs (front)



M/I HOMES

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Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce Towne Run, a proposed Planned Unit Development on 27 acres at the northwest corner of Towne Road and West 146th Street. Towne Run will feature a diverse mixture of neighborhood retail, restaurant, office, townhomes and single-family uses, containing amenities for the community, visitors, and residents.

The mixed-use hub will offer neighborhood-oriented retail and restaurants with outdoor dining and may also include health, wellness and professional offices. The residential components will feature attached owner-occupied townhomes, traditional single-family homes with recessed garages, and single-family homes with alley-accessed garages. The lifestyle amenities hub will contain at least two seating areas, water feature, park benches or swings, a shelter and walking trails.

Towne Run will become an impressive part of Westfield's southwestern gateway. It is designed to complement surrounding uses and will offer much desired live-work opportunities while creating synergy, vibrancy, and promoting social interaction and long-term sustainability.

Updates since the November 1, 2021 APC public hearing.

The TowneRun project team received great input from plan commission members at its November 1st public hearing as well as significant feedback from neighbors. Since that time, the project team has continued to work on refinements with the Westfield planning staff and neighbors to the west of the TowneRun site. Significant changes have been incorporated into the PUD Ordinance and exhibits in response to the input received. Below is a summary of those changes:

1. Land Use Transition: Single-family components have been incorporated into the project adjacent to the west property line of the District. This change results in a significantly enhanced land use transition to the site's single-family neighbors to the west, and a significant reduction in the intensity of uses within the overall District. The number of neighborhood commercial buildings has been reduced from six (6) to two (2).
2. Single-Family Architecture and Landscaping: All of the single-family homes will either have alley-accessed garages or garages that are recessed at least 15' behind the front façade of the home. Very detailed building elevations, architectural standards and lot landscaping exhibits have been incorporated into the PUD Ordinance.
3. Buffer Yard Enhancements: In response to the comments of the APC and the neighbors, the buffer yard along the west property line of the District has been significantly enhanced: (i) the buffer width has been increased to 105' (the normal UDO requirement is 40'); (ii) a 6' to 8' mound has been incorporated into the buffer area; (iii) a split rail fence will be installed along

the east side of the mounded buffer area; and (iv) plantings within the buffer area will exceed the City's otherwise applicable buffer yard planting requirements. Details and cross-sections illustrating the buffer plantings, widths, mounding and fencing have been incorporated into the Concept Plan and additional Buffer Yard Landscaping exhibits included at Exhibit G of the PUD Ordinance.

4. Sign Standards. The original PUD submission contemplated two (2) center pylon signs. The revised proposal provides for one (1). The typical entry feature signage is provided for in the residential components of the revised land use plan.
5. Amenities. Additional requirements for the number and types of amenities to be located in the District have been incorporated into the revised PUD Ordinance.

The TowneRun Team is excited to begin work on the site and would appreciate the APC's favorable consideration of the TownRun PUD proposal on December 6, 2021.

ISSUES RAISED REGARDING THE TOWNERUN PUD PROPOSAL

LOR COMMERCIAL DEVELOPMENT - RESPONSES

The list below includes issues that were raised during the November 1, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can a larger, more effective buffer be incorporated to protect neighbors from light and sound? How can existing trees and vegetation be preserved to enhance the buffer area?

LOR is preserving the existing trees and vegetation in the northwest corner of the TowneRun property. Pictures of the existing trees that will be preserved appear below. LOR has revised the TowneRun Concept Plan to incorporate single-family homes, which will significantly assist in transitioning to the neighbors' property. Additionally, LOR has extensively redesigned the buffer area along the west property line to incorporate a 6-8' high berm and landscaping, as requested by the neighbors. The berm will look similar to the picture below, which was provided by the neighbors. The buffer width along the west property line has been widened – now, at least 105' wide.

Picture of existing trees along west property line (below). These trees will be preserved and an additional landscaping buffer, including a 6-8' high berm will be provided.



6-8' High Berm example, as provided by the neighbors (below).



2. Are townhomes an appropriate transition from single family to commercial? Would a less dense and/or 1-2 story product provide a smoother transition?

LOR has incorporated 2-story single-family homes and an expanded/enhanced buffer along the west property line of the site. The townhomes have been relocated along Towne Road, further east away from the neighbors.

3. How does the proposed ordinance address the goals of the Comprehensive Plan? Is there demand for additional commercial uses in this node?

The Comprehensive Plan calls out 8 goals for “Local Commercial.” TowneRun satisfies each of those 8 goals.

- i. locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;

LOR has reduced the number of commercial buildings from 6 to 2 buildings. The buildings front on arterial/frontage roads.

- ii. require the size, materials, color, and design of buildings to be unique to Westfield;

Below is a rendering of one of the commercial buildings.



- iii. break up parking areas with landscaping or buildings;

Because there are only 2 commercial buildings on the 27-acre parcel, there is not a significant portion of parking area. The parking areas that do exist are located behind the buildings and broken up by landscaping, walking paths, and the amenity area.

- iv. encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;

The centralized commercial sign will be oriented to be aesthetically pleasing and visible without impeding visibility.

- v. encourage pedestrian connections between local commercial areas and adjacent residential areas;

LOR is continuing the adjacent trail connections onto the subject site so that connectivity will be further enhanced to the surrounding parcels and beyond. The goal is to make TowneRun a walkable/livable community that further connects adjacent properties.

- vi. use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;

The Concept Plan has been significantly revised to incorporate single-family uses to transition to neighbors. These changes exceed the recommendations of the comprehensive plan.

- vii. require buffering between commercial and residential uses; and

The Lifestyle and Amenities Hub has been designed to buffer the single-family areas from the neighborhood commercial area. A significant landscape buffer area (including a 6' to 8' mound) and single-family uses have been designed to transition to the neighbor's property to the west.

viii. utilize frontage roads to minimize traffic conflicts.

There is an existing frontage road that will remain in place to minimize traffic conflicts.

4. How does orienting commercial along Towne Road only, and not along 146th Street, impact the function and viability of the site?

LOR has significantly reduced the number of neighborhood commercial buildings from 6 to 2. The commercial buildings will be at the southeast corner of the site. This is the furthest point away from neighbors/residential and best location for accessibility.

5. What measures will be taken to mitigate off-site consequences of the development, such as increased traffic, drainage, and other issues?

Reducing the number of commercial buildings within TowneRun from 6 to 2 buildings will significantly lessen the number of trips to and from the site. The drainage facilities within TowneRun will be installed in compliance with all City and County requirements which will ensure any drainage impacts are fully mitigated.

Memorandum

Date: October 26, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD amendment (2111-PUD-27)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, LOR Corporation hosted a Neighborhood Meeting on Monday, October 25, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at Thrive Christian Church, 15091 Towne Road.

Petitioner representatives included Dale Pfeifer and Adam Hill of LOR Commercial Development, Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were twelve interested neighbors.

A summary of the meeting follows.

Matt gave a brief summary of the proposed project. Adam, Dale, Matt, Jon and Andy then met with the neighbors and discussed various points of interest.

There was interest in the construction start date and duration of construction. It is estimated that construction would begin in April 2022. Site build-out will likely take place over 2-3 years.

Adam explained that his company will not construct buildings on speculation. He anticipates strong demand for the proposed commercial buildings.

One neighbor expressed an interest in having the proposed detention pond running north-south along the northwest portion of the property. It was explained that this is not possible due to the topography of the site and fixed location of drainage outlets. There were questions about site

lighting on the site. The project team explained the City's lighting standards and fixture requirements.

There were questions about the condominium units. Mr. Isaacs explained that there would be 153 units. Price points will be in the \$300Ks and \$400Ks.

Neighbors seemed generally pleased with the idea of fronting the commercial buildings along external roadways with parking situated to the rear. They also asked about a roadside sidewalks along Towne Road, which the developer is required to construct.

There being no further questions or comments from attendees, the meeting concluded around 7:30 p.m.

ORDINANCE NUMBER 21-45

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

“TowneRun PUD”

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, 2021;

WHEREAS, the 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 Council, 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 “TowneRun Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) 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.
- 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.

- 3.1 The District is hereby divided into ~~three-five~~ (35) areas, as depicted on the Concept Plan and labeled as “**Mixed Use Hub,**” “**Townhome Hub,**” ~~and~~ “**Lifestyle Amenities Hub,**” “**Single-Family A**” and “**Single-Family B**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and the Lifestyle Amenities Hub shall be the SFA: Single-family Attached District, ~~and~~ the Mixed Use Hub shall be the LB: Local and Neighborhood Business District, and the Single-Family A and Single-Family B Areas shall be SF4: Single Family High Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. The uses identified in this Section (the “**Permitted Uses**”), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

- A. Bed and Breakfast (B&B)
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

5.2 Townhome Hub: A maximum number of ~~180-130~~ Townhouse Dwellings shall be permitted.

5.3 Lifestyle Amenities Hub: Development Amenities.

5.4 Single-Family A: A maximum number of 26 Single-Family Dwellings shall be permitted.

5.5 Single-Family B: A maximum number of 26 Single-Family Dwellings shall be permitted.

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

- A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.
- B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: ~~Three-Two~~ (32) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'

Side Yard	0'
Rear Yard	0'
Minimum Distance Between Buildings	20' 15'
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	6
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of ~~twenty-ten~~ (2010) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. ~~Instead, no Building shall be constructed within sixty (60) feet of an abutting AG-SF1 zoning district.~~

6.4 Lifestyle Amenities Hub Development Standards: The following development standards shall be applicable to any Building within the Lifestyle Amenities Hub.

- A. Article 4.9(H) shall not apply. Instead, the following minimum setbacks shall apply: ~~No Building shall be constructed within sixty (60) feet of the west property line of the District.~~ There shall be no other zoning setback requirements within the Lifestyle Amenities Hub Area.
- B. Buildings within the Lifestyle Amenities Hub shall be limited to gazebos, picnic shelters and other similar amenity structures.

6.5 Single-Family A Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family A Area:

<u>Minimum Lot Area</u>	<u>4,000 SF</u>
<u>Minimum Lot Frontage</u>	<u>32'</u>
<u>Minimum Building Setback Lines</u>	
<u>Front Yard</u>	<u>10'</u>
<u>Side Yard</u>	<u>5'</u>
<u>Rear Yard*</u>	<u>10'</u>
<u>Minimum Lot Width</u>	<u>32'</u>
<u>Maximum Building Height</u>	<u>2 Stories</u>
<u>Minimum Living Area (Ground Floor)</u>	<u>750 SF</u>

*Each Dwelling shall provide an Alley-load garage with a minimum of ten (10) feet as measured between the garage door and the edge of the Alley pavement.

6.6 Single-Family B Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family B Area:

<u>Minimum Lot Area</u>	<u>5,500 SF</u>
<u>Minimum Lot Frontage</u>	<u>40'</u>
<u>Minimum Building Setback Lines</u>	
<u>Front Yard</u>	<u>10'</u>
<u>Side Yard</u>	<u>5'</u>
<u>Rear Yard*</u>	<u>15'</u>
<u>Minimum Lot Width</u>	<u>52'</u>
<u>Maximum Building Height</u>	<u>2 Stories</u>
<u>Minimum Living Area (Ground Floor)</u>	<u>750 SF</u>

*No Dwelling shall be constructed within 105' for the west property line of the District.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub.

Section 8. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub.

B. Townhome Hub, Single-Family A and Single-Family B Areas. Article 6.3 Architectural Standards shall apply ~~to the Townhome Hub Area~~, except as

modified below. The following architectural standards shall apply in the Townhome Hub, Single-Family A and Single-Family B Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
2. Siding shall be Fiber Cement Siding, Wood or similar product.
3. Masonry shall be constructed as shown on the Townhome Elevations.
4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
5. All windows not surrounded by masonry shall have a 1” x 4” trim board around all 4 sides of the window.

ii. Single-Family A.

1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit E (the “**Single-Family A Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Single-Family A Elevations, the Single-Family A Elevations shall prevail.
2. Siding shall be Fiber Cement Siding, Wood or similar product.
3. Masonry shall be constructed as shown on the Single-Family A Elevations.
4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family A Elevations.
5. All windows not surrounded by masonry shall have a 1” x 4” trim board around all 4 sides of the window.

iii. Single-Family B.

1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit F (the “**Single-Family B Elevations**”). To the extent the applicable architectural

standards of the UDO conflict with the Single-Family B Elevations, the Single-Family B Elevations shall prevail.

2. Siding shall be Fiber Cement Siding, Wood or similar product.

3. Masonry shall be constructed as shown on the Single-Family B Elevations.

4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family B Elevations.

5. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

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2. Building Materials Prohibited: Vinyl and aluminum siding shall be prohibited.

3. Garages: All Dwellings shall have a minimum two (2) car attached garage. The garages in Single-Family A shall be Alley-load garages. The front façade of all garages in the Single-Family B Area shall be setback a minimum distance of 15' behind the front elevation of the Dwelling on each Lot.

C. Lifestyle and Amenities Hub. Article 6.3 Architectural Standards shall not apply to the Lifestyle and Amenities Hub Area.

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

A. Street Trees: Article 6.8(J) Street Trees shall not apply.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.

C. Buffer Yard Landscaping. Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with ~~the Concept Plan~~ Exhibit G.

D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping ~~(only applicable to the Townhome Hub Area)~~: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply-. Instead the following standards shall apply except as modified and enhanced below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
- ~~2. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit H of this Ordinance. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~
- ~~2. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~
- ~~3. Dwellings in the Single-Family A Area shall be landscaped in compliance with Exhibit I of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~
- ~~3.4. Dwellings in the Single-Family B Area shall be landscaped in compliance with Exhibit J of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~

8.4 Sign Standards.

- ~~A. Article 6.17(J)(2) Monument Sign(s) (Center Only) shall be modified to permit up to two (2) One (1) Nonresidential Center Monument Sign,s (one along 146th Street and one along Towne Road), each in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.~~
- ~~B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.~~
- ~~A.C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance between the Single-Family B and Lifestyle and Amenities Hub Areas.~~
- ~~B.D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).~~

8.5 Parking and Loading Standards.

- A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.

- B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

~~8.6~~Section 9. Open Space and Amenity Standards.

A. The Lifestyle and Amenities Hub and improvements contained therein shall be creditable toward the requirements of Article 8.6 of the UDO for the District applicable to the Townhome Hub Area. No additional Open Space or Amenities shall be required.

A.B. Article 8.6(H), Multi-Family Amenity Standards, shall not apply. Instead, the Lifestyle and Amenities Hub and the “Common Space Amenity” areas identified in the Concept Plan (one located within the Lifestyle and Amenities Hub Area and one located in the Townhome Hub Area) (collectively, the “TowneRun Amenities”) shall be provided in substantial compliance with the Concept Plan. The TowneRun Amenities shall include at least the following: passive recreation open space; 2 seating areas at locations indicated on the Concept Plan, including benches or swings, sidewalk pathways, and a shelter (Gazebo or Trellis).

Section 910. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 1011. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 1112. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, 2021.

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 XX-XX** was delivered to the Mayor of Westfield on the XX day of XXXX, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-XX**

this _____ day of XXXX, 2021.

I hereby VETO **ORDINANCE 21-XX**

this _____ day of XXXX, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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.



Petition Number: 2112-ODP-27 & 2112-SPP-26

Project Name: Casey Corner

Subject Site Address: East of Ditch Road, West of Casey Road. (the "Property")

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan & Primary Plat review of 80 Lots on 10.99 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Current Zoning: Springmill Trails PUD ([Ord. 11-19](#))

Current Land Use: Residential/Agriculture

Approximate Acreage: 10.99 acres +/-

Property History: Springmill Trails PUD ([Ord. 11-19](#), 09/12/2011)
Springmill Trail Mixed-Use District Amendment ([Ord. 21-35](#), 09/13/2021)

Exhibits:

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

Staff Reviewer: Rachel Riemenschneider, Associate Planner

BACKGROUND

The Property is currently zoned the Springmill Trails PUD District.

Ordinance 11-19 Springmill Trails PUD (1101-PUD-02), was approved at the September 12, 2011, City Council meeting. It was amended with Ordinance 21-35 Springmill Trail Mixed-Use District Amendment, which was approved at the September 13, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the November 23, 2021, 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:

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

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

- 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.

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

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

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

- 11) Building setback lines. (Article 4.14)
- 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.
- 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: The Petitioner is coordinating with WPWD to address outstanding issues.

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.

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

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.

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

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. 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.



- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) **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.

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

- 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).

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

DISTRICT STANDARDS

The plans comply with **Article 4.9 of the UDO (SFA: Single-family Attached District), and Springmill Trail Mixed-Use Amendment PUD District (Ord. 21-35),** except for those items identified as outstanding below.



40) Permitted Uses: The permitted uses shall be limited to Townhome Dwellings (Ord. 21-35).

a) Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed eighty (80). (Ord. 21-35)

41) Minimum Lot Area: No minimum

42) Minimum Lot Frontage: No minimum

43) Maximum Density: 80 Dwelling Units (Ord. 21-35)

44) Maximum Dwelling Units per Building: 6 units (Ord. 21-35)

45) Maximum Project Size: See Real Estate (Ord. 21-35)

46) Minimum Building Setback Lines from Perimeter of Real Estate:

a) Setback from Ditch Road and Casey Road 10 feet (Ord. 21-35)

b) Setback from south perimeter 20 feet (Ord. 21-35)

47) Minimum Internal Building Setback Lines:

a) Setback from Internal Street: 20 feet (Ord. 21-35)

b) Side & Rear Yard: Not applicable (Ord. 21-35)

c) Minimum Distance Between Structures: 20 feet (Ord. 21-35)

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

48) Maximum Lot Coverage: Not applicable (Ord. 21-35)

49) Maximum Lot Width: Not applicable (Ord. 21-35)

50) Maximum Building Height: 3 stories (Ord. 21-35)

51) Minimum Living Area Per Dwelling Unit: 1,250 square feet (Ord. 21-35)

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

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:

- 52) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 53) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 54) 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.
- 55) 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, Springmill Trail Mixed-Use Amendment PUD District (Ord. 21-35))

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:

- 56) Accessory Use and Building Standards (Article 6.1)
- 57) Architectural Standards (Ord. 21-35)

Comment: Architectural Standards will be reviewed with Detailed Development Plan.

- a) Character Exhibit: The Character Exhibit for Dwellings, attached hereto as Exhibit C. is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. 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) Building Materials: Permitted exterior building materials are as follows:
 - i) Masonry Material (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
 - ii) All building facades (the entire base of the townhome building exclusive of doors) shall include Masonry Material at a minimum height of twenty-four (24) inches or the bottom of the lowest first floor window, whichever is greater.
- c) Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- d) Dwelling Design: The following standards shall apply to all Dwellings:
 - i) Perimeter Lots Fronting Ditch Road: Townhomes as shown on the Concept Plan as "Rear-Load Townhome", shall require the front door to face Ditch Road and the garage shall face an internal street.
 - ii) Garages: All Dwellings shall have a two (2) car garage.
 - iii) Roof Pitch:
 - 1. The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
 - 2. Shed roof dormer accents shall be no less than 3:12.
 - iv) Front Building Facade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Facade (facade including the entry door) unless specifically noted otherwise:

1. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 2. Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
 3. A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 4. A minimum of four (4) windows.
 5. Front door entranceways shall include a porch not less than three feet (3') deep by three and one-half feet (3.5') wide (prior to installation of any Masonry Material).
 6. The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 7. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- v) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
1. A minimum of five (5) windows shall be required on Front Load Townhomes.
 2. A minimum of three (3) windows shall be required on Rear Load Townhomes.
 3. All windows shall have a minimum four-inch (4") nominal width trim.
 4. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- vi) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
1. A minimum of five (5) windows and a patio door shall be required on Front Load Townhomes.
 2. A minimum of two (2) windows shall be required on Rear Load Townhomes.

3. All windows shall have a minimum four-inch (4") nominal width trim.

58) Building Standards (Article 6.4)

- a) Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

59) Fence Standards (Article 6.5)

60) Height Standards (Ord. 21-35)

61) Landscaping Standards (Article 6.8)

Comment: Landscaping Standards will be approved with Detailed Development Plan.

- a) Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

- i) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

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

- ii) Evergreen Trees: A minimum of six (6) feet in height.

- iii) Ornamental Trees: A minimum of two (2) inches in Caliper.

- iv) Shrubs: A minimum of eighteen (18) inches in height.

- v) Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

- b) Placement: Installed plantings shall comply with the following:

- 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.

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

- c) General Design Standards: Landscaping shall be as generally depicted on Exhibit B. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit B, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval. (Ord. 21-35)
- d) Street Trees: Article 6.8(J) Street Trees shall only apply to internal streets, however, a minimum spacing requirement of twenty feet (20') shall apply and Street Trees may be placed on the lot. (Ord. 21-35)
- e) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
 - 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 ... Where impracticable, the Director may approve an increase in the maximum spacing. 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) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below as generally illustrated on Exhibit D. (Ord. 21-35)
 - i) At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
 - ii) A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Where the Street Tree is placed in the Front Yard of a Front-Load Townhome dwelling the street tree shall (i) meet the one (1) Shade Tree requirement of this section and (ii) shall be placed a minimum of four (4) feet from the sidewalk.

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

- iii) Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.
- g) External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below: (Ord. 21-35)
 - i) Article 6.8(M)(1) shall not apply to the Ditch Road frontage as Rear-Load Townhomes faces this Perimeter Street.

ii) Article 6.8(M)(1) shall apply to the Casey Road frontage except as modified below:

1. No mounds shall be required along External Street Frontages.
2. Four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 LF of frontage along the Casey Road frontage.

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

3. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.

h) Common Areas / Detention/Retention Areas: (Ord. 21-35)

i) A Fountain shall be installed and seasonally maintained within the Detention Pond.

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

ii) Twelve (12) additional shade trees at a 2" caliper shall be provided around the Detention Pond.

i) Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply as none is required under the UDO. (Ord. 21-35)

62) Lighting Standards (Article 6.9)

Comment: Lighting Standards will be reviewed with Detailed Development Plan.

63) Lot Standards (Article 6.10)

64) Outside Storage and Display (Article 6.12)

65) Outdoor Café and Eating Areas (Article 6.13)

66) Parking and Loading Standards (Article 6.14)

a) Required Spaces: Off-street Parking Spaces shall be provided as follows:

i) Multi-family Dwellings: Two (2) spaces per Dwelling Unit.

67) Setback Standards (Article 6.16)

68) Sign Standards (Article 6.17)

Comment: Sign Standards will be reviewed with a separate sign permit.

- a) Monument Signs: Subdivisions and developments for Single-family and Multi-family Dwellings shall be permitted one (1) of the following to be located at the entrance(s) of the development:
 - i) One (1) Monument Sign per development entrance not to exceed nine (9) feet in height and thirty-two (32) square feet of Sign Area per Sign face; or,
 - ii) Two (2) separate Sign display areas per entrance, provided that the Sign Area is directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the Sign Area exceed fifteen (15) feet in height or fifty (50) square feet per Sign.

69) Vision Clearance Standards (Article 6.19)

Comment: Vision Clearance Standards will be reviewed with Detailed Development Plan.

70) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Ord. 21-07)

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

71) Block Standards (Article 8.1)

72) Easement Standards (Article 8.3)

73) Monument and Marker Standards (Article 8.5)

74) Open Space and Amenity Standards (Article 8.6)

- a) Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below. (Ord. 21-35)
 - i) Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.
- b) Qualifying Site Features:

- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the Use and benefit of the public as an amenity to the development.

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

- c) Multi-family Districts: Multi-family Districts shall be provided with development amenities in accordance with this section.

- i) Minimum Number of Amenities: The number of amenities required shall be proportional to the size of the development as follows:

CHART: MF DISTRICT AMENITY REQUIREMENTS

Number of Dwelling Units	Minimum Number of Amenities Required
1 to 60	2
61 to 90	3
91 to 120	4
121 to 150	5

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

- ii) Qualifying Amenities: Each type of amenity shall count as one (1) amenity, regardless of the quantity of the amenity that is provided (e.g., if two (2) basketball courts are provided, then collectively the courts shall count only as one (1) amenity). Qualifying amenities may include, but is not limited to: clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/ biking trails, volleyball courts, and racquetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards, or as otherwise approved by the Plan Commission or Director:

1. One (1) picnic/barbecue area (that shall include at least one (1) barbecue grill and one (1) picnic table) per 50 Dwelling Units; and
2. One (1) large playground at least 5,000 square feet in area per 150 Dwelling Units. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:

- (a) Six (6) swings
 - (b) Three (3) detached/freestanding play elements
 - (c) Three (3) sliding elements
 - (d) Six (6) climbing elements
 - (e) One (1) overhead element
 - (f) Panels featuring play elements
 - (g) Decks, bridges, tunnels as required to attach various play elements to each other.
3. One (1) small playground at least 2,000 square feet in area per 50 Dwelling Units. The square feet required is of the total play area, including safe zones. Play equipment should include a variety of elements with a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
- (a) Three (3) detached/freestanding play elements
 - (b) Three (3) sliding elements
 - (c) Three (3) climbing elements
 - (d) One (1) overhead element
 - (e) Panels featuring play elements
 - (f) Decks, bridges, tunnels as required to attach various play elements to each other.
4. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

75) Pedestrian Network Standards (Article 8.7)

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



76) Storm Water Standards (Article 8.8)

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

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

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

78) Street Light Standards (Article 8.10)

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

79) Street Sign Standards (Article 8.11)

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

80) Surety Standards (Article 8.12)

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

81) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the December 6, 2021, 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.

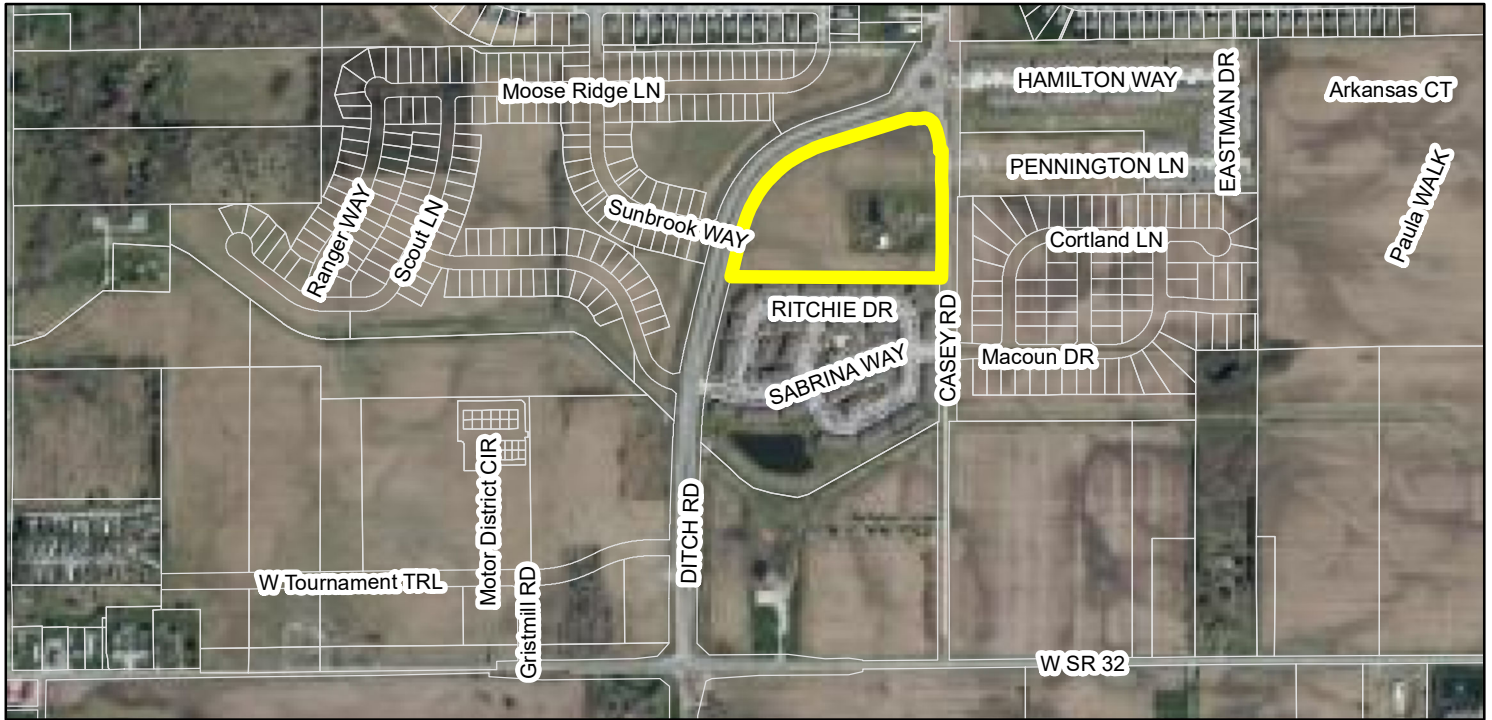
3) If any Plan Commission member has questions prior to the public hearings, please contact Rachel Riemenschneider at 463-231-6649 or riemenschneider@westfield.in.gov.



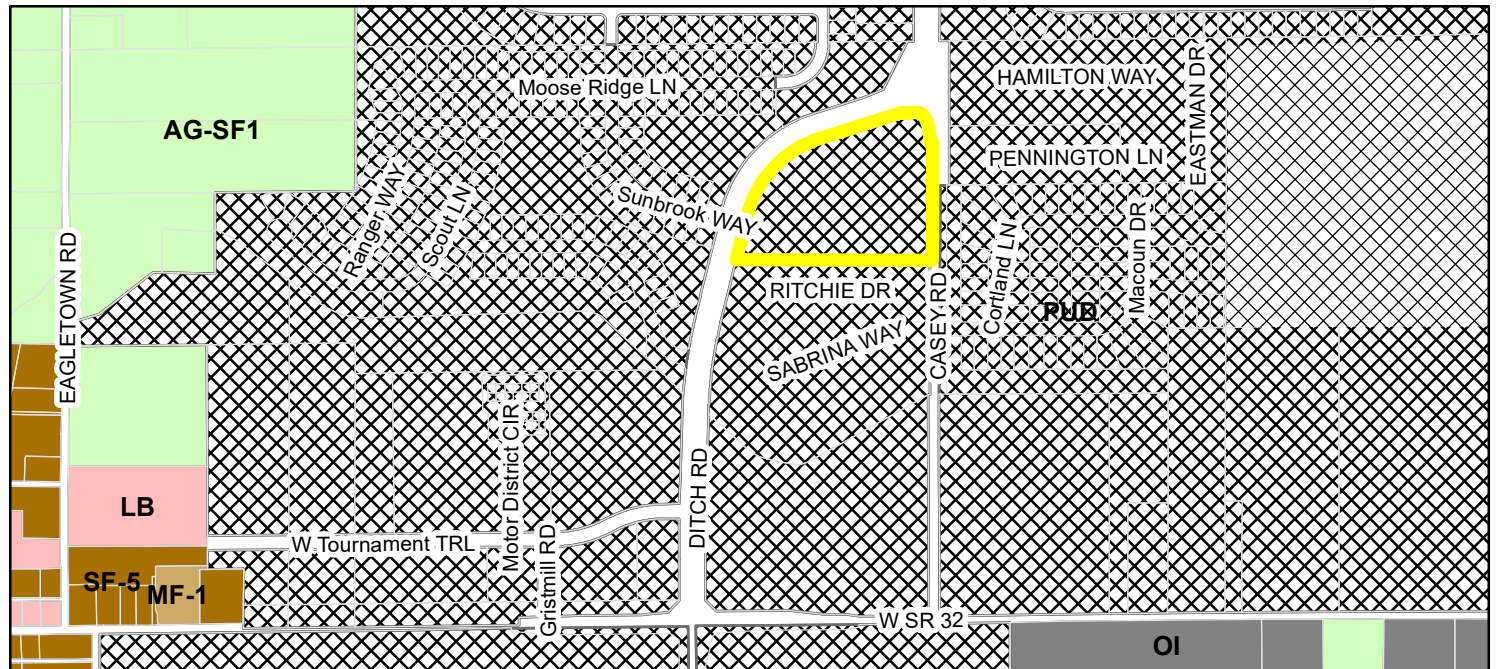
Property Location Map
Casey Corner
2112-ODP-27 & 2112-SPP-26



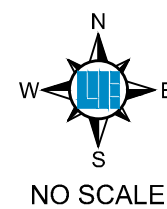
Aerial Location Map



Zoning Map



- | | | |
|------------------|--|--------------------------------|
| Project Location | Zoning | OI (Open Industrial) |
| Parcel | AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| | LB (Local Business) | SF-5 (Single Family - 5) |
| | MF-1 (Multiple Family - 1) | |



PRIMARY PLAT FOR
CASEY CORNER
17908 CASEY ROAD
WESTFIELD, IN 46074

SITE DATA

EXISTING ZONING: CASEY CORNER PUD

DEVELOPMENT STANDARDS:	
NUMBER OF LOTS	80
MINIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE ON ROADS	N/A
MINIMUM SETBACK LINES:	
FRONT YARD	20'
SIDE YARD	N/A
REAR YARD	N/A
MINIMUM LOT WIDTH	N/A

ADJACENT ZONING:	North:	PUD
	South:	PUD
	East:	PUD
	West:	PUD
PROPOSED:	Project Area:	10.99 Acres +/-
	Number of Proposed Lots:	80
	Proposed Density:	7.28 Units /Acre
	Common Areas:	
	Common Area A:	137,449 sf
	Total Common Area:	137,449 sf (3.155 Ac)

OPEN SPACE CALCULATIONS:

Overall Site =	10.99 Ac.
Total Open Space Provided =	6.29 Ac.
Total Percentage Provided =	57.2 %

SHEET INDEX

SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100	INFRASTRUCTURE EXHIBIT
P101-102	OVERALL DEVELOPMENT PLAN
P103-104	PRIMARY PLAT
L100	LANDSCAPE PLAN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #K2013031580), ALONG THE EAST LINE OF SAID EAGLE PARKWAY 100 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 88 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY, (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY); THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 112.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 517.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 28 MINUTES 23 SECONDS WEST 505.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 88 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG SAID CURVE AN ARC DISTANCE OF 224.25 FEET TO A POINT WHICH BEARS SOUTH 88 DEGREES 41 MINUTES 57 SECONDS WEST 224.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 68.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 88 DEGREES 41 MINUTES 57 SECONDS WEST 27.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 88 DEGREES 16 MINUTES 35 SECONDS EAST 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 88 DEGREES 16 MINUTES 35 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.9833 ACRES, MORE OR LESS.

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: KEVIN TODD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: DR. CHARLES HARRIS
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JEREMY LOLLAR
2706 EAST 171ST STREET
WESTFIELD, IN 46074
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MARATHON PIPELINE COMPANY, LLC
ATTENTION: AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-291-9460

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ATTENTION: MARCUS REED
17535 DARTOWN ROAD
WESTFIELD IN 46074
317-896-2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: KENTON WARD
1 HAMILTON COUNTY SQUARE, STE. 188
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317-776-9626

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTHPARK DRIVE
WESTFIELD, IN 46074
317-896-6711

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-465-1046

CITIZENS WATER AND WASTEWATER
OF WESTFIELD, LLC
ATTENTION: BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-850-9055

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
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INDIANAPOLIS, IN 46202-1162
317-696-4041

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317-252-4007

PLANS PREPARED FOR
PLATINUM PROPERTIES MANAGEMENT CO., LLC.
 9757 WESTPOINT DRIVE, SUITE 600
 INDIANAPOLIS, INDIANA 46256
 TELEPHONE: (317) 863-2057
 CONTACT PERSON: TIMOTHY J. WALTER, P.E.
 EMAIL: twalter@platinum-properties.com

PLANS PREPARED BY

WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ellisr@weihe.net

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

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

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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND RW FROM 11' TO 58'	10-26-2021	JRV	VC1010333
MISSING REVISIONS PER CLIENT	11-05-2021	JRV	OWG NAME
LANDSCAPE PLAN ADDED	11-11-2021	JRV	DESIGNED BY:
			JRV
			DRAWN BY:
			JRV
			CHECKED BY:
			RMS
			DATE:

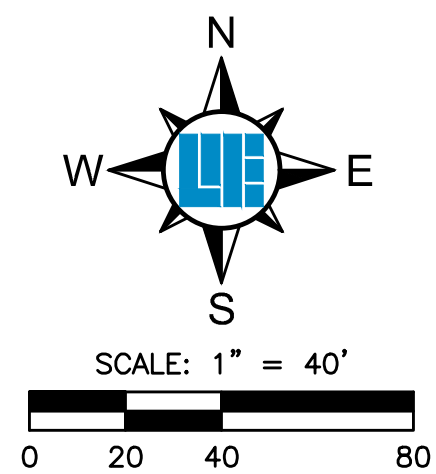
CASEY CORNER
17908 CASEY ROAD WESTFIELD

COVER SHEET

SHEET NO.
P001
PROJECT NO.
W210333

LOCATION: 10505 N. College Avenue
Indianapolis, Indiana 46280
DATE: November 11, 2021 - 2:45pm
PLOT: 10505 N. College Avenue

SITE PLAN

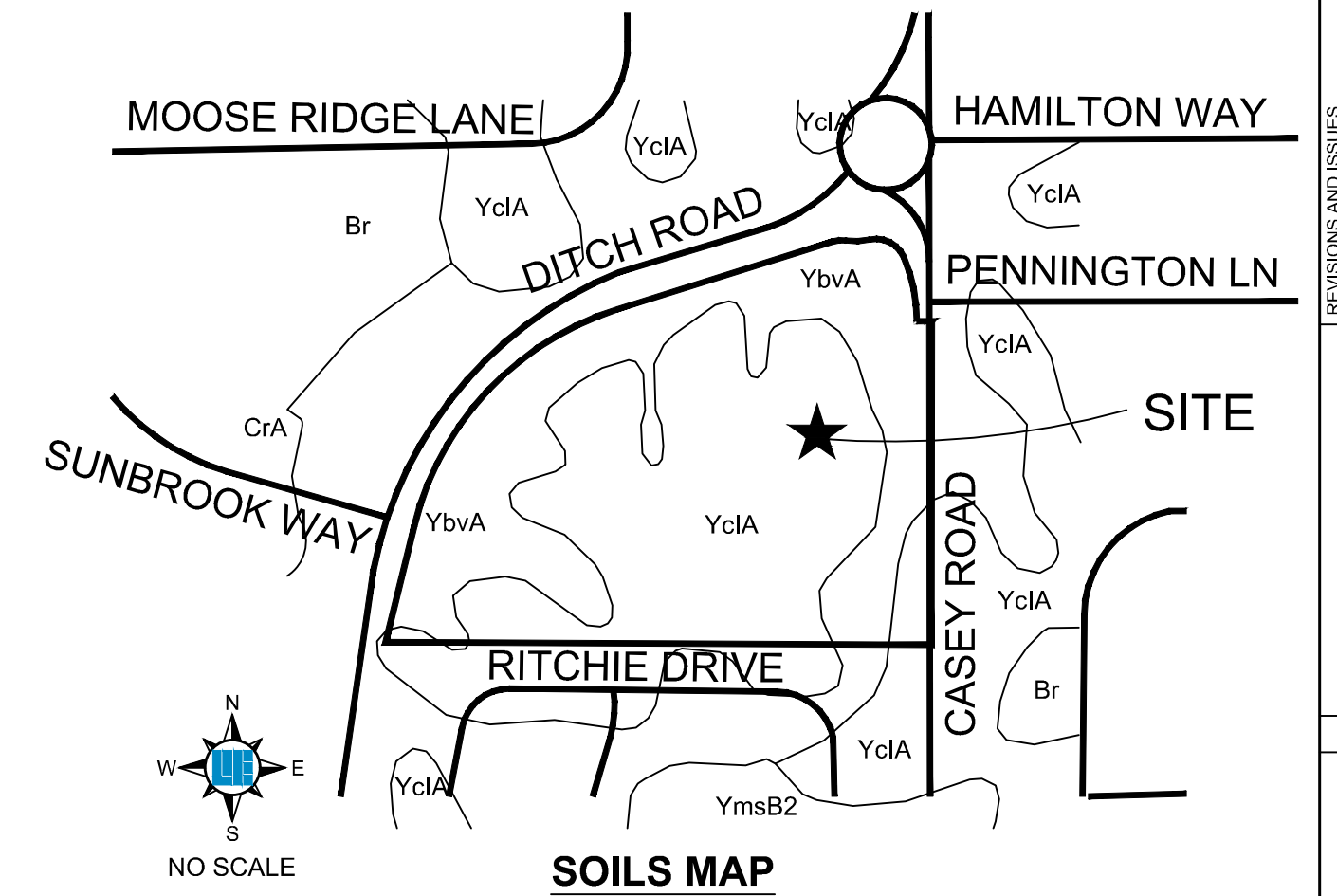
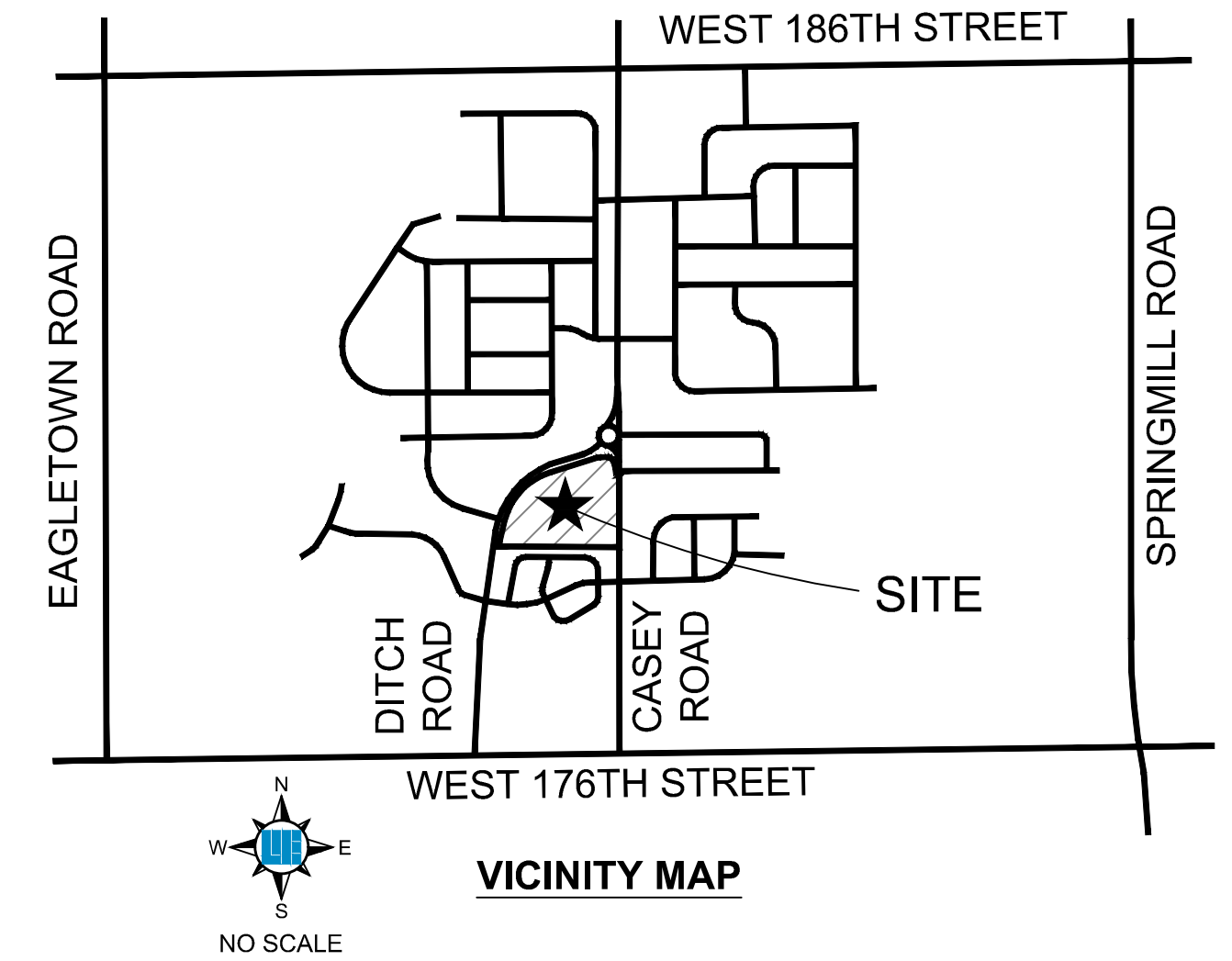


LEGEND

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- STORM BEEHIVE INLET
- ⊞ STORM CURB INLET
- ▣ CONCRETE END SECTION

CASEY CORNER INFRASTRUCTURE EXHIBIT

WASHINGTON TOWNSHIP
WESTFIELD, INDIANA



SOIL SERIES	DESCRIPTION
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes

PLANS PREPARED FOR
PLATINUM PROPERTIES MANAGEMENT CO., LLC.
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
TELEPHONE: (317) 863-2057
CONTACT PERSON: TIMOTHY J. WALTER, P.E.
EMAIL: twalter@platinum-properties.com



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TELEPHONE: (317) 846-6611
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EMAIL: ellisr@weihe.net

**WEIHE
ENGINEERS**
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

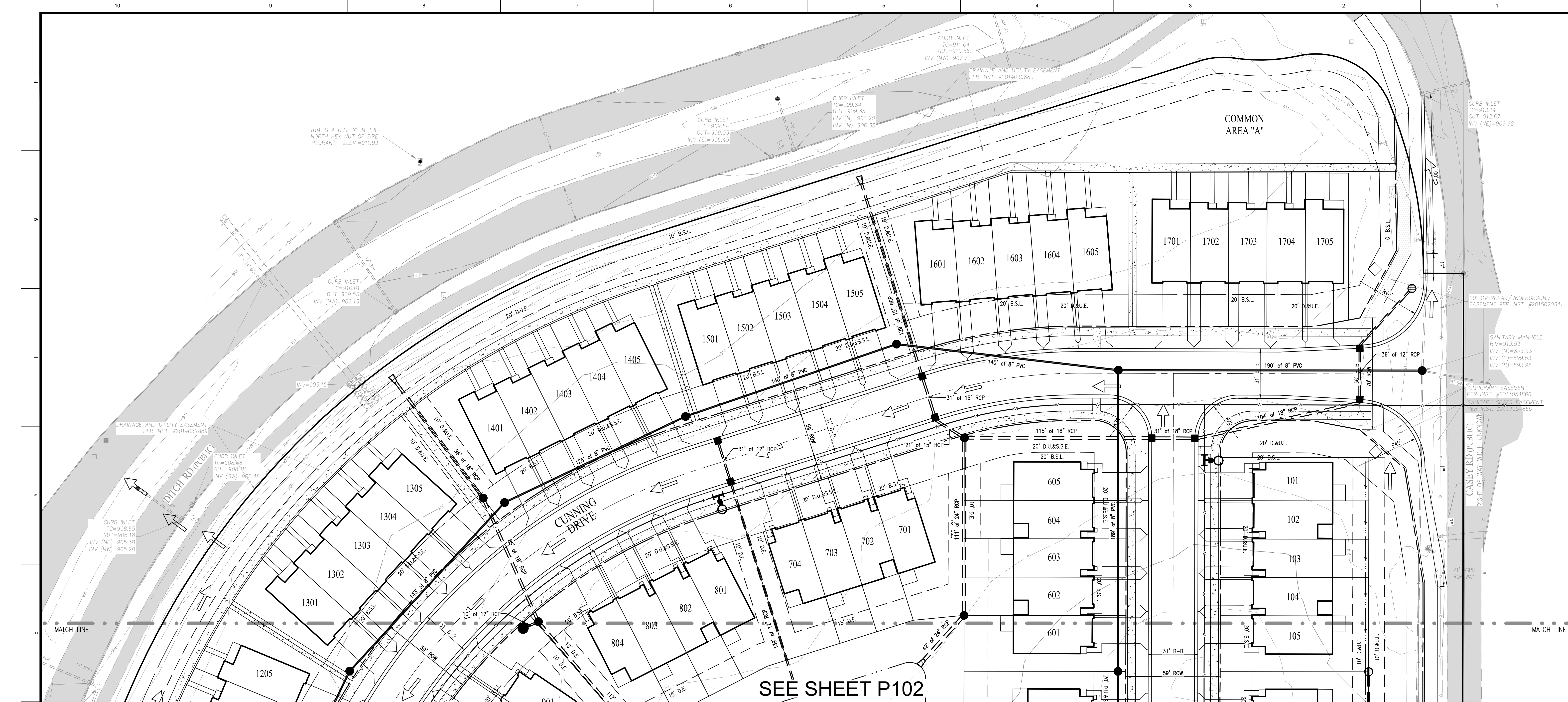
DATE	BY	PROJECT NO.
10/30/2021	JRV	W210333
11/05/2021	JRV	DWG NAME
11/15/2021	JRV	DESIGNER
11/15/2021	JRV	DRAWN BY
11/15/2021	JRV	CHECKED BY
11/15/2021	JRV	RMS
11/15/2021	JRV	DATE

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
INFRASTRUCTURE EXHIBIT

SHEET NO.
P100
PROJECT NO.
W210333

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: 15005 N. College Avenue
Indianapolis, Indiana 46280
DATE: November 11, 2021
DRAWN BY: JRV
CHECKED BY: RMS
DATE: 10/20/2021
PROJECT NO.: W210333
DWG NAME: P101
DESIGN: JRV
DRAWN BY: JRV
CHECKED BY: RMS
DATE: 10/20/2021
REVISIONS AND ISSUES
REVISED LAYOUT TO EXPAND ROW FROM ST TO SR
MISSING REVISIONS PER CLIENT
LANDSCAPE PLAN ADDED



GENERAL NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0128G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 51' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

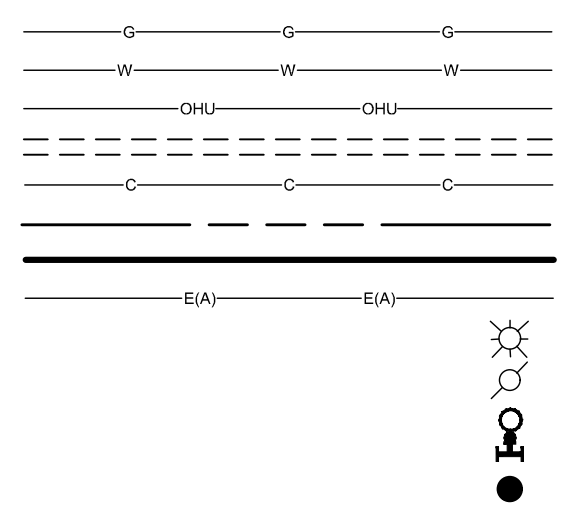
PROJECT BM

LEE12 AZ1
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZ1", SET IN THE TOP OF A CONCRETE POST.
ELEV. 915.74 (NAVD 88)

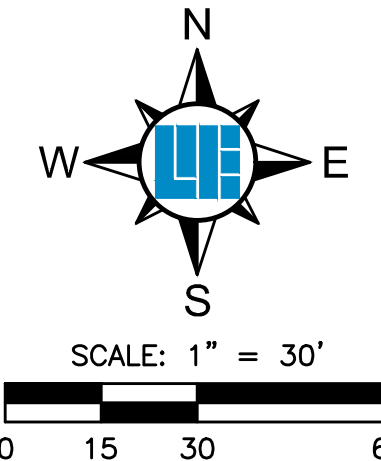
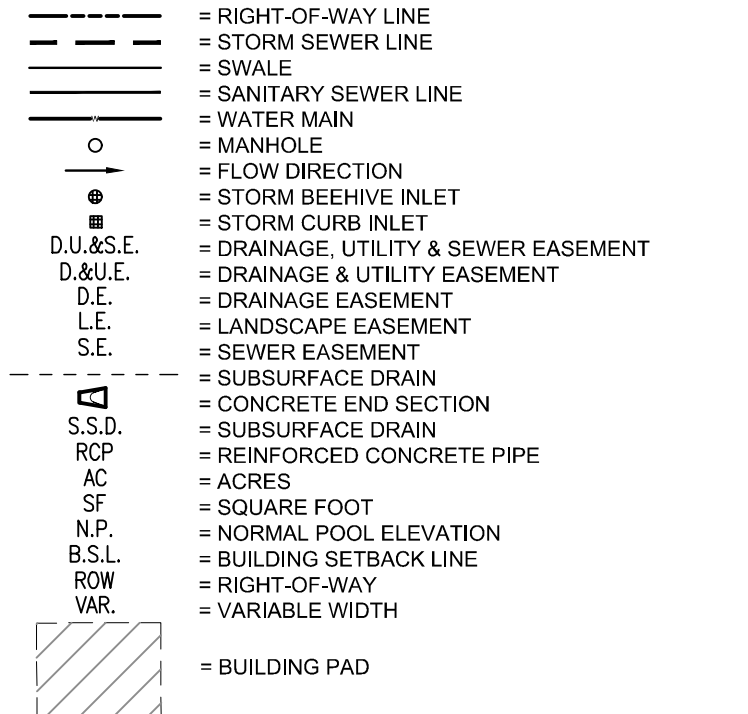
SITE TBM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV. 911.93 (NAVD 88)

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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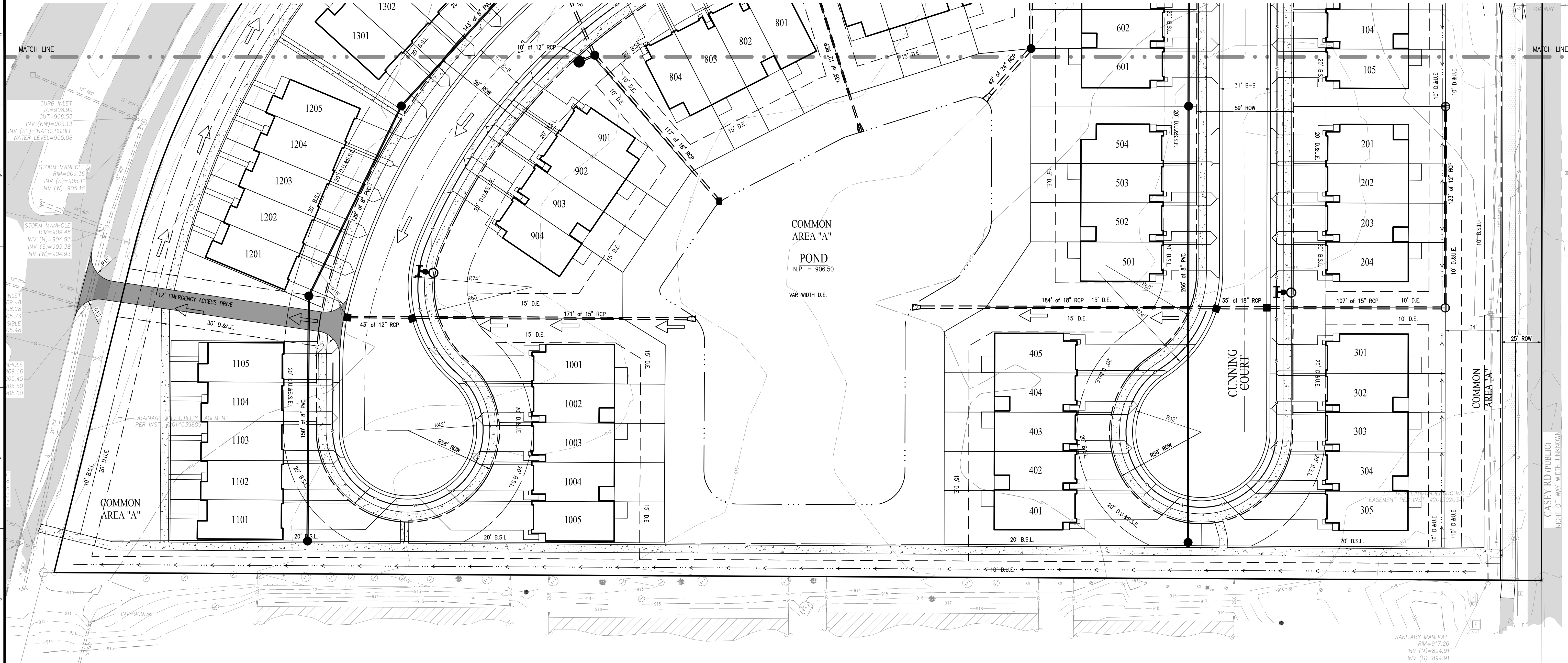
PROJECT NO.: W210333
DWG NAME: P101
DESIGN: JRV
DRAWN BY: JRV
CHECKED BY: RMS
DATE: 10/20/2021

REVISIONS AND ISSUES
REVISED LAYOUT TO EXPAND ROW FROM ST TO SR
MISSING REVISIONS PER CLIENT
LANDSCAPE PLAN ADDED

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
OVERALL DEVELOPMENT PLAN
Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P101
PROJECT NO.
W210333

SEE SHEET P101



GENERAL NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0126G AND 18057C0126G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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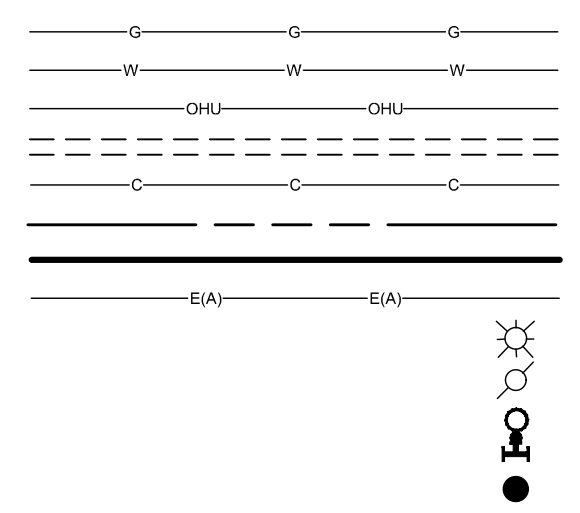
PROJECT BM

LEE12 AZ1
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ELEV: 915.74 (NAVD 88)

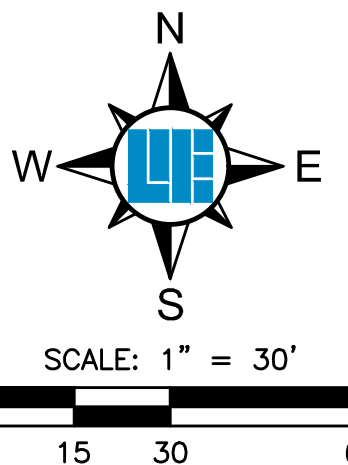
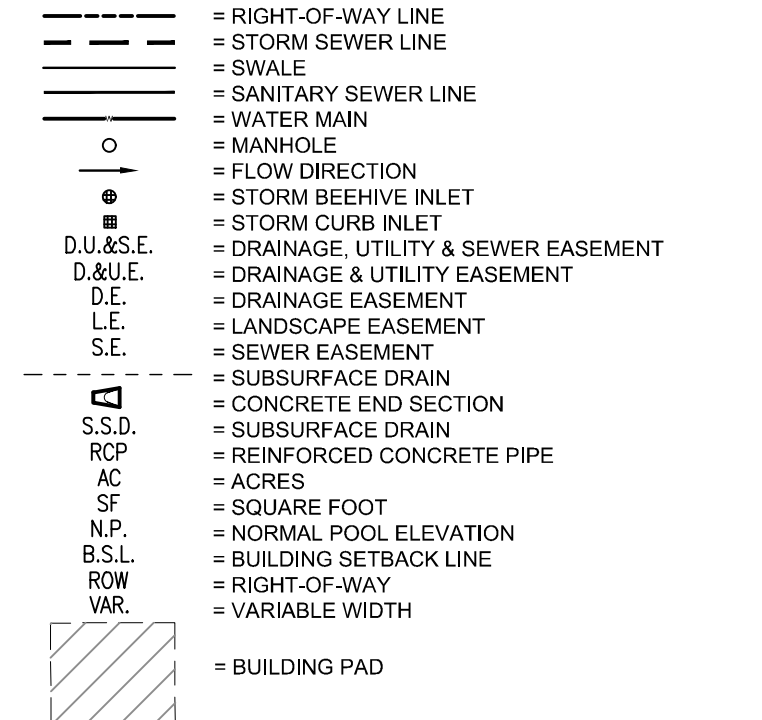
SITE BTM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV: 911.93 (NAVD 88)

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



CASEY CORNER

17908 CASEY ROAD, WESTFIELD, INDIANA 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.

P102

PROJECT NO.

W210333

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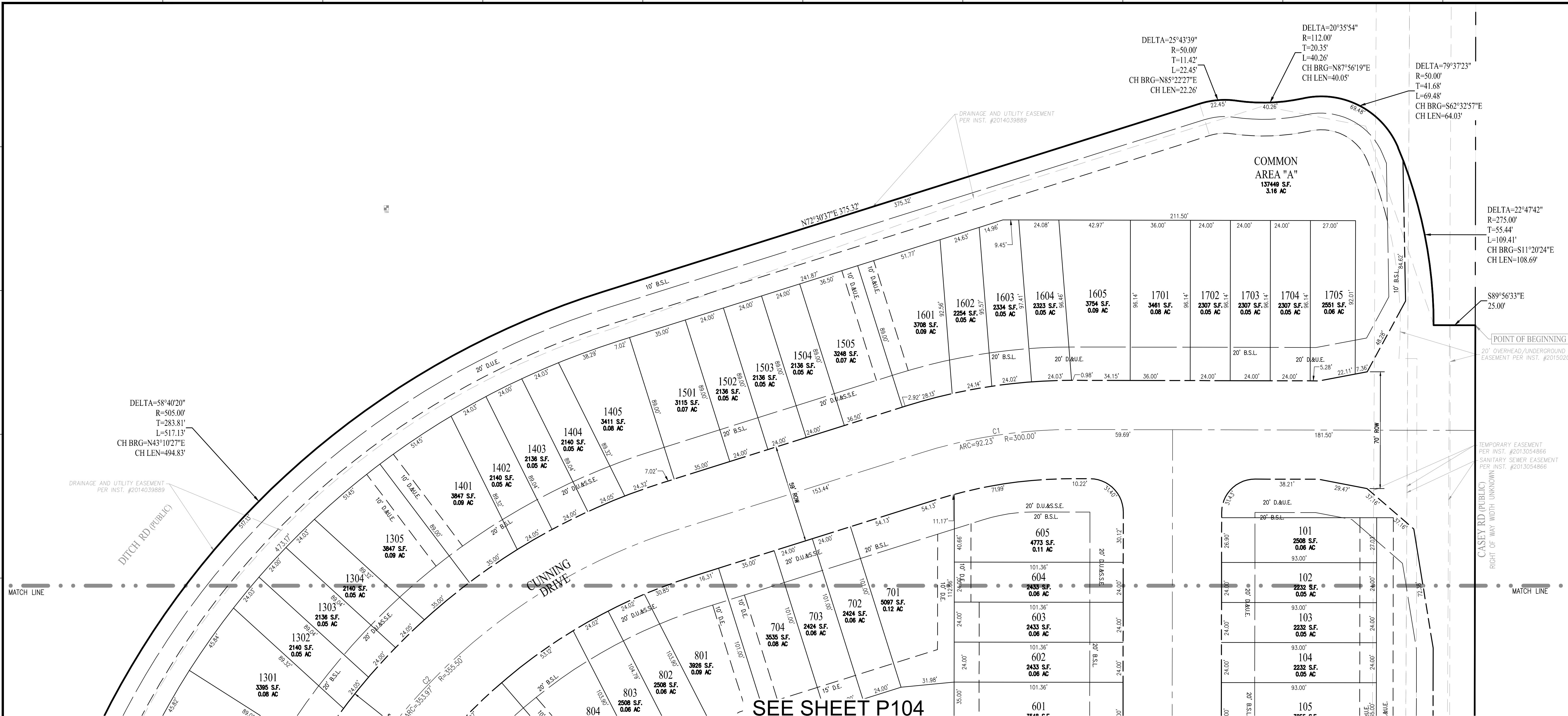
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND R/W FROM ST TO SF	10-30-2021	JRV	W210333
MISSING REVISIONS PER CLIENT	11-05-2021	JRV	DWG NAME
LANDSCAPE PLAN ADDED	11-17-2021	JRV	PH1
			DESIGNED BY
			DRAWN BY
			CHECKED BY
			RMS
			DATE



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PROJECT BM

LEE12 AZ1
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZ1", SET IN THE TOP OF A CONCRETE POST.
ELEV: 915.74 (NAVD 88)

SITE TBM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV: 911.93 (NAVD 88)

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	92.23'	300.00'	17°36'51"	S81°19'03"W	91.87'
C2	353.97'	355.50'	57°02'57"	S43°59'09"W	339.53'
C3	39.69'	150.00'	15°09'37"	S07°52'52"W	39.57'

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

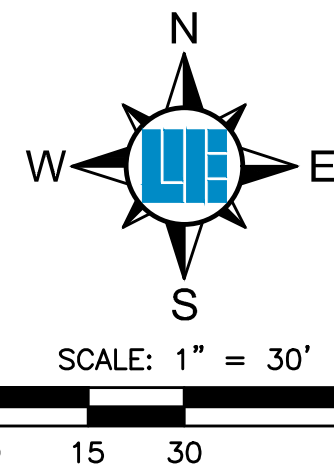
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031598), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 482.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 808.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY; (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 189.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 917.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

LEGEND: EX. CONDITIONS

--- RIGHT OF WAY LINE
--- BOUNDARY LINE

LEGEND: PROPOSED CONDITIONS

--- = RIGHT-OF-WAY LINE
--- = STORM SEWER LINE
--- = SWALE
--- = SANITARY SEWER LINE
D.U.&S.E. = DRAINAGE, UTILITY & SEWER EASEMENT
D.&U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.E. = LANDSCAPE EASEMENT
S.E. = SEWER EASEMENT
AC = ACRES
SF = SQUARE FOOT
B.S.L. = BUILDING SETBACK LINE
ROW = RIGHT-OF-WAY
VAR. = VARIABLE WIDTH



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REVISIONS AND ISSUES

DATE	BY	REVISIONS
10/30/2021	JRV	PROJECT NO.: W210333
11/25/2021	JRV	DWG NAME: P103
11/25/2021	JRV	DESIGNED BY: JRV
	JRV	DRAWN BY: JRV
	JRV	CHECKED BY: JRV
10/20/2021	JRV	DATE: 10/20/2021

CASEY CORNER

17908 CASEY ROAD, WESTFIELD, INDIANA 46074

PRIMARY PLAT

Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.

P103

PROJECT NO.

W210333

IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

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PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

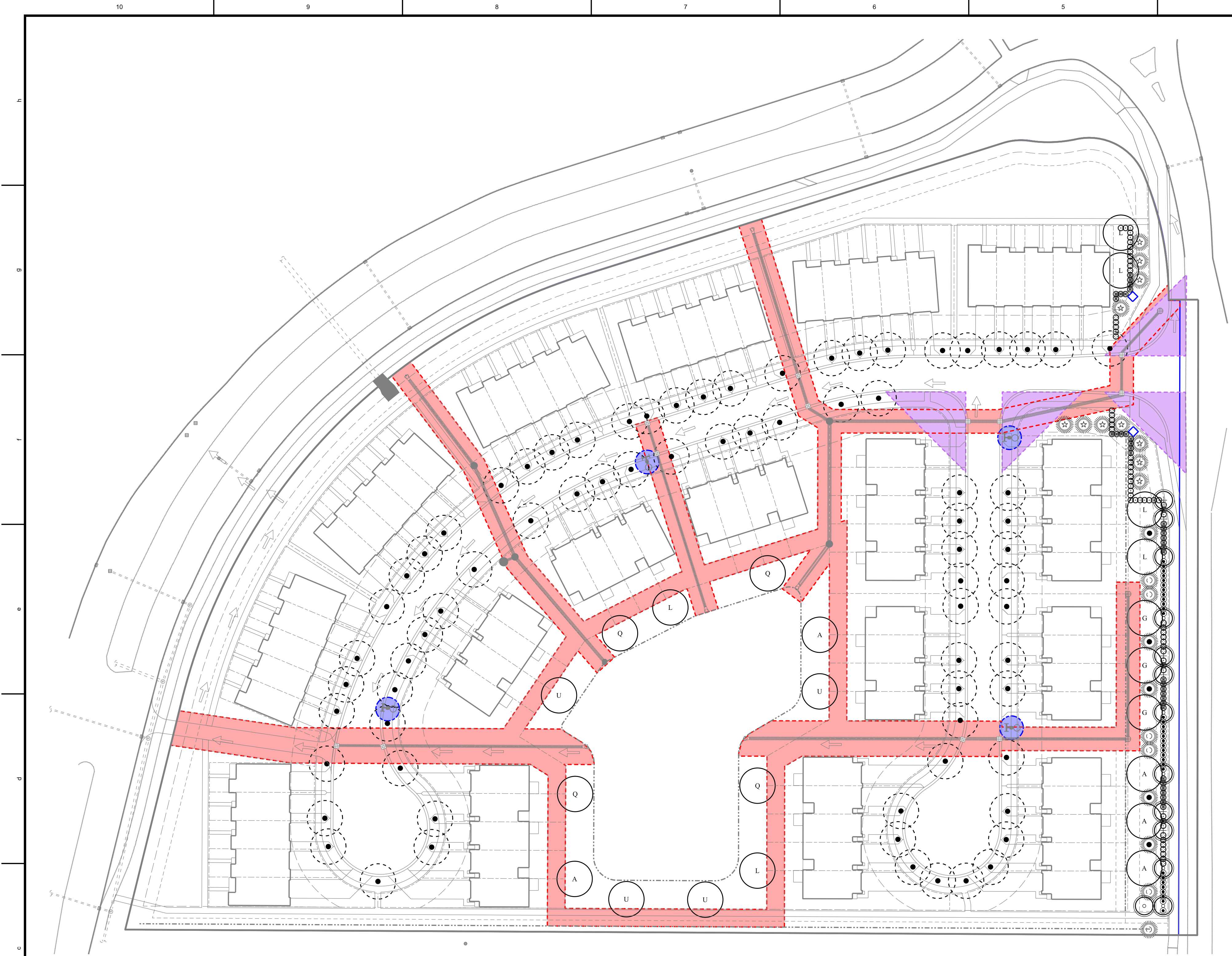
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAN OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013091569), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 34 TO A POINT WHICH BEARS NORTH 89 DEGREES 59 MINUTES 57 SECONDS EAST AN ARC DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY, (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS WEST AN ARC DISTANCE OF 100.00 FEET; THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST AN ARC DISTANCE OF 100.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 224.65 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST AN ARC DISTANCE OF 100.00 FEET; THENCE NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET FROM SAID RADIIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 67 DEGREES 16 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 67 DEGREES 16 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTH 67 DEGREES 16 MINUTES 45 SECONDS WEST 275.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

----	= RIGHT-OF-WAY LINE
----	= STORM SEWER LINE
----	= SWALE
----	= SANITARY SEWER LINE
D.U.&S.E.	= DRAINAGE, UTILITY & SEWER EASEMENT
D.&U.E.	= DRAINAGE & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.E.	= LANDSCAPE EASEMENT
S.E.	= SEWER EASEMENT
AC	= ACRES
SF	= SQUARE FOOT
B.S.L.	= BUILDING SETBACK LINE
ROW	= RIGHT-OF-WAY
VAR.	= VARIABLE WIDTH



SHEET NO.
P104

PROJECT NO.
W210333



- PLANT SCHEDULE:**
- Street Trees (2"):**
- TBD by Builder (see Table 1 below)
- Shade Trees (2"):**
- Acer saccharum 'Legacy' - 5 (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Suncole' - 3 (Sunburst Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' - 6 (Worplesdon Sweetgum)
 - Quercus bicolor - 4 (Swamp White Oak)
 - Ulmus x 'Morton' - 4 (Accolade Elm)
- Ornamental Trees (2"):**
- Amelanchier 'Autumn Brilliance' - 6 (Autumn Brilliance Serviceberry)
 - Cercis canadensis 'Forest Pansy' - 7 (Forest Pansy Redbud)
- Evergreen Trees (6"):**
- Picea abies - 5 (Norway Spruce)
 - Picea glauca var. densata - 11 (Black Hills Spruce)
 - Pinus flexilis 'Vanderwolfs Pyramidal' - 6 (Limber Pine)
- Shrubs (18"):**
- Aronia melanocarpa 'Viking' - 34 (Viking Black Chokeberry)
 - Physocarpus opulifolius 'Seward' - 27 (Summer Wine Ninebark)
 - Viburnum opulus 'Compactum' - 32 (Compact European Cranberrybush)
 - Viburnum p. tom. 'Summer Snowflake' - 29 (Summer Snowflake Viburnum)

- NOTES:**
- Unless otherwise indicated above all material from the Plant Schedule shall be contracted for installation by the Developer.
 - All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 below.
 - The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #3 and #4. Where Street Trees cannot comply with note #3, such trees shall be centered in the space between sidewalk, driveway, and curb provided that the distance between such trees and any pavement shall be a minimum of 2 feet.
 - No trees shall be planted within 4 feet of any pavement.
 - No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
 - No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
 - No plantings shall be located in perimeter street rights-of-way.
 - No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Permanent Storm Easement.
 - Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and vertical structures or other tree trunks.
 - At the time of installation the minimum plant size shall be two (2) inch caliper for Shade/Street Trees, two (2) inch caliper or eight (8) feet tall for clump forms of Ornamental/ Understory Trees, six (6) feet tall for Evergreen Trees, eighteen (18) inches for Shrubs, two (2) gallon containers for medium-large stature Ornamental Grasses, one (1) gallon containers for low stature Ornamental Grasses and Forbs, and two and five eighths (2-5/8) inch pots for Groundcovers.
 - In addition to the plantings shown on this drawing, the Builder shall install a minimum of one Shade Tree in the front yard of any townhome facing Ditch Road (i.e. rear-load units) as well as a minimum of four shrubs in the front yard of all townhome Lots.

- LEGEND**
- Tree-Free Zone (Traffic Safety Clearance)
 - Tree-Free Zone (Storm Pipe or Permanent Storm Esmt.)
 - Tree-Free Zone (Fire Hydrant)
 - Entry Feature

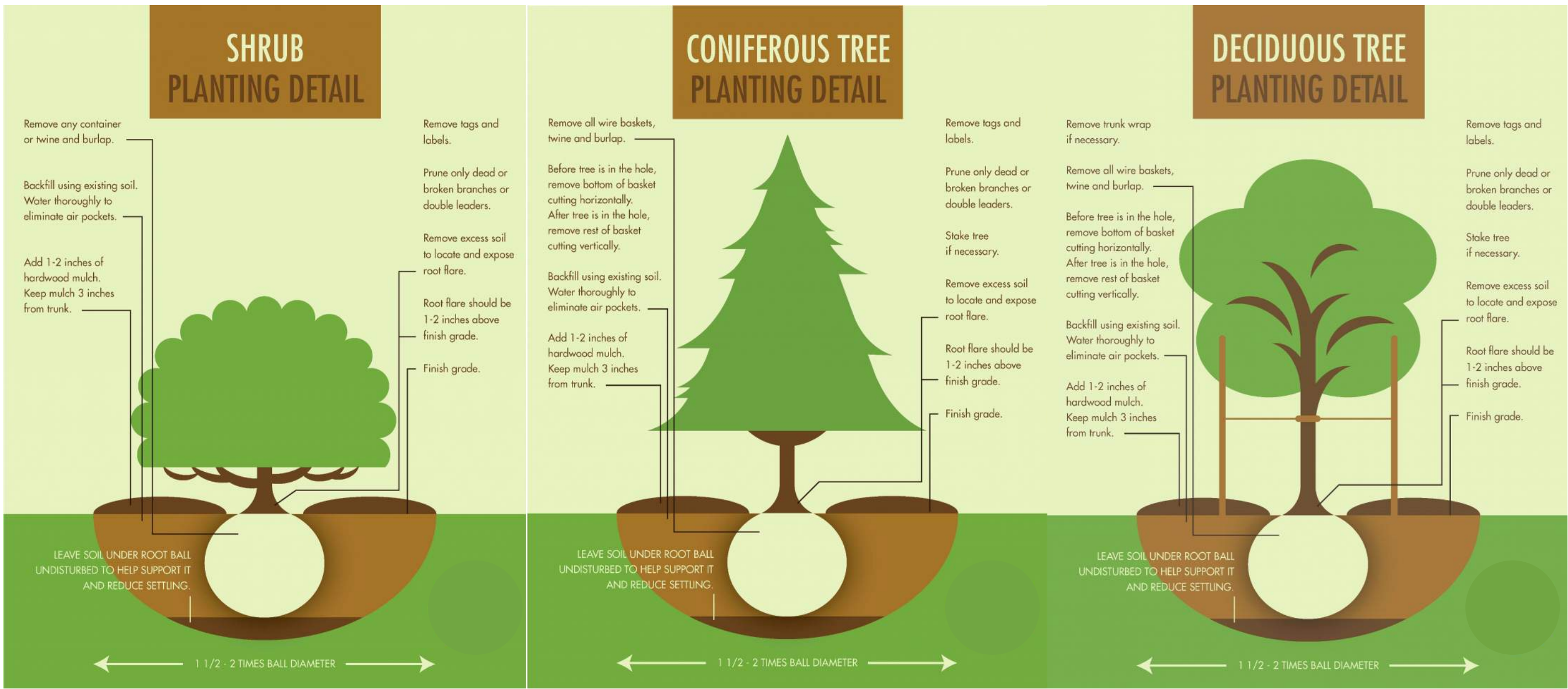
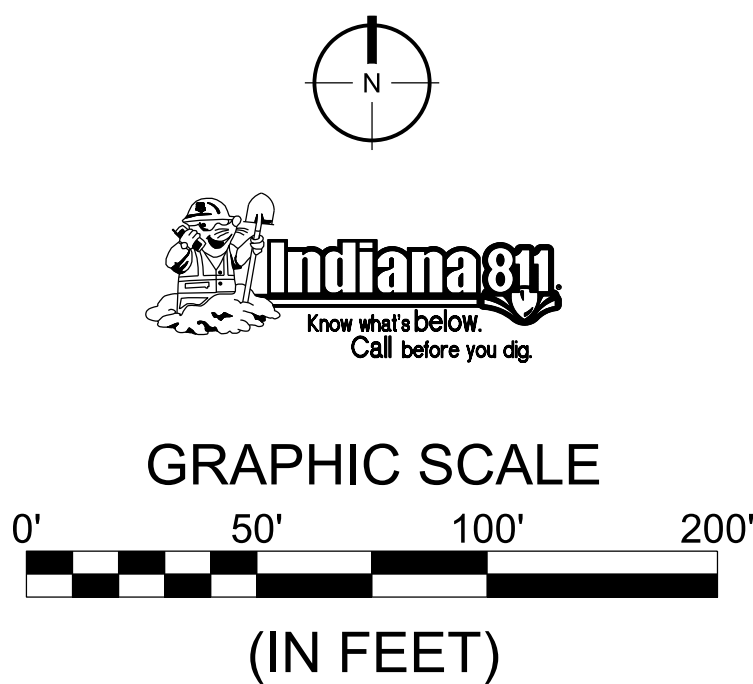
SECTION 02800 – STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the Preferred Shade Tree List may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties must be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Accolade Ginkgo	Gymnocladus dioica (male only) Ulmus 'Morton' Ginkgo biloba (male only)
Hackberry Honeylocust (thornless) Horechestnut, Red Katsurtree	Celtis occidentalis Gleditsia triacanthos var. inermis, seedless cultivars Aesculus x carnea 'Briotii' Cercidiphyllum japonicum
Linden, Silver 'Sterling Silver' Maple, Black Maple, Freeman	Tilia tomentosa 'Sterling Silver' Acer nigrum Acer freemanii
Maple, Red Maple, Sugar Maple, Sycamore	Acer rubrum Acer saccharum Acer pseudoplatanus
Oak, Chinkapin Oak, Northern Red Oak, Shingle	Quercus muehlenbergii Quercus rubra Quercus imbricaria
Oak, Swamp White Oak, White Sweetgum	Quercus bicolor Quercus alba Liquidambar styraciflua
Tulip Zelkova	Liriodendrom tulipifera Zelkova serrata



PROJECT NO.	BY	DATE
W210333		
DWG NAME		
DESIGNED BY		
CHECKED BY		
DATE		11/11/2021

APPROVAL PENDING
NOT FOR CONSTRUCTION

CASEY CORNER - PRIMARY PLAT

17908 CASEY ROAD, WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

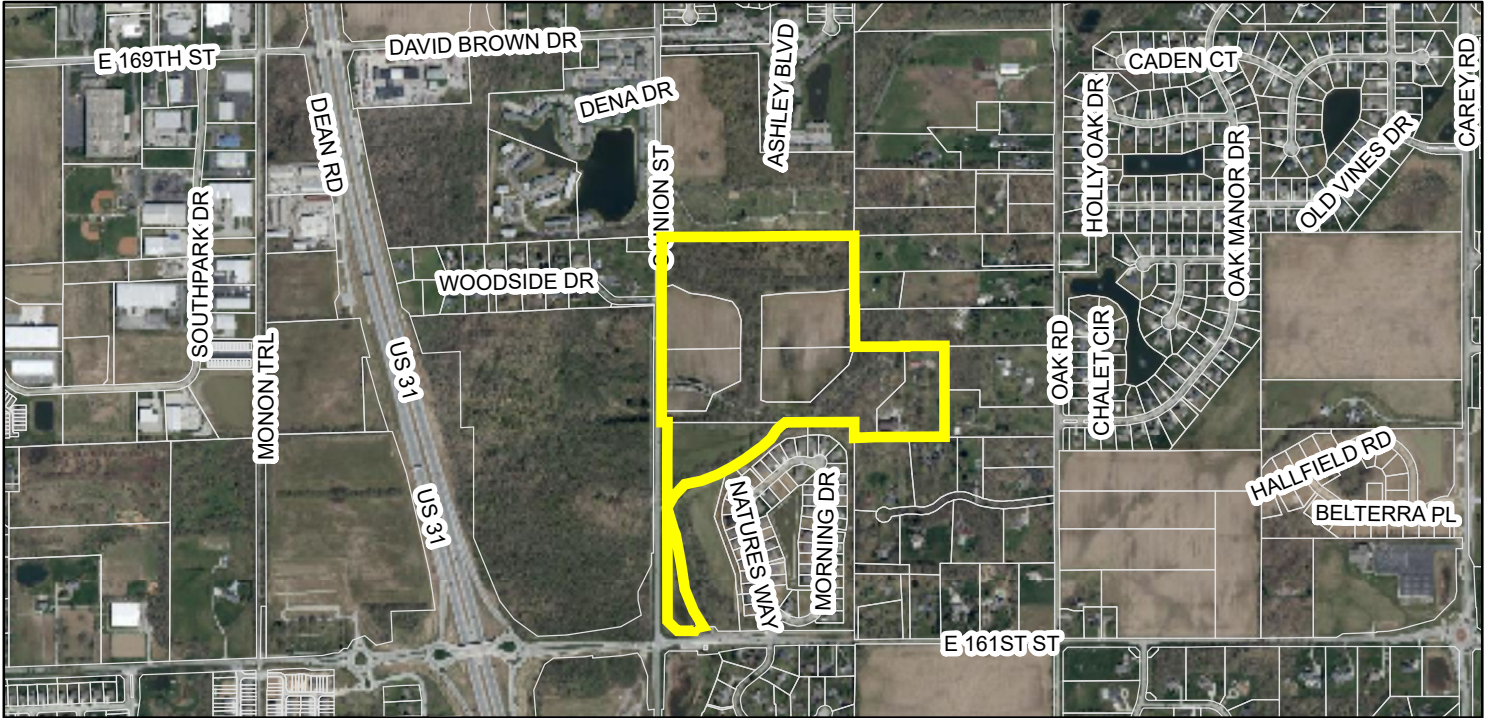
Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana



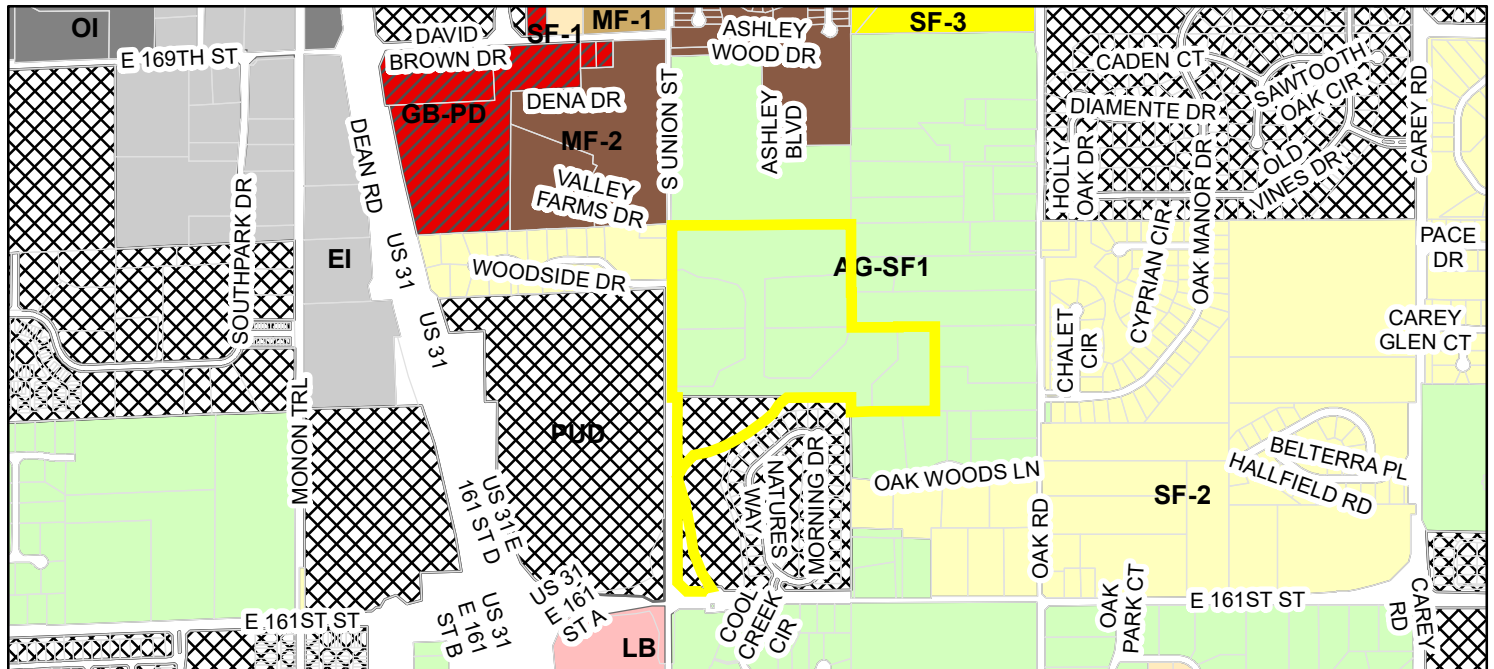
Property Location Map: Springwater PUD
East of S. Union Street and
1/4 mile +/- North of 161st Street
2112-PUD-29



Aerial Location Map



Zoning Map



Parcel	GB-PD (General Business - Planned Development)	PUD (Planned Unit Development)
Zoning	LB (Local Business)	SF-1 (Single Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	MF-1 (Multiple Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	MF-2 (Multiple Family - 2)	SF-3 (Single Family - 3)
OI (Open Industrial)		

ORDINANCE NUMBER 21-55

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 2112-PUD-29**), requesting an amendment to the Unified Development Ordinance 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 **Petition No. 2112-PUD-29** 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 _____, 2021;

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

- 3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Townhouses Subdistrict", "Single Family Subdistrict", and "Private Residence & Store Subdistrict" (individually or collectively, the "Subdistrict" or "Subdistricts").
- 3.2 Development of each Subdistrict shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Subdistricts shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Subdistricts shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of the Townhomes shall be SFA: Single-family Attached District, the Single Family shall be SF4: Single-family High Density District, and the Private Residence & Store shall be AG-SF1: Agricultural / Single-Family Rural District.

Section 5. **Permitted Uses.**

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following uses shall be permitted in the Townhouses Subdistrict:
 - A. Dwelling, Townhouse
 - B. Development Amenities
- 5.3 The following uses shall be permitted in the Single Family Subdistrict:
 - A. Dwelling, Single Family

B. Development Amenities

5.4 The following uses shall be permitted in the Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Low traffic antique shop in existing structures

5.5 Maximum Dwellings. The total number of Dwellings permitted in the Townhouses and Single Family Subdistricts shall not exceed one-hundred and twenty (120).

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

6.1 Article 4.2(D) Minimum Lot Frontage – Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared ingress/egress easement).

6.2 Articles 4.2(E2) Side and Rear Yard – Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict.

6.3 Article 4.7 shall apply except as modified below:

Single Family Subdistrict (Single-Family High Density)		
Standard	Single Family - Alley	Single Family - Front
Minimum Lot Area (4.7B)	4,800 SF	6,800 SF
Minimum Lot Width (4.7E)	45'	60'
Minimum Lot Frontage (4.7C)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks		
Front Yard (4.7D1)	10'	10'
Side Yard (4.7D2)	5'	5'
Rear Yard (4.7D3)	20'	30'
Maximum Building Height (4.7F)	35'	35'
Minimum Living Area (4.7G)	1,600 SF	1,600 SF

6.4 Article 4.9 shall apply except as modified below:

Standard	Townhouses Subdistrict
Maximum Density (4.9E)	Shall Not Apply

Maximum Project Size Within District (4.9G)	Shall Not Apply
Minimum Building Setbacks	
Front Yard (4.9H1)	Shall Not Apply
Front Setback Stagger (4.9.H.2)	Shall Not Apply
Minimum Distance Between Structures (4.9I)	15'
Project Perimeter Setback (4.9J)	Shall Not Apply
Maximum Building Height	40'
Minimum Living Area	1,600 SF

Section 7. **Overlay Districts.** Article 5.2: US Highway 31 Overlay District, shall not apply to the development of the District.

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District except as otherwise modified below.

8.1 Article 6.1 Accessory Use and Building Standards: Shall not apply to existing structures in the Private Residence & Store Subdistrict

8.2 Article 6.3 Architectural Standards: Shall apply; except as modified below:

- A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. 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.
 - 1. Multi-Family Districts (Article 6.3E): Shall Not Apply, instead Article 6.3(C) shall apply to both the Single Family Subdistrict and the Townhouses Subdistrict.
 - 2. All building types (both attached and single family) will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the first floor.
 - 3. The primary siding type (for both attached and single family) will be fiber-cement products. This material can be applied as horizontal lap siding (either textured or non-textured), vertical siding, modern panels, board and batten, or

other appropriate application. This siding will typically have trim at corners and around doors/windows, but more modern and minimalist clean lines will be utilized in custom designs. While used sparingly, accent materials will be used such as cedar or other stained or painted natural wood product. Some custom designs might have metal brackets or awnings as would be appropriate for the style.

4. The primary roof type (for both attached and single family) will be built with dimensional architectural asphalt shingles. Full metal roofs will be allowed but not common. Metal accent roofs may be used in some sections of a design. These smaller sections might be coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

- B. Streetscape Diversity (Article 6.3(C)(2)): Shall Not Apply for the Single Family Subdistrict.
- C. Building Material (Article 6.3(C)(3)): Shall apply, however, vinyl and aluminum siding shall not be permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components.
- D. Garages: All Dwelling Units shall have a minimum two car garage; detached two car garage shall be allowed only for single family homes with rear loaded garages accessed by an alley.
- E. Article 6.3 shall not apply to the existing structures in the Private Residence and Store Subdistrict.

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

- A. Street Trees (Article 6.8 (J)): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following:
 1. Street tree spacing may be increased to a maximum of 200' along streets with Single Family - Alley frontage: and
 2. Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.
 3. Article 6.8(J)(3): (Street Tree spacing) shall not apply.
- B. Foundation Plantings (Article 6.8 (L)(1)): Shall not apply.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

- D. Buffer Yard Requirements (Article) 6.8 (N): Shall not apply except as noted below. There is no Buffer Yard required around the Private Residence & Store Subdistrict since it is proposed to have an AG-SF1 underlying zoning district. There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. A minimum 30' Tree Preservation Easement shall be provided in lieu of a Buffer Yard between the adjacent lots zoned AG-SF1 to the east and the Single Family Subdistrict. There shall be a Buffer B Buffer Yard along the north and east property lines except at the Private Residence & Store Subdistrict. However, a minimum 30' Tree Preservation Easement may be provided in lieu of a Buffer Yard along the north and east property lines.
- E. The Open Space Amenity and Preservation Exhibit, attached hereto as **Exhibit D** is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as "Mature Woods to Remain" in **Exhibit D** in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance.

- 8.4 One (1) sign in accordance with 6.17(H) Individual Nonresidential Signs may be installed within the District for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of-way). This sign shall not count against the requirements permitted by the overall District. Existing sign may remain until new sign is installed.
- 8.5 Vision Clearance (Article 6.19 (A)(1)): Thirty-Five (35) feet from intersections of Collectors, Private, or Local Streets. Section 6.19(A)(3) shall apply to all intersections internal to the site.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below:

- 10.1 Article 8.6 Open Space and Amenity Standards: Shall not apply. However, Open Space and Amenity Standards shall substantially comply with **Exhibit D**.
- 10.2 Article 8.7C2 – Sidewalks shall be required on both sides of the internal streets and internal Private Streets in all development except the following:
1. Sidewalks are not required on private streets on rear of townhomes;
 2. Sidewalk shall not be required along the road frontage of the cemetery.
- 10.3 Article 8.7D – The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by 8.7D1 except where installed in this

corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.

- 10.4 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.
- 10.5 Article 8.3(H)(1) Prohibited Activities: Neighborhood Amenities as shown in Exhibit D are permitting activities within the Tree Preservation Easement. Mowing and Seeding are permitting within the vicinity of the Amenities shown. Activities permitted by any legal drain easement are permitted within the Tree Preservation Easement. Fences shall be permitting within the Tree Preservation Easement at the east side of the property within ten (1) feet of the District property line.

Section 11. **Termination of Existing Variances.** All variances under Application Number V-83-V-1 dated 11/02/1982 shall be terminated upon the effective recording date of the secondary plat.

Section 12. **Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 13. **Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Neil Goradia

I hereby certify that **ORDINANCE 21-55** was delivered to the Mayor of Westfield on the _____ day

of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-55** I hereby VETO **ORDINANCE 21-55**

This _____ day of _____, 2021 This _____ day of _____, 2021

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Neil Goradia
Apollo Developers LLC
12941 Coyote Run
Fishers, IN 46038

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Open Space Amenity and Preservation Exhibit

EXHIBIT A

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, described as follows:

Begin at the Northwest corner of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, thence East in and along the North line of said Northwest Quarter, 78 poles (1287.0 feet) to a stone, thence South parallel with the West line of said Quarter, 44 poles (726.0 feet) to a point, thence West parallel with the North line of said Quarter, 1287.0 feet to the intersection with the West line of said Quarter, thence North in and along the said West line, 44 poles (726.0 feet) the place of beginning.

AND

Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows, to-wit:

Beginning at the point of the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest corner of said Northwest Quarter Section, containing 22 acres, more or less.

AND

A part of Block "A" in Lantern Park, Section 1, being part of the west half of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana with the plat of said Lantern Park, Section 1 being recorded as Instrument Number 2016031196, described as follows:

Commencing at the southeast corner of said Block "A"; thence along the southerly line of said Block "A" and the northerly right-of-way line of 161st Street the following three (3) courses: 1) South 89 degrees 45 minutes 18 seconds West (bearings based upon the recorded plat of Lantern Park) 141.02 feet; 2) North 32 degrees 15 minutes 1 second West 35.38 feet; 3) South 89 degrees 45 minutes 18 seconds West 75.37 feet, more or less, to the centerline of Cool Creek and the point of beginning of this description: thence continuing along said northerly right-of-way line, South 89 degrees 45 minutes 18 seconds West 49.63 feet to the northeast corner of that 0.159 acre parcel described in the Warranty Deed recorded as Instrument Number 2020069894; thence along the northern boundary of said 0.159 acre parcel the following two (2) courses: 1) North 85 degrees 01 minute 12 seconds West 141.65 feet; 2) North 31 degrees 5 minutes 51 seconds West 95.07 feet to the east right-of-way line of Union Street; thence North 0 degrees 6 minutes 33 seconds East 654.08 feet along east right-of-way line, more or less, to the center of Cool Creek; thence along the centerline of Cool Creek the following nine (9) courses: 1) South 20 degrees 41 minutes 50 seconds East 35.51 feet; 2) South 27 degrees 38 minutes 4 seconds East 34.20 feet; 3) South 24 degrees 4 minutes 36 seconds East 59.13 feet; 4) South 11 degrees 49 minutes 19 seconds East 149.34 feet; 5) South 7 degrees 35 minutes 20 seconds East 138.63 feet; 6) South 12 degrees 32 minutes 35 seconds East 129.48 feet; 7) South 26 degrees 4 minutes 44 seconds East 91.32

feet; 8) South 17 degrees 13 minutes 56 seconds East 105.38 feet; 9) South 45 degrees 11 minutes 55 seconds East 53.10 feet to the point of beginning and containing 1.755 acres, more or less.

AND

A part of Block "A" in Lantern Park, Section 1, being part of the west half of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana with the plat of said Lantern Park, Section 1 being recorded as Instrument Number 2016031196, described as follows:

Beginning at the northwest corner of said Block "A"; thence along the north and easterly boundaries of said Block "A" the following four (4) courses: 1) South 89 degrees 59 minutes 3 seconds East (bearings based upon the recorded plat of Lantern Park) 784.51 feet; 2) South 45 degrees 39 minutes 0 seconds West 267.30 feet; 3) South 57 degrees 3 minutes 52 seconds West 120.36 feet; 4) South 61 degrees 45 minutes 5 seconds West 120.98 feet; thence, more or less, along the centerline of Cool Creek the following five (5) courses: 1) South 53 degrees 18 minutes 58 seconds West 64.26 feet; 2) South 72 degrees 2 minutes 13 seconds West 117.78 feet; 3) South 78 degrees 9 minutes 58 seconds West 128.77 feet; 4) South 51 degrees 46 minutes 24 seconds West 61.68 feet; 5) thence South 21 degrees 29 minutes 51 seconds West 99.80 feet; thence North 89 degrees 53 minutes 27 seconds West 12.18 feet to the east right-of-way of Union Street; thence North 0 degrees 6 minutes 33 seconds East 541.89 feet along said east right-of-way to the point of beginning and containing 5.128 acres, more or less.



SPRINGWATER

City of Westfield
November 2021

OLD TOWN
DESIGN GROUP

TOWNHOMES

SINGLE FAMILY -
ALLEY LOAD

SINGLE FAMILY -
FRONT LOAD

TRANSITIONAL ARCHITECTURE

BUILDER OLD TOWN DESIGN GROUP

TRANSITIONAL ARCHITECTURE

FAMILIAR FORMS WITH MODERN FEATURES

Curated semi-custom designed exteriors created exclusively for Springwater will merge transitional and modern styles to create variety that is complimentary. High quality materials to be used across all architectural styles inclusive of:

- Fiber cement board (like Hardie products)
- Dimensional Architectural Asphalt Shingles
- Metal Roofing Accents
- Wood Clad & Fiberglass Windows
- Brick or Stone Masonry Foundation Skirts



TRANSITIONAL ARCHITECTURE

INSPIRATION: TOWNHOMES

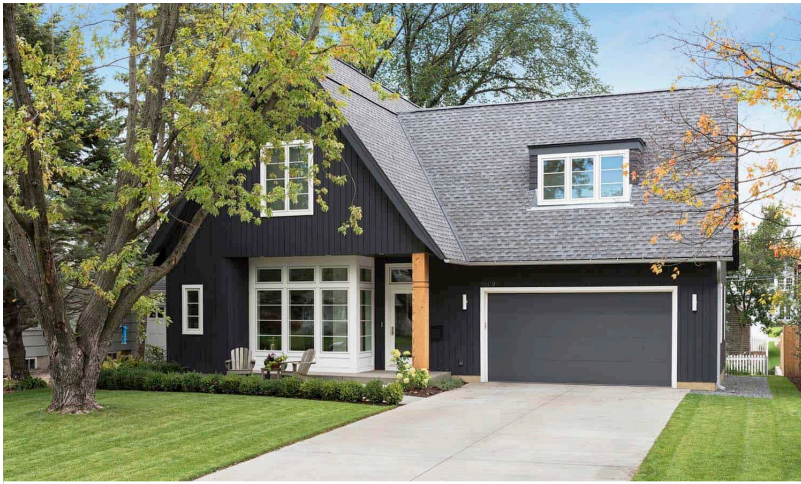




TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, ALLEY LOAD





TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, FRONT LOAD

SPRINGWATER

OLD TOWN
DESIGN GROUP

50' LANDSCAPED BUFFER WITH 6' BERM

PLAYGROUND

GAZEBO

COMMUNITY FIRE PIT

MEDIAN AT ENTRANCE

NATURALIZED POND

PRESERVE EXISTING STREAM AND
WOODED RIPARIAN CORRIDOR

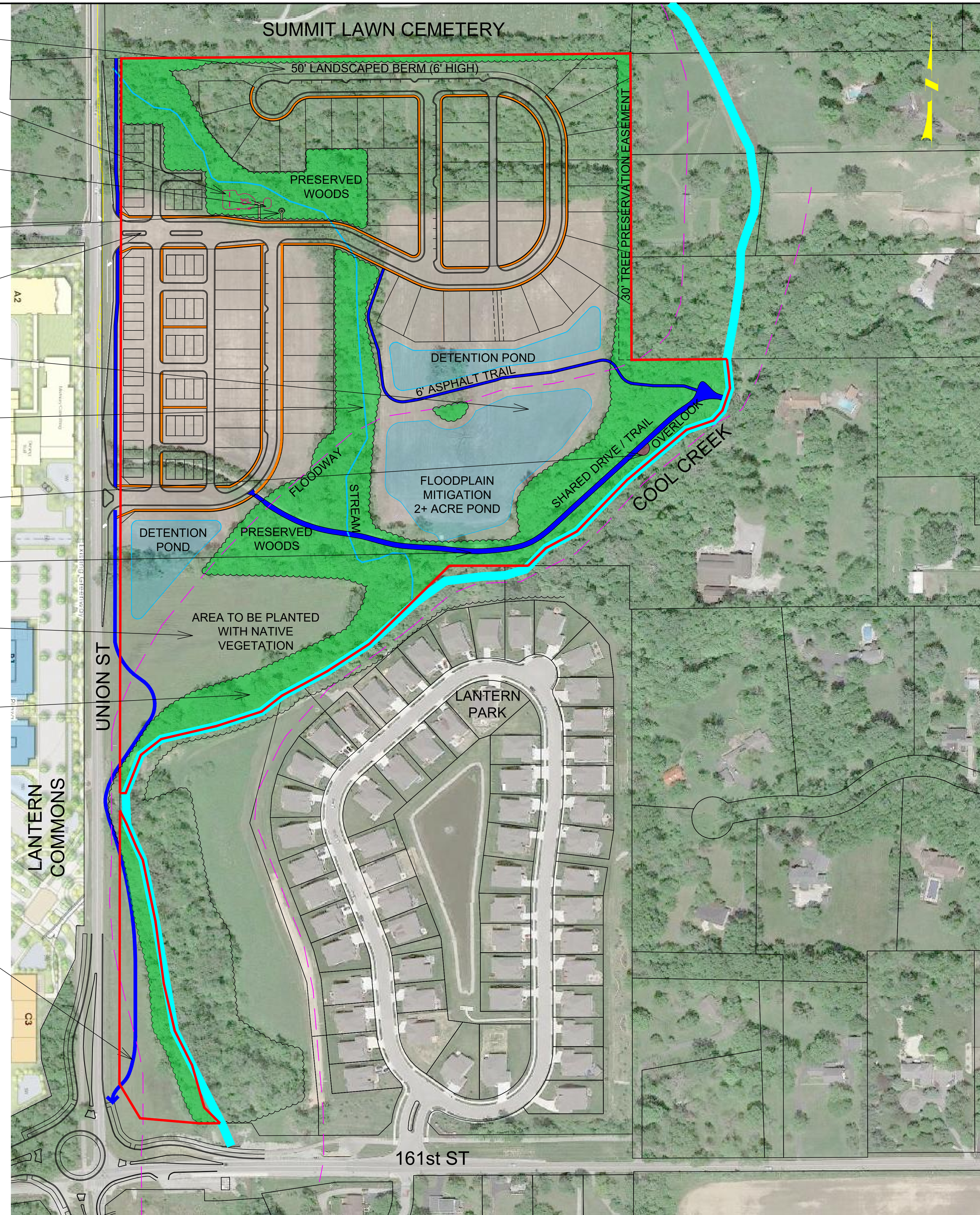
SCENIC OVERLOOK AT COOL CREEK

TRAIL ALONG COOL CREEK

RESTORE AREA WITH NATIVE
LANDSCAPING

MAINTAIN WOODED RIPARIAN
CORRIDOR ALONG MORE THAN 0.5
MILES OF COOL CREEK

CONNECT TRAIL TO PROPOSED TRAIL
ALONG 161ST STREET



EXISTING CONDITIONS

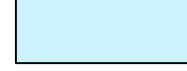
MATURE WOODS - 12.5 ACRES
AGRICULTURAL - 23.4 ACRES
FALLOW - 5.3 ACRES

TOTAL ACREAGE: 41.2 ACRES

PROPOSED CONDITIONS

MATURE WOODS - 11.0 ACRES
LANDSCAPED COMMON AREA - 12.0 ACRES
NEIGHBORHOOD - 18.2 ACRES
OPEN SPACE - 56%

TOTAL ACREAGE: 41.2 ACRES

-  PROPOSED POND
-  MATURE WOODS TO REMAIN
-  INTERNAL SITE CIRCULATION
-  PERIMETER TRAIL

SPRINGWATER OPEN SPACE AMENITY AND PRESERVATION EXHIBIT

APOLLO
DEVELOPERS

OLD TOWN
DESIGN GROUP

Springwater PUD– Project Narrative
16405 and 16501 Westfield Blvd, Westfield, IN 46074
December 1, 2021

Owner: Beauchamp, Robert C & Michelle Trustees
16405 Westfield Blvd
Westfield, IN 46074

Petitioner: Old Town Design Group, LLC
31 1st Street SW
Carmel, IN 46032

Developer: Apollo Developers, LLC
12941 Coyote Run
Fishers, IN 46038

Project Overview

Old Town Design Group, LLC is proposing to develop approximately 49 acres of land at 16405 & 16501 Westfield Blvd, Westfield, IN 46074. The development will consist of twenty-five (25) single family cottages (alley load), thirty-two (32) single family villas (front load), and fifty-six (56) Townhomes along with public and private roads and the necessary utility infrastructure to support a development of this nature. The site currently contains one (1) single family residence. The purpose of this petition is to change the zoning of the subject property to accommodate the project.

Site Development

The proposed use of the property will be for residential use and consist of a total of 113 homes. New internal (public and private) streets and will be constructed with curb and gutter and sidewalks along with a connection to the Union Street trail network to the south west corner of the site.

Site Access

Proposed vehicular access to the site will come from one of two curb cuts located along Union Street. The internal drives through the site will create a looped access between both curb cut locations. The north entrance will be full access with a protected left turn lane and the south entrance will be right-in-right-out.

Parking

Parking will be provided for each home with a minimum 2-car garage and associated 18' minimum driveway, allowing for the parking of a minimum four (4) vehicles per home.

Drainage

The proposed project will utilize sheet flow to transport runoff to a series of inlets located through the site before being routed through underground pipes and discharging into 2 different detention ponds.

Site Utilities

Water: The site will be served by Citizens Westfield with each townhome, villa, and cottage receiving an independent water meter and connection. Water main currently exists along the east side of Union Street.

Sewer: The site will be served by Citizens Westfield with each townhome, villa, and cottage receiving an independent sanitary lateral. Sanitary will come from the south along Union Street.

Electric: Electric service will be provided by Duke Energy and is available along the east side of Union Street. A portion of this overhead service may need to be relocated.

Gas: Gas service will be provided by Citizens Westfield and is available along Union Street.

Memorandum

Date: December 2nd, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Neil Goradia
Apollo Developers
12941 Coyote Run, Fishers, IN 46038

Re: Springwater PUD amendment (2112-PUD-29, Ord. 21-52)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Apollo Developers hosted a Neighborhood Meeting on Wednesday, December 1st, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as other interested neighbors, as well as Westfield Planning staff. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:00 p.m. via Zoom.

Petitioner representatives included Neil Goradia and Ed Hamilton with Apollo Developers, Robert and Michelle Beauchamp as owners, and Justin Moffett with Old Town Design Group.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were approximately 20 interested neighbors.

A summary of the meeting follows.

Justin Moffett gave a brief summary of the proposed project. Ed Hamilton then described the site plan and open space exhibit in more detail. Lastly, questions were answered from interested neighbors.

There was interest in the construction start date and duration of construction. It is estimated the land construction would begin mid summer 2022 with first homes starting at the end of the year. The buildout of the homes would take approximately 3 additional years.

One neighbor expressed concern over drainage and water runoff as the area has a history of flooding during hard rains. Justin and Ed explained that in order to get a permit for construction it must be proved that the water leaving the site is no worse than current existing conditions, and that the water would be released at an even slower rate into the stream system.

Another neighbor asked a related question about the elevation of the north detention pond and about landscaping around the ponds. It was explained that this pond would be slightly higher than the Floodplain Mitigation pond to the south and native vegetation would be planted.

One neighbor asked whether the developer had intentions to develop the land owner's primary residence and shop. It was explained that this development was only planned to extend to cool creeks western border and would not extend any further east.

One neighbor asked about whether the developer had considered traffic implications. With the City of Westfield's plan to make Westfield Blvd a primary arterial, Union Street would then become a secondary arterial thereby reducing traffic flow through that area. In addition, only one of the two entrances to the proposed neighborhood would have a left turn, thereby minimizing traffic backups.

Neighbors seemed generally pleased with the idea of transitioning from townhomes to the west, to alley load homes in the middle, and lastly larger single family to the east.

One neighbor was concerned that a little over 1 acre of trees would be cleared during construction. It was explained that the select strands of trees to the north that were proposed to be taken out were in areas that were farm land about 15-20 years ago, and this would basically just be a recapture of those previously farmed areas. While the entire stream corridor that runs through the center of the site is proposed to be kept in tact as it currently sits today, there is an island of trees near the north detention pond and another area near the southwest detention pond that will be impacted. It was explained that all attempts possible to reduce this impact will be made once the developer beings final engineering design.

One neighbor asked for a comment on the shared driveway and trail that leads to the owners private residence. It was explained that there would be clear markings and other measures for this path to safely accommodate shared use.

There were questions about the price point and absorption rate of the units. Justin explained the townhomes would be in the \$450-550k range, the alley load homes would be in the \$575-750k range, and the larger single family homes would be in the \$675-900k range. Custom features that home owners add will likely push these price points higher. Historically absorption rate has been 1.5-2 homes per month per product type.

There being no further questions or comments from attendees, the meeting concluded around 7:00pm.

Application Number V - 83-V-1
Date of Application 11/2/82

APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the Town Hall of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his oral presentation.

1. Applicant's Name Robert C. & Rebecca S. Beauchamp
Address 1332 North Alabama St.
Indianapolis, Indiana 46202
2. Landowner's Name Mrs. John D. MacDougall
Address 16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
Telephone Number (Office) 632-6000 (Home) 632-6019
3. Attorney None
(if represented)
4. Common description of property (address, location, etc.):
16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
5. Legal description of property (list below, or attach):
Attached
6. Complete description of the nature of the Variance applied for:
Petitioner requests variance of use and sign permits, to
permit operation of low traffic antique shop in addition to
residential use as per plans filed.

7. Plans drawn to scale must accompany this application and must show at least the following: (a) The shape and dimensions of the land involved; (b) the location and dimensions of any existing buildings; (c) the location and dimensions of any proposed buildings or proposed alterations; and (d) all topographic, natural, or other unusual characteristics of the land involved.

8. No Variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield-Washington shall be granted unless the Board of Zoning Appeals shall find each of the following (thus the Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his variance application):

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

We wish to operate an Antique shop that is marginally more
than a home occupation usage. Due, however, to the seclusion
of the house from Westfield Blvd. Rd. (driveway is 1800 feet)
we would need a sign at the drive entrance, therefore a variance
is desired. (Proposed sign drawing is attached)

- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

Several quality antique shops and galleries operate in the
Westfield area. Our proposed would be most similar to Acorn
Farm Antiques, 15466 Oak Road.

- (c) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the

property or improvements in such vicinity and district in which the property is located:

See Attached

- (d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

The MacDougall property is 22 acres with a total of approximately 9000 sq. ft. of space in house and garage. The property is secluded from view of adjoining homeowners. We wish to use the property as a residence and our shop. No additional parking is necessary. Our customers would create no more traffic than a family of six.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Robert C. Beauchamp
Robert C. Beauchamp
Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of

December, 1982.

Mary Lou Fletcher
Notary Public

My Commission Expires:

January 14, 1984

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

in Hamilton County, with the first publication being at least thirty days prior to the hearing and the second publication being one week later. Proof of publication must be delivered to the Town Hall of Westfield at least five days prior to the hearing. Every contiguous landowner must receive notice by certified mail and returned receipts shall be delivered to the Town Hall of Westfield at least five days prior to the hearing.

The Applicant hereby certifies that every contiguous landowner was appropriately notified by certified mail of his variance application and hearing thereon and return receipts from such certified mailings are hereby delivered to the Town Hall of Westfield.

Robert C. Branching
Applicant

Date Proof of Publication received: December 28, 1982
Date return receipts received: December 28, 1982
Date fee paid: \$ 200.00 December 28, 1982
Received by: Virginia C. Nomin

Virginia C. Nomin
(Signature)

8.C.

The exterior of the MacDougall residence would essentially remain unchanged. The shop would be in a portion of the 32' x 70' wing added in 1969. We would replace one of the three overhead garage doors with double entrance doors compatible to the house. (drawing attached)

We would also replace derelict barn with similiar or smaller structure. Therefore, exterior changes would consist of replacing the garage door, barn, and signage, none of which would be injurious or detrimental in any way to contiguous land owners.

We plan additional cosmetic refurbishing to both the exterior of the house and the grounds. This work will increase the value of the property and will therefore increase the value of surrounding properties.

Our current shop at 1340 N. Alabama, Indianapolis, is in a residential neighborhood known as the Old Northside Historic Area, an excellent example of what we wish to do with the MacDougall property. We left the exterior of the building unchanged except for restoration and discreet signage, after receiving a variance six years ago. The business has been a stabilizing influence in the Old Northside and is one of the showplaces of the area. Our residence at 1332 N. Alabama, is another example of our desire to care for our property. (Photos attached)

LEGAL DESCRIPTION

The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

March 20, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, March 20, 1989 at 7:30 p.m. in the City Building. Present were Ann Lloyd, Jim Heinzman, Norman Wagoner and Byron Barker. Board Attorney Mike Antrim was also present.

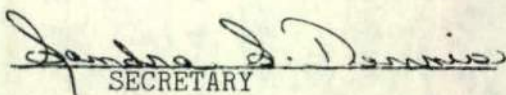
The minutes of the February 1989 meeting were approved.

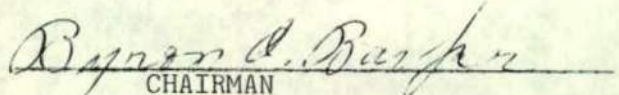
Dennis M. and Jennifer S. Robinson, Jr., 19710 Tomlinson Road, requested a variance of frontage requirement to permit erection of a manufactured single family residence and detached barn as per plans filed. Mrs. Robinson presented plans to the board showing the drawing of the proposed 28' x 64' residence. The public hearing opened at 7:42 p.m. Susie Butts was present, speaking in favor of the variance. The public hearing closed at 7:43 p.m. Jim Heinzman made a motion to approve the variance request. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-2.

Kevin Cavanaugh and Larry Rothenberg representing McDonalds Corporation, requested a variance of sign ordinance requirements to permit erection of three (3) new private traffic direction signs and continued use of the two (2) existing private traffic direction signs at 15101 U.S. 31 North. Kevin Cavanaugh explained the proposal; the new, illuminated signs are needed for traffic control. Two of the new signs would be located on the northern part of the property that has recently gained approval for parking, one sign would be at the S.E. corner of the original property. The signs would read "enter", "exit", and "parking". The size of each sign would be 3.75 sq. ft. The signs will not have the "Golden Arches". The proposed signs are .75 sq. ft. larger than the sign ordinance allows. Public hearing opened at 7:58 p.m. and closed at 7:59 p.m. Byron Barker made a motion to approve the variance request (89-V-3) Jim Heinzman seconded. Vote: Yes-4, No-0. Motion carried. #89-V-3.

Jim & Judy Birmingham, 2302 Oak Woods Lane, requested a variance of frontage and lot size requirements to permit erection of a 14' x 20' addition to the existing non-conforming residence and replacement of the existing non-conforming detached garage as per plans filed. The Birmingham's are proposing to build an addition of 14' x 20' to the existing residence, to tear down the existing garage (which the petitioners stated was an eyesore), and to replace it with a new detached garage. Public hearing opened at 8:07 p.m. and closed at 8:08 p.m. Ann Lloyd made a motion to approve variance as per plans filed. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-4.

The meeting adjourned at 8:09 p.m.


SECRETARY


CHAIRMAN

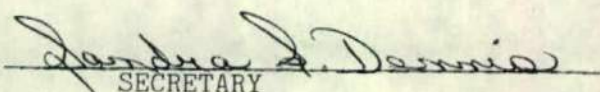
April 17, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, April 17, 1989 at 7:30 P.M. in the City Building. Present were Ann Lloyd, Jim Heinzman, Dian Saettel and Byron Barker. Board attorney Mike Antrim was also present.

The minutes of the March 1989 meeting were approved.

Mr. & Mrs. Robert C. Beauchamp requested an amendment of previously-approved plans at 16405 Westfield Blvd. Road. Mr. Robert Beauchamp presented his proposed plan. The antique sales is now presently located in part of the attached garage. The Beauchamp family has increased in number since the previously-approved plans were presented, and they now need the bedroom space over the garage area. The proposed plans call for a 48' x 48' addition to the existing detached barn. The antique sales will be moved entirely to the barn. It will be a two story, slab floor with cedar siding. The front of the building will have a six foot porch for displaying whicker furniture. The office will be kept in the present location, and the new building will be used only for storage and some display. Mr. Beauchamp has spoken with his neighbors and they do not seem to have any problem with the proposed plans. Jim Heinzman made a motion to approve the amendment. Dian Saettel seconded. Vote: Yes-4, No-0. Motion carried. #83-V-1.

The meeting adjourned at 7:57 p.m.


SECRETARY

CHAIRMAN

TOWN OF WESTFIELD

Improvement Location Permit

No. 83-1P-41Variance No. 83-V-1

Plan Comm. No. _____

Zoned AG-SF1Map No. 10-07-00Fee Paid \$ 25.00Estimated Const. Cost \$ 35.00Name of Applicant ROBERT & REBECCA BEUCHAMP Phone No. 896-3717Address of Applicant 16405 WESTFIELD BOULEVARD RD.Owner SAME Address SAMELocation of Property: 16405 WESTFIELD BLVD. Parcel No. 040Legal Description: Notes & Bounds Attached ☒ Subdivision _____

Lot No. _____ Section No. _____ in _____ Addition

Present Use and Improvements EXISTING 3FR/ATT. GAR/DET. STORAGE BLDG.Type of Structure Applied for: Principal Building ☐ Accessory Building ☒Single Family ☐ Double ☐ Multi-Family ☐ Commercial ☐ Industrial ☐Other ☒ (Specify Use) GROUND SIGN (3'X4')

Dimensions	Submitted by Applicant	Required by Ordinance	Does it Conform?
Frontage	<u>AS</u>	<u>PER</u>	Yes ☒ No ☐
Lot Width			Yes ☒ No ☐
Lot Area			Yes ☒ No ☐
1st Flr. Liv. Area			Yes ☒ No ☐
Max. Bldg. Heights	<u>PLANS</u>	<u>FILED</u>	Yes ☒ No ☐
Front Yard			Yes ☒ No ☐
Rear Yard			Yes ☒ No ☐
Side Yard	<u>N/E</u> <u>S/W</u>	<u>N/E</u> <u>S/W</u>	Yes ☒ No ☐
Off Street Parking			Yes ☒ No ☐
Off Street Loading			Yes ☒ No ☐

Certificate

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

Signature of Applicant

Approved this 1 day of JULY 1983 by John C. White
Westfield-Washington Township

PROOF OF PUBLICATION

State of Indiana,

SS:

County of Hamilton,

Before me, a Notary Public in and for the County of Hamilton and State of Indiana, personally appeared John R. Neal who being

duly sworn upon his oath, deposes and says, that he is Publisher of the Noblesville Daily Ledger, a newspaper of general circulation in Hamilton County, State of Indiana, printed in the English language and printed and published daily in the city of Noblesville, Hamilton County, State of Indiana, and that said Noblesville Daily Ledger has been published continuously for more than five years last past, in said county and state; that the Notice of publication, a true copy of which is hereto annexed was duly published in said newspaper, for

2 weeks (insertions, successively) which publications were made as follows:

December 16, 1982

December 23, 1982

And that all of said publications were made in full compliance with the law.

John R. Neal

Subscribed and sworn to before me this

23 day of December, 1982

Jane C. Martz

JANE C. MARTZ Notary Public.
(Seal.)

My commission expires 11-8-83

Publisher's Fee, \$ 56.64

President of Hamilton

County

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS WESTFIELD-WASHINGTON TOWNSHIP

The Board will hold a Public Hearing on No. 83-V-1 on the 17th day of January, 1983, at 7:30 P.M. at the Westfield City Building. The application submitted by Robert & Rebecca Beauchamp requests that a variance of use to operate a low traffic antique shop from the existing residential structure be granted for the property located at 16405 Westfield Blvd. Road.

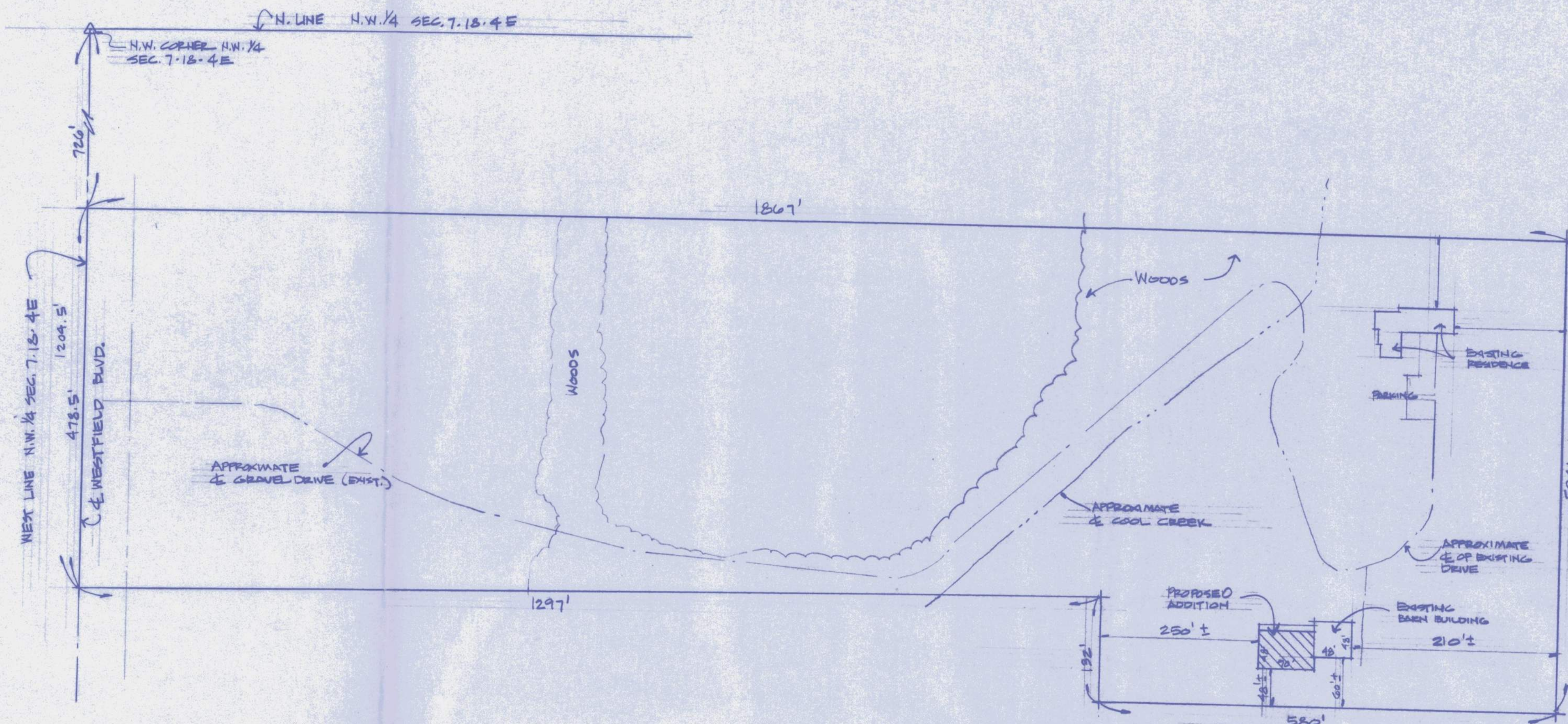
The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

Written suggestions or objections relative to the application may be filed with the Department of Planning and Development, at or before such meeting and will be heard by the Board of Zoning Appeals at the time and place specified. Interested persons desiring to present their views upon the variance either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place.

Board Of Zoning Appeals
Westfield Washington Township
By Robert & Rebecca Beauchamp,
Petitioners

Dec. 16-23



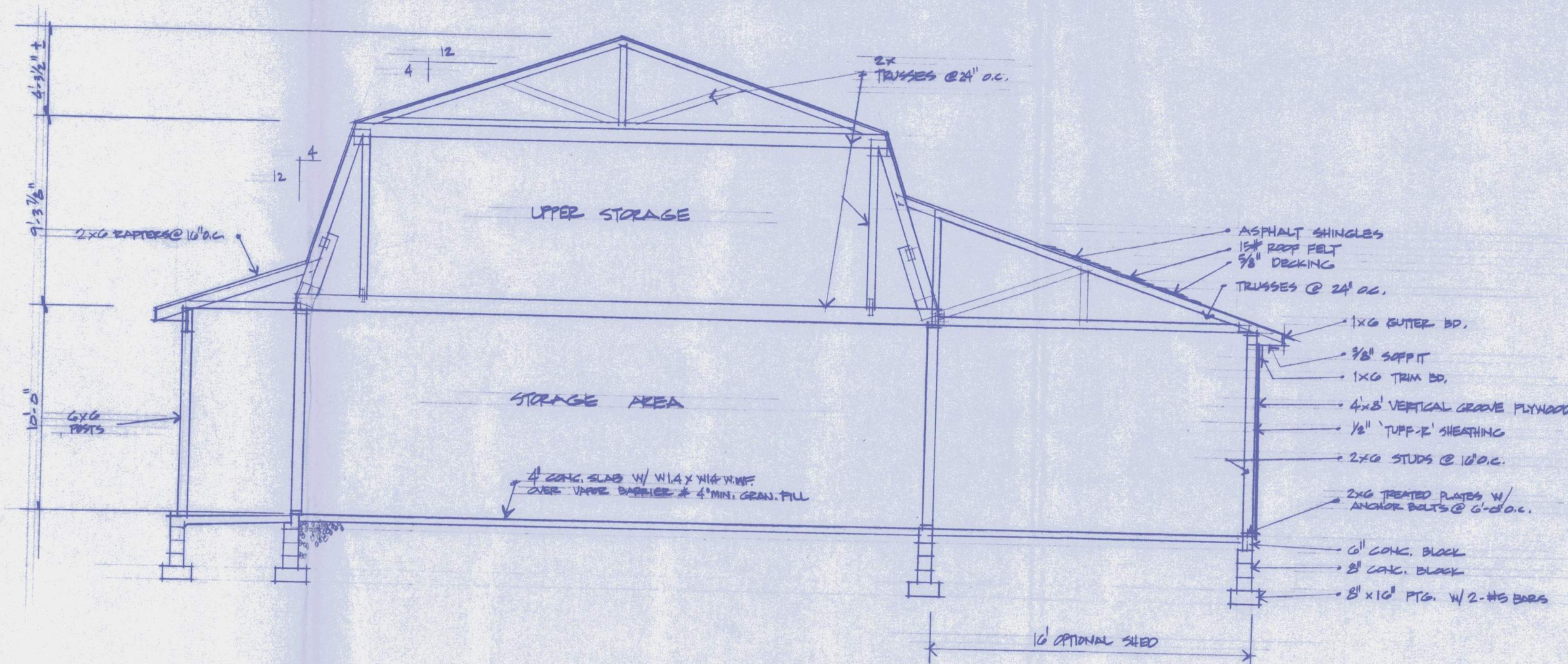
SITE PLAN

SCALE: 1" = 100'



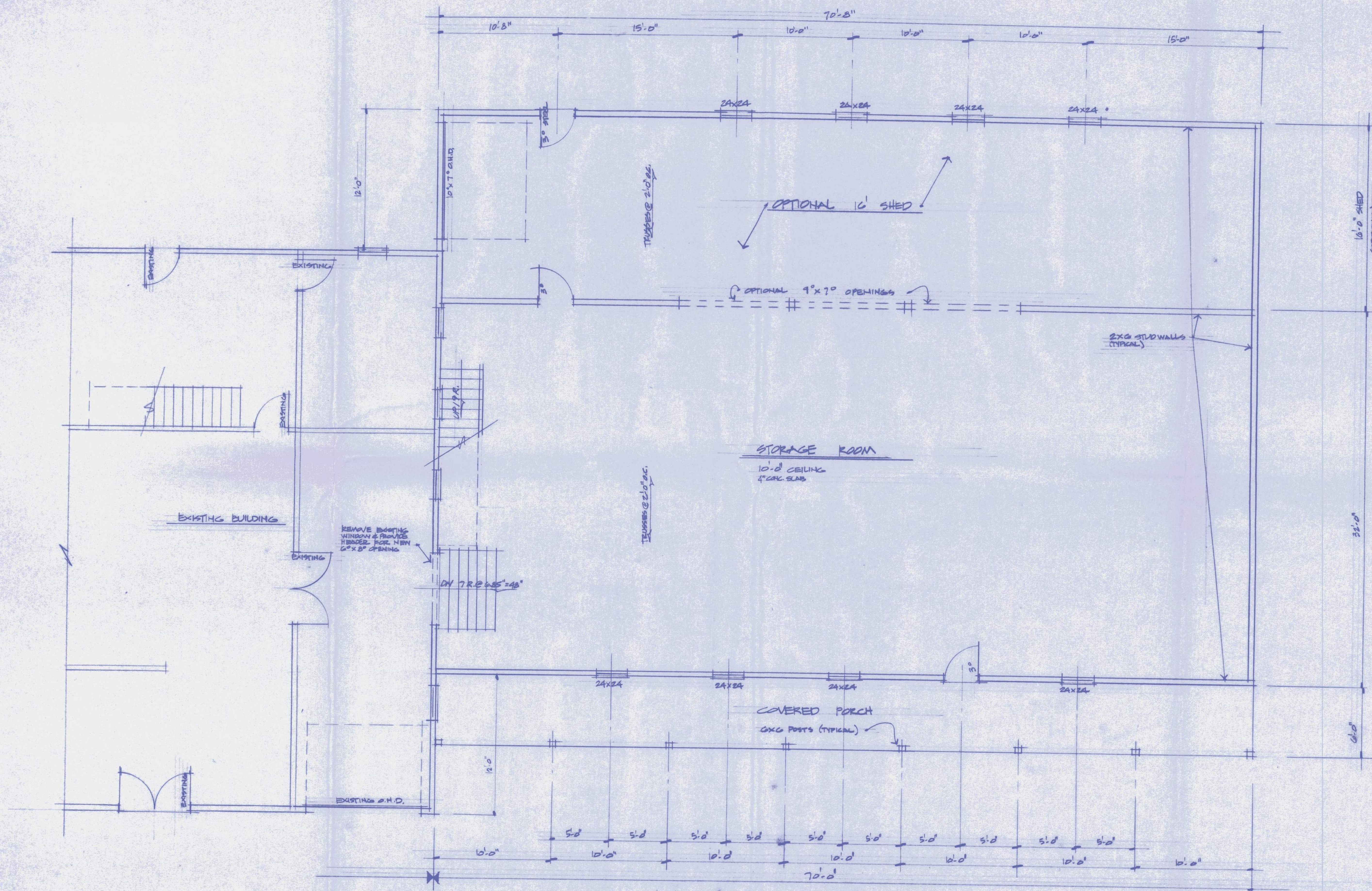
PROPOSED ADDITION TO BEAUCHAMP ANTIQUES

16405 WESTFIELD BLVD. - WESTFIELD, IN.



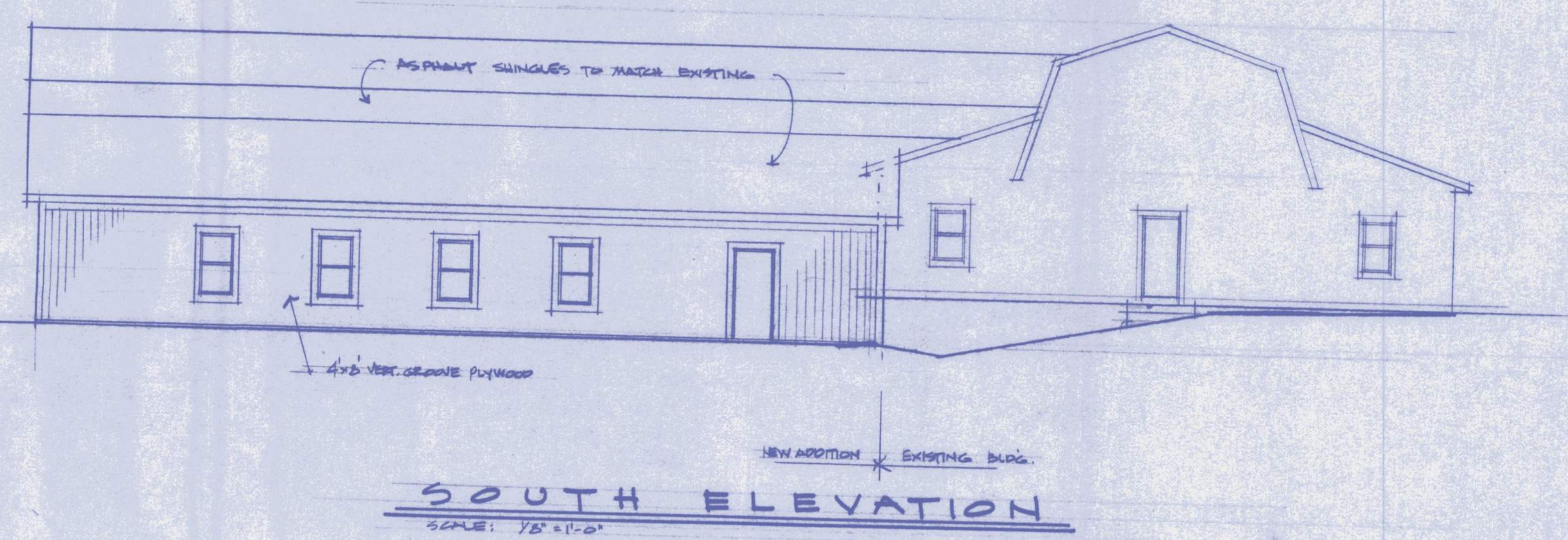
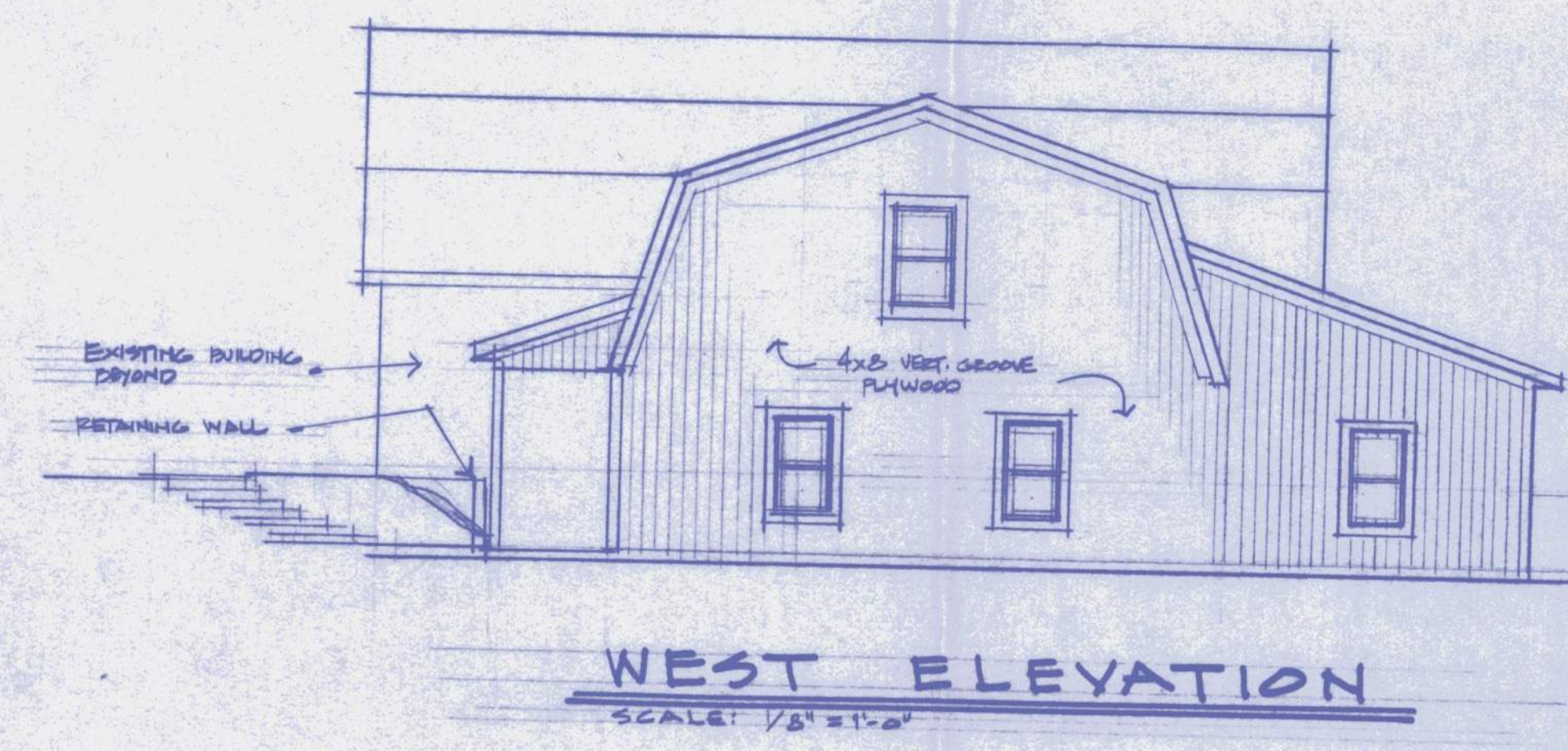
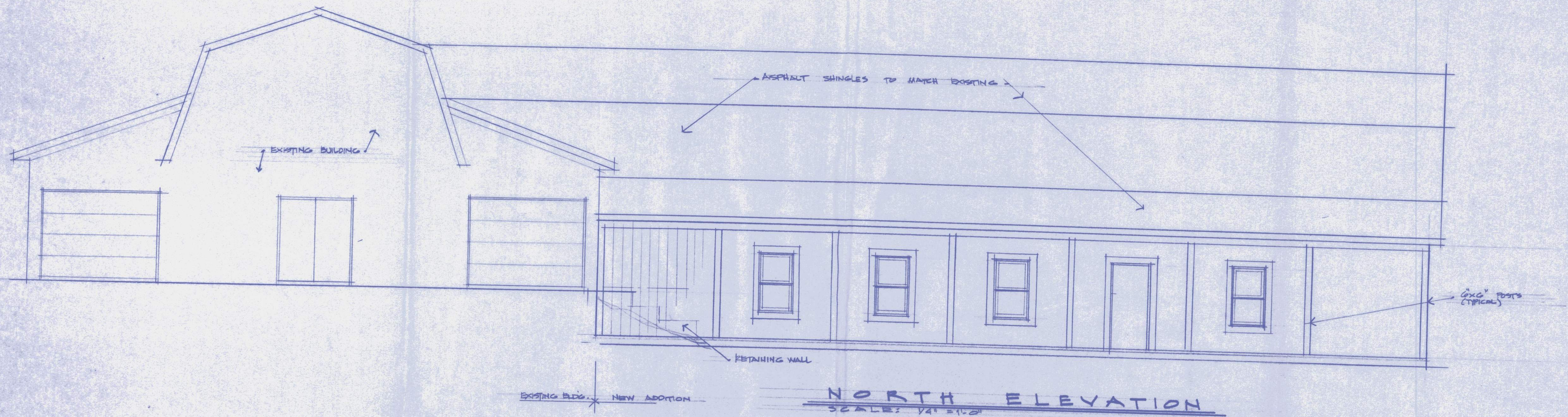
CROSS SECTION

SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"





- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

2. ☒ **RESTRICTED DELIVERY** —¢

*(The restricted delivery fee is charged in addition to
the return receipt fee.)*

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184089

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

5.

DATE OF DELIVERY

12-18-82

POSTMARK

DEC
18
1982

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE**

7a. **EMPLOYEE'S
INITIALS**

02A

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indpls, Ind 46202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184091

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Ronald L. Hamby

5. **DATE OF DELIVERY**

12-18-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

your name, address, and ZIP Code in the space below.

Complete Items 1, 2, 3, and 4 on the reverse.

Attach to front of article if space permits,

otherwise affix to back of article.

Endorse article "Return Receipt Requested"
adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Paul Beauchamp

(Name of Sender)

1340 N. Main

(Street or P.O. Box)

Englewood 76202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184086

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Rachel M. Waters

5. **DATE OF DELIVERY**

12-15-82

POSTMARK

14 DEC 1982

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

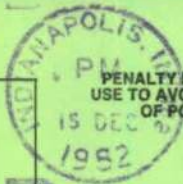
7a. **EMPLOYEE'S INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert B. Boush

(Name of Sender)

1340 N. Newman

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

46202

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED

☒ CERTIFIED ☐ COD

☐ EXPRESS MAIL

ARTICLE NUMBER

9184083

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5.

Holladay Co. Inc. by Ruth Port
DATE OF DELIVERY

POSTMARK

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

8. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Burt Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Trapp, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184085

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

5. DATE OF DELIVERY

12/15/82

6. ADDRESSEE'S ADDRESS (Only if requested)



7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Haberman

(Street or P.O. Box)

Ind 46002

(City, State, and ZIP Code)

14 1982
●SENDER: Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery .. —¢

2. ☐ RESTRICTED DELIVERY —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184088

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

X Mildred W. Peck

5. DATE OF DELIVERY

12-15-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

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- Complete items 1, 2, 3, and 4 on the reverse.
 - Attach to front of article if space permits.
 - Otherwise affix to back of article.
 - Endorse article "Return Receipt Requested" adjacent to number.

RETURN
TO



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



(Name of Sender)

Robert C. Bourcham

(Street or P.O. Box)

1348 N. Adams

(City, State, and ZIP Code)

Indy 46202

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

- 2.
- ☐
- RESTRICTED DELIVERY**
- ¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

- 3.
- ARTICLE ADDRESSED TO:**

- 4.
- TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184090

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

E. W. Kowarsch

- 5.
- DATE OF DELIVERY**

12-15-82

POSTMARK

- 6.
- ADDRESSEE'S ADDRESS**
- (Only if requested)

- 7.
- UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300**



**RETURN
TO**



Robert C. Bruns

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL *EA* \$

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184087

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Kitty Bolger

5. **DATE OF DELIVERY**

12-15

POSTMARK

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

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- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robt C. Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Chapel Hill NC 27514
(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184084

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

[Signature]

5. **DATE OF DELIVERY**

12-15-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

[Signature]

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184082

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Phyllis McAninch

5. DATE OF DELIVERY

12-16-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

**7b. EMPLOYEE'S
INITIAL**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Indy, Ind 46252
(City, State, and ZIP Code)

83-V-1

Zoned AG-SF1

16405 Westfield Boulevard Road (Union Street). Approval of an amended site plan, for a previously-approved variance of use, is requested by Robert Beauchamp.

COMMENTS:

1. On January 18, 1983, a variance of use was granted, as per plans filed, to permit operation of a low traffic antique shop, in addition to continued residential use of the site. As a part of that request, permission was also granted for the demolition of a detached barn structure and the erection of a new storage building in its place.
2. On April 17, 1989, an amendment to the original plans was approved which allowed construction of an addition to the detached storage building built in 1983. Except for the business office, the entire antique sales operation was moved to the detached structure.
3. The petitioner now wishes to erect a 36' X 72' storage building behind (South of) the original storage building with the addition. It is to be located 12' from the existing antique sales facility, and would be 4' off the South property line. Since approval has been granted "as per plans filed", the petitioner wishes to have this amended plan seen as if it were the original site plan. That is the reason for this request.

RECOMMENDATIONS:

1. The proposed new building would be screened from the house's view by the existing antique sales facility. The area surrounding the remaining sides (East, West, and South) is heavily wooded and would also serve to screen the proposed structure from view. The entire complex of buildings is located over 1,200 feet of the street and is not visible from the street.
2. At the present time, the proposed building is to be used for storage. If it is incorporated into the antique sales use, the petitioner should be required to return to the Board for expansion of the use, and the required state plan reviews and releases should be sought.

DETERMINATION: POSSIBLE MOTIONS

Grant approval of the variance, as filed.

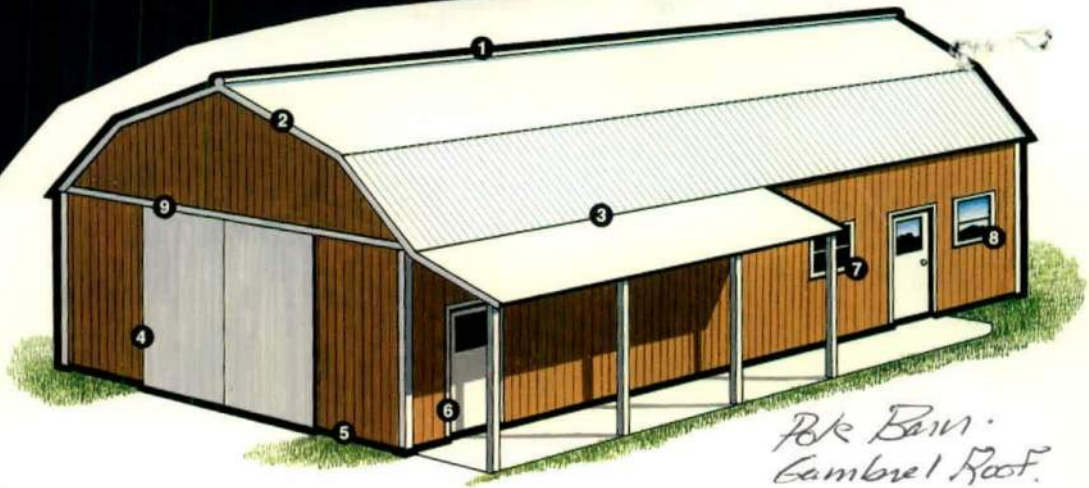
OR

Grant approval of the variance, as filed,
subject to conditions (list conditions).

OR

The following changes must be made or considered
before approval will be given (list changes).

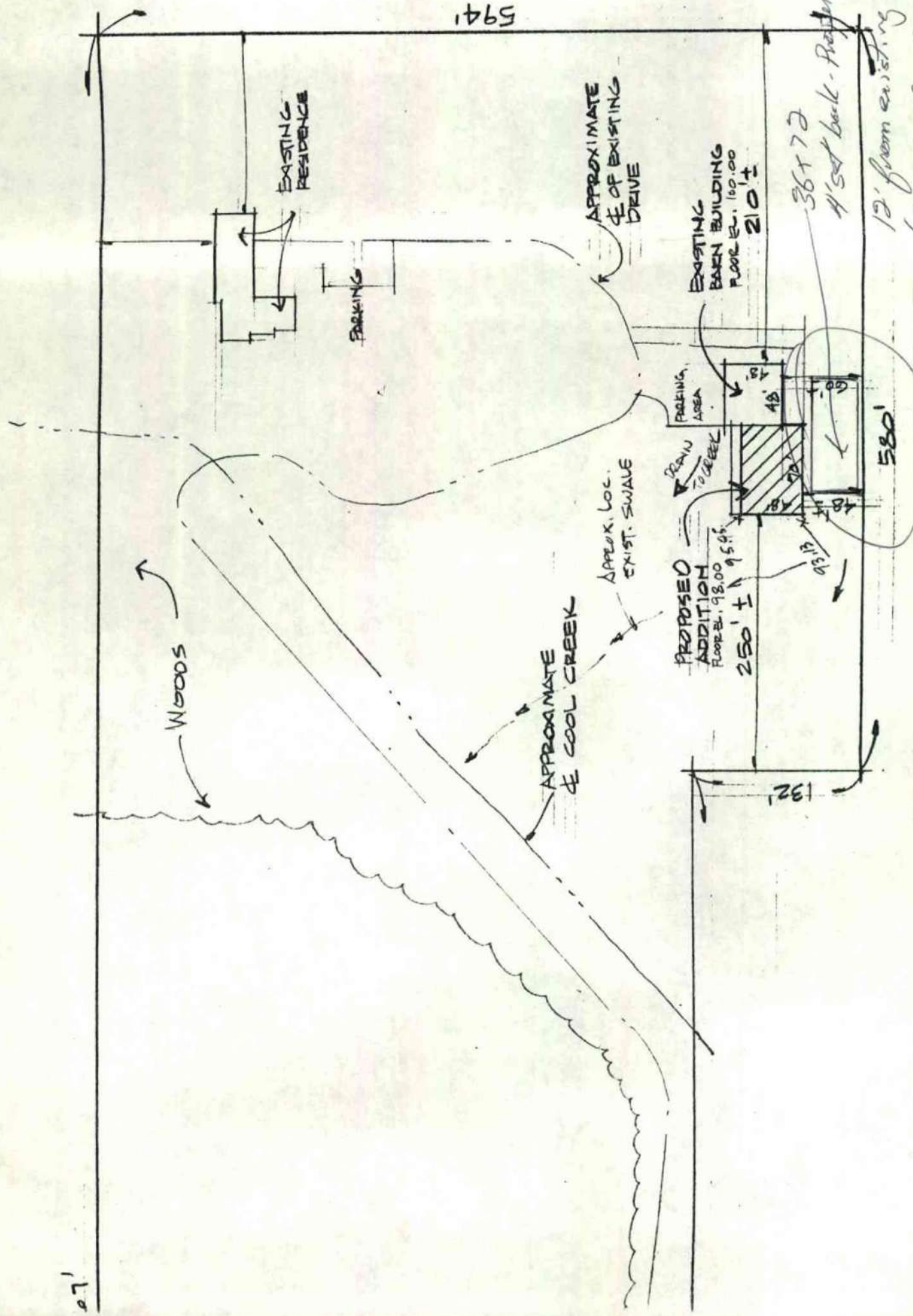
ANY AND ALL LIMITATIONS OR CONDITIONS MUST BE MADE PART OF A
MOTION TO APPROVE IN ORDER FOR THE LIMITATIONS OR CONDITIONS TO
BECOME PART OF THE ACTION.



*Pk Barn.
Gambrel Roof.*



27'



PROPOSE ADDITION

BEAUCHAMP AVE

16405 WESTFIELD BLVD. -

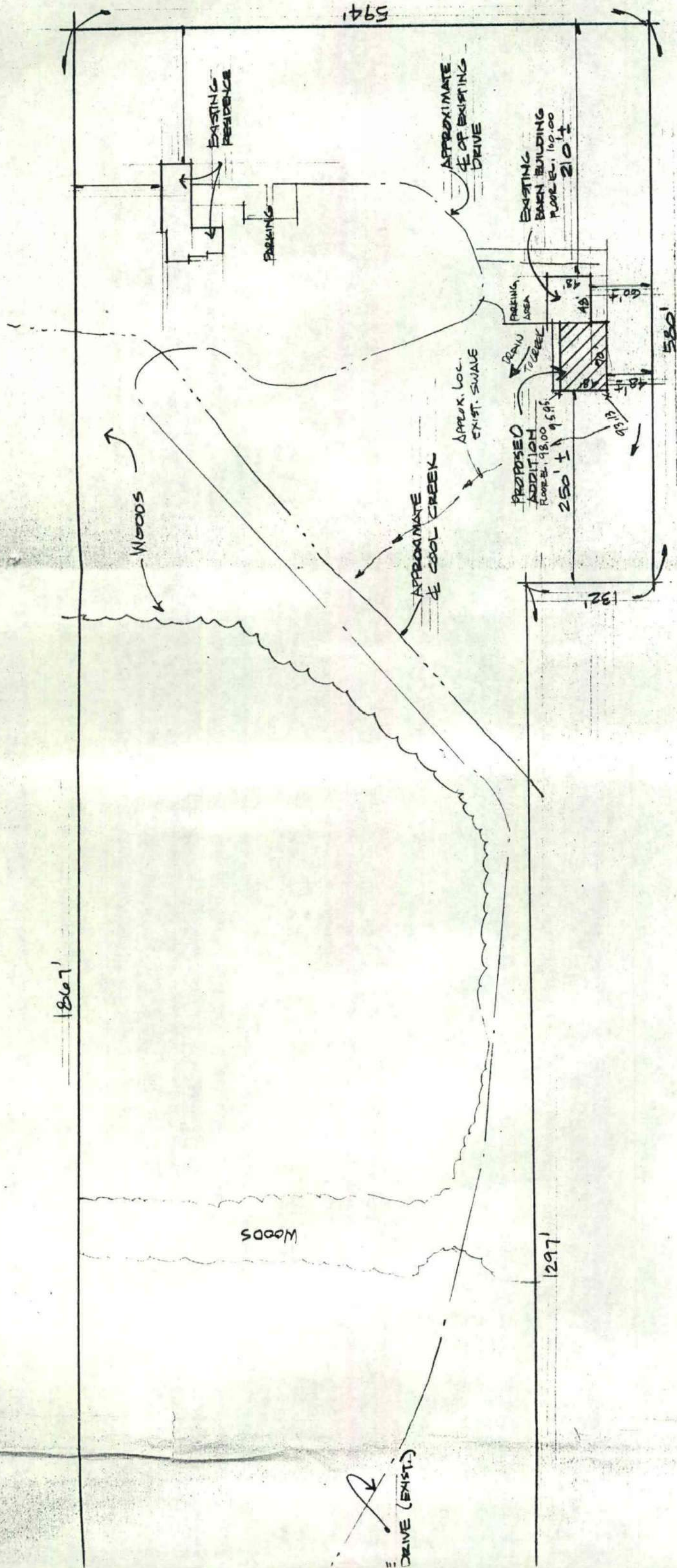
PLAN



RECEIVED OCT - 8 1993

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 1



S I T E P L A N

SCALE: 1" = 100'

APPROVED

DATE 6/23/89

BY J.W.

THIS IS A TRUE AND CORRECT COPY OF THE SURVEY AND RECORDING OF BUILDING AND EXISTING BUILDINGS ON THIS LOT OR PART

SIGNED

[Signature]

RECEIVED OCT - 8 1993

LEGAL

PART OF THE
BEGINNING AT
SAID MORTGAGE
PLANET, SAID





Antique Shop - 1340 N. Alabama



Residence 1332 N. Alabama.

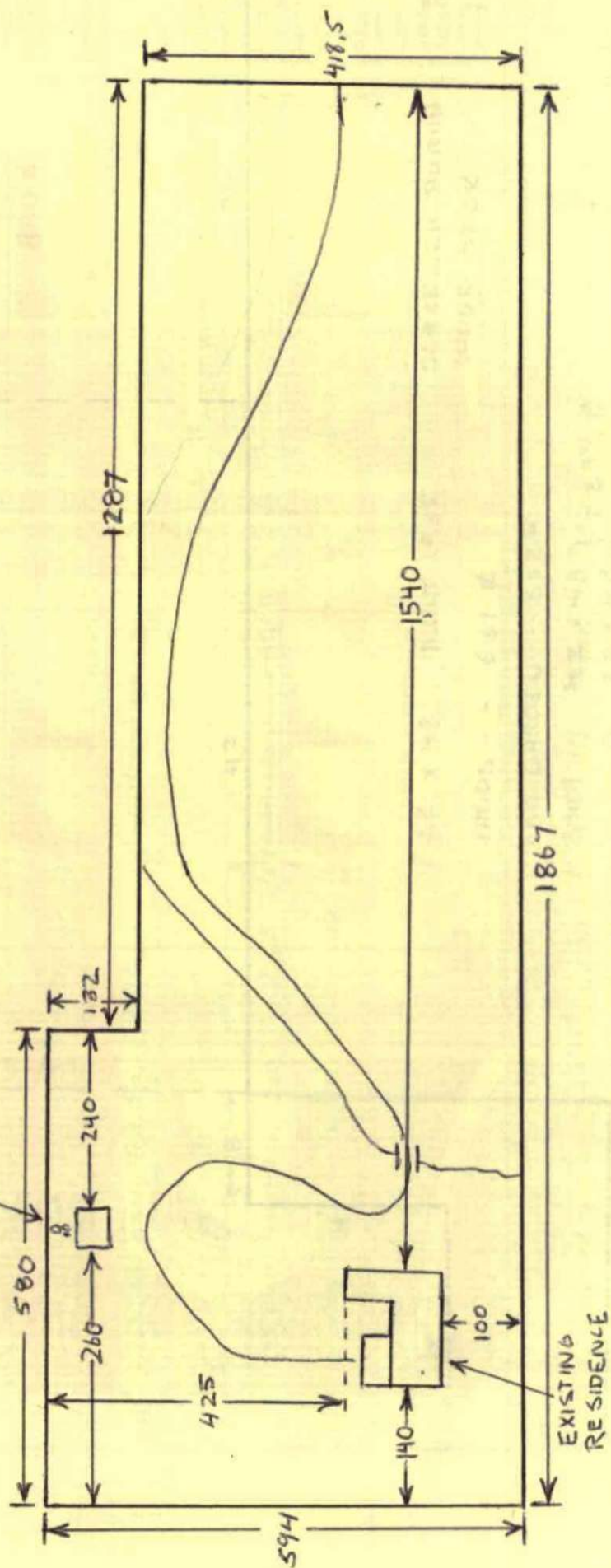


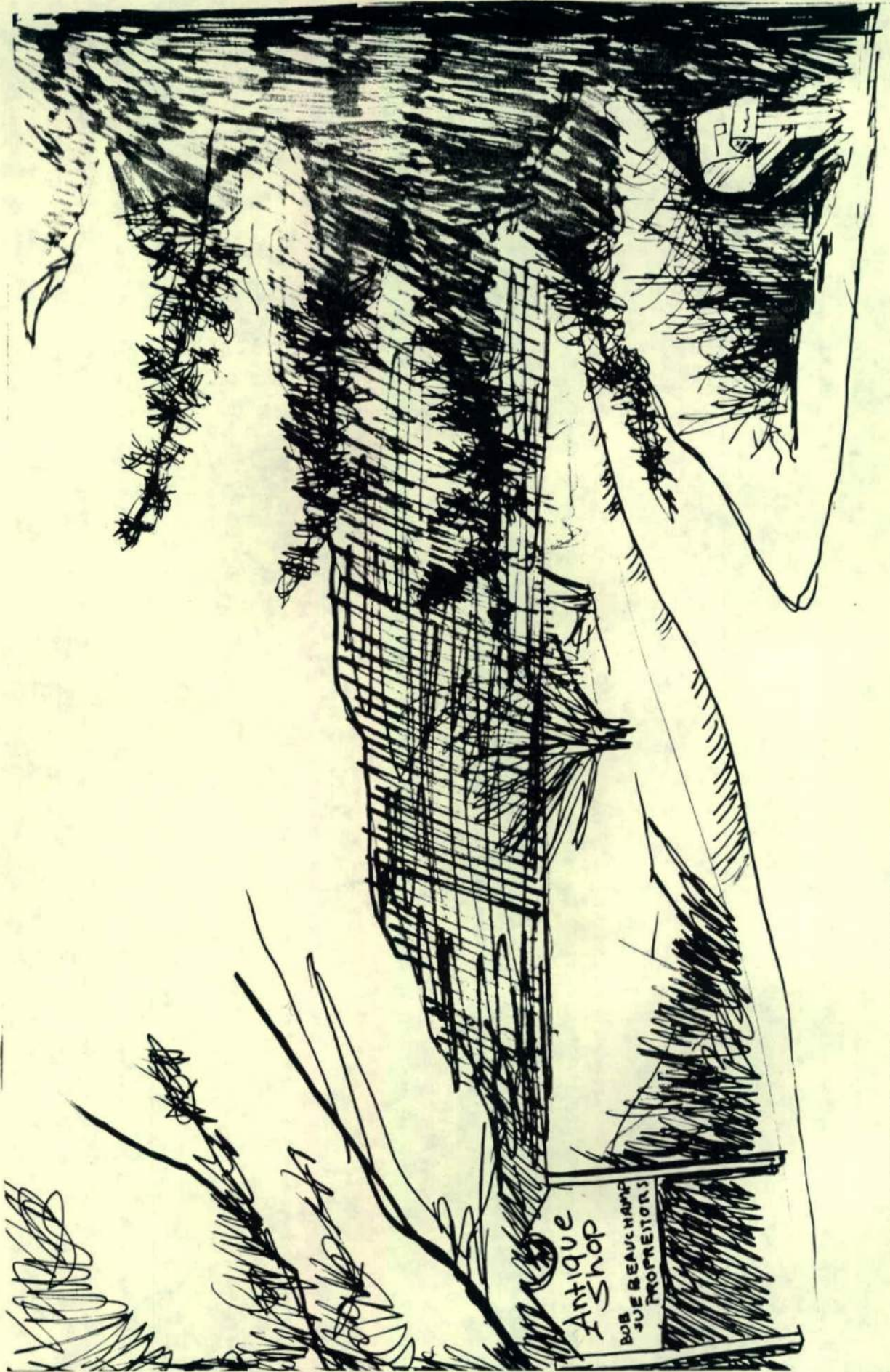












Antique Shop

Rob & Sue Beauchamp

FOR THE BOARD OF ZONING APPEALS USE ONLY

Preliminary:

Application Complete: December 28, 1982

Fee Paid: December 28, 1982

Proof of Notice Filed: December 28, 1982

If all three are not checked, specify deficiency: _____

Decisions:

☒ Approved and Granted: IAADH

Approved and Granted subject to the following: _____

All elements listed on the application are held to be established as stated on the application. The Building Commission is hereby ordered to issue the necessary permit.

Denied: _____

Denied for the following reasons: _____

Dated: January 17, 1983

Board of Zoning Appeals

IAADH

Chairperson

Town of Westfield

130 PENN STREET
P.O. BOX 322
WESTFIELD, INDIANA 46074

January 20, 1983

Mr. and Mrs. Robert C. Beauchamp
1332 N. Alabama Street
Indianapolis, IN 46202

Dear Mr. and Mrs. Beauchamp:

On Monday, January 17, 1983, the Westfield-Washington Board of Zoning Appeals met to consider your application #83-V-1 requesting a variance of use to operate a low traffic antique shop from the existing residential structure located at 16405 Westfield Boulevard Road. The Board of Appeals unanimously approved and granted your petition.

Yours truly,

Virginia C. Norris

Virginia C. Norris
Secretary, Westfield-Washington
Board of Zoning Appeals

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

October 26, 1993

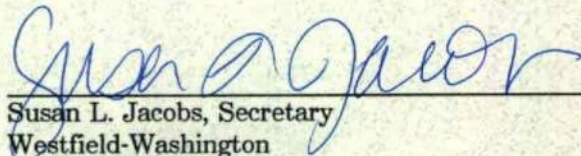
FILE COPY

Robert Beauchamp
16405 Westfield Blvd. Rd.
Westfield, IN 46074

Dear Mr. Beauchamp:

The Westfield-Washington Board of Zoning Appeals met October 18, 1993 at the Westfield City Building. After hearing case number 83-V-1, an amendment to a petition to allow construction of a storage building, a motion was made to approve the amended plans. Please come into the office and obtain the necessary permit(s). Feel free to call between the hours of 8:00 A.M. and 4:30 P.M. if you have any questions.

Sincerely,



Susan L. Jacobs, Secretary
Westfield-Washington
Board of Zoning Appeals

c.c: File



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 6, 2021
2112-PUD-29
Exhibit 1

Petition Number: 2112-PUD-29

Project Name: Springwater

Subject Site Address: East of S. Union Street and 1/4 mile +/- North of 161st Street
(the "Property")

Petitioner: Old Town Design Group

Representative: Apollo Developers

Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Current Zoning: Lantern Park PUD and AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture/Residential

Approximate Acreage: 48.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 21-52
5. Character Exhibits
6. Open Space Amenity and Preservation Exhibit
7. Narrative Statement
8. Neighborhood Meeting Summary
9. Existing Variance (83-V-1)
10. Public Comment

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the November 9, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Wednesday, December 1, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition will receive a public hearing at the December 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally East of S. Union Street and 1/4 mile +/- North of 161st Street (see **Exhibit 2**). The property is currently zoned as AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD.

History: A portion of the Property has an approved variance with two amendments (83-V-1, **Exhibit 9**) to allow the Antique Store, the signage on Union Street, and the accessory structures associated with the Antique Store. At the January 20, 1983, Board of Zoning Appeals meeting, Mr. Beauchamp, the current owner of the property, was granted a variance to operate an antique store out of the home and install a sign on Union Street. At the April 17, 1989, Board of Zoning Appeals meeting, Mr. Beauchamp requested and was approved for an amendment to 83-V-1 to (1) relocate the antique store from their garage to the barn and (2) to add an addition to the barn (48 feet by 48 feet). At the October 18, 1993, Board of Zoning Appeals meeting, Mr. Beauchamp sought and was granted another amendment to 83-V-1 to construct an additional storage building (36 feet by 72 feet) south of the existing barn, 4 feet off the property line.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into three areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different Subdistricts, for which the underlying zoning is:

Subdistricts	Underlying Zoning
Townhouses Subdistrict	SFA: Single-family Attached District
Single Family Subdistrict	SF4: Single-family High Density District
Private Residence & Store Subdistrict	AG-SF1: Agricultural / Single-Family Rural District

Permitted Uses: The proposed ordinance prohibits all Special Exception and Prohibited uses, and permits only the following uses:

Townhouses Subdistrict:

- A. Dwelling, Townhouse*
- B. Development Amenities

Single Family Subdistrict:

- A. Dwelling, Single Family
- B. Development Amenities

Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Retail, Low Density (Existing Antique Business)*

* Not permitted in underlying zoning district by UDO (13.2)

General Regulations for the Private Residence & Store Subdistrict: Currently there is a variance to allow the antique store use, to allow the sign on South Union street, to exempt the setback on the southern,

and to allow the current accessory structures. The Proposed Ordinance vacates this variance and permits the existing conditions on site.

Additionally, the new development would completely isolate the property where the existing home and business are located from the road; the text of the ordinance exempts the lot frontage requirement. The UDO (4.2(D)) requires 250 feet of lot frontage in AG-SF1.

General Regulations for the Single Family Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Alley-Load	Front-Load	UDO (SF4)	
Minimum Lot Area	4,800 sf	6,800 sf	9,000 sf	
Minimum Lot Frontage	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)		40 ft	
Minimum Building Setback Lines				
Front Yard	10 ft	10 ft	25 ft	
Side Yard	5 ft	5 ft	8 ft	
Rear Yard	20 ft	30 ft	25 ft	
Minimum Lot Width	45 ft	60 ft	50 ft	
Maximum Building Height	35 ft	35 ft	25 feet	
Minimum Living Area	1,600 sf	1,600 sf	Single-story	1,000 sf
			Two-story	750 sf
			Tri-level (basement and first level)	750 sf
			Story and one-half	750 sf

General Regulations for the Townhouses Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub	UDO (SFA)	
Maximum Density	Shall Not Apply	Four (4) Dwelling Units per acre	
Minimum Building Setback Lines			
Front Yard	Shall Not Apply	20 ft	
Front Setback Stagger	Shall Not Apply	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Building Height	40 ft	35 ft	
Minimum Living Area	1,600 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Overlay Districts: US Highway 31 Overlay District would not apply to this PUD.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: These standards apply to the new development, but do not apply to the existing structures in the Private Residence and Store Subdistrict.

Architectural Standards:

- **Townhouses and Single Family Subdistricts:** The character exhibits (**Exhibit 5**) will serve as a benchmark for the architecture within the development; the PUD also proposes several architectural features which will be used on the homes. The Department has requested that the Petitioner remove any standards that are unnecessary permissions instead of requirements; and that they move any requirements to the text of the Ordinance, leaving only images in the Area Exhibits. Per the UDO, Section 6.3(E) Multi-family District standards would

- apply to the Townhome Subdistrict, but instead Section 6.3(C) shall apply to both subdistricts. Streetscape Diversity (6.3(C)(2) is exempted. Building materials (6.3(C)(3) is modified to limit the use of vinyl and aluminum siding to gutters, soffits, soffit trim, and similar components. Additionally, the PUD clarifies that all dwelling units will have an attached or detached two-car garage. The UDO requires a two-car garage in SFA districts.
- **Private Residence and Store Subdistrict:** Architectural Standards will not apply to existing buildings in this subdistrict.

Landscape Standards:

- **Street Trees:** Street tree standards shall apply, however the spacing may be increased to 200 feet along streets with alley-load single-family homes; the UDO limits spacing to a maximum of 60 feet but permits the Director to approve an increase in maximum spacing. Street trees are not required on alleys and private streets within the Townhouse subdistrict.
- **Foundation Plantings:** Foundation Planting Requirements shall not apply. Per the UDO, this would be required at the base of a Monument Sign and against expanses over 80 feet on the Townhouses only. The UDO (6.8(L)) requires 1 shrub or ornamental tree per 12 lineal feet.
- **External Street Frontage:** External Street Frontage requirements shall not apply. The UDO (6.8(M)) would require a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** The UDO's Buffer Yard standards shall not apply.
 - o **Private Residence & Store Subdistrict:** The PUD proposes there would be no buffer yard around this subdistrict. The UDO (6.8(N)) does not require a buffer yard because the underlying zoning is AG-SF1.
 - o **Single Family Subdistrict:**
 - In accordance with the UDO, the PUD does not require a buffer between the proposed development and Lantern Park. Both have the underlying zoning of SF4; a buffer is not required between two SF4 districts.
 - The PUD proposes to install either a buffer compliant with Buffer Yard B (see below) or a 30-foot Tree Preservation Easement adjacent to the AG-SF1 properties to the east and the cemetery to the north. The UDO requires Buffer Yard B (6.8(N)).

Chart: Buffer Yard Types

Buffer Yard Type	Planting Materials per 100 lineal feet				
	Width	Shade Trees	Evergreen Trees	Shrubs	Mound / Fence
Buffer A (small)	30 feet	3	3	10	none required
Buffer B (medium)	40 feet	4	4	10	4' tall undulating mound for at least 60% of the length of the shared Lot Line
Buffer C (large)	50 feet	5	5	20	4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence

- **Tree Preservation:** Trees will be preserved as shown in Open Space Amenity and Preservation Exhibit (**Exhibit 6**) and in accordance with the UDO's tree preservation standards (UDO 6.8(E)).

Sign Standards: In addition to the permitted residential monument sign, the PUD proposes one sign in compliance with UDO 6.17(H) for the Antique Store. Per the UDO, individual non-residential uses are permitted one monument sign per street frontage. Since the Antique Store has no frontage, the UDO would not permit a monument sign.

Vision Clearance: The PUD proposes reducing the Vision Clearance from Collectors and Local Streets from 40 feet (UDO 6.19(A)(1)) to 35 feet. They are increasing the Vision Clearance standard for Private Streets from 25 feet (UDO 6.19(A)(4)) to 35 feet. All internal intersections will meet the Vision Clearance Standards for Driveways and Alleys, 10 feet (UDO 6.19(A)(3))

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Open Space and Amenities will be provided in substantial compliance with the Open Space Amenity and Preservation Exhibit (**Exhibit 6**) and the UDO standards shall not apply. The UDO would require the following:

- **Single Family Subdistrict (SF4):** 15% open space
- **Townhome Subdistrict (SFA):** 35% open space and two qualifying amenities
- **Private Residence and Store Subdistrict (AG-SF1):** No requirements.

Pedestrian Network Standards: The PUD proposes a modification to UDO 8.7(C)(2), which requires sidewalks on both sides of internal Streets and Private Streets. Instead, the PUD would not require sidewalks on private streets on the rear of the townhomes nor along the road frontage of the cemetery.

Additionally, the PUD commits to extending the pedestrian trail along Union Street to the roundabout at 161st Street.

Easements: As proposed, there are several amenities and a legal drain easement located within the tree preservation easement. There are also homes whose backyards abut a tree preservation easement and may want to construct fences. The UDO (8.3(H)(1)) prohibits activities that would be required for the maintenance of these amenities, the access to the legal drain, or the construction of the fences. The Department is working with the petitioner to clarify that the language of the PUD and the exhibit ensure the trees are preserved while also taking these other factors into consideration.

Termination of Existing Variances: As proposed, the adoption of this PUD would repeal the existing variance for the Property (83-V-1), which permits the Antique store, signage, and accessory structures. The variance will be appealed when the secondary plat is recorded.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies the majority of this Property as being within the “Existing Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

Development Policies for “Existing Suburban” include:

- Promoting the protection of the existing suburban character of the area.
- Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensuring that new development adjacent to existing suburban is properly buffered.

PROCEDURAL

Council Introduction: The petition was introduced at the November 9, 2021, City Council meeting.

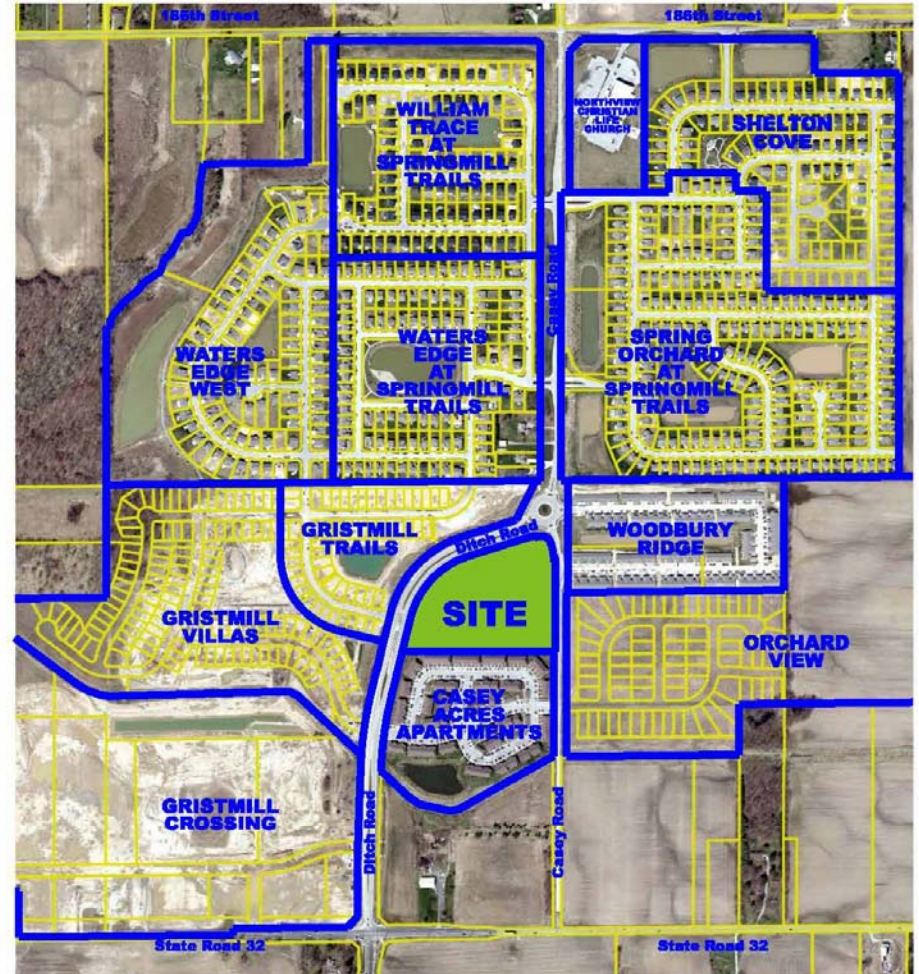
Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 6, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan 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 6, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnieder@westfield.in.gov.

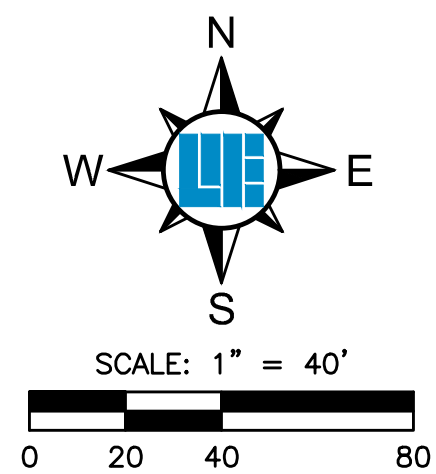


FMH FAMILY PARCEL
Site Context



LOCATION: 10505 N. College Avenue
Indianapolis, Indiana 46280
DATE: November 11, 2021 - 2:45pm
PLOTTER: J. WEIHE

SITE PLAN

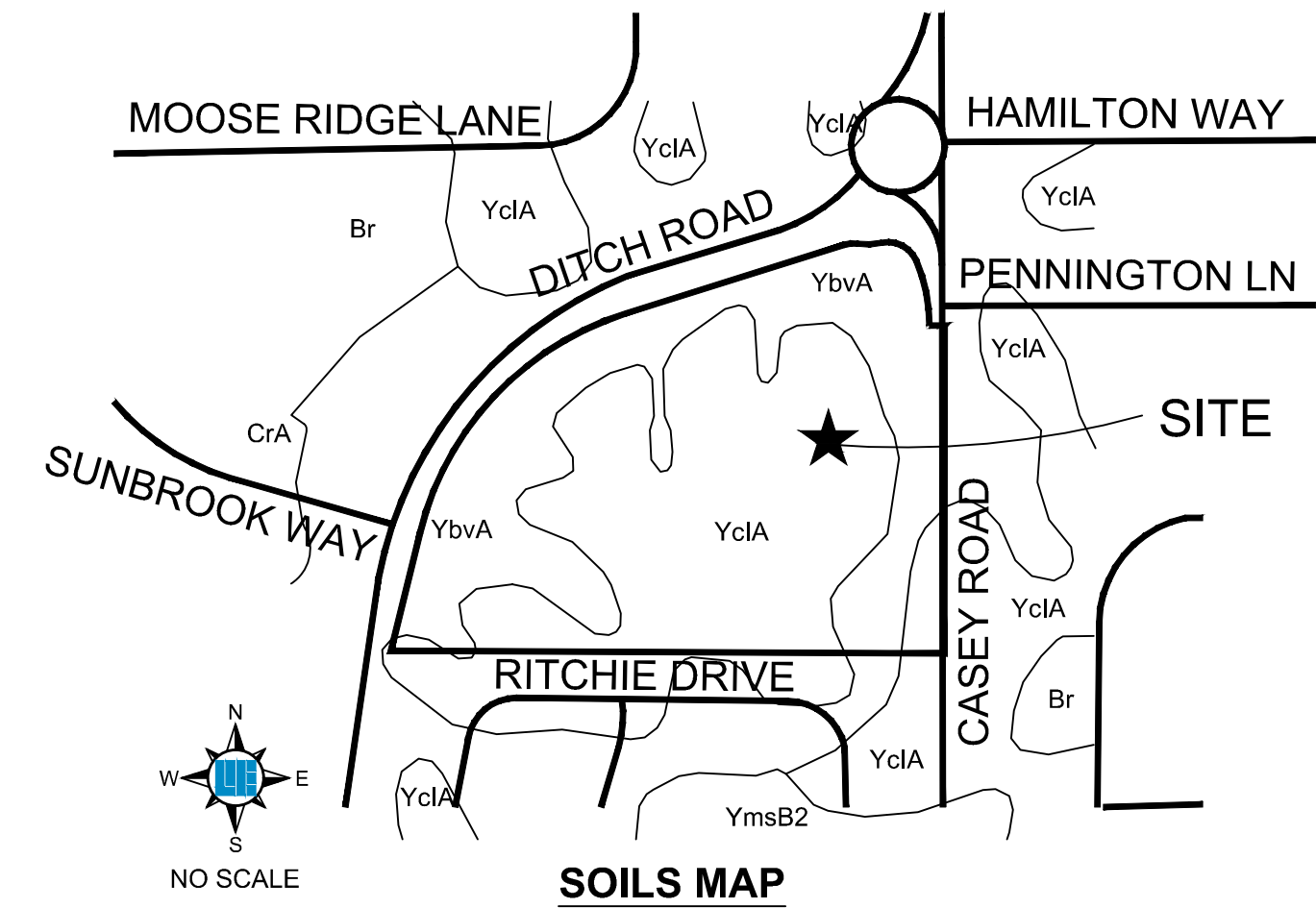
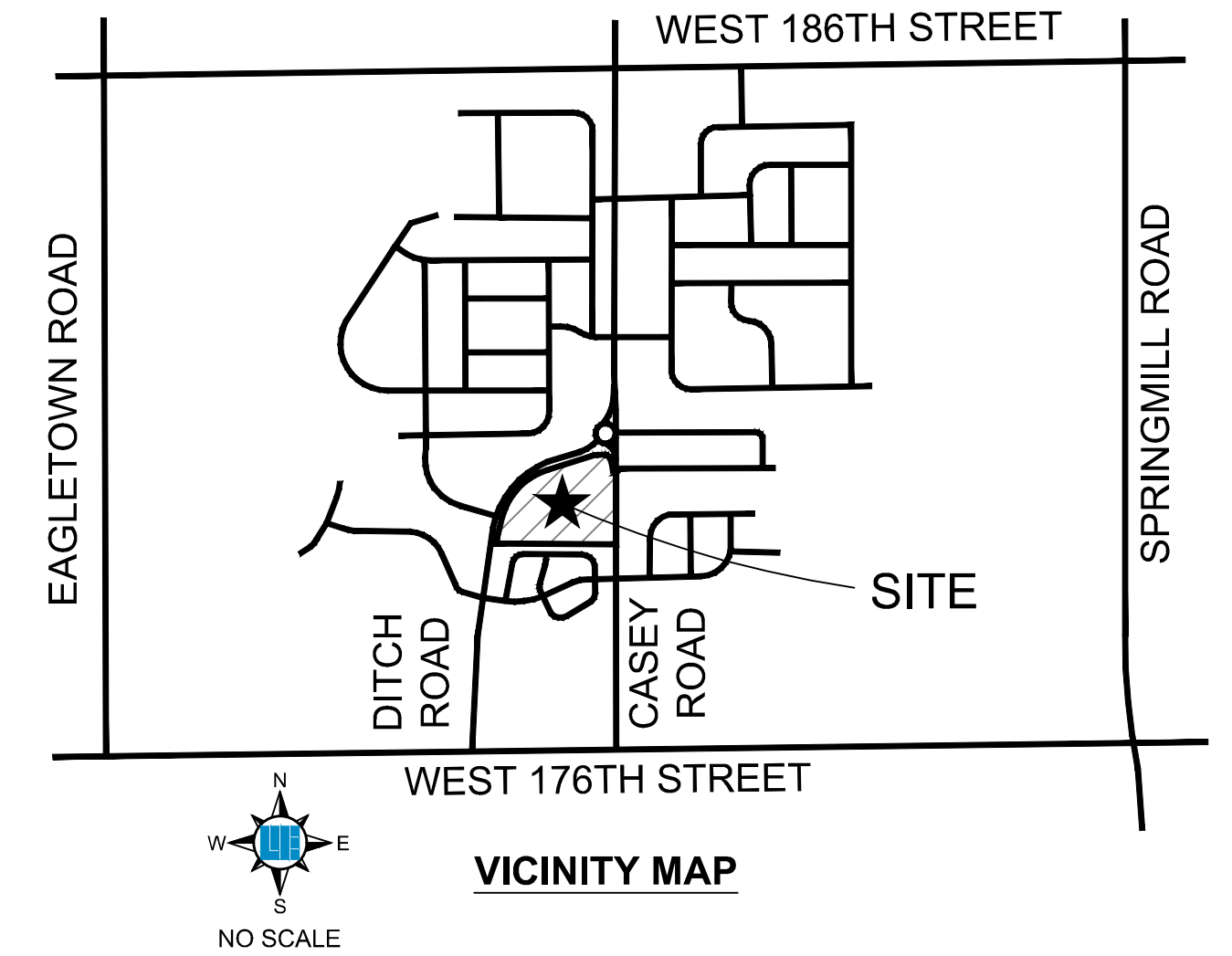


LEGEND

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- STORM BEEHIVE INLET
- ⊞ STORM CURB INLET
- ▣ CONCRETE END SECTION

CASEY CORNER INFRASTRUCTURE EXHIBIT

WASHINGTON TOWNSHIP
WESTFIELD, INDIANA



SOIL SERIES	DESCRIPTION
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes

PLANS PREPARED FOR
PLATINUM PROPERTIES MANAGEMENT CO., LLC.
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
TELEPHONE: (317) 863-2057
CONTACT PERSON: TIMOTHY J. WALTER, P.E.
EMAIL: twalter@platinum-properties.com



PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ellisr@weihe.net

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

**WEIHE
ENGINEERS**
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

DATE	BY	PROJECT NO.
10/30/2021	JRW	W210333
11/05/2021	JRW	DWG NAME
11/15/2021	JRW	DESIGNER
	JRW	DRAWN BY
	JRW	CHECKED BY
	RMS	DATE
		10/20/2021

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
INFRASTRUCTURE EXHIBIT

SHEET NO.
P100
PROJECT NO.
W210333

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-27

Petitioner: LOR Corporation by Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Enclosed Attachments:

December 6, APC Recommendation

- | | |
|---------------------------|------------|
| 1. Corcoran, James & Amy | 10/25/2021 |
| 2. Moore, John | 10/31/2021 |
| 3. Laufter, Ross & Tina | 11/01/2021 |
| 4. Compton, David (Pulte) | 11/30/2021 |
| 5. Laufter, Tina | 12/06/2021 |
| 6. Laufter, Ross | 12/06/2021 |

Rachel Riemenschneider

From: amy corcoran <gingeramyc@yahoo.com>
Sent: Monday, October 25, 2021 4:30 PM
To: APC
Cc: Council Members
Subject: LOR development proposal for 146th and Towne

**WARNING: This external email is from
gingeramyc@yahoo.com.**

Hello,
I live in a development that will be greatly affected by what is being proposed for the northwest corner of 146th and Towne rd. I live in shadow Wood. We just built our house a year ago and recently went through the long road construction for 146th. Now we hear you may approve retail and three story townhomes within eyesight of us?! This is a residential area and we are against this proposed development. Now that 146th is a four lane road it's like a racetrack, add retail to the mix and it will be unbearable. This has always been a peaceful quiet area. Please do not allow this to happen.

Sincerely,
Lt. Col. and Mrs. James Corcoran
2606 Lacewood Ct

Sent from my iPhone

Rachel Riemenschneider

From: John Moore <jdmoore1618@gmail.com>
Sent: Sunday, October 31, 2021 8:18 PM
To: planners
Subject: TowneRun Pud Facade Concern

**WARNING: This external email is from
jdmoore1618@gmail.com.**

Hello,

I live at 156th and Ditch and I'm excited for the new commerical that this Pud brings to the area. However, I have a concern about the townhome exterior. From the rendering, the townhomes lack brick. I believe that with the addition of brick the development would fit in better and look more visually appealing.

Thank you for allowing me to voice my concern,

John Moore

Rachel Riemenschneider

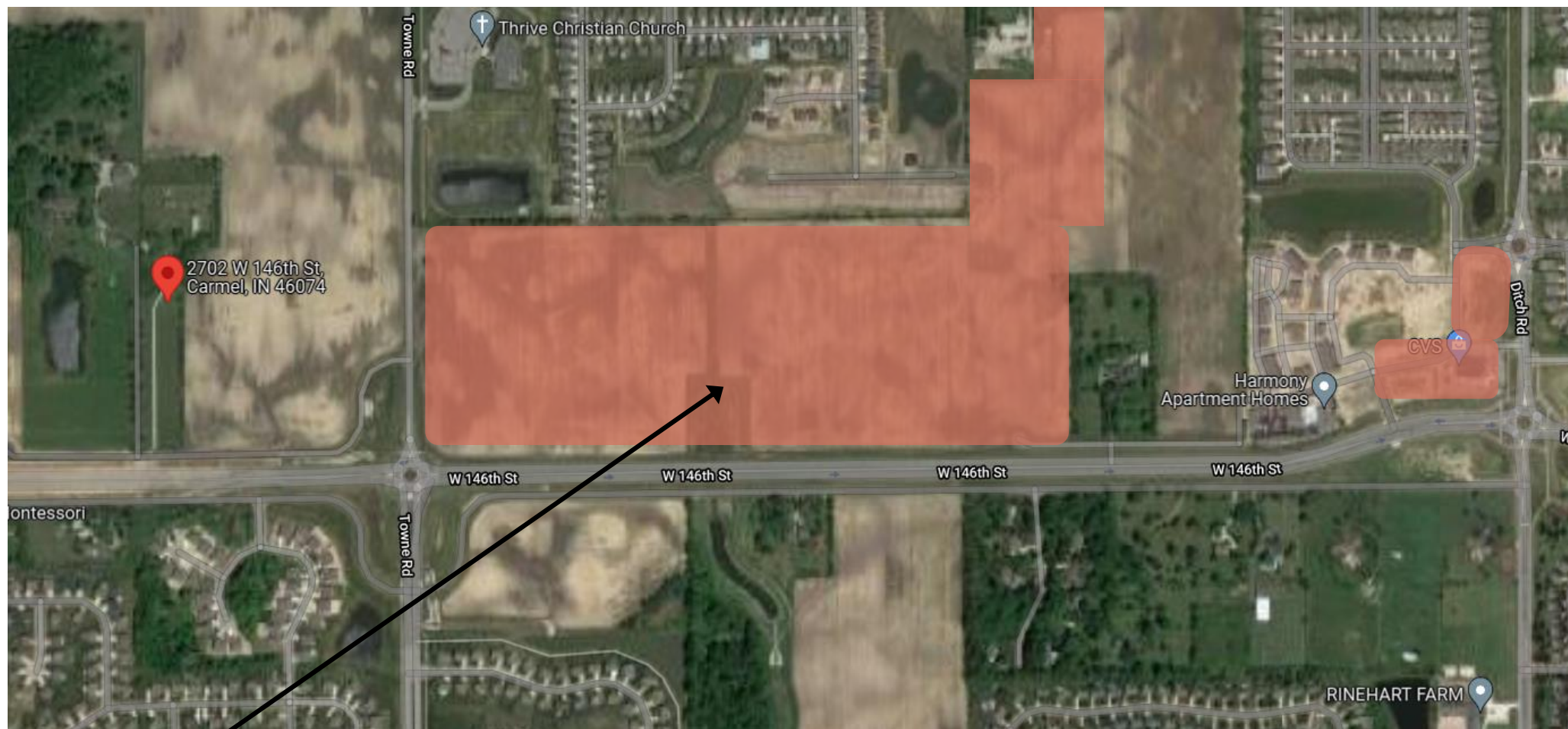
From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, November 1, 2021 3:30 PM
To: APC; Pamela Howard; Tina Laufter; Council Members
Subject: Towne Run PUD
Attachments: Laufter presentation for APC 11.1.2021 (1).pdf

**WARNING: This external email is from
rosslauft@hotmail.com.**

Hello,

We plan to remonstrate the Towne Run PUD at tonight's APC meeting.
Attached to this email is the presentation we will speak to.

Thanks,
Ross and Tina Laufter



Actual and approved commercial development is **more than the comprehensive plan** in **size and scope**



NEC 146TH & TOWNE ROAD

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food
- Retention ponds border homes

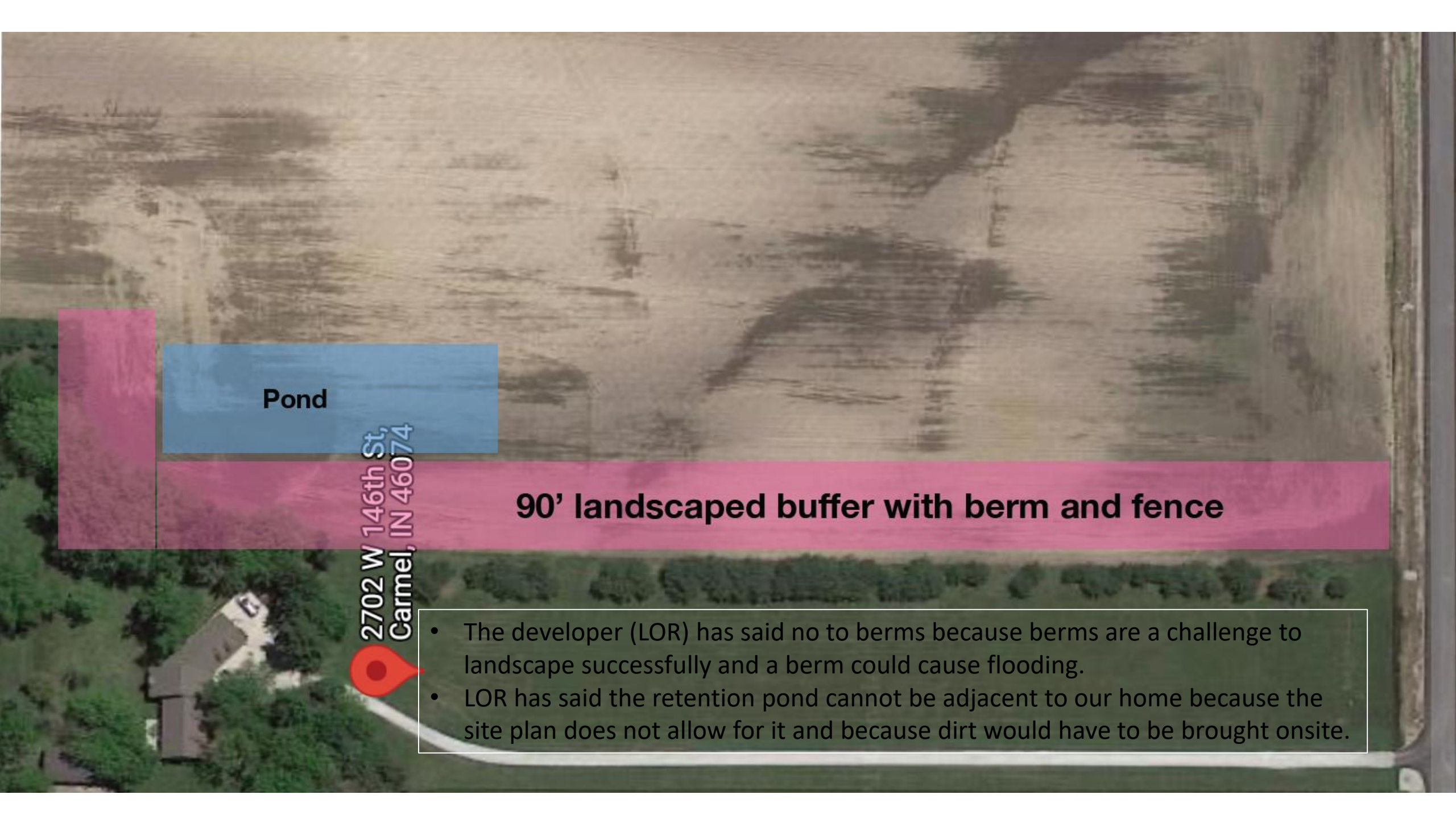




Keep this area residential



Keep commercial in this area

An aerial photograph of a property. A blue rectangular area is labeled 'Pond'. A pink rectangular area is labeled '90' landscaped buffer with berm and fence'. A red location pin is placed on a road, with the address '2702 W 146th St, Carmel, IN 46074' written vertically next to it. A house is visible in the bottom left corner.

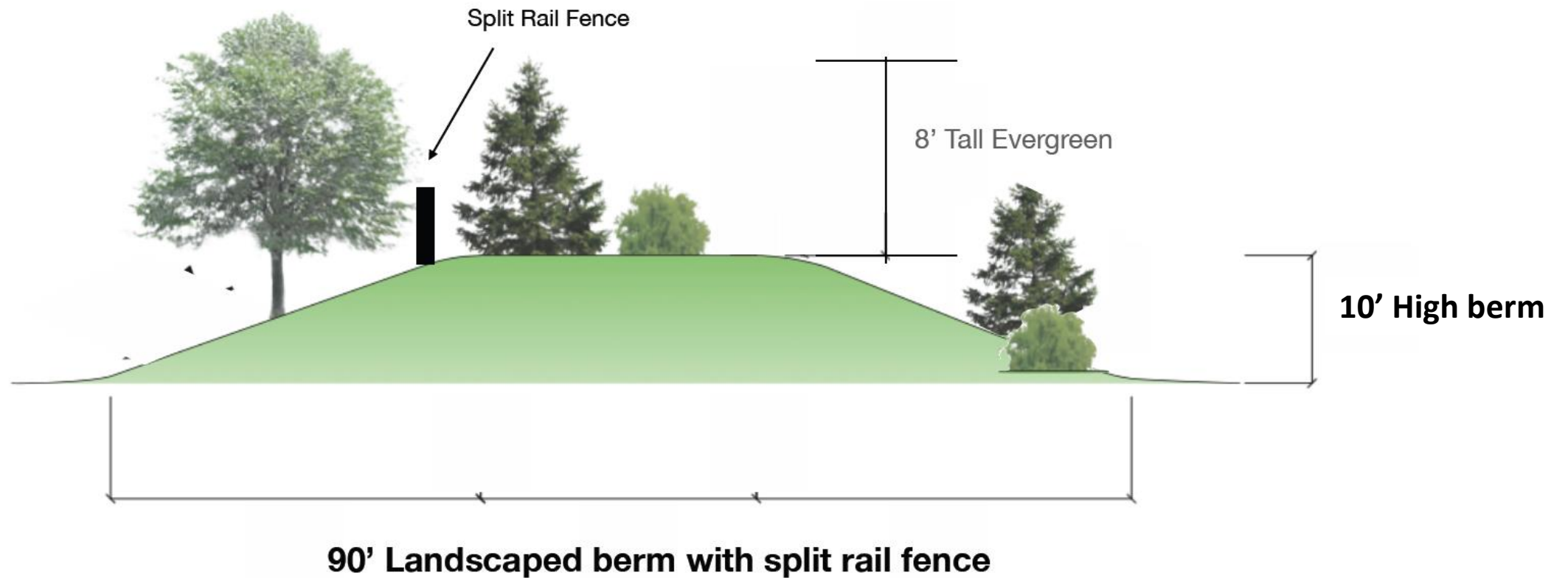
Pond

2702 W 146th St,
Carmel, IN 46074

90' landscaped buffer with berm and fence

- The developer (LOR) has said no to berms because berms are a challenge to landscape successfully and a berm could cause flooding.
- LOR has said the retention pond cannot be adjacent to our home because the site plan does not allow for it and because dirt would have to be brought onsite.

- Buffer transition helps reduce the impact to our home from commercial development
 - Helps with more greenspace, reduces light from development and vehicle headlights, deflects noise, softens transition, protects our property value, etc.





- 90' buffer along Laufter property line
- Amenity pond adjacent to buffer and Laufter residence

● 2 story condos

3 story condos less dense

Keep commercial on Towne Road

- Medical / professional offices with Monday to Friday 9-5 type business
- Carmel does not have commercial across 146th

Berms of Westfield



From: [Kevin M. Todd, AICP](#)
To: [Rachel Riemenschneider](#)
Subject: Fwd: Kimblewick South of 151st Street - Status
Date: Tuesday, November 30, 2021 10:41:19 AM
Attachments: [image001.png](#)

For Towne Run public comments.

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield, IN 46074
ktodd@westfield.in.gov | 317-379-6467

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



Begin forwarded message:

From: David Compton <David.Compton@pultegroup.com>
Date: November 6, 2021 at 4:09:32 PM EDT
Subject: Kimblewick South of 151st Street - Status

**WARNING: This external email is
from**

David.Compton@PulteGroup.com!

Kevin:

Please forward this email onto Kristen Burkman. Pulte Homes is in the process of filing for the first phase of construction plans for the area South of 151st street. Our expectation is to break ground on this phase of development in the Spring of 2022. The Kimblewick by Del Webb project is on schedule and we are excited to start construction on the part of the development south of 151st street in the spring of 2022.

Please email me with any additional questions.

Best always

David Compton



David Compton

VP of Land Acquisition : : Indianapolis Division

Office (317) 814-2251 Mobile (317) 281-4177

David.Compton@Pultegroup.com

11590 N. Meridian Street #530

Carmel, IN 46032

Pultegroup.com



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From: [Tina Laufter](#)
To: [APC](#)
Cc: [Rachel Riemenschneider](#); [Council Members](#)
Subject: Towne Run PUD
Date: Monday, December 6, 2021 2:27:01 PM

**WARNING: This external email is from
Tinalaufter@sbcglobal.net.**

Hello,

My name is Tina Laufter and I live at 2702 West 146th Street. Our home is west of the proposed Towne Run development.

When Epcon proposed a development northeast of our home we were initially opposed. After reaching an agreement on the buffer and understanding the quality of the product we supported this development. I have learned from the sales team at Epcon that these homes have sold for \$650,000-&950,000. Similarly across the street on the south west corner of 146th and Towne road the Pulte development has homes in the 500,000-600,000 range.

I would think the city would want the homes built on this property to be more inline with those in the immediate area.

In an effort to protect our property value I am opposed to the MI product proposed at Town Run. I feel that the product and the price point would have a significant negative impact to our property value.

Thank you,
Tina Laufter

Sent from my iPhone

From: [Ross Laufter](#)
To: [APC](#); [Council Members](#); [Rachel Riemenschneider](#); [Tina Laufter](#)
Subject: Towne Run PUD
Date: Monday, December 6, 2021 2:59:21 PM

**WARNING: This external email is from
rosslauft@hotmail.com!**

Hello,

We are not in favor of this PUD.

Please do not undersell the value of this area.

The low price point of the homes will negatively impact our home's value. We'd like a premium product here.

The pricing of the Epcon homes next-door to Towne Run is \$650K to \$950K. How would you like to buy a premium Epcon home for \$950K and, surprise!, have a 3-story townhome pop-up in your back yard?

Please reduce the number of homes and townhomes in the PUD. Make the lot sizes larger along with larger yards.

Please add beauty and diversity with more green space.

On a separate topic, we have collaborated with MI Homes on the buffer area and have agreed upon the buffer specs and dimensions. We would like to have the agreement memorialized and added to the PUD.

Best Regards,
Ross Laufter

WRITTEN PUBLIC COMMENTS

Docket Number: 2112-PUD-29
Petitioner: Old Town Design Group by Apollo Developers
Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Enclosed Attachments:

December 6, APC Public Hearing

- | | |
|-----------------|------------|
| 1. Tatum, Susie | 12/06/2021 |
| 2. Nass, Linda | 12/06/2021 |

From: [Susie Tatum](#)
To: [planners](#)
Subject: Spring water PUD
Date: Monday, December 6, 2021 6:17:40 AM

**WARNING: This external email is from
susie.tatum@alsac.stjude.org.**

Regarding the proposed development of the Springwater site, I am quite concerned about the density of the homes/townhomes - 113, on 49 acres.

This kind of density will cause more traffic and congestion to our neighborhood, let alone push wildlife into adjacent properties and roads. I am concerned about the disregard for nature, as this is currently a beautiful site, full of trees and wildlife, and should be developed responsibly with less density and much more green spaces. I am against the townhomes altogether.

I hope that you will consider the feelings of homeowners in the vicinity.

Thank you.

Susie Tatum
16250 Oak Road
317-701-5867

From: [Linda Naas](#)
To: [APC](#)
Subject: Fw: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021
Date: Monday, December 6, 2021 3:09:43 PM

WARNING: This external email is from
lnaas@logickey.com

Error in paragraph 2 - Lantern Park PUD, Ordinance 15-11.

----- Forwarded by Linda Naas/LogicKeyMail on 12/06/2021 03:08 PM -----

From: Linda Naas/LogicKeyMail
To: "APC" <apc@westfield.in.gov>
Date: 12/06/2021 02:05 PM
Subject: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021

I've spoken to some neighbors in the area including John Boyer whose property abuts on the side of Beauchamp's antique shop. They have concerns with the development but feel they don't know enough of the zoning details to write but want their concerns known. I put together what people are saying and said I would send. The other comments were to send this back to Planning Department to be fixed before it gets to APC for a public hearing.

How can this project take part of the Lantern Commons PUD Ord 15-11 (6.88 acres) and now make it part of the Springwater PUD? Isn't that counting the same land for open space and density for 2 separate PUDs? Keeping the primary residence acreage within the PUD also lowers density but can it be figured as open space? Wouldn't Lantern Park Ord 15-11 need to be amended?

It is confusing with everything being a PUD and that recently sparked a discussion of "not everything needs to be a PUD" at the APC. No, developer/owner are not asking for any business uses other than the existing antique shop; residential only but the PUD allows them to change heights, setbacks, density, etc. which is why the verbiage in the Ordinance is very important and people **SHOULD NOT** rely on pictures. What happens to the

"antique shop" are into the future? And is the neighborhood summary by developer accurate, it doesn't even include list of neighbors attending?

Per the Comp Plan this area is Southeast Residential which is suburban which should be less dense than Downtown (which is urban and can be more dense). This area is east of the commercial area. We believe they are suggesting townhomes on Union St. to transition from the west side of Union to the east side residential. We don't believe that is needed.

1. This is a unique infill area - review what Comp Plan says about that.
2. This PUD clearly reduces setbacks and increases heights and density per a comparison to UDO 4.7 and 4.9.
3. Mr. Moffett presented this as "Downtown" but it is not, it is Southeast Residential Suburban per the Comp Plan Page 24 and Page 6 defining areas studied for the Comp Plan.
4. It is also in a Land Use separated by Union Street from the Employment Corridor.
5. Using less dense single family homes will actually mitigate the traffic that will be created by Lantern Commons
6. Ed Hamilton with Apollo Developers mentioned 3 story townhomes facing apartments to West but they don't really face them. Across from the proposed townhomes are large single family lots.
7. In the very NW corner, this area could be treed landscaping to buffer homes, consistent with the WOODLAND it currently is.
8. Behind this project to the east are large lots including the owners 7+ acre home.
9. They also presented townhomes facing townhomes but they really aren't. The apartments to the West of Union are Valley Farms Apartments which again are in the "Commercial Corridor" per Comp Plan.
10. Clearly there is a definite separation to the North with the existing Summit Lawn Cemetery, agree to the buffer.
11. Directly across from Area A of Lantern Commons, the height of townhomes should not exceed the 2 story limitation within Lantern Commons.

1. Area A - Portions of Buildings within 75' of the north property line of Area A shall not exceed two (2) Stories in height.

All other portions of Buildings shall not exceed three (3) Stories.

12. However, we think you can argue this is still too dense since the townhomes are arranged to be dense. The 12 townhomes in the upper left of the concept plan are across from a very large lot single family home - this is very unattractive and not needed as a transition. Remove all townhomes from

this area.

13. Only the lower half of the proposed townhomes will actually be situated across from 3-story per Lantern Commons PUD.

14. This would be an area more conducive to 2 story residential attached homes with no to low-maintenance similar to what was built in Bridgewater to the east side. Or see Carriage Homes on Oak Ridge Road for an example of 2-story townhomes.

15. The density should not exceed that of Lantern Commons to the west which has a lot of green space between townhomes and or Lantern Park.

16. This property has natural terrain and creeks which separate it. Can some of it be protected during infill per Comp Plan.

17. Neighborhood summary talks about "neighbor was concerned that a little over 1 acre of trees would be cleared . . . were in areas that were farm land about 15-20 years ago" but Beauchamp had this land categorized and taxed as "WOODLAND" and carved out as a separate 1 of 6 parcels, very irregular shape. Parcel #08-10-07-00-00-001.001

18. Is it safe in a neighborhood to have a "shared drive/trail" to a commercial business location?

19. Right-ins/Right-outs typically operate predominately as Left-ins/Left-outs - just visit Retreat on the Monon on 161st Street.

20. The design of Union Street shown here seems pretty contradictory to a "Secondary Arterial" shown in the Thoroughfare Plan.

21. Please review the entire surrounding area for apartments/townhomes including those proposed in Lantern Commons and Grand Millenium.

22. Single Family proposed is more dense on smaller lots than even Lantern Park - compare the proposed PUD with the existing.

Linda Naas
1122 E 161 St
317-691-0229

References:

https://www.westfield.in.gov/egov/documents/1635882828_50768.pdf

From the ordinance they are asking to rezone the underlying zoning district as SFA: Single-family Attached District.

Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-family Attached District.

Section 5. Permitted Uses.

5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

5.2 The following additional uses shall be permitted in the District: A.

Dwelling, Townhouse B. Dwelling, Single Family C. Development Amenities

5.3 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and thirteen (113).

Unified Development Ordinance:

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 4



4.7 SF4: Single-Family High Density District

- A. **Purpose and Intent:** The purpose of this district is to accommodate higher density Single-family Dwellings with available state-approved water and sewer facilities for land with at least one-eighth (1/8) of its perimeter contiguous to the corporate limits of the City.
- B. **Minimum Lot Area:** 9,000 square feet
- C. **Minimum Lot Frontage:** 40 feet
- D. **Minimum Building Lines:**
 - 1. Front Yard: 25 feet
 - 2. Side Yard: 8 feet
 - 3. Rear Yard: 25 feet
- E. **Minimum Lot Width:** 50 feet
- F. **Maximum Building Height:** 25 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Living Area (Ground Floor):**
 - 1. Single story: 1,000 square feet
 - 2. Two story: 750 square feet
 - 3. Tri-level: 750 square feet (Basement and first level)
 - 4. Story and one-half: 750 square feet
- H. **Development Plan Review:** Required for Major Subdivisions.

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Quick Cross-References:

Article 6.1 Accessory Use and Building Standards	Article 8.6 Open Space and Amenity Standards
Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

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4.9 SFA: Single-Family Attached District

- A. **Purpose and Intent:** The purpose of this district is to accommodate Attached Single-family Dwellings for individuals who desire maintenance-free living (e.g., where grass mowing, property maintenance, snow removal are commonly maintained and owned by a homeowners' association).
- B. **Permitted Uses:** The following uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** No minimum
- E. **Maximum Density:** Four (4) Dwelling Units per acre
- F. **Maximum Dwellings:** Four (4) per building
- G. **Maximum Project Size within District:** Thirty acres (30)
- H. **Minimum Building Setback Lines:**
1. Front Yard:
 - a. Expressways: 50 Feet
 - b. Primary Arterials: 35 Feet
 - c. Secondary Arterials: 25 Feet
 - d. Collectors, Local and Private streets: 20 Feet
 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
- I. **Minimum Distance Between Structures:**
1. Structures with no vinyl exterior siding: 25 feet
 2. Structures with any vinyl exterior siding: 30 feet
- J. **Project Perimeter Setback:** No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
- K. **Maximum Building Height:** 35 feet (see also [Article 6.6 Height Standards](#))
- L. **Minimum Living Area:** A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.
1. Single story: 1,300 square feet
 2. Story and one-half: 1,600 square feet (lower and main levels)
 3. Two story: 1,800 square feet (lower and main levels)
- M. **Development Plan Review:** Required.

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Quick Cross-References:

Article 6.1 Accessory Use and Building Standards	Article 8.6 Open Space and Amenity Standards
Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

INFILL:

Existing Suburban

Development Policies

- Promote the protection of the existing suburban character of the area.
- Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.

Appropriate Land Uses in Existing Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses
- Recreational uses