



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_08\_07\_2017**

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*Monday, August 07, 2017 at 07:00 PM*

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

**MEETING DATE:** Monday, August 07, 2017 at 07:00 PM

**MEETING PLACE:** Westfield City Hall- Assembly Room

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

**OPENING OF MEETING**

Note the Presence of a Quorum

**Approval of Minutes**

APC Minutes - July 11, 2017

Documents: [APC Minutes - July 11, 2017](#)

Review APC Rules & Procedures

**CONSENT AGENDA ITEMS**

**1708-DDP-14**

**Chittenden Office/Warehouse**

***Northeast Corner of Dartown Road and Alpha Drive***

Patrick Chittenden by Keeler-Webb Associates requests a Detailed Development Plan review for a new 16,000 square-foot office/warehouse building on 1.85 acres +/- in the EI: Enclosed Industrial District.

Documents: [Exhibit 1: APC Report \(1708-DDP-14\)](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan \(1708-DDP-14\)](#) | [Exhibit 4: Elevations \(1708-DDP-14\)](#) | [Exhibit 5: Landscape Plans \(1708-DDP-14\)](#)

**ITEMS OF BUSINESS**

**1706-PUD-09**

**Village Park Plaza I PUD District**

***2222 E. 146th Street***

Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Village Park Plaza I PUD \(Ord. 17-17\)](#) | [Exhibit 5: Village Park Plaza I PUD \(Ord. 17-17\) Redline](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Neighbor Meeting Summary](#)

#### **1707-ODP-07 & 1707-SPP-07**

Northpoint Subdivision

*Southwest Quadrant of SR 38 and Grassy Branch Road*

CR White Aurora, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat approval of 250 lots on approximately 314 +/- acres in the Aurora PUD District.

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

#### **1707-PUD-12**

Oak Manor PUD District Amendment

*South side of the Midland Trace Trail along Gunther Boulevard*

11th Street Development on behalf of Innovative Engineering & Consulting requests an amendment to the Oak Manor PUD to allow for Single-Family detached and attached development.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Ordinance 17-20](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Project Narrative](#) | [Exhibit 7: Oak Manor PUD Ord. 03-37](#) | [Exhibit 8: Neighbor Meeting Summary](#) | [Exhibit 9: Petitioner's Response to Issue List](#) | [Exhibit 10: Public Comments](#) | [Ordinance 17-20 Redlined](#)

### **PUBLIC HEARING ITEMS**

#### **1708-PUD-14 [PUBLIC HEARING]**

Osborne Trails PUD Amendment

*Northeast Corner of 191st Street and Horton Road*

Platinum Properties Management, LLC by Nelson and Frankenberger, LLC requests a change of zoning of 25.5 +/- acres from the AG-SF1: Agriculture / Single-Family Rural District to the Osborne Trails Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Osborne Trails PUD Amendment \(Ord. 17-21\)](#) | [Exhibit 5: Osborne Trails PUD \(Ord. 17-21\) Red Line From Council](#) | [Exhibit 6: Osborne Trails PUD 16-44](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Petitioner's Presentation](#)

### **CONTINUED ITEMS**

#### **1707-PUD-13 [CONTINUED]**



**Springmill Grand Station PUD District**

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

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

**1707-ODP-08 & 1707-SPP-08 [CONTINUED]**

**Lancashire at Oak Manor**

***South side of the Midland Trace Trail along Gunther Boulevard***

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

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

**Penske Subdivision**

***Northwest Corner of State Road 32 and Dartown Road***

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

**1706-ODP-04 & 1706-SPP-04 [CONTINUED]**

**Village Park Plaza I**

***2222 E. 146th Street***

**Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.**

**REPORTS/COMMENTS**

**Advisory Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Economic and Community Development Department**

**ADJOURNMENT**



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 7, 2017  
1706-PUD-09  
Exhibit 1

**Docket Number:** 1706-PUD-09 (Ord. No. 17-17)

**Petitioner:** Washington Prime Group by Hamilton Designs, LLC & Onpointe Land Matters, LLC

**Request:** Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.

**Current Zoning:** SB-PD: Special Business / Planned Development

**Current Land Use:** Commercial

**Acreage:** 12.02 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Village Park Plaza I PUD (Ord. 17-17)
5. Village Park Plaza I PUD (Ord. 17-17) Redline
6. Character Exhibits
7. Neighborhood Meeting Summary

**Staff Reviewer:** Matt Pleasant, Associate Planner

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**PETITION HISTORY:**

This petition was introduced at the [May 8, 2017](#), City Council meeting. The petitioner hosted an informational meeting on May 24, 2016, at the Westfield Public Library building for neighbors and other interested parties (see [Exhibit 7](#)). The petition received a public hearing at the [June 5, 2017](#), Advisory Plan Commission (the "APC") meeting.

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**PROJECT OVERVIEW:**

**Project Location:** The 12.02 acre +/- site includes real estate located at 2222 E. 146<sup>th</sup> Street that includes Regal Cinemas (see [Exhibit 2](#)). The property is currently zoned SB-PD: Special Business / Planned Development and is primarily used for commercial purposes. Adjacent property to the north and west is the Village Park Plaza commercial district, also zoned SB-PD.

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### **ZONING REQUEST:**

**Description:** The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Village Park Plaza I,” that would allow for the renovation and redevelopment of 2222 E. 146<sup>th</sup> Street (Regal Cinema Building) and two (2) potential Outlots with an underlying zoning district of GB: General Business (see **Exhibit 3**).

**Zoning District Standards:** The proposed ordinance defaults to the underlying GB standards except as generally summarized below:

- Building Setback Lines modified.
- US Highway 31 Overlay District standards would not apply to the Real Estate.

**Development Standards:** The proposed ordinance defaults to the UDO except as generally summarized below:

#### **Architectural Standards:**

- The Renovation Character Exhibit applies to the existing building if architecture conflicts with the UDO.
- Any new buildings (Outlots) shall comply with the UDO standards.

#### **Landscaping Standards:**

- The Landscape Plan shall modify UDO landscape standards due to lot constraints. The final Landscape plan shall be substantially consistent with the plan found in Exhibit F of the proposed ordinance.

#### **Parking and Loading Standards:**

- Shared parking shall be permitted throughout the site.
- Number of parking spaces shall adhere to the Concept Plan of the proposed ordinance.

**Design Standards:** The proposed ordinance defaults to the UDO except as generally summarized below:

- Internal and External Pedestrian Network Standards shall apply as depicted on the Illustrative Site Layout of the proposed ordinance.

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### **PETITION UPDATE:**

Since the June 5, 2017, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department’s review. The following briefly highlights those revisions, which will be further presented by the petitioner at the August 7, 2017, Plan Commission meeting:

- Modified language to the External Pedestrian Network Standards.
- The Illustrative Site Layout has been modified and now includes connectivity along the north side of the detention pond as well as new connectivity from the future Outlots to the Regal Cinemas building in response to Department comments.
- The Landscape Plan has been modified in response to Department comments.

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### **Comprehensive Plan Analysis:**

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan shows the project designated in the Regional Commercial and Highway Corridor.

The Regional Commercial designation encourages commercial development that intend to benefit the economic health of the community. These uses should be located only on arterial streets designed to carry large traffic volumes and within a planned commercial center. Uses include big-box retail, offices, and attached residential dwellings. Large masses of asphalt are discouraged by requiring parking areas to be broken up with landscaping or by being located on more than one side of the buildings.

Some general guidelines for development in this Regional Commercial Area includes: buildings must be unique to Westfield, develop alternative transportation facilities, landscaped parking, and appropriately scaled transitional uses from retail to office to residential.

The Highway Corridor designation along US Highway 31 encourages large-scale employment-intensive office uses by offering both economic activity and aesthetic value. Alternative transportation regional facilities are encouraged.

**Alternative Transportation Plan:** The purpose of this plan is to provide an emphasis on implementing complete streets within the City of Westfield that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The Village Park Plaza I PUD would have a direct impact on the street network and the City's bike infrastructure.

The Cool Creek Trail runs along 147<sup>th</sup> Street allowing bike access from Carmel to the Cool Creek County Park and downtown Westfield by traveling the Natalie Wheeler Trail. The proposed Village Park Plaza I PUD is consistent with the Alternative Transportation Plan.

**Thoroughfare Plan:** The Thoroughfare Plan identifies 146<sup>th</sup> Street as a Primary Arterial and Greyhound Pass as a Secondary Arterial. The Department is working with the petitioner to ensure dedication of the right-of-way in accordance with the Thoroughfare Plan. The proposed Village Park Plaza I PUD is consistent with the Westfield-Washington Township Thoroughfare Plan.

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**PROCEDURAL:**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [June 5, 2017](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:**

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

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

**Council Introduction:** The petition was introduced at the [May 8, 2017](#), Council meeting.

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**DEPARTMENT COMMENTS:**

1. **Action:** Forward a recommendation to the Council (1706-PUD-09/Ord. 17-17).
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Village Park Plaza I PUD District (Docket No. 1706-PUD-09, Ordinance 17-17), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or [mpleasant@westfield.in.gov](mailto:mpleasant@westfield.in.gov).



LOCATION MAP

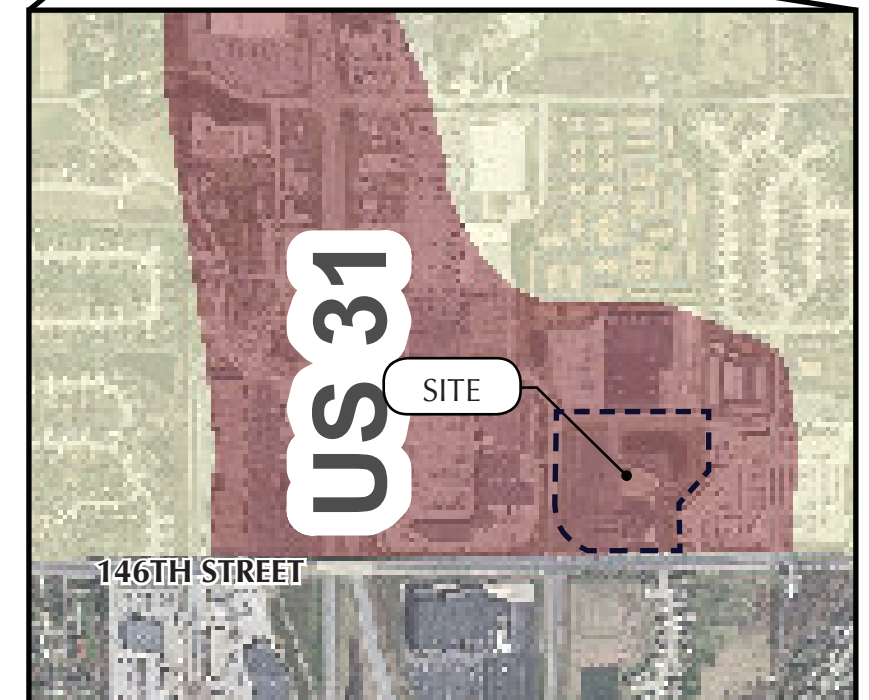
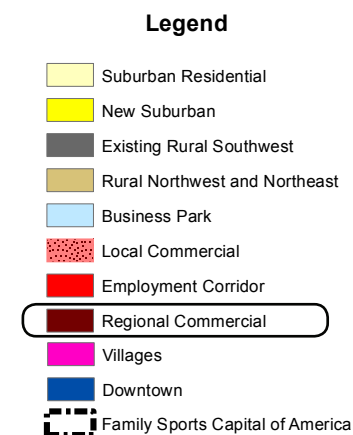
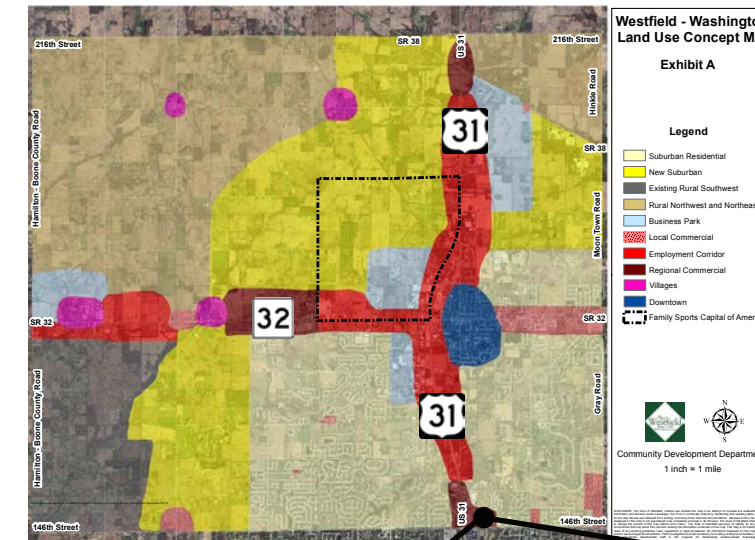


ZONING MAP



# COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



## VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT



04.28.17



147TH STREET

EXISTING  
DETENTION FACILITY

OUTLOTS

EXISTING  
BUILDING

RENOVATED  
BUILDING

146TH STREET

EXHIBIT B: CONCEPT PLAN  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.



07.27.17



## ORDINANCE NUMBER 17-17

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

This is a Planned Unit Development District Ordinance (to be known as the “**VILLAGE PARK PLAZA I PUD DISTRICT**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or “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 “Plan Commission”) considered a petition (**Petition No. 1706-PUD-09**), 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 Plan Commission forwarded **Petition No. 1706-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Plan Commission certified the action of the Plan Commission to the Council on \_\_\_\_\_, 2017;

**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 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 "**Village Park Plaza I**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Building, Existing:** A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Existing Character Exhibit, attached hereto as **Exhibit D**.

- 2.2 **Building, New:** A Building constructed after the effective date of this Ordinance.

- 2.3 **Building, Renovated:** That portion of the Existing Building proposed to be renovated, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Renovation Character Exhibit, attached hereto as **Exhibit E**.

**Section 3.** **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an indoor movie theater, as generally depicted on the Concept Plan, in compliance with either granted variances or in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (the “Existing Improvements”). Existing Improvements may continue after the effective date of this Ordinance in accordance with the Unified Development Ordinance’s nonconforming development standard provisions. Modifications to Existing Improvements on the Real Estate, including any new construction, new sign permits, building renovations, or site plan changes, shall comply with the standards set forth in this Ordinance. Repair, maintenance and restoration of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance.

**Section 4.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 5.** **Illustrative Site Layout.** An Illustrative Site Layout is attached hereto as **Exhibit C** to provide one possible layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

**Section 6.** **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the “Underlying Zoning District”).

**Section 7.** **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate.

**Section 8.** **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the Real Estate, except as otherwise modified below.

8.1 Minimum Building Setback Lines:

- A. District Perimeter: Fifteen (15) feet
- B. District Perimeter Abutting External Street: Fifty (50) feet
- C. All Other: Zero (0) feet

**Section 9.** **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

**Section 10.** **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

10.1 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below:

- A. Renovated Building: The Renovated Building shall be substantially similar in quality and character with the Renovation Character Exhibit, attached hereto as **Exhibit E**. If a provision of Article 6.3 Architectural Standards is in conflict with the Renovation Character Exhibit, then the Renovation Character Exhibit shall control.
- B. New Building(s): New Buildings shall comply with Article 6.3 Architectural Standards.

10.2 Article 6.8 Landscaping Standards: Shall apply; except as otherwise modified below:

- A. Landscape Plan Intent: The Landscape Plan, attached hereto as **Exhibit F**, depicts landscaping installed as part of the Existing Improvements. The Landscape Plan also depicts proposed new landscaping intended to implement the objectives of Article 6.8 Landscaping Standards while taking into consideration existing and proposed site and infrastructure constraints.
- B. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- C. Landscape Plan Modifications: It is contemplated and acknowledged that alternatives that accomplish the design intent and minimum planting quantities depicted on the Landscape Plan may be appropriate to accommodate the desired integration of the proposed renovation and development of Outlots. As a result, modifications to the District's Landscape Plan may be approved as part of a Detailed Development Plan.

10.3 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.

- A. Article 6.14(G)(9) Off-Street Parking; Shared Parking: As part of the redevelopment of an Outlot, new Parking Areas shall be designed as a single

Parking Area to provide for vehicular cross-access and shared parking throughout the Real Estate.

- B. Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

**Section 11.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

**Section 12.** **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 12.1 Article 8.7 Pedestrian Network Standards: Shall apply; except as otherwise modified below:

- A. Article 8.7(C) Internal Pedestrian Network Standards: Shall apply, and shall be generally located as depicted on the Illustrative Site Layout.
- B. Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall apply, and shall be located within the Right-of-way as depicted on the Illustrative Site Layout. ~~Due to the constraints of Existing Improvements, a path or sidewalk shall not be required along the south side of 147<sup>th</sup> Street that abuts the existing Detention Area, as depicted on the Illustrative Site Layout.~~

[Remainder of page intentionally left blank; signature pages follow.]



ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

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

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-17**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-17**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC  
Washington Prime Group Inc.  
111 Monument Circle, Suite 3500, Indianapolis IN 46204

**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit C | Illustrative Site Layout        |
| Exhibit D | Existing Character Exhibit      |
| Exhibit E | Renovation Character Exhibit    |
| Exhibit F | Landscape Plan                  |

**EXHIBIT A**  
REAL ESTATE

**EXHIBIT B**  
CONCEPT PLAN



**EXHIBIT C**  
ILLUSTRATIVE SITE LAYOUT

**EXHIBIT D**  
EXISTING CHARACTER EXHIBIT

**EXHIBIT E**  
RENOVATION CHARACTER EXHIBIT

**EXHIBIT F**  
LANDSCAPE PLAN



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Consultant + Planner  
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# Memorandum

Date: May 30, 2017

To: Matt Pleasant, Associate Planner  
Economic and Community Development Department

From: Jesse Pohlman

**Re: Village Park Plaza I Planned Unit Development (1706-PUD-09)  
Summary of Open House for Neighbors**

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Washington Prime Group hosted an open house for adjoining property owners on Wednesday, May 24, 2017, in the Community Room at the Westfield Washington Public Library. Below please find a brief written report of the open house.

Open house began at 6:00 p.m.

Petitioner representatives included Steve Nikel and George Sladek (Washington Prime Group), Jesse Pohlman (Onpointe Land Matters, LLC), Michael Thompson and Austin Tracey (Hamilton-Designs) and Kenneth Esry (RDL Architects).

Attendees included one (1) Council member (C. Spoljaric) and one (1) representative from the Economic and Community Development Department (M. Pleasant).

After general introductions and discussion, the open house concluded around 6:20 p.m. with no additional attendees arriving.



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 7, 2017  
1708-PUD-14  
Exhibit 1

**Docket Number:** 1708-PUD-14 (Ordinance No. 17-21)

**Petitioner:** Platinum Properties Management Company, LLC by Nelson & Frankenberger

**Request:** Petitioner requests a change of zoning of 25.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Osborne Trails Planned Unit Development (PUD) District.

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

**Current Land Use:** Agriculture / Residential

**Acreage:** 25.5 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Osborne Trails PUD Amendment (Ord. 17-21)
5. Osborne Trails PUD (Ord. 17-21) Redline From Council
6. Osborne Trails PUD Original (Ord. 16-44)
7. Neighbor Meeting Summary

**Staff Reviewer:** Matt Pleasant

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**PETITION HISTORY:**

This petition was introduced at the [July 10, 2017, City Council meeting](#). The petition is scheduled to receive a public hearing at the August 7, 2017, Advisory Plan Commission (the "APC") meeting. The petitioner hosted an informational meeting on July 27, 2017, at the Westfield City Hall building for neighbors and other interested parties. A summary of those meetings is included at **Exhibit 6** (in accordance with Article 10.9(C)(1)(f)).

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**PROJECT OVERVIEW:**

**Project Location:** The 25.5 acre +/- site includes the real estate located on the northeast corner of Horton Road and 191<sup>st</sup> Street (see **Exhibit 2**). The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District primarily being used for agricultural and residential purposes. Adjacent property to the south is the Grand Park Sports Campus, and the property to the north and east is zoned AG-SF1, and the property to the west is zoned Osborne Trails PUD.

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### **ZONING REQUEST:**

**Description:** The petitioner is requesting a change of zoning of 25.5 acres +/- from the AG-SF1 District to the Osborne Trails PUD, established pursuant to the Osborne Trails PUD (Ord. 16-44, see **Exhibit 6**, adopted [February 27, 2017](#)) as generally illustrated on the Concept Plan (see **Exhibit 3**) as follows:

**Area A:** The proposed ordinance (see **Exhibit 4**) incorporates the real estate into the Osborne Trails PUD District and assigns the standards of the PUD District's "Area A District."

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### **Comprehensive Plan Analysis:**

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan shows the majority of this project being integrated in the New Suburban of the Northwest Quadrant.

The New Suburban designation encourages anti-monotony, connectivity, contiguity with existing development, using open space as buffers, promote innovative development, and encourage attractive streetscapes. Suggestions for the subdivision regulations encourage: recreational facilities, common open space, green space between sidewalk and curb, shorter front setbacks, front porches, and garages that are behind the front line of the dwelling or are side-loaded.

**The 2011 Family Sports Capital Addendum II to the Comprehensive Plan:** Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail. The proposed Osborne Trails PUD Amendment is consistent with the 2011 Family Sports Capital Addendum II.

**Alternative Transportation Plan:** The purpose of this plan is to provide an emphasis on implementing complete streets within the community that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The proposed Osborne Trails PUD Amendment is consistent with the Alternative Transportation Plan.

**Thoroughfare Plan:** The plan identifies the both Horton Road and 191<sup>st</sup> Street as Primary Arterials. The plan also identifies these roads as "Cycle Corridors." The proposed Osborne Trails PUD Amendment is consistent with the Thoroughfare Plan.

---

### **PROCEDURAL:**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 7, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.



**Statutory Considerations:**

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

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

**Council Introduction:** The petition was introduced at the [July 10, 2017, Council meeting](#).

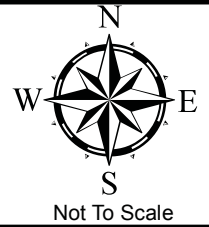
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**DEPARTMENT COMMENTS:**

1. **Action:** Hold a public hearing at the August 7, 2017 Plan Commission meeting.
2. **The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or [mpleasant@westfield.in.gov](mailto:mpleasant@westfield.in.gov)

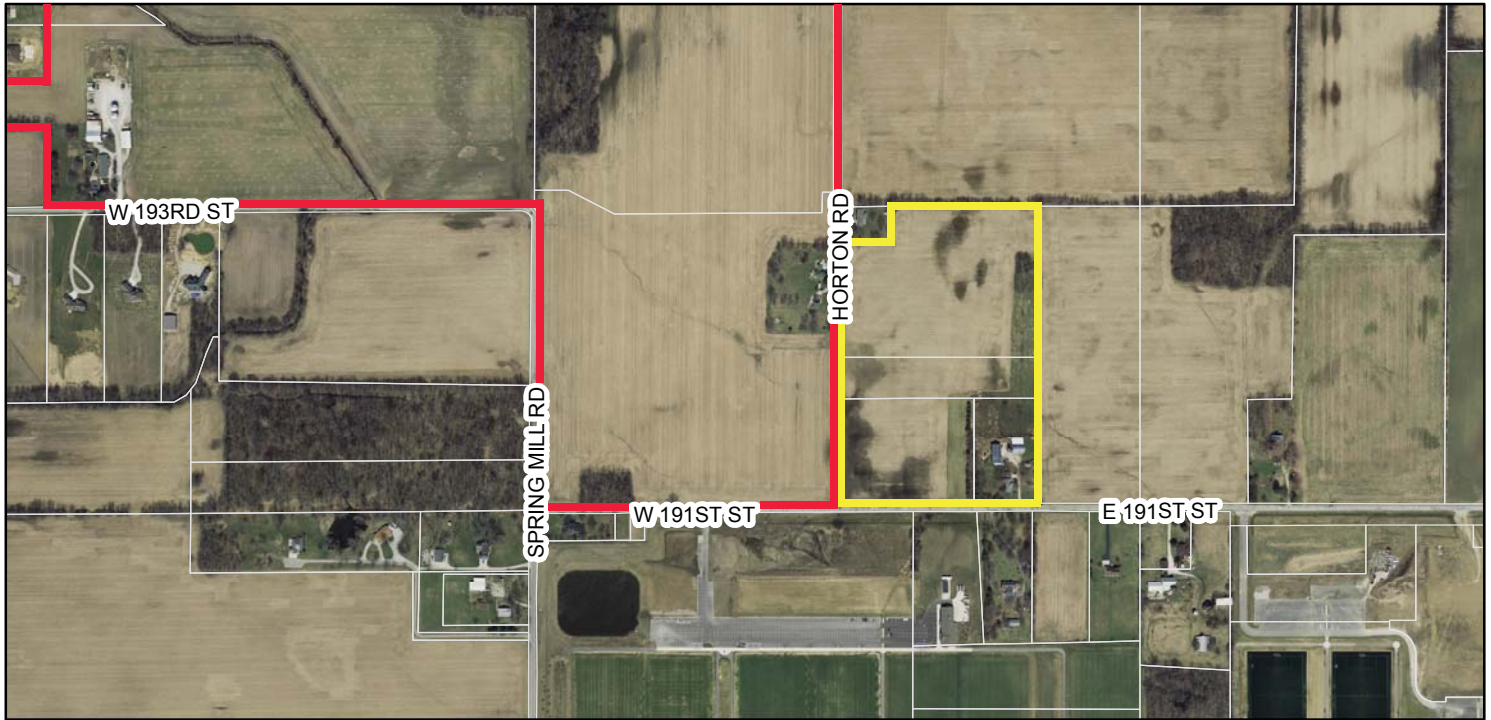


Property Location Map  
1708-PUD-14  
Osborne Trails PUD Amendment

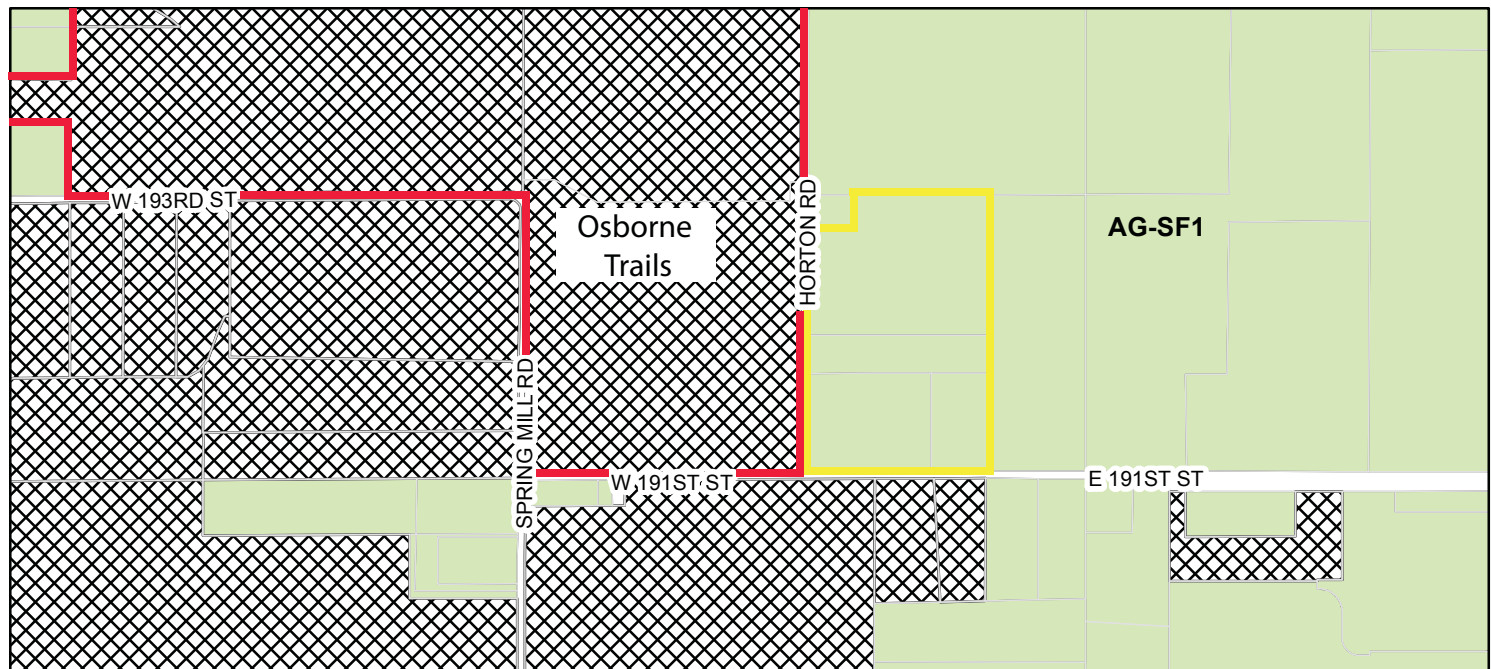


Aerial Location Map

 Osborne Trails     Site



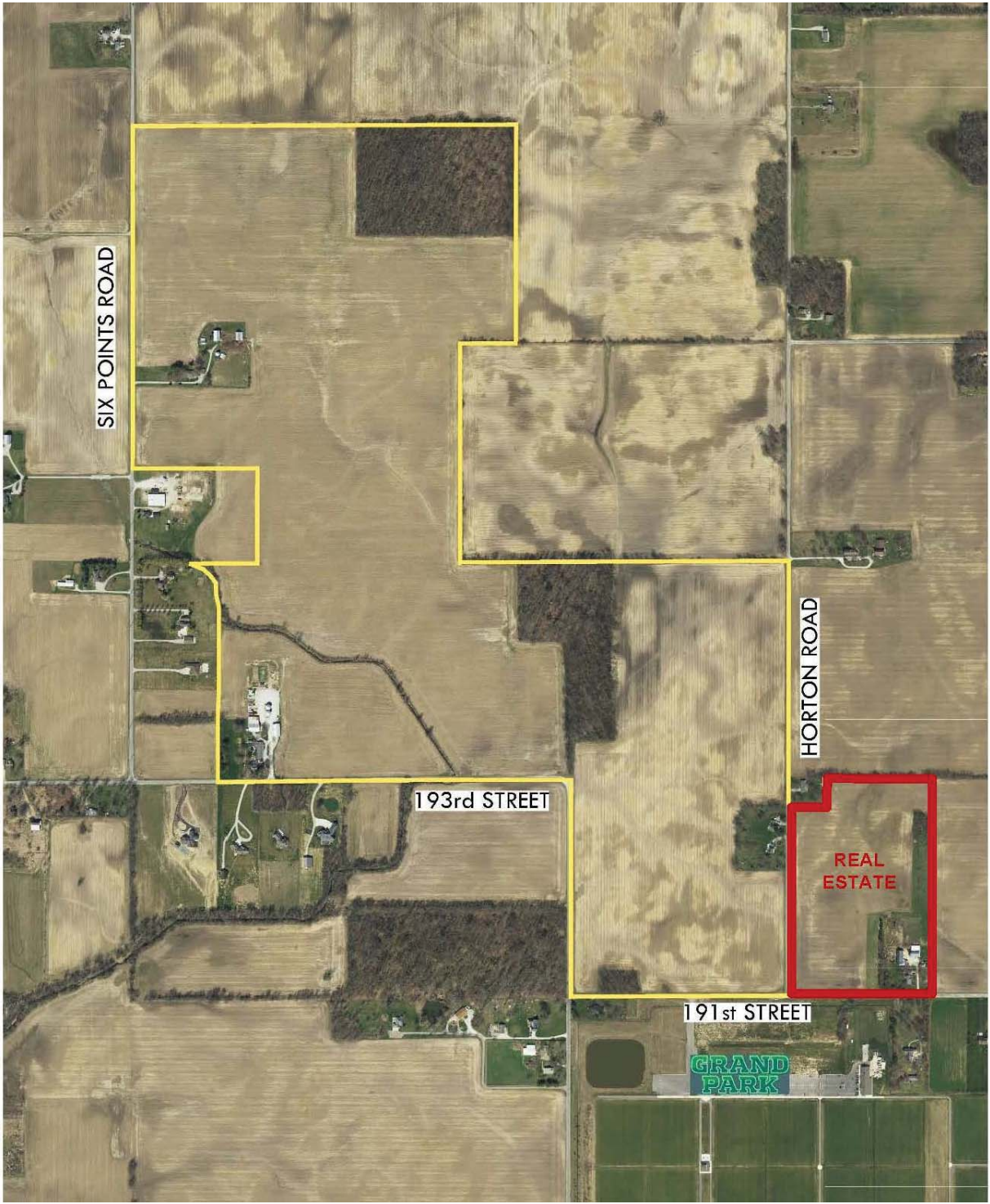
Zoning Map



Legend

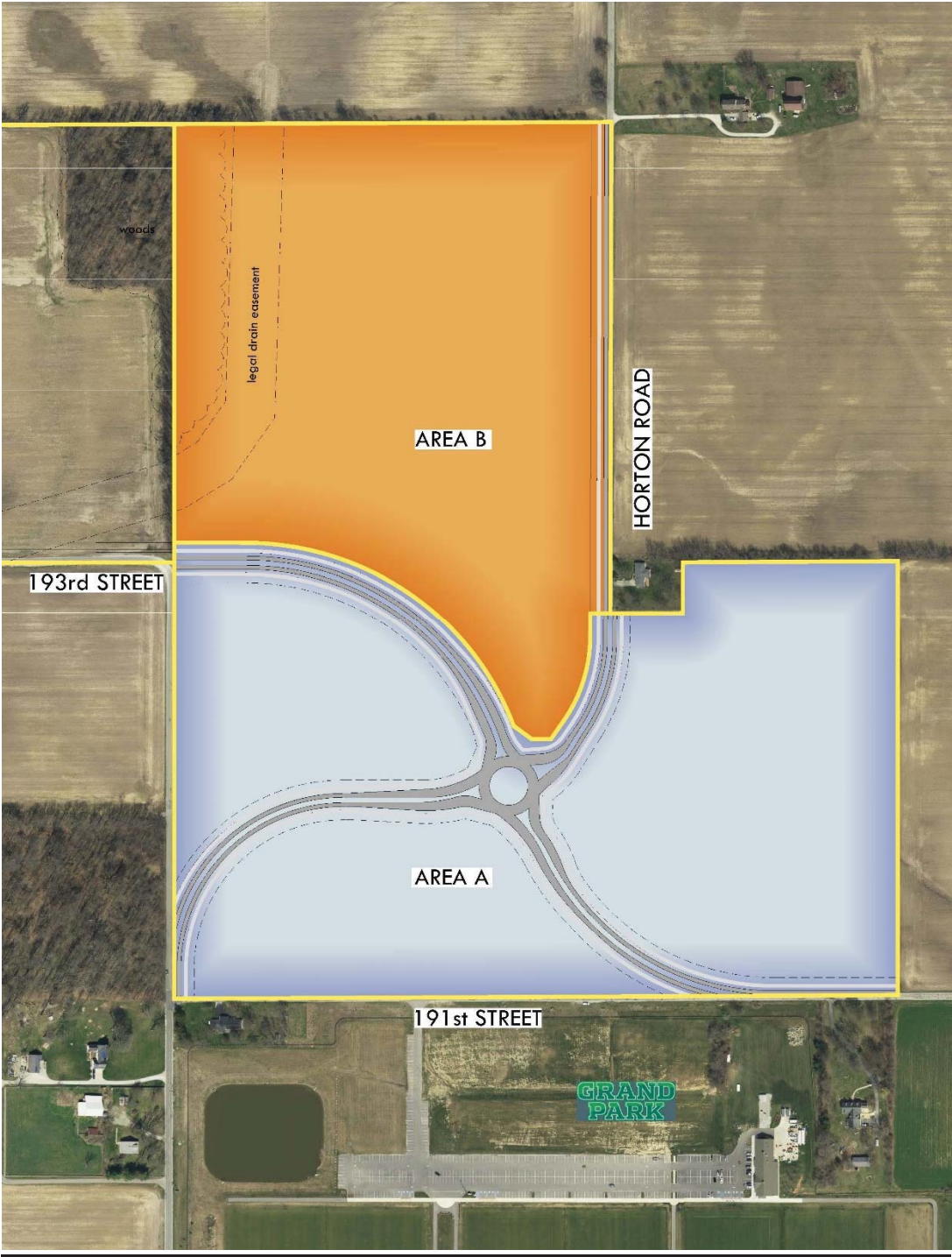
-  Parcel
-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)

Concept Plan





AREA A AND AREA B DISTRICT MAP



## ORDINANCE NUMBER 17-21

### Osborne Trails PUD District Amendment I

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

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

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

**WHEREAS**, the Common Council enacted Ordinance No. 16-44, The Osborne Trails Planned Unit Development (the Osborne Trails PUD Ordinance) on February 27, 2017;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1708-PUD-14**), requesting (i) 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") and (ii) an amendment to the District Map of the Osborne Trails PUD Ordinance;

**WHEREAS**, the Commission forwarded **Petition No. 1708-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation ( \_ - \_ ) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2017;

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

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the "**Osborne Trails 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 Osborne Trials PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Osborne Trials PUD Ordinance, as amended.
- 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 (i) the Unified Development Ordinance and (ii) the Osborne Trials PUD 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. District Area Assignment.**

- 2.1 The Real Estate is hereby assigned to the “Area A” District of the Osborne Trails PUD Ordinance (the “Assigned Area”). The standards of the Osborne Trials PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate.
- 2.2 The District Map attached hereto and incorporated herein by reference as **Exhibit B** (the “Area A and Area B District Map”) hereby amends the Osborne Trials PUD Ordinance District Map.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2017.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-21** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-21**

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-21**

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

Osborne Trails Amendment - PUD Ordinance 2 072717



**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Area A and Area B District Map

**EXHIBIT A**  
**REAL ESTATE**

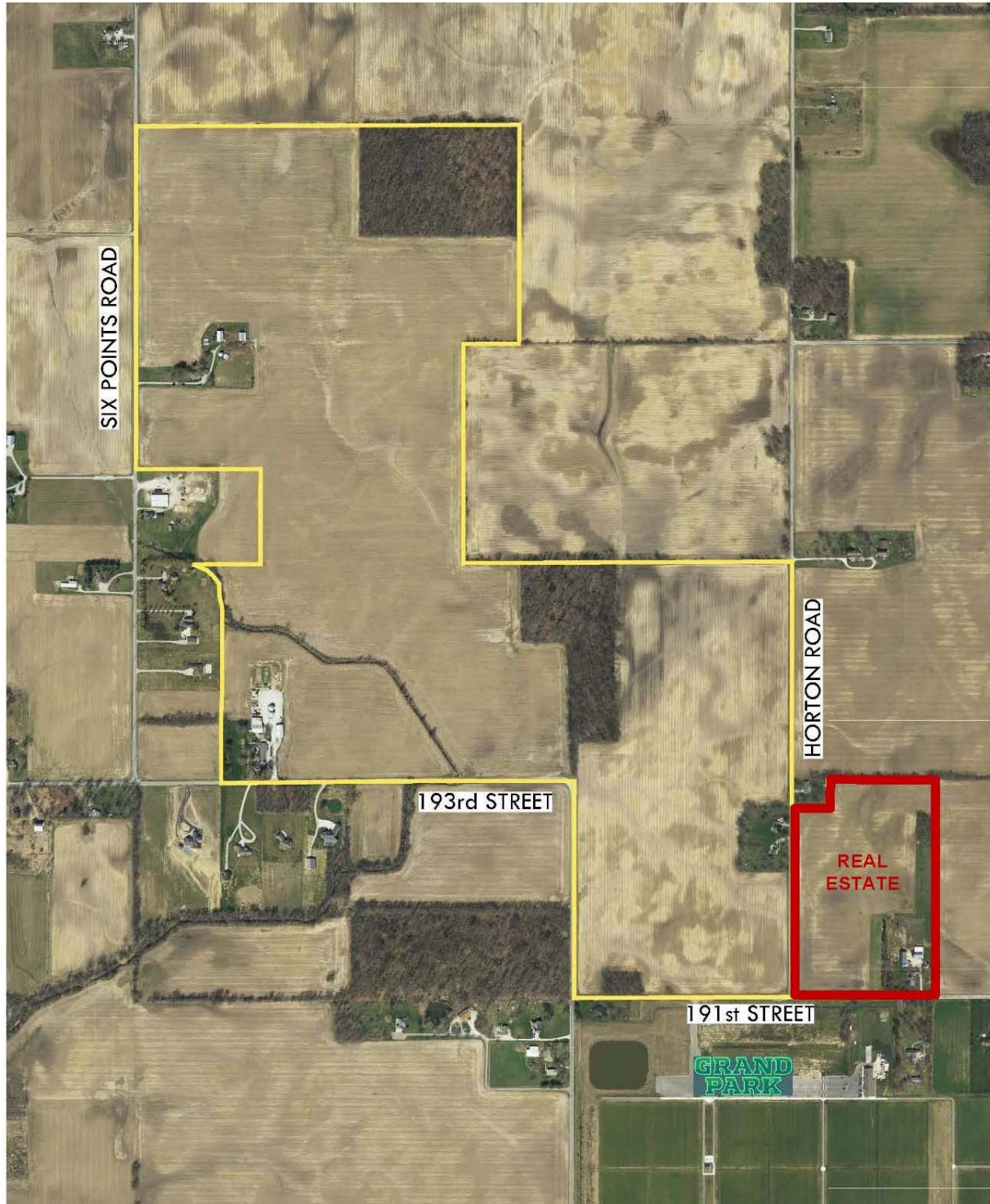
(Page 1 of 2 – Legal Description)

A part of the East half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

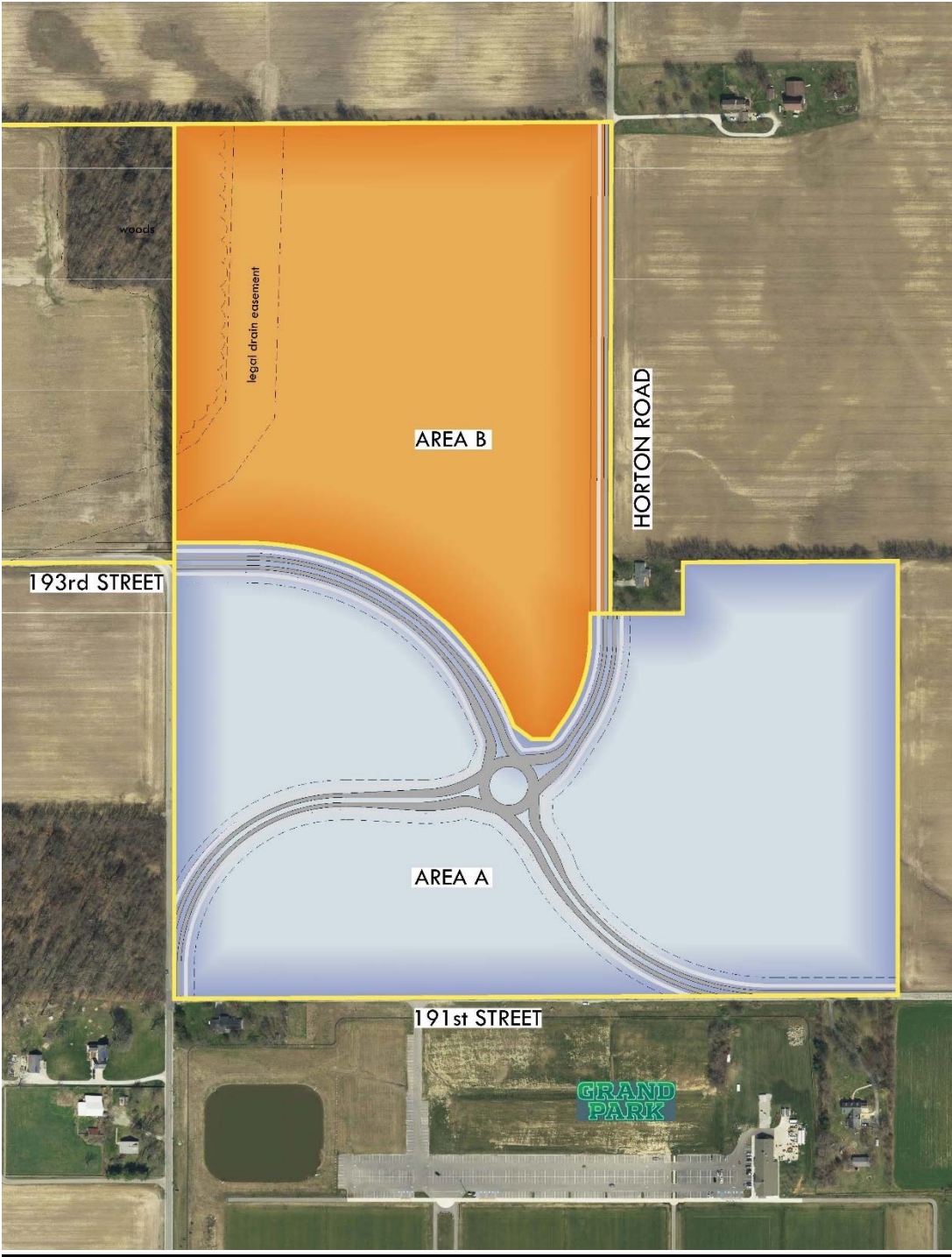
Beginning at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 10 minutes 08 seconds East (assumed bearing) 1163.20 feet along the West line thereof; thence North 89 degrees 41 minutes 12 seconds East 219.83 feet; thence North 00 degrees 00 minutes 00 seconds East 152.72 feet; thence North 89 degrees 41 minutes 17 seconds East 648.62 feet; thence South 00 degrees 00 minutes 00 seconds East 1317.34 feet to a point on the South line of said Northwest Quarter Section; thence South 89 degrees 46 minutes 59 seconds West 871.87 feet along the aforesaid South line to the place of beginning, containing 25.5 acres, more or less.

**EXHIBIT A**  
**REAL ESTATE**

(Page 2 of 2 - Location Map)



**EXHIBIT B**  
**AREA A AND AREA B DISTRICT MAP**





## ORDINANCE NUMBER 17~~—~~-21

### Osborne Trials PUD District Amendment I

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

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

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

**WHEREAS**, the Common Council enacted Ordinance No. 16-44, The Osborne Trails Planned Unit Development (the Osborne Trails PUD Ordinance) on February 27, 2017;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 17~~—~~1708-PUD~~—~~, 14**), requesting (i) 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") and (ii) an amendment to the District Map of the Osborne Trails PUD Ordinance;

**WHEREAS**, the Commission forwarded **Petition No. 17~~—~~1708-PUD~~—~~14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation ( \_ \_ ) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2017;

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

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

#### **Section 1. Applicability of Ordinance.**

1.1 ~~This~~The Unified Development Ordinance ~~shall amend~~and Zoning Map are hereby

changed to incorporate the Real Estate into the "Osborne ~~Trials~~ Trails PUD Ordinance-District" (the "District").

~~1.1.2~~ Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trials PUD Ordinance; and (iii) the provisions of the ~~UDO~~ Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Osborne Trials PUD Ordinance, as amended.

~~1.2~~ The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Osborne Trails PUD District" (the "District").

~~1.3~~ The Real Estate shall be assigned and subject to those standards of the District applicable to "Area A".

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 (i) the Unified Development Ordinance and (ii) the Osborne Trials PUD 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. District ~~Map~~-Area Assignment.**

2.1 The Real Estate is hereby assigned to the "Area A" District of the Osborne Trails PUD Ordinance (the "Assigned Area"). The standards of the Osborne Trails PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate.

~~1.5~~2.2 The District Map attached hereto and incorporated herein by reference as **Exhibit B** (the "Area A and Area B District Map") hereby amends the Osborne Trials PUD Ordinance District Map.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2017.

WESTFIELD CITY COUNCIL

| <u>Voting For</u>        | <u>Voting Against</u>    | <u>Abstain</u>           |
|--------------------------|--------------------------|--------------------------|
| <hr/> Jim Ake            | <hr/> Jim Ake            | <hr/> Jim Ake            |
| <hr/> James J. Edwards   | <hr/> James J. Edwards   | <hr/> James J. Edwards   |
| <hr/> Steven Hoover      | <hr/> Steven Hoover      | <hr/> Steven Hoover      |
| <hr/> Robert L. Horkay   | <hr/> Robert L. Horkay   | <hr/> Robert L. Horkay   |
| <hr/> Mark F. Keen       | <hr/> Mark F. Keen       | <hr/> Mark F. Keen       |
| <hr/> Charles Lehman     | <hr/> Charles Lehman     | <hr/> Charles Lehman     |
| <hr/> Cindy L. Spoljaric | <hr/> Cindy L. Spoljaric | <hr/> Cindy L. Spoljaric |

ATTEST:

---

Cindy Gossard, Clerk Treasurer

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



I hereby certify that **ORDINANCE 17~~21~~-21** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17~~21~~-21** I hereby VETO **ORDINANCE 17~~21~~-21**

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

Osborne Trails Amendment - PUD Ordinance ~~1-0629172~~ 072717

**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Area A and Area B District Map

**EXHIBIT A**  
**REAL ESTATE**

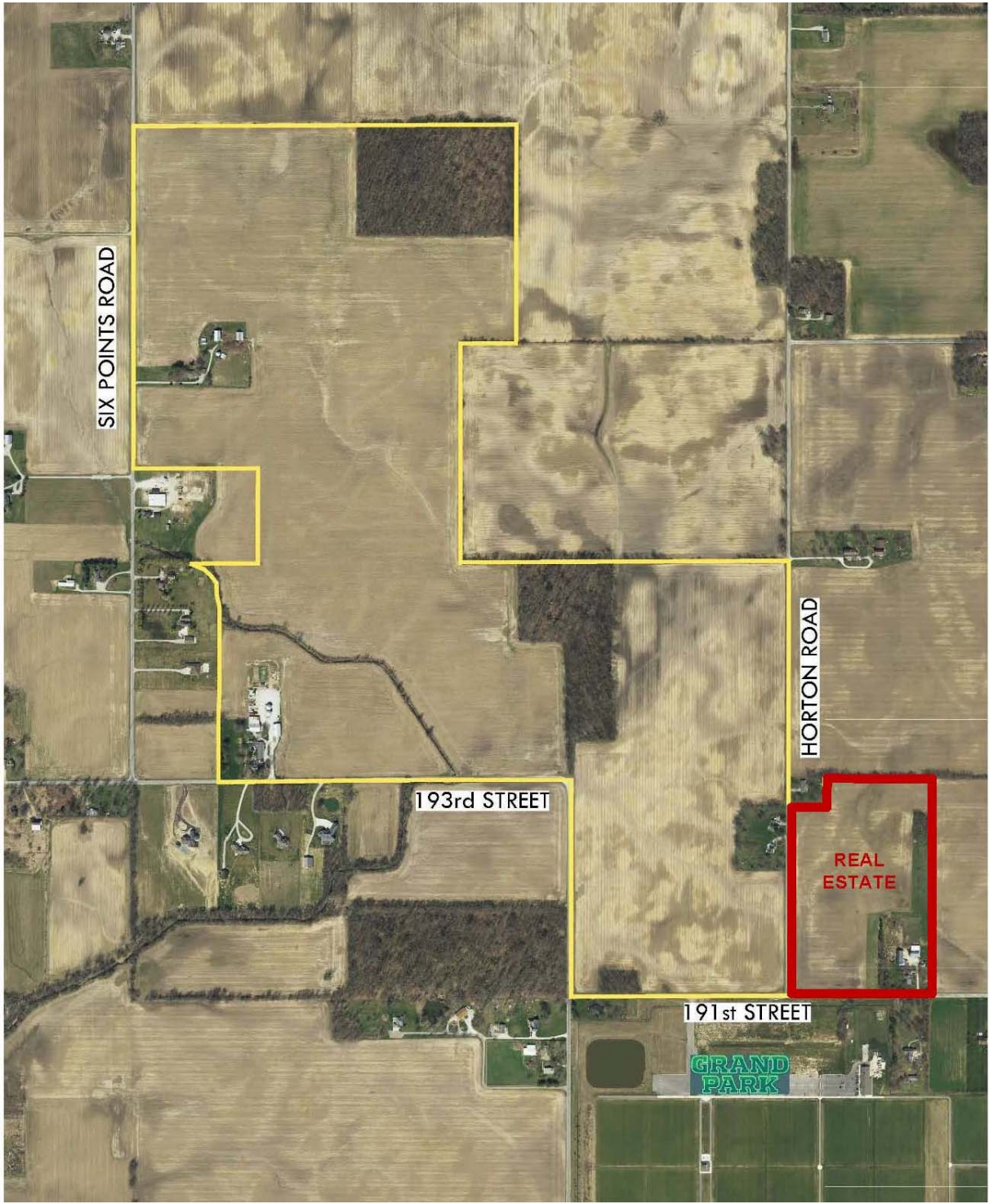
(Page 1 of 2 – Legal Description)

A part of the East half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 10 minutes 08 seconds East (assumed bearing) 1163.20 feet along the West line thereof; thence North 89 degrees 41 minutes 12 seconds East 219.83 feet; thence North 00 degrees 00 minutes 00 seconds East 152.72 feet; thence North 89 degrees 41 minutes 17 seconds East 648.62 feet; thence South 00 degrees 00 minutes 00 seconds East 1317.34 feet to a point on the South line of said Northwest Quarter Section; thence South 89 degrees 46 minutes 59 seconds West 871.87 feet along the aforesaid South line to the place of beginning, containing 25.5 acres, more or less.

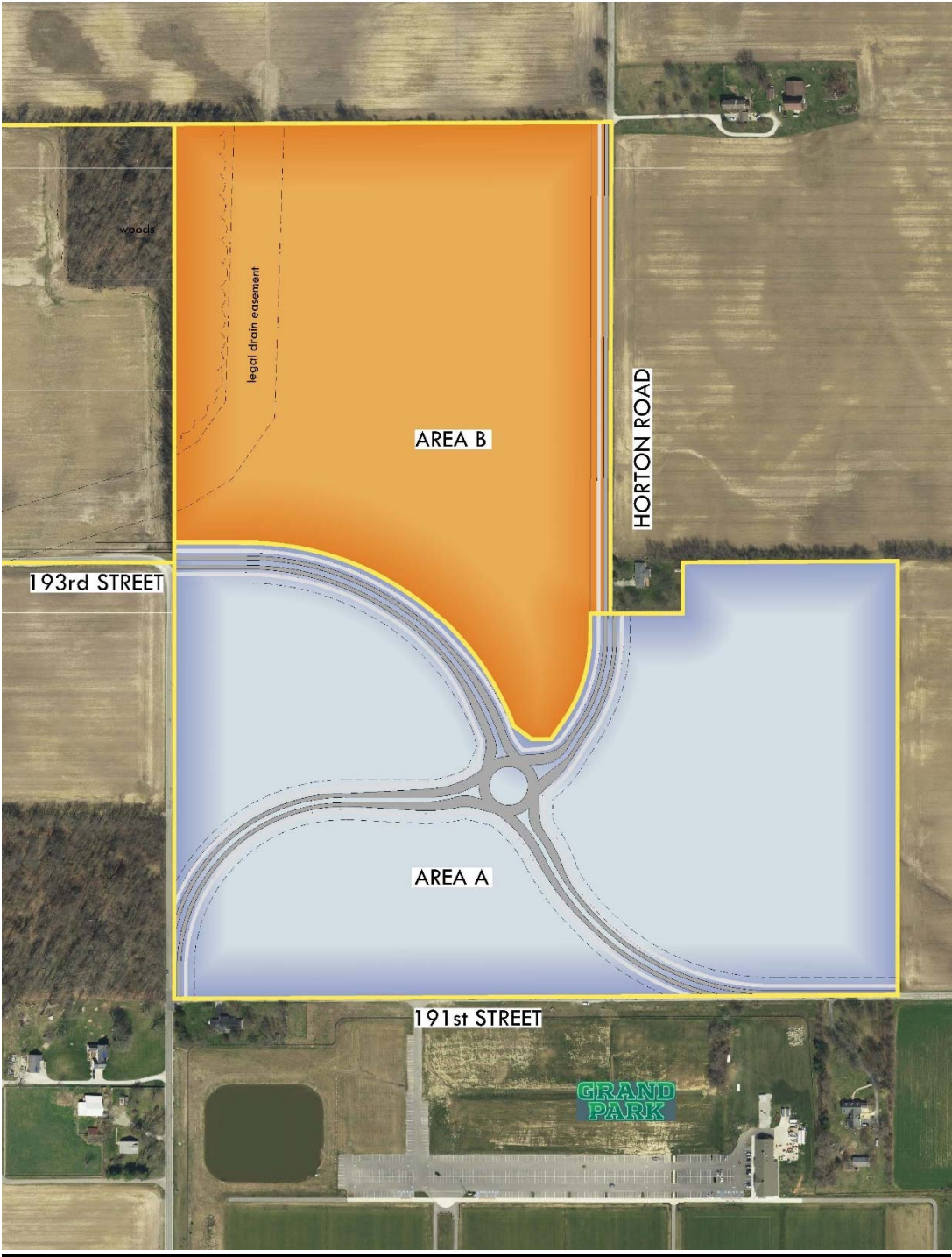
**EXHIBIT A**  
**REAL ESTATE**

(Page 2 of 2 - Location Map)





**EXHIBIT B**  
**AREA A AND AREA B DISTRICT MAP**





**ORDINANCE NUMBER 16-44**

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

This is a Planned Unit Development District Ordinance (to be known as the "**Osborne Trails 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. 1610-PUD-17**), 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. 1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (9-0) 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 February 22, 2017;

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

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

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

COPY



or expressly made inapplicable by this Ordinance.

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

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

- 2.1 **District Map:** The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.

A. **Perimeter Lots:**

- i. A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100’ of the right of way of 193<sup>rd</sup> Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street (“Front Façade Lots”).
- ii. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

- B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193<sup>rd</sup> Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as



**Exhibit D:** Area C - Pedestrian Connectivity Plan.

- C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

**Section 4.** **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: LB: Local Business District.
- 4.2 Area B: SFA: Single Family Attached District.
- 4.3 Area C: SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.

- A. Recreational Facility, Commercial.
- B. Assisted Living Facility.

5.4 Area C.

- A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.
- B. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in Area C as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.
- C. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (D)



shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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

6.1 **Area B:** Article 4.9 shall apply to Area B except as otherwise modified below:

|                      |                        |
|----------------------|------------------------|
| A. Maximum Dwellings | Eight (8) per Building |
|----------------------|------------------------|

6.2 **Area C:** Article 4.7 shall apply to Area C except as modified below:

|                                        |                   |
|----------------------------------------|-------------------|
| A. Minimum Lot Area                    | 6,000 square feet |
| B. Minimum Lot Frontage                | 35'               |
| C. Minimum Building Setback Lines      |                   |
| i. Front Yard                          | 21'               |
| ii. Side Yard                          | 5'                |
| iii. Rear Yard                         | 20'               |
| D. Minimum Lot Width                   | 45'               |
| E. Maximum Building Height             | 2 ½ stories       |
| F. Minimum Living Area (Ground Floor): |                   |
| i. Single Story                        | 1,200 square feet |

**Section 7.** **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Area A: Article 6.3.F Architectural Standards – Business Districts:** Shall apply to Area A, except as modified below:

|                                                                               |
|-------------------------------------------------------------------------------|
| A. Nonresidential buildings shall comply with the provisions of Article 5.3.K |
|-------------------------------------------------------------------------------|



(State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.

B. Building Materials: The standards of Article 6.3.C.3.b of the UDO shall apply with a vinyl siding of 0.046 mil thickness or greater.

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.

F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

G. Shingles: All homes shall have dimensional or architectural grade shingles.

H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:



- i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

I. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted



in both “front” yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.
- ii. Area C: The minimum depth of the landscape area abutting an external street (193<sup>rd</sup> Street and Six Points Road) adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the external street right-of-way and the Front Façade Lots required in Section 3.3.A of this Ordinance.

C. Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below for the buffer yard abutting the parcels adjacent to Six Points Road which are zoned AGSF-1 (Hamilton County Tax Parcels 08-05-27-00-00-006.001, 08-05-27-00-00-006.102 and 08-05-27-00-00-006.003):

- i. The minimum width of the buffer yard shall be fifty (50) feet.
- ii. Ordinance Buffer Yard Type “C” plantings (5 shade trees, 5 evergreen trees and 20 shrubs per 100 lineal feet) shall be installed (outside the legal drain easement).
- iii. A natural wood color “4-board” fence shall be installed along the property line (on the Area C side of the shared property line) south of (outside) the legal drain easement. A row of ornamental grasses shall be installed along the property line north of the fence and south of the legal drain if such plantings are permitted by the Hamilton County Surveyor’s Office.
- iv. Six (6) evergreen trees a minimum of at least eight (8) feet tall at the time of planting shall be installed on each of the three individual parcels at a location of the choosing of the individual parcel owner (outside the legal drain easement). The trees shall be a spruce variety and once planted it shall be the responsibility of the individual parcel owner to maintain the trees.

**Section 8. Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.



- 8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191<sup>st</sup> Street/193<sup>rd</sup> Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

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

- A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.
- B. Amenities: The following amenities shall be provided in Area A:
- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
  - ii. Amenity Facility: The amenity facility in Area C shall include the following:
    - a. Clubhouse of at least seven thousand (7,000) square feet, including a fitness center.
    - b. Parking Lot.
    - c. Pool.
    - d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog



park.

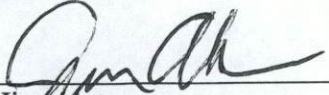
**Section 10.** **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

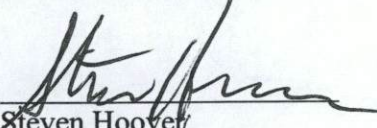
ALL OF WHICH IS ORDAINED/RESOLVED THIS 27 DAY OF Feb, 2017.

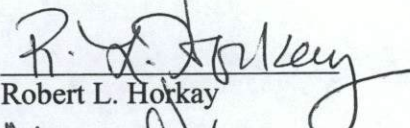
WESTFIELD CITY COUNCIL

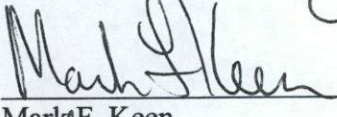
Voting For

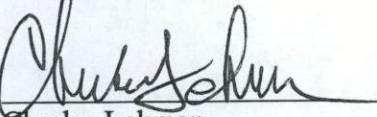
  
Jim Ake

James J. Edwards

  
Steven Hoover

  
Robert L. Horkay

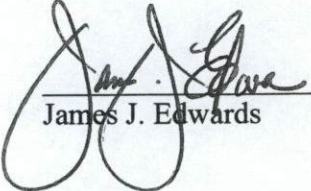
  
Mark F. Keen

  
Charles Lehman

Cindy L. Spoljaric

Voting Against

Jim Ake

  
James J. Edwards

Steven Hoover

Robert L. Horkay

Mark F. Keen

Charles Lehman

Cindy L. Spoljaric

Abstain

Jim Ake

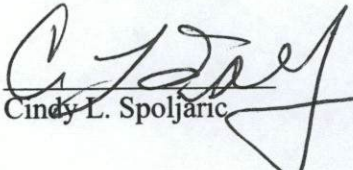
James J. Edwards

Steven Hoover

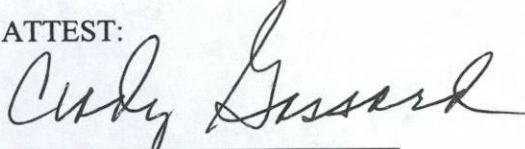
Robert L. Horkay

Mark F. Keen

Charles Lehman

  
Cindy L. Spoljaric

ATTEST:

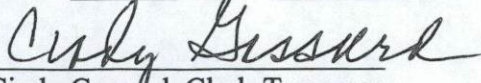
  
Cindy Gossard, Clerk Treasurer

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



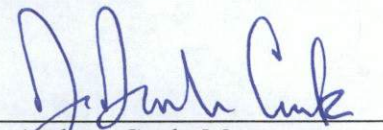
I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield

on the 28 day of Feb, 2017, at 10:00 Am.

  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44**

this 28 day of Feb, 2017.

  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44**

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

Osborne Trails - PUD District Ordinance 14 022217

**SCHEDULE OF EXHIBITS**

|           |                                          |
|-----------|------------------------------------------|
| Exhibit A | Real Estate (Legal Description)          |
| Exhibit B | District Map                             |
| Exhibit C | Area "C" Concept Plan                    |
| Exhibit D | Area "C" Pedestrian Connectivity Plan    |
| Exhibit E | Single Family Dwelling Character Exhibit |



**EXHIBIT A**  
**REAL ESTATE**

(Page 1 of 2 – Legal Description)

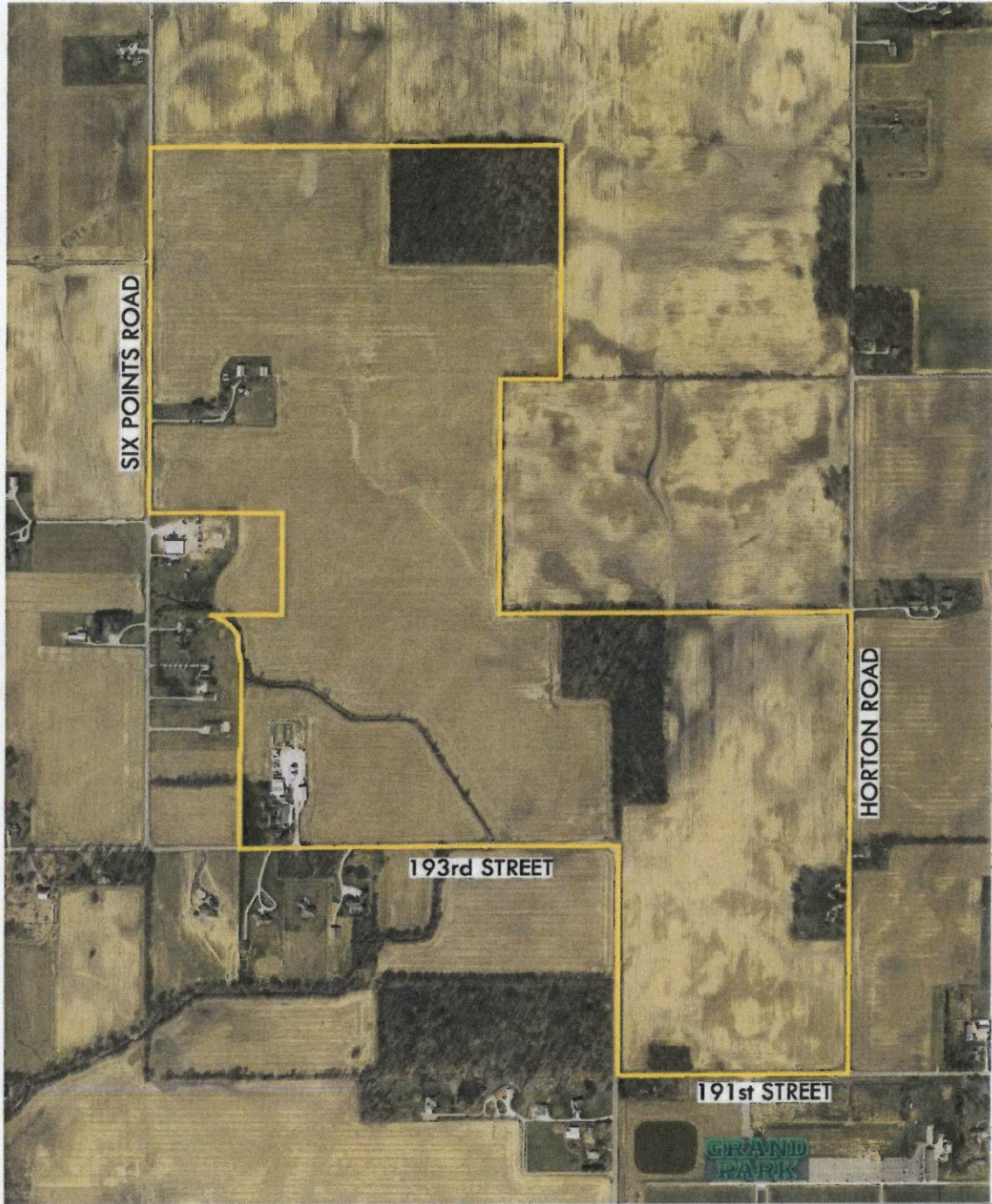
A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.



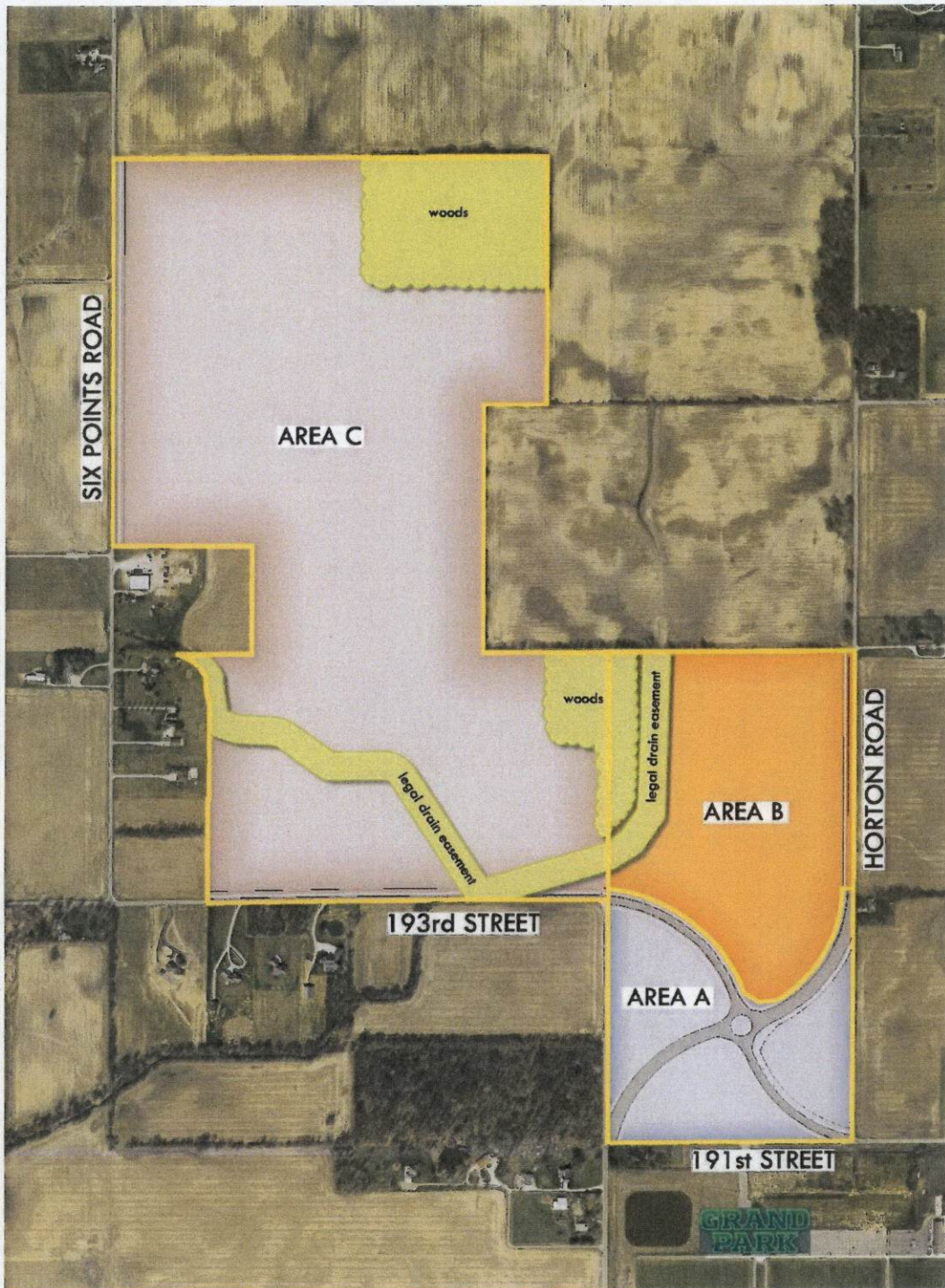
**EXHIBIT A**  
**REAL ESTATE**

(Page 2 of 2 - Location Map)





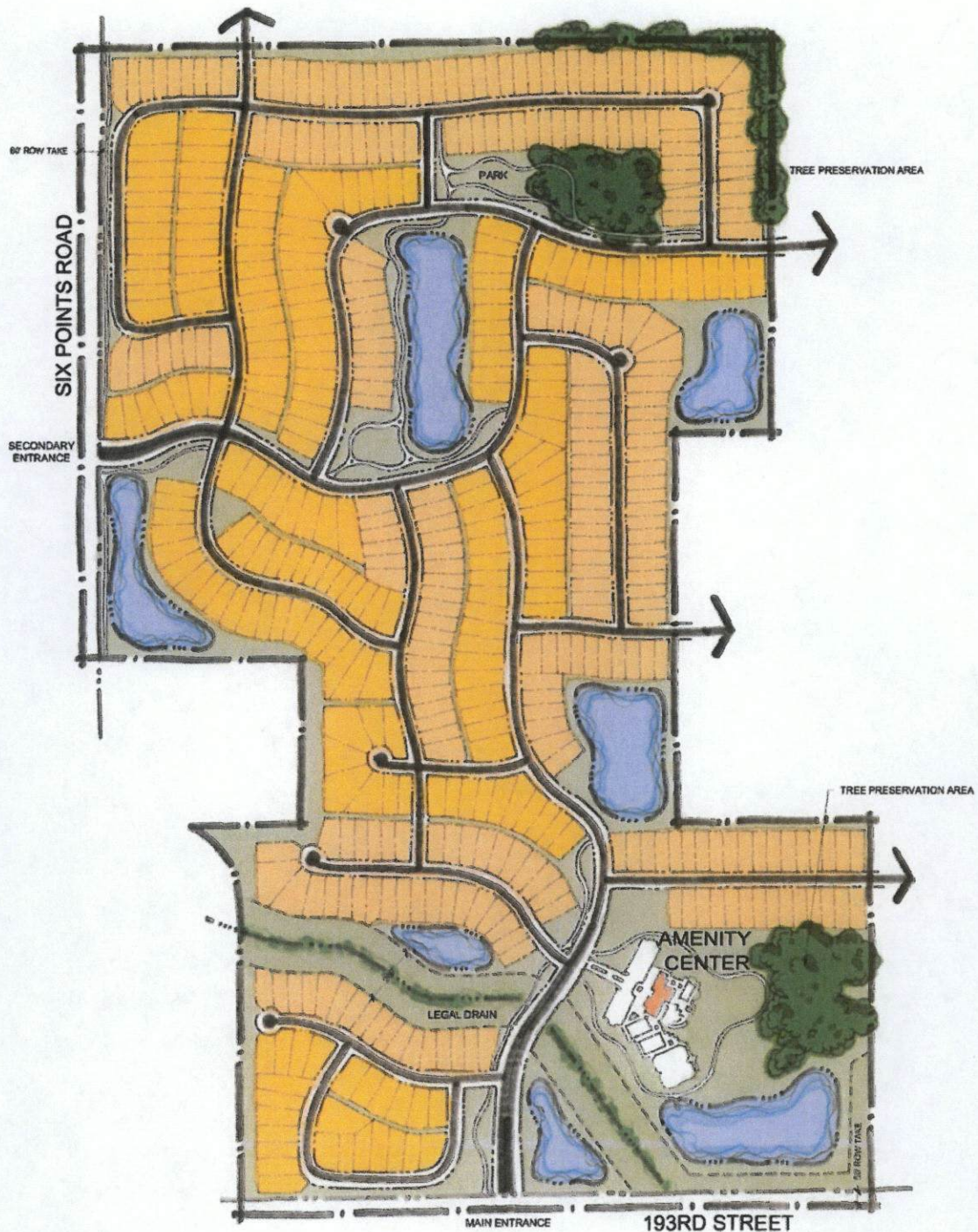
**EXHIBIT B**  
**DISTRICT MAP**





**EXHIBIT C**

**AREA "C" CONCEPT PLAN**

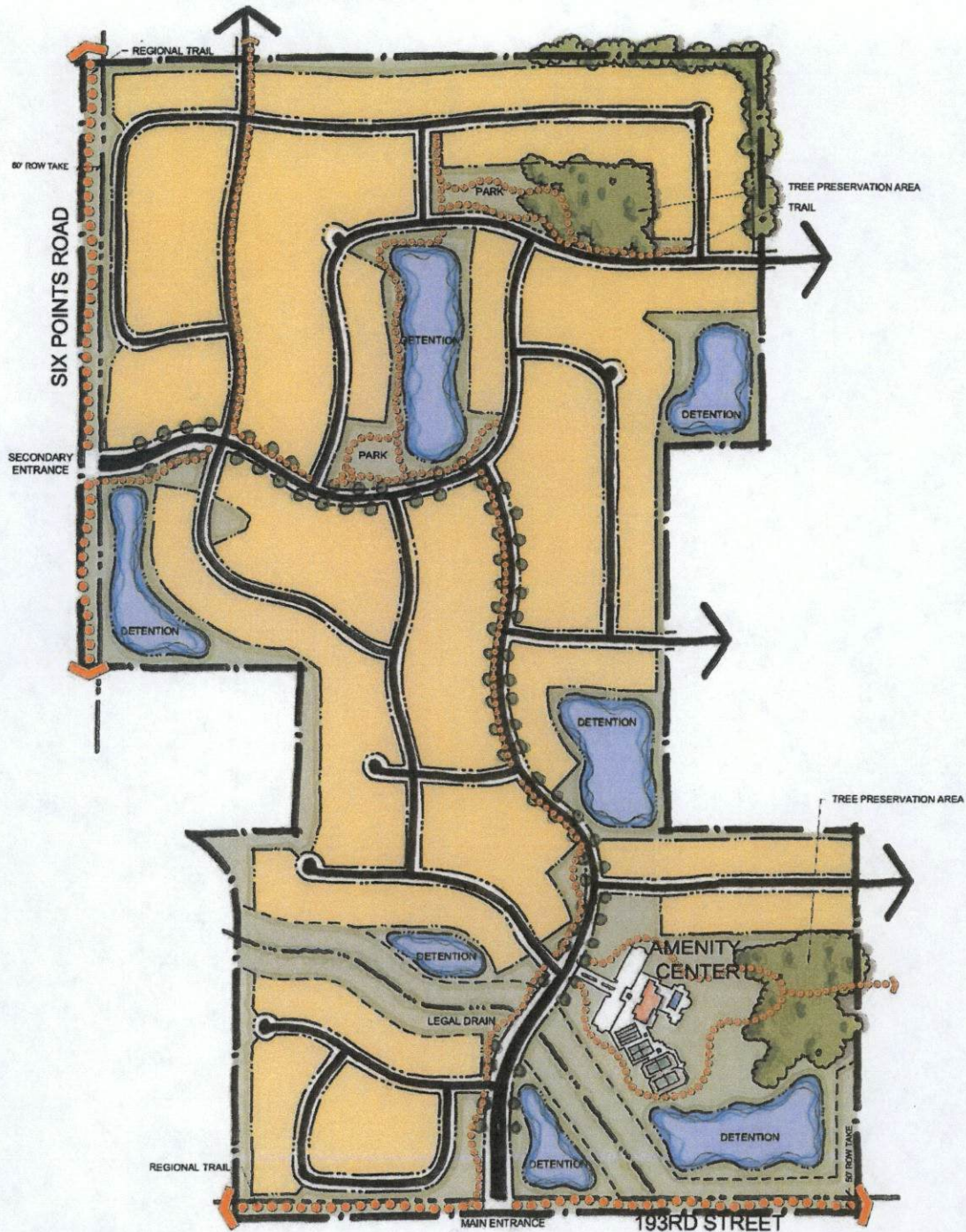


Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.



**EXHIBIT D**

**AREA "C" PEDESTRIAN CONNECTIVITY PLAN**



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.



**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





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**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





**EXHIBIT E**

**SINGLE FAMILY DWELLING CHARACTER EXHIBIT**





## **July 27, 2017 Osborne Trails PUD - Neighborhood Meeting Summary**

**Project:** Osborne Trails Planned Unit Development

**Ordinance Number** 16-44

**Date:** July 27, 2017 at 6:30pm

**Location:** Westfield City Hall building, 130 Penn Street, Westfield, Indiana.

**Attendees:** Jon Dobosiewicz and Rick Lawrence – Nelson & Frankenberger  
Matt Pleasant – Westfield Planning Staff  
Doug and Kristi Wiley – neighbors  
Craig Wood - neighbor

---

Jon Dobosiewicz provided an overview summary of the proposal and the reason it was filed (see attached exhibits reviewed at the meeting).

**There were no issues raised by the neighbors present.**

### **Neighbor Comments and Questions:**

1. Wiley – Can there be apartment in Area B?

Response: Not with present zoning. A proposal for apartments would need council approval.

2. Wiley – Can we rezone our parcel to commercial? We do not want to be left with a parcel not zoned commercial surrounded by commercial.

Response: You can discuss that request with the planning department and/or council members, to see if you can join in the current petition.

3. Wiley - What is the timeline for the development of this parcel?

Response: There is no timeline as of now.

4. Wiley – What is the timeframe for the roundabout construction?

Response: 18-24 months is our best guess.

5. Wiley – Will the roundabout construction impact our parcel?

Response: No as the right of way comes from the west side of Horton.

6. Wiley – when does the sewer line start for us to connect?

Response: Approximately 3-4 years. When it is proposed by the developer for Area B, ask for reasonable accommodations for your parcel.

7. Wiley – How long will the road/roundabout construction take?

Response: Do not know exactly, but it is a narrower window due to the fact that it is all new construction off the current alignment.

8. Wiley – Will this impact the drainage issues we already have on our property?

Response: Those issues should be addressed when the road design plans are set. Area B, when developed, will be required to retain all of the runoff water within that area. Discuss connecting to the drains on Pictor's property.

9. Wood – What area is to be developed first?

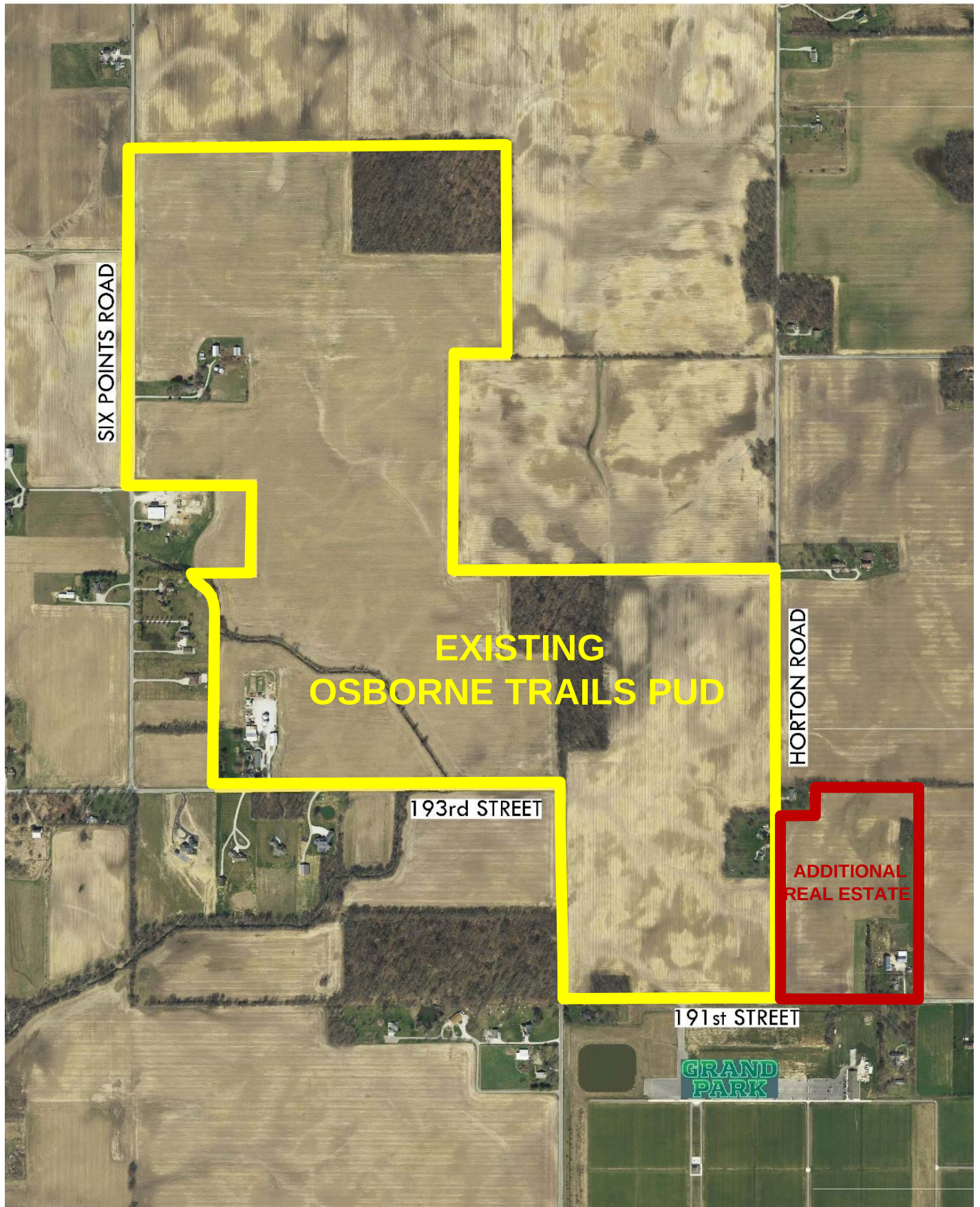
Response: Likely, the bottom parcel of Area A, adjacent to Grand Park. Area C, south to north. Area B last. Area A is zoned LB, which is local business and excludes fast food, gas station. Focus is on office and office related.

10. Wiley – Where will retail develop?

Response: South along SR 32.

11. Wiley – What should be our biggest concern because of the size of our parcel?

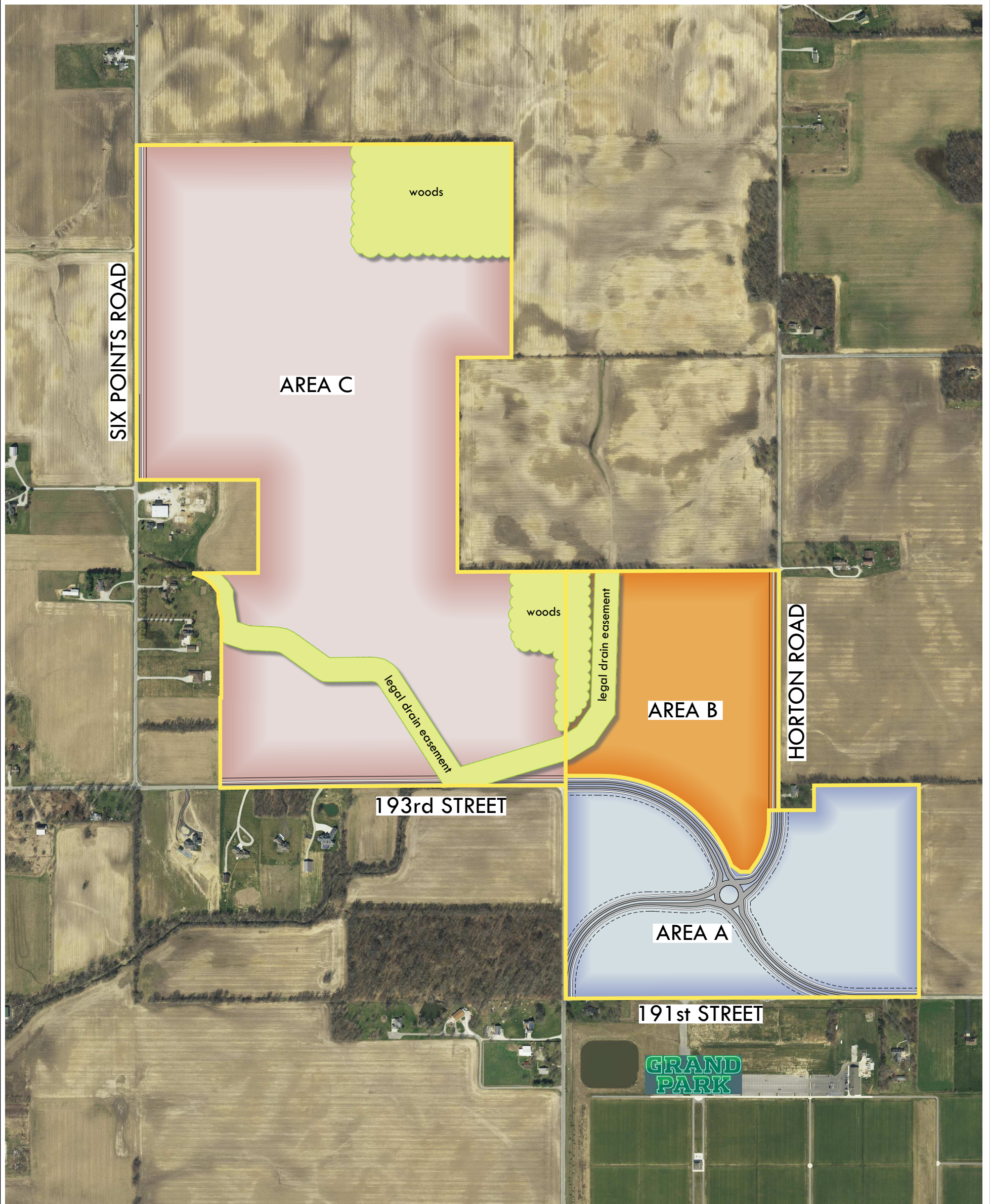
Response: Recommend you talk to council members and Matt Skelton about future of parcel and amending petition to include your parcel.



**Osborne Trails Amendment –Westfield, IN**  
**Site Location Map**



**OSBORNE TRAILS**  
Westfield, Indiana





## Neighborhood Meeting Sign In-Sheet

Proposed Osborne Trials Planned Unit Development

Platinum Properties Management Company, LLC.

Ordinance Number: 16-44

Thursday, July 27, 2017 at 6:30 p.m. at the Westfield City Hall building, 130 Penn Street, Westfield, IN.

| <u>NAME</u>            | <u>ADDRESS</u>   | <u>PHONE</u> | <u>EMAIL</u>            |
|------------------------|------------------|--------------|-------------------------|
| 1. Doug & Kristi Wiley | 19323 Horton     | 317-446-0823 | Rwiley@SCILLC.MD        |
| 2. Craig Wood          | 167 E. 191st St. | 317-532-7426 | craigwoodfarm@gmail.com |
| 3.                     |                  |              |                         |
| 4.                     |                  |              |                         |
| 5.                     |                  |              |                         |
| 6.                     |                  |              |                         |
| 7.                     |                  |              |                         |
| 8.                     |                  |              |                         |
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| 16.                    |                  |              |                         |
| 17.                    |                  |              |                         |
| 18.                    |                  |              |                         |
| 19.                    |                  |              |                         |

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 11, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; and Brian Zaiger, City Attorney.

Graham introduced and welcomed new member, Scott Willis.

Approval of Minutes: June 19, 2017 Meeting Minutes.

Motion: Approve June 19, 2017 Meeting Minutes

Motion: R. Smith; Second: Kelleher. Vote: 7-0.

Todd reviewed the meeting rules and procedures.

### **CONSENT AGENDA ITEMS**

#### **1706-DDP-05**

#### **Grand Park Springhill Suites**

*Northwest corner of 191st Street and US Highway 31*

KPM Hotel Group, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval of a 95,705 square-foot +/- hotel on approximately 2.99 acres +/- in the Chatham Commons Planned Unit Development (PUD) District.

Skelton presented a brief overview and stated the project is fully compliant.

Motion: Approve Consent Agenda with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior to the approval of a secondary plat.

Motion: Kelleher; Second: Horkay. Vote: 7-0.



**PUBLIC HEARING ITEMS****1707-ODP-07 &****1707-SPP-07****[PUBLIC HEARING]****Northpoint Subdivision***Southwest Quadrant of SR 38 and Grassy Branch Road*

CR White Aurora, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat approval of 250 lots on approximately 314 +/- acres in the Aurora PUD District

Skelton presented an overview of this petition.

Russell Brown with Clark, Quinn, Moses, Scott, & Grahm, LLP, representing the petitioner presented an overview of updates made to the project since the PUD amendment was approved earlier this year. He stated that the project was rebranded to Northpoint and has welcomed two new development partners: Holladay Properties and CalAtlantic Homes. Brown stated that the concept of the project has been refined in the residential area as a result of public input. He noted that there is now greater buffering, entryways have been relocated, and trail connections have been increased. He reported that a marketing plan was sent to neighbors and was positively received. He said 203<sup>rd</sup> Street will remain open until East Street is completed, but will then be closed. He added that the road configurations have been coordinated with the City. Brown stated that the petitioner is currently in serious discussion with a possible first user of the Commerce Park area.

Public Hearing for 1707-ODP-07 & 1707-SPP-07 opened at 7:15 p.m.

No Public Comment

Public Hearing for 1707-ODP-07 & 1707-SPP-07 closed at 7:16 p.m.

Kelleher and Smith complimented the petitioner on the positive changes made to the project.

**1706-PUD-11****[PUBLIC HEARING]****Spring Mill Station SEC PUD District Amendment***Southeast Corner of 161st Street and Spring Mill Road*

Cooperstown Partners, LLC requests an amendment to the Sign Standards and Drive-Thru Regulations of the Spring Mill Station SEC Planned Unit Development (PUD) District.

Skelton presented an overview of this amendment request to the Spring Mill Station SEC Planned Unit Development (PUD) District regarding sign standards, mechanical screening, and drive-thru regulations.

Public Hearing for 1706-PUD-11 opened at 7:18 p.m.

No Public Comment

Public Hearing for 1707-ODP-07 & 1707-SPP-07 closed at 7:19 p.m.

Kelleher asked about the drive-through design.

Schmitz asked for clarification regarding screening material and requirements.

Maue inquired about sign lighting.

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

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

Skelton responded that the City's lighting standards would apply.

Motion: Forward 1706-PUD-11 to City Council with a positive recommendation.

Motion: Schmitz; Second: Hoover. Vote: 7-0.

**1707-PUD-13**  
**[PUBLIC HEARING]**

**Spring Mill Grand Station PUD District**

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

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

Skelton presented an overview of this change of zoning request to the Spring Mill Grand Station Planned Unit Development (PUD) District.

Eric Douthit, attorney with Church, Church, Hittle, and Antrim representing the petitioner, introduced the project. He introduced the petitioner's representative, John Perine with Aspen Property Management.

Perine presented a history of the development and an overview of the project. He stated that Aspen has met with the Spring Mill Station Task Group and City staff, and noted that it is Aspen's goal to develop a design that supports the objectives of the Spring Mill Station Addendum. He addressed traffic, hours of operation, security, onsite management, tree preservation, buffering, bike trails, connectivity, the installations of benches, landscape islands, and the added amenity of a playground initiated by the Spring Mill Station Task Group. He also presented several key design and security features of the self-storage facility. He added that Aspen Property Management has a history of long-term ownership of its properties.

Public Hearing for 1707-PUD-13 opened at 7:33 p.m.

Kurt DeLong, 16130 Spring Mill Road; Stated that he owns the properties north and south of this development. His concerns include the possible breach of covenants, buffering, water retention, and adequate parking. He feels many of these items may negatively affect his properties. He suggested it would be a good idea to work with the developer and create a better plan together. He requested tabling this item until it is revised and improved.

Jeff Ryan, 10711 America Way, Fishers, on behalf of Executive Investments; Stated he co-owns the aforementioned property north and south of the development. He would like to work with the developer to design a better plan. His concerns include lack of buffering and inadequate parking

Public Hearing for 1707-PUD-13 closed at 7:39 p.m.

Kelleher expressed concerns about the location of the playground, and that the playground concept seems to be an afterthought. She added that the plan, as presented, does not match the exhibits in the Spring Mill Station Addendum. She expressed concerns about parking and tree preservation. She added that it would be nice to see a master plan for this whole quadrant of 191<sup>st</sup> Street and Spring Mill Road that would include the parcels to the north and south.

Smith also stated that he does not feel the proposal meets the Spring Mill Station Addendum. He stated that the design appears to be boxed-in storage. He stated he has reservations about this plan.

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

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

Hoover asked what assurance Aspen could provide that the construction of Building A (retail/restaurants) will precede the self-storage portion. He stated that the architecture of the self-storage buildings that would be exposed to Springmill Road needs to be enhanced. He also expressed concerns about the adequacy of the proposed parking area. Hoover also expressed concern about how this project blends in the railroad theme of the Spring Mill Station Master Plan.

Maue echoed Hoover's concerns, and he also expressed concerns regarding the design of the playground area. He stated that he does not appear to be integrated into the plan very well, and that its proximity to proposed parking/vehicular areas could cause safety concerns.

Horkay added concerns about the use and intensity of the project on this site. He encouraged the petitioner to coordinate with neighboring property owners to develop a unified plan and list of uses for the entire quadrant.

Douthit responded by stating that the proposed layout was specifically designed with feedback from the neighbors to the west as well as the Spring Mill Station Task Group. These groups also expressed a preference to preserve trees to the north and to the west. He stated that the Spring Mill Station Task Group specifically requested the playground, but he agreed to re-visit the playground design. Douthit committed to constructing Building A prior to the construction of other buildings. In addition, he agreed to add brick to the wall sections of buildings that face Spring Mill Road. He stated that the tabling the project at this time for a redesign would not be economically practical. He said that they desired connectivity to the south, but acknowledged that connectivity to the north may not be feasible due to the presence of a legal drain. He also stated that he has no concern about breach of covenants. He said that a meeting with the adjacent property owners would be welcomed.

**1707-PUD-12 &  
1707-ODP-08/SPP-08  
[PUBLIC HEARING]**

**Oak Manor PUD District Amendment**

*South side of the Midland Trace Trail along Gunther Boulevard*

11<sup>th</sup> Street Development on behalf of Innovative Engineering & Consulting requests an amendment to the Oak Manor PUD to allow for Single-Family detached and attached development.

**Lancashire at Oak Manor**

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

Skelton presented an overview of these requests to develop a mixture of single-family detached and attached dwellings in a section of the Oak Manor Planned Unit Development (PUD) District (the Villages of Oak Manor).

Bryan Stumpf with 11<sup>th</sup> Street Development presented a brief history of this initial project and a detailed overview of the proposal.

Public Hearing for 1707-PUD-12 & 1707-ODP-08/SPP-08 opened at 8:09 p.m.

Lin Kelly, 3549 Heathcliff Court (Cotswold), on behalf of the Villages of Oak Manor; stated that one-half of the Cotswold paired patio homes border the proposed new development. The group she is representing

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



is concerned about the following: 1) horizontal density of the new plan versus the vertical density of the original plan and the lack of green space, parking and additional traffic; 2) square footage, quality, and style of homes; 3) lack of the covenants and by-laws of the new area: Lancashire 2; and 4) needing more time to review and comment on the proposal.. She stated that the residents would not support a PUD that covers anything less.

Gerald Kinyon, 3508 Heathcliff Court, on behalf of the Villages of Oak Manor; stated that residents were only given 14 days to review the information from 11<sup>th</sup> Street and requested more time. He said that this area was marketed as a seniors' community and voiced concerns related to that label. He stated that he is not advocating for restricting to only seniors, however. He expressed concerns about horizontal density vs. vertical density.

Genny George, 3448 Heathcliff Court; stated that she is not in support of this proposal. She said that the new proposal changes the neighborhood and is not a maintenance-free community. She said that there is a need for 55+ communities as the demographics are changing.

Rayford Crenshaw, 3352 Heathcliff Court; stated his concern with the proposed density and feels this is too much in one spot.

Public Hearing for 1707-PUD-12 & 1707-ODP-08/SPP-08 closed at 8:24 p.m.

Hoover clarified that if this petition is denied, the existing zoning would remain in effect. He requested to hear from those that support the project and that, although he has not yet made a decision; he believes the proposal is an improvement over what is currently permitted.

Smith acknowledged, and expressed appreciation for, the handout from the petitioner that lists the items discussed and agreed to by the developer.

Willis asked about ground floor bedrooms and suggested new townhomes may be better along the existing condo building.

Kelleher suggested the townhomes might fit well along the trail. She suggested to move the townhomes there so they are not behind the existing patio homes.

Maue inquired about the maximum building height.

Horkay requested community input from all sides.

Kelleher asked about green space and amenities.

Stumpf responded that given the targeted buyers, a playground is not needed.

**CONTINUED ITEMS**

**1706-ODP-03 &  
1706-SPP-03**

**Penske Subdivision**

*Northwest Corner of State Road 32 and Dartown Road*

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

**1706-PUD-09**

**Village Park Plaza I PUD District**

*2222 E. 146<sup>th</sup> Street*

Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.

**1706-SPP-04  
1706-ODP-04**

**Village Park Plaza I**

*2222 E. 146<sup>th</sup> Street*

Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.

**REPORTS/COMMENTS**

Plan Commission Members.  
City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Smith. Vote: 7-0.

The meeting adjourned at 8:40 p.m.

---

Randell Graham, President

---

Andre Maue, Vice President

---

Matthew S. Skelton, Esq., Secretary

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

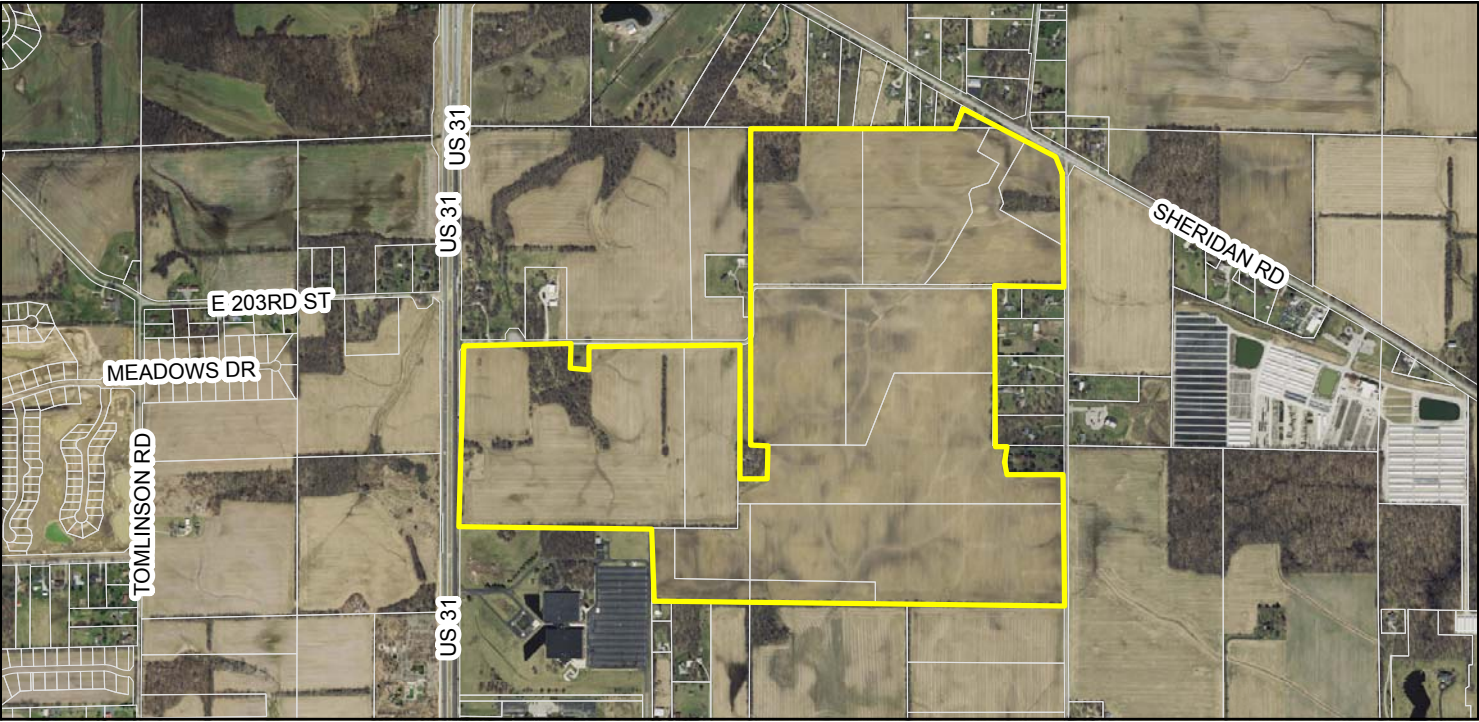
Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)



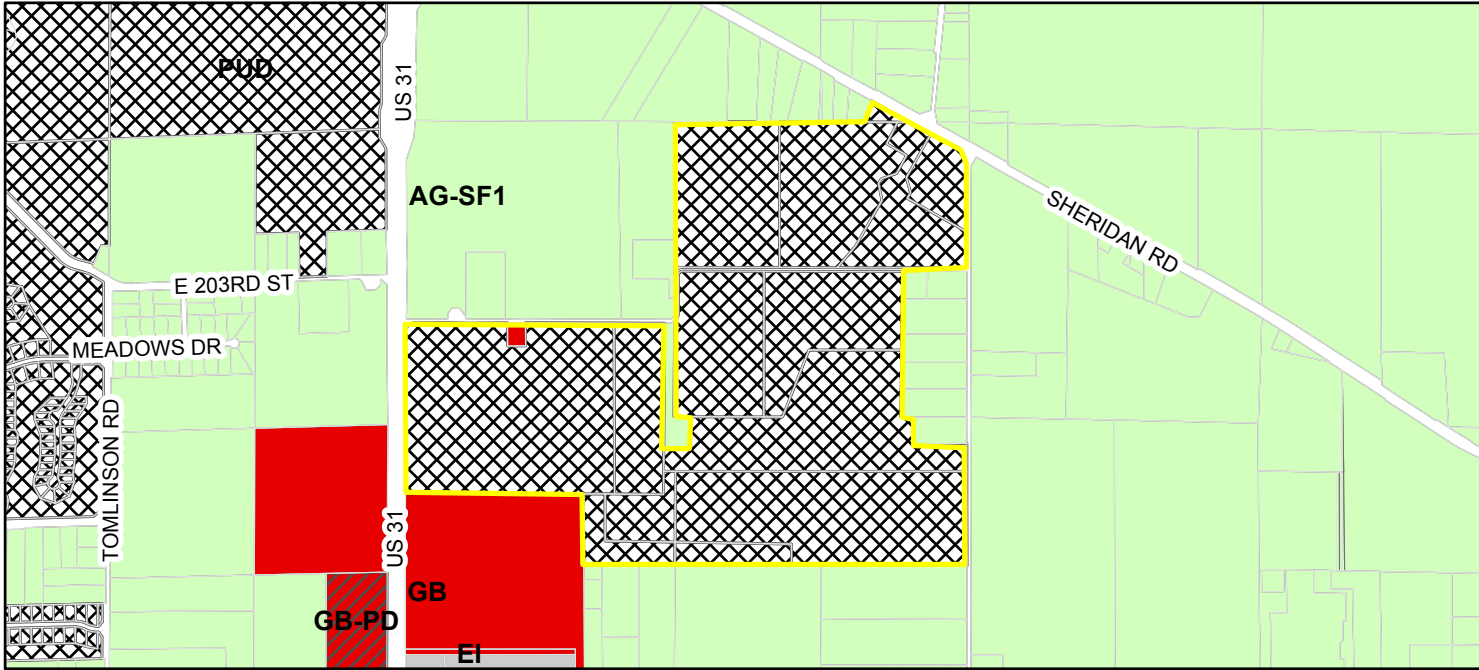
Property Location Map  
Northpoint (Aurora)  
Overall Development Plan & Primary Plat  
1707-ODP-07 & 1707-SPP-07



Aerial Location Map



Zoning Map



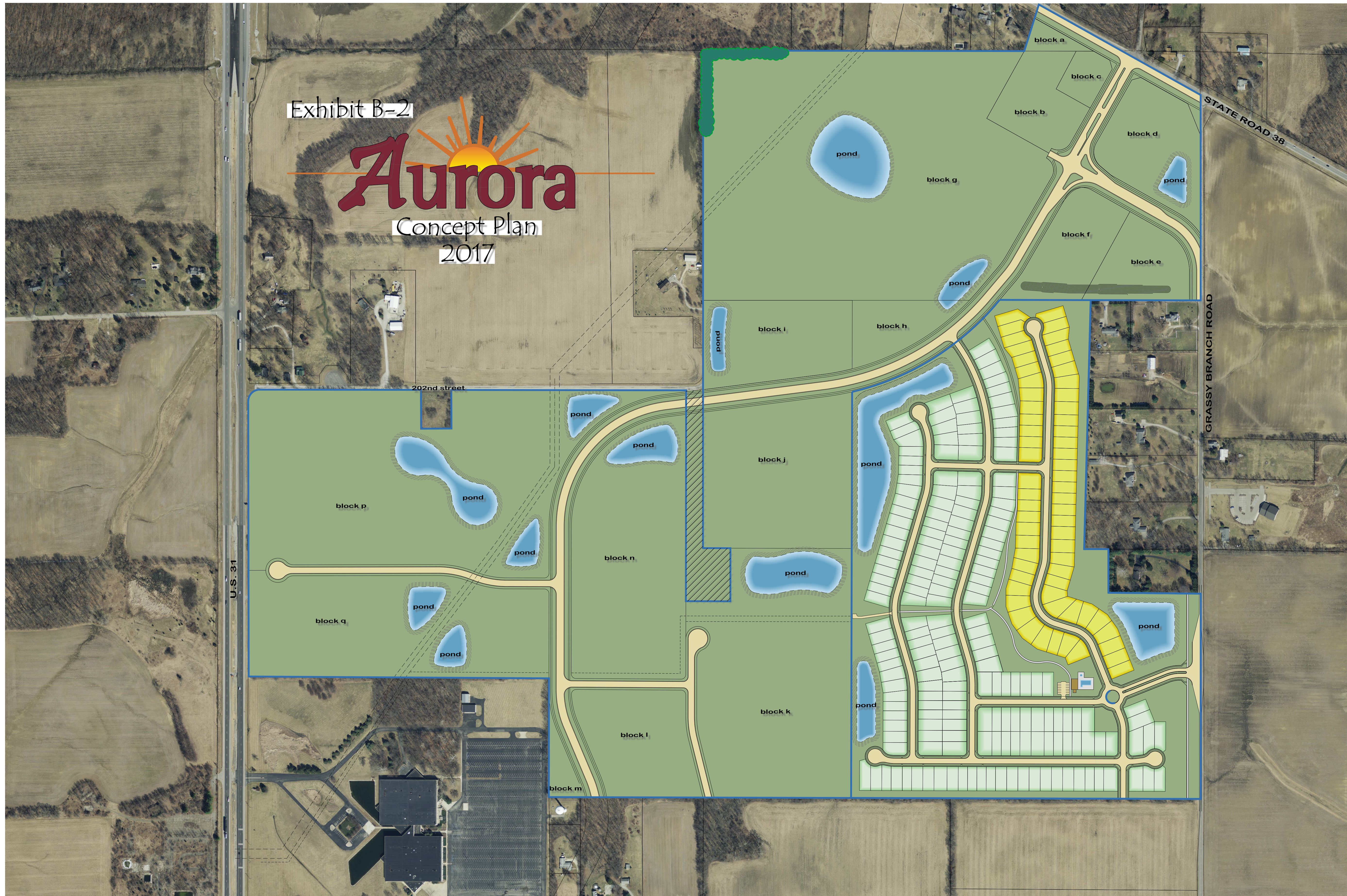
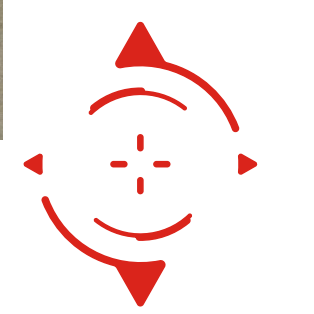
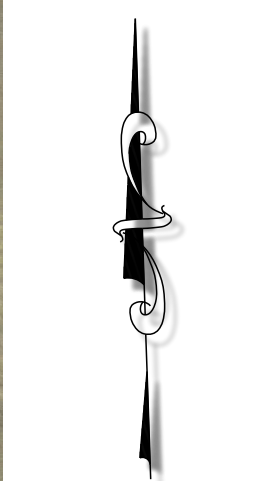
Parcel

**Zoning - All**  
**Zoning**  
 AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)  
 GB (General Business)  
 GB-PD (General Business - Planned Development)  
 PUD (Planned Unit Development)



# EXHIBIT B-2 CONCEPT PLAN





THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
OF WHITE AURORA, LLC  
15658 BROADCENTER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 523-8110

| RESIDENTIAL PUD STANDARDS |               |
|---------------------------|---------------|
| The Towns Lot Standards   |               |
| LOT AREA                  | 6,000 sq. ft. |
| LOT WIDTH                 | 50' min.      |
| FRONT YARD                | 20'           |
| SIDE YARD                 | 5'            |
| REAR YARD                 | 20'           |
| The Villas Lot Standards  |               |
| LOT AREA                  | 7,200 sq. ft. |
| LOT WIDTH                 | 60' min.      |
| FRONT YARD                | 20'           |
| SIDE YARD                 | 5'            |
| REAR YARD                 | 20'           |

| COMMON AREA |                   |
|-------------|-------------------|
| 1           | 167,894 sq. ft.   |
| 2           | 3,586 sq. ft.     |
| 3           | 3,848 sq. ft.     |
| 4           | 45,286 sq. ft.    |
| 5           | 14,128 sq. ft.    |
| 6           | 156,599 sq. ft.   |
| 7           | 14,321 sq. ft.    |
| 8           | 49,868 sq. ft.    |
| 9           | 288,182 sq. ft.   |
| 10          | 42,713 sq. ft.    |
| 11          | 74,720 sq. ft.    |
| 12          | 85,615 sq. ft.    |
| 13          | 55,546 sq. ft.    |
| 14          | 150,504 sq. ft.   |
| TOTAL       | 1,152,810 sq. ft. |
|             | 26,465 Ac.        |



FLOOD STATEMENT  
THIS SITE DOES NOT LIE WITHIN A ZONE  
PER FIRM 18057C01280 & 18057C01090  
DATED NOVEMBER 19, 2014

#### RESIDENTIAL DESIGN DATA

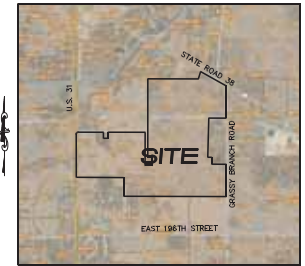
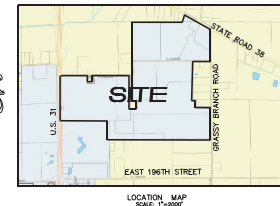
|            |                |                  |
|------------|----------------|------------------|
| 250 LOTS   | 88.003 AC.     | = 2.84 LOTS/ACRE |
| OPEN SPACE |                | = 26.47 AC. +/-  |
| STREET A   | 2,376.30 L.F.  |                  |
| STREET B   | 1,916.36 L.F.  |                  |
| STREET C   | 2,748.12 L.F.  |                  |
| STREET D   | 638.00 L.F.    |                  |
| STREET E   | 1,253.90 L.F.  |                  |
| STREET F   | 1,506.13 L.F.  |                  |
| TOTAL      | 10,438.90 L.F. |                  |



# NORTHPOINT

## OVERALL DEVELOPMENT PLAN

### ZONING - AURORA PUD



#### Soils Map

Soils Map  
By: C.A. White, M.S., S.E. & P.  
Scale: 1" = 200'

#### Re-Developments site plan

This nearly level, deep, very poorly drained soil is in broad depressions, crevices, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 1 to 250 acres in size.

#### C.A. - Create site plan, 8 to 9 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 5 to 200 acres in size.

#### MudB2 - Muddy site plan, 2 to 4 percent slopes, created

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 2 to 50 acres in size.

#### MudC - Muddy site plan, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knolls and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 1 to 50 acres in size.

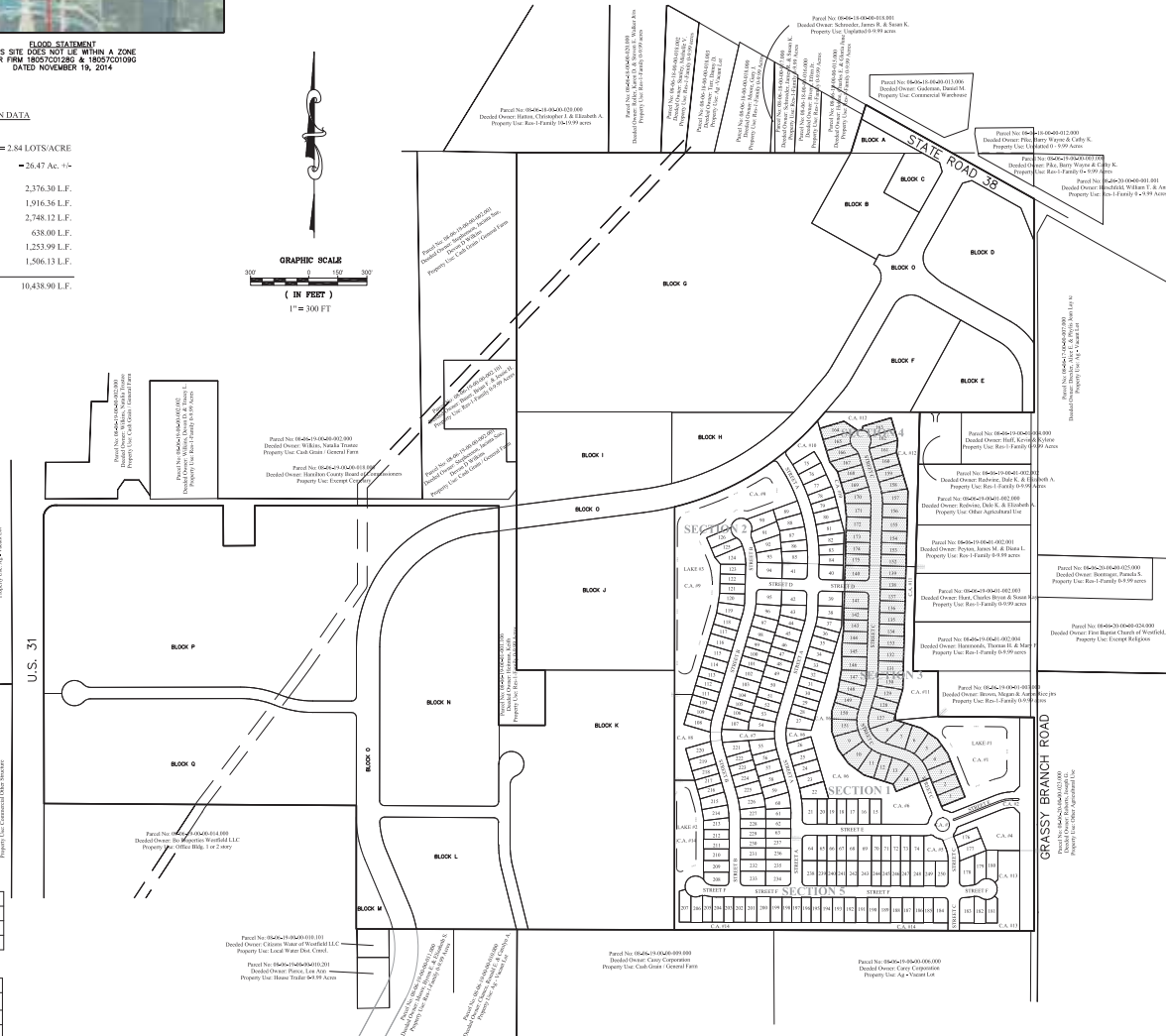
#### Pa - Potholes site plan

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 1 to 200 acres in size.

\*SEE SHEET 2 FOR  
LEGAL DESCRIPTION

| INDEX |                  |
|-------|------------------|
| SHT.  | DESCRIPTION      |
| 1-2   | COVER SHEET      |
| 3-13  | PRIMARY PLAT     |
| 14-26 | DEVELOPMENT PLAN |

| REVISIONS |                                     |
|-----------|-------------------------------------|
| SHT.      | DESCRIPTION                         |
| ALL       | REVISE PER TAC COMMENTS 6/30/17 GDK |
|           |                                     |
|           |                                     |



Dennis D. Olmstead  
REGISTERED LAND SURVEYOR  
NO. 900012  
06/02/17  
DATE

PLANS PREPARED BY:  
STOEPPELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: DENNIS D. OLMSTEAD  
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM







THIS INSTRUMENT PREPARED BY:  
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STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 190TH STREET  
FOREST, INDIANA 46038  
PHONE: (317) 846-5035

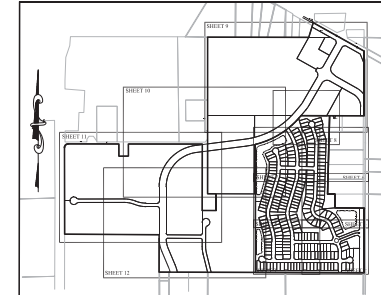
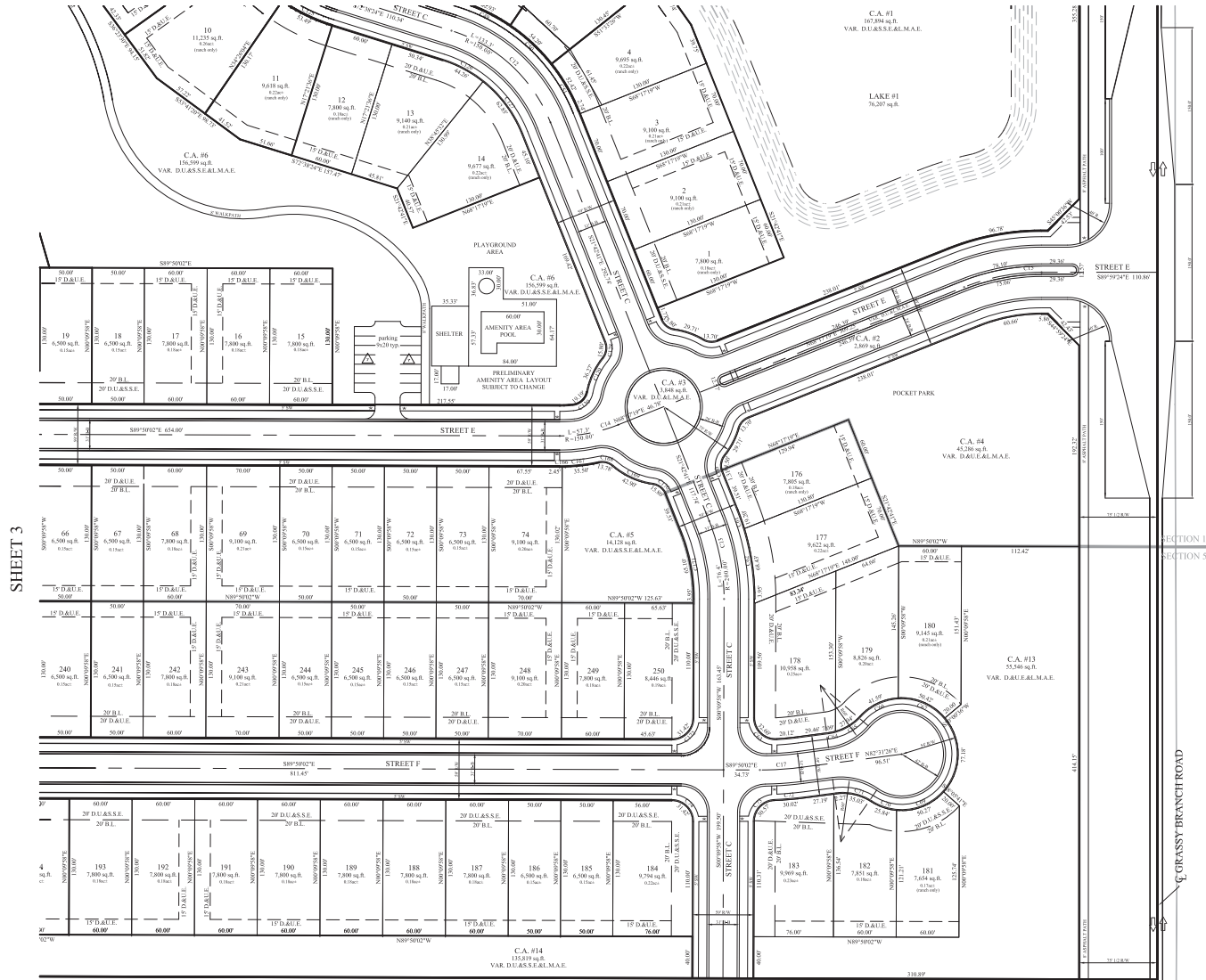
THIS INSTRUMENT PREPARED FOR:  
CHIRS WHITE  
CR WHITE AURORA, LLC  
1548 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 232-6116

# NORTH POINT

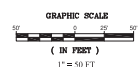
## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 4



- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.A.U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - D-B BACK TO BACK OF CURB
  - \* HANDICAP RAMP



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7905 East 190th Street, Forest, IN 46038-2505  
Phone: (317) 846-5035 Fax: (317) 846-5042

PREPARED FOR:  
CHIRS WHITE  
CR WHITE AURORA, LLC  
1548 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 232-6116

SECTION 19  
SUBSECTION 19N  
CCE

SECTION 4E  
SUBSECTION 4E  
GDK

3  
55285CRW

PRIMARY PLAT  
NORTHPOINT  
WASHINGTON TOWNSHIP  
HAMILTON CO. INDIANA

STOEPPELWERTH & ASSOCIATES, INC.  
DENNIS D. OLMSTEAD  
No. 000012  
STATE OF INDIANA  
LAND SURVEYOR  
CERTIFIED: 06/03/17

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 100TH STREET  
FREMONT, INDIANA 46735  
PHONE: (317) 846-5015

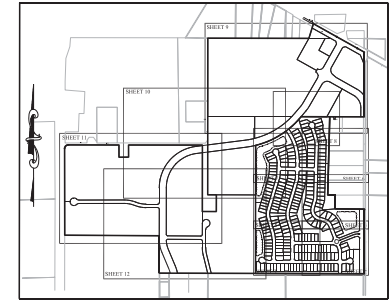
THIS INSTRUMENT PREPARED FOR:  
CHRYST WHITE  
C/W WHITE AURORA, LLC  
15639 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6116

# NORTH POINT

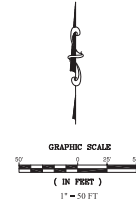
## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 6



- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
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Phone: (317) 846-5015 Fax: (317) 846-5942

PREPARED FOR:  
PRIMARY PLAT  
NORTHPOINT  
WASHINGTON TOWNSHIP  
HAMILTON CO., INDIANA

REVISION: 19  
DATE: 1/19/2017  
BY: CCE

DRAWN BY: 19N  
DATE: 1/19/2017  
BY: CCE

CHECKED BY: 19N  
DATE: 1/19/2017  
BY: CCE

APPROVED BY: 19N  
DATE: 1/19/2017  
BY: CCE

5  
55285CRW



PRIMARY PLAT  
ZONING - AURORA PUD



|           |                                            |
|-----------|--------------------------------------------|
| 30        | LOT NUMBER                                 |
| D.E.      | DRAINAGE EASEMENT                          |
| D.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E.   | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.  | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.    | SIGN & LANDSCAPE EASEMENT                  |
| B.L.      | BUILDING LINE                              |
| C.A.      | COMMON AREA                                |
| R/W       | RIGHT OF WAY                               |
| B-B       | BACK TO BACK OF CURB                       |
| *         | HANDICAP RAMP                              |



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SURVEY OR A SURVEYOR LOCATION  
REPORT.

CERTIFIED: 06/02/17

DENNIS D. OLAMSTEAD  
REGISTERED  
No. 900012  
STATE OF  
INDIANA  
LAND SURVEYOR

03 D 019

|              |  |
|--------------|--|
| PRIMARY PLAT |  |
| NORTHPOINT   |  |

|                                                             |  |               |  |                 |  |
|-------------------------------------------------------------|--|---------------|--|-----------------|--|
| SECTION: 19                                                 |  | TOWNSHIP: 19N |  | RANGE: 4E       |  |
|                                                             |  | DRAWN BY: CCE |  | CHECKED BY: GDK |  |
| SHEET NO.<br>6<br>OF 24 SHEETS<br>S.B.A JOB NO.<br>55285CRW |  |               |  |                 |  |

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FERRIS, INDIANA 46038  
PHONE: (317) 849-5935

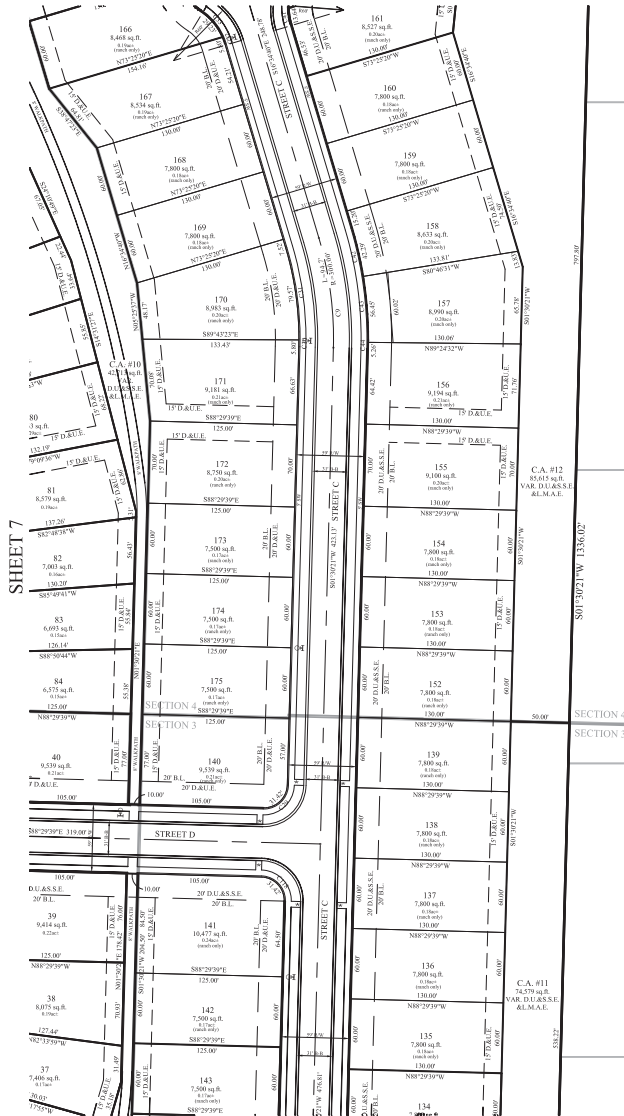
THIS INSTRUMENT PREPARED FOR:  
CURBS WHITE  
CR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6616

# NORTH POINT

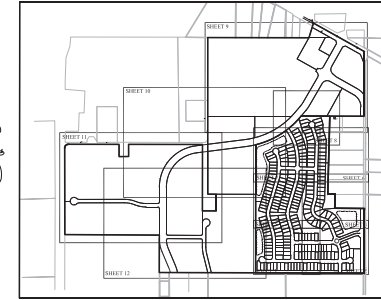
## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 8

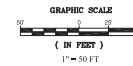


SHEET 4



#### LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R.W. RIGHT OF WAY
- B.B. BACK TO BACK OF CURB
- \* HANDICAP RAMP



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|--------------------------------------------------------------|--|------------------------|--|---------------------------|--|
| SECTION 19                                                   |  | TOWNSHIP 19N           |  | RANGE 4E                  |  |
| PREPARED FOR: CCE                                            |  | DRAWN BY: CCE          |  | CHECKED BY: GDK           |  |
| DATE: 7/27/2017                                              |  | BY: DENNIS D. OLMSTEAD |  | DATE: 7/27/2017           |  |
| PROJECT: NORTH POINT                                         |  | SHEET: 8               |  | TOTAL SHEETS: 10          |  |
| PROJECT LOCATION: WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA |  | PROJECT NO: 155285CRW  |  | PROJECT NAME: NORTH POINT |  |

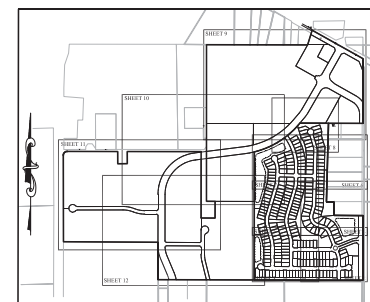
STOEPPELWERTH & ASSOCIATES, INC.  
ALWAYS ON  
7965 East 106th Street, Ferris, IN 46038-2505  
Phone: (317) 849-5935 Fax: (317) 849-5942

DENNIS D. OLMSTEAD  
REGISTERED  
STATE OF INDIANA  
LAND SURVEYOR  
No. 900012  
EXPIRATION DATE: 06/30/17  
CERTIFIED: 06/30/17



**NORTH POINT**  
PRIMARY PLAT  
ZONING - AURORA PUD

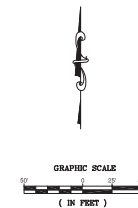
SHEET 8



SITE 1

LEGEND

- |             |                                            |
|-------------|--------------------------------------------|
| 30          | LOT NUMBER                                 |
| D.E.        | DRAINAGE EASEMENT                          |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E.     | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.    | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.      | SIGN & LANDSCAPE EASEMENT                  |
| B.L.        | BUILDING LINE                              |
| C.A.        | COMMON AREA                                |
| R/W         | RIGHT OF WAY                               |
| B-B         | BACK TO BACK OF CURB                       |
| *           | HANDICAP RAMP                              |



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CERTIFIED: 06/02/17

*[Signature]*

REGISTERED  
No  
900012  
STATE OF  
MISSISSIPPI  
LAND SURVEYOR

DENNIS D. OLMASTEAD

 **STOEPFELWERTH**  
ALWAYS ON.  
7964 East 100th Street, Edina, MN 55436-2595  
Phone: (317) 848-5935 Fax: (317) 849-5942

|                                                                                                |  |  |                |  |  |                     |  |  |                       |  |  |
|------------------------------------------------------------------------------------------------|--|--|----------------|--|--|---------------------|--|--|-----------------------|--|--|
| PRIMARY PLAT                                                                                   |  |  | NORTHPOINT     |  |  | WASHINGTON TOWNSHIP |  |  | HAMILTON CO., INDIANA |  |  |
| SECTION 19                                                                                     |  |  | TOWNSHIP 10N   |  |  | RANGE 4E            |  |  |                       |  |  |
| OWNED BY CCE                                                                                   |  |  | CHANGED BY GDK |  |  |                     |  |  |                       |  |  |
| SHOWS<br> |  |  |                |  |  |                     |  |  |                       |  |  |
| OF 36 SECTIONS<br>S. & S.W. 1/4<br>SEC. 19, T. 10N, R. 4E                                      |  |  |                |  |  |                     |  |  |                       |  |  |

PRIMARY PLAT

NORTHPOINT

|                           |  |                  |  |                    |  |
|---------------------------|--|------------------|--|--------------------|--|
| SECTION<br>19             |  | TOWNSHIP<br>19N  |  | RANGE<br>4E        |  |
|                           |  | DRAWN BY:<br>CCE |  | CHECKED BY:<br>GDK |  |
| SHEET NO.<br>8            |  |                  |  |                    |  |
| OF 24 SHEETS              |  |                  |  |                    |  |
| S & A EOO NO.<br>55295CBW |  |                  |  |                    |  |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| SECTION:<br>19            | TOWNSHIP:<br>19N | RANGE:<br>4E       |
| DRAWN BY:<br>CCE          |                  | CHECKED BY:<br>GDK |
| SHEET NO.<br>8            |                  |                    |
| OF 24 SHEETS              |                  |                    |
| S & A JOB NO.<br>55285CDW |                  |                    |

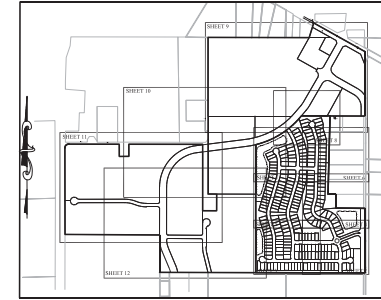
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMPSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5035

THIS INSTRUMENT PREPARED FOR:  
CURBS WHITE  
CR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 325-6116

# NORTH POINT

## PRIMARY PLAT

### SHEET 9 ZONING - AURORA PUD



- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CURB
  - \* HANDICAP RAMP



THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFIED: 06/02/17

DENNIS D. OLMPSTEAD

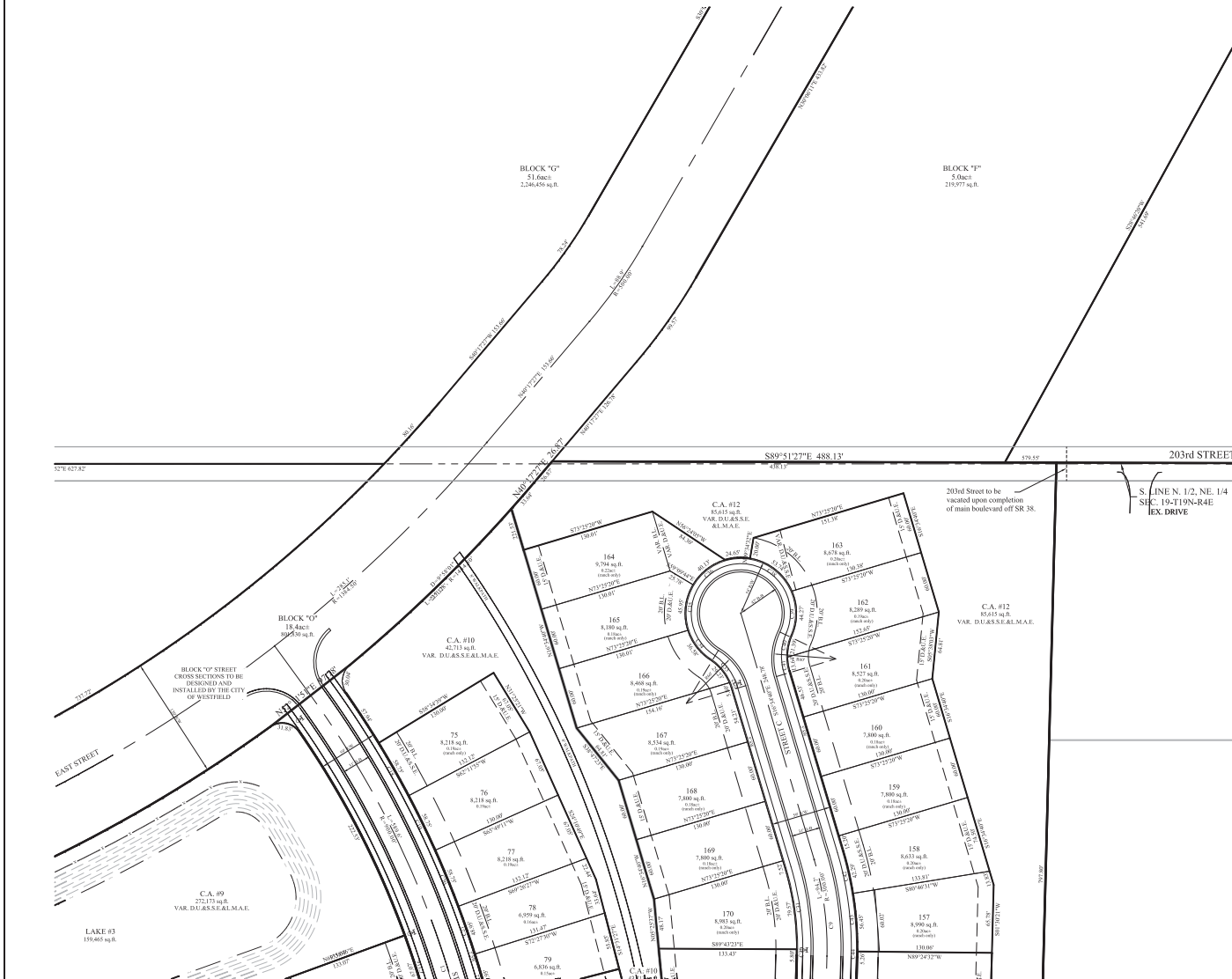
STOEPPELWERTH  
A L W A Y S O N  
7965 East 106th Street, Fishers, IN 46038-2505  
Phone: (317) 849-5035 Fax: (317) 849-5042

PRIMARY PLAT  
NORTHPOINT  
WASHINGTON TOWNSHIP  
HAMILTON CO. INDIANA

PREPARED FOR:

RECORD: 19 19N 4E  
BOOK: CCE 19N 4E  
SHEET: 9

55285CRW



SHEET 7

SHEET 6



THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 106TH STREET  
FIBERS, INDIANA 46033  
PHONE: (317) 849-5035

THIS INSTRUMENT PREPARED FOR:  
CIBBS WHITE  
CR WHITE AURORA, LLC  
1508 BRECKENWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 7526810

- LEGEND
- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- \* HANDICAP RAMP

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD



|             |  |               |  |             |  |
|-------------|--|---------------|--|-------------|--|
| SECTION: 19 |  | TOWNSHIP: 19N |  | RANGE: 4E   |  |
| CORNER: CCE |  | CORNER: GDK   |  | CORNER: GDK |  |
| 10          |  | 10            |  | 10          |  |
| 55285CRW    |  | 55285CRW      |  | 55285CRW    |  |

STOEPPELWERTH & ASSOCIATES, INC.  
A L W A Y S O N  
7905 East 106th Street, Fibers, IN 46033-5035  
Phone: (317) 849-5035 Fax: (317) 849-5042

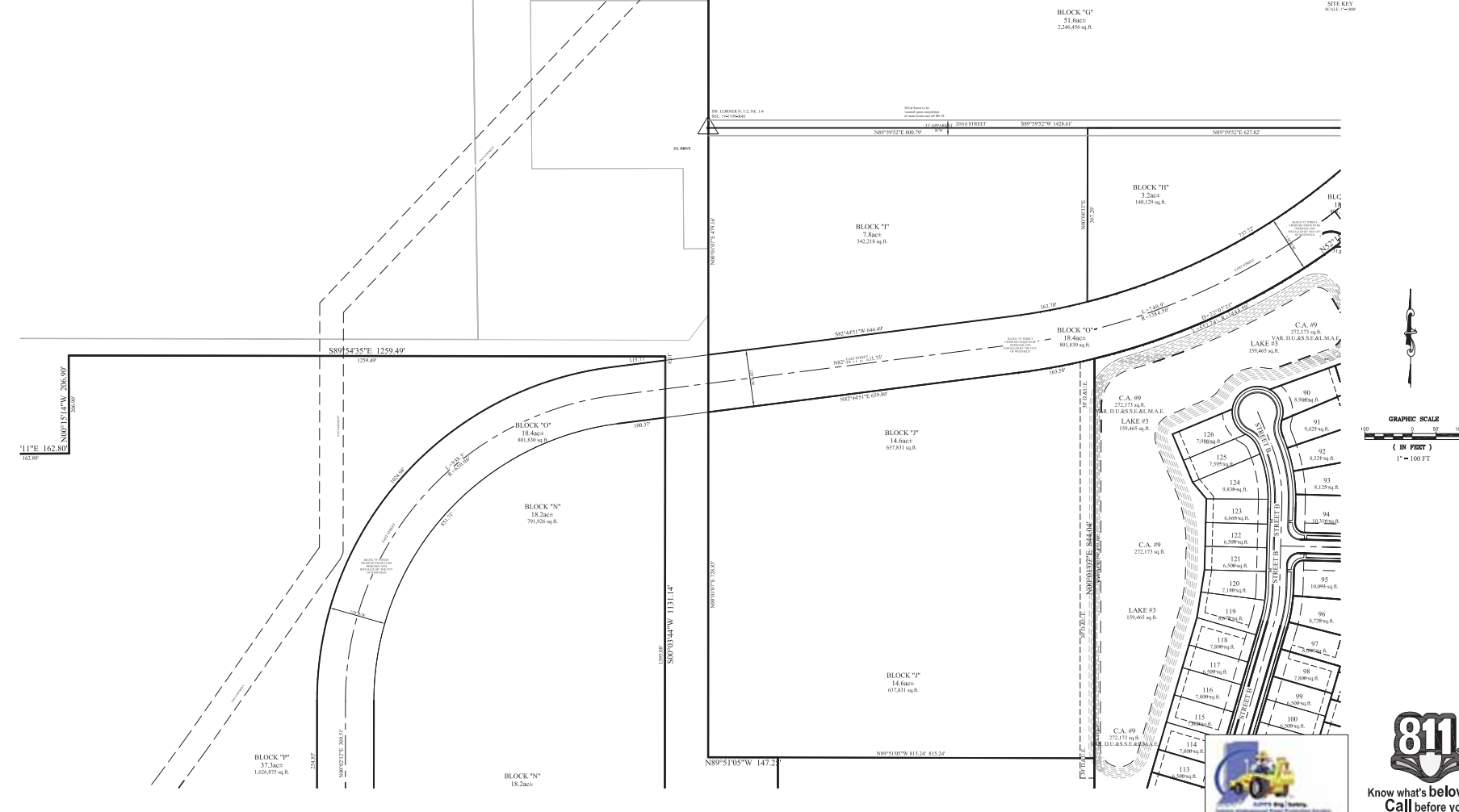
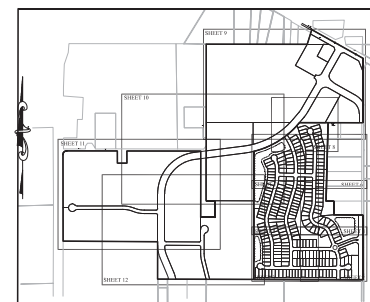
PRIMARY PLAT  
NORTHPOINT  
WASHINGTON TOWNSHIP  
HAMILTON CO., INDIANA

811  
Know what's below.  
Call before you dig.

| LEGEND    |                                            |
|-----------|--------------------------------------------|
| 30        | LOT NUMBER                                 |
| D.E.      | DRAINAGE EASEMENT                          |
| D.U.&S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E.   | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.  | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.    | SIGN & LANDSCAPE EASEMENT                  |
| B.L.      | BUILDING LINE                              |
| C.A.      | COMMON AREA                                |
| R/W       | RIGHT OF WAY                               |
| B-B       | BACK TO BACK OF CURB                       |
| *         | HANDICAP RAMP                              |

# NORTH POINT

## PRIMARY PLAT ZONING - AURORA PUD



Know what's **below**.  
**Call** before you dig

[illegible]

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OF ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 06/02/17

**STOEPPELWERTH**  
ALWAYS ON.  
7965 East 106th Street, Fishers, IN 46038-2505  
Phone: (317) 840-0915, Fax: (317) 840-0942



|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

PRIMARY PLAT  
NORTHPOINT

|                  |  |                    |  |              |  |               |
|------------------|--|--------------------|--|--------------|--|---------------|
| SECTION:<br>19   |  | TOWNSHIP:<br>19N   |  | RANGE:<br>4E |  | PREPARED FOR: |
|                  |  |                    |  |              |  |               |
| DRAWN BY:<br>CCE |  | CHECKED BY:<br>GDK |  | DATE:        |  |               |
| SHEET NO.        |  |                    |  |              |  |               |

11  
OF 24 SHEETS  
S & A JOB NO.  
65286CDW



THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 10TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 448-5935

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE - AURORA, LLC  
15658 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 524-6116

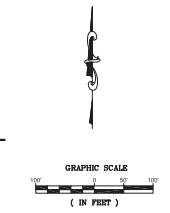
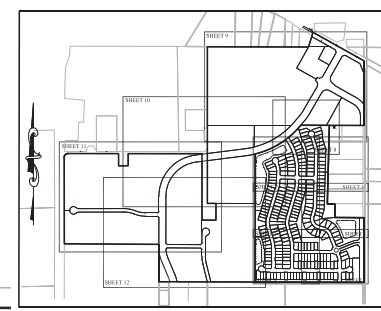
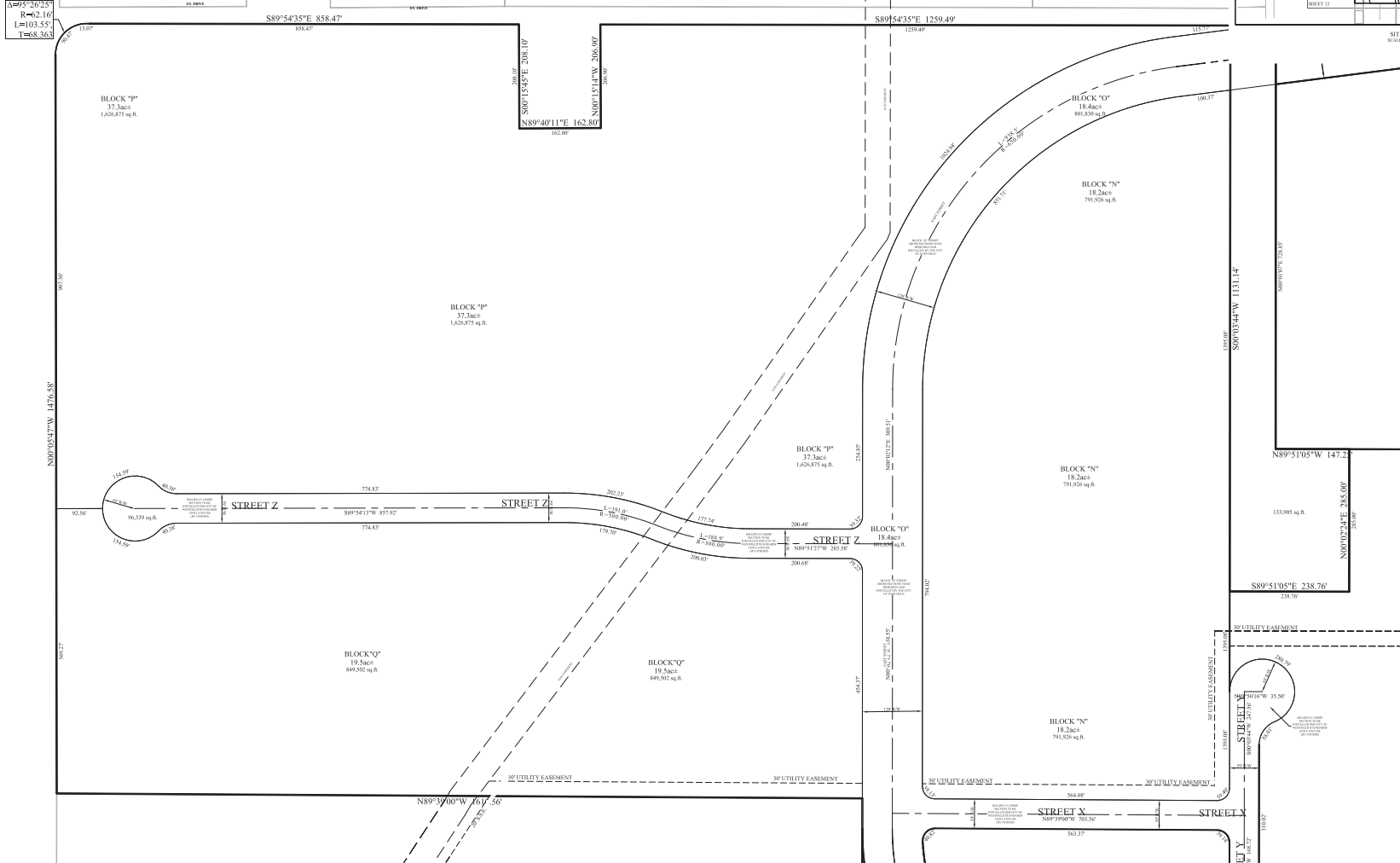
- LEGEND
- 50 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CURB
  - \* HANDICAP RAMP

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD

S=25°26'22"  
R=62.10'  
L=103.55'  
T=8.303



THIS DRAWING AND ANY INSTRUMENTS TO BE REPRESENTED AS A REFERENCE TO THE SURVEY OF A SURVIVOR LOCATIONS

CERTIFIED: 08/02/17

REGISTERED LAND SURVEYOR

STATE OF INDIANA

NO. 900012

STOEPPELWERTH & ASSOCIATES, INC.

7965 East 10th Street, Fishers, IN 46038-2585

Phone: (317) 848-5935 Fax: (317) 848-5942

SECTION 19

TOWNSHIP 19N

RANGE 4E

PREPARED FOR:

PRIMARY PLAT

NORTHPOINT

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

12

55285CRW

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSHEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FIBERS, INDIANA 46033  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CURTIS WHITE  
OR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CAMBRIE, INDIANA 46033  
PHONE: (317) 525-6116

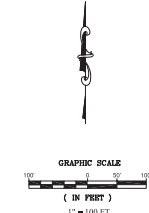
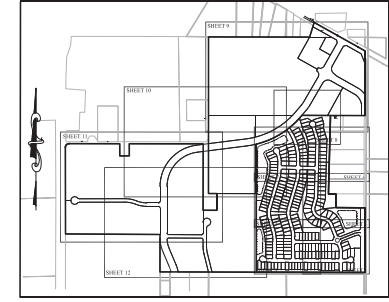
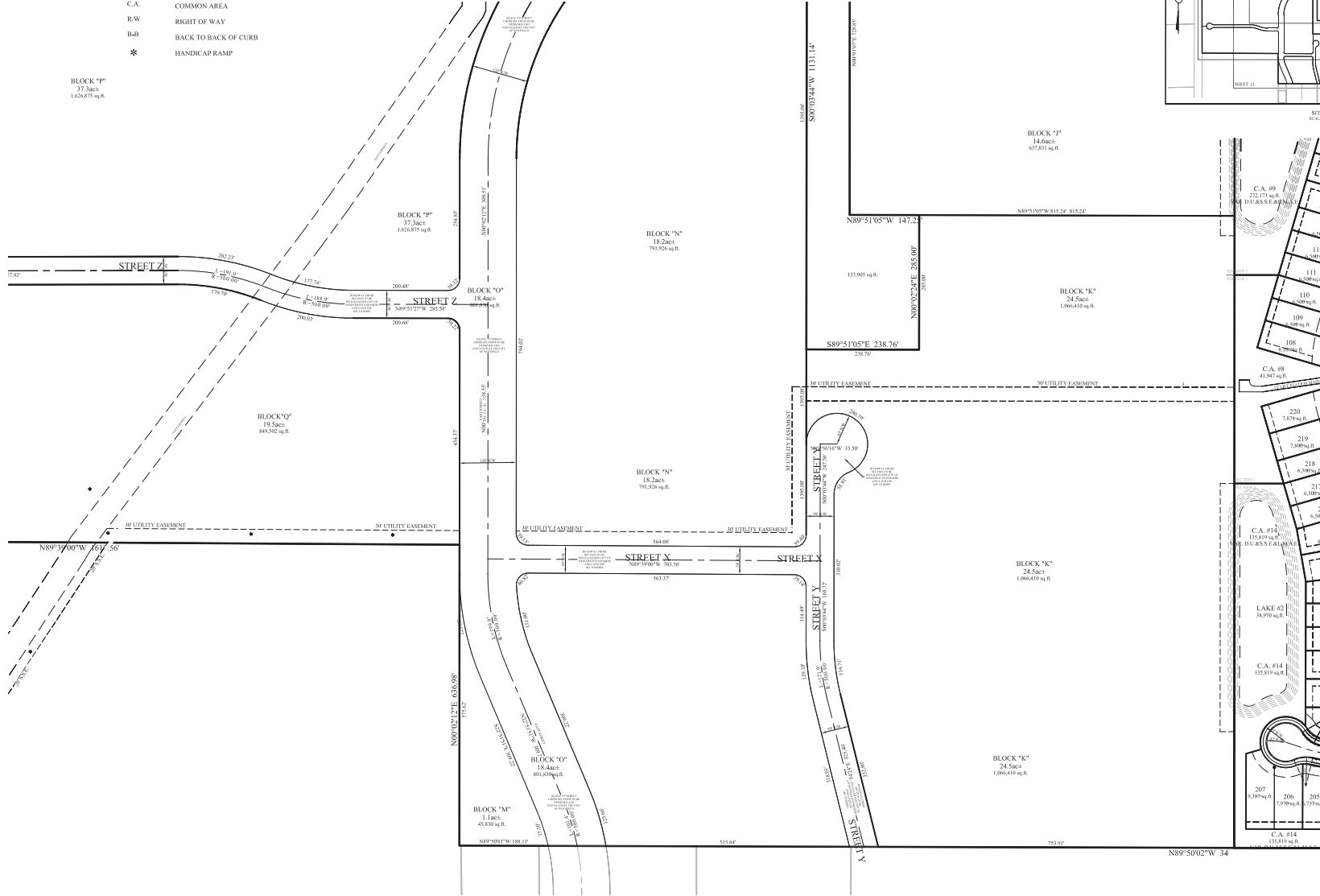
- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CURB
  - \* HANDICAP RAMP

BLOCK "P"  
37.3ac±  
1,626,875 sq. ft.

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD



SECTION 19  
TOWNSHIP 19N  
RANGE 4E

PREPARED FOR:  
CCE

DATE: 07-24-2015

55285CRW

STOEPPELWERTH  
ALWAYS ON

7965 East 106th Street, Fibers, IN 46036-2505  
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT  
NORTHPOINT

WASHINGTON TOWNSHIP  
HAMILTON CO., INDIANA

SEAL OF DENNIS D. OLMSHEAD  
REGISTERED  
No. 800012  
STATE OF INDIANA  
LAND SURVEYOR  
CERTIFIED: 06/03/17

THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLYES WITH ALL THE LAWS AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING IN THE STATE OF INDIANA.



THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
OF WHITE AURORA, LLC  
15656 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 523-8118

| <b>RESIDENTIAL PLD STANDARDS</b>      |               |
|---------------------------------------|---------------|
| <u><b>The Towns 1st Standards</b></u> |               |
| LOT AREA                              | 8,000 sq. ft. |
| LOT WIDTH                             | 50' min.      |
| FRONT YARD                            | 20'           |
| SIDE YARD                             | 5'            |
| REAR YARD                             | 20'           |
| <u><b>The Villa 1st Standards</b></u> |               |
| LOT AREA                              | 7,200 sq. ft. |
| LOT WIDTH                             | 50' min.      |
| FRONT YARD                            | 20'           |
| SIDE YARD                             | 5'            |
| REAR YARD                             | 20'           |

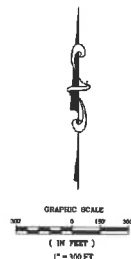
| COMMON AREA |                   |
|-------------|-------------------|
| 1           | 167,894 sq. ft.   |
| 2           | 3,586 sq. ft.     |
| 3           | 3,848 sq. ft.     |
| 4           | 45,286 sq. ft.    |
| 5           | 14,128 sq. ft.    |
| 6           | 156,599 sq. ft.   |
| 7           | 14,321 sq. ft.    |
| 8           | 49,868 sq. ft.    |
| 9           | 288,182 sq. ft.   |
| 10          | 42,713 sq. ft.    |
| 11          | 74,720 sq. ft.    |
| 12          | 85,615 sq. ft.    |
| 13          | 55,546 sq. ft.    |
| 14          | 150,504 sq. ft.   |
| TOTAL       | 1,152,810 sq. ft. |
|             | 26,465 Ac.        |

## RESIDENTIAL DESIGN DATA

|            |                  |
|------------|------------------|
| 250 LOTS   |                  |
| 88.903 AC. | = 2.84 LOTS/ACRE |
| OPEN SPACE | = 26.47 Ac. +/-  |
| STREET A   | 2,376.30 L.F.    |
| STREET B   | 1,916.38 L.F.    |
| STREET C   | 2,748.13 L.F.    |
| STREET D   | 638.00 L.F.      |
| STREET E   | 1,257.99 L.F.    |
| STREET F   | 1,506.13 L.F.    |
| TOTAL      | 10,438.90 L.F.   |



FLOOD STATEMENT  
THIS SITE DOES NOT LIE WITHIN A ZONE  
PER FIRM 18057CD129G & 18057CD109G  
DATED NOVEMBER 18, 2014



# NORTHPOINT

## OVERALL DEVELOPMENT PLAN ZONING - AURORA PUD



LOCATION MAP



SOILS MAP  
Dr. Oth. M-102, M-103 & M-104  
SCALE: 1"=200'

Br-Breakdown villy clay beam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is formed by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or rectangular and range from 5 to 250 acres in size.

Link - Credits Hill, Bn, 4 to 3 percent slope

This nearly level, deep, somewhat poorly drained soil is in slight rills on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

Mineral - Miami city loam, 2 to 6 percent slope, graded

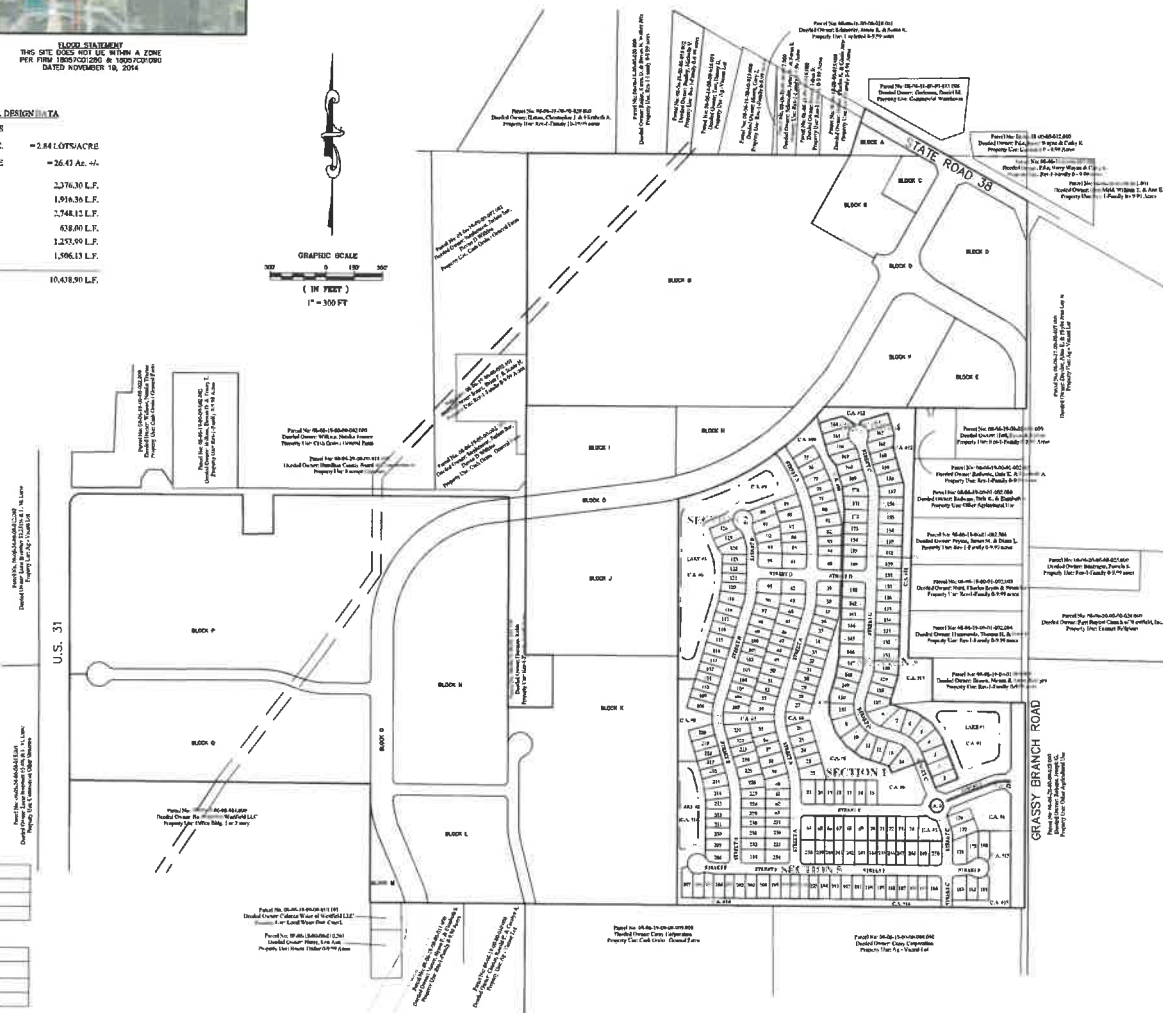
**MacQ - Midsun clay loam, 4 to 12 percent slopes, scratch seeded**

to show.

**Dr. Fenton Silveira, Jr.**

This mostly level, deep, poorly drained soil is in broad depressions and drainage ways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some occur in drainage ways and elongated. The areas range from 1 to 200 acres in size.

\*SEE SHEET 2 FOR  
LEGAL DESCRIPTION



| INDEX |                  |
|-------|------------------|
| SHT.  | DESCRIPTION      |
| 1-2   | COVER SHEET      |
| 3-13  | PRIMARY PLAN     |
| 14-24 | DEVELOPMENT PLAN |

| REVISIONS |                                     |
|-----------|-------------------------------------|
| SHT.      | DESCRIPTION                         |
| ALL       | REVISE PER TAG COMMENTS 6/30/17 CDK |
|           |                                     |
|           |                                     |

06/02/17  
DATE  
DENNIS D. OLMSTEAD  
REGISTERED LAND SURVEYOR  
NO. 900012

PLANS PREPARED BY

STOEPPELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: DENNIS D. OLMSTEAD  
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.  
Call before you dig.

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC,  
15450 BRIDGEWATER CLUB BOULEVARD,  
CARMEL, INDIANA 46031  
PHONE: (317) 523-6116

## \* VAR. DIASSEAL-MAR



Know what's below.  
Call before you dig.

- | LEGEND     |                                            |
|------------|--------------------------------------------|
| 36         | LOT NUMBER                                 |
| D.E.       | DRAINAGE EASEMENT                          |
| D.U.A.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.U.L.E.   | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.   | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.     | SION & LANDSCAPE EASEMENT                  |
| B.L.       | BUILDING LINE                              |
| C.A.       | COMMON AREA                                |
| R/W        | RIGHT OF WAY                               |
| B-B        | BACK TO BACK OF CURB                       |
| *          | HANDICAP RAMP                              |
| —          | EXISTING CONTOUR                           |
| —          | EXISTING WATER LINE                        |
| —●—        | PROPOSED SANITARY SEWER                    |
| —■—        | PROPOSED STORM SEWER                       |
| —v—        | PROPOSED WATER LINE                        |
| —PM—       | PROPOSED FIRE MAIN                         |
| —□—        | PROPOSED LIFT STATION                      |



| 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 | 2002 | 2001 | 2000 | 1999 | 1998 | 1997 | 1996 | 1995 | 1994 | 1993 | 1992 | 1991 | 1990 | 1989 | 1988 | 1987 | 1986 | 1985 | 1984 | 1983 | 1982 | 1981 | 1980 | 1979 | 1978 | 1977 | 1976 | 1975 | 1974 | 1973 | 1972 | 1971 | 1970 | 1969 | 1968 | 1967 | 1966 | 1965 | 1964 | 1963 | 1962 | 1961 | 1960 | 1959 | 1958 | 1957 | 1956 | 1955 | 1954 | 1953 | 1952 | 1951 | 1950 | 1949 | 1948 | 1947 | 1946 | 1945 | 1944 | 1943 | 1942 | 1941 | 1940 | 1939 | 1938 | 1937 | 1936 | 1935 | 1934 | 1933 | 1932 | 1931 | 1930 | 1929 | 1928 | 1927 | 1926 | 1925 | 1924 | 1923 | 1922 | 1921 | 1920 | 1919 | 1918 | 1917 | 1916 | 1915 | 1914 | 1913 | 1912 | 1911 | 1910 | 1909 | 1908 | 1907 | 1906 | 1905 | 1904 | 1903 | 1902 | 1901 | 1900 | 1899 | 1898 | 1897 | 1896 | 1895 | 1894 | 1893 | 1892 | 1891 | 1890 | 1889 | 1888 | 1887 | 1886 | 1885 | 1884 | 1883 | 1882 | 1881 | 1880 | 1879 | 1878 | 1877 | 1876 | 1875 | 1874 | 1873 | 1872 | 1871 | 1870 | 1869 | 1868 | 1867 | 1866 | 1865 | 1864 | 1863 | 1862 | 1861 | 1860 | 1859 | 1858 | 1857 | 1856 | 1855 | 1854 | 1853 | 1852 | 1851 | 1850 | 1849 | 1848 | 1847 | 1846 | 1845 | 1844 | 1843 | 1842 | 1841 | 1840 | 1839 | 1838 | 1837 | 1836 | 1835 | 1834 | 1833 | 1832 | 1831 | 1830 | 1829 | 1828 | 1827 | 1826 | 1825 | 1824 | 1823 | 1822 | 1821 | 1820 | 1819 | 1818 | 1817 | 1816 | 1815 | 1814 | 1813 | 1812 | 1811 | 1810 | 1809 | 1808 | 1807 | 1806 | 1805 | 1804 | 1803 | 1802 | 1801 | 1800 | 1799 | 1798 | 1797 | 1796 | 1795 | 1794 | 1793 | 1792 | 1791 | 1790 | 1789 | 1788 | 1787 | 1786 | 1785 | 1784 | 1783 | 1782 | 1781 | 1780 | 1779 | 1778 | 1777 | 1776 | 1775 | 1774 | 1773 | 1772 | 1771 | 1770 | 1769 | 1768 | 1767 | 1766 | 1765 | 1764 | 1763 | 1762 | 1761 | 1760 | 1759 | 1758 | 1757 | 1756 | 1755 | 1754 | 1753 | 1752 | 1751 | 1750 | 1749 | 1748 | 1747 | 1746 | 1745 | 1744 | 1743 | 1742 | 1741 | 1740 | 1739 | 1738 | 1737 | 1736 | 1735 | 1734 | 1733 | 1732 | 1731 | 1730 | 1729 | 1728 | 1727 | 1726 | 1725 | 1724 | 1723 | 1722 | 1721 | 1720 | 1719 | 1718 | 1717 | 1716 | 1715 | 1714 | 1713 | 1712 | 1711 | 1710 | 1709 | 1708 | 1707 | 1706 | 1705 | 1704 | 1703 | 1702 | 1701 | 1700 | 1699 | 1698 | 1697 | 1696 | 1695 | 1694 | 1693 | 1692 | 1691 | 1690 | 1689 | 1688 | 1687 | 1686 | 1685 | 1684 | 1683 | 1682 | 1681 | 1680 | 1679 | 1678 | 1677 | 1676 | 1675 | 1674 | 1673 | 1672 | 1671 | 1670 | 1669 | 1668 | 1667 | 1666 | 1665 | 1664 | 1663 | 1662 | 1661 | 1660 | 1659 | 1658 | 1657 | 1656 | 1655 | 1654 | 1653 | 1652 | 1651 | 1650 | 1649 | 1648 | 1647 | 1646 | 1645 | 1644 | 1643 | 1642 | 1641 | 1640 | 1639 | 1638 | 1637 | 1636 | 1635 | 1634 | 1633 | 1632 | 1631 | 1630 | 1629 | 1628 | 1627 | 1626 | 1625 | 1624 | 1623 | 1622 | 1621 | 1620 | 1619 | 1618 | 1617 | 1616 | 1615 | 1614 | 1613 | 1612 | 1611 | 1610 | 16 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----|
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THIS DRAWING IS NOT INTENDED TO BE  
REPRESENTED AS A REPLACEMENT OR  
ORIGINAL, NECESSARY SURVEY, A REQUISITE  
SURVEY FOR A SURVEYOR LOCATION  
REPORT.

CERTIFIED: 06/02/17

DEANIS D. OLMISTEAD  
REGISTERED  
No. 900012  
STATE OF  
ARIZONA  
LAND SURVEYOR

**STOEPPELWERTH**  
ALWAYS ON.  
7965 East 109th Street, Fishers, IN 46038-2309  
Phone: (317) 340-6315 Fax: (317) 340-056

DEVELOPMENT PLAN  
NORTHPOINT

|                                              |                   |             |
|----------------------------------------------|-------------------|-------------|
| SHEET NO.<br>19                              | TOWN/ZIP<br>19N   | SHEET<br>4E |
| DRAWN BY<br>CCE                              | CHECKED BY<br>GDK |             |
| 14<br>FOR 24 HOURS<br>T.A. 80001<br>54285CBW |                   |             |



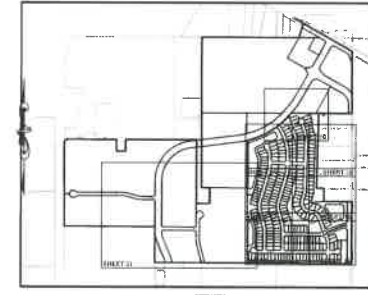
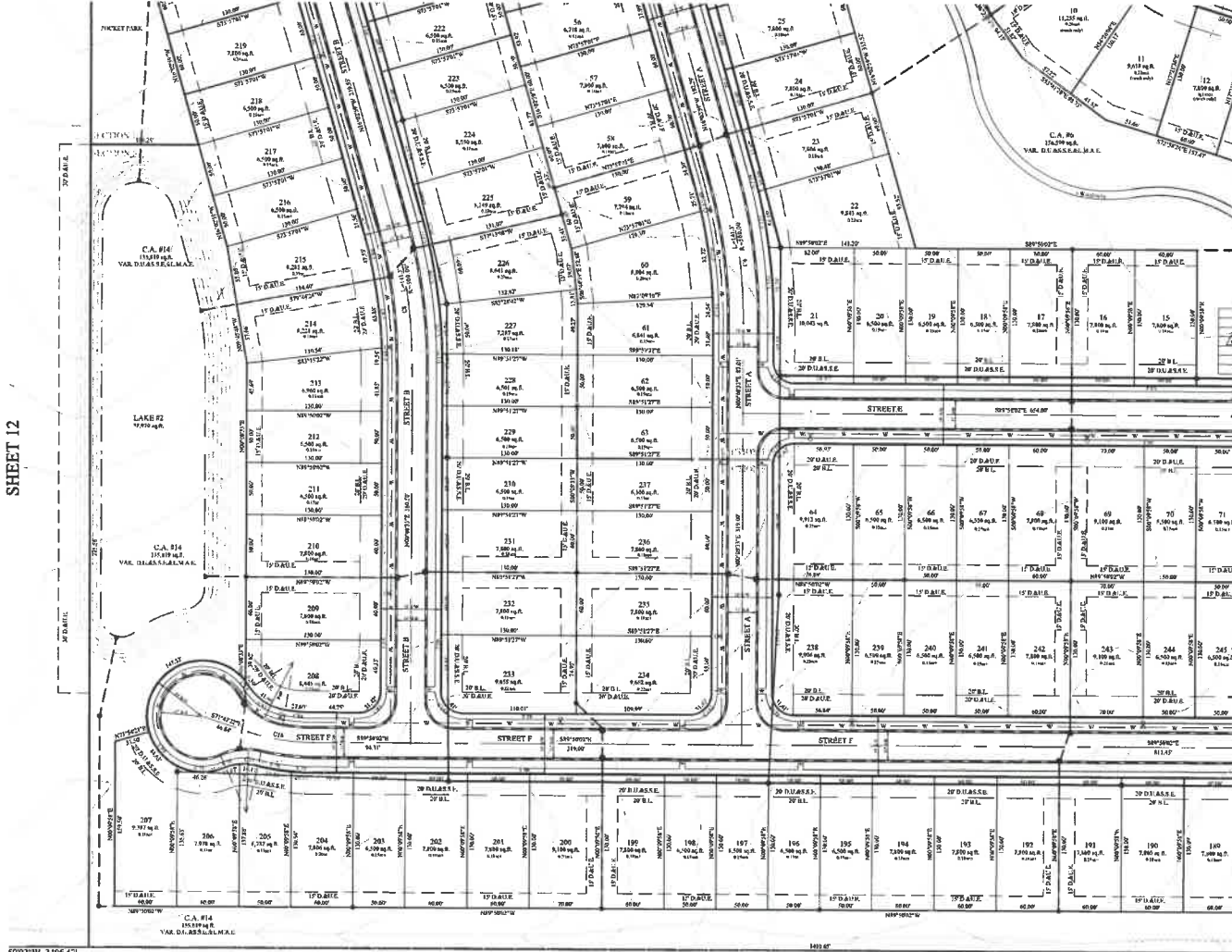
THIS INSTRUMENT PREPARED BY:  
 DEVEN R. GASTON  
 STOEPPELWERTH & ASSOCIATES, INC.  
 286 E. 100TH STREET  
 FISHER, INDIANA 46033  
 PHONE: (317) 848-4831

THIS INSTRUMENT PREPARED FOR:  
 CHAM WHITE  
 CH WHITE, AURORA, LLC  
 1315 BRIDGEWATER CLUB BOULEVARD  
 CARMEL, INDIANA 46033  
 PHONE: (317) 724-1111

# NORTH POINT

## DEVELOPMENT PLAN

### SHEET 5 ZONING - AURORA PUD



- LEGEND**
- 36 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.A.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.A.T.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CITY
  - \* HANDICAP RAMP
  - - - - - EXISTING CONTOUR
  - - - - - EXISTING WATER LINE
  - - - - - PROPOSED SANITARY SEWER
  - - - - - PROPOSED STORM SEWER
  - - - - - PROPOSED WATER LINE
  - - - - - PROPOSED FORCE MAIN
  - LS PROPOSED LIFT STATION



DESIGNED BY  
 DEVEN R. GASTON  
 No. 000012  
 STATE OF INDIANA  
 LAND SURVEYOR  
 CERTIFIED: 03/1/2017

DATE: 03/1/2017  
 DRAWN BY: J. L. GASTON  
 CHECKED BY: J. L. GASTON  
 DATE: 03/1/2017

**STOEPPELWERTH**  
 ALWAYS ON.  
 7965 E. 100th Street, Fishers, IN 46038-3363  
 Phone: (317) 547-5555 Fax: (317) 547-5556

DEVELOPMENT PLAN  
 NORTHPOINT  
 WASHINGTON TOWNSHIP

PREPARED FOR:  
 CHAM WHITE  
 CH WHITE, AURORA, LLC  
 1315 BRIDGEWATER CLUB BOULEVARD  
 CARMEL, INDIANA 46033  
 PHONE: (317) 724-1111

DATE: 03/1/2017  
 DRAWN BY: J. L. GASTON  
 CHECKED BY: J. L. GASTON  
 DATE: 03/1/2017

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE ALUMINA, LLC  
15458 BRIDGFWATER CLUB DR, L.S. VARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 525-0115

**SHEET 6**



- 
- GRAPHIC SCALE
- ( IN FEET )
- 1" = 50 FT



**Know what's below.  
Call before you dig.**



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPLACEMENT FOR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SUBSEQUENT LOCATING REPORT.

CERTIFIED: 06-02/17

**STOEPPELWERTH**  
ALWAYS ON.  
7945 East 108th Street, Phoenix, AZ 46038-2505

DEVELOPMENT PLAN  
NORTHPOINT  
HAMILTON CO. INDIANA  
TOWNSHIP

|                                 |            |
|---------------------------------|------------|
| PREPARED FOR:                   |            |
| SECTION: 19                     | TITLE: 19N |
| DATE: 19                        | DATE: 48   |
| BY: CCE                         | BY: GDK    |
| SHEET NO.<br>16<br>OF 24 SHEETS |            |



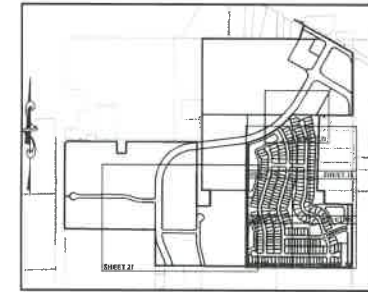
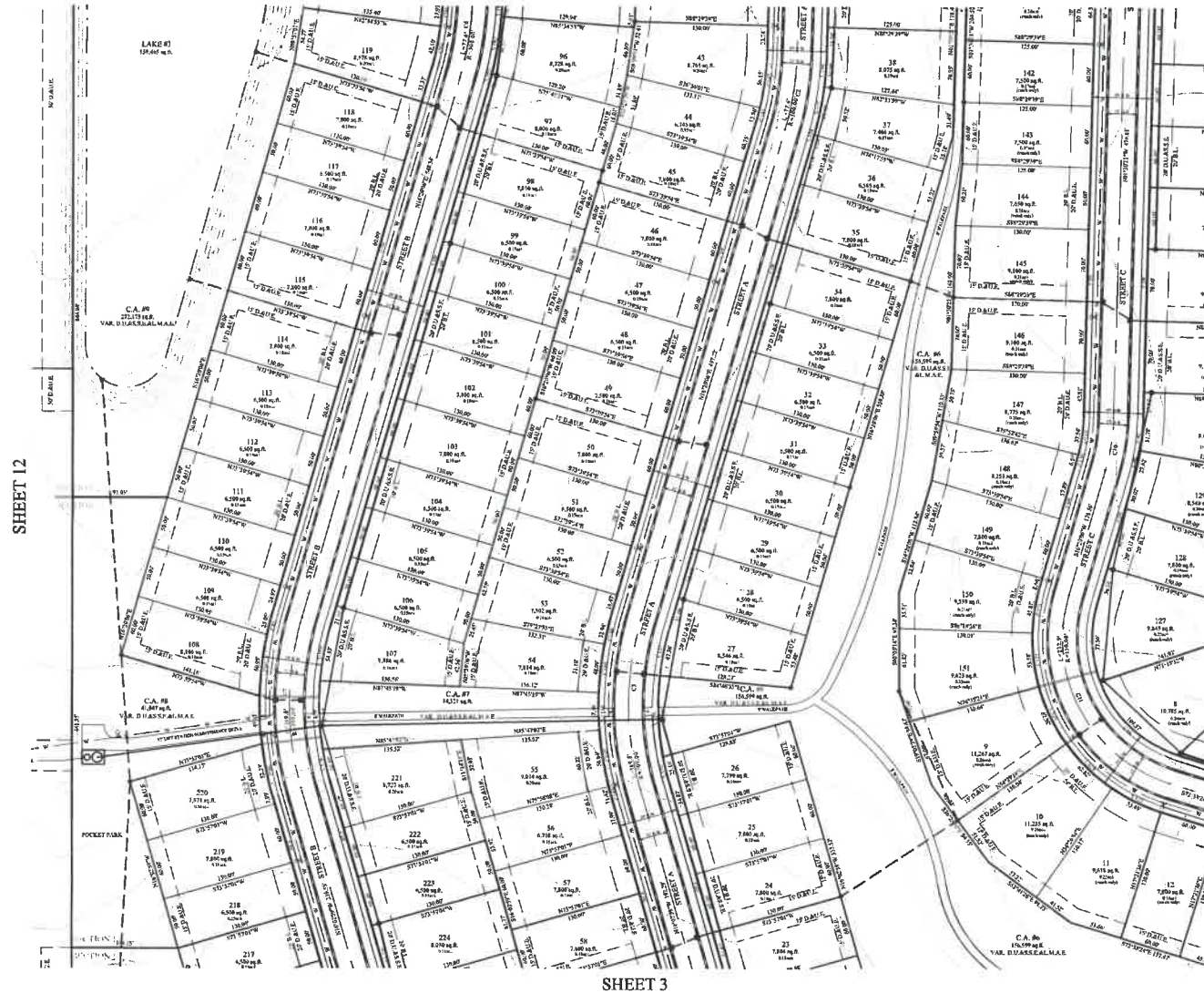
THIS INSTRUMENT PREPARED BY:  
 ROBERT D. GLENN  
 SURVEYOR IN & ASSOCIATES, INC.  
 750 E. 10TH STREET  
 INDIANAPOLIS, INDIANA 46202  
 PHONE: (317) 544-0911

THIS INSTRUMENT PREPARED FOR:  
 CHESA WATERS  
 CHESA WATERS, LLC  
 10000 BUCKINGHAM CLUB BOULEVARD  
 CARMEL, INDIANA 46033  
 PHONE: (317) 524-1118

# NORTH POINT

## DEVELOPMENT PLAN

### SHEET 7 ZONING - AURORA PUD



- LEGEND**
- 36 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U./S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.A.U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.R. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CURB
  - \* HANDICAP RAMP
  - - - - - EXISTING CONTOUR
  - - - - - EXISTING WATER LINE
  - - - - - PROPOSED SANITARY SEWER
  - - - - - PROPOSED STORM SEWER
  - - - - - PROPOSED WATER LINE
  - - - - - PROPOSED POWER MAIN
  - PROPOSED LIFT STATION



THIS INSTRUMENT PREPARED BY:  
 ROBERT D. GLENN  
 SURVEYOR IN & ASSOCIATES, INC.  
 750 E. 10TH STREET  
 INDIANAPOLIS, INDIANA 46202  
 PHONE: (317) 544-0911

THIS INSTRUMENT PREPARED FOR:  
 CHESA WATERS  
 CHESA WATERS, LLC  
 10000 BUCKINGHAM CLUB BOULEVARD  
 CARMEL, INDIANA 46033  
 PHONE: (317) 524-1118

DATE: 1/27/2023  
 TIME: 2:38:48 PM  
 USER: gmlc  
 PROJECT: 53025262.dwg

**STOEPPELWERTH**  
 ALWAYS ON.

7500 Sun 1000 Street, Phoenix, AZ 85028-2005  
 Phone: (602) 944-5500 Fax: (602) 944-5502

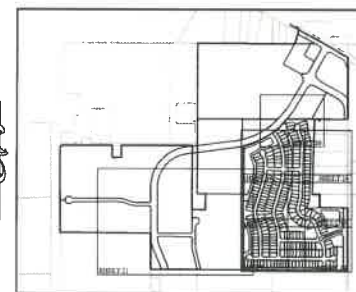
**DEVELOPMENT PLAN**  
**NORTHPOINT**

PREPARED FOR:  
 CHESA WATERS  
 CHESA WATERS, LLC  
 10000 BUCKINGHAM CLUB BOULEVARD  
 CARMEL, INDIANA 46033  
 PHONE: (317) 524-1118

DATE: 1/27/2023  
 TIME: 2:38:48 PM  
 USER: gmlc  
 PROJECT: 53025262.dwg

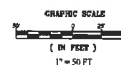
THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE ALUMNA, LLC  
1505 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46031  
PHONE: (317) 523-4514

**SHEET 8**



50th K&amp;E

- LEGEND**
- |              |                                            |
|--------------|--------------------------------------------|
| 30           | LOT NUMBER                                 |
| D.E.         | DRAINAGE EASEMENT                          |
| D.U.A.S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.U.T.E.     | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.     | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.R.       | SIGN & LANDSCAPE EASEMENT                  |
| B.L.         | BUILDING LINE                              |
| C.A.         | COMMON AREA                                |
| R/W          | RIGHT OF WAY                               |
| B-B          | BACK TO BACK OF CURB                       |
| *            | HANDICAP RAMP                              |
| ---          | EXISTING CONTOUR                           |
| ---          | EXISTING WATER LINE                        |
| ---          | PROPOSED SANITARY SEWER                    |
| ---          | PROPOSED STORM SEWER                       |
| ---          | PROPOSED WATER LINE                        |
| ---          | PROPOSED FORCE MAIN                        |
| ---          | PROPOSED FILL STATION                      |



**Know what's below.  
Call before you dig.**

[illegible]



THIS DOCUMENT PREPARED BY:  
 DANNED, C. & ASSOCIATES  
 2700 E. 10TH STREET  
 TULSA, OKLAHOMA 74106  
 PHONE: (918) 445-5912

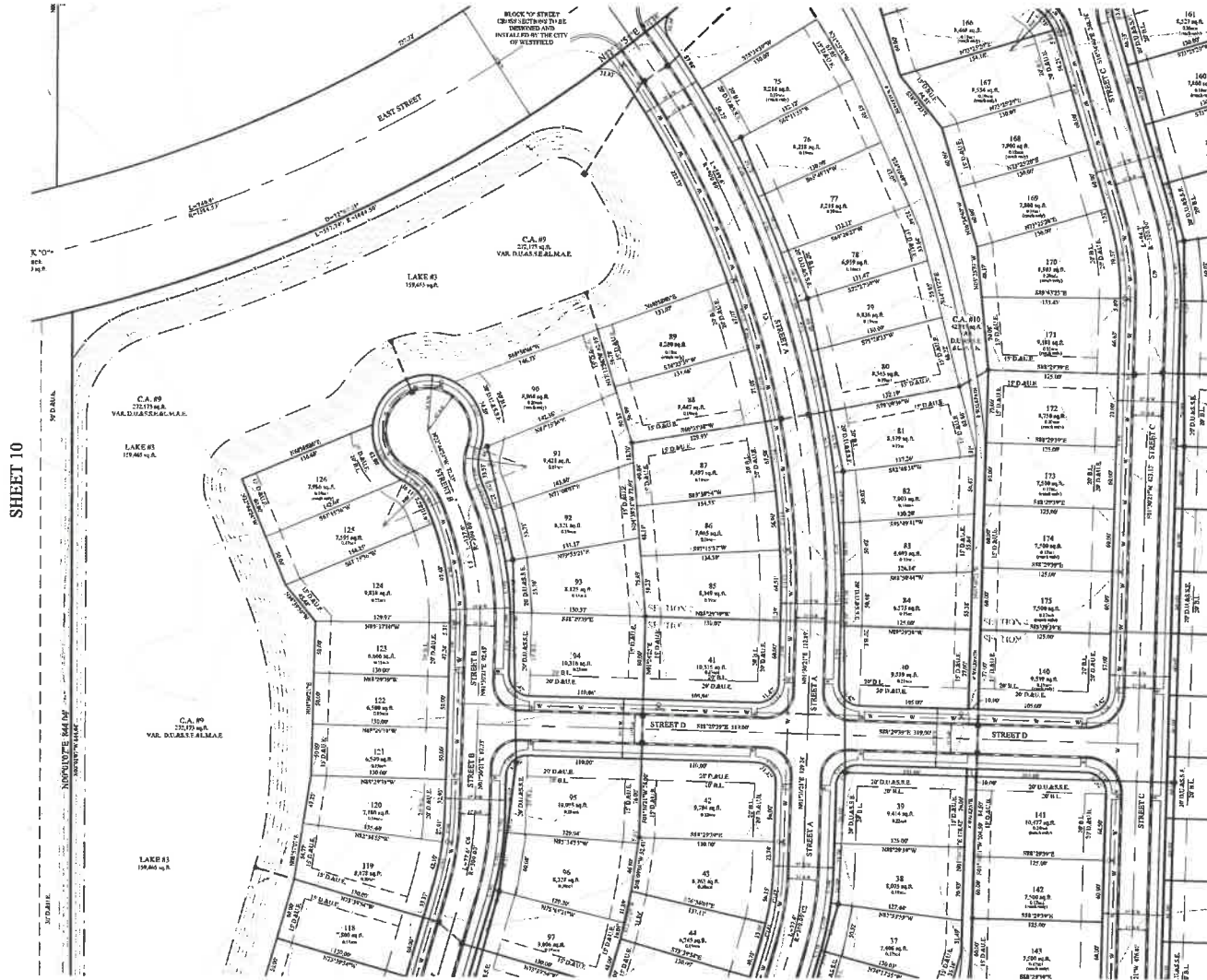
THIS INSTRUMENT PREPARED FOR:  
 NORTHPOINT  
 435 NORTH ALMA, LLC  
 10000 INDIAN AVENUE, SUITE 100  
 CANNON, INDIANA 46701  
 PHONE: (717) 234-1010

# NORTH POINT

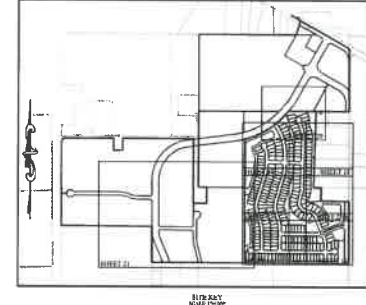
## DEVELOPMENT PLAN

### ZONING - AURORA PUD

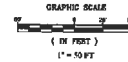
SHEET 8



SHEET 5



- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U. & S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.A.E. DRAINAGE & UTILITY EASEMENT
  - L.A.L.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W. RIGHT OF WAY
  - B-B. BACK TO BACK OF CURB
  - \* HANDICAP RAMP
  - EXISTING CONTOUR
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED FORCE MAIN
  - PROPOSED LIFT STATION



|                                                                                                                                                                            |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DANNED, C. & ASSOCIATES<br>2700 E. 10TH STREET<br>TULSA, OKLAHOMA 74106<br>PHONE: (918) 445-5912                                                                           |  |
| THIS INSTRUMENT PREPARED FOR:<br>NORTHPOINT<br>435 NORTH ALMA, LLC<br>10000 INDIAN AVENUE, SUITE 100<br>CANNON, INDIANA 46701<br>PHONE: (717) 234-1010                     |  |
| DEVELOPMENT PLAN<br>NORTHPOINT<br>HAMILTON CO. INDIANA                                                                                                                     |  |
| PREPARED FOR:<br>NORTHPOINT<br>435 NORTH ALMA, LLC<br>10000 INDIAN AVENUE, SUITE 100<br>CANNON, INDIANA 46701<br>PHONE: (717) 234-1010                                     |  |
| 811<br>Know what's below.<br>Call before you dig.                                                                                                                          |  |
| 19<br>97-10000<br>6-4-2010<br>55285C-000                                                                                                                                   |  |
| THE ENGINEER HAS REVIEWED THIS PLAN AND CERTIFIES THAT IT COMPLIES WITH THE REQUIREMENTS OF THE HAMILTON COUNTY ZONING ORDINANCES AND THE HAMILTON COUNTY SUBDIVISION ACT. |  |
| DANNED, C. & ASSOCIATES<br>2700 E. 10TH STREET<br>TULSA, OKLAHOMA 74106<br>PHONE: (918) 445-5912                                                                           |  |
| DATE: 06/07/17<br>BY: JESSE L. CUMMINGS<br>TITLE: LAND SURVEYOR                                                                                                            |  |

THIS DEVELOPMENT PREPARED BY:  
 DONNIE D. GRANTHEAD  
 STOEPPELWERTH & ASSOCIATES, INC.  
 1905 E. 10TH STREET  
 PLYMOUTH, INDIANA 46150  
 PHONE: (317) 840-5955

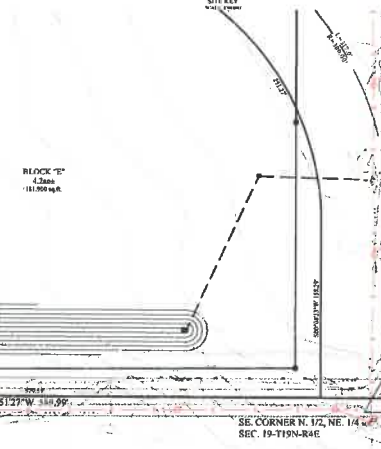
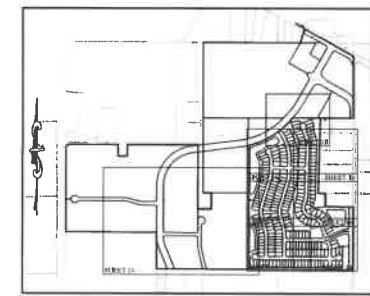
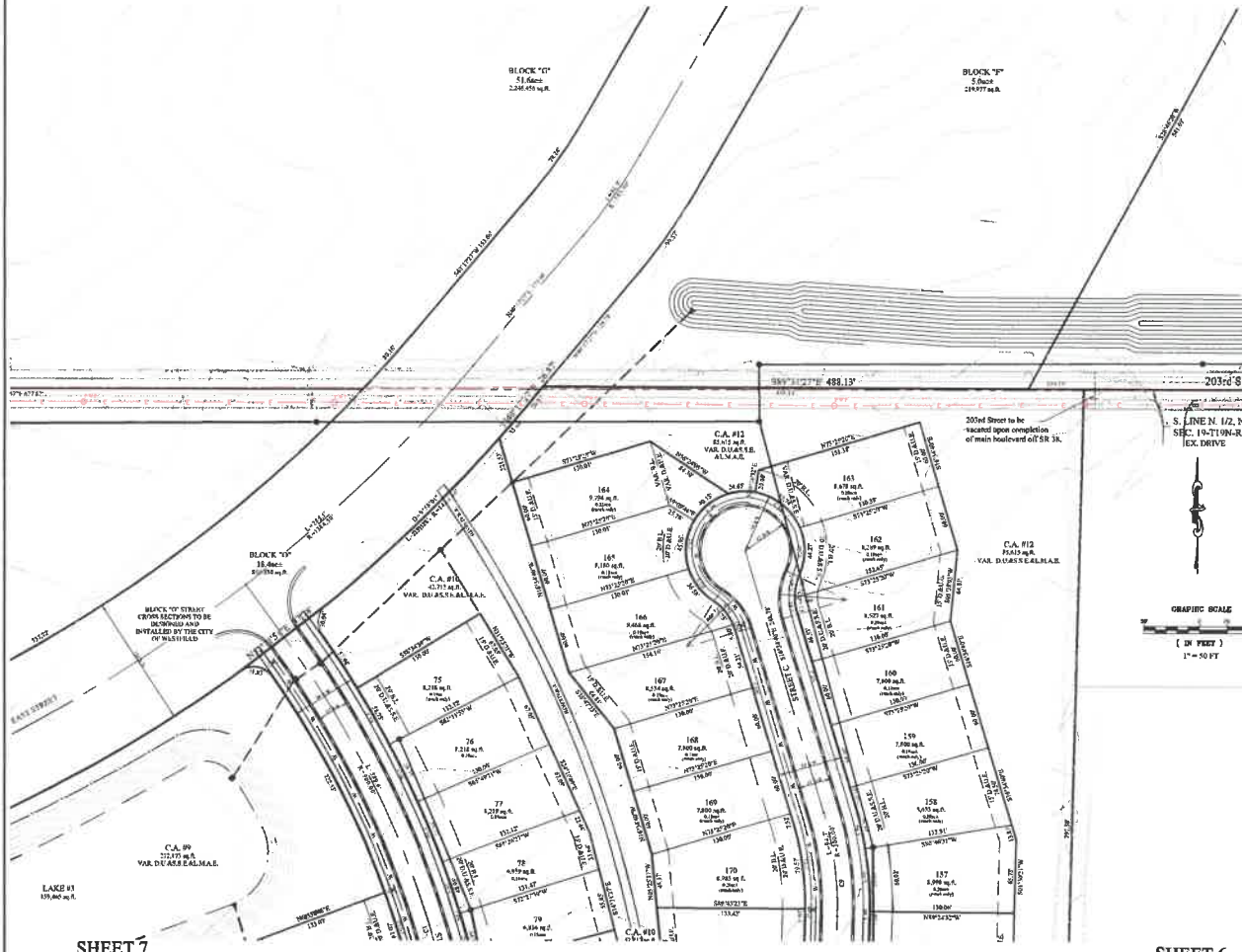
THIS DEVELOPMENT PREPARED FOR:  
 CHERRY STREET  
 CH WHITE AURORA, LLC  
 1100 BIRCHWATER CLUB BOULEVARD  
 CARMEL, INDIANA 46031  
 PHONE: (317) 254-1114

# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD

SHEET 9



- LEGEND**
- 30 LOT NUMBER
  - D.G. DRAINAGE CASEMENT
  - D.U.S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.A.U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.R. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SEEN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY
  - B-B BACK TO BACK OF CURB
  - HANDICAP RAMP
  - EXISTING C/TOUTUR
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED FORCE MAIN
  - PROPOSED LIFT STATION



**811**  
 Know what's below.  
 Call before you dig.

**STOEPPELWERTH**  
 ALWAYS ON.  
 1905 East 10th Street, Plymouth, IN 46150-2505  
 Phone: (317) 840-5955 Fax: (317) 840-5942

**DEVELOPMENT PLAN**  
**NORTHPOINT**  
 WASHINGTON TOWNSHIP  
 HAMILTON CO., INDIANA

**PREPARED FOR:**  
 CHERRY STREET  
 CH WHITE AURORA, LLC

**DATE:**  
 10/1/2017

**BY:**  
 DONNIE D. GRANTHEAD

**CHECKED BY:**  
 DONNIE D. GRANTHEAD

**APPROVED BY:**  
 DONNIE D. GRANTHEAD

**SCALE:**  
 1" = 50 FT

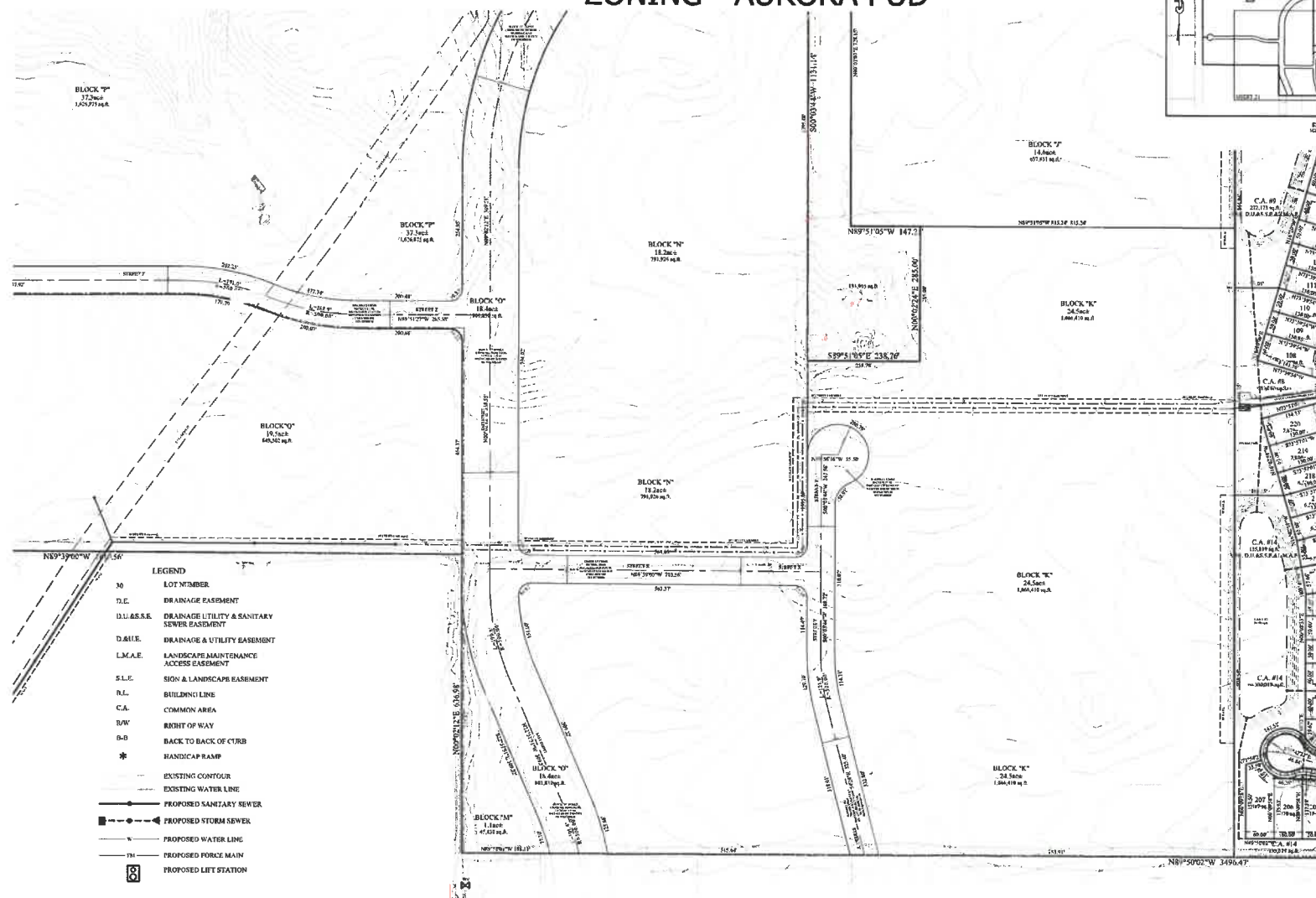
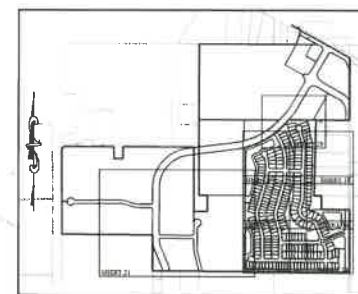


THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC  
15816 MUDGATE WATER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 223-6116

# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD



GRAPHIC SCALE

100' 50' 0'

( IN FEET )

1" = 100 FT



Know what's below.  
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPLACEMENT OR SURVEY OR A BOUNDARY SURVEY, A BUREAU SURVEY OR A STATEWIDE LOCATION MAP.

CERTIFIED: 06/02/17

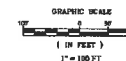
**STOEPPELWERTH**  
ALWAYS ON.  
7955 East 166th Street, Minnetonka, MN 55345-2505

DEVELOPMENT PLAN  
NORTHPOINT

|                                          |                  |         |
|------------------------------------------|------------------|---------|
| PREPARED FOR:                            |                  |         |
| DATE: 19                                 | REPORT: 19N      | PAGE: 4 |
| DRAWN BY: CCE                            | CHECKED BY: CHDK |         |
| 21<br>OF 24 SHEETS<br>T&E NO. 66386/CHTR |                  |         |

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR. WHITE AURORA, ILL.  
1565 BRIDG.WATER CLUB NIMILYARS,  
CARMEL, INDIANA 46033  
PHONE: (317) 526-1146

SIDE VIEW



Know what's below.  
Call before you dig.

[illegible]

THIS DRAWING IS NOT INTENDED TO BE  
REPRESENTED AS A RETRADEMENT OR  
ORIGINAL PRIMARY SURVEY, A REUSE  
SURVEY OR A SURVEY LOCATION  
SERIES.

CERTIFIED: 06/02/17

**STOEPPELWERTH**  
ALWAYS ON.  
7963 East 100th Street, Edina, MN 55438-2265.  
TEL 612/376-1000 FAX 612/376-1119 WWW. STW.COM

DEVELOPMENT PLAN  
NORTHPOINT

|                                                                          |                |      |
|--------------------------------------------------------------------------|----------------|------|
| NO. THIS                                                                 | DATE           | TIME |
| 19                                                                       | 19N            | 4E   |
| FOR USE BY                                                               | CITY/STATE/ZIP |      |
| CCE                                                                      | GDK            |      |
| REPORT NO.<br><b>22</b><br>OF 21 PAGES<br>1.3 A JOB NO.<br>6610 6610 151 |                |      |



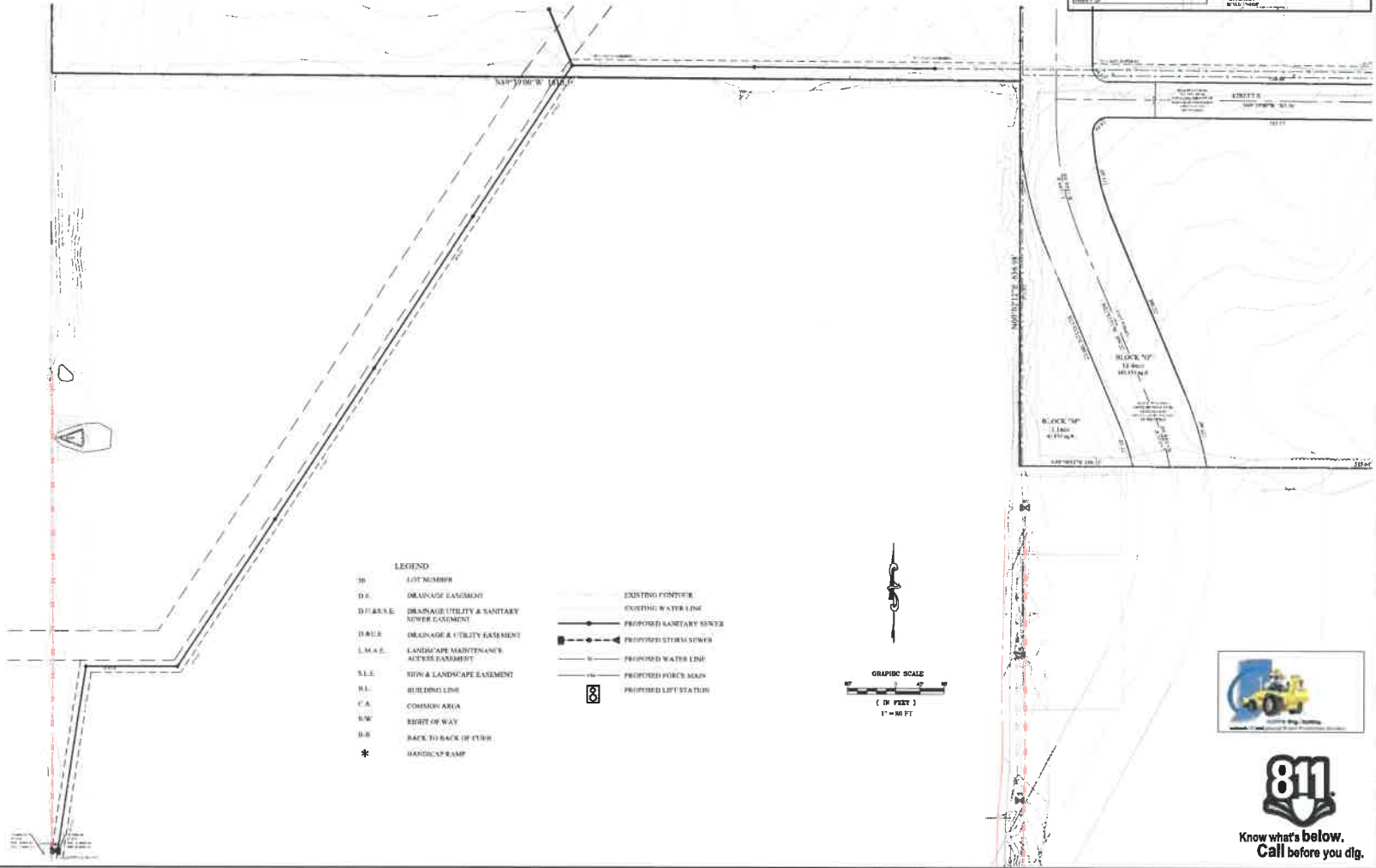
THIS INSTRUMENT PREPARED BY:  
 DEANIS D. CLAYTON  
 STOEPPELWERTH & ASSOCIATES, INC.  
 260 S. 16TH STREET  
 TERRELL, INDIANA 46780  
 PHONE: (317) 846-9933

THIS INSTRUMENT PREPARED FOR:  
 CHRYSLER  
 100 WHITE AVE. S.W.  
 FARM BURGESSVILLE CLUB BOKLEY PARK  
 CAMBELL, INDIANA 46703  
 PHONE: (317) 234-1114

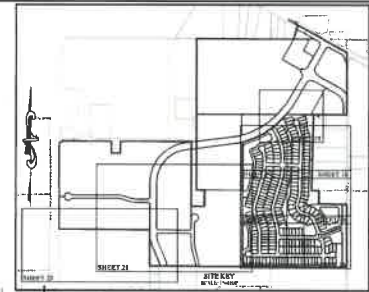
# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD



- LEGEND**
- 10- LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.A.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R.W. RIGHT OF WAY
  - B.B. BACK TO BACK (IF EVER)
  - \* HANDICAP RAMP
- EXISTING CONTOUR
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED FIRE MAIN
  - PROPOSED LIFT STATION



THIS DRAWING IS NOT DESIGNED TO BE A CONTRACT. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY A SEPARATE LOCATION.

CERTIFIED: 06/02/17

STOEPPELWERTH & ASSOCIATES, INC.  
 ALWAYS ON.  
 7900 East 10th Street, Phoenix, AZ 85028-2002  
 Phone: (602) 447-2000 Fax: (602) 447-2002

DEVELOPMENT PLAN - OFFSITE UTILITIES

PREPARED FOR: NORTHPOINT

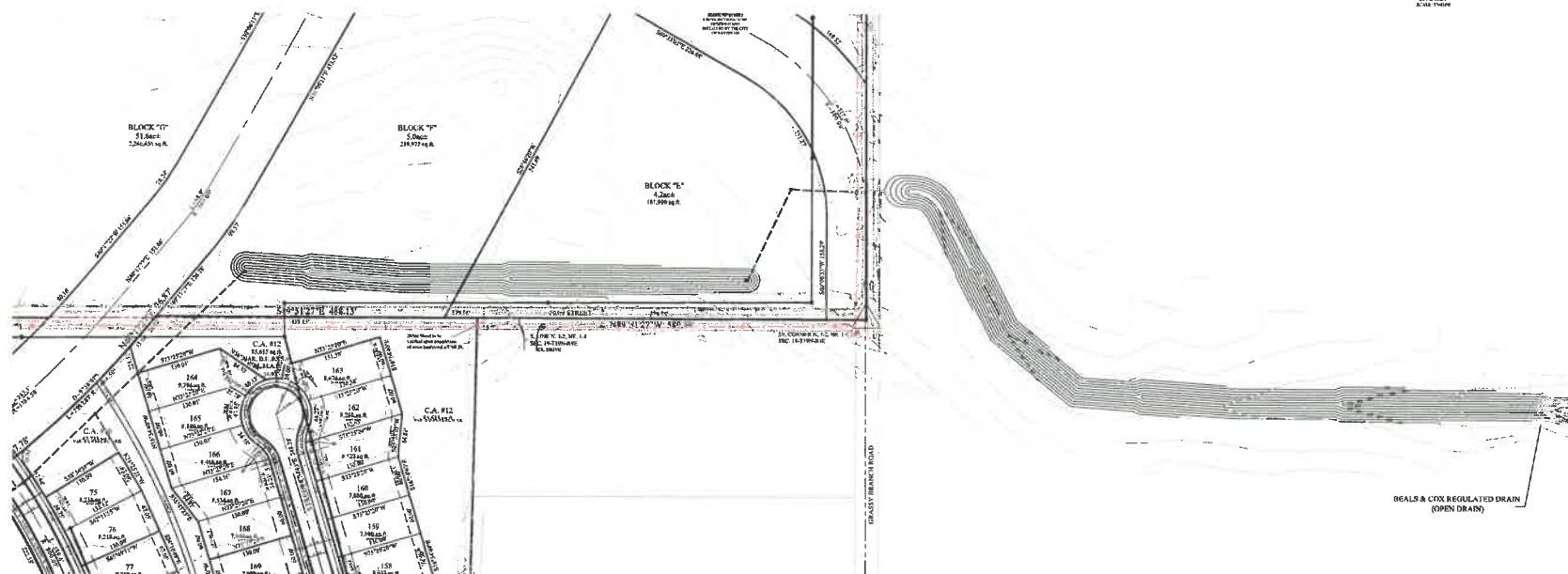
WASHINGTON TOWNSHIP  
 HAMILTON CO., INDIANA

811  
 Know what's below.  
 Call before you dig.

23

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC  
1568 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: 317.573.4344

8070 KRI

BEALS & COX REGULATED DRAIN  
(OPEN DRAIN)

| LEGEND   |                                            |
|----------|--------------------------------------------|
| 10       | LOT NUMBER                                 |
| D.E.     | DRAINAGE EASEMENT                          |
| D.U.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.U.E.   | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.   | SKIN & LANDSCAPE EASEMENT                  |
| B.L.     | BUILDING LINE                              |
| C.A.     | COMMON AREA                                |
| R.W.     | RIGHT OF WAY                               |
| B-B      | BACK TO BACK OF CURB                       |
| *        | HANDICAP RAMP                              |

 EXISTING CONTOUR  
 EXISTING WATER LINE  
 PROPOSED SANITARY SEWER  
 PROPOSED STORM SEWER  
 PROPOSED WATER LINE  
 PROPOSED FORCE MAIN  
 PROPOSED LIFT STATION



**Know what's below.  
Call before you dig.**

[illegible]

THIS DRAWING IS NOT INTENDED TO BE  
PRESENTED AS A REPRESENTATION OF  
ORIGINAL BUREAU OF NAVY, A BUREAU  
NAVY OR A SURVIVOR LOCATION

**STÖPPEL WERTH**

DEVELOPMENT PLAN - OFFSITE UTILITIES

NORTHPOINT

U.S. AIR FORCE  
WALLACE H. WOODWARD  
INDIANIA

|                    |            |         |
|--------------------|------------|---------|
| METHOD             | EVALUATOR  | RANKING |
| 10                 | 19N        | 4E      |
| DRAWN BY           | CHECKED BY |         |
| CCE                | GDK        |         |
| SHEET NO.          |            |         |
| 24                 |            |         |
| OF 18 SHEETS       |            |         |
| T & A JOB NO.      |            |         |
| RUSTENBERG COMPANY |            |         |



**HOLLADAY  
PROPERTIES**

Working Solutions Since 1983  
5715 Decatur Blvd  
Indianapolis, Indiana 46241  
ph. 317-856-9000  
fax. 317-856-9012



# NORTHPOINT

WESTFIELD, INDIANA

DATE: 06.28.2017

**MARKETING  
CONCEPT PLAN**





# Location Map

## Oak Manor PUD District Amendment

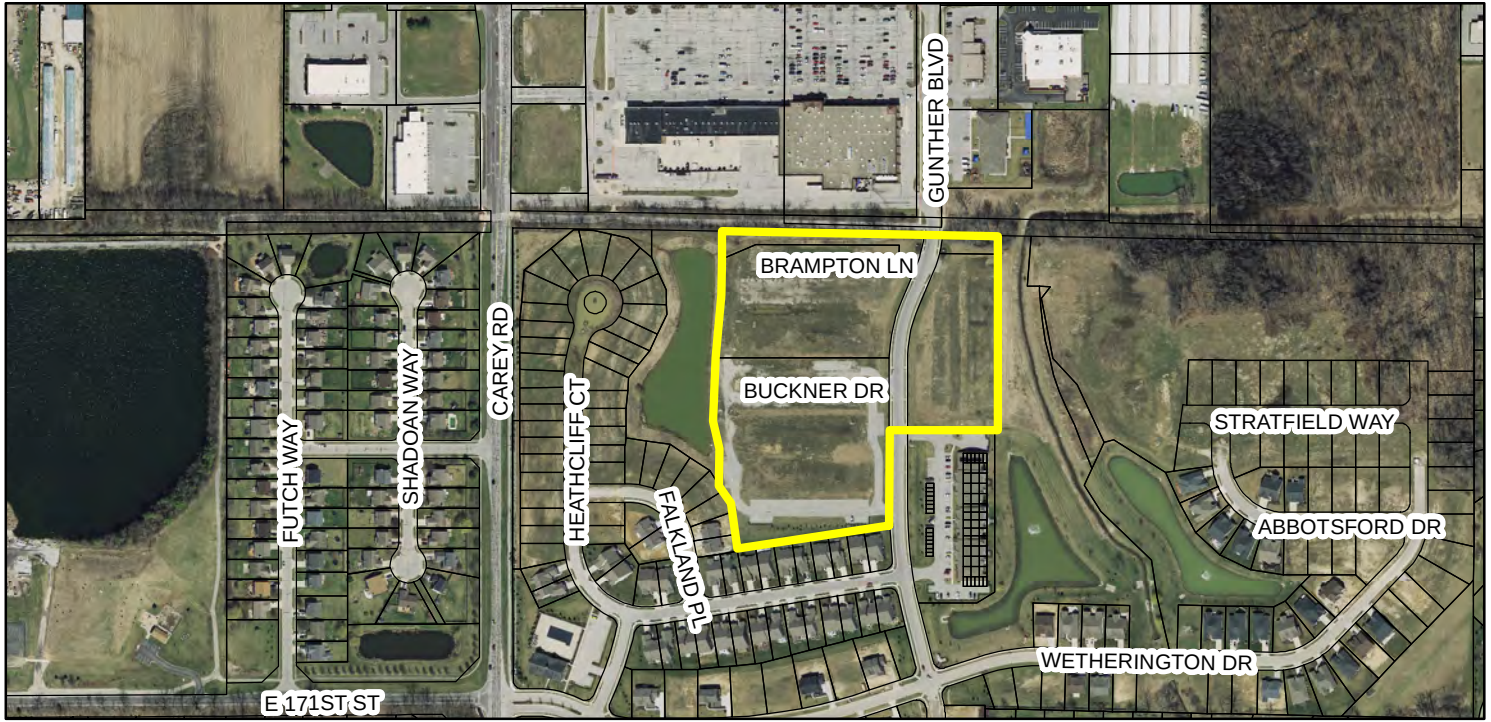
### Lancashire at Oak Manor

1707-PUD-12, 1707-SPP-03, & 1707-ODP-03

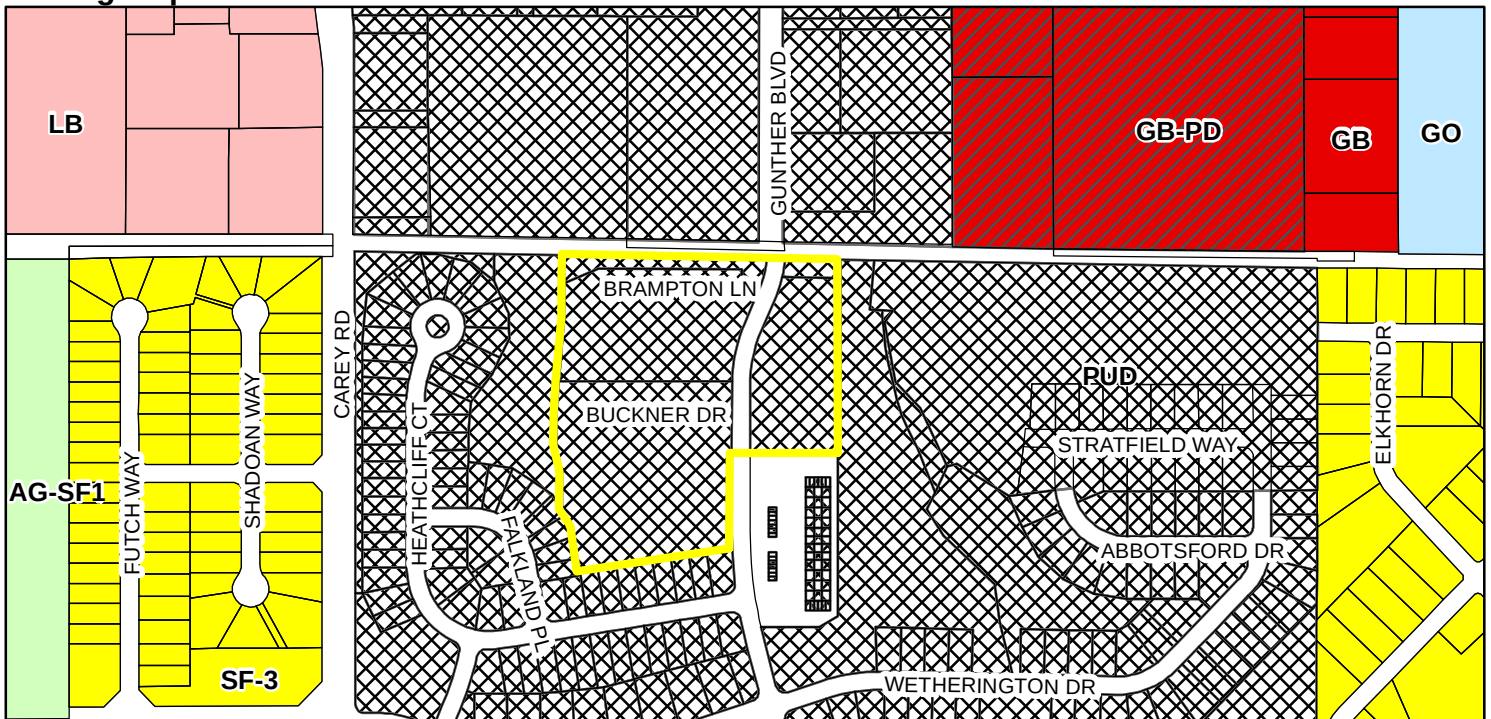


### Aerial Location Map

Site



### Zoning Map



### Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

GB-PD (General Business - Planned Development)

GO (General Office)

LB (Local Business)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)



SECTION 5, T18N, R4E  
WASHINGTON TOWNSHIP  
HAMILTON COUNTY, WESTFIELD, INDIANA

## Sheet Index

### LAND DESCRIPTION

PARCEL 1:  
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS E OF THE VILLAGES OF OAK MANOR SECTION 3A ("PLAT"), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2009 AS INSTRUMENT NUMBER 20090033437, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

[illegible]

PARCEL II:  
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS C AND D OF THE VILLAGES OF OAK MANOR SECTION 3A (PLAT\*), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2009 AS INSTRUMENT NUMBER 2009003437, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

[illegible]

### UTILITY PROVIDERS

GAS  
Citizens Gas of Westfield  
2020 North Meridian St.  
Indianapolis Indiana 46202  
317-927-4744  
(Jeffrey Sinclair)

ELECTRIC  
Duke Energy: Carmel District  
16475 Southpark Drive  
Westfield, Indiana 46074  
317-896-6711  
(Shirley Hunter)

**PIPELINE**  
Buckeye Partners, L.P.  
940 Buckeye Road  
Lima, Ohio 45804  
419-993-8008  
(Marty White)

PIPELINE  
Marathon Pipeline LLC  
10722 E. C.R. 300N  
Indianapolis, Indiana 46231  
317-291-9460 x1233

COMMUNICATION  
AT&T  
5858 North College Ave.  
Indianapolis, IN 46220  
317-252-4007  
(Michael Haynes)

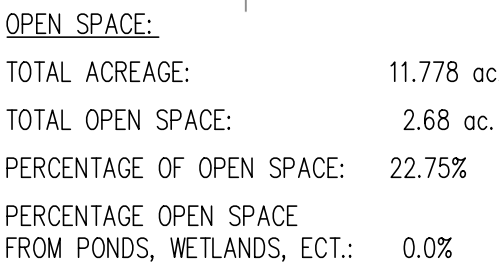
**WATER & SANITARY SEWER**  
Citizens Water and Wastewater  
of Westfield, LLC  
2150 Dr. Martin Luther King Jr. S.  
Indianapolis, Indiana 46202  
Contact: Ryan Taylor

DRAINAGE  
City of Westfield  
2706 E. 171st Street  
Westfield, Indiana 46074  
317.864.3140

(John Rankin)  
DRAINAGE  
Hamilton County Surveyor  
One Hamilton County Square, Suit  
Noblesville, Indiana 46060  
317 276 8405

(Kenton Ward, CFM)

UTILITY HOTLINE: 1-800-362-5544 within Indiana 1-800-428-5200 outside Indiana  
 Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



SCALE: 1"=100'

COMMUNICATION  
Comcast Cable  
9750 E. 150th St., Suite 1600  
Noblesville, Indiana 46060  
317-774-3384  
(Matt Stringer)

COMMUNICATION  
Frontier Communication  
20905 Hague Road  
Noblesville, Indiana 46060  
317-9010

COMMUNICATION  
tw Telecom  
4625 W. 86th St., Suite 500  
Indianapolis, Indiana 46268  
317-713-8947  
(e-mail: [tw@tw.com](mailto:tw@tw.com))

COMMUNICATION  
FirstMile Technologies  
750 Liberty Drive  
Westfield, Indiana 46074

**COMMUNICATION**  
Bright House Networks  
3030 Roosevelt Ave.  
Indianapolis, Indiana 46218  
317-632-9077 x258

vided by the respective  
e, if not all, of the  
ject property, based  
l inspection. All utility  
es and verification of

11<sup>th</sup> Street  
DEVELOPMENT

7378 N. 500E  
Lebanon, IN 46052  
317-721-8279  
Contact: Bryan Stumpf  
Email: [bstumpf@11streetdevelopment.com](mailto:bstumpf@11streetdevelopment.com)

*Engineer:*

## Innovative

3561 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax: 317-769-3890  
Contact: Jerry Kittle  
Email: [kittle@innovativeeci.com](mailto:kittle@innovativeeci.com)



**Innovative**  
**Engineering &**  
**Consulting, Inc.**

3961 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax: 317-769-3880

REVISIONS: 07/14/17 kwk REVISE PER TAC & WPCD COMMENTS DATED 6-20-17

**11th Street**  
DEVELOPMENT  
7378 N 500 E  
Lebanon, IN 46052  
317-721-8279

PREPARED FOR:

Lancashire  
t Oak Manor  
Westfield, Indiana  
Title Sheet

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

|      |
|------|
| DATE |
|------|

|                   |            |
|-------------------|------------|
| DATE:<br>06/02/17 | DRAWN<br>K |
|-------------------|------------|

|         |          |
|---------|----------|
| ISSUED: | CHECKED: |
|---------|----------|

JOB NUMBER:  
17107

SHEET

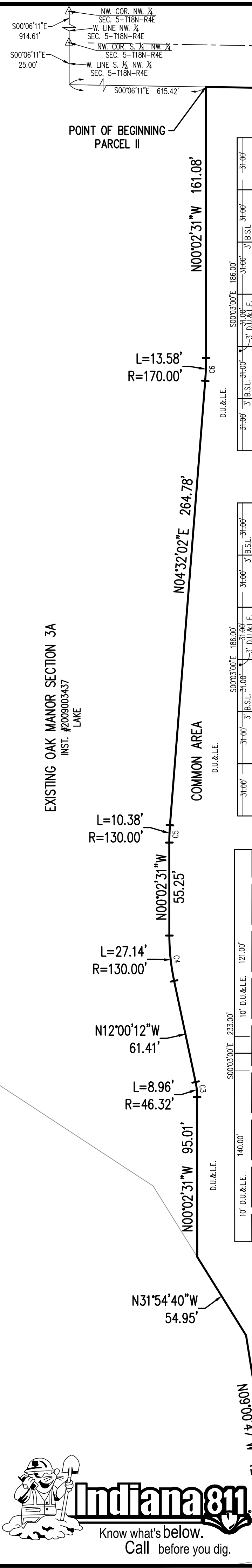
*P100*







EXISTING OAK MANOR SECTION 3A  
INST. #2008003437  
L&E



# LANCASHIRE at OAK MANOR PRIMARY PLAT

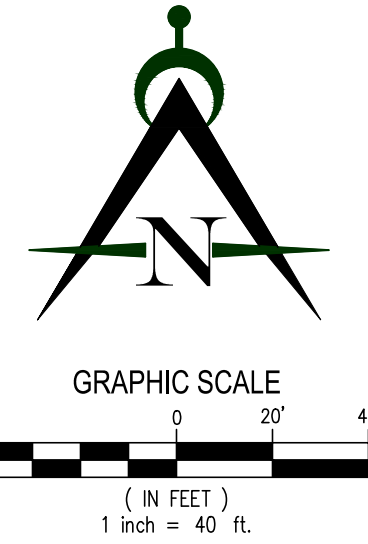
PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18N, R4E  
WASHINGTON TOWNSHIP, HAMILTON COUNTY  
WESTFIELD INDIANA

ZONED: PUD

## LEGEND

B.S.L. - BUILDING SETBACK LINE  
D.&U.E. - DRAINAGE & UTILITY EASEMENT  
R.D.E. - REGULATED DRAINAGE EASEMENT  
I.E.D.&U.E. - INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT  
D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT

PRIVATE STREETS:  
THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET"  
SHALL BE MAINTAINED AS A PRIVATE DRIVE AND THE  
UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND  
ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION  
THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE  
MAINTENANCE OWNERSHIP OF SUCH PRIVATE STREETS.



EXISTING OAK MANOR SECTION 1  
INST. #2008004095  
KIRKENDALL LEGAL DRAIN

Developer/Owner:  
**11th Street**  
DEVELOPMENT  
7378 N. 500E  
Lebanon, IN 46052  
317-721-8279

Engineer:



| Curve Table |         |         |              |                 |              |         |
|-------------|---------|---------|--------------|-----------------|--------------|---------|
| Curve #     | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent |
| C1          | 85.65'  | 275.00' | 17° 50' 39"  | N14° 01' 52"E   | 85.30'       | 43.17'  |
| C2          | 170.63' | 425.00' | 23° 00' 12"  | S11° 27' 06"W   | 169.49'      | 86.48'  |
| C3          | 8.96'   | 46.32'  | 11° 05' 17"  | N5° 35' 00"W    | 8.95'        | 4.50'   |
| C4          | 27.14'  | 130.00' | 11° 57' 41"  | S6° 01' 21"E    | 27.09'       | 13.62'  |
| C5          | 10.38'  | 130.00' | 4° 34' 33"   | S2° 14' 46"W    | 10.38'       | 5.19'   |
| C6          | 13.58'  | 170.00' | 4° 34' 33"   | N2° 14' 46"E    | 13.57'       | 6.79'   |
| C7          | 104.85' | 325.00' | 18° 29' 07"  | N13° 42' 38"E   | 104.40'      | 52.89'  |
| C8          | 150.56' | 375.00' | 23° 00' 12"  | S11° 27' 06"W   | 149.55'      | 76.31'  |
| C9          | 16.08'  | 25.00'  | 36° 51' 42"  | S71° 36' 40"E   | 15.81'       | 8.33'   |
| C10         | 210.24' | 527.09' | 22° 51' 12"  | S11° 22' 36"W   | 208.85'      | 106.54' |
| C11         | 21.48'  | 53.50'  | 23° 00' 12"  | N78° 32' 54"W   | 21.34'       | 10.89'  |
| C12         | 60.42'  | 37.00'  | 93° 33' 46"  | N23° 49' 41"W   | 53.93'       | 39.38'  |
| C13         | 113.62' | 283.00' | 23° 00' 12"  | S11° 27' 06"W   | 112.86'      | 57.59'  |
| C14         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C15         | 39.27'  | 25.00'  | 90° 00' 00"  | N44° 57' 00"E   | 35.36'       | 25.00'  |
| C16         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C17         | 23.56'  | 15.00'  | 90° 00' 00"  | N44° 57' 00"E   | 21.21'       | 15.00'  |
| C18         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C19         | 39.27'  | 25.00'  | 90° 00' 00"  | S44° 57' 00"W   | 35.36'       | 25.00'  |
| C20         | 39.27'  | 25.00'  | 90° 00' 00"  | N45° 03' 00"W   | 35.36'       | 25.00'  |
| C21         | 39.27'  | 25.00'  | 90° 00' 00"  | S44° 57' 00"W   | 35.36'       | 25.00'  |
| C22         | 48.32'  | 25.00'  | 110° 44' 57" | N34° 40' 31"W   | 41.14'       | 36.21'  |
| C23         | 23.56'  | 15.00'  | 89° 59' 59"  | N67° 57' 13"E   | 21.21'       | 15.00'  |
| C24         | 23.56'  | 15.00'  | 90° 00' 00"  | S44° 57' 00"W   | 21.21'       | 15.00'  |
| C25         | 23.56'  | 15.00'  | 90° 00' 00"  | N45° 03' 00"W   | 21.21'       | 15.00'  |
| C26         | 39.27'  | 25.00'  | 90° 00' 00"  | S44° 57' 00"W   | 35.36'       | 25.00'  |

| Curve Table |         |         |              |                 |              |         |
|-------------|---------|---------|--------------|-----------------|--------------|---------|
| Curve #     | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent |
| C27         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C28         | 23.56'  | 15.00'  | 90° 00' 00"  | N44° 57' 00"E   | 21.21'       | 15.00'  |
| C29         | 23.56'  | 15.00'  | 90° 00' 00"  | N45° 03' 00"W   | 21.21'       | 15.00'  |
| C30         | 39.27'  | 25.00'  | 90° 00' 00"  | N44° 57' 00"E   | 35.36'       | 25.00'  |
| C31         | 39.27'  | 25.00'  | 90° 00' 00"  | N45° 03' 00"W   | 35.36'       | 25.00'  |
| C32         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C33         | 23.56'  | 15.00'  | 90° 00' 00"  | S44° 57' 00"W   | 21.21'       | 15.00'  |
| C34         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C35         | 39.27'  | 25.00'  | 90° 00' 00"  | S44° 57' 00"W   | 35.36'       | 25.00'  |
| C36         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C37         | 23.56'  | 15.00'  | 90° 00' 00"  | N44° 57' 00"E   | 21.21'       | 15.00'  |
| C38         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C39         | 9.41'   | 15.00'  | 35° 55' 40"  | S72° 04' 41"E   | 9.25'        | 4.86'   |
| C40         | 40.82'  | 25.00'  | 93° 33' 46"  | N23° 49' 41"W   | 36.44'       | 26.60'  |
| C41         | 24.17'  | 15.00'  | 92° 19' 22"  | S43° 47' 48"W   | 21.64'       | 15.62'  |
| C42         | 22.09'  | 50.00'  | 25° 19' 05"  | N10° 17' 40"E   | 21.91'       | 11.23'  |
| C43         | 48.20'  | 271.00' | 10° 11' 24"  | S17° 51' 30"W   | 48.13'       | 24.16'  |
| C44         | 26.91'  | 15.00'  | 102° 48' 19" | S38° 38' 21"E   | 23.45'       | 18.79'  |
| C45         | 23.17'  | 15.00'  | 88° 29' 29"  | S45° 03' 44"W   | 20.93'       | 14.61'  |
| C46         | 118.44' | 295.00' | 23° 00' 12"  | S11° 27' 06"W   | 117.64'      | 60.03'  |
| C47         | 23.56'  | 15.00'  | 89° 59' 31"  | S45° 02' 45"E   | 21.21'       | 15.00'  |
| C48         | 11.21'  | 15.00'  | 42° 49' 08"  | S68° 32' 55"W   | 10.95'       | 5.88'   |
| C49         | 39.27'  | 25.00'  | 90° 00' 29"  | N44° 57' 15"E   | 35.36'       | 25.00'  |
| C50         | 204.01' | 511.09' | 22° 52' 15"  | S11° 23' 07"W   | 202.66'      | 103.38' |
| C51         | 196.68' | 543.09' | 20° 44' 57"  | S10° 19' 29"W   | 195.60'      | 99.43'  |

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

DATE: 06/02/17  
DRAWN BY: kwk  
ISSUED: 17107  
CHECKED BY:  
JOB NUMBER:  
SHEET # P101

Lancashire  
at Oak Manor  
Westfield, Indiana  
Primary Plat

11th Street  
DEVELOPMENT  
7378 N 500 E  
Lebanon, IN 46052  
317-721-8279

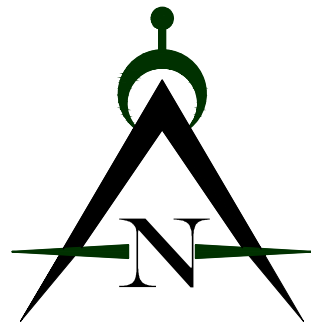
REVISIONS:

1. 07/17/17 KWK REVISION PER IAC & HPC COMMENTS DATED 6-20-17  
2. 07/28/17 KWK REVISION TOWN LOT 17 TO 4 UNIT BUILDING

| REVISIONS:                                                    | DATE | BY |
|---------------------------------------------------------------|------|----|
| 1. 07/17/17 KWK REVISION PER IAC & HPC COMMENTS DATED 6-20-17 |      |    |
| 2. 07/28/17 KWK REVISION TOWN LOT 17 TO 4 UNIT BUILDING       |      |    |

**Innovative**  
Engineering &  
Consulting, Inc.  
3981 Perry Boulevard  
Westfield, IN 46075  
Ph: 317-769-2916  
Fax: 317-769-3880





#### LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Sewer Flow Direction
- Indicates Existing Asphalt or Concrete
- New Street Light Pole

#### LOT SUMMARY:

|               |    |
|---------------|----|
| SINGLE FAMILY |    |
| 31'x75' LOTS  | 22 |
| 36'x80' LOTS  | 45 |
| TOTAL         | 67 |

|                      |    |
|----------------------|----|
| TOWNHOMES            |    |
| 4 UNIT BUILDINGS (9) | 36 |
| 5 UNIT BUILDINGS (1) | 5  |
| TOTAL UNITS          | 41 |

TOTAL DWELLING UNITS 108

| LOTS 1-22 = TYPE 1                         | TYPE 1 LOTS                                                 | TYPE 2 LOTS                                                 |
|--------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| LOTS 23-67 = TYPE 2                        |                                                             |                                                             |
| MINIMUM LOT WIDTH AT BUILDING LINE         | 31'                                                         | 36'                                                         |
| MINIMUM LOT FRONTAGE ON STREET (1)         | 25'                                                         | 30'                                                         |
| MINIMUM LOT AREA                           | 2,325 SF                                                    | 2,880 SF                                                    |
| MINIMUM FRONT YARD SETBACK (2)             | 3'                                                          | 10'                                                         |
| MINIMUM SIDE YARD SETBACK                  | 3'                                                          | 3'                                                          |
| MINIMUM REAR YARD SETBACK                  | 5'                                                          | 5'-L105                                                     |
| MAXIMUM BUILDING HEIGHT                    | 35'                                                         | 35'-L105                                                    |
| MINIMUM GROSS FLOOR AREA FOR GROUND LEVELS | 1 STORY: 1,200 SF<br>2 STORY: 650 SF<br>1 1/2 STORY: 650 SF | 1 STORY: 1,200 SF<br>2 STORY: 700 SF<br>1 1/2 STORY: 700 SF |

(1) ON LOTS WHERE THE FRONT OF THE HOUSE FACES COMMON AREA, THE MINIMUM LOT FRONTAGE ON STREET SHALL BE 0'.  
(2) THE FRONT YARD SETBACK FOR LOTS FRONTING UPON COMMON AREA SHALL BE MEASURED FROM THE PROPERTY LINE ABUTTING THE COMMON AREA OPPOSITE THE GARAGE SIDE OF THE HOUSE.

IN CIRCUMSTANCES WHERE THE DISTANCE BETWEEN TWO RESIDENTIAL STRUCTURES IS LESS THAN 15 FEET THEN THE EXTERNAL MATERIALS ON THE PORTION OF THE STRUCTURES LOCATED WITHIN 15 FEET SHALL CONSIST OF FIRE RETARDANT MATERIALS.

#### SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

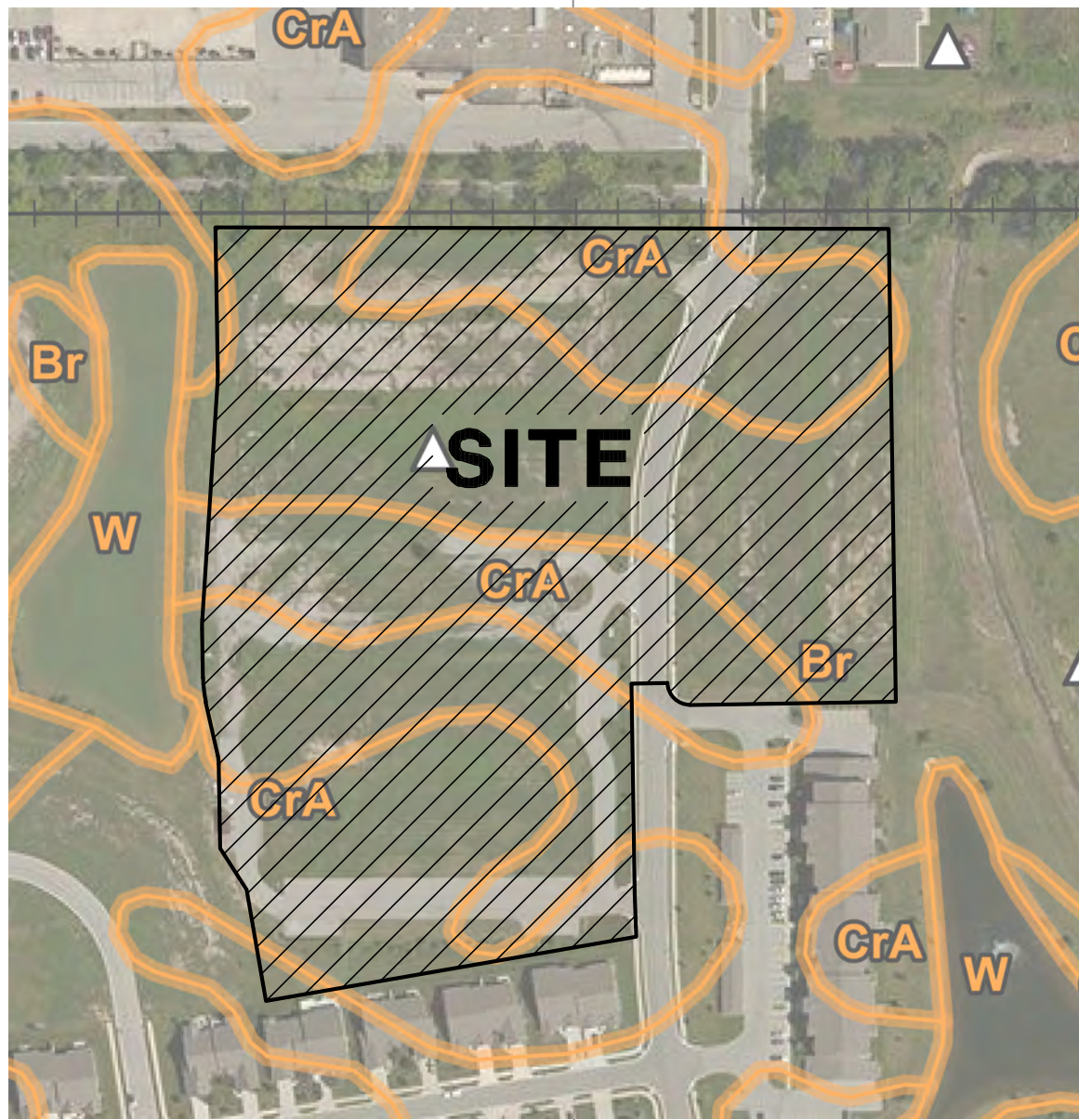
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW, WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MnB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SLOPES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.



SOILS MAP

REVISIONS:

1. 07/17/17 KWK REVISION PER IAC & MWD COMMENTS DATED 6-20-17

2. 07/28/17 KWK REVISION TOWN HOME LOT 77 TO 4 UNIT BUILDING

PREPARED FOR:

Lancashire  
at Oak Manor

Westfield, Indiana

Detailed Development Plan

**PRELIMINARY  
PENDING  
AGENCY  
APPROVAL**

DATE:

06/02/17

ISSUED:

17107

JOB NUMBER:

SHEET #

P102



Narrative:

Lancashire at Oak manor

Applewood Homes LLC is applying to the Westfield-Washington Economic and Community Development Department for Rezoning approval for a 12.4 acre site referred to as Lancashire at Oak Manor. It will consist of 63 residential lots and 43 town home lots. Lancashire at Oak Manor is located 975 feet south of the intersection at S.R. 32 and Gunther Boulevard, and will be zoned residential. All designs for the project will meet City of Westfield Standards.



BEST POSSIBLE IMAGE  
ALL PAGES

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

**ORDINANCE NO. 03-37**

*Rerecording to Add PUD*  
**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT  
TO TITLE 16 - LAND USE CONTROLS**

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

**WHEREAS**, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0207-PUD-02) filed with the Commission to rezone certain lands; and

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

**WHEREAS**, the Secretary of the Commission certified the action of the commission to the town Council on October 28, 2003; and

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

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in Attachment "A" hereto (Real Estate) from SF2, SF3 and GB-PD to SF2/PUD, SF3/PUD, and GB-PUD such real estate being subject to commitments and standards as detailed in Attachment "B".

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

11/6/2003

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

Ordinance 03-37

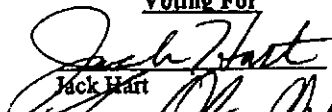
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF  
WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF  
Nov, 2003

WESTFIELD TOWN COUNCIL

Voting For

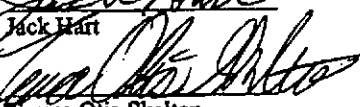
Voting Against

Abstain

  
Jack Hart

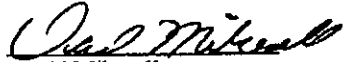
Jack Hart

Jack Hart

  
Teresa Otis-Skelton

Teresa Otis-Skelton

Teresa Otis-Skelton

  
David Mikesell

David Mikesell

David Mikesell

  
Michael McDonald

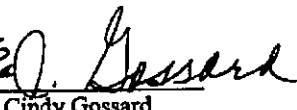
Michael McDonald

Michael McDonald

  
Mic Mead

Mic Mead

Mic Mead

  
  
Cindy Gossard  
This ordinance prepared by  
Jeff Rosenberg, Town Manager

11/6/2003

Ordinance 03-37



Rezone from SF 2 to SF 2/PUD

**AREA A LEGAL DESCRIPTION**

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

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

Rezone from SF 3 to SF 3/PUD

**AREA B LEGAL DESCRIPTION**

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

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



Rezone from GB-PD to GB/PUD

**AREA C LEGAL DESCRIPTION**

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

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

**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION  
CERTIFICATION**

---

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

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

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

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Plan Commission held on October 27, 2003.

  
\_\_\_\_\_  
Kevin G. Buchheit, AICP, Secretary

October 28, 2003  
\_\_\_\_\_  
Date



Rezone from SF 2 to SF 2/PUD

**AREA A LEGAL DESCRIPTION**

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

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Rezone from SF 3 to SF 3/PUD

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**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION  
CERTIFICATION**

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

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I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Plan Commission held on October 27, 2003.

  
\_\_\_\_\_  
Kevin G. Buchheit, AICP, Secretary

October 28, 2003

Date



**WESTFIELD, INDIANA**

**PUD ORDINANCE NO. 02-07-PUD-02**

**OAK MANOR  
PLANNED UNIT DEVELOPMENT DISTRICT**

**TABLE OF CONTENTS  
AND SCHEDULE OF EXHIBITS**

| <b><u>TABLE OF CONTENTS</u></b>                                             | <b><u>PAGE</u></b> |
|-----------------------------------------------------------------------------|--------------------|
| <b>ARTICLE I. OAK MANOR PUD</b>                                             |                    |
| Section 1.1 Legislative Intent . . . . .                                    | 1-2                |
| Section 1.2 Effect . . . . .                                                | 1-2                |
| Section 1.3 Definitions . . . . .                                           | 1-2                |
| <b>ARTICLE II. AREAS A &amp; B RESIDENTIAL AREAS</b>                        |                    |
| Section 2.1 Area A - Low Density Single Family Residential . . . . .        | 2-1                |
| Section 2.2 Area B - Mixed Use Residential . . . . .                        | 2-1                |
| Section 2.3 Uses . . . . .                                                  | 2-1                |
| Section 2.4 Gross Residential Density . . . . .                             | 2-3                |
| Section 2.5 Area A - Development Standards and Architectural Guidelines . . | 2-3                |
| Section 2.6 Area B - Development Standards and Architectural Guidelines . . | 2-3                |
| Section 2.7 Streetscape Standards . . . . .                                 | 2-4                |
| Section 2.8 Street Standards . . . . .                                      | 2-4                |
| Section 2.9 Landscaping Standards . . . . .                                 | 2-4                |
| Section 2.10 Amenities and Memberships . . . . .                            | 2-7                |
| Section 2.11 Signage . . . . .                                              | 2-8                |
| Section 2.12 Outdoor Lighting . . . . .                                     | 2-11               |
| Section 2.13 Phasing Sequence . . . . .                                     | 2-11               |
| <b>ARTICLE III. AREA C COMMERCIAL AREA</b>                                  |                    |
| Section 3.1. Commercial Area . . . . .                                      | 3-1                |
| Section 3.2. Uses . . . . .                                                 | 3-1                |
| Section 3.3. Development and Architectural Standards . . . . .              | 3-1                |
| Section 3.4. Landscaping . . . . .                                          | 3-9                |
| Section 3.5. Signage . . . . .                                              | 3-11               |
| Section 3.6. Outdoor Lighting . . . . .                                     | 3-15               |
| Section 3.7. Trash Removal and Deliveries; Accessory Structures . . . . .   | 3-16               |
| Section 3.8. Trail System . . . . .                                         | 3-16               |

## **SCHEDULE OF EXHIBITS**

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



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

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

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

**WITNESSETH:**

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

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

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

## **ARTICLE I.**

### **OAK MANOR PUD**

**SECTION 1.1. LEGISLATIVE INTENT.** Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

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

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

**ARTICLE II.**  
**AREAS A AND B RESIDENTIAL AREAS**

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

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

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



Permitted uses are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

**SECTION 2.10. AMENITIES AND MEMBERSHIPS.**

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



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

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

- c. The sign shall not be illuminated.
  - d. The sign shall be removed within seven days after the beginning of the intended use of the building.
  - e. Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.
  - f. One two sided or two one sided signs with identical copy shall be considered one sign under this provision provided that the two one-sided signs are joined at one side with an angle of no greater than forty-five (45) degrees between the two sign faces such that the two sign faces are not legible at the same time from a single viewpoint.
- (2) Signs depicting the site plan of an Area or Parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, shall be permitted without a sign permit provided the following standards are met:
- a. The maximum sign area per Parcel shall be sixty-four (64) square feet.
  - b. The maximum height shall be ten (10) feet.
  - c. Site plan signage may be illuminated.
  - d. Site plan signage shall be removed from a Parcel when 95% of the lots in that parcel have been built upon and the premises occupied.
- (3) Real estate sales, model home signs, shall be permitted provided the following standards are met:
- a. The maximum sign area shall be 32 square feet.
  - b. The maximum height of the sign shall be eight feet.
  - c. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign.

- d. The sign may be illuminated in accordance to Lighting Standards as incorporated herein as Exhibit 17.
- e. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold.
- f. With respect to attached dwellings, when 90% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of eight square feet or less.

**E. Permitted Other Signs:**

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



- (d) The sign may not be illuminated.

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

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

### ARTICLE III.

#### COMMERCIAL AREA

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

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

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

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

**B. Building Setback Requirements.**

Side yard (each side): Internal - No minimum

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

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

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

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

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

Restaurant A minimum of 1 space for every 3 seats

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



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

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

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

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

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

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

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

**G. Architectural Standards.**

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



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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

- d. Light fixtures along the entrance drives and the public rights of way shall be decorative and shall be compatible with the overall architecture of Area C, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and no more than a 180 degree angle of light.
- e. Light fixtures underneath of any fueling station canopy shall be flush mounted, such that the actual light fixtures do not protrude below the underneath side of the canopy.
- f. Mercury vapor lights are prohibited.

**SECTION 3.7. TRASH REMOVAL AND DELIVERIES; ACCESSORY STRUCTURES.**

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

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

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



**APPROVAL**

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

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

THE TOWN COUNCIL OF WESTFIELD-WASHINGTON TOWNSHIP, INDIANA

BY:

**AYE**

**NAY**

\_\_\_\_\_ John (Jack) Hart, \_\_\_\_\_  
President

\_\_\_\_\_ Teresa Otis Skelton, \_\_\_\_\_  
Vice President

\_\_\_\_\_ Mic Mead, \_\_\_\_\_  
Member

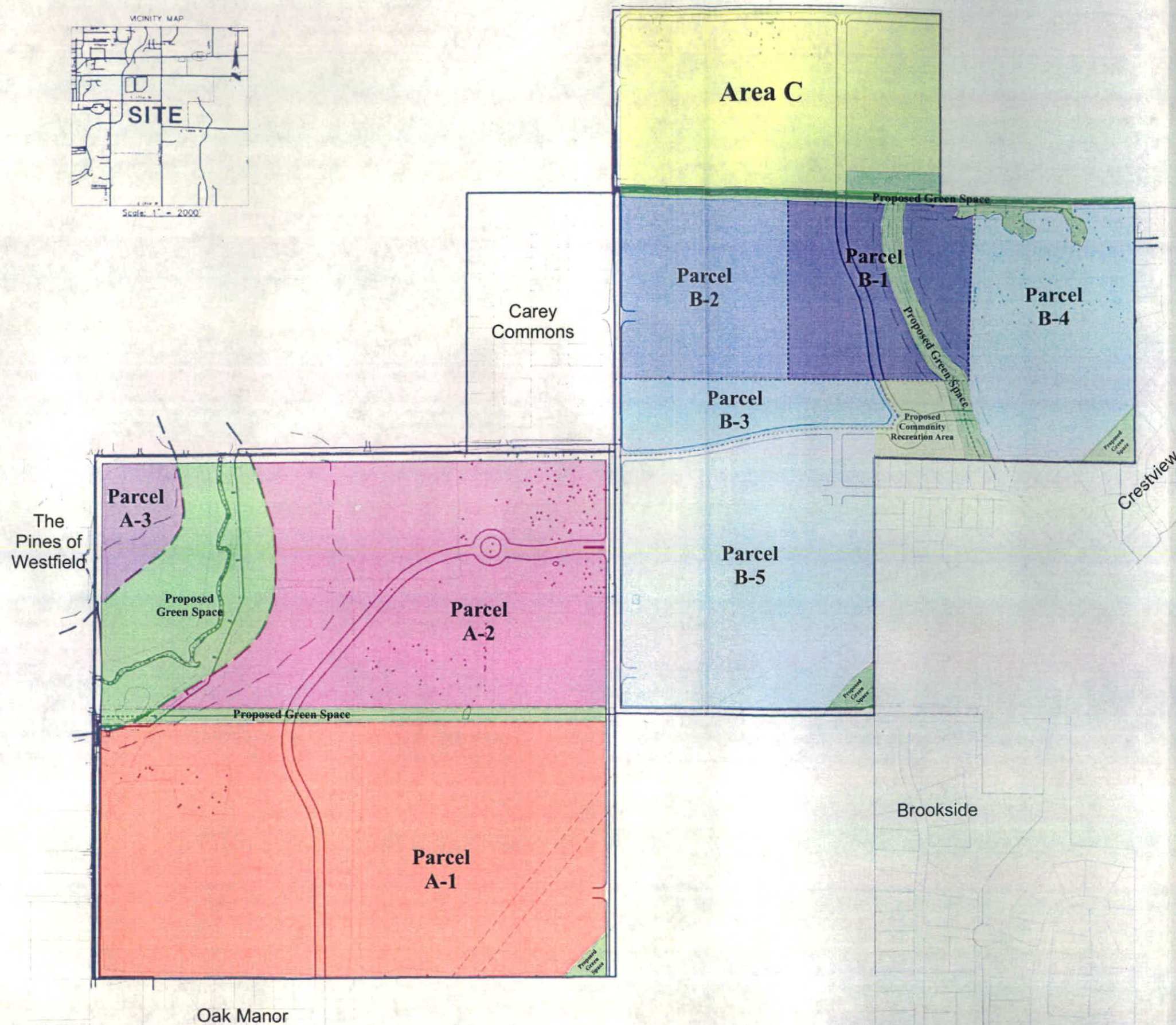
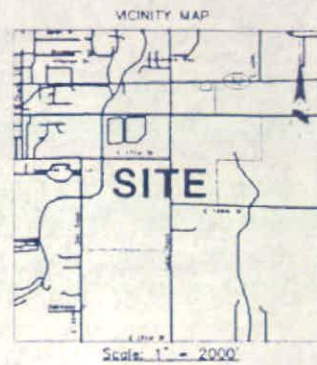
\_\_\_\_\_ David Mikesell, \_\_\_\_\_  
Member

\_\_\_\_\_ Michael McDonald, \_\_\_\_\_  
Member

**ATTEST:**

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





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

THE SCHNEIDER CORPORATION  
2751 N. Oak Street  
Suite 100  
Carmel, IN 46032  
Telephone: (317) 845-8111  
Fax: (317) 845-8110  
www.schneidercorp.com



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OAK MANOR PUD

WESTFIELD, INDIANA  
LANGSTON DEVELOPMENT CO., INC.  
CARMEL, INDIANA

|                         |                 |
|-------------------------|-----------------|
| DATE: 06/16/05          | BY: JLS         |
| DESIGNED BY: DCE        | CHECKED BY: JLS |
| PROJECT: CONCEPT PLAN 2 |                 |
| SHEET NO. 1             |                 |



## EXHIBIT 2

### DEFINITIONS

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

1. Architectural Break. An offset from an exterior wall of a minimum of two (2) feet that continues a minimum of four (4) feet.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area A, Area B, and/or Area C as identified in the Oak Manor PUD.
4. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane for a distance of 30 feet in length.
5. Masonry Wainscot. Masonry or equivalent veneer a minimum of 18" in height from foundation wrapped around the entire foundation.
6. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
7. Cornice. The top part of an entablature, usually molded and projecting.
8. Cupola. A small roof tower, usually rising from the roof ridge.
9. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the center radius of the cul-de-sac to the centerline of the nearest intersection.
10. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
11. Department. The Department of Community Development of the Town of Westfield, Indiana.



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

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

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



16.04.030 Residential Districts

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

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

2. Accessory buildings and uses:

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

3. Building Lines:

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

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

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

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

6. Minimum Setback Lines -

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

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

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

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

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

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

1. Permitted Uses -

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

2. Special Exceptions -

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

3. Permitted Home Occupations -

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

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



WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

- Front yard -

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

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

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

|                 |            |
|-----------------|------------|
| Subdivisions    | - 100 feet |
| Three acre lots | - N/A      |

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

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

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

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

16.04.030 Residential Districts

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

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

2. Accessory buildings and uses:

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

3. Building Lines:

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

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

**1. Permitted Uses -**

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

**2. Special Exceptions -**

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

**3. Permitted Home Occupations -**

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

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



WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

4. Minimum Lot Area -

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

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

6. Minimum Setback Lines -

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

7. Maximum building height - Not to exceed 25 feet

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

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

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

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

1. Permitted Uses -

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

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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



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

2. Minimum Tract Requirements -

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

3. Permitted Uses -

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

4. Special Exceptions -

a) Planned Business Development - Local Business -

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

6. Minimum Setback Lines -

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

7. Minimum Number of Structures - None

8. Minimum Size of Structures - None

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

a) Preliminary plans presented to the Building Commissioner must:

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



WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WC § 16.04.165 Development Plan Review.

Purpose: A Development Plan Review process is hereby established for the Town of Westfield and Washington Township, Hamilton County, Indiana. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., located within the planning and zoning jurisdiction of the Westfield - Washington Township Plan Commission. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

A. Districts Designated for Development Plan Review.

The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., in all zoning districts contained in this Ordinance.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission.

The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:

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

2. Development Plan Authority Delegated to the Director.

The authority to approve or disapprove a Development Plan for any proposed development of or addition to a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

C. Development Requirements - General.

Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:

1. Compliance with all applicable development standards of the zoning district in which the real estate is located;
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located;
3. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
4. Compliance with all applicable provisions of this Chapter WC16.04.165 (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
5. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield - Washington Township Comprehensive Plan;
6. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
7. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
8. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development; and,
9. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



D. Development Requirements for Each District.

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

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping - See WC 16.06 et seq.

- c. Lighting - See WC 16.07 et seq.

- d. Signs - See WC 16.08 et seq.

- e. Building Orientation.

- (1) No loading spaces or loading docks shall be permitted to face a public street.
- (2) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

- f. Building Materials.

In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior

building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

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

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the project. Multi-family projects shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

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

d. Lighting - See WC 16.07 et seq.

e. Signs - See WC 16.08 et seq.

f. Building Materials.

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

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

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

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

f. Building Materials.



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

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

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

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

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

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

f. Building Materials.

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

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

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

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

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

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

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

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

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

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

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

f. Building Materials.

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

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



g. Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

E. Findings Required for Approval of a Development Plan.

The Plan Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan; and,
2. The proposed development plan satisfies the development requirements specified in this Ordinance.

F. Development Requirements Which May Be Waived.

In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield – Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials, for the approval of a Development Plan upon making findings as specified in WC 16.04.165, G., below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals.

If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

G. Conditions for Waiver of Development Requirements.

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

1. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
3. The strict application of the Development Requirements of the Westfield – Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
4. The proposed development is consistent with and compatible with other development located in the area; and,

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

H. Plan Documentation and Supporting Information.

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

1. Site Plan. \*
2. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
3. Overall Plan. \*
4. Landscape Plan. \*
5. Building Elevations.
6. Lighting Plan. \*
7. Sign Plan. \*
8. Site Access and Site Circulation Plan. \*
9. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
10. Statement of Development Build-out. \*
11. Green Space Provisions. \*
- \* Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

I. Procedures.

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

a. Pre-Filing Conference.

A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval.

Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.

b. Who May File.

Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.

c. Filing Deadline.

All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.

d. Forms of Filing.

All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Sign Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.

e. Findings of Fact.

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

f. Specifying Request.

All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the Development Plan.

g. Docketing by Community Services Department.

Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to

the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.

h. Investigation of Petitions.

Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment.

The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

i. Notice Requirements.

All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:

- (1) Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
- (2) Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.
- (3) The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements.

Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.



j. Conduct of Public Hearings.

In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

- (1) Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.
- (2) Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- (3) Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- (4) Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.
- (5) The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.

At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented

The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.

All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

2. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:
  - a. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.
  - b. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
  - c. Director shall have a period of not more than fifteen (15) days in which to review the proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.
  - d. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
  - e. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
  - f. Appeals of Determinations by Director.

Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

3. Fees.

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

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

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

3. Hearings.

All public hearing regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection I.

4. Amendments.

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

(1) Amendments Proposed At A Public Hearing.

The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

(2) Amendments To Development Plans Prior To Preparation Of A Staff Report.

In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical

Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield - Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

b. Amendments To Development Plans Pending Determination By The Director.

The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in WC 16.04.165, I., 2., above for the initial review of Development Plans by the Director.

c. Amendments to Approved Development Plans.

Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.



5. Signature for Findings.

All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

J. Plan Documentation.

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

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
- j. Location and dimensions of all existing structures, including paved areas;
- k. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- l. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- m. Location of all floodway and floodway fringe areas within the boundaries of the site;
- n. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- o. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);

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

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

- 2. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Legal description of the site;
- e. Boundary lines of the site including all dimensions of the site;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and dimensions of all existing structures, including paved areas;
- h. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- i. Location of all floodway and floodway fringe areas within the boundaries of the site;
- j. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- k. Use of each structure by labeling and size (e.g. one story house - 1,200 sq. ft., detached garage - 576 sq. ft., storage shed - 120 sq. ft.);
- l. Structures proposed for demolition should be indicated as such;

- m. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
- n. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- o. Measurement of curb radius and/or taper;
- p. Names of legal ditches and streams on or adjacent to the site; and,
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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

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

An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
- j. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- k. Location of all floodway and floodway fringe areas within the boundaries of the site;
- l. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- m. All improvements to street system on-site and off-site;
- n. Plan for sidewalks or Alternate Transportation System;

- o. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;
- p. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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

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

Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.06, et seq. - Landscaping Standards; be drawn to scale of not more than 1"=100'; and, include the following items:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
- b. Address of the site;
- c. Proposed name of the development;
- d. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
- e. Locations, quantities, sizes and names (botanical names and common names) - of planting materials;
- f. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- g. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;
- h. Planting and installation details as necessary to ensure conformance with required standards;
- i. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
- j. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
- k. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches



or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,

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

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

5. Building Elevations.

Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

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

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

- \* Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

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

Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.07 et seq. - Lighting Standards, be drawn to scale of not more than 1"=100', and, include the following items:

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- c. Address of the site;
- d. Proposed name of the development;
- e. Boundary lines of the site including all dimensions of the site;
- f. Location and dimensions of all existing structures, parking areas and walkways;
- g. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
- h. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
- i. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
- j. Timing of lighting and method of control of lighting; and,
- k. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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

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

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

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

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

8. **Site Access and Site Circulation Plan** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

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

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

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

9. **Traffic Impact Study** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

10. **Statement of Development Build-Out** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.

11. **Green Space Provisions** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

**K. Transitional Rules.**

Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Westfield – Washington Township Zoning Ordinance prior to the effective date of this Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Westfield – Washington Township Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan



WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Westfield - Washington Township Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

**LANDSCAPING STANDARDS**

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
- b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
- c. Locations, quantities, sizes, and names (botanical names and common names) -- of planting materials;
- d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
- f. Planting and installation details as necessary to ensure conformance with required standards;
- g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
- h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
  - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
  - 2. The condition of vegetation with respect to continued vitality;
  - 3. The possibility of preserving vegetation through pruning rather than removal.
  - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
  - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
  - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees - Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)



inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

#### WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

##### A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
  - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
  - b. 1 ornamental tree = 1 evergreen tree

**B. Installation**

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
  - a. Periods of adverse weather, or
  - b. Conflicts between construction scheduling and proper planting conditions.

**C. Maintenance**

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
  - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
  - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
  - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
  - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
  - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
  - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
  - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

**WC 16.06.040 - General Landscape Design Standards**

- A. Consultation** - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping** - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance** - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials** - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight** - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation** - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction** - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans** shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities** - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities** - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

**WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements**

**A. On-Site Standards**

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

**Table 16.06.050-01: Minimum On-Site Requirements**

| Use Type           | Plant Materials     |                         |                     |
|--------------------|---------------------|-------------------------|---------------------|
|                    | Shade Trees         | Ornamental or Evergreen | Shrubs              |
| Residential        | 4 per dwelling unit | 2 per dwelling unit     | 4 per dwelling unit |
| Institutional Uses | 2 per acre          | 3 per acre              | 10 per acre         |
| Business Uses      | 10 per acre         | 10 per acre             | 25 per acre         |
| Industrial Uses    | 5 per acre          | 5 per acre              | 25 per acre         |

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.



WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
  - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
  - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01..
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

**WC 16.06.060 - Buffer Yard Requirements**

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.06.060 - 01 : Minimum Required Buffer Yard

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

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.  
No drives or parking areas shall be permitted in the reduced buffer yard area.
- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

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



# WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

## 2. Parking Lot Islands

- Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

## B. Perimeter Parking Lot Landscaping

### 1. Application

- Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
  - the parking lot is located within a required yard; or
  - the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WC 16.06.080 - Recommended Plant Materials

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

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;
6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;



2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and
4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

**EXHIBIT 18**  
**PHASING SEQUENCE**

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

During the calendar years 2003-2005

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

During the calendar years 2005-2007

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

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

**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

**WC 16.04.077 State Highway 32 Landscape Overlay Zone**

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

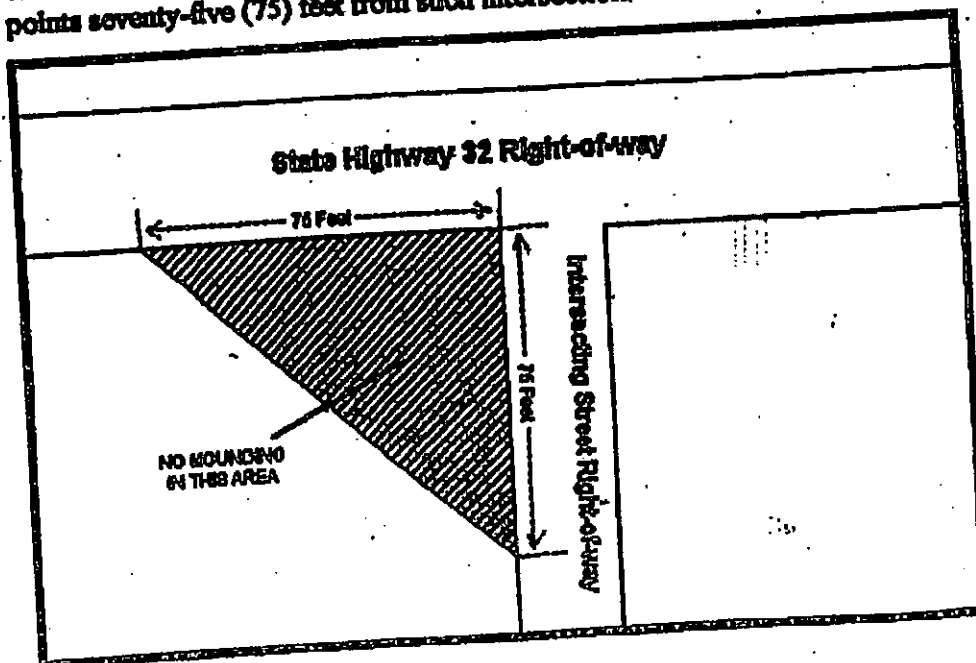
1. **Application** - This section (WC 16.04.077) shall apply to all land uses in all zoning districts that lie within the following described boundaries from the date at which this section is adopted.
2. **State Highway 32 Landscape Overlay Zone Boundaries** - The boundaries of the State Highway 32 Landscape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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

b) Intersections Along State Highway 32

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



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## WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

### c) Approved Tree Species

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

- Purple Ash
- Honey Locust
- Red Maple

Ornamental Trees - must be at least two inches in diameter

- Winterking Hawthorn
- Crabapple
- Pear

Evergreens - must be a minimum of six feet in height

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

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

## WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

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

Figure WC 16.04.077 A

Washington Township  
Hamilton County, IN

State Highway 32  
Landscape Overlay  
Zone

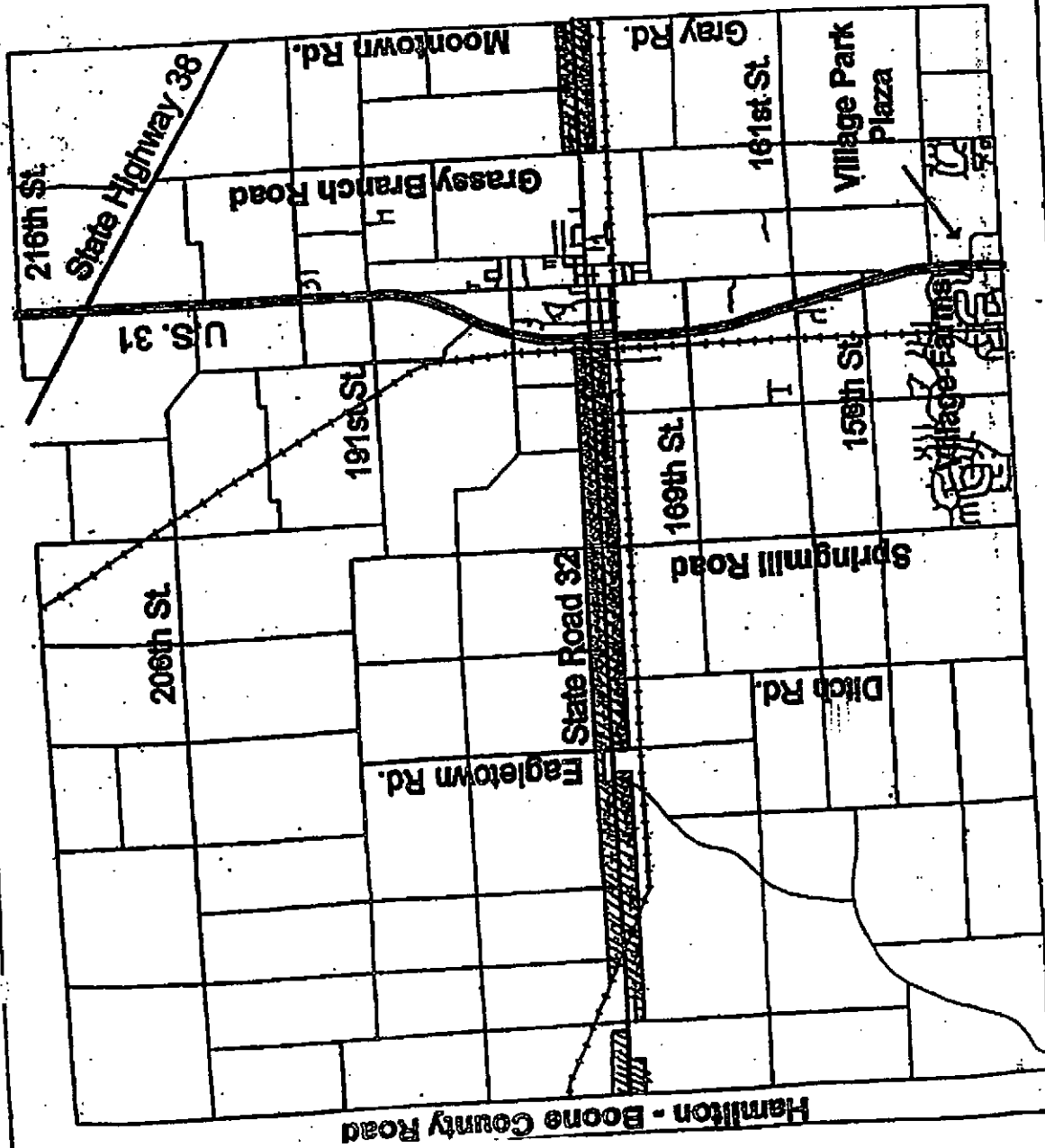


Figure WC 16.04.077 B  
Frontage Along State Highway 32

State Highway 32 Landscape Overlay Zone

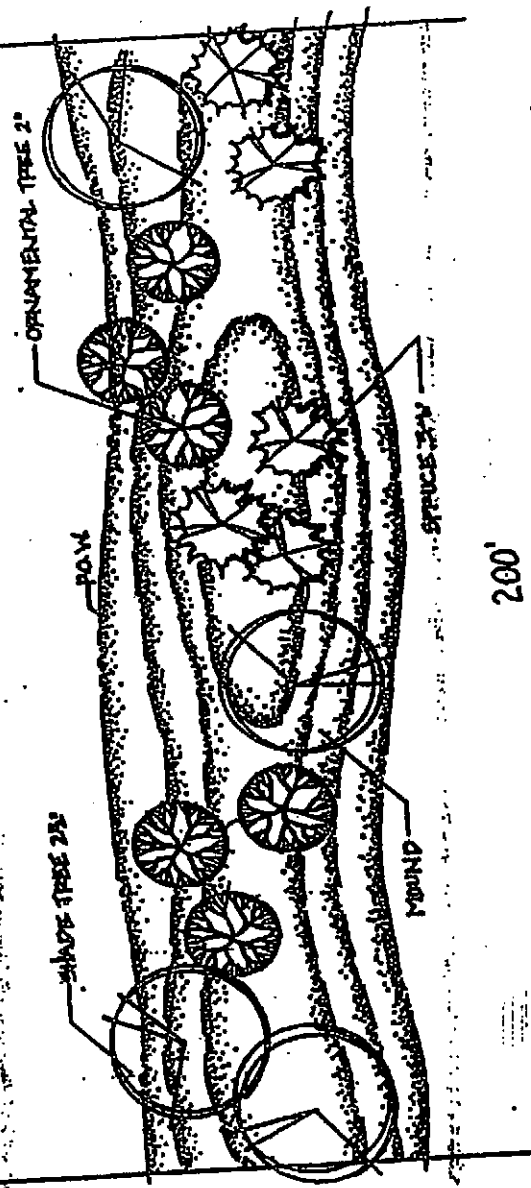
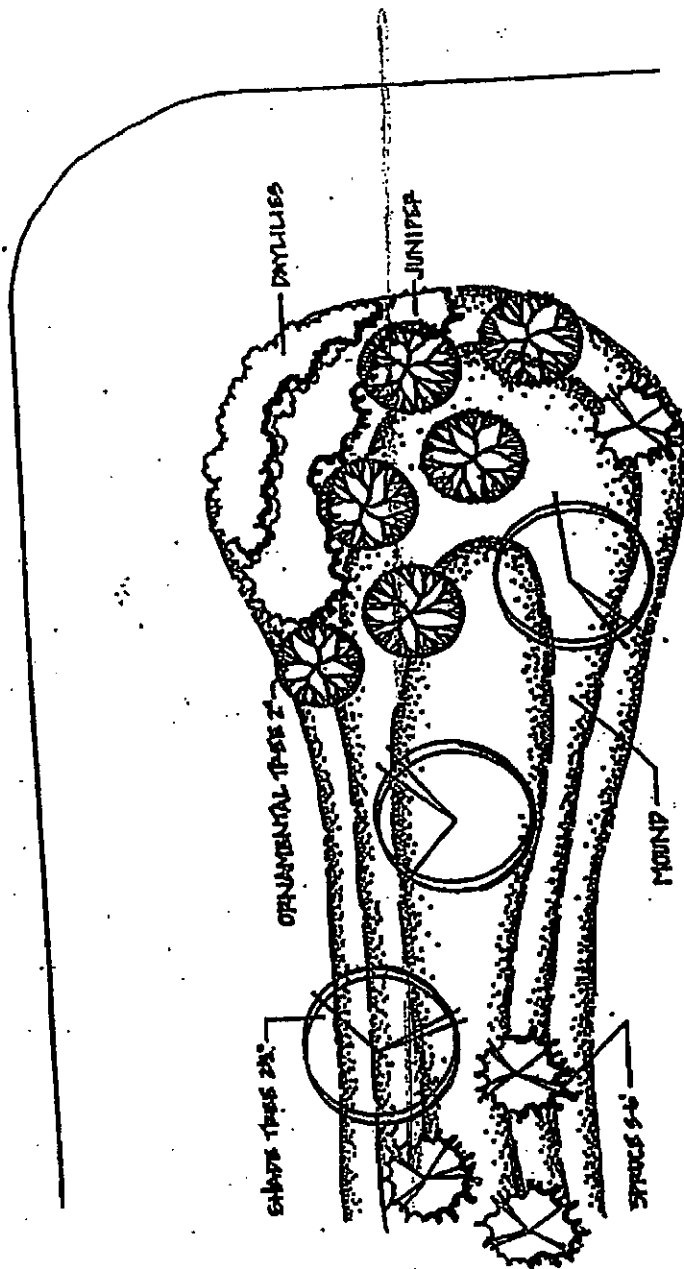




Figure WC 16.04.077 C  
Intersections Along State Highway 32

State Highway 32 Landscape Overlay Zone



## Chapter 7. Lighting Standards

### WC 16.07.010 General Lighting Standards

#### A. Applicability

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

#### B. General Standards

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

## **EXHIBIT 9**

### **AREA A LEGAL DESCRIPTION**

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

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

## EXHIBIT 10

### AREA B LEGAL DESCRIPTION

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

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



**EXHIBIT 11**  
**AREA A DEVELOPMENT STANDARDS**

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

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

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

"SF" = square feet

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

## EXHIBIT 12

### AREA A ARCHITECTURAL GUIDELINES

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

### EXHIBIT 13

#### AREA B DEVELOPMENT STANDARDS DETACHED RESIDENTIAL

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

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

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

"SF" = square feet

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

**EXHIBIT 13**  
**DEVELOPMENT STANDARDS ATTACHED RESIDENTIAL**

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

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

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



## EXHIBIT 14

### AREA B ARCHITECTURAL GUIDELINES

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

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

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

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

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

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

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

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

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



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

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

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

## EXHIBIT 15

### RESIDENTIAL STREETSCAPE STANDARDS

#### A. Streetscape Standards

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

**EXHIBIT 16**  
**RESIDENTIAL STREET STANDARDS**

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# **LIGHTING STANDARDS**

**WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE**



## Chapter 7 Outdoor Lighting Standards

### WC 16.07.010 General Provisions

#### A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

#### B. Applicability.

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

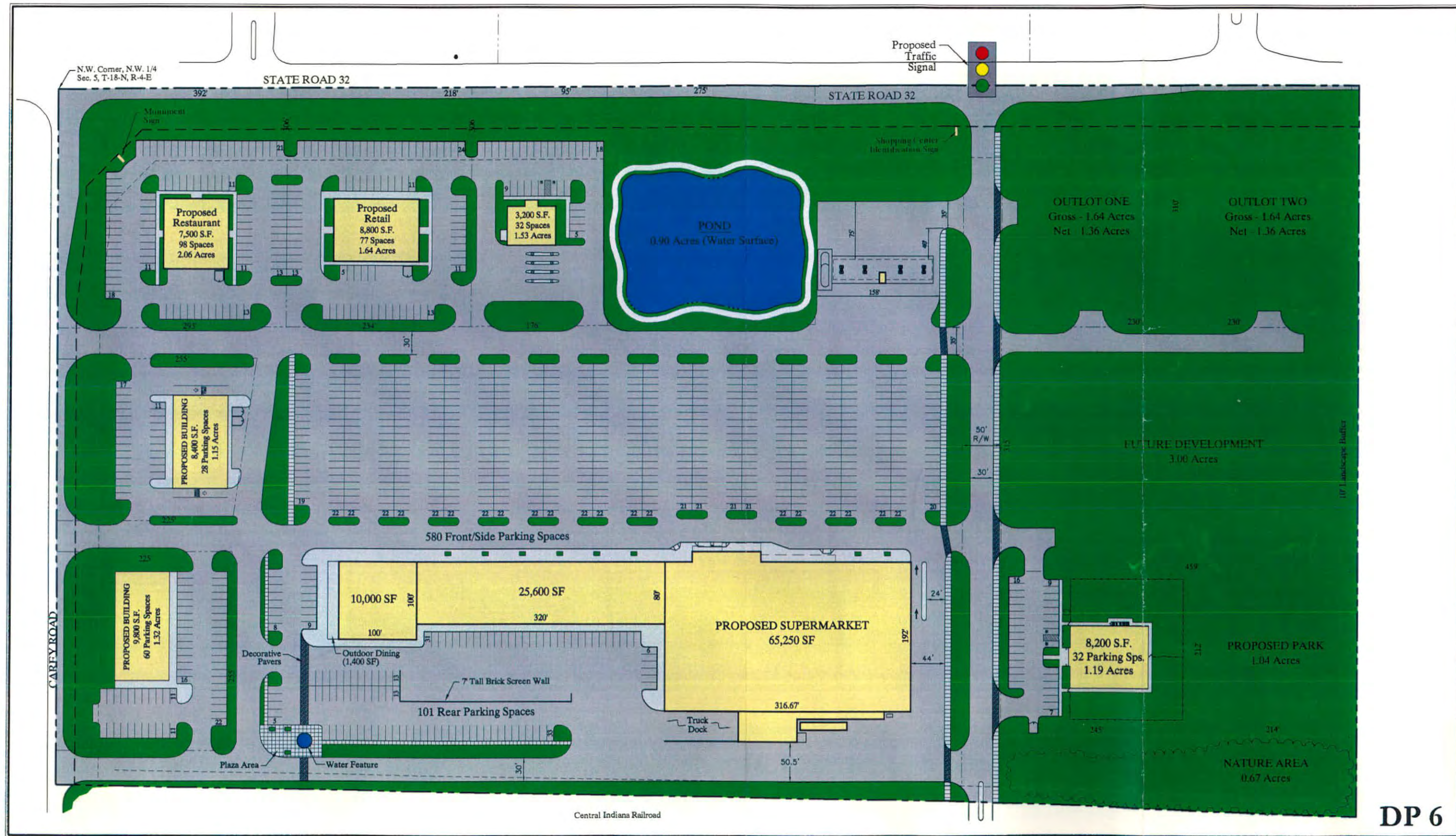
1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

#### C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;



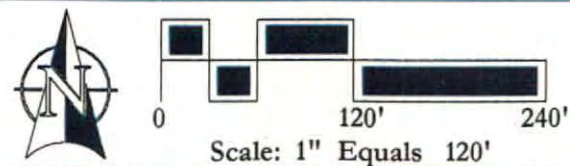


# Development Plan 6 - S.R. 32 & Carey Road Westfield, Indiana

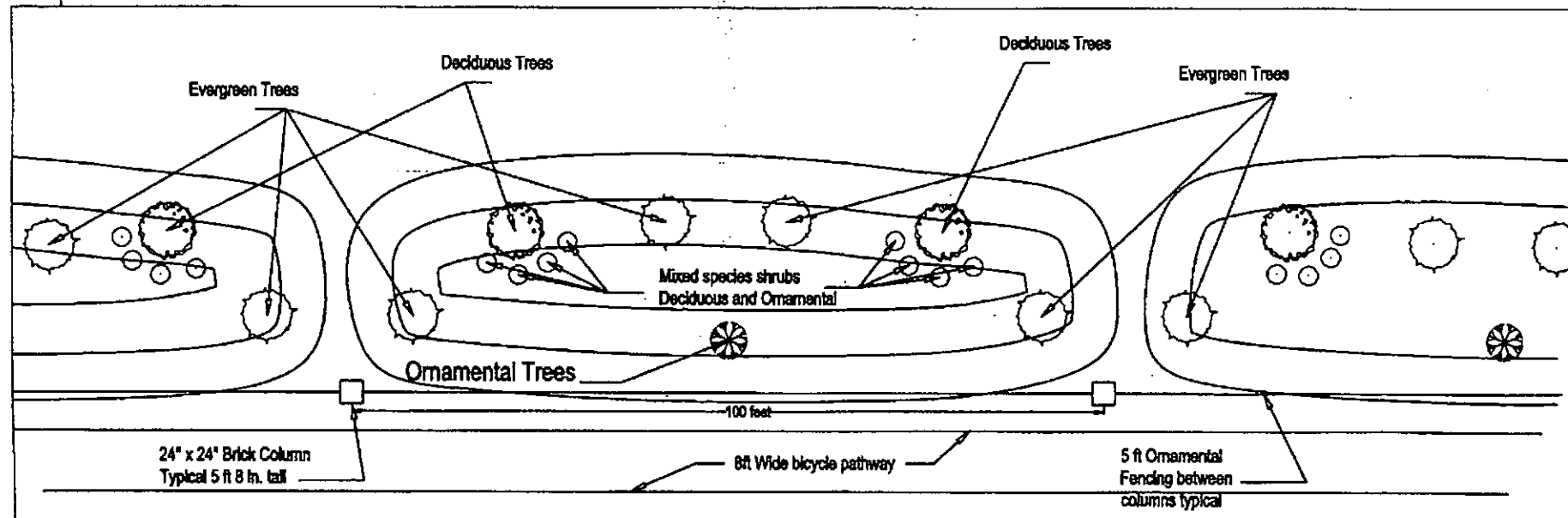
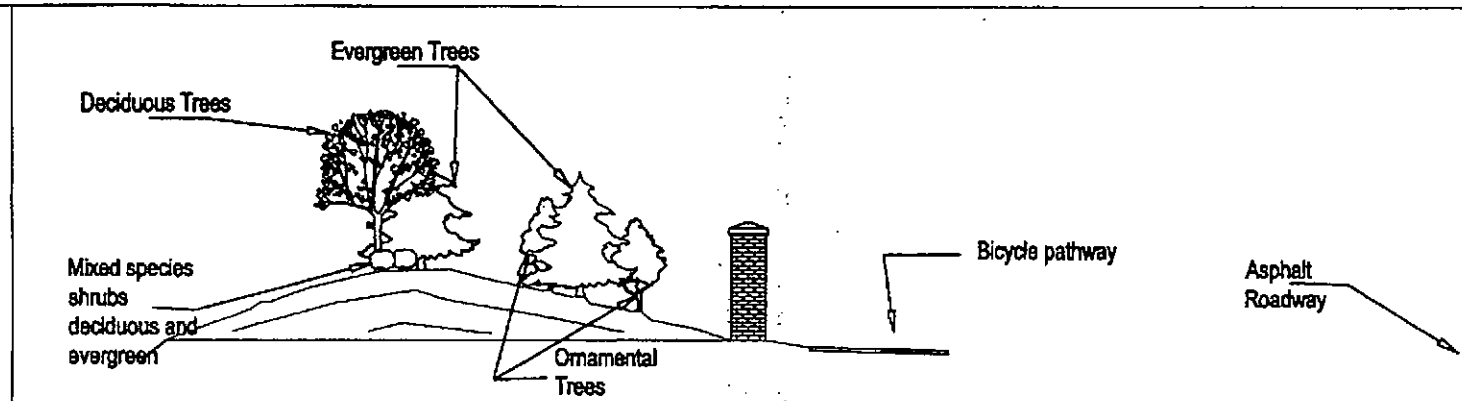
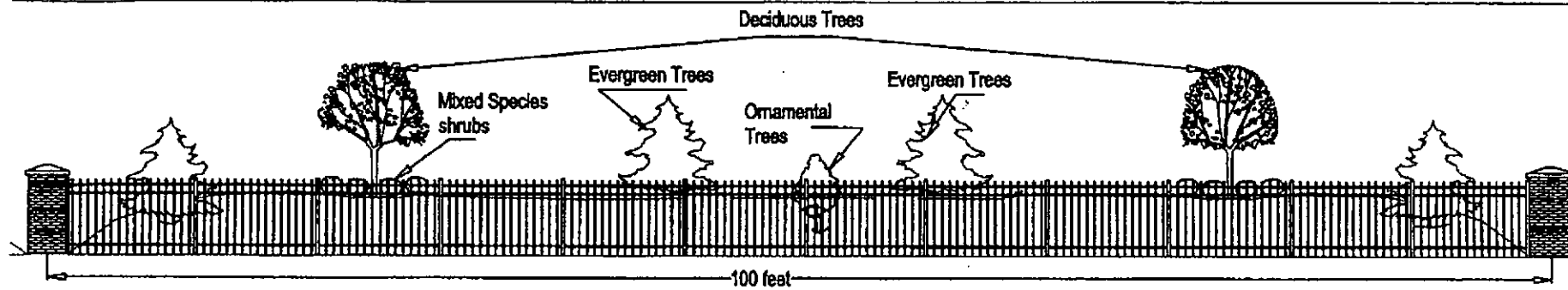
JUNE 17, 2003

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**EXHIBIT 20**

**AREA C LEGAL DESCRIPTION**

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

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



## **PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES**

### **Accessory Use**

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

### **Assisted Living Facilities**

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

### **Day Care Facility**

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

### **Funeral Home**

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

### **Governmental Facility**

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

### **Hospital**

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

### **Medical Clinic**

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

### **Nursing Home**

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

### **Office**

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

### **Office Showroom**

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

### **Postsecondary Educational Institution**

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

**Professional/Technical Training/Educational Institution**

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

**Temporary Care Facility**

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

## **BUSINESS AND PERSONAL SERVICES**

### **Accessory Use**

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

### **Appliance Repair**

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

### **Auction House**

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

### **Cargo and Package Service**

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

### **Catalog and Mail-Order Sales**

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

### **Caterer**

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

### **Coin-Operated Laundry and Dry Cleaning**

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

### **Copy and Other Administrative Business Services**

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

### **Dry Cleaning and Laundry Pickup**

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

### **Dry Cleaning and Laundry Service**

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

### **Electrical Repair**

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

**Employment Agency**

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

**Equipment Rental, Light**

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

**Estate Services**

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

**Financial Service**

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

**Insurance Agency**

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

**Interior Decorating**

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

**Legal Service**

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

**Locksmith**

An establishment engaged in making or repairing locks.

**Lodging**

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

**Office Equipment Repair**

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

**Personal Grooming Services**

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

**Pet Services**

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



**Photographic Service**

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

**Real Estate Agency**

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

**Security Systems Services**

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

**Shoe Repair**

A place of business primarily engaged in repairing footwear.

**Tailoring**

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

**Tanning Salons**

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

**Travel Agency**

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

**Upholstery Service**

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

**Veterinary Service (Indoor)**

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

## RETAIL AND WHOLESALE TRADE

### **Accessory Use**

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

### **Apparel Shop**

An establishment involved in selling clothing and clothing accessories.

### **Appliance Sales**

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

### **Audio/Video Store**

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

### **Automotive Supply**

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

### **Bakery (Retail)**

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

### **Bookstore**

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

### **Building Materials**

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

### **Camera and Photographic Supply**

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

### **Confectionery**

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

### **Convenience Store**

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

### **Coffee Shop**

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

**Department Store**

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

**Drapery Sales**

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

**Drugstore**

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

**Electronic Devices**

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

**Florist (Retail)**

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

**Flooring, General Sales**

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

**Framing Shop**

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

**Furniture Sales**

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

**Gallery**

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

**Garden Centers**

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

**Gift Shop**

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

**Grocery Store**

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

**Handicrafts**

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

**Hardware**

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

**Hobby, Toy, and Game Shops**

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

**Housewares and Home Furnishings**

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

**Jewelry**

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

**Leather Goods and Luggage Stores**

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

**Liquor Store**

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

**Marine Supply**

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

**Meat Market**

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

**Motorcycle Sales**

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

**Music Store**

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

**Office Supplies**

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



**Optical Goods**

Establishments involved in selling visual devices or products.

**Pet Shop**

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

**Restaurant**

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

**Restaurant (Drive-In)**

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

**Sporting Goods**

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

**Tobacco Shops, Specialty**

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

**Used Merchandise (Antiques)**

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

**Used Merchandise (General)**

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

**Vitamin/Supplement Sales**

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

## **AUTOMOTIVE AND TRANSPORTATION SERVICES**

### **Accessory Use**

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

### **Automotive Rentals**

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

### **Automotive/Boat Repair/Service Shop**

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

### **Automotive Tire Sales/Repair**

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

### **Car Wash**

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

### **Refueling Center**

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

## **AMUSEMENT AND RECREATIONAL SERVICES**

### **Accessory Use**

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

### **Park and Recreational Services, For Profit**

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

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

### **Park and Recreational Services, Not For Profit**

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

## **MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES**

### **Accessory Use**

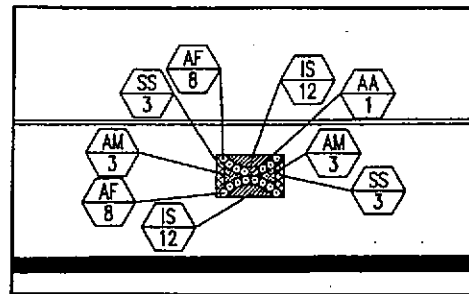
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal manufacturing, mining, construction, or industrial use on the same lot.

### **Signs and Advertising Displays**

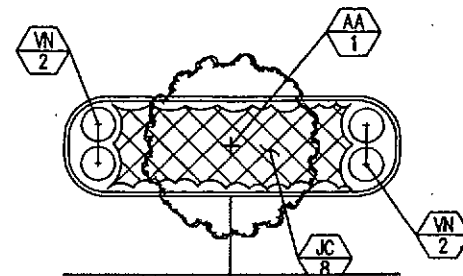
Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties. (Development standard: Maximum business size of 3,000 square feet.)



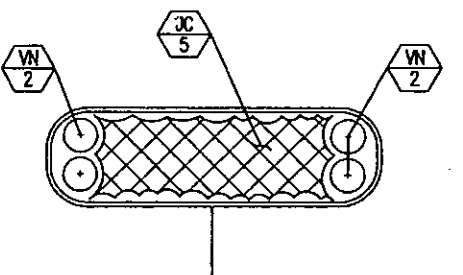




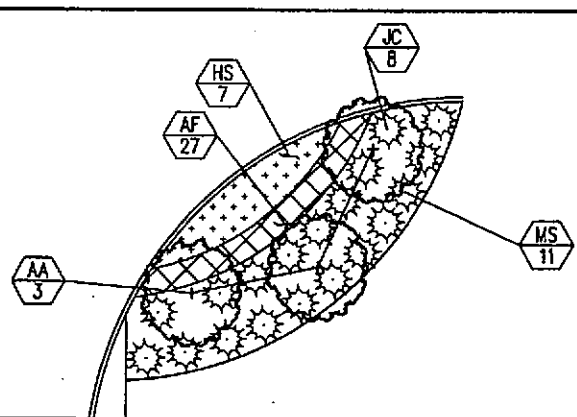
BUILDING PLANTERS ENLARGEMENT  
SCALE 1" = 10'



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



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



TYPICAL INTERSECTION ENLARGEMENT  
SCALE 1" = 10'

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

\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

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

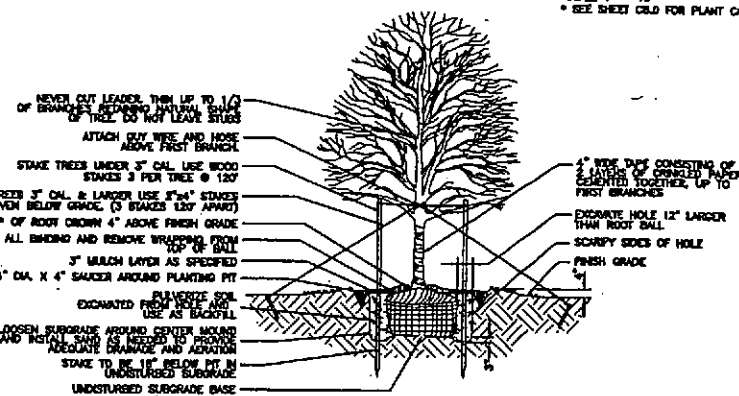
\* QUANTITIES INCLUDE ALL 8 PLANTERS IN FRONT OF BUILDING

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

\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

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

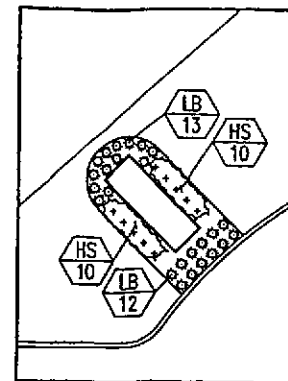
\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS



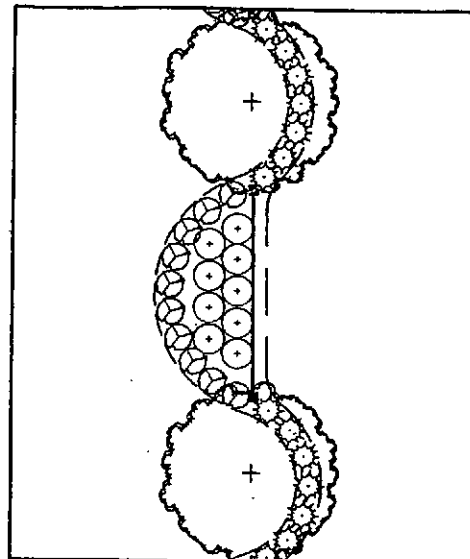
SHADE TREE PLANTING DETAIL  
NOT TO SCALE

| INTERSECTION PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|--------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                         | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

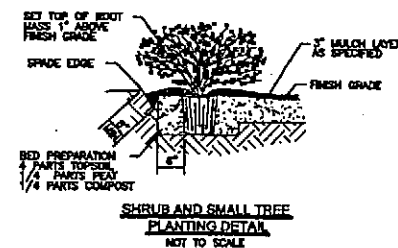
\* QUANTITIES ARE APPROXIMATE FOR ALL 10 INTERSECTION PLANTINGS



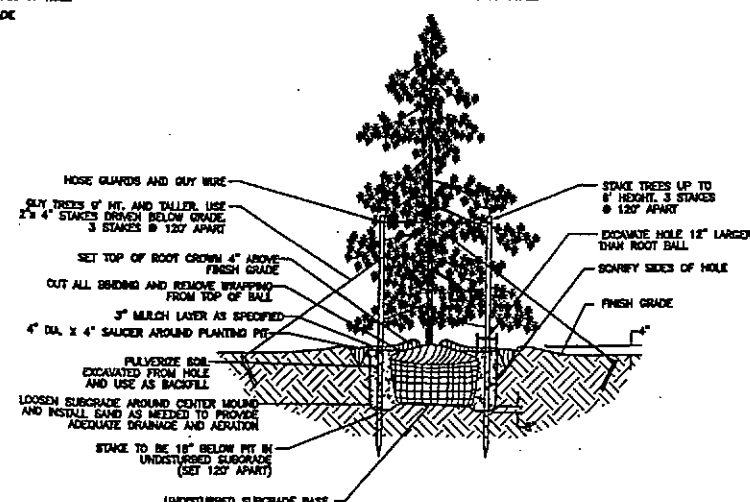
MONUMENT SIGN ENLARGEMENT  
SCALE 1" = 10'



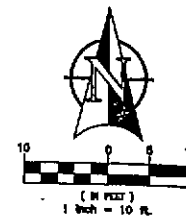
ORNAMENTAL FENCE ENLARGEMENT  
SCALE 1" = 10'



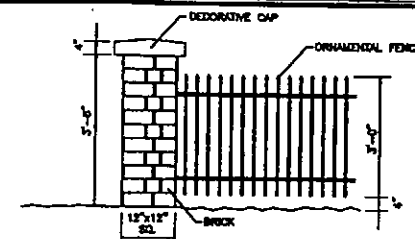
SHRUB AND SMALL TREE PLANTING DETAIL  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



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



TYPICAL ORNAMENTAL FENCE DETAIL  
NOT TO SCALE

#### LANDSCAPE NOTES

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

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

CIVIL DESIGNS, LLP  
2415 DIRECTORS ROW, SUITE E  
INDIANAPOLIS, INDIANA 46241

WESTFIELD MARKETPLACE  
STATE ROAD 32 & CAREY ROAD  
WESTFIELD, INDIANA

LANDSCAPE DETAILS

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

## Neighbor Meeting Notes

**Date:** 27 June 2017  
**Location:** Oak Manor Clubhouse  
**Project Name:** Lancashire at Oak Manor  
**Petition No.:** 1707-SPP-08 & 1707-ODP-08  
**Attendees:** See sign in sheet  
**Notes By:** Bryan D. Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

### ITEMS DISCUSSED:

1. Stumpf provided information on his background, his 15 years of real estate development in Westfield, and his role as the developer for this project.
2. Stumpf provided a history of the site. The zoning for Oak Manor was approved in 2003. The Kroger was built in 2005. The existing condominium building was constructed in 2007. A portion of the subject site was also developed at that time.
3. The site is currently approved for 180 condominiums in five large buildings.
4. Stumpf explained the proposed development of the site. It is a combination of 67 single family detached homes and 42 townhomes in 4- and 5-unit buildings.
5. David Weekley Homes is the builder of the single family homes. The targeted buyers are young professionals, young couples, empty nesters, and divorcees.
6. On the 31' wide lots the home sizes will range from 1,600 to 2,400 square feet. Base prices of the homes will range from \$230,000 to \$260,000 with expected final sales prices after options ranging from \$260,000 to \$290,000.
7. On the 36' wide lots the home sizes will range from 2,000 to 2,600 square feet. Base prices of the homes will range from \$260,000 to \$290,000 with expected final sales prices after options ranging from \$290,000 to \$320,000.
8. CalAtlantic Homes is the builder of the townhomes. The targeted buyers are singles, young couples, and divorcees.
9. The townhome sizes will range from 1,700 to 2,100 square feet. Base prices of the homes will range from \$175,000 to \$215,000 with expected final sales prices after options ranging from \$205,000 to \$245,000.
10. The townhomes are three stories tall. The back half of the lower level is a two-car garage. The front half is finished bonus area. The main level on the second floor contains a study, kitchen, nook, and family area. The third floor contains three bedrooms, two bathrooms, and a

laundry. All units have the option to convert to two master bedrooms with a bath in each master.

11. The proposed development contains 40% fewer households on the property compared to the current approvals for the site. The higher price point of the homes results in 40% more assessed value than the current approvals for the site.
12. Development of the site is expected to begin in September with home construction expected to begin in January.
13. The streets will be private streets, but built to City standards.
14. The area will be part of the Village of Oak Manor Master HOA and will have its own sub-association for the maintenance of the site. The proposed households will pay the \$500 initial assessment like other new homes in Oak Manor do.
15. The existing trees along Gunther Boulevard will be transplanted to the perimeter of the site as shown on the primary plat landscape plans.
16. Sidewalks from this area will connect to the Midland Trace in two locations to be finalized with the Parks Director.
17. In the discussion that followed the presentation, residents had a variety of questions.
18. Some attendees were concerned about traffic traveling through the existing condominium parking lot.
19. Some expressed a desire for the exterior landscape maintenance of the single-family homes to be done by the HOA and not the homeowners.
20. One person voiced a preference for paired houses to what was being proposed.
21. Several attendees expressed a preference for fewer children in the neighborhood.
22. A few residents wondered how much green space is in this plan versus the current approved plan.
23. Some attendees shared a concern about placing the townhomes close to the existing paired patio homes in the southwest corner of the site.
24. Some residents liked the color palette of the homes shown in the photos while others preferred more earth tones colors.
25. There was a request to keep the lots clean and control construction trash from blowing all over.
26. Residents want to make sure there is enough parking in the new community.
27. One attendee asked if there are master bedrooms on the first floor of any of the homes. (There are not).
28. Some residents would like to review the CCRs for this new area prior to its approval. The Master HOA covenants will not be changed.
29. One attendee asked if there is a prohibition against an investor coming in and buy multiple homes and renting them out.

30. Some residents in the Cotswold area (the paired patio homes west of the pond) asked if the front porch lights on the homes facing the lake will be on dusk-to-dawn sensors. They do not want the lights on all night.

Very truly yours,  
11<sup>th</sup> Street Development

A handwritten signature in black ink that reads "Bryan D. Stumpf". The signature is written in a cursive, flowing style.

Bryan D. Stumpf, PLA, AICP  
President

cc: Pam Howard, City of Westfield  
file

BDS:bds

## Oak Manor Neighbor Meeting

27 June 2017

11<sup>th</sup> Street  
DEVELOPMENT

| Name                   | Address                | Email |
|------------------------|------------------------|-------|
| Ron Sander             | 3518 Heathcliff Ct.    |       |
| RON FREEMAN            | 3529 HEATHCLIFF        |       |
| Dee Clumer             | 3421 Heathcliff        |       |
| Paul James             | 3324 HEATHCLIFF CT.    |       |
| Gill Opolka            | 3940 Abbotsford Dr     |       |
| Gudy Scott             | 17229 Falkland Dr.     |       |
| John Delks             | 17219 Falkland Dr      |       |
| Maryann Delks          | 17219 Falkland Dr.     |       |
| Shirley Boston         | 17235 Wetherington     |       |
| Joe & Mary Jo Macken   | 3933 Abbotsford Dr.    |       |
| Dave & Arlene Swan     | 3528 Heathcliff Ct.    |       |
| Sandy & Bill Purnhagen | 3521 Heathcliff Ct.    |       |
| Phil Wenzel            | 17250 Wetherington Dr. |       |
| Jack Woelfel           | 3447 Heathcliff Ct     |       |
| Carolyn McConkey       | 3519 Heathcliff Ct.    |       |
| Betty Intus            | 17209 Falkland Dr      |       |



Mark & Cindy Hosking

Ed + Linda HIGGINS

Sue Van Wagner

Jane Tubergen

Genny & CHUCK GEORGE

Deanna Truitt

Sharon Vance

Julian L Burns

William & Linda Kelley

Gerald Kingon

JIM & JOY BIRD

Jim Ake

Steve Hoover

Terry Caruthers

Jane Flanders

Wendy Brewster

Rayford & Janet Crewshaw

Bob Romsbacher

Nyle Backus

17227 FALKLAND DR.

17268 Wetherington Dr

17238 Falkland Drive

17214 Falkland Drive

3448 Heathcliff CT

17156 Wetherington Dr.

17265 Wetherington

3611 Snowdon Drive

3549 Heathcliff Ct

3508 Heathcliff Ct

3537 HEATHCLIFF CT

543 Potomac Ct.

Westfield City Council

17233 GUNTER BLVD

17207 Gunther Blvd

3423 Heathcliff Ct

3352 Heathcliff Ct.

17202 Gunther Blvd

17238 Wetherington Dr.

# Oak Manor Neighbor Meeting

27 June 2017

11th Street  
DEVELOPMENT

| Name                       | Address               | Email |
|----------------------------|-----------------------|-------|
| Greg & Cathy Galasso       | 3334 Heathcliff Ct.   |       |
| Karen Mayberry             | 3426 Heathcliff Ct    |       |
| Dennis Hodges              | 3941 Abbottsford Rd   |       |
| JANE OLAWAM                | 3449 Heathcliff Ct.   |       |
| Sherry Hittle/Bob Benson   | 3506 Heathcliff Ct.   |       |
| Monica & Cale Clinkenbeard | 17163 Wetherington Dr |       |
| Bill DeBore                | 3332 Heathcliff Ct    |       |
| Dan Trost                  | 17290 Wetherington dr |       |
| Brenda Cosgrave            | 3516 Heathcliff Ct    |       |
| LAURA SANDERS              | 3570 Snowden Dr.      |       |
| Jan Talmage                | 3344 Heathcliff Ct.   |       |
| Rosemary Andrews           | 3354 Heathcliff Ct.   |       |
| Ron & Patty Langevin       | 17219 Falkland Drive  |       |
| Sandra Bramer              | 17267 Hunter Blvd     |       |
| SARAH LASBURY              | 17319 Wetherington    |       |

## Oak Manor Neighbor Meeting

27 June 2017

*11th Street*  
DEVELOPMENT

[illegible]

Name

Address

Email Address

~~STEPHEN~~ O'DONISSE Bx

3539 HEATHCLIFF CT

Hanna & Ronald Hallam

17301 Wetherington Dr

hanna.bye@gmail.com

~~DEBRA~~



## ISSUES RAISED REGARDING THE OAK MANOR PUD AMENDMENT PROPOSAL

*The list below includes issues that were raised during the July 11, 2017, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.*

1. Is the increase in horizontal density necessary/appropriate?

The site is currently zoned for a variety of attached residential uses including, but not limited to apartments, condominiums, and townhomes. The site has further been approved for 180 condominiums in five large buildings. The buildings are approximately 80 feet wide and 350 feet long each containing 36 dwelling units.

The proposed development is a mix of small-scale townhomes and narrow lot single family homes. The proposed design is a 40% reduction in the density of the site. There are 72 fewer homes on the property than the current approval. The scale of the proposed buildings is also much smaller. The townhome buildings are 40 feet wide and 88 feet long. The scale of these buildings is much more in line with the existing patio homes than the approved condominium buildings.

2. Does the plan provide enough greenspace for the future residents?

Yes. The amount of greenspace does not substantially change. It is simply reconfigured around the site. Care was taken to place greenspace at the south end of the site abutting the existing patio homes. The width of this buffer ranges from 28 feet to over 100 feet in depth.

3. Is the guest parking (numbers and location) adequate for the number of homes?

Yes. The ordinance requires two parking spaces per home. Each home in the development has a two-car garage. In addition, there are another 155 unenclosed parking spaces on the site. In total, there are 371 parking spaces provided. This is 3.44 parking spaces per home; substantially more than the 2 spaces per home that is required.

4. Could more specificity be added to the PUD? E.g. lot mix, quality/character of homes

Specificity is the reason the primary plat amendment was filled simultaneously with the PUD amendment. The primary plat contains detailed site layout information. The lot dimensions are tailored to specifically to the homes David Weekley Homes and CalAtlantic Homes will be constructing on the site. The PUD has been amended to incorporate the primary plat drawings to ensure that what is shown on the plat is what will be constructed.



5. Would the east side of Gunther (near the existing condos), or the north side of the property (along the Midland), be a more appropriate location for the townhomes than what is currently proposed?

The townhomes were placed on the south side of the site because they will be a quieter neighbor to the patio homes. While aesthetically pleasing, the front of the townhome buildings is not very active. The front door is infrequently used as most residents travel in and out through their garages. Even the porches of the townhomes are located on the back side of the building. As a result, the building itself serves to buffer the neighbors from the automobile activity on the interior of the site.

6. Could a main level master bedroom be added as an option?

I have passed this recommendation on to the builders for their consideration as an option for the homes they will sell within the community.



**Petition Number:** 1708-DDP-14

**Subject Site Address:** NE Corner of Dartown Road & Alpha Drive ("the Property")

**Petitioner:** Patrick Chittenden by Keeler-Webb Associates

**Request:** Detailed Development Plan review of a 16,000 square foot office/warehouse building

**Current Zoning:** EI: Enclosed Industrial

**Current Land Use:** Vacant

**Approximate Acreage:** 1.85 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan

**Property History:**

95-Z-36 – Zoning Change from AG-SF1 to EI (11/13/95)

97-V-7 –Variance of Standard for entirety of Alpha Tau Business Park permitting lots less than 3 acres in size (4/21/97)

97-V-7 Amended –Variance of Standard permitting the creation of an additional lot (8/24/00)

1706-VS-10 – Variances of Standard for Building Materials and Façade Offsets (07/12/17)

**Staff Reviewer:** Daine Crabtree, Associate Planner

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## **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

## **PROJECT DESCRIPTION**

The applicable zoning district is EI: Enclosed Industrial. A change of zoning from AG-SF1: Agriculture/Single Family Rural to EI was approved at the November 13, 1995, Westfield Town Council meeting. A variance was granted at the April 21, 1997, BZA meeting allowing for the entirety of Alpha Tau Business Park to contain lots, variable in size, less than the standard 3 acres. An additional variance was granted at the August 24, 2000, BZA meeting allowing for the creation

of an additional lot in Alpha Tau Park. Lot 7 was then subdivided into two (2) lots. The Property is the westernmost of the two new lots.

The project is for a 16,000 square foot office/warehouse building. Variances of Standard relieving the petitioner of Masonry Materials and offset requirements was granted at the July 12, 2017, Board of Zoning Appeals (BZA) meeting. Concrete Masonry Units (CMUs) may be used in lieu of Masonry Materials and offsets are not required on any Building Façade.

The petition will be reviewed by the Technical Advisory Committee at its July 25, 2017, meeting and will be heard by the Advisory Plan Commission (APC) at its August 7, 2017, meeting.

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

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

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

**Comment: Dartown Road is labeled as a collector in the Thoroughfare Plan, which calls for a 50 foot half right-of-way. WPWD has approved a reduction in half right-of-way on the east side of Dartown Road from 50 feet to 40 feet. The plans are compliant.**

- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
  - 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
- 

### **DISTRICT STANDARDS**

**The plans comply with Article 4.24 (EI District) except for those items identified as outstanding below:**

- 22) Minimum Tract Requirement: Variable (**per 97-V-7 and 97-V-7 Amended**)
  - 23) Minimum Lot Frontage: 70 feet
  - 24) Minimum Building Setback Lines:
    - a) Front Yard: 40 feet
    - b) Side Yard: 20 feet
    - c) Rear Yard: 20 feet
  - 25) Minimum Lot Width: No minimum
  - 26) Maximum Building Height: 60 feet
  - 27) Performance Standards (see Article 6.15)
- 

**DEVELOPMENT STANDARDS (Chapter 6 of UDO) The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:**

- 28) Accessory use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3(D))
- 30) Building Standards (Article 6.4)
- 31) Fence Standards (Article 6.5)
- 32) Height Standards (Article 6.6)
- 33) Landscaping Standards (Article 6.8)



- a) General Screening Standards (Article 6.8(H))
- b) Detention and Retention Areas (Article 6.8(I))
- c) Minimum Lot Landscaping Requirements (Article 6.8(K))

| Site : 2.1 acres                  | Required | Provided                   | Remaining |
|-----------------------------------|----------|----------------------------|-----------|
| Shade (5 per acre)                | 9        | 15                         | 0         |
| Evergreen/Ornamental (5 per acre) | 9        | 4 being added, 20 existing | 0         |
| Shrub (25 per acre)               | 46       | 148                        | 0         |

- d) Foundation Plantings (Article 6.8(L)):
- e) External Street Frontage Landscaping

**Comment: Per the Director, in accordance with Article 6.8(E)(6)(b), existing twenty (20) evergreen trees on western portion of the property are sufficient in screening the proposed building from the road. No additional plantings or mounding is necessary. The plans are compliant.**

- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

#### 34) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

#### 35) Lot Standards (Article 6.10)

#### 36) Outside Storage and Display (Article 6.12)

#### 37) Outdoor Café and Eating Areas (Article 6.13)

- 38) Parking and Loading Standards (Article 6.14)
- 39) Setback Standards (Article 6.16)
- 40) Sign Standards (Article 6.17)
- 41) Vision Clearance Standards (Article 6.19)
- 42) Yard Standards (Article 6.21)

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**DESIGN STANDARDS (Chapter 8 of UDO)**

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

- 43) Easement Standards (Article 8.3)
- 44) Pedestrian Network Standards (Article 8.7)
- 45) Storm Water Standards (Article 8.8)
- 46) Street and Right-of-Way Standards (Article 8.9)
- 47) Surety Standards (Article 8.12)
- 48) Utility Standards (Article 8.13)



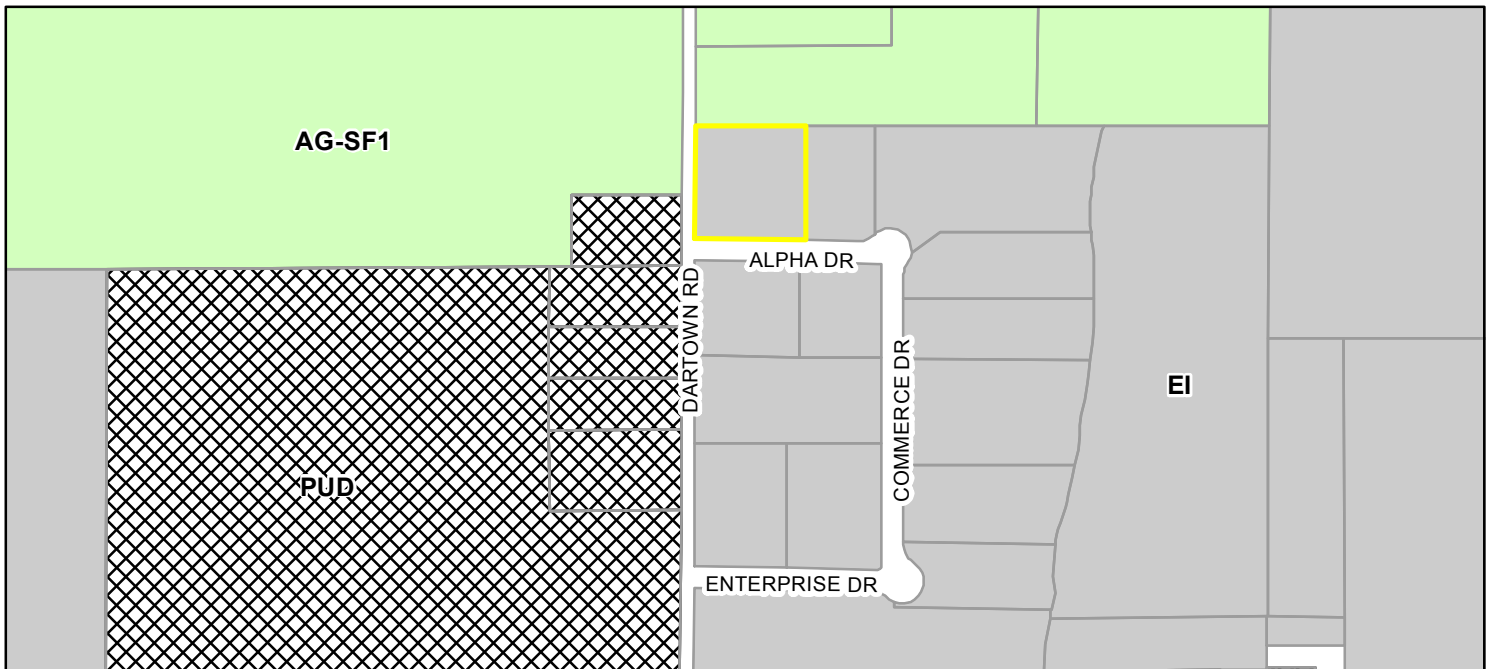
Location Map  
Chittenden Property  
Parcel No. 09-05-35-00-00-017.010  
1708-DDP-14



Aerial Location Map



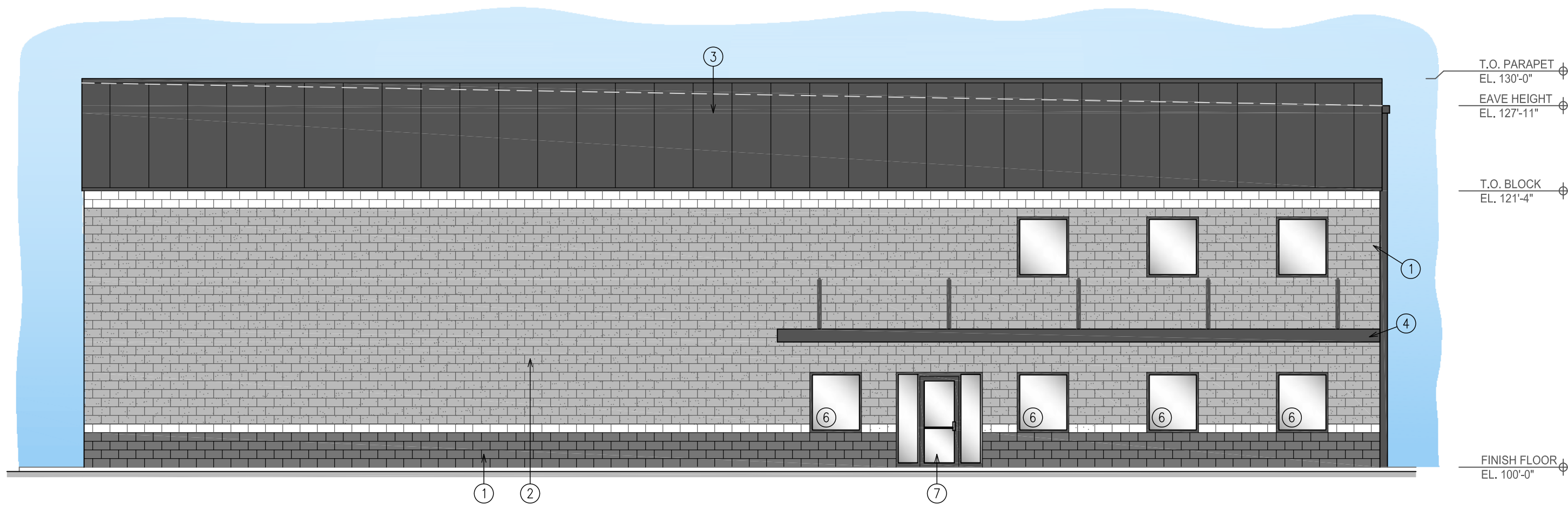
Zoning Map



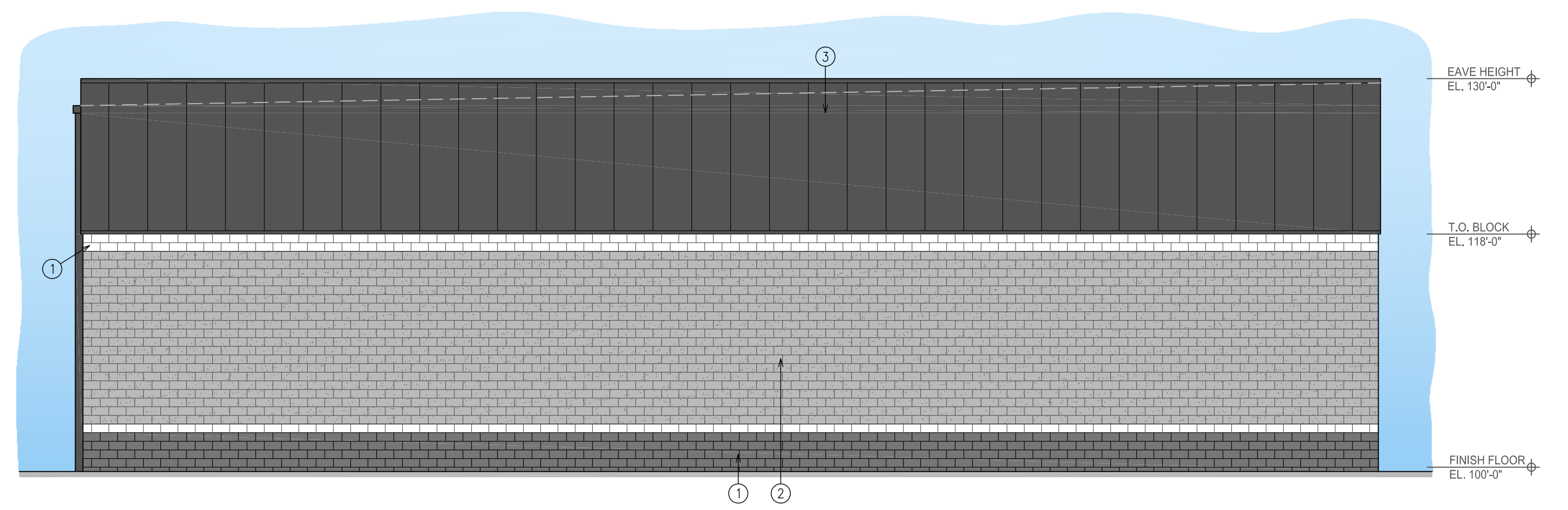


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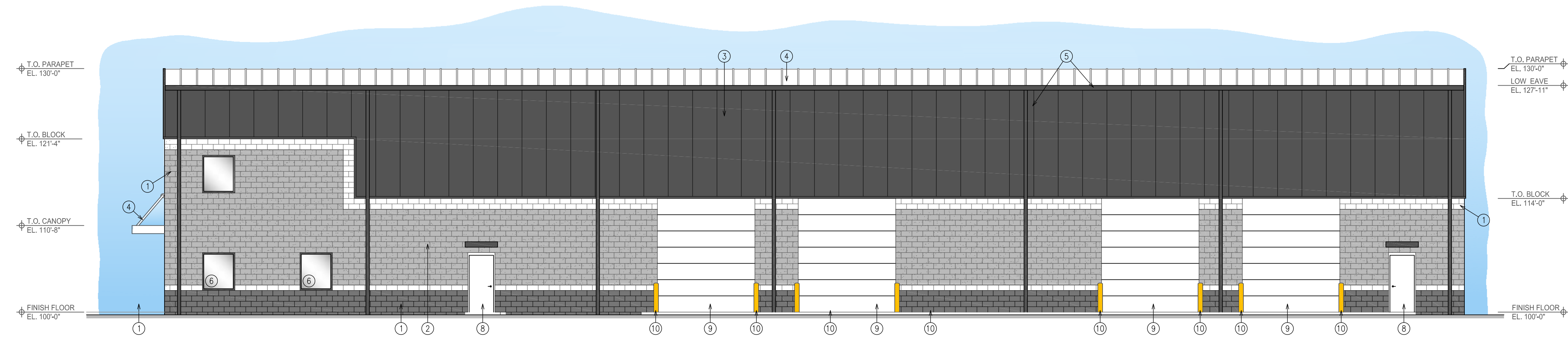




SOUTH ELEVATION



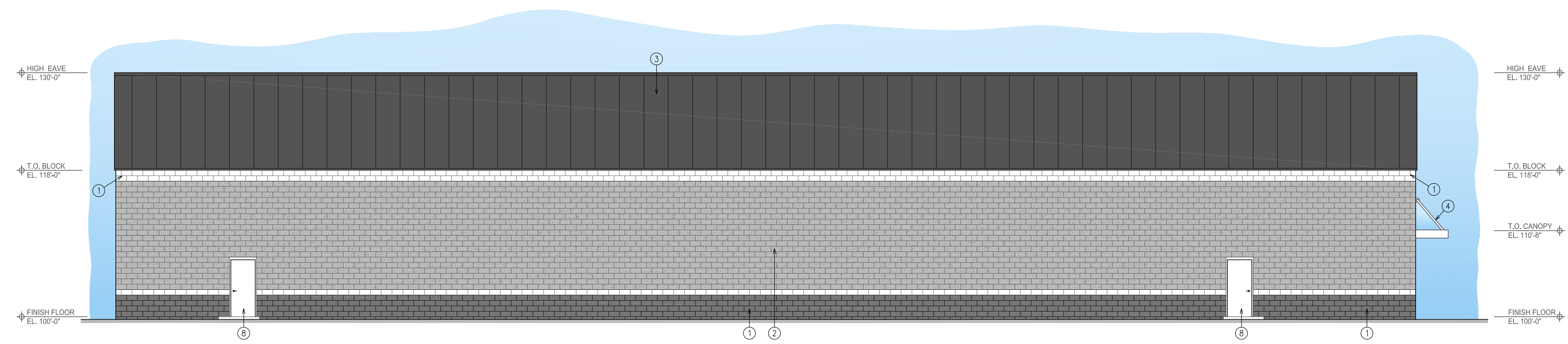
NORTH ELEVATION



EAST ELEVATION

KEYED NOTES

- ① STANDARD MASONRY BLOCK
- ② SPLIT-FACE MASONRY BLOCK
- ③ METL-SPAN INSULATED PANEL
- ④ 48" CANOPY, 48' LONG
- ⑤ METAL GUTTER & DOWNSPOUT BY "VP"
- ⑥ 48x56 WINDOW
- ⑦ STOREFRONT ENTRY SYSTEM w/ SIDELIGHTS & TRANSOM
- ⑧ 3' x 7' MANDOOK
- ⑨ 12' x 14' DRIVE-IN OVERHEAD DOOR
- ⑩ PIPE BOLLARD



WEST ELEVATION

KEELER-WEBB ASSOCIATES  
486 GRADLE DRIVE  
CARMEL, INDIANA 46032  
PHONE (317) 574-0140  
www.keelerwebb.com



PATRICK CHITTENDEN  
PRELIMINARY DEVELOPMENT PLAN  
Dartaorn Road / Alpha Drive  
Westfield, Indiana





| TREE AND SHRUB PLANTING SCHEDULE |                         |                        |                    |               |          |          |  |
|----------------------------------|-------------------------|------------------------|--------------------|---------------|----------|----------|--|
| KEY                              | SCIENTIFIC NAME         | COMMON NAME            | SIZE (min.)        | ROOTING       | SPACING  | QUANTITY |  |
| MH                               | JUNIPERUS CHINESIS      | MESERVEAE HOLLY        | 18"                | BALL & BURLAP | 3' o.c.  | 26       |  |
| ML                               | SYRINGA PATULA          | MISS KIM LILAC         | 18"                | BALL & BURLAP | 3' o.c.  | 34       |  |
| CJ                               | JUNIPERUS CHINESIS      | COMAPCT JUNIPER        | 18"                | BALL & BURLAP | 3' o.c.  | 34       |  |
| CC                               | CONTONEASTER APICULATUS | CRANBERRY COTTONEASTER | 18"                | BALL & BURLAP | 3' o.c.  | 24       |  |
| JB                               | BERBERIS THUNBERGII     | JAPANESE BARBERRY      | 18"                | BALL & BURLAP | 3' o.c.  | 26       |  |
| AR                               | ACER RUBRUM             | RED MAPLE              | 8' HIGH<br>2" col. | WIREBALL      | AS SHOWN | 1        |  |
| SM                               | ACER SACCHRUM           | SUGAR MAPLE            | 8' HIGH<br>2" col. | WIREBALL      | AS SHOWN | 2        |  |
| RO                               | QUERCUS RUBRA           | RED OAK                | 8' HIGH<br>2" col. | WIREBALL      | AS SHOWN | 2        |  |
| CD                               | CORNELIAN MAS           | CHERRY DOGWOOD         | 2" col.            | WIREBALL      | AS SHOWN | 6        |  |
| AP                               | PRYUS CALLERYANA        | ARISTOCRAT PEAR        | 2" col.            | WIREBALL      | AS SHOWN | 4        |  |
| WF                               | ABIES CONCOLOR          | WHITE FIR              | 6' HIGH            | BALL & BURLAP | AS SHOWN | 1        |  |
| NS                               | PICEA ABIES             | NORWAY SPRUCE          | 6' HIGH            | BALL & BURLAP | AS SHOWN | 3        |  |
|                                  |                         |                        |                    |               |          |          |  |

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. NEW PARKING AREA = 5,650 sq.ft., REQUIRES 285 sq.ft. INTERIOR PARKING ISLANDS, 447 sq.ft. PROVIDED

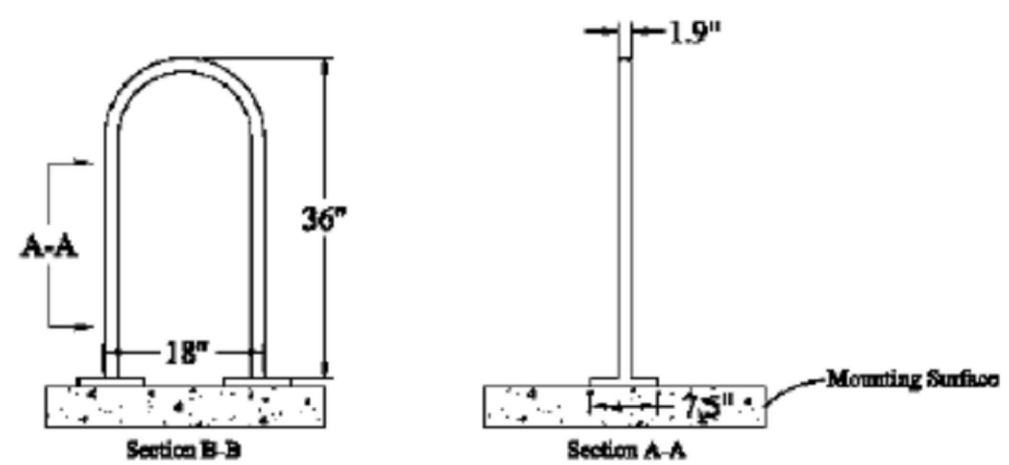
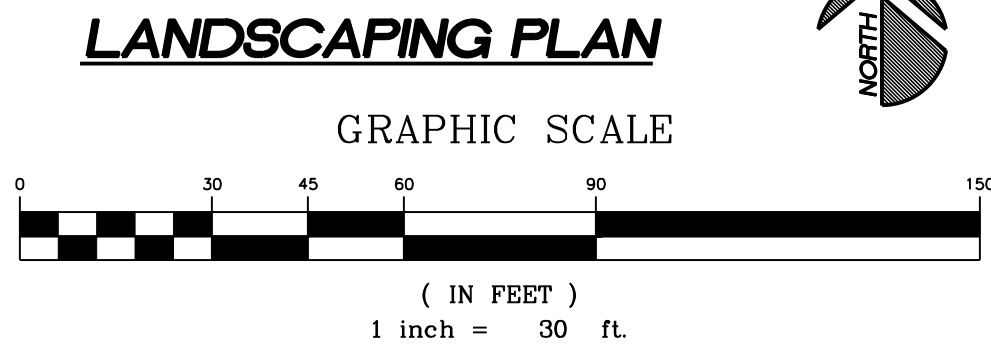
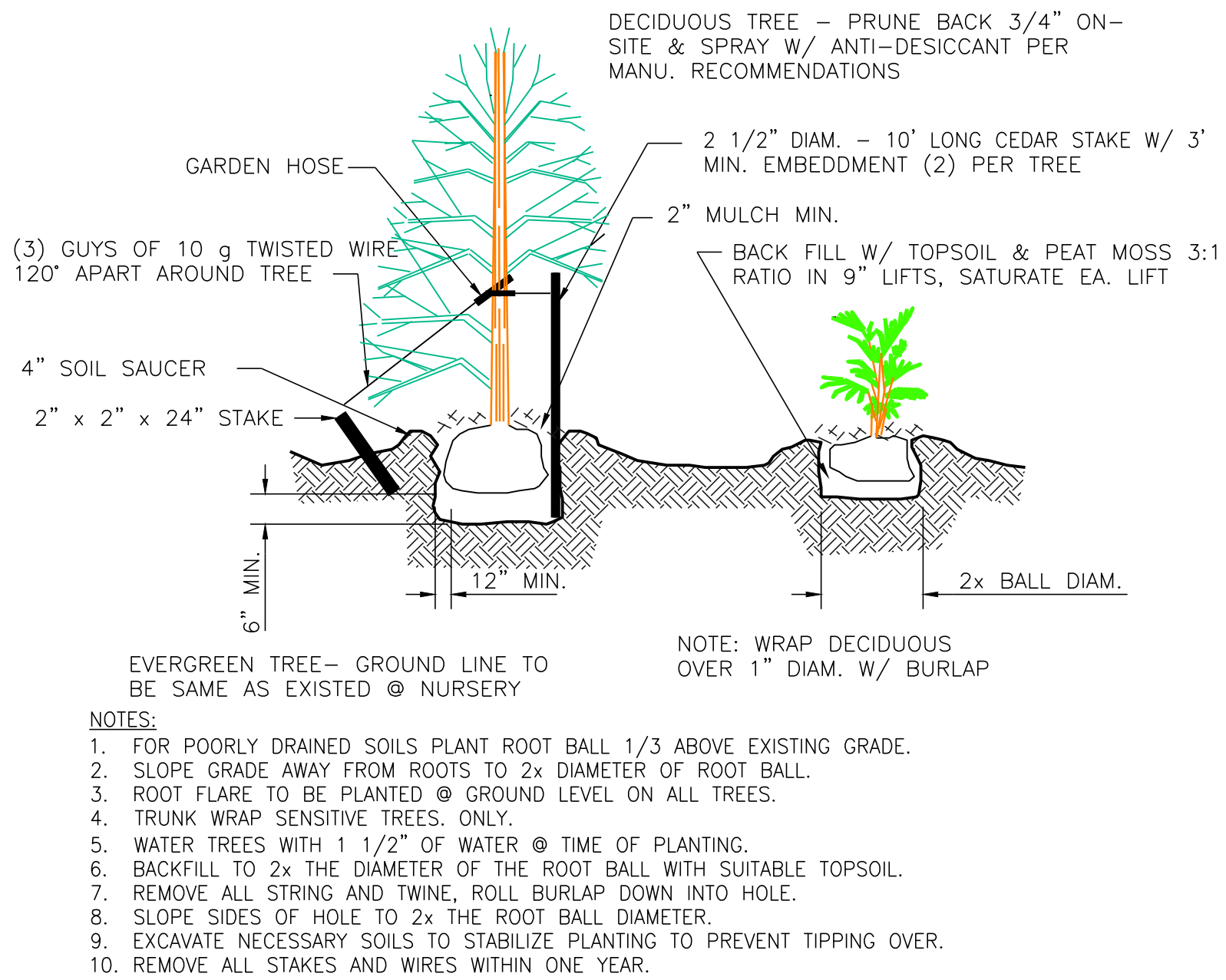
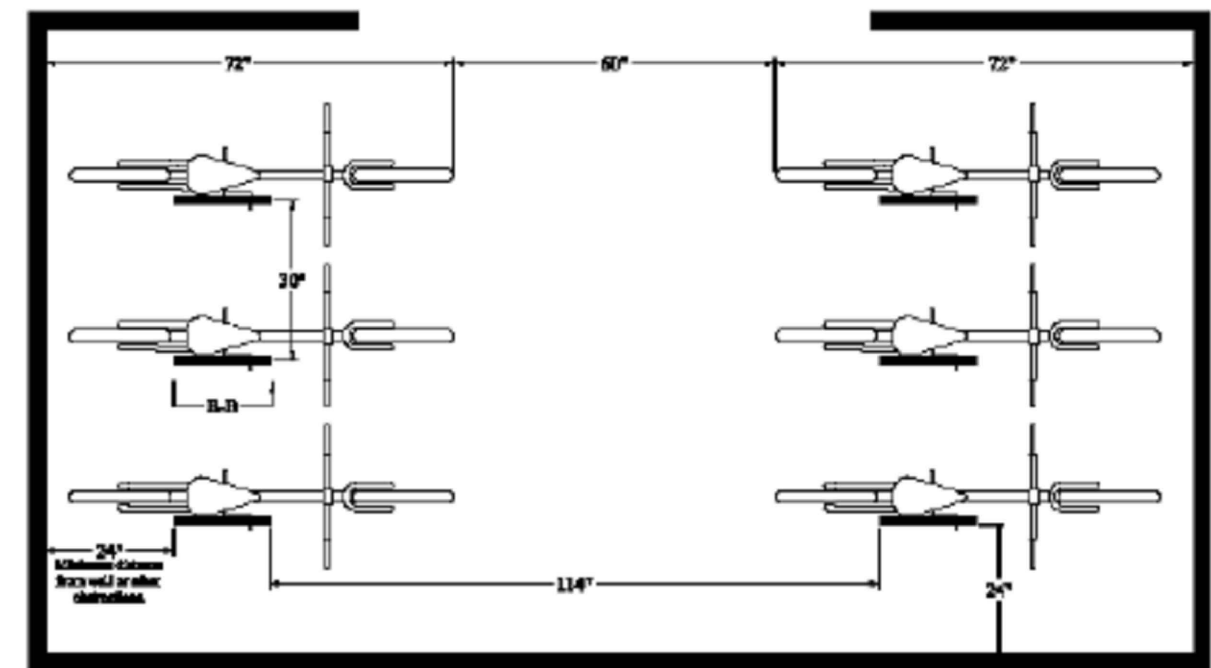
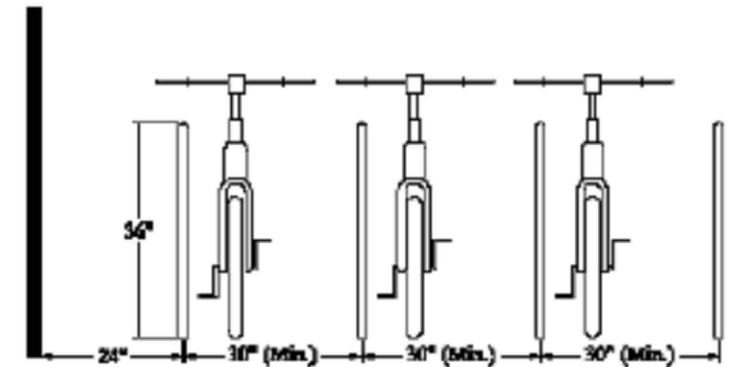
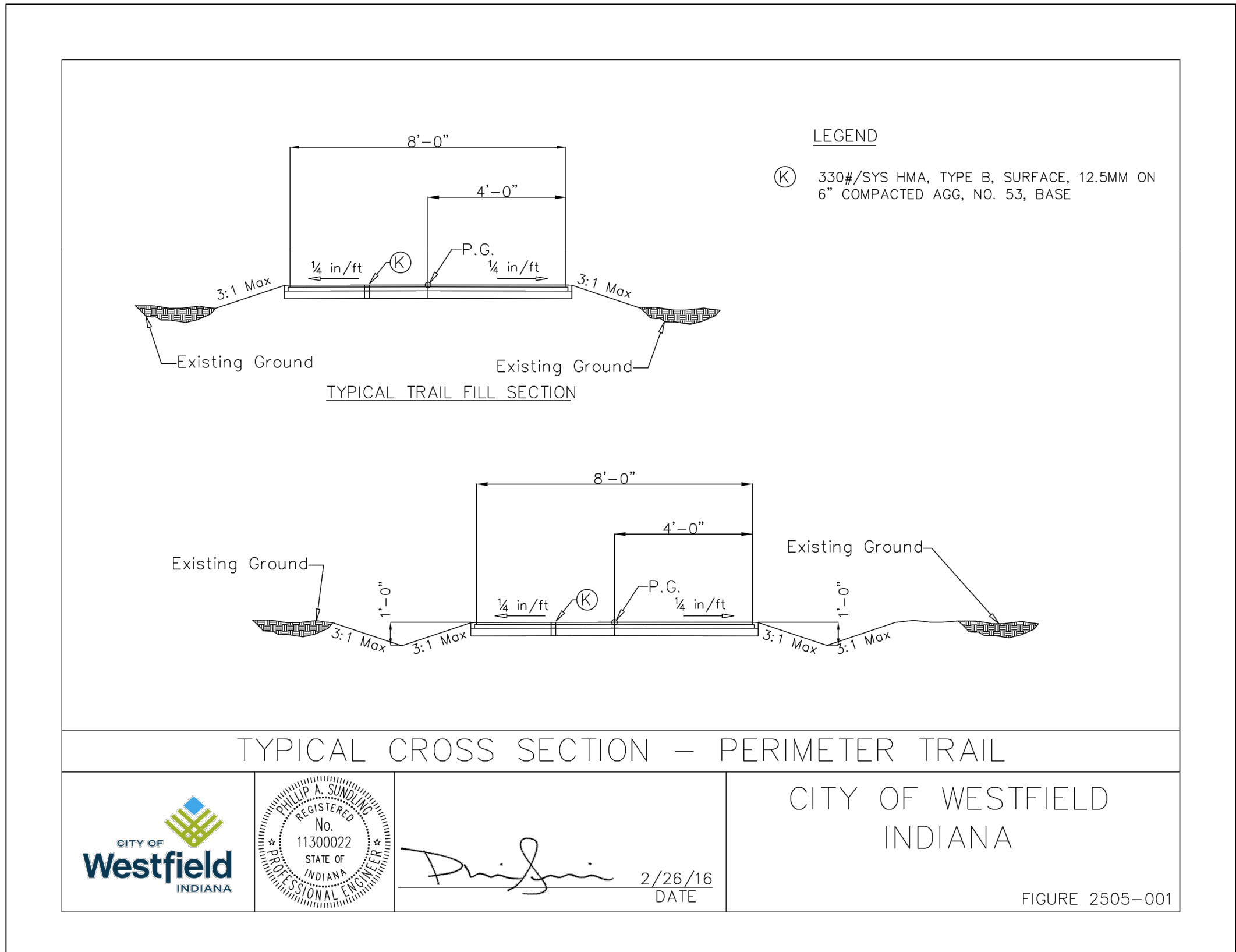
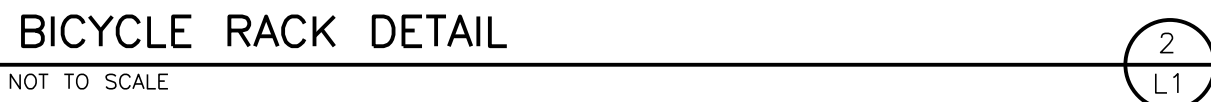


Diagram 2: Bicycle Parking Location and Design.



## PLANTING DETAILS FOR TREES & SHRUBS



147TH STREET

EXISTING  
DETENTION FACILITY

OUTLOTS

EXISTING  
BUILDING

RENOVATED  
BUILDING

146TH STREET

EXHIBIT B: CONCEPT PLAN  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT



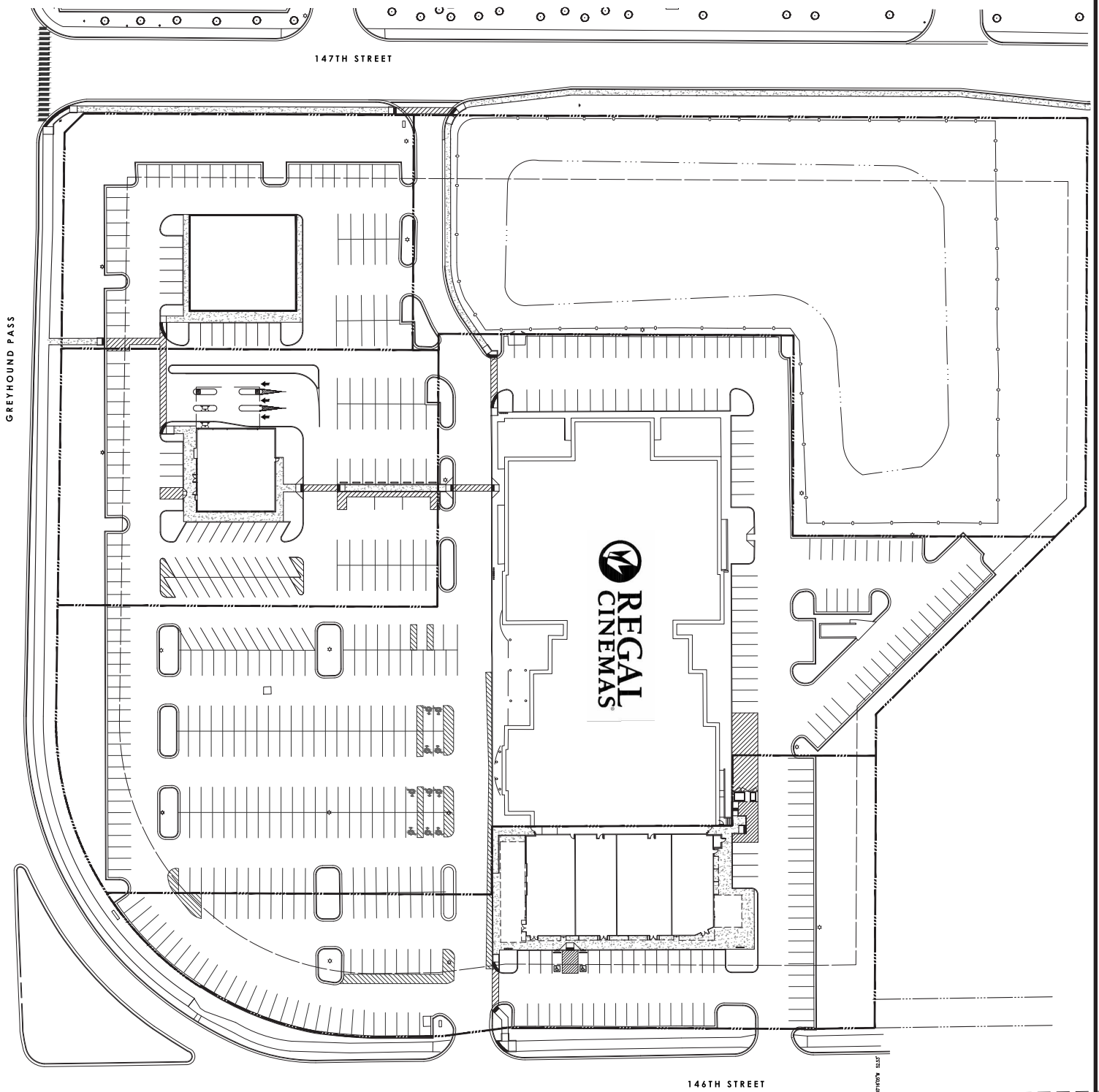


EXHIBIT C: ILLUSTRATIVE SITE LAYOUT  
**VILLAGE PARK PLAZA I**  
 PLANNED UNIT DEVELOPMENT DISTRICT





EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"  
T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"  
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT



## MATERIAL LIST

## ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

EIFS CORNICE  
DARK GREY TO MATCH SW 7674

STONE VENEER  
COLOR T.B.D.

METAL AWNINGS  
PITCHED ROOF: DARK GREY TO MATCH SW 7674  
BLADE: DARK GREY TO MATCH SW 7674

LIGHTING  
GOOSENECK SIGN LIGHTS: BLACK  
WALL SCONCE: BLACK

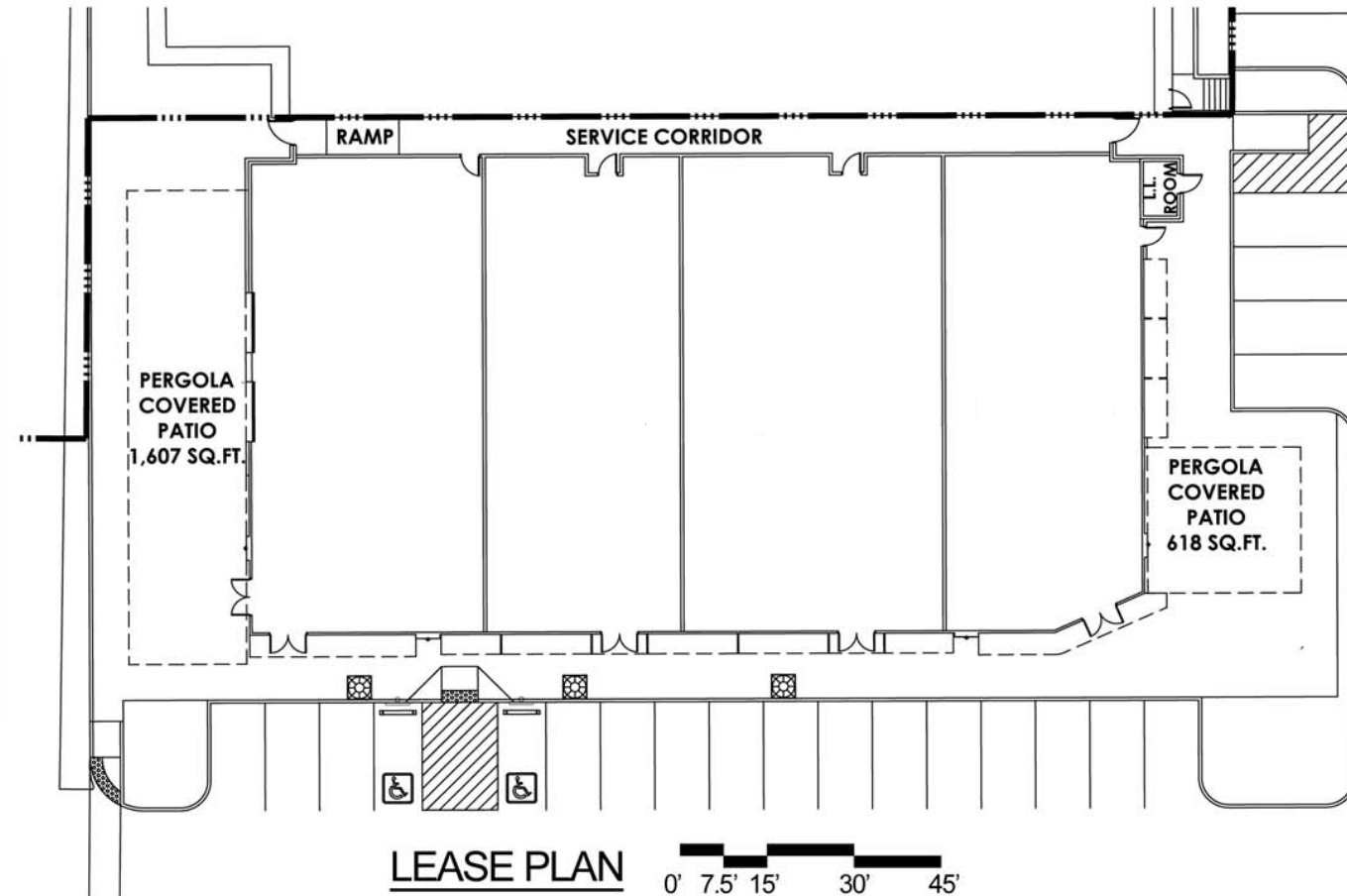
ALUMINUM STOREFRONT FRAMING  
COLOR: BLACK ANODIZED



## KEY PLAN



## 01 WEST ELEVATION



## LEASE PLAN

A number line representing time in minutes, ranging from 0' to 45'. The line has major tick marks at 0', 7.5', 15', 30', and 45'. The regions between 0' and 7.5', 15' and 30', and 30' and 45' are shaded black.

## EXISTING BUILDING - BEYOND

STEEL FRAMED-  
TRELLIS

WALL SCONCE-

STONE VENEER-

## 02 SOUTH ELEVATION

—EIFS CORNICE

## —GOOSENECK LIGHTING

### SIGNAGE BAND LOCATION

—CEMENT BOARD

— METAL BLADE AWNING

T/ PARAPET 28'-7"

T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"

T/ STOREFRONT 10'-0"

— METAL AWNING PITCHED

## — ALUMINUM STOREFRONT

### 03 EASI ELEVATION

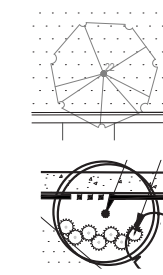


## EXHIBIT E: RENOVATION CHARACTER EXHIBIT

# VILLAGE PARK PLAZA I

## PLANNED UNIT DEVELOPMENT DISTRICT





NEW PLANTINGS (DARK SYMBOLS)

| PLANT SCHEDULE - OUTLOTS |     |                                            |                                |           |        |                                      |
|--------------------------|-----|--------------------------------------------|--------------------------------|-----------|--------|--------------------------------------|
| ORNAMENTAL TREES         | QTY | BOTANICAL NAME                             | COMMON NAME                    | CONT      | CAL    | REMARKS                              |
| Cer-c                    | 4   | Cercis canadensis                          | Eastern Redbud                 | B & B     | 6' ht. | clump form, 3-5 stems                |
| Syr-r                    | 4   | Syringa reticulata 'Ivory Silk'            | Ivory Silk Japanese Tree Lilac | B & B     | 2"Cal  | full, strong central leader, matched |
|                          |     |                                            |                                |           |        |                                      |
| SHADE TREES              | QTY | BOTANICAL NAME                             | COMMON NAME                    | CONT      | CAL    | REMARKS                              |
| Ace-x                    | 3   | Acer rubrum 'Armstrong'                    | Armstrong Red Maple            | B & B     | 2"Cal  | full, strong central leader, matched |
| Zel-s                    | 3   | Zelkova serrata 'Green Vase'               | Green Vase Sawleaf Zelkova     | B & B     | 2"Cal  | full, strong central leader, matched |
|                          |     |                                            |                                |           |        |                                      |
| SHRUBS                   | QTY | BOTANICAL NAME                             | COMMON NAME                    | SIZE      | HEIGHT | REMARKS                              |
| Bux-x                    | 14  | Buxus x 'Green Gem'                        | Green Gem Boxwood              | Container | 18"    |                                      |
| Cal-x                    | 7   | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass             | pot       | #2     | space @ 3'-0" o.c.                   |

| EVERGREEN TREES  | QTY | BOTANICAL NAME                                  | COMMON NAME                             | CONT      | CAL         | REMARKS                                           |
|------------------|-----|-------------------------------------------------|-----------------------------------------|-----------|-------------|---------------------------------------------------|
| Abi-c            | 3   | Abies concolor                                  | White Fir                               | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical |
|                  |     |                                                 |                                         |           |             |                                                   |
| ORNAMENTAL TREES | QTY | BOTANICAL NAME                                  | COMMON NAME                             | CONT      | CAL         | REMARKS                                           |
| Ame-x            | 9   | Amelanchier x grandiflora 'Autumn Brilliance'   | Autumn Brilliance Serviceberry          | B & B     | 6' ht.      | clump form, 5-13 stems                            |
| Cer-c            | 8   | Cercis canadensis                               | Eastern Redbud                          | B & B     | 6' ht.      | clump form, 3-5 stems                             |
| Cra-c            | 3   | Crataegus crus-galli inermis                    | Thornless Cockspur Hawthorn             | B & B     | 2"Cal       | full, strong central leader, matched              |
|                  |     |                                                 |                                         |           |             |                                                   |
| SHADE TREES      | QTY | BOTANICAL NAME                                  | COMMON NAME                             | CONT      | CAL         | REMARKS                                           |
| Ace-s            | 8   | Acer saccharum 'Legacy'                         | Legacy Sugar Maple                      | B & B     | 2"Cal       | full, strong central leader, matched              |
| Gle-t            | 1   | Gleditsia triacanthos inermis 'Skycole'         | Skyline Thornless Honeylocust           | B & B     | 2"Cal       | full, strong central leader, matched              |
| Lir-t            | 2   | Liriodendron tulipifera                         | Tulip Tree                              | B & B     | 2"Cal       | full, strong central leader, matched              |
| Que-r            | 8   | Quercus rubra                                   | Red Oak                                 | B & B     | 2"Cal       | spring dug, full, strong central leader, matched  |
| Til-t            | 6   | Tilia tomentosa                                 | Silver Linden                           | B & B     | 2"Cal       | full, strong central leader, matched              |
| Zel-s            | 2   | Zelkova serrata 'Green Vase'                    | Green Vase Sawleaf Zelkova              | B & B     | 2"Cal       | full, strong central leader, matched              |
|                  |     |                                                 |                                         |           |             |                                                   |
| SHRUBS           | QTY | BOTANICAL NAME                                  | COMMON NAME                             | SIZE      | HEIGHT      | REMARKS                                           |
| Aro-a            | 19  | Aronia arbutifolia 'Brilliantissima'            | Brilliant Red Chokeberry                | container | 24"         | space @ 3'-0" o.c.                                |
| Die-l            | 33  | Diervilla lonicera 'Kodiak Orange'              | Kodiak Orange Northern Bush Honeysuckle | container | 24"         | space @ 3'-0" o.c.                                |
| Ite-v            | 41  | Itea virginica 'Sprich'                         | Little Henry's Garnet Sweetspire        | Container | 18"         | space @ 3'-0" o.c.                                |
| Jun-x            | 34  | Juniperus virginiana 'Grey Owl'                 | Eastern Redcedar                        | Container | 18" spread  | space @ 4'-0" o.c.                                |
| Phy-o            | 59  | Physocarpus opulifolius 'Summer Wine'           | Summer Wine Ninebark                    | container | 24"         | space @ 5'-0" o.c.                                |
| Vib-x            | 53  | Viburnum plicatum tomentosum 'Summer Snowflake' | Summer Snowflake Doublefile Viburnum    | Container | 24"         | space @ 4'-0" o.c.                                |

## ORDINANCE NUMBER 17-17

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

This is a Planned Unit Development District Ordinance (to be known as the “**VILLAGE PARK PLAZA I PUD DISTRICT**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or “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 “Plan Commission”) considered a petition (**Petition No. 1706-PUD-09**), 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 Plan Commission forwarded **Petition No. 1706-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Plan Commission certified the action of the Plan Commission to the Council on \_\_\_\_\_, 2017;

**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 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 "**Village Park Plaza I**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Building, Existing:** A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Existing Character Exhibit, attached hereto as **Exhibit D**.

- 2.2 **Building, New:** A Building constructed after the effective date of this Ordinance.

- 2.3 **Building, Renovated:** That portion of the Existing Building proposed to be renovated, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Renovation Character Exhibit, attached hereto as **Exhibit E**.

**Section 3.** **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an indoor movie theater, as generally depicted on the Concept Plan, in compliance with either granted variances or in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (the “Existing Improvements”). Existing Improvements may continue after the effective date of this Ordinance in accordance with the Unified Development Ordinance’s nonconforming development standard provisions. Modifications to Existing Improvements on the Real Estate, including any new construction, new sign permits, building renovations, or site plan changes, shall comply with the standards set forth in this Ordinance. Repair, maintenance and restoration of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance.

**Section 4.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 5.** **Illustrative Site Layout.** An Illustrative Site Layout is attached hereto as **Exhibit C** to provide one possible layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

**Section 6.** **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the “Underlying Zoning District”).

**Section 7.** **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate.

**Section 8.** **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the Real Estate, except as otherwise modified below.

8.1 Minimum Building Setback Lines:

- A. District Perimeter: Fifteen (15) feet
- B. District Perimeter Abutting External Street: Fifty (50) feet
- C. All Other: Zero (0) feet

**Section 9.** **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

**Section 10.** **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

10.1 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below:

- A. Renovated Building: The Renovated Building shall be substantially similar in quality and character with the Renovation Character Exhibit, attached hereto as **Exhibit E**. If a provision of Article 6.3 Architectural Standards is in conflict with the Renovation Character Exhibit, then the Renovation Character Exhibit shall control.
- B. New Building(s): New Buildings shall comply with Article 6.3 Architectural Standards.

10.2 Article 6.8 Landscaping Standards: Shall apply; except as otherwise modified below:

- A. Landscape Plan Intent: The Landscape Plan, attached hereto as **Exhibit F**, depicts landscaping installed as part of the Existing Improvements. The Landscape Plan also depicts proposed new landscaping intended to implement the objectives of Article 6.8 Landscaping Standards while taking into consideration existing and proposed site and infrastructure constraints.
- B. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- C. Landscape Plan Modifications: It is contemplated and acknowledged that alternatives that accomplish the design intent and minimum planting quantities depicted on the Landscape Plan may be appropriate to accommodate the desired integration of the proposed renovation and development of Outlots. As a result, modifications to the District's Landscape Plan may be approved as part of a Detailed Development Plan.

10.3 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.

- A. Article 6.14(G)(9) Off-Street Parking; Shared Parking: As part of the redevelopment of an Outlot, new Parking Areas shall be designed as a single



Parking Area to provide for vehicular cross-access and shared parking throughout the Real Estate.

- B. Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

**Section 11.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

**Section 12.** **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 12.1 Article 8.7 Pedestrian Network Standards: Shall apply; except as otherwise modified below:

- A. Article 8.7(C) Internal Pedestrian Network Standards: Shall apply, and shall be generally located as depicted on the Illustrative Site Layout.
- B. Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall apply, and shall be located within the Right-of-way as depicted on the Illustrative Site Layout.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

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

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-17**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-17**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC  
Washington Prime Group Inc.  
111 Monument Circle, Suite 3500, Indianapolis IN 46204

**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit C | Illustrative Site Layout        |
| Exhibit D | Existing Character Exhibit      |
| Exhibit E | Renovation Character Exhibit    |
| Exhibit F | Landscape Plan                  |



**EXHIBIT A**  
**REAL ESTATE**

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 28 MINUTES 30 SECONDS EAST 2,005.99 FEET TO THE EAST LINE OF PARCEL 2; THE FOLLOWING 6 CALLS ARE ON THE EAST LINE OF PARCEL2, THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 300.08 FEET (MEASURED) 300.00 FEET (RECORD); THENCE SOUTH 44 DEGREES 43 MINUTES 55 SECONDS EAST 232.38 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST 1,420.59 FEET TO A REBAR AND CAP SET ON THE SOUTH RIGHT OF WAY LINE OF 147TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 306.27 FEET TO A REBAR AND CAP SET; THENCE SOUTH 45 DEGREES 16 MINUTES 05 SECONDS WEST 232.38 FEET TO A REBAR AND CAP SET; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 247.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 146TH STREET; THE FOLLOWING 4 CALLS ARE ON THE SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 10 MINUTES 25 SECONDS WEST 54.91 FEET TO A CUT "X" FOUND; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS WEST 232.98 FEET; THENCE SOUTH 82 DEGREES 43 MINUTES 08 SECONDS WEST 52.83 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS WEST 51.35 FEET TO A CUT "X" FOUND AND THE POINT OF CURVATURE CONCAVE TO THE SOUTH AND HAVING A RADIUS POINT WHICH BEARS NORTH 00 DEGREES 49 MINUTES 36 SECONDS WEST 248.98 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 53 MINUTES 41 SECONDS WEST AND A CHORD LENGTH OF 145.02 FEET; THE FOLLOWING 4 CALLS ARE ON THE EAST RIGHT OF WAY LINE OF EAST GREYHOUND PASS, THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 147.15 FEET TO A CUT "X" FOUND; THENCE SOUTH 34 DEGREES 39 MINUTES 27 SECONDS WEST 11.02 FEET TO THE POINT OF CURVATURE OF A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS POINT THAT BEARS NORTH 33 DEGREES 06 MINUTES 21 SECONDS EAST 260.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 28 DEGREES 01 MINUTES 41 SECONDS WEST AND A CHORD LENGTH OF 251.04 FEET THENCE NORTHWESTERLY ON SAID CURVE 261.99 FEET TO A REBAR AND CAP FOUND; THENCE NORTH 00 DEGREES 50 MINUTES 18 MINUTES EAST 450.48 FEET TO A REBAR AND CAP SET; THENCE NORTH 45 DEGREES 33 MINUTES 06 SECONDS EAST 35.53 FEET TO A REBAR AND CAP SET; THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS EAST 790.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL.

147TH STREET

EXISTING  
DETENTION FACILITY

OUTLOTS

EXISTING  
BUILDING

RENOVATED  
BUILDING

146TH STREET

EXHIBIT B: CONCEPT PLAN  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT

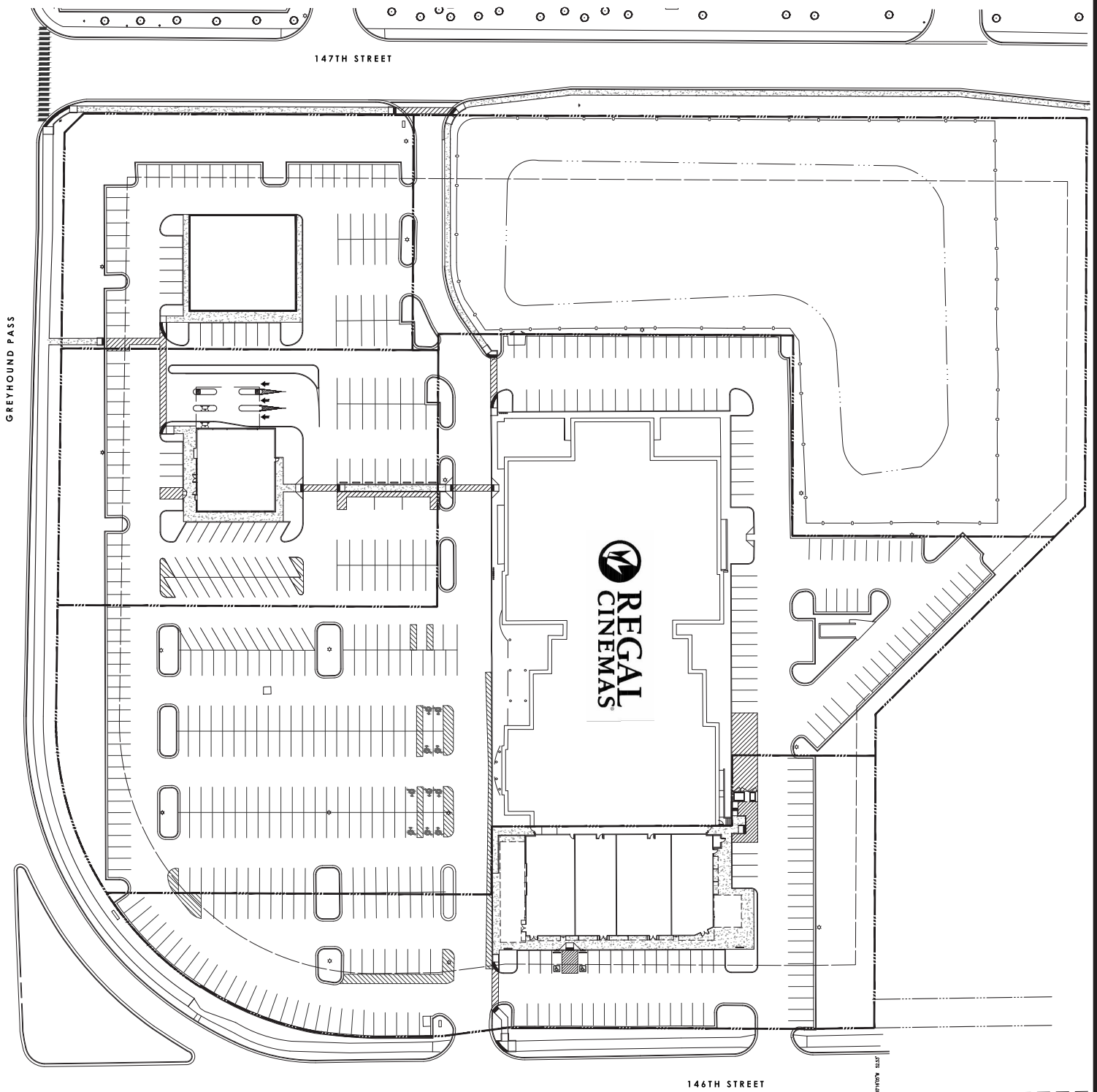


EXHIBIT C: ILLUSTRATIVE SITE LAYOUT  
**VILLAGE PARK PLAZA I**  
 PLANNED UNIT DEVELOPMENT DISTRICT





EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"  
T/ PARAPET 24'-2"  
  
T/ STOREFRONT 12'-0"  
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT



MATERIAL LIST

ALLURA CEMENT BOARD SIDING



COLOR 1: AUTUMN RED



COLOR 2: STERLING GRAY



EIFS CORNICE  
DARK GREY TO MATCH SW 7674

STONE VENEER  
COLOR T.B.D.



METAL AWNINGS  
PITCHED ROOF: DARK GREY TO MATCH SW 7674  
BLADE: DARK GREY TO MATCH SW 7674



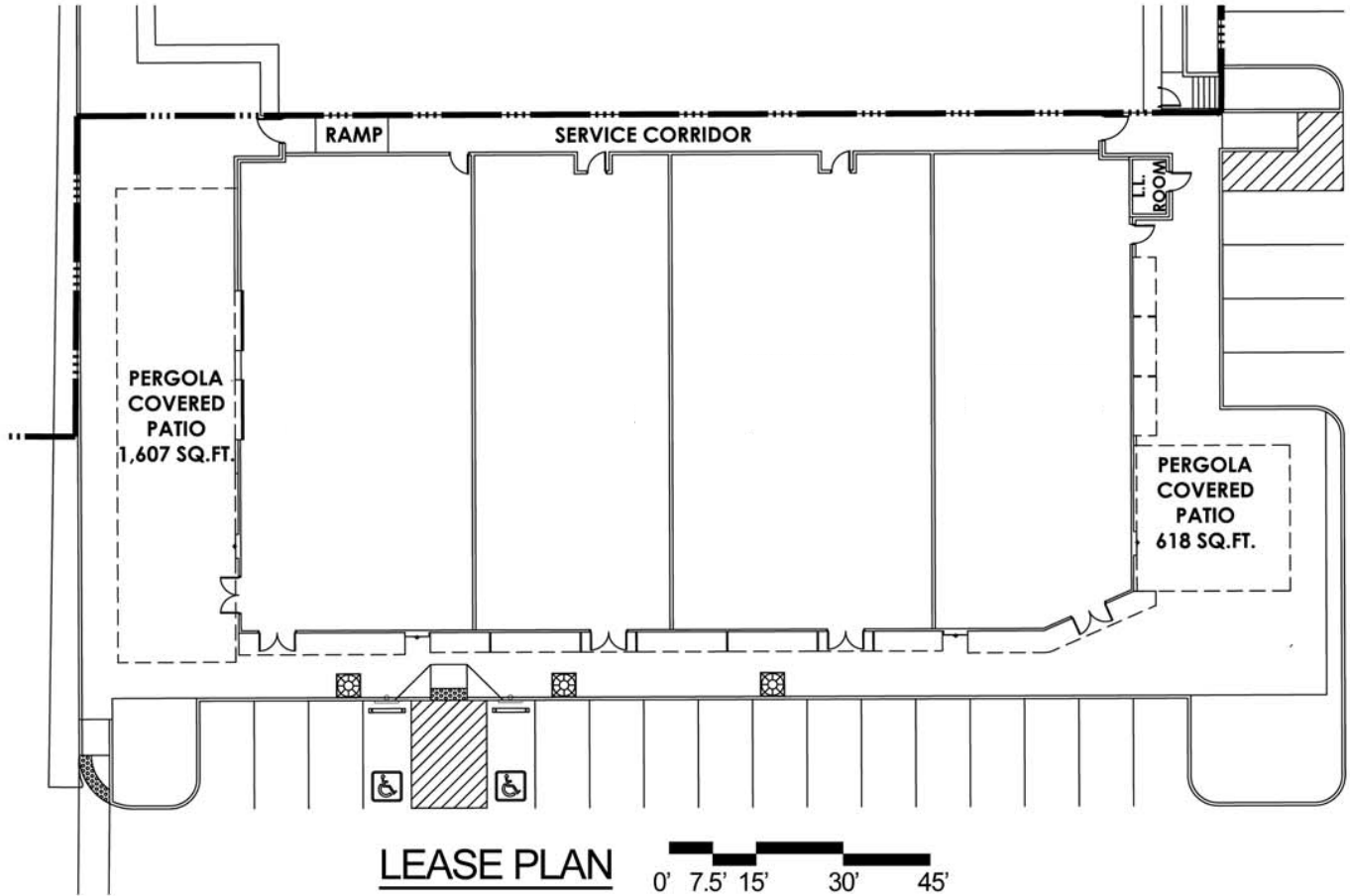
LIGHTING  
GOOSENECK SIGN LIGHTS: BLACK  
WALL SCONCE: BLACK



ALUMINUM STOREFRONT FRAMING  
COLOR: BLACK ANODIZED



01 WEST ELEVATION



03 EAST ELEVATION



EXISTING BUILDING  
BEYOND

STEEL FRAMED  
TRELLIS

WALL SCONCE  
STONE VENEER

02 SOUTH ELEVATION

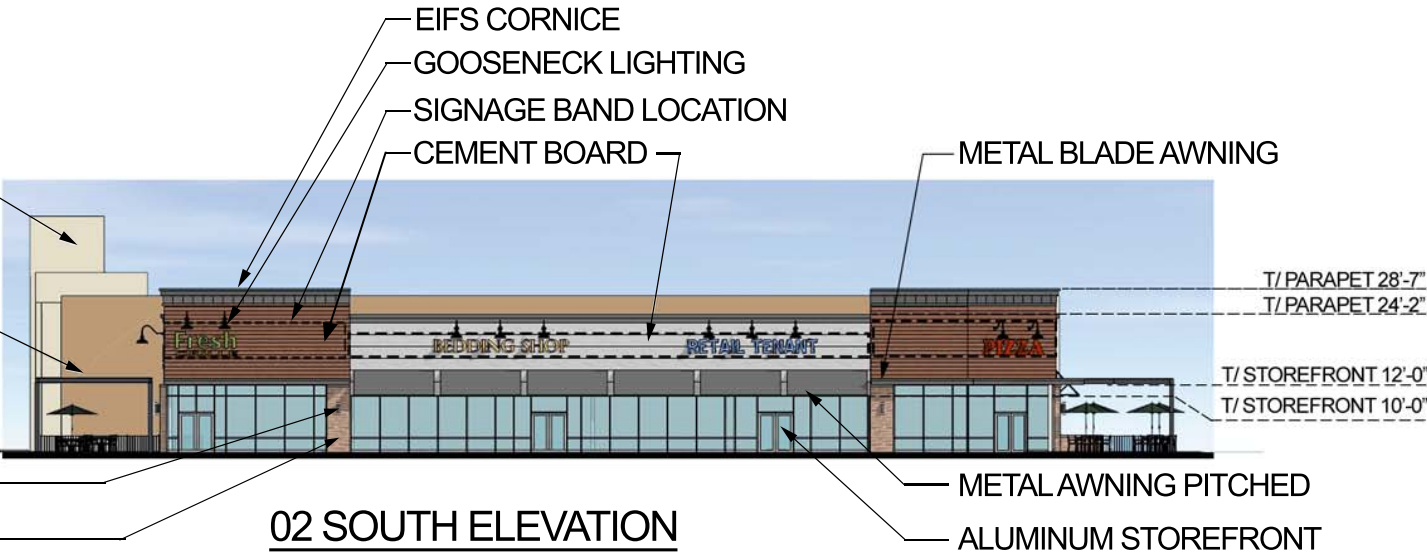
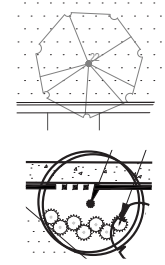
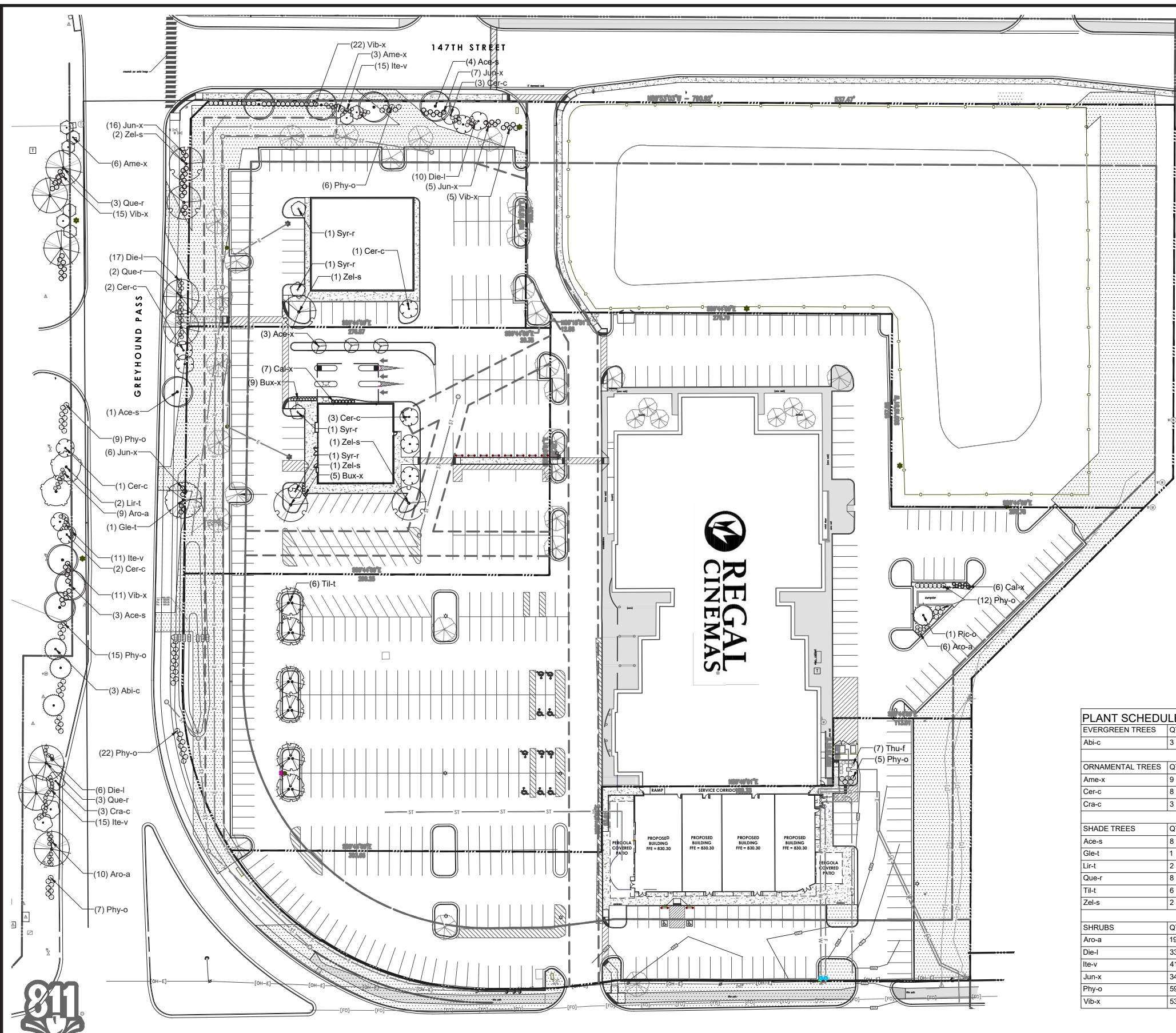


EXHIBIT E: RENOVATION CHARACTER EXHIBIT  
**VILLAGE PARK PLAZA I**  
PLANNED UNIT DEVELOPMENT DISTRICT



EXISTING PLANTINGS (LIGHT SYMBOLS)

NEW PLANTINGS (DARK SYMBOLS)

### NEW PLANTINGS: PLANT SCHEDULE

| PLANT SCHEDULE - OUTLOTS |                |                                            |                                |           |         |                                      |
|--------------------------|----------------|--------------------------------------------|--------------------------------|-----------|---------|--------------------------------------|
| ORNAMENTAL TREES         | QTY            | BOTANICAL NAME                             | COMMON NAME                    | CONT      | CAL     | REMARKS                              |
| Cer-c                    | 4              | Cercis canadensis                          | Eastern Redbud                 | B & B     | 6' ht.  | clump form, 3-5 stems                |
| Syr-r                    | 4              | Syringa reticulata 'Ivory Silk'            | Ivory Silk Japanese Tree Lilac | B & B     | 2"Cal   | full, strong central leader, matched |
| SHADE TREES              |                |                                            |                                |           |         |                                      |
| QTY                      | BOTANICAL NAME | COMMON NAME                                | CONT                           | CAL       | REMARKS |                                      |
| Ace-x                    | 3              | Acer rubrum 'Armstrong'                    | Armstrong Red Maple            | B & B     | 2"Cal   | full, strong central leader, matched |
| Zel-s                    | 3              | Zelkova serrata 'Green Vase'               | Green Vase Sawleaf Zelkova     | B & B     | 2"Cal   | full, strong central leader, matched |
| SHRUBS                   |                |                                            |                                |           |         |                                      |
| QTY                      | BOTANICAL NAME | COMMON NAME                                | SIZE                           | HEIGHT    | REMARKS |                                      |
| Bux-x                    | 14             | Buxus x 'Green Gem'                        | Green Gem Boxwood              | Container | 18"     |                                      |
| Cal-x                    | 7              | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass             | pot       | #2      | space @ 3'-0" o.c.                   |

| PLANT SCHEDULE - 147th STREET WEST & GREYHOUND PASS |                |                                                 |                                         |           |             |                                                   |
|-----------------------------------------------------|----------------|-------------------------------------------------|-----------------------------------------|-----------|-------------|---------------------------------------------------|
| EVERGREEN TREES                                     | QTY            | BOTANICAL NAME                                  | COMMON NAME                             | CONT      | CAL         | REMARKS                                           |
| Abi-c                                               | 3              | Abies concolor                                  | White Fir                               | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical |
| ORNAMENTAL TREES                                    |                |                                                 |                                         |           |             |                                                   |
| QTY                                                 | BOTANICAL NAME | COMMON NAME                                     | CONT                                    | CAL       | REMARKS     |                                                   |
| Ame-x                                               | 9              | Amelanchier x grandiflora 'Autumn Brilliance'   | Autumn Brilliance Serviceberry          | B & B     | 6' ht.      | clump form, 5-13 stems                            |
| Cer-c                                               | 8              | Cercis canadensis                               | Eastern Redbud                          | B & B     | 6' ht.      | clump form, 3-5 stems                             |
| Cra-c                                               | 3              | Crataegus crus-galli inermis                    | Thornless Cockspur Hawthorn             | B & B     | 2"Cal       | full, strong central leader, matched              |
| SHADE TREES                                         |                |                                                 |                                         |           |             |                                                   |
| QTY                                                 | BOTANICAL NAME | COMMON NAME                                     | CONT                                    | CAL       | REMARKS     |                                                   |
| Ace-s                                               | 8              | Acer saccharum 'Legacy'                         | Legacy Sugar Maple                      | B & B     | 2"Cal       | full, strong central leader, matched              |
| Gle-t                                               | 1              | Gleditsia triacanthos inermis 'Skycole'         | Skyline Thornless Honeylocust           | B & B     | 2"Cal       | full, strong central leader, matched              |
| Lir-t                                               | 2              | Liriodendron tulipifera                         | Tulip Tree                              | B & B     | 2"Cal       | full, strong central leader, matched              |
| Que-r                                               | 8              | Quercus rubra                                   | Red Oak                                 | B & B     | 2"Cal       | spring dug, full, strong central leader, matched  |
| Til-t                                               | 6              | Tilia tomentosa                                 | Green Linden                            | B & B     | 2"Cal       | full, strong central leader, matched              |
| Zel-s                                               | 2              | Zelkova serrata 'Green Vase'                    | Green Vase Sawleaf Zelkova              | B & B     | 2"Cal       | full, strong central leader, matched              |
| SHRUBS                                              |                |                                                 |                                         |           |             |                                                   |
| QTY                                                 | BOTANICAL NAME | COMMON NAME                                     | SIZE                                    | HEIGHT    | REMARKS     |                                                   |
| Aro-a                                               | 19             | Aronia arbutifolia 'Brilliantissima'            | Brilliant Red Chokeberry                | container | 24"         | space @ 3'-0" o.c.                                |
| Die-l                                               | 33             | Diervilla lonicera 'Kodiak Orange'              | Kodiak Orange Northern Bush Honeysuckle | container | 24"         | space @ 3'-0" o.c.                                |
| Ite-v                                               | 41             | Itea virginica 'Sprich'                         | Little Henry's Garnet Sweetspire        | Container | 18"         | space @ 3'-0" o.c.                                |
| Jun-x                                               | 34             | Juniperus virginiana 'Grey Owl'                 | Eastern Redcedar                        | Container | 18" spread  | space @ 4'-0" o.c.                                |
| Phy-o                                               | 59             | Physocarpus opulifolius 'Summer Wine'           | Summer Wine Ninebark                    | container | 24"         | space @ 5'-0" o.c.                                |
| Vib-x                                               | 53             | Viburnum plicatum tomentosum 'Summer Snowflake' | Summer Snowflake Doublefile Viburnum    | Container | 24"         | space @ 4'-0" o.c.                                |

## EXHIBIT F: LANDSCAPE PLAN VILLAGE PARK PLAZA I PLANNED UNIT DEVELOPMENT DISTRICT



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 7, 2017  
1707-SPP-07 and 1707-ODP-07

**Petition Number:** 1707-SPP-07 and 1707-ODP-07

**Subject Property:** Southwest Corner of State Road 38 and Grassy Branch Road

**Petitioner:** CR White Aurora, LLC by Stoeppelwerth & Associates, Inc.

**Request:** Petitioner requests **Primary Plat** and **Development Plan** review for 250 lots on 314 acres+/- in the Aurora Planned Unit Development (PUD) District

**Current Zoning:** Aurora PUD District Ordinance No. 16-35

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 314 acres+/-

**Exhibits:**

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

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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**PROCEDURAL**

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

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**BACKGROUND**

The 314-acre+/- site is located on the southwest corner of State Road 38 and Grassy Branch Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibits 4 & 5**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Aurora PUD District Ordinance No. 16-35 (the "PUD Ordinance"). The petition was reviewed by the Technical Advisory Committee at its June 20, 2017, meeting. This petition received a public hearing at the Plan Commission's July 11, 2017 meeting.





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**DEVELOPMENT PLAN (Article 10.7(H) of the UDO):**

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.





- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**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:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  1. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  2. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  3. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**DISTRICT STANDARDS**

**The plans comply with Article 4.7 (SF-4 District), Article 4.9 (SFA District), Article 4.11 (MF2 District), Article 4.14 (LB District), Article 4.16 (GB District), Article 4.24 (EI District), and the Aurora PUD Ordinance.**



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 7, 2017  
1707-SPP-07 and 1707-ODP-07

22) **Aurora PUD District Standards:** The underlying zoning district of each District shall be:

|                       |                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------|
| <u>Business Parke</u> | GB: General Business District                                                         |
| <u>Commerce Parke</u> | EI: Enclosed Industrial District                                                      |
| <u>The Shoppes</u>    | LB: Local and Neighborhood Business District                                          |
| <u>The Townes</u>     | SF4: Single-Family High Density District<br>MF2: Multi-Family Medium Density District |
| <u>The Villas</u>     | SF4: Single-Family High Density District<br>SFA: Single-Family Attached District      |

1. **Concept Plan:** (Section 3 of the PUD Ordinance)

- A. The approximate size of each District is as follows. The size of the Commerce Parke or the Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (60) acres total. The total acreage comprising The Townes and The Villas may increase so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

| <u>District</u>           | <u>Acres<br/>Proposed</u> | <u>Acres<br/>Shown</u> | <u>Compliant?</u> |
|---------------------------|---------------------------|------------------------|-------------------|
| Business Parke            | 20 acres                  | 20 acres               | Compliant         |
| Commerce Parke            | 216 acres                 | 186 acres              | Compliant         |
| The Shoppes               | 17 acres                  | 17 acres               | Compliant         |
| The Townes/<br>The Villas | 61 acres                  | 91 acres               | Compliant         |

- B. Section 3.3 – The total number of residential units on the Real Estate shall not exceed two hundred fifty (250). The actual number of detached Single-Family Dwellings shall be governed by the number of acres dedicated to detached Single-Family Dwellings as governed by the following charts:

| Minimum Acreage | Maximum Units |
|-----------------|---------------|
| 61 Acres        | 180 Units     |
| 71 Acres        | 205 Units     |
| 81 Acres        | 225 Units     |
| 91 Acres        | 250 Units     |

2. **Section 5. Permitted Uses:** **These standards will be further reviewed for compliance at the time of the Detailed Development Plan and/or Secondary Plat.**



3. Section 6. General Regulations

- A. Lot Standards for Business Parke: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**
- B. Lot Standards for Commerce Parke: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**
- C. Lot Standards for The Shoppes: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**

D. Lot Standards for The Townes (Single-family dwellings):

- (1) Minimum lot area: 6,000 SF
- (2) Minimum lot frontage: 40 feet
- (3) Minimum setback lines:

Front Yard: 20 feet

Side Yard: 5 feet

Rear Yard: 20 feet

- (4) Minimum Lot Width: 50 feet

E. Lot Standards for The Villas (Single-family dwellings):

- (1) Minimum lot area: 7,200 SF
- (2) Minimum lot frontage: 40 feet
- (3) Minimum setback lines:

Front Yard: 20 feet

Side Yard: 5 feet

Rear Yard: 20 feet

- (4) Minimum Lot Width: 60 feet

4. Section 7. Development Standards: **Architecture, Height, Outdoor Storage and Display, Parking and Loading, Performance, Sign and Lighting Standards will be further reviewed at the time of the Detailed Development Plan and/or Improvement Location Permit.**

A. Landscaping Standards:

- (1) A twenty-foot (20') buffer yard shall be required around the perimeter of each District
- (2) A fifty-foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road.



- (3) A fifty-foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.
  - (4) A thirty-foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.
  - (5) Buffer between The Shoppes and adjoining Residential District
    - (a) A thirty-foot (30') buffer yard shall be required and shall be landscaped per this Ordinance.
  - (6) Buffer along the northern, western, southern and eastern borders of Commerce Parke
    - (a) A forty-foot (40') buffer yard shall be required and shall be improved as follows:
      - (b) The buffer yard shall have a six foot (6') mound
      - (c) Shall be landscaped per this Ordinance
      - (d) Evergreen trees shall be planted on or near the top of the mound
      - (e) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
  - 5. **Section 9. Design Standards: These standards will be further reviewed at the time of the Detailed Development Plan and/or Secondary Plat.**
  - 6. **Section 10. Amenities:**
    - A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.
    - B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising The Townes and The Villas.
    - C. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit.
    - D. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.
-





### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

#### 23) Landscaping Standards (Article 6.8):

##### 1. General Landscape Design Standards:

- (1) **Standard:** Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings.

##### 2. Street Trees

##### 3. Minimum Lot Landscaping Requirements

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan/Improvement Location Permit, except as noted herein regarding the common areas within The Townes and The Villas.

##### 4. External Street Frontage Landscaping

##### 5. Buffer Yard Requirements

##### 6. Parking Area Landscaping

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan.

#### 24) Lot Standards (Article 6.10)

#### 25) Setback Standards (Article 6.16)

#### 26) Vision Clearance Standards (Article 6.19)

#### 27) Yard Standards (Article 6.21)

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### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

#### 28) Block Standards (Article 8.1)

#### 29) Easement Standards (Article 8.3)

#### 30) Monument and Marker Standards (Article 8.5)

#### 31) Pedestrian Network Standards (Article 8.7)

#### 32) Storm Water Standards (Article 8.8)

#### 33) Street and Right-of-Way Standards (Article 8.9)

#### 34) Street Light Standards (Article 8.10)



- 35) Street Sign Standards (Article 8.11)
- 36) Surety Standards (Article 8.12)
- 37) Utility Standards (Article 8.13)

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#### **PRIMARY PLAT REVIEW COMMENTS**

**The plans comply.**

- 38) Proposed name of subdivision.
- 39) Names and addresses of the owner, owners, land surveyor or land planner.
- 40) Title, scale, north arrow and date.
- 41) 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.
- 42) Easements (locations, widths and purposes). (Article 8.3)
- 43) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 44) Layout of Lots (showing dimensions, numbers and square footage).
- 45) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 46) 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%).
- 47) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 48) Building setback lines.
- 49) Legend and notes.
- 50) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 51) Other features or conditions which would affect the subdivision favorable or adversely.
- 52) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 53) 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.
- 54) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 55) 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.
- 56) 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.

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#### DEPARTMENT COMMENTS

1. The Primary Plat and Overall Development Plan complies with the applicable zoning ordinances, subject to the recommended conditions.
2. **ACTION: The Department recommends approving the petition with the following conditions:**
  - All necessary approvals be obtained from the Westfield Public Works Department and the Country Surveyor's Office prior to the approval of a secondary plat.
  - The final approval of the landscape plan be delegated to the Department.
3. If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).

|                             |
|-----------------------------|
| <b>ORDINANCE NUMBER 17-</b> |
|-----------------------------|

**Oak Manor PUD District Amendment**

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

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

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

**WHEREAS**, the Council enacted Ordinance No. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17\_\_\_\_-PUD-\_\_\_\_), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 17-\_\_\_\_-PUD-\_\_\_\_** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_. 2017;

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

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



**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Area B Development Standards Detached Residential.** The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

|                                             | Parcel B-1<br>Type 1 Lots | Parcel B-1<br>Type 2 Lots |
|---------------------------------------------|---------------------------|---------------------------|
| Minimum Lot Width at Building Line          | 31’                       | 36’                       |
| Minimum Lot Frontage on Street (1)          | 25’                       | 30’                       |
| Minimum Lot Area                            | 2,325 SF                  | 2,880 SF                  |
| Minimum Front Yard Setback (2)              | 3’                        | 10’                       |
| Minimum Side Yard Setback                   | 3’                        | 3’                        |
| Minimum Rear Yard Setback                   | 5’                        | 5’                        |
| Minimum Building Height                     | 2 stories                 | 2 stories                 |
| Maximum Building Height                     | 35’                       | 35’                       |
| Minimum Gross Floor Areas for Ground Level: | 650 SF                    | 700 SF                    |

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

**Section 3. Development Standards Attached Residential.** The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: The minimum building setback from right-of-way of public street shall be ten feet (10’) within Parcel B-1.

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

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

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

**Section 6. Site Layout and Building Materials.** The Real Estate shall be developed in a manner substantially similar to the layout and design shown on Primary Plat (the “Primary Plat”) for the site (Petition No. 1707-SPP-08). Furthermore, vinyl siding shall be a prohibited building material for homes constructed on any lot shown on the Primary Plat.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2017.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

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Jim Ake

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Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

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Cindy Gossard, Clerk Treasurer

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

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

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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



**EXHIBIT A**  
**(REAL ESTATE)**

**Parcel I:**

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

170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

**Parcel II:**

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

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

**Parcel III:**

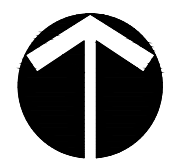
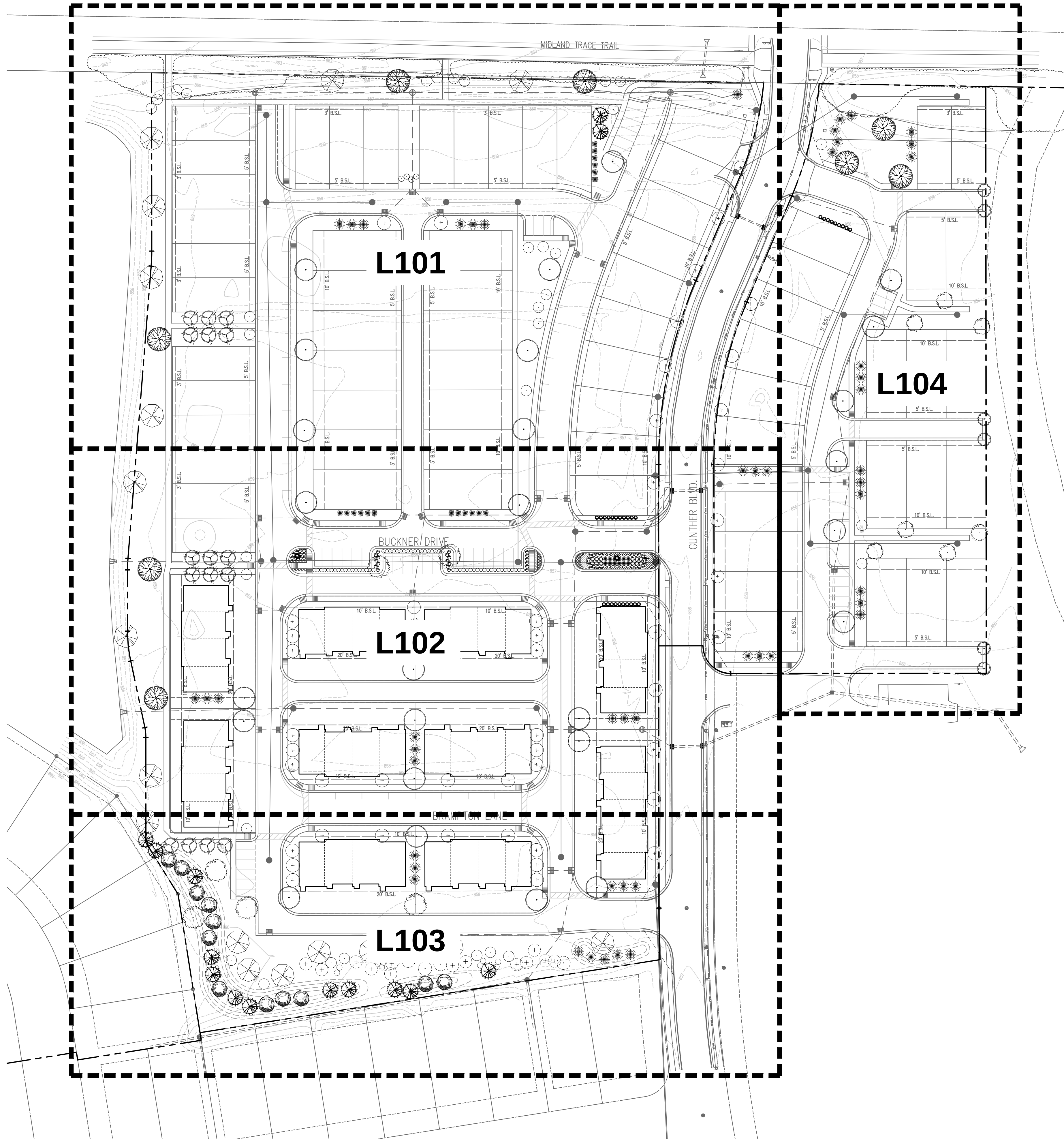
Blocks C, D and E of The Villages of Oak Manor Section 3A, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded January 26, 2009 as Instrument Number 2009003437, Plat Cabinet 4, Slide 519 in the Office of the Recorder of Hamilton County, Indiana.

**EXHIBIT “A”**  
**(Real Estate)**









- GENERAL LANDSCAPE NOTES:**
1. ALL DISTURBED AREAS SHALL BE SEEDED.
  2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
  4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

**LANCASHIRE AT OAK MANOR**  
**WESTFIELD, INDIANA**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS:

DRAWING FILES:

DATE: AUGUST 4, 2017  
PROJECT NUMBER:

DRAWN BY: RAF  
CHECKED BY: RAF  
SHEET TITLE:

LANDSCAPE PLAN  
SHEET KEY

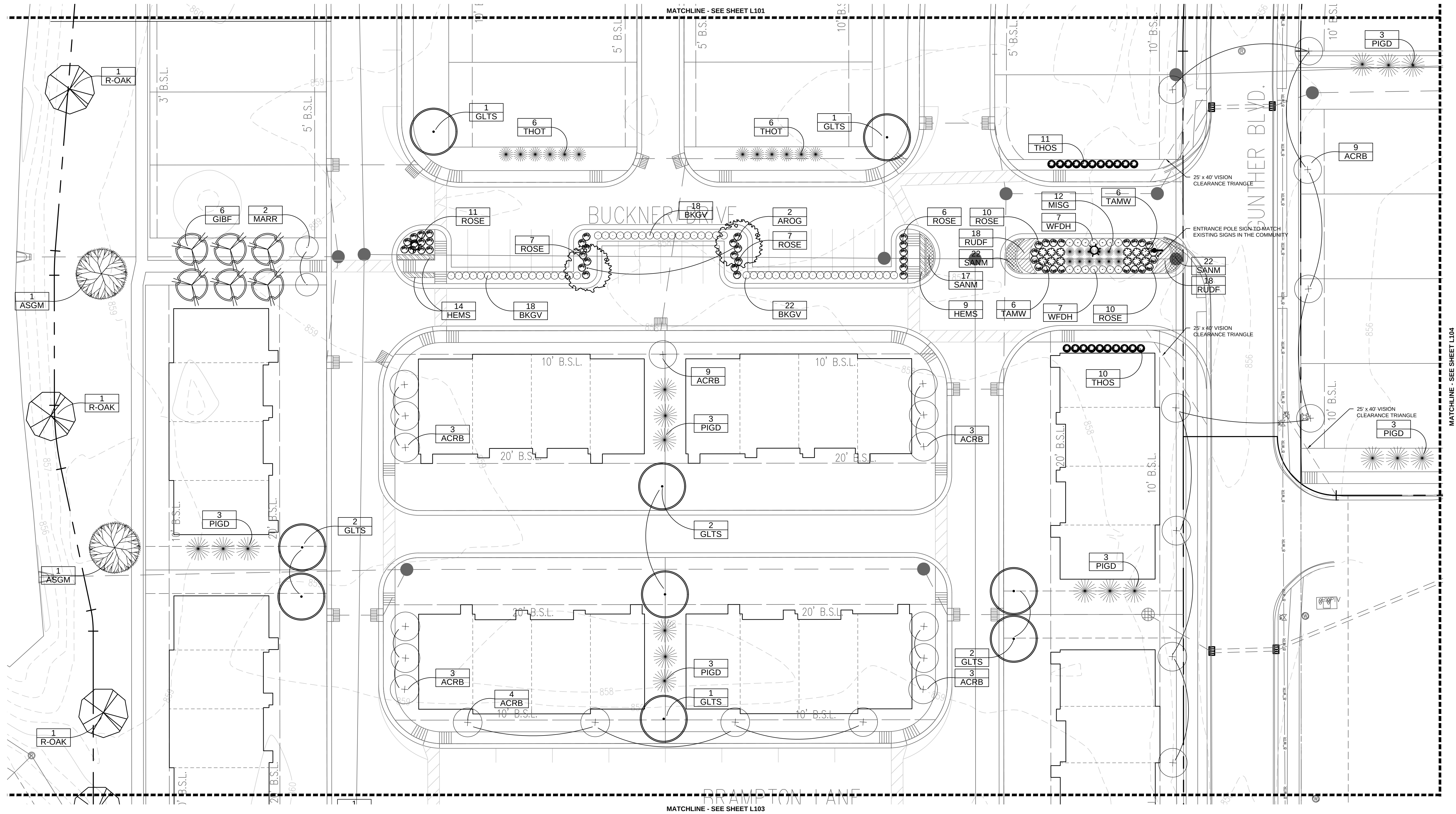
SHEET #:

**L100**









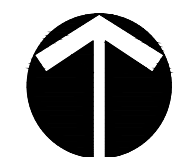
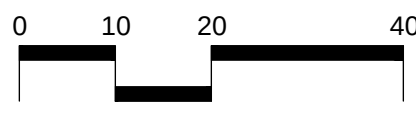
**LANDSCAPE NOTES:**

- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS AND 10' FROM STORM LINES.
- REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

**LOT LANDSCAPING REQUIREMENTS PER PUD:**

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

TOWNHOME LOTS: FOUR (4) SHRUBS PER LOT  
31' LOTS: FIVE (5) SHRUBS PER LOT  
36' LOTS: SIX (6) SHRUBS PER LOT



**LANCASHIRE AT OAK MANOR**  
WESTFIELD, INDIANA

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 4, 2017  
PROJECT NUMBER:

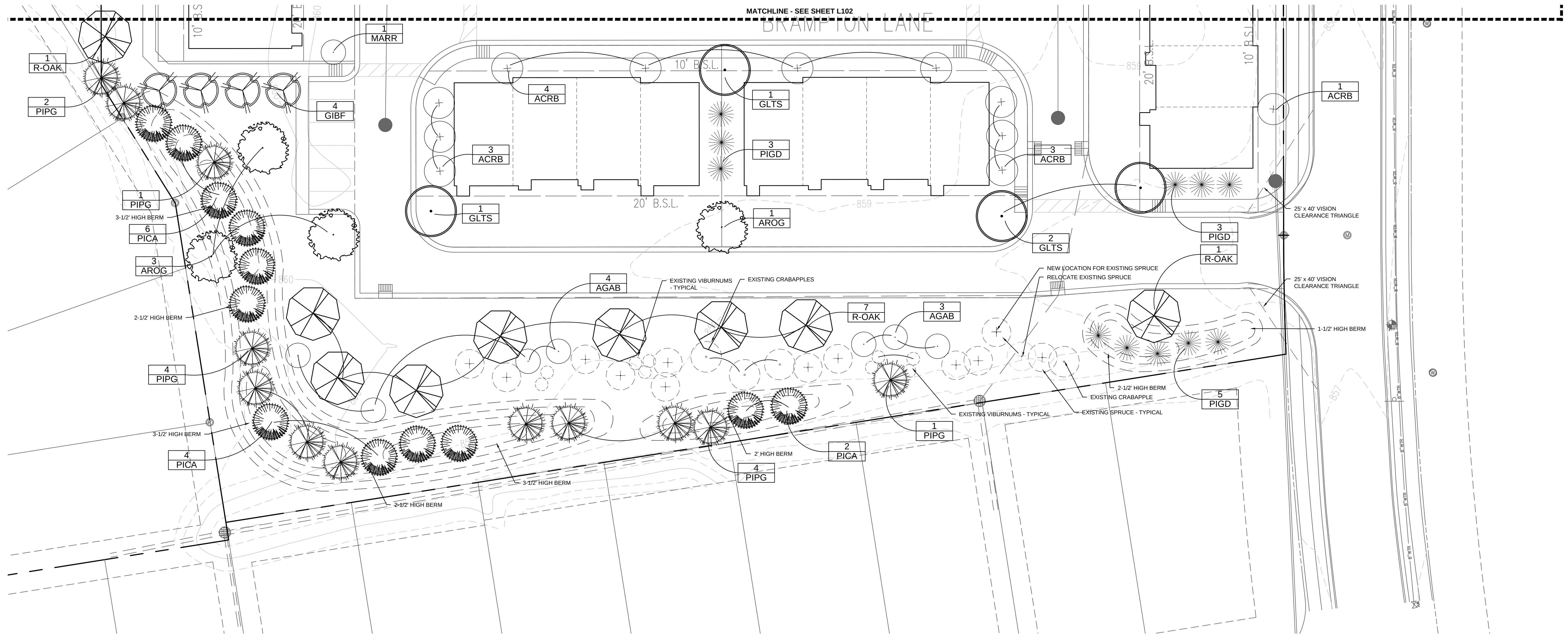
DRAWN BY: RAF  
CHECKED BY: RAF  
SHEET TITLE:

LANDSCAPE PLAN

SHEET #:

**L102**





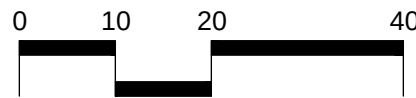
**LANDSCAPE NOTES:**

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS AND 10' FROM STORM LINES.
2. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

**LOT LANDSCAPING REQUIREMENTS PER PUD:**

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

TOWNHOME LOTS: FOUR (4) SHRUBS PER LOT  
31' LOTS: FIVE (5) SHRUBS PER LOT  
36' LOTS: SIX (6) SHRUBS PER LOT



REVISIONS:

DRAWING FILES:

DATE: AUGUST 4, 2017  
PROJECT NUMBER:

DRAWN BY: RAF  
CHECKED BY: RAF

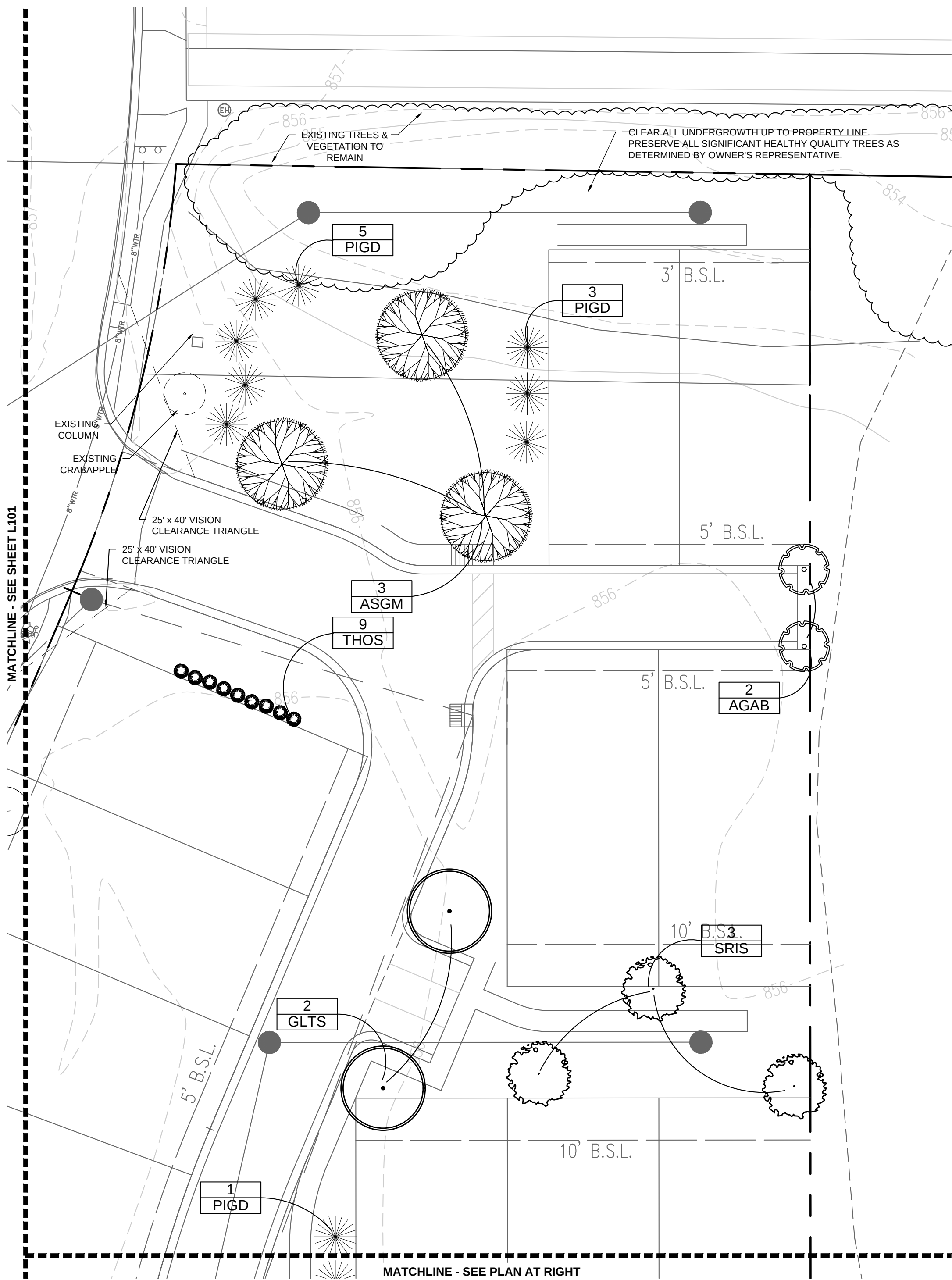
SHEET TITLE:

LANDSCAPE PLAN

SHEET #:

**L103**





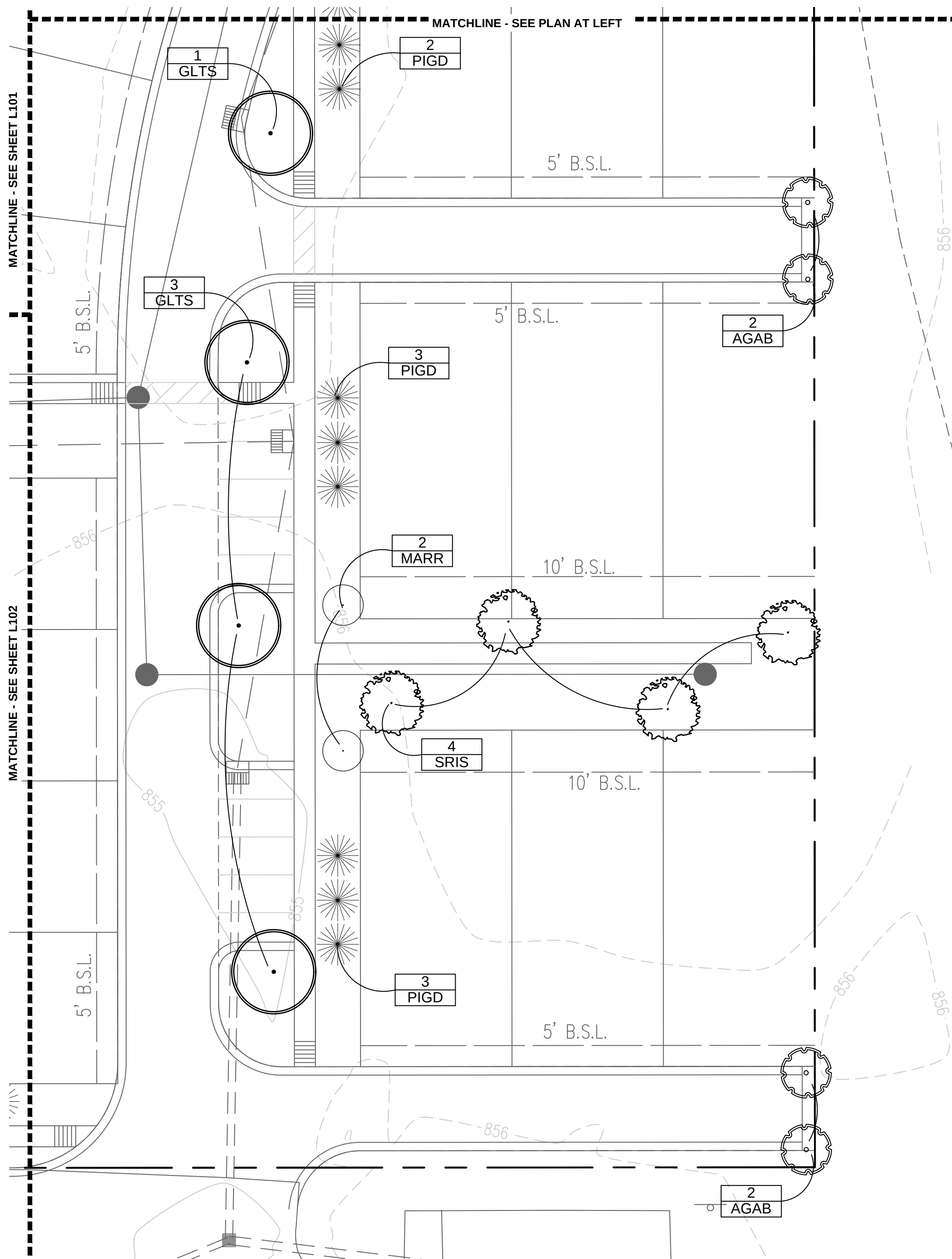
LANDSCAPE NOTES:

- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS AND 10' FROM STORM LINES.
- REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
- ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK AROUND ANY PRESERVED TREES.

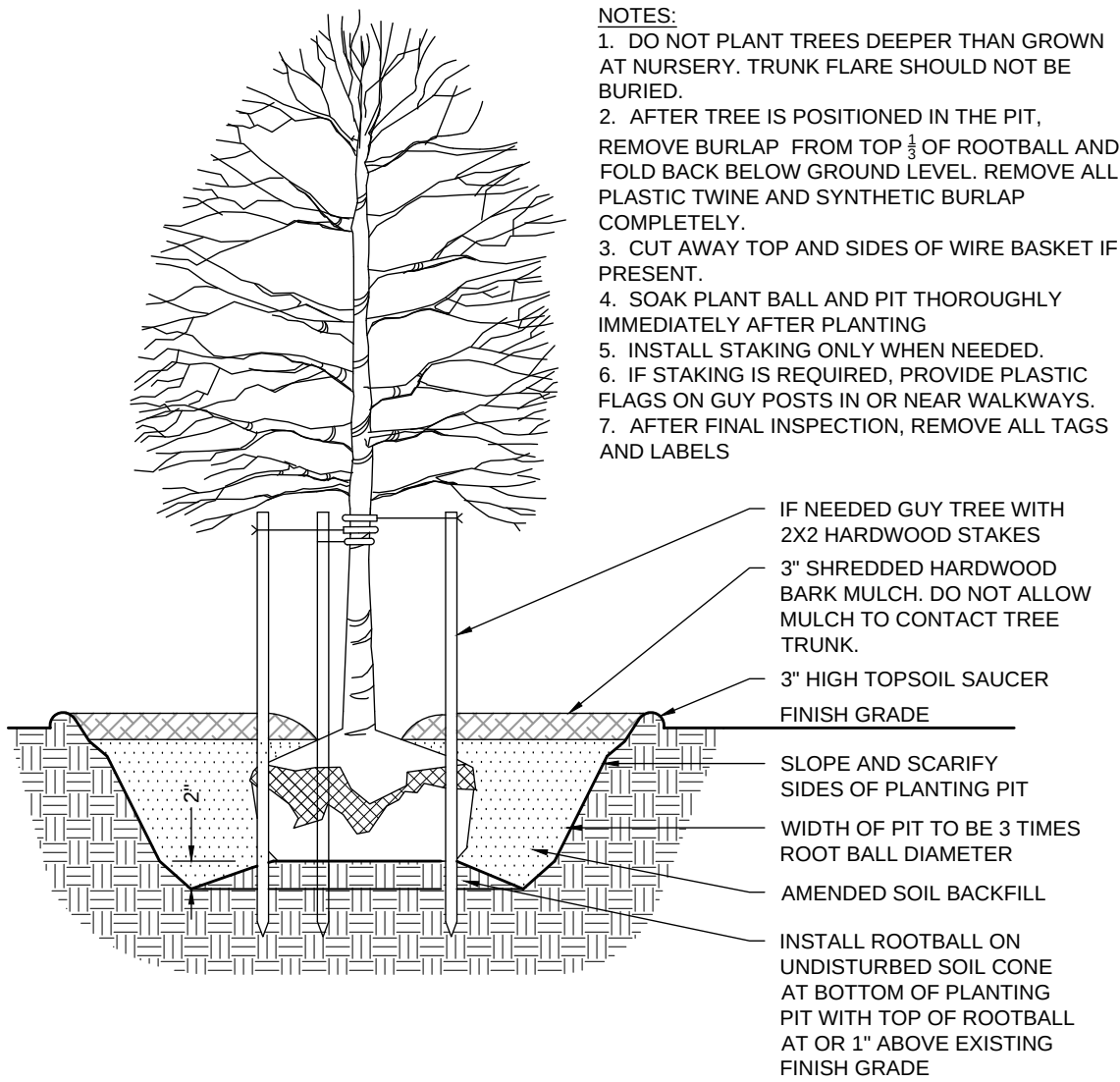
LOT LANDSCAPING REQUIREMENTS PER PUD:

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

TOWNHOME LOTS: FOUR (4) SHRUBS PER LOT  
31' LOTS: FIVE (5) SHRUBS PER LOT  
36' LOTS: SIX (6) SHRUBS PER LOT



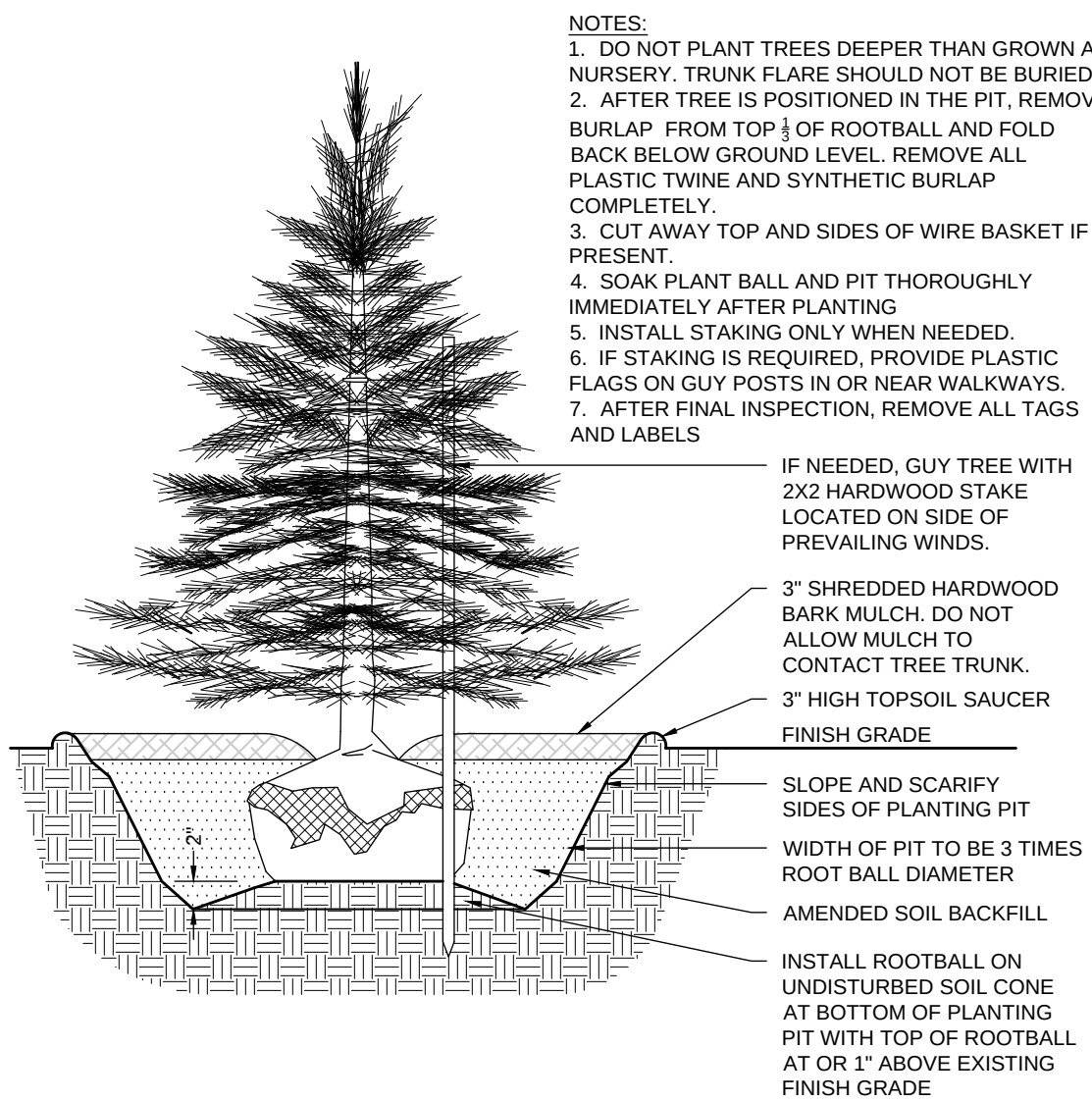




1 SHADE TREE PLANTING DETAIL

SECTION

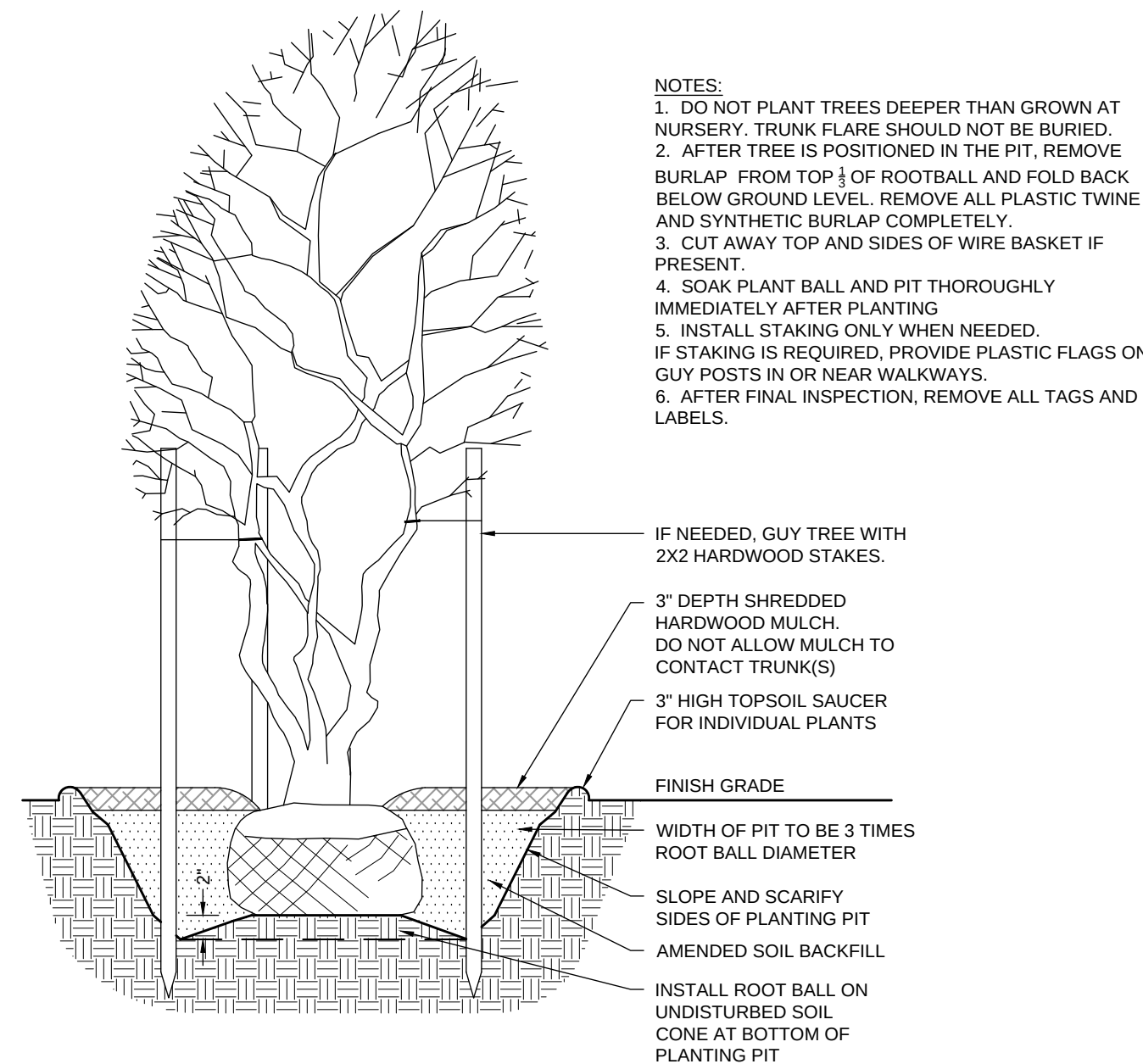
NTS



2 EVERGREEN TREE PLANTING DETAIL

SECTION

NTS



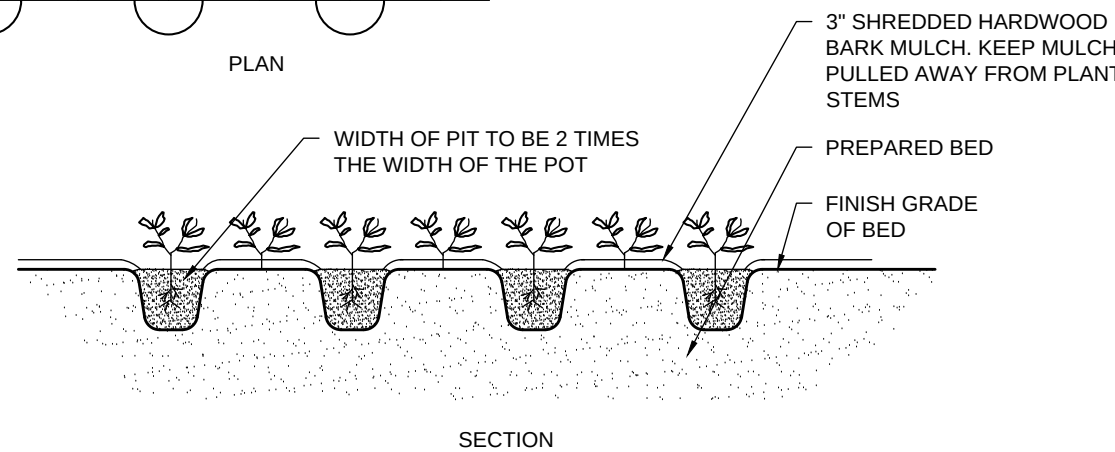
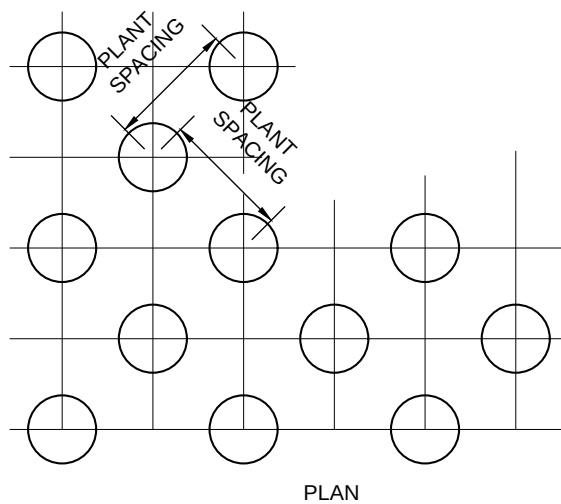
3 MULTI-TRUNK TREE PLANTING DETAIL

SECTION

NTS

PLANT SCHEDULE:

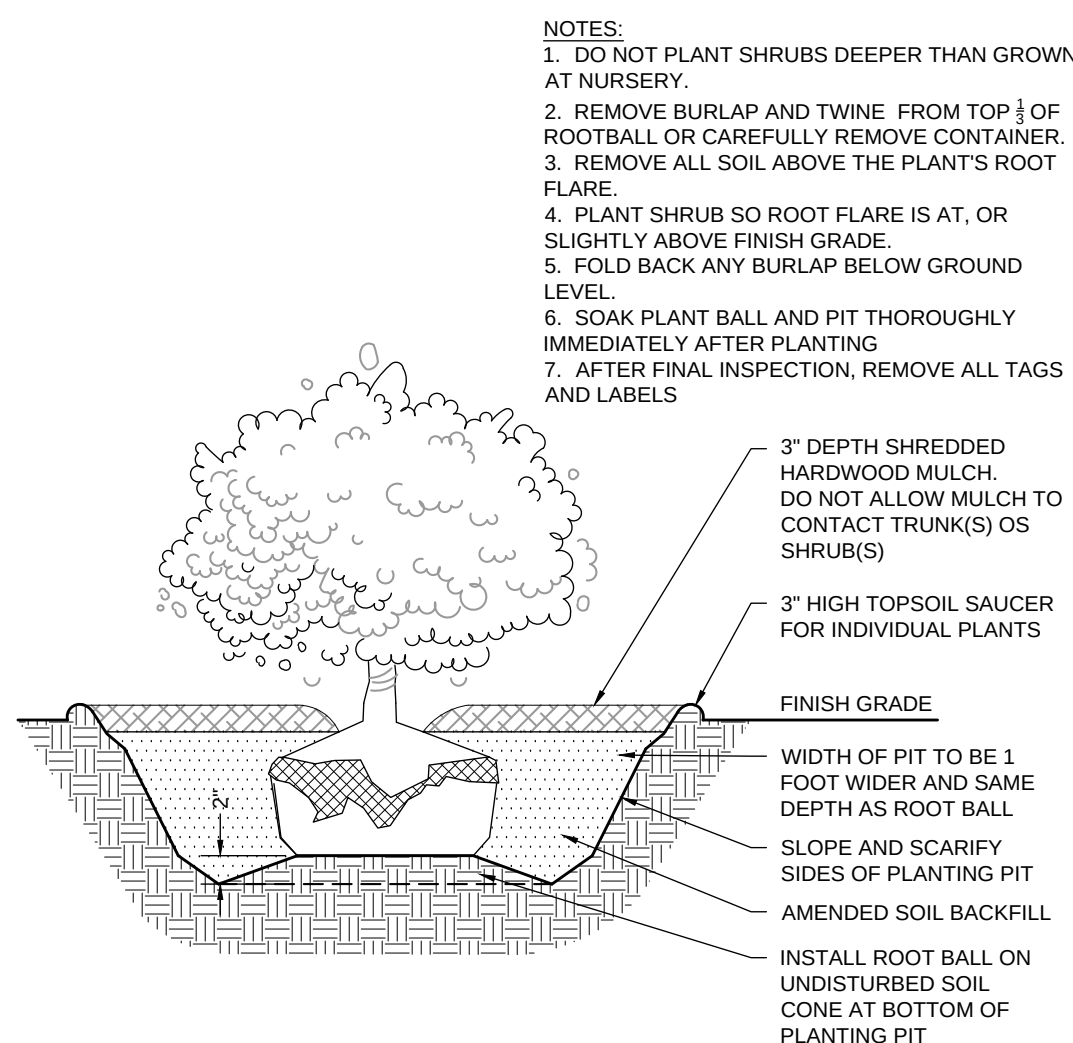
| Symbol     | Quantity |      |      |      |       | Botanical Name                                | Common Name                          | Spacing  | Size    | Condition |
|------------|----------|------|------|------|-------|-----------------------------------------------|--------------------------------------|----------|---------|-----------|
|            | L101     | L102 | L103 | L104 | Total |                                               |                                      |          |         |           |
| Trees      |          |      |      |      |       |                                               |                                      |          |         |           |
| AGAB       | 0        | 0    | 7    | 6    | 13    | Amelanchier x grandiflora 'Autumn Brilliance' | Clump Autumn Brilliance Serviceberry |          | 6' ht.  | B&B       |
| ACRB       | 12       | 26   | 11   | 0    | 49    | Acer rubrum 'Bowhall'                         | Bowhall Maple                        |          | 2" cal. | B&B       |
| AROG       | 0        | 2    | 4    | 0    | 6     | Acer rubrum 'October Glory'                   | October Glory Red Maple              |          | 2" cal. | B&B       |
| ASGM       | 3        | 2    | 0    | 3    | 8     | Acer saccharum 'Green Mountain'               | Green Mountain Sugar Maple           |          | 2" cal. | B&B       |
| CERC       | 11       | 0    | 0    | 0    | 11    | Cercis canadensis                             | Eastern Redbud                       |          | 6' ht.  | B&B       |
| GIBF       | 6        | 6    | 4    | 0    | 16    | Ginkgo biloba 'Fastigiata'                    | Columnar Ginkgo                      |          | 2" cal. | B&B       |
| GLTS       | 7        | 9    | 4    | 6    | 26    | Gleditsia triacanthos 'Streetkeeper'          | Streetkeeper Honeylocust             |          | 2" cal. | B&B       |
| MARR       | 9        | 2    | 1    | 2    | 14    | Malus 'Royal Raindrops'                       | Royal Raindrops Crabapple            |          | 2" cal. | B&B       |
| PICA       | 0        | 0    | 12   | 0    | 12    | Picea abies                                   | Norway Spruce                        |          | 6' ht.  | B&B       |
| PIPG       | 2        | 0    | 11   | 0    | 13    | Picea pungens glauca                          | Colorado Blue Spruce                 |          | 6' ht.  | B&B       |
| PIGD       | 7        | 18   | 11   | 17   | 53    | Picea glauca 'Densata'                        | Black Hills Spruce                   |          | 6' ht.  | B&B       |
| R-OAK      | 6        | 3    | 9    | 0    | 18    | Relocated Oak Trees from Along Gunther Blvd.  |                                      |          |         |           |
| SRIS       | 0        | 0    | 0    | 7    | 7     | Syringa reticulata 'Ivory Silk'               | Ivory Silk Japanese Tree Lilac       |          | 2" cal. | B&B       |
| THOS       | 0        | 21   | 0    | 9    | 30    | Thuja occidentalis 'Smaragd'                  | Emerald Green Arborvitae             | 3' o.c.  | 6' ht.  | B&B       |
| THOT       | 6        | 12   | 0    | 0    | 18    | Thuja occidentalis 'Techny'                   | Mission Arborvitae                   | 6' o.c.  | 6' ht.  | B&B       |
|            | 69       | 101  | 74   | 50   | 294   | Total Trees                                   |                                      |          |         |           |
| Shrubs     |          |      |      |      |       |                                               |                                      |          |         |           |
| BKGV       | 0        | 48   | 0    | 0    | 48    | Buxus x koreana 'Green Velvet'                | Green Velvet Boxwood                 | 3' o.c.  | 18" ht. | B&B       |
| ROSE       | 0        | 51   | 0    | 0    | 51    | Rosa 'Radrazz'                                | Knock Out Rose                       | 3' o.c.  | 3 gal.  | CONT.     |
| TAMW       | 0        | 12   | 0    | 0    | 12    | Taxus x media 'Wardii'                        | Wardi Spreading Yew                  | 4' o.c.  | 18" ht. | B&B       |
| JUBJ       | 4        | 0    | 0    | 0    | 4     | Viburnum x juddii                             | Judd's Viburnum                      | 5' o.c.  | 5 gal.  | CONT.     |
| WFDH       | 0        | 14   | 0    | 0    | 14    | Weigela florida 'Dark Horse'                  | Dark Horse Weigela                   | 3' o.c.  | 3 gal.  | CONT.     |
| Perennials |          |      |      |      |       |                                               |                                      |          |         |           |
| HEMS       | 0        | 23   | 0    | 0    | 23    | Hemerocallis 'Stella de Oro'                  | Stella de Oro Daylily                | 24" o.c. | 1 gal.  | CONT.     |
| MISG       | 0        | 12   | 0    | 0    | 12    | Miscanthus sinensis 'Gracillimus'             | Gracillimus Maiden Grass             | 4' o.c.  | 3 gal.  | CONT.     |
| RUDF       | 0        | 36   | 0    | 0    | 36    | Rudbeckia fulgida speciosa                    | Showy Black-Eyed Susan               | 24" o.c. | 1 gal.  | CONT.     |
| SANM       | 0        | 61   | 0    | 0    | 61    | Salvia nemerosa 'Mainacht'                    | May Night Salvia                     | 18" o.c. | 1 gal.  | CONT.     |



4 PERENNIAL PLANTING DETAIL

SECTION

NTS



5 SHRUB PLANTING DETAIL

SECTION

NTS



## Pamela Howard

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**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, June 21, 2017 12:02 PM  
**To:** Pamela Howard; Matt Skelton  
**Cc:** Jim Ake; Mark Keen; Cindy Spoljaric; Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon  
**Subject:** Proposed Development in Lancashire in the Villages of Oak Manor

Ms. Howard,

Thank you for meeting with Bill Kelley and me last week and for the information you sent me regarding the proposed development in Lancashire at Oak Manor as outlined in the letter some residents received from Innovative Engineering & Consulting, Inc.. I received my notice on June 12, 2017.

The residents of the Villages of Oak Manor(VOOM), through their volunteer steering committee, request that the proposed Westfield-Washington Township Advisory Plan Commission hearing on this project be delayed one month until the August meeting of the commission to allow the residents time to gather more information on the project. At this point the information is incomplete and is not adequate for the residents to form an opinion regarding the appropriateness of the proposed project for our neighborhood.

This notice has caught the residents of the Villages or Oak Manor by surprise. Normally, we are accustomed to seeing a notice sign on the property that is being proposed for rezoning or for revisions to existing Planned Unit Development. This sign has not been posted on the property in this proposed development.

We need the following information to make before we can form an opinion on the project:

1. What is the role of Applewood, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
2. What is the role of 11<sup>th</sup> Street Development, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
3. What is the role of Innovative Engineering & Consulting, Inc. in this project? Who is their registered professional engineer responsible for the project?
4. The plan appears to show very small green space.
5. Where will plowed snow be placed?
6. Will the streets and alleys in the development be turned over to the City of Westfield for maintenance and snow plowing?
7. Access for fire trucks appears to be meager. Has this been approved by the Westfield Fire Department?
8. Will the proposed development be a separate HOA with its own Covenants & Restrictions and By-Laws or will it be attached to and under the governing documents the existing Lancashire HOA?
9. The proposed development has two distinct types of residences; three story town houses and two story residences, both of which are significantly different than the current condominium building. How will these differences be accommodated in the Covenants and Restrictions and By-Laws of the combined Lancashire development? Will existing residents be allowed approval of these documents?
10. Will Kirkpatrick Management Co. be the property manager of the proposed development?
11. Will new property owners be subject to the governing documents of the VOOM Master HOA and its assessment?
12. What is the price point for the proposed units?
13. What is the targeted marketing demographic for the proposed units?
14. Will new residents contribute \$300 to the Master HOA Reserve Fund and \$200 to the Lancashire HOA Reserve Fund?

15. Will the proposed units have a limitation on number of units that can be purchased and rented?
16. Will the new residences have HOA landscape maintenance and snow removal provisions?

As you can see, we have more questions than answers as notification has been lacking important information.

While only a small number of our residents in the Villages of Oak Manor were notified of this hearing, it should be stressed that any PUD change within any part of our area affects ALL residents in our HOA, as we are bound together by a Master HOA with its covenants and restrictions and its by-laws.

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 8:56 AM  
**To:** Pamela Howard  
**Cc:** Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** Fw: VOOM Concerns regarding Lancashire Development Plan

Good Morning Pam,

The Villages of Oak Manor Steering Committee Chairman Gerald Kinyon sent this email yesterday. See these comments and add them to the public record for planning staff and plan commission members to consider. There is one other email I am forwarding to you to go with this. It is a chart with dimensional changes on lots , sq. footage etc.. Thank you  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, July 5, 2017 4:44 PM  
**To:** Bryan Stumpf  
**Cc:** Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** VOOM Concerns regarding Lancashire Development Plan

Bryan,

The residents are thankful and encouraged by your offer to consider our concerns regarding your proposed plan for the undeveloped land in Lancashire in the Villages of Oak Manor (VOOM).

For simplicity I will refer to your proposed development as "Lancashire II". The existing villas (paired-patio units) to the south and west of your development are in the Cotswold section of VOOM.

While there are some objections to your proposed development, most of our residents have indicated that they would not oppose if your development team will make some revisions, binding commitments and clarifications of your plan. We feel that we need these adjustments to be comfortable with the significant changes to our neighborhood that your development may cause. The first definitive information we received for this was in your presentation on June 27, just 7 days ago.

Our concerns are categorized in three general categories: 1. Revisions to the PUD Amendment; 2. Requirements for the Lancashire II governing documents (Covenants & Restrictions and By-Laws); 3. General

Requests for inclusion in PUD Amendment:

1. The development plan be revised to delete the five unit and 4 unit townhouses on the extreme west portion of the plan near the southwest corner. These units may be replaced with up to eight of the 31 foot wide two story residences.

2. The 31 foot and 36 foot wide lots will allow only two story homes with a minimum of 1800 sq. ft. of gross living area, excluding the two car garage on the ground floor.
3. The townhouses will be only three story units with a minimum of 1700 sq. ft. of gross living area, excluding the two car garage on the ground floor.
4. Exterior wall materials will be composite board (Hardie board) and masonry. (No vinyl siding)
5. All streets, alleys, sidewalks and parking areas will be private and will be maintained by the Lancashire II Corporation, not by the VOOM Master Corporation or any other currently existing corporation under the VOOM Master Corporation.
6. Dusk-to-dawn carriage lights will be required on each side of each unit garage door and by the front door on the opposite side of the units.

The following will be provided in a "Memorandum of Understanding" prepared by the developer and submitted to the Westfield City Council prior to the approval of this proposed development:

1. Lancashire II will be a part of and subject to all provisions of the VOOM Master Corporation covenants & restrictions and by-laws and will pay initial and monthly association payments to both the VOOM Master HOA and to the new Lancashire II HOA.
2. Lancashire II will develop and maintain its own covenants & restrictions and by-laws specific to Lancashire II residents and residences.
3. Lancashire II residences will be full maintenance, requiring maintenance of yards, landscaping and snow removal by contractors hired by the Lancashire II Corporation and funded by only Lancashire II residents.
4. Lancashire II residents will be required to keep trash and recycling barrels inside the garages, except for the night before and the day of trash/recycling collection.
5. No one entity, individual or corporation will be allowed to purchase more than two units in Lancashire II.
6. Upon the sale of each residence, \$300 will be made as an initial deposit to the VOOM Master HOA Reserve Account and \$200 will be made as an initial deposit to the new Lancashire II HOA Reserve Account

The following general concerns must be addressed:

1. The developer will install signs at the entrances to Lancashire II, similar to the existing signs currently installed for Cotswold, Nottingham and Southampton.
2. The Fourth Amendment to Declaration of Condominium Ownership for Lancashire at Oak Manor Condominiums as recorded by the Hamilton County Recorder on April 17, 2017 will be repealed or significantly revised to restrict construction in Lancashire II to the type and size as specified in the proposed PUD Amendment and to generally conform to the proposed residences as presented by Bryan Stumpf to the VOOM residents on Tuesday, June 27, 2017.
3. All newly planted or transplanted trees will be guaranteed by the developer for 1 year after the completion of construction on the development.
4. A statement and plan will be presented by the developer showing the location of street lights to be purchased and installed by the developer. Electric costs of operating the lights will be paid by the VOOM Master Corporation.

Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

Thanks for your understanding, consideration and patience.

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)



## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 8:58 AM  
**To:** Pamela Howard  
**Cc:** Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** Fw: Proposed PUD Standards for Lancashire II

Second Email from Villages of Oak Manor, FYI.  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, July 5, 2017 4:54 PM  
**To:** Bryan Stumpf  
**Cc:** Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake  
**Subject:** Proposed PUD Standards for Lancashire II

Brian,

Below is the requested standards for the proposed Lancashire II.

|                                          | Parcel B-1<br>Type 1 Lots | Parcel B-1<br>Type 2 Lots | Parcel B-1<br>Townhouses |
|------------------------------------------|---------------------------|---------------------------|--------------------------|
| Minimum Lot Width<br>at Building Line    | 31'                       | 36'                       | N/A                      |
| Minimum Lot<br>Frontage on Street<br>(1) | 25'                       | 30'                       | N/A                      |
| Minimum Lot Area                         | 2325 SF                   | 2880 SF                   | N/A                      |
| Minimum Front Yard<br>Setback (2)        | 3'                        | 3'                        | 1'                       |
| Minimum Side Yard<br>Setback             | 3'                        | 3'                        | N/A                      |
| Minimum Rear Yard<br>Setback             | 5'                        | 5'                        | 1'                       |

|                                              |         |         |         |
|----------------------------------------------|---------|---------|---------|
| Maximum Building Height                      | 35'     | 35'     | 35'     |
| Minimum Gross Floor Areas for Ground Levels: | 1200 SF | 1200 SF | 1200 SF |
| Number of Stories                            | 2       | 2       | 3       |
| Minimum Gross Living area                    | 1800 SF | 1800 SF | 1700 SF |
| Minimum Ground Level Garage                  | 2 Car   | 2 Car   | 2 Car   |

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 11:24 AM  
**To:** Pamela Howard  
**Subject:** Fw: VOOM Concerns regarding Lancashire Development Plan

FYI,  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <[gkinyon@comcast.net](mailto:gkinyon@comcast.net)>  
**Sent:** Thursday, July 6, 2017 10:30 AM  
**To:** Bryan Stumpf  
**Cc:** Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** FW: VOOM Concerns regarding Lancashire Development Plan

Bryan,

In our hurry to get this to you we overlooked one item suggested to us by a council person.

The below listed item was an oversight and should have been listed with the **3. General** items.

Upon closing each housing unit, the builder or developer will deposit three hundred (\$300.) into the VOOM Master Reserve fund. The purpose for these deposits is to help add furniture to the pool area and maintenance of the VOOM Clubhouse and pool in light of the additional residents from Lancashire II that will be using these facilities. The builders will be marketing these amenities as part of their sales promotion for Lancashire II.

**Gerald E. (Jerry) Kinyon**  
3508 Heathcliff Ct.  
Westfield, IN 46074  
P: 317-804-9403  
C: 941-962-4897  
E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

---

**From:** Gerald Kinyon [<mailto:gkinyon@comcast.net>]  
**Sent:** Wednesday, July 05, 2017 4:44 PM  
**To:** Bryan Stumpf ([bstumpf@11thstreetdevelopment.com](mailto:bstumpf@11thstreetdevelopment.com))  
**Cc:** [jake@westfield.in.gov](mailto:jake@westfield.in.gov); '[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)'; '[rhorkay@westfield.in.gov](mailto:rhorkay@westfield.in.gov)'; [cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)  
**Subject:** VOOM Concerns regarding Lancashire Development Plan

Bryan,

The residents are thankful and encouraged by your offer to consider our concerns regarding your proposed plan for the undeveloped land in Lancashire in the Villages of Oak Manor (VOOM).

For simplicity I will refer to your proposed development as “Lancashire II”. The existing villas (paired-patio units) to the south and west of your development are in the Cotswold section of VOOM.

While there are some objections to your proposed development, most of our residents have indicated that they would not oppose if your development team will make some revisions, binding commitments and clarifications of your plan. We feel that we need these adjustments to be comfortable with the significant changes to our neighborhood that your development may cause. The first definitive information we received for this was in your presentation on June 27, just 7 days ago.

Our concerns are categorized in three general categories: 1. Revisions to the PUD Amendment; 2. Requirements for the Lancashire II governing documents (Covenants & Restrictions and By-Laws); 3. General

Requests for inclusion in PUD Amendment:

1. The development plan be revised to delete the five unit and 4 unit townhouses on the extreme west portion of the plan near the southwest corner. These units may be replaced with up to eight of the 31 foot wide two story residences.
2. The 31 foot and 36 foot wide lots will allow only two story homes with a minimum of 1800 sq. ft. of gross living area, excluding the two car garage on the ground floor.
3. The townhouses will be only three story units with a minimum of 1700 sq. ft. of gross living area, excluding the two car garage on the ground floor.
4. Exterior wall materials will be composite board (Hardie board) and masonry. (No vinyl siding)
5. All streets, alleys, sidewalks and parking areas will be private and will be maintained by the Lancashire II Corporation, not by the VOOM Master Corporation or any other currently existing corporation under the VOOM Master Corporation.
6. Dusk-to-dawn carriage lights will be required on each side of each unit garage door and by the front door on the opposite side of the units.

The following will be provided in a “Memorandum of Understanding” prepared by the developer and submitted to the Westfield City Council prior to the approval of this proposed development:

1. Lancashire II will be a part of and subject to all provisions of the VOOM Master Corporation covenants & restrictions and by-laws and will pay initial and monthly association payments to both the VOOM Master HOA and to the new Lancashire II HOA.
2. Lancashire II will develop and maintain its own covenants & restrictions and by-laws specific to Lancashire II residents and residences.
3. Lancashire II residences will be full maintenance, requiring maintenance of yards, landscaping and snow removal by contractors hired by the Lancashire II Corporation and funded by only Lancashire II residents.
4. Lancashire II residents will be required to keep trash and recycling barrels inside the garages, except for the night before and the day of trash/recycling collection.
5. No one entity, individual or corporation will be allowed to purchase more than two units in Lancashire II.
6. Upon the sale of each residence, \$300 will be made as an initial deposit to the VOOM Master HOA Reserve Account and \$200 will be made as an initial deposit to the new Lancashire II HOA Reserve Account

The following general concerns must be addressed:

1. The developer will install signs at the entrances to Lancashire II, similar to the existing signs currently installed for Cotswold, Nottingham and Southampton.
2. The Fourth Amendment to Declaration of Condominium Ownership for Lancashire at Oak Manor Condominiums as recorded by the Hamilton County Recorder on April 17, 2017 will be repealed or significantly revised to restrict construction in Lancashire II to the type and size as specified in the proposed PUD Amendment and to generally conform to the proposed residences as presented by Bryan Stumpf to the VOOM residents on Tuesday, June 27, 2017.
3. All newly planted or transplanted trees will be guaranteed by the developer for 1 year after the completion of construction on the development.



4. A statement and plan will be presented by the developer showing the location of street lights to be purchased and installed by the developer. Electric costs of operating the lights will be paid by the VOOM Master Corporation.

Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

Thanks for your understanding, consideration and patience.

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

## Pamela Howard

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**From:** Sarah Lasbury <sblasbury@comcast.net>  
**Sent:** Wednesday, July 12, 2017 7:56 PM  
**To:** APC  
**Subject:** Villages of Oak Manor

Hello Advisory Plan Commission Members,

I attended the meeting last evening of the Advisory Plan Commission, specifically with interest in the Villages of Oak Manor issues. I have only been to one other meeting, in another town, and was impressed with the way your entire meeting was handled - very professional.

My biggest concerns are the following:

1. High volume of individual residences. Developer says this will sell, but they are really close to each other - is there enough space for fire equipment, garbage trucks, traffic when parking spots are used? Is there enough drainage? With flooded streets like yesterday, is there drainage? I don't know why these are alleys not city streets to be maintained. Although this HOA fee will not affect me, it will certainly affect owners in Lancashire 2.
2. Increased traffic - I realize the number of units is less than current zoning allows, but as this area grows, it makes me question whether the true traffic impact of this number of residents in such a small area has adequately been assessed.
3. Extremely close proximity to Cotswold property owners whose side/back yards face this addition. As I understand it this is less than half the distance of the original condo buildings. The idea of decreasing number of townhomes in that area or moving them along the trail line sounds like it should help and the developer should look into this.
4. Pool and clubhouse activity will certainly increase, and current ones may not be adequate for original or proposed revised plans. I'm not sure this is a concern of the APC; however, it is one of the residents, and Hills certainly didn't address it, Beazer promoted it with residents, and both those companies are now gone. Current residents just want the new developers to listen and help figure out solutions.
5. I have only lived here a year and a half, and find this to be a lovely community, especially with so many residents being senior ages. I certainly don't know if these will sell, but the developers say these will sell, this is what the young career couples want. Seems to me there are other ones in the area with more entertaining space (not beside your garage), won't look like a garage community from the "streets", as this will once you get off Gunther looking at the backs of many of the homes, and will look nicer as a community, without HOA fees that have to cover streets for repairs, etc.

Thank you for your service. Thank you for listening. Yours is not an easy responsibility, but I am confident you will look at all the pros and cons when arriving at a recommendation.

I tried to find individual emails on the Westfield website, but could only find the general one, so I hope this gets to the Advisory Plan Commission.

Sarah Lasbury

17319 Wetherington Drive

Westfield, In 46074

[sblasbury@comcast.net](mailto:sblasbury@comcast.net)

## Pamela Howard

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**From:** Matt Skelton  
**Sent:** Wednesday, July 12, 2017 9:26 PM  
**To:** Pamela Howard  
**Subject:** Fwd: Villages of Oak Manor

FYI.

Matthew S. Skelton, Esq., AICP  
Director  
Economic and Community Development Department

City of Westfield  
2728 E. 171st Street  
Westfield, IN 46074

Main: (317) 804-3170 Cell: (317) 508-6288

[www.westfield.in.gov](http://www.westfield.in.gov)

Begin forwarded message:

**From:** Cindy Spoljaric <[cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)>  
**Date:** July 12, 2017 at 8:58:41 PM EDT  
**To:** Sandy Purnhagen <[skpurn@yahoo.com](mailto:skpurn@yahoo.com)>  
**Cc:** Chuck Lehman <[clehman@westfield.in.gov](mailto:clehman@westfield.in.gov)>, Robert Horkay <[rhorkay@westfield.in.gov](mailto:rhorkay@westfield.in.gov)>, Steve Hoover <[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)>, Jim Ake <[jake@westfield.in.gov](mailto:jake@westfield.in.gov)>, Mark Keen <[mkeen@westfield.in.gov](mailto:mkeen@westfield.in.gov)>, Joe Edwards <[jiedwards@westfield.in.gov](mailto:jiedwards@westfield.in.gov)>, Matt Skelton <[mkskelton@westfield.in.gov](mailto:mkskelton@westfield.in.gov)>  
**Subject: Re: Villages of Oak Manor**

Thank you for sending us your comments on the VOOM PUD amendment. I have included Mark Keen (your district Councilor) as well as Joe Edwards (Councilor to district north of 32) to make sure we all receive and consider your feedback. In addition, I have copied Matt Skelton, our ECD director, who will direct staff to ensure this is included in record and also distributed to APC. Thank you kindly Matt.

As always, if you wish to discuss anything further, please do not hesitate to contact me anytime.

Thank you.

Cindy

Cindy Spoljaric  
Westfield City Council, At Large  
317-695-6673  
[Cspoljaric@westfield.in.gov](mailto:Cspoljaric@westfield.in.gov)

On Jul 12, 2017, at 7:36 PM, Sandy Purnhagen <[skpurn@yahoo.com](mailto:skpurn@yahoo.com)> wrote:



Dear Council Members,

My husband and I have been residents of the Villages of Oak Manor for the past 10 years, we reside in Cotswold, the paired patio homes at 3527 Heathcliff Ct. We have been looking at this vacant land on Gunther Blvd. also for 10 years!

We are happy that there is interest in building quality homes and townhomes on this property.

However, if townhomes were built next to the existing condo building it would give a more consistent look to the east side of Gunther Blvd. and keep all of the homes on the west side.

We appreciate you taking the time to review our input.

Sincerely,

Bill and Sandy Purnhagen

Sent from my iPad

## Pamela Howard

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**From:** Andra Cameron <acameron@salesforce.com>  
**Sent:** Thursday, July 13, 2017 5:31 PM  
**To:** Jim Ake; Steve Hoover; APC  
**Subject:** Planned Development of Villages of Oak Manor

Greetings,

My name is Andra Cameron and I'm a resident of Cotswold in the Villages of Oak Manor. I am directly impacted by the proposed change for a mixture of Houses and Condos in the open space. My backyard faces that area and I live on the far north side. I wanted to voice my concern over the proposed request to move the condos to the Northside of the open property. I'm happy with the current plan that was drafted and shared with our community. I know that I have a different opinion of most residents. My only concern if the moving of the condos to that area. They would be best suited in the original location as it was documented and shared with my neighbors.

I respectfully ask that you approve the proposed development as it is currently drafted today.

--

Thank you,  
Andra Cameron  
Senior Business Systems Analyst, Salesforce  
Cell: 317.341.0789



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## Pamela Howard

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**From:** Lyle Backes <lylobackes@msn.com>  
**Sent:** Wednesday, July 12, 2017 2:16 PM  
**To:** APC  
**Cc:** Ed Higgins; Jim Ake; Ann, Lois Backes  
**Subject:** Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:

My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.

Thank you for your attention, comments and concerns demonstrated at last night's APC meeting.

We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1. The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.

All homes must be 2 story.

All homes should be a minimum of 1800 living sq. feet, not including garage and porch.

No vinyl siding, hardy plank only with masonry front.

If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2. Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a \$500 initial assessment must be collected at closing as currently is done for all areas.

4. The builder(s) must pay a \$300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.

If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597

Or email: [lylobackes@msn.com](mailto:lylobackes@msn.com)

Sincerely,  
Lyle and Lois Backes  
17238 Wetherington Dr.  
Westfield, In. 46074



## Pamela Howard

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**From:** Paul James <paulajames321@gmail.com>  
**Sent:** Wednesday, July 12, 2017 1:07 PM  
**To:** APC  
**Subject:** 1017-PUD-12 Lancashire At Oak Manor

I attended the meeting of July 11 regarding this issue. I also attended 2 community meetings prior to last night's meeting. We moved in mid May of this year. I live directly across the pond from the proposed development and my living area of the home is facing east, towards the proposed development.

I understand the concerns expressed by my neighbors. However, I am in favor of the proposed changes.

1. It is a better plan from an aesthetic view point. Most people will see fewer cars, headlights from traffic, less noise and unsightly views of balconies with grills, towels and what ever hanging over the balconies. Not to mention parking lot views with possible junk cars parked in them.
2. It has more value in terms of house pricing and possible re-sale value of homes.
3. The fact all units will have garages, and private drives is appealing and adds a uniformity to the development.

With that in mind, there are a few things for consideration, which **I would urge you to impress upon the developer and the builder partners** to see if some changes can be incorporated.

1. People are concerned about the increase in population and the effects of the increase overcrowding the pool, and clubhouse. Although the developer thinks it is going to be retired and professional people buying, many people are skeptical because of the 2 and 3 level homes being proposed, especially when building homes and units with no ground floor bedrooms. Additionally there is no green space for families with children, so where do the kids go?
2. The townhouse locations are a concern especially for the current homes on the south and southwest edge of the proposed development. If a single family house can be sold for money, why build tall, 3 level buildings at the southwest and south border of the property.  
Why not the more attractive and lower height single family homes?
3. Although the area will be under the master HOA, there is an understanding that they will have a different HOA for their specific development. I understand there is still no HOA details provided, that I am aware of.
4. Another concern is having the developer and builders agree to a minimum house size/price if the economy were to suddenly turn and homes of that size and price do not sell. People do not want substandard units in size, price and quality built just to close out the investment and fill in the community.

As was pointed out, this area was never intended to be a non family, retirement only area.

Even with the concerns I have mentioned above, I am in favor of the improved plan from 11th Street development.

Thank you.

Best regards,  
Paul James  
3324 Heathcliff Court  
Westfield, in 46074

## Pamela Howard

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**From:** Edward Higgins <higginsej1@gmail.com>  
**Sent:** Saturday, July 15, 2017 12:24 PM  
**To:** APC  
**Cc:** Jim Ake; Cindy Spoljaric; Mark Keen; Joe Edwards; Chuck Lehman  
**Subject:** Fwd: Villages of Oak Manor  
**Attachments:** Adult Living 001.jpg

Westfield Advisory Planning Commission,

This is a follow up to the APC meeting of July 11, 2017 regarding the proposed PUD change to the Lancashire Village vacant land.

I am Edward Higgins and along with my spouse, Linda live at 17260 Wetherington Dr. in the Nottingham Village of Oak Manor. We respectfully submit the following for your consideration before you vote on the proposed PUD change and allow 11th Street Development to ruin our delightful community.

Our principal objections to the plan as proposed are:

See attached copy from Senior Guide magazine from 2010 when we chose The Villages of Oak Manor as our community to build in and spend our remaining years in retirement. Note that the three villages of Lancashire, Cotswold and Nottingham were all included in featuring Maintenance Free Living for the Active Adult. We knew more three story condo buildings were planned and we were and are okay if they come. If elevators are added the condos will sell.

Gunther Blvd. is one of two entrances to our community. It has sidewalks lined with grass and oak trees. The proposal would rip them out because the Lancashire II plan would build right up to the street on both the west and east sides of Gunther. This will destroy the beauty of this roadway into our community. Pleasant walking "Green space" to the Midland Trail gone.

This tract of open land is 12.4 acres. If the original plan for five additional three story condo builds are erected, this would consist of 60 ground floor condo units. The additional 120 would be on a second or third stories of the five buildings. Not a part of the "foot print" of 109 houses/townhouses. The condo layout is preferred over the significant crowding or cramming of 109 houses..

To this same point, the 11th Street Development plan is so crowded that there is insufficient room to have public streets, there is only enough land to make alleys between rows of houses. This will create the look of a mass cramped ghetto. Please note that we do not object to the look of the proposed houses or townhouses, we object to the sheer volume of small sized lots and alleys being proposed.

When questioned about the lack of guest/visitor parking, 11th Street tried to say there would be sufficient spaces along with road parking on Gunther Blvd. Well please consider this. The proposed houses have no driveways, only two car garages with a five foot apron coming off an alley. A visitor will have to drive around looking for a spot and if they're fortunate to find one, huff it back to their host's house in all weather. If a resident has a third car, as many families do, it would have to be parked in one of the visitor spots slated for guests.

The proposed Lancashire II housing is totally different from the current Lancashire condos. A new covenant and by-laws will be required to assure compliance with this new style housing. The April 17, 2017 PUD amendment needs to be withdrawn to protect current VOOM residents against potential devious builder options. Yet, so far these objections have been brushed aside like they aren't on the developers road map, as insignificant.

For the aforementioned reasons, should you decide to approve this proposal, please make 11th Street Developers significantly change the plan by reducing the number of houses, increasing the lot sizes and moving the townhouses away from current existing Cotswold houses and not destroy the attractive look of our Villages.

Respectfully,

Ed and Linda Higgins

## Pamela Howard

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**From:** Steve Hoover  
**Sent:** Monday, July 17, 2017 10:57 AM  
**To:** APC; bstumpf@11thstreetdevelopment.com  
**Subject:** Fwd: Proposed PUD change in the Villages of Oak Manor

Please see attached comments from VOOM resident.

Steve

Sent from my iPad

Begin forwarded message:

**From:** Arlene Mueller <[muellera515@gmail.com](mailto:muellera515@gmail.com)>  
**Date:** July 16, 2017 at 2:33:59 PM EDT  
**To:** [shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)  
**Subject:** Proposed PUD change in the Villages of Oak Manor

Please share theses concerns with all the appropriate planning committee members.

First of all let me say that overall I am in favor of the style and reduced number of units that is under consideration. My concerns are with the placement of the 3 story town home forming a fortress between the existing one story and one and a half story town homes and the new development. My home at 3528 Heathcliff Ct. will be very close to the 3 story wall created by 2 four unit town homes. If the developer moved those units to the north side of the building site or to the east side of Gunther Road, there would be a gradual increase in size of dwelling and the overall appearance improved. My next concern deals with the "alleys" in stead of streets. I am assuming that by Westfield code alleys are substandard to roads or streets. Since the paved areas are going to carry traffic and building equipment, I think they should be as well built, long lasting and substantial as the rest of the the streets in the Villages of Oak Manor.

Thank you for taking time to talk to my husband and I on the parking lot after Tuesday night's meeting.

Arlene Mueller  
3528 Heathcliff Ct



## Pamela Howard

---

**From:** Steve Hoover  
**Sent:** Monday, July 17, 2017 11:07 AM  
**To:** APC  
**Cc:** bstumpf@11thstreetdevelopment.com  
**Subject:** Fwd: Village of Oak Manor PUD requested revision and property development plan

FYI, I didn't see APC members copied on this.

Steve

Sent from my iPad

Begin forwarded message:

**From:** Scott Ringold <[scottringold@yahoo.com](mailto:scottringold@yahoo.com)>  
**Date:** July 14, 2017 at 9:07:39 PM EDT  
**To:** "[jake@westfield.in.gov](mailto:jake@westfield.in.gov)" <[jake@westfield.in.gov](mailto:jake@westfield.in.gov)>, "[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)" <[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)>  
**Subject:** Village of Oak Manor PUD requested revision and property development plan  
**Reply-To:** Scott Ringold <[scottringold@yahoo.com](mailto:scottringold@yahoo.com)>

My name is Scott Ringold. My wife and I have been residents of Nottingham (17307 Wetherington Dr.) in VOOM since December of 2014.

Although I share some of the concerns of the Cotswold residents regarding the proposed development (particularly their concerns about the proximity of the proposed townhouses), in general, my wife and I are supportive of the overall plan. Our concerns are pretty much echoed in the comments that you received from resident Lyle Backes.

Our concerns are specifically about insuring that the builder/developer be held to the standards as proposed and not be allowed pull back from those requirements and build very small single family homes that would overall hurt the value of the neighborhood. I will, in fact, copy these concerns from Lyle's email:

*The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.  
All single family home sites should be a minimum of 36', none 31'.  
All homes must be 2 story.  
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.  
No vinyl siding, hardy plank only with masonry front.  
**If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.***

If possible we also recommend that the positioning of the townhomes be reconsidered, as mentioned in Lyle's email as well.

I am familiar with the builder (a good reputation nationwide) and have some confidence that they have every incentive to make this development a commercial success as well as integrating the development in to the look, feel and value of the existing community.

What I ask of the planning commission and city council is that they act in a fiduciary role on our behalf to ensure the proper safeguards are built in to whatever agreement is ultimately struck to protect the value of the existing residents' property and interests.

Thank you for your consideration and service to our community.

-Scott & Carol Ringold

Westfield-Washington Township Advisory Board of Zoning Appeals  
130 Penn Street  
Westfield, IN 46074

RE: 1707-PUD-12, 1707-SPP-08, 1707-ODP-08  
Lancashire II at Villages of Oak Manor

Dear Plan Commission Members,

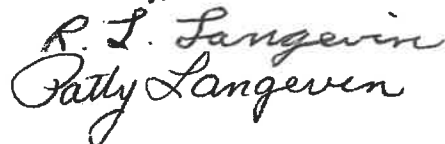
We are residents of The Villages of Oak Manor at 17217 Falkland Drive, which is immediately adjacent to the proposed 11th Street Development. We understand this property is very valuable to the developer, and we are not attempting to torpedo the project. However, we do believe there could be some modifications to make the development more acceptable to everyone.

We do feel the town homes would be better suited to the property east of Gunther Boulevard adjacent to the Lancashire condos. However, our biggest objection relates to the two town home units (one building of four units and especially the building with five units) on the west side of the property and south of the single family homes. These three story buildings are simply way too close to the existing single story paired patio homes. At the very least the five unit building should be eliminated, reduced or replaced with fewer single family homes since there is virtually no buffer.

The town home building with five units is literally twenty some feet from our patio. Landscaping would do very little because of the height difference in the two structures. Reducing the town homes by one to five individual units should not be a deal breaker.

We are looking forward to working with all parties involved for a fair solution. Thank you for your time and consideration.

Sincerely,

Handwritten signature of R. L. Langevin and Patty Langevin. The signature is written in cursive, with 'R. L. Langevin' on the top line and 'Patty Langevin' on the bottom line.

Ron & Patty Langevin  
17217 Falkland Drive  
Westfield, IN 46074  
Cotswold Neighborhood  
Villages of Oak Manor

## Pamela Howard

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**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Thursday, July 20, 2017 10:07 AM  
**To:** Steve Hoover  
**Cc:** Jim Ake; Cindy Spoljaric; APC; Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon; Crenshaw, Rayford (II) & Janet; DeVon Yoho; Kelley, Bill; Kinyon, Jerry; Langevin, Ron & Patty  
**Subject:** RE: Lancashire at the Villages of Oak Manor (VOOM)

See my responses below in red.

### **Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.  
Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

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**From:** Steve Hoover [<mailto:shoover@westfield.in.gov>]

**Sent:** Tuesday, July 11, 2017 11:06 PM

**To:** Gerald Kinyon

**Cc:** Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon

**Subject:** Re: Lancashire at the Villages of Oak Manor (VOOM)

Gerald, as I stated at tonight's APC meeting, I do form personal opinions of projects or amendments to projects as they are introduced to the Council. I then attend neighborhood meetings and read emails from neighbors and interested parties. I listen intently to public hearing comments at the APC meeting. Part of my job as a counselor is to then make decisions based on the input I have received and what I believe is best for the community as a whole. **My concern is that you appear to believe that your opinion of what is best for our community is more relevant than what we believe is best for our community.**

It is important to note that zoning I feel is inferior to what is being proposed is already in place. In my opinion the current proposal has much less density, enhanced architectural requirements and many other benefits. **You are correct that the density of population is less with the proposed plan. However, the current zoning is for 5 three story units, each with a footprint of 12 residences. That results in an area density of 60 units versus the 109 units proposed by 11<sup>th</sup> Street Development. In other words, more buildings with less open space between.**

I do take offense to your comments regarding my pre-conceived support and my lack of concern for the neighbors input. I go out of my way to listen to concerns and answer questions about the project and the process. **You came to our meeting and echoed the presentation with no comments as to potential detrimental effects of the proposed development. Some felt that your comments were a little patronizing.**

Regarding your comments about moving this somewhere else where there is undeveloped land. Our Comprehensive Plan and good planning practice supports filling in current available spaces rather than expand into undeveloped areas. This proposal is an infill project that is already zoned and has utilities and infrastructure available. **My concern is that the proposed plan introduces to the VOOM community two entirely different home types and two entirely different demographic buyers than currently exist in our neighborhood. When my wife and I moved into Cotswold in 2009, Hills Homes was actively promoting VOOM as a seniors community. The common facilities of the were sized and styled for a senior community, and will not be adequate for a young professional community. As Mr. Stumpf indicated, the proposed plan will appeal to young professional couples, divorcees and empty nesters. The current demographic of our**

community consists of almost totally seniors in the Cotswold paired-patio homes and the Nottingham ranch homes, and a mixture of seniors and young individuals in the Lancashire condominiums. The Southampton community consists primarily of established families, some soon to be empty-nesters.

There are a few individuals in VOOM that find the proposed plan to be acceptable. Virtually all of these individuals live blocks away from the Lancashire II area. I have polled the residents of Cotswold regarding their opinion of the plan. Half of the respondents find it totally unacceptable, even with some modifications. The other half find it acceptable only if major changes are made to it. Cotswold is the section of VOOM that borders the proposed development on the west and south. It's in our backyards.

Many of the VOOM residents are suspicious of the Plan Commission because of our confrontation with them in 2010. At that time, Hills Homes proposed an amendment to the PUD to allow small starter homes in the undeveloped area of Cotswold rather than continue with the paired-patio homes required by the PUD. This was because they felt there was not market for paired-patio homes. In spite of our objections to the Commission, they voted unanimously to forward it to the City Council recommending its approval. Fortunately for VOOM, the council did not accept the recommendation. That section of Cotswold is now completely sold out and the last few units are nearing completion, all with paired-patio homes that are a positive addition to the VOOM community.

All of the homes in Cotswold, Nottingham and Lancashire are full maintenance by the HOA. The proposed would have full maintenance for the townhouses, but no maintenance for the 2 story residences. Again, this creates a unique set of problems for the Master HOA and for the neighborhood, as a whole.

I would be happy to discuss your concerns further at any time mutually agreeable to both of us. Please call me at 317-607-4972 if you are interested.

Respectfully,  
Steve Hoover

Sent from my iPad

On Jul 10, 2017, at 5:27 PM, Gerald Kinyon <[gkinyon@comcast.net](mailto:gkinyon@comcast.net)> wrote:

Gentlemen,

Thank you for taking time out of your schedules to be with us in VOOM for the presentation of the proposed development of the remaining undeveloped property in the Lancashire section of VOOM. We regret the somewhat unruly conduct of a few of our residents that detracted from a rational discussion of the merits of the proposed development.

From the comments that were made by each of you, to the group or to individuals in our group, I sensed that all of you came to the meeting in favor of the proposed development. That concerns me. The concern is that your apparent support of the development was formed prior to your consultation with the residents most affected by it. Are we regarded as grouchy old people whose opinions are not worthy of consideration?

We understand that the Mayor Cook and Westfield City Council have set as a goal the growth of Westfield. I think most people would agree that the proposed development contributes to growth in population and in the property tax base in Westfield. The question is not, is this a good development, but is it a good development for the Villages of Oak Manor.

For those of you that are not familiar with the Villages of Oak Manor, I will give you a brief history. Development of VOOM began in about 2006 with villas (paired patio homes), the three story



condominiums and ranch homes. The marketing clearly stressed the advantages of VOOM to seniors. During our meeting with the Westfield Council in 2010, Hills Homes representative acknowledged this original target demographic. HOA maintenance of yards, landscaping and snow removal were stressed. The original developer Hills Homes planned the community and sized the swimming pool and clubhouse for the senior demographic. It was based on that demographic and that style of living promoted by Hills Homes that convinced us to buy in this community.

I trust that you sensed the resistance to the plan proposed by Bryan Stumpf of 11<sup>th</sup> Street Development. What you may not have sensed is that it was mostly the individuals that lived in the Cotswold section of VOOM in the villas that were most concerned. I am one of them. Our section is immediately adjacent to the development on its south and west edges. We were prepared that someday three story condominiums would be built in the open area near us. These would have been a little farther away from our homes and would have had more open spaces between them than the plan presented by Mr. Stumpf. The support, or at least lack of resistance, was from those living several blocks away from it. This development is in my backyard.

We had another meeting two days after the presentation you attended. The same concerns were expressed, but in a more rational and civil tone. Some residents were not strongly opposed to the proposed development, and a few thought it to be a good plan. Many of these were concerned that the proposed plan may be the best we'll ever get for that property. They recalled that in 2010 the VOOM residents had vigorously opposed Hills Homes request for PUD amendments to build small, inexpensive starter homes targeting lower income families in the area previously designated for the villas appealing to seniors. The residents convinced the council to stop that development. That turned out to be a good decision. Beazer Homes has now sold and built out the entire area with villas, as originally planned, virtually all of which are occupied by seniors.

Some of our residents are concerned that if we opposed this new development when it appears that you are in favor of it, we would be risking you approving, in the future, a plan worse than this one out of your frustration with us. I hope this is not true. I hope that as a council person for Westfield, you are at least as concerned about the effects of development on the existing Westfield residents as you are in creating a developer friendly climate to aid in the growth of Westfield. Is this assessment of the situation correct? Must we need to convince our council people that our acceptance of development in our neighborhood is as important as growth in the property tax base?

Virtually all of our residents think that the proposed plan and the proposed builders are good. If the Lancashire property was the last undeveloped land in Westfield, and the proposed plan was the last possible plan available, perhaps our resistance would be stifled. But that is not the situation. There is undeveloped land, much of it for sale, in many areas of incorporated Westfield. Why should this project with unknown effects on our neighborhood be so important to Westfield that a few dissatisfied residents feelings don't count? Are we obstructionists if we expect development in the proposed area to appeal to the same demographic as the original plan, the plan that encouraged us to buy into this neighborhood? Is the growth of Westfield and its property tax base so much of a priority to the council that a few disappointed residents shouldn't be a concern to you?

We in the Villages of Oak Manor are still discussing this plan. Many of us feel that it is not acceptable in its current form, but might be less objectionable if some revisions are made to it. That's disappointing. We seem to be forced to accept something less objectionable. We feel that it is us against the developer and the council.

These are my personal views. While some in VOOM agree with me, some do not.

**Gerald E. (Jerry) Kinyon**  
3508 Heathcliff Ct.  
Westfield, IN 46074  
P: 317-804-9403  
C: 941-962-4897  
E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

**Pamela Howard**

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**From:** Margaret Delks <margaretdelks@gmail.com>  
**Sent:** Friday, July 21, 2017 5:41 PM  
**To:** APC  
**Subject:** Proposed change to PUD in The Villages of Oak Manor

Westfield-Washington Township Advisory Board of Zoning Appeals

130 Penn Street

Westfield, IN 46074

RE: 1707-PUD 12, 1707- SPP08, 1707-ODP-08

Lancashire at Villages of Oak Manor

Dear Plan Commission Members,

We are residents of The Villages of Oak Manor at 17219 Falkland Drive. Our property is in immediate proximity to the proposed site for development discussed by 11<sup>th</sup> Street Development at the July 10, 2017 meeting. While it is certain some development of the space behind our property will occur, the proposal by 11<sup>th</sup> Street Development is not acceptable in the current state. We suggest that modifications be made to decrease density of the homes and townhomes, as well as alter the location of the three story townhomes to a different site on the property space. We feel these changes are essential and will be more conducive to quality living for all parties involved.

We suggest that the total number of homes be reduced to ensure adequate space for daily living for the new residents, reduction of noise and traffic, as well as preservation of some of the green space for wildlife that calls the pond and field their home. Our most pressing concern is the two townhome units proposed for the west side of the property and south of the existing duplex homes. This design particularly affects us and our paired neighbors and all of the residents that border the pond. The proposed location of these townhomes is much too close to the current homes. In fact, we did measure, and the five story townhome will be within twenty feet of our screened porch. In its current planned state, the view from our duplex will be the outside of this large three story townhome, virtually blocking sunlight and any other view, and the townhome view will be our dining room. This is not ideal for anyone. We suggest that the townhomes be moved to another location on the property, or be eliminated. Adding landscaping or trees will not alter the impact of the disparity in height of the townhomes compared with our one story duplex patio home. Moving the townhomes to face the trail or eliminating one of the townhomes altogether will not significantly change the availability of units for sale, and will preserve the atmosphere and culture of the neighborhood.

If these changes cannot be accommodated by the developer, we would prefer the currently approved plan as that design does not encroach on the existing duplex homes and allows for preservation of green space. The current plan has more units, but the design is much less dense as far as area consumed by buildings.

We stay open to continued conversation, negotiation, and compromise with the developer, and hope to arrive at a fair and acceptable solution. Thank you for your consideration and engagement in this process.

Sincerely,

John Delks

Margaret Delks

17219 Falkland Drive

Westfield, Indiana 46074

Cotswold at The Villages of Oak Manor

## Pamela Howard

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**From:** BETTY TITUS <btitus3475@comcast.net>  
**Sent:** Sunday, July 23, 2017 5:10 PM  
**To:** Jim Ake; Steve Hoover; APC  
**Subject:** Villages of Oak Manor

I live in the Villages of Oak Manor at 17209 Falkland Dr. I attended both meetings we had at our clubhouse and the one at the Planning Commission concerning the request for rezoning at the property behind me, the portion of which is currently planned for 3 story townhouses. To state that I am not in favor is a light statement. The lack of privacy alone would be enough, but the traffic is going to be a complete mess also with the addition of the number of families with only one way in or out either at SR 32/Gunther Road or Carey Road and Wethington.

There are other concerns as well - the devaluation of the property is at least part of that concern. The ease at which they were able to make a change to the PUD without anyone's knowledge makes me guess if times get tough and they are unable to sell what they build it could happen again.

Below are the items which most of us agree on that I pray you will take into consideration before the final meeting on Tuesday, July 25th.

The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.

All homes must be 2 story.

All homes should be a minimum of 1800 living sq. feet, not including garage and porch.

No vinyl siding, hardy plank only with masonry front.

If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2. Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a \$500 initial assessment must be collected at closing as currently is done for all areas.

4. The builder(s) must pay a \$300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you,



BETTY TITUS  
317 431-2904

## **Pamela Howard**

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**From:** Janet Crenshaw <crenshaw.j@comcast.net>  
**Sent:** Monday, July 24, 2017 2:32 AM  
**To:** APC; Jim Ake; Mark Keen  
**Cc:** Cindy Spoljaric; Chuck Lehman; jedwards@westfield.in.gov  
**Subject:** Concerning Villages of Oak Manor

Dear members of the  
Westfield Advisory Planning Commission and Westfield City Council members:

This letter is to let you know how disappointed we are in the future plans for the parcel of land on the other side of the pond. We represent just one of a majority of the homeowners that disapprove of this plan.

We are the Crenshaw's. My name is Janet, and my husband Rayford and I live in Cotswold. Our address is 3352 Heathcliff Ct. We were very happy with our new home...until we learned of the plans to build high density housing on a mere 11 acres across the pond from us.

Our hope is that you will help us maintain our neighborhood, and stop what is sure to be a disaster for everyone, except the developer. We know it's all about money, and they aren't concerned about our quality of life. We don't trust the developer. The current developer's representative said that Beazer Homes wasn't interested in that property. We know that is untrue. We just spoke with the Beazer representative last week and he confirmed what we knew all along. We now wonder what other falsehoods are being told.

To add that many future residents to this area, on such a small piece of land, is unfathomable. If anyone can tell us they would welcome such a plan as this in their neighborhood, we would love to have a conversation with them.

To further discuss what can be done to stop this planned development, please contact us at 317-873-2500.

Sincerely,

Rayford and Janet Crenshaw

Life isn't about waiting for the storm to pass...  
it's about learning to DANCE IN THE RAIN.

*Always Dancing,*

*Janet*

**Life isn't about waiting for the storm to pass...**

**It's about learning to DANCE IN THE RAIN.**

## Pamela Howard

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**From:** Matt Skelton  
**Sent:** Monday, July 24, 2017 8:04 AM  
**To:** Pamela Howard  
**Subject:** FW: Villages of Oak Manor/Lancashire2

FYI

Matthew S. Skelton, Esq., AICP  
Director | Economic and Community Development

City of Westfield, Indiana  
2728 E. 171st Street | Westfield, IN 46074  
317.508.6288

-----Original Message-----

From: Jim Ake  
Sent: Friday, July 21, 2017 6:14 PM  
To: Matt Skelton <mskelton@westfield.in.gov>  
Subject: Fw: Villages of Oak Manor/Lancashire2

FYI Public Comment

Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: jake@westfield.in.gov

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From: John Rhoads <john.rhoads@earthlink.net>  
Sent: Friday, July 21, 2017 4:20 PM  
To: Jim Ake  
Subject: Villages of Oak Manor/Lancashire2

Dear Mr. Ake,

My name is John Rhoads and I live in Villages of Oak Manor with my wife Lee. We are new residents to Westfield having moved here from Florida about 4-months ago. This is a very nice community and we have found the other residents to be friendly and responsible. The potential development of several acres of vacant land has been the talk of the neighborhood this past month. Here are my thoughts regarding the proposed development of this vacant land.

1. The artist rendering shows attractive buildings. Someone said that this development was similar to Harmony which I visited earlier this week. Harmony is a very attractive neighborhood with a mix of residents I am told that exists of families, empty nesters, and single professionals. There is at least 10-feet between residents and no two buildings look identical. Each home seems to be at least 2500-sq. ft. in size. All homes are 2-story with ample parking at each residence. The proposed single family homes at Lancashire2 appear smaller, with very little space between homes. Also resident parking is limited to garages as the short driveways would not accommodate a normal sized vehicle. Unlike Lancashire2, Harmony has some common green space with walking opportunities on sidewalks throughout the development. There are nice public roadways throughout the Harmony development with some wide concrete alleys

where homes have garages in the rear of the homes. At Lancashire2 the streets are to be private and maintained by residents. This seems to me to be fraught with problems: How will the infrastructure be constructed? How will it be determined what maintenance will be required. I see a bankrupt HOA in a few years. All streets should be public paid for by our taxes, not our HOA.

2. I have heard that the proposed Lancashire2 violates existing covenants of the Villages of Oak Manor but in what way I am unsure. I doubt the city of Westfield would allow a development to move forward if this was the case.

3. The proposed Lancashire2 also shows some town homes. Our daughter and grandson live in a town home in Countryside. These town homes have some green space adjacent where children can play and there is a basketball court as well which is frequently used by children who live in the town homes. I was surprised by the number of children but was informed that these town homes were an affordable alternative for single family parents. At Countryside the town homes are in an area away from single family homes so there does not appear to be conflicting lifestyles between single family homes and town homes. At Lancashire2 there is not enough space to have separate areas for single family homes and town homes. It might be prudent for Lancashire2 to be developed without town homes and instead only single family homes.

4. My patio home in Nottingham was constructed by Fischer at a price of about \$380,00. I think most other homes locally are priced in the \$300,000 to \$400,000 range. I would expect Lancashire2 to have similarly priced homes so that home values are protected.

I am hopeful that Lancashire2 is developed with less congestion, adequate parking, some green space, sidewalks and public streets, and at a price that protects existing home values. Thank you for the opportunity to share my comments and thoughts with you.

Sincerely,  
John Rhoads

Sent from my iPad

## Pamela Howard

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**From:** Andra Cameron <acameron@salesforce.com>  
**Sent:** Monday, July 24, 2017 9:29 PM  
**To:** Jim Ake; Steve Hoover; APC  
**Subject:** Re: Planned Development of Villages of Oak Manor

All,

I'm sorry but I'd like to change what I originally expressed below. After talking to multiple neighbors, I now understand the proposed housing development in greater detail. I work International hours, so I missed the meetings that were held in my neighborhood. My only source of information was meeting minutes which didn't go into some specifics.

It is my understanding that these houses will literally be on top of each other with only 6-8 feet between each house. Since my backyard will look directly upon them, I have no desire to see what is being proposed.

I would like to withdraw my original comments/concerns and replace it with rejecting the entire community all together. I see nothing but the value of my house plummeting.

I strongly hope that you take our concerns into consideration and find a better solution for the land. Many of us are close to retirement, or retired, with the hopes this will be our last homes. I'd hate to see our dream homes depreciate by terribly designed housing developments. There's better options for that land that will make everyone happy.

Thank you,  
Andra Cameron

Sent from my iPhone

On Jul 13, 2017, at 5:30 PM, Andra Cameron <[acameron@salesforce.com](mailto:acameron@salesforce.com)> wrote:

Greetings,

My name is Andra Cameron and I'm a resident of Cotswold in the Villages of Oak Manor. I am directly impacted by the proposed change for a mixture of Houses and Condos in the open space. My backyard faces that area and I live on the far north side. I wanted to voice my concern over the proposed request to move the condos to the Northside of the open property. I'm happy with the current plan that was drafted and shared with our community. I know that I have a different opinion of most residents. My only concern if the moving of the condos to that area. They would be best suited in the original location as it was documented and shared with my neighbors.

I respectfully ask that you approve the proposed development as it is currently drafted today.

--

Thank you,  
Andra Cameron  
Senior Business Systems Analyst, Salesforce



Cell: 317.341.0789



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## Pamela Howard

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**From:** Bill Purnhagen <bpurn1@yahoo.com>  
**Sent:** Wednesday, July 26, 2017 3:44 PM  
**To:** APC; Mark Keen; Cindy Spoljaric; Chuck Lehman; jedwards@westfield.in.gov; Steve Hoover; Robert Horkay  
**Subject:** 11th Street development plans

Last week my wife wrote to many of you expressing our support for the proposal by 11th Street Development with some changes for our community. Since that time another meeting was held with 11th Street and they are unwilling to make any changes. They keep telling us to check out the Harmony Development to see the product they are proposing. The product there is nice, however, there is no comparison in regards to lot sizes. Harmony lots are from 60-75 feet wide with 10 feet between homes. The proposal for our community is 31-36 feet wide with 6 feet between homes. We have gone from being somewhat supportive of the proposal to being against it 100% as submitted. The unwillingness of 11th Street to entertain suggestions from our community is disheartening. We'd rather see condos go up as currently planned than the 11th Street proposal. They keep saying they are reducing the number of people but they are increasing the density considerably. We took their advice and looked at Harmony. It changed our minds completely. We can only hope you pass on the proposal as submitted and have them go back to the drawing board. Thank you all for your time.

Bill and Sandy Purnhagen  
3527 Heathcliff Ct  
Westfield, In 46074  
317-804-5436

## Pamela Howard

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**From:** Edward Higgins <higginsej1@gmail.com>  
**Sent:** Wednesday, July 26, 2017 8:56 PM  
**To:** APC  
**Cc:** Mark Keen; Cindy Spoljaric; Joe Edwards; Jim Ake; Chuck Lehman  
**Subject:** Villages of Oak Manor (VOOM)

Dear Westfield Advisory Planning Commission,

As a resident of VOOM and a member of our Community Steering Committee I attended a meeting on Monday July 24th that Bryan Stumpf requested. In light of all the discussions and emails following the APC meeting on July 11th, we were hopeful that as a result of our comments, objections and recommendations Bryan wanted to share some compromise ideas. This was not the case. Bryan put his presentation on replay as though we hadn't heard him the first and second times. No modifications.

The residents' objections, requests for reconsideration included reducing the number of planned units to be shoehorned into the 12.4 acres, moving the location of the townhouses to the north end of this land by the Midland Trail, eliminating two of the townhouses away from the current Cotswold paired patio homes and having 11th Street Developers contribute some money per house closing to the Master HOA reserve fund to help pay for exercise equipment and pool furniture. The logic for the financial contribution is because of all the additional people that would be using these amenities. The other VOOM developers contributed by building and furnishing the Clubhouse, the pool and furniture, the exercise equipment, all the plantings in the common areas and fountains in the ponds. But, 11th Street Developers have no interest in granting anything. As proposed, 109 residences in this 12.4 acres will create significant parking issue for the residents. Parking by a residence is limited to the two car garage. Where will service (Comcast/Directv, HVAC, pest control, etc.) trucks park? There is no space. Furthermore, with no basements, no attics, no space over garages, many would have stuff stored in their garage forcing a car to the planned "extra" parking spaces.

Bryan chose to restate where he would relocate existing oak trees that he plans to up root and how his plan matches Saxony and Harmony. He refuses to hear that those communities are built on larger lots and do not have the number of houses per acre that he wants in VOOM. He did say he has an attorney working on the covenants and by-laws for this new area.

The residents of VOOM do want this land built-out and completed but not as proposed. I have no objection to the look of the houses proposed, the number and size of lots is an issue for the VOOM community. This proposal only benefits the developer and builders who will pocket money and be gone, saddling current VOOM residents and tax payers with issues for years to come.

So far as I can tell, the only thing accomplished on Monday was 11th Street Developers being able to tell you, the APC, that he again met with some residents from the Villages of Oak Manor.

Respectfully,

Ed Higgins

## Pamela Howard

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**From:** Steve Hoover  
**Sent:** Friday, July 28, 2017 2:08 PM  
**To:** Lyle Backes; APC  
**Cc:** Jim Ake; Andy Cook  
**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

I was asked by Lyle and Lois Backes to forward to the full APC, so please note their comments.

Thanks, Steve

Sent from my iPad

On Jul 27, 2017, at 3:15 PM, Lyle Backes <[lylobackes@msn.com](mailto:lylobackes@msn.com)> wrote:

Hi Steve,

We have not heard back from Bryan Stumpf of 11th Street (per your email to him) regarding the PUD proposal, although the VOOM Steering Committee did meet with Bryan and reportedly the major issues go unresolved based on his refusal to compromise.

With that in mind, our position has changed from a position of "let's work this out" to a position of "not much chance" as there seems to be little concern for the residents requests

from the development company.

Some roadblocks:

-The area plan is too dense and it may be that the developer is trying to recoup too much money for the property without regard to the impact on the current residents. A comparison to 5 more condo buildings holds no relevance. If we lived in a paired patio in our neighborhood and had this happen in our back yard, we would not want it.

-You mention how many Westfield private streets approved have been no problem (hundreds), yet we have no idea how this works, who will pay for what and do not know where the comparable residences you refer to are located. We see major issues with this and the lack of parking availability.

-The bylaws are a big deal here and we have not seen them for this plan.

-The PUD is too vague and leaves room for the developer to switch gears if this concept is not selling well. The City Council dismissed a similar PUD request for the paired patio area in 2010. That PUD requested smaller houses built close together, no full membership in the Cotswold Corporation, self maintenance, rear alleys, etc. and now something similar

in Lancashire. This is a major change compared to the original plan when we purchased here and not a likable one in it's current form.

- The Townhouses are in the wrong location of the development plan.
- The developer's refusal to pay for the additional clubhouse and pool needs is not acceptable.

There are other concerns and unresolved questions that the Steering Committee and individual residents have in addition to these listed above.

Our overall reason for this email is ask you to vote against it and to tell the development company to come up with a better plan. We are open minded people who have a lot at stake, have supported the current Mayor and Council and expect the same in return. We are not asking for one sided favoritism but rather for a fair shake. We are but one voice, many people here have voiced similar concerns; ultimately it will be the decision of the entire community that will have our full support.

By the way, the Beazer Company has stated that they would like to build more paired patio homes in the area mentioned, but they have been unable to do so...they sold very well this past year, selling out quickly at higher than expected prices...very favorable for city real estate tax income. Most residents would favor more of the same over this plan. As we say in business, the paired patios are cash cows for a City like Westfield.

We ask that you please pass this along to other APC members as we do not have all of their email addresses.

Thanks for listening. Please get back to us if/where you feel we are being unreasonable.

Sincerely,

Lyle and Lois Backes

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**From:** Steve Hoover <[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)>

**Sent:** Tuesday, July 18, 2017 9:36 PM

**To:** Lyle Backes

**Cc:** Jim Ake; Ed Higgins

**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

Lyle, I am expecting a call from Bryan Stumpf tomorrow and will let you know the results. It is not unusual that you have not heard from APC members, but I can assure you that most are reading and considering all of the emails and other input. It is also not that unusual that neighborhoods are built with



private streets. I understand your concerns, but we have been through this process hundreds of times and it works well.

Thanks, Steve

Sent from my iPad

On Jul 18, 2017, at 1:19 PM, Lyle Backes <[lylobackes@msn.com](mailto:lylobackes@msn.com)> wrote:

Hi Jim and Steve,

After sending the email below, the only APC member that we have heard from was your response Steve, which asked Bryan (11th Street)

to respond to us, but we have heard nothing from him. Additionally, we asked you to let us know who has the financial responsibility for repair and maintenance to private streets (we specified that it cannot be anyone or any corporation that lives/exists in our community) but we have received no response regarding this important issue. We have many other questions/concerns as listed below that need to be answered, but not sure how to get the necessary communication. Certainly the Covenants and Bylaws need to be written and delivered.

The entire process of the Plan Commission communication seems somewhat one sided, the development company gets more listening time at the hearing and before, receive response time as needed. Our community residents were told to send the APC our opinions via email, but do not get responses expected.

As a result, we are hearing more and more dissatisfaction with the proposed development even before the Plan Commission rules, probably because many residents feel there is not enough concern on the part of the Plan Commission to the process and the affect on VOOM.

It's our feeling that The Village of Oak Manor deserve to be heard as this PUD change is a big deal to us, probably greater than you gentlemen understand. We have a lot of respect for both of you, however when it comes to this change, our community outlook comes as the top priority.

We have no idea how the Plan Commission can possibly rule on this development plan unless they also have the necessary info and it's affect on our community. As it stands now, if this info is available, we have not seen it.

Please let us know how we can be more informed on the items listed below.

Thanks in advance.

Sincerely.

Lyle and Lois Backes

---

**From:** Lyle Backes

**Sent:** Wednesday, July 12, 2017 2:16 PM

**To:** [apc@westfield.in.gov](mailto:apc@westfield.in.gov)

**Cc:** Ed Higgins; Jim Ake; Ann, Lois Backes

**Subject:** Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:

My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.

Thank you for your attention, comments and concerns demonstrated at last night's APC meeting.

We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1. The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.

All homes must be 2 story.

All homes should be a minimum of 1800 living sq. feet, not including garage and porch.

No vinyl siding, hardy plank only with masonry front.

If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2. Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a \$500 initial assessment must be collected at closing as currently is done for all areas.

4. The builder(s) must pay a \$300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.

If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597

Or email: [lylobackes@msn.com](mailto:lylobackes@msn.com)

Sincerely,  
Lyle and Lois Backes  
17238 Wetherington Dr.  
Westfield, In. 46074

## Pamela Howard

---

**From:** Lyle Backes <lylobackes@msn.com>  
**Sent:** Saturday, July 29, 2017 6:31 AM  
**To:** Steve Hoover; APC  
**Cc:** Jim Ake; Andy Cook  
**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

Dear Steve,

Thank you for your reply and for forwarding our comments on to the balance of the APC committee members. It is our goal to convince you to vote our way and carry our message forward to all concerned. We respect each and every person on this email list, the position each of you hold and the authority and responsibility that goes with your decisions. Please accept our comments, questions and concerns as all are meant for positive input, although in the heat of the battle, and we are there now, some comments can seem pointed or too direct since we sometimes see things differently from one another.

We are very concerned about the future of our community and want to spend the necessary time and energy to convince you and the entire APC board that we need a better plan. We would ask that you all put yourselves in our shoes; retired, 75 years old, invested much of our retirement money, time and social life to this community. We did so as it was presented to us in 2007, with a developer we respected and trusted.

We are fairly typical of the many residents who live here in the Lancashire, Cotswold and Nottingham sections. We moved from Carmel and have grown to love Westfield.

Council persons, APC members, the Mayor and others know of our support for them and many of the community efforts that they have put in place. We have been active in We Can and vocally showed our support for the Community there as well. We are good citizens, tax paying and supportive of Westfield businesses. We require very little that costs this city financially, so we consider ourselves your cash cows☺.

We do have rights, so we also speak up.

The current plan is not superior to the condo plan that is in place now. A reference is made in your email to apartments but we are a home ownership community, condos and all other and want to keep it that way.

You should not be shocked by the negativity as you see it, but rather appreciate our point of view as good citizens that you represent. We are successful people who do not labor over change, but do have a strong desire for change that improves. This will not improve the living conditions here in any way. We do not see it increasing our house values in the future but rather as a risk for frequent turnover based on the 11th Street demographic input.

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So overall, we are very opposed to the plan as presented to us for the above mentioned reasons and more.

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-It will lack adequate parking.

-It is self maintenance for landscape and snow removal and we are a full maintenance community.

-It puts a burden on the bordering homes as the townhouses are closer to them than the condo buildings would have been.

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Steve per your request, we are more than glad to personally meet with you and can set this up at any time convenient to you. However it is more important that you and any other APC, Council, City officials meet with our Steering Committee as we fully support them, they coordinate and communicate with the entire VOOM community and have had meetings and input that they can better discuss than we can. If you would like to meet with them, let us know and we will work to set that up.

Best wishes always,  
Lyle and Lois Backes

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**From:** Steve Hoover <[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)>

**Sent:** Friday, July 28, 2017 2:08 PM

**To:** Lyle Backes; APC

**Cc:** Jim Ake; Andy Cook

**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

I was asked by Lyle and Lois Backes to forward to the full APC, so please note their comments.

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Sent from my iPad

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Some roadblocks:

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- You mention how many Westfield private streets approved have been no problem (hundreds), yet we have no idea how this works, who will pay for what and do not know where the comparable residences you refer to are located. We see major issues with this and the lack of parking availability.
- The bylaws are a big deal here and we have not seen them for this plan.
- The PUD is too vague and leaves room for the developer to switch gears if this concept is not selling well. The City Council dismissed a similar PUD request for the paired patio area in 2010. That PUD requested smaller houses built close together, no full membership in the Cotswold Corporation, self maintenance, rear alleys, etc. and now something similar in Lancashire. This is a major change compared to the original plan when we purchased here and not a likable one in it's current form.
- The Townhouses are in the wrong location of the development plan.
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There are other concerns and unresolved questions that the Steering Committee and individual residents have in addition to these listed above.

Our overall reason for this email is ask you to vote against it and to tell the development company to come up with a better plan. We are open minded people who have a lot at stake, have supported the current Mayor and Council and expect the same in return. We are not asking for one sided favoritism but rather for a fair shake. We are but one voice, many people here have voiced similar concerns; ultimately it will be the decision of the entire community that will have our full support.

By the way, the Beazer Company has stated that they would like to build more paired patio homes in the area mentioned, but they have been unable to do so...they sold very well this past year, selling out quickly at higher than expected prices...very favorable for city real estate tax income. Most residents would favor more of the same over this plan. As we say in business, the paired patios are cash cows for a City like Westfield.

We ask that you please pass this along to other APC members as we do not have all of their email addresses.

Thanks for listening. Please get back to us if/where you feel we are being unreasonable.

Sincerely,  
Lyle and Lois Backes

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**From:** Steve Hoover <[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)>

**Sent:** Tuesday, July 18, 2017 9:36 PM

**To:** Lyle Backes

**Cc:** Jim Ake; Ed Higgins

**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

Lyle, I am expecting a call from Bryan Stumpf tomorrow and will let you know the results. It is not unusual that you have not heard from APC members, but I can assure you that most are reading and considering all of the emails and other input. It is also not that unusual that neighborhoods are built with private streets. I understand your concerns, but we have been through this process hundreds of times and it works well.

Thanks, Steve

Sent from my iPad

On Jul 18, 2017, at 1:19 PM, Lyle Backes <[lylobackes@msn.com](mailto:lylobackes@msn.com)> wrote:

Hi Jim and Steve,

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The entire process of the Plan Commission communication seems somewhat one sided, the development company gets more listening time at the hearing and before, receive response time as needed. Our community residents were told to send the APC our opinions via email, but do not get responses expected.

As a result, we are hearing more and more dissatisfaction with the proposed development even before the Plan Commission rules, probably because many residents feel there is not enough concern on the part of the Plan Commission to the process and the affect on VOOM.

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Thanks in advance.

Sincerely,

Lyle and Lois Backes

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**From:** Lyle Backes

**Sent:** Wednesday, July 12, 2017 2:16 PM

**To:** [apc@westfield.in.gov](mailto:apc@westfield.in.gov)

**Cc:** Ed Higgins; Jim Ake; Ann, Lois Backes

**Subject:** Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:

My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.

Thank you for your attention, comments and concerns demonstrated at last nights APC meeting.

We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1.The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.

All homes must be 2 story.

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5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.  
If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597

Or email: [lylobackes@msn.com](mailto:lylobackes@msn.com)

Sincerely,  
Lyle and Lois Backes  
17238 Wetherington Dr.  
Westfield, In. 46074

## Pamela Howard

---

**From:** Lyle Backes <lylobackes@msn.com>  
**Sent:** Saturday, July 29, 2017 9:34 AM  
**To:** Andy Cook  
**Cc:** Steve Hoover; APC; Jim Ake  
**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

Thank you Andy, we respect your fairness and management style more than you probably know.

I just returned from a bike ride through Bridgewater and want to pass this on to you and the committee(s). In the section nearest Gray Rd., just north of the Townhouses, there were 11 cars parked in driveways and on the streets in front of these homes. These are the smallest houses, closest together and fit to maximize the acreage available in that Bridgewater area. Yet they have patios, green yards, walkways and are predominantly occupied by early nester homeowners. This section has 1 large winding street.

These houses have larger first levels (they are all ranches), full size garages and driveways, yet they cannot fit all vehicles in the garages. Fortunately they can park cars in their driveways in most cases. Consider what the single family area will look like on a similar Sat. morning in the plan being proposed here with no parking available in the driveway and very limited on the small narrow streets.

There are so many objections to this plan, that it is hard for us to see how any group can cast a favorable vote for it without major revisions.

There are options that we would that we feel many would consider favorable:

- Beazer built paired patio homes, very popular here.

- 2 story condos, more upscale in design. Carmel is doing this successfully.

- Single family houses as I just described above.

Anyway, thanks again for listening.

Lyle and Lois Backes

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**From:** Andy Cook <acook@westfield.in.gov>  
**Sent:** Saturday, July 29, 2017 8:22 AM  
**To:** Lyle Backes  
**Cc:** Steve Hoover; APC; Jim Ake  
**Subject:** Re: Village of Oak Manor PUD requested revision and property development plan

Lyle: I will see to it your thoughts are given all due consideration.

Mayor Andy Cook

On Jul 29, 2017, at 6:31 AM, Lyle Backes <[lylobackes@msn.com](mailto:lylobackes@msn.com)> wrote:

Dear Steve,

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social life to this community. We did so as it was presented to us in 2007, with a developer we respected and trusted.

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We do have rights, so we also speak up.

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Lyle and Lois Backes

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**To:** Lyle Backes; APC

**Cc:** Jim Ake; Andy Cook

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If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2. Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a \$500 initial assessment must be collected at closing as currently is done for all areas.

4. The builder(s) must pay a \$300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.

If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597

Or email: [lylobackes@msn.com](mailto:lylobackes@msn.com)

Sincerely,  
Lyle and Lois Backes  
17238 Wetherington Dr.  
Westfield, In. 46074





## Pamela Howard

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**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Saturday, July 29, 2017 11:08 AM  
**To:** APC  
**Cc:** Jim Ake; Steve Hoover; Cindy Spoljaric; Chuck Lehman; Robert Horkay; Edwards, Joseph; Mark Keen  
**Subject:** 11th Street Development Plan for Villages of Oak Manor

Plan Commission Members,

On Tuesday, June 27, 2017 the residents of the Villages of Oak Manor (VOOM) met with Bryan Stumpf of 11<sup>th</sup> Street Development to learn about the proposed development in the undeveloped portion of the Lancashire section of VOOM. This was the first opportunity for our residents to learn the specifics of the proposal.

I live in the Cotswold section of VOOM, which borders it on the south and west. My wife and I live at the southwest corner of the development. It is in our backyard.

My primary concern is that the proposed plan introduces two entirely different types of residences and two entirely different demographics to a neighborhood that was marketed as "Maintenance Free Living for the Active Adult" by Hills Homes the original developer. We looked at two communities when we were looking for a home in 2009, Britton Falls and VOOM. Both were "senior communities". We selected VOOM because it was smaller and closer to our children and grandchildren.

When we purchased our home, VOOM was occupied by almost totally seniors in the Cotswold, Nottingham and Lancashire sections. For most of these people, their home in VOOM was to be their last home before assisted living or some similar facility. These were people we would be with for the remainder of our active life. That has proven to be true. Except for death or serious health problems, our neighbors and friends then are our neighbors and friends now.

The proposed development presented to your commission as appealing to young professionals, empty-nesters and divorcees. The nature of these buyers is that they will be temporary residents in our community. Young professionals will move to other homes better suited to a family than a 3 story townhouse or a 2 ½ story residence with absolutely no yard. These individuals will be more likely to use the pool, clubhouse and workout room than will the seniors. While the equipment in the workout room is more than adequate for seniors, it will not be acceptable for young residents. The cost of replacement or upgrading of this exercise equipment and pool furniture will fall on all residents of VOOM, not just the new ones.

Notwithstanding my overall object to this type of addition to our neighborhood and homeowners association, the VOOM residents have tried to minimize our losses by proposing compromises to the developer. The reason for even considering these compromises is that some of the members of the commission and the city council appear to have formed an opinion that the proposed development is "better" than the original plan and that it was going to be approved, regardless of our objections. The question is, for whom is it better? Is it better for Westfield because it creates more residents and property taxes? We don't think it is better for VOOM, as it completely changes the demographics and appearance of our community. Which group is the APC committed to support? Residents who may be here for the rest of their lives or a developer who will be here a few years, pocket their profits and be gone, leaving us and Westfield with any problems their development creates.

Further, the proposed development will have 109 residences in a 12.4 acre area, about 8.4 residences per acre. That's less than one-eighth of an acre per residence, and that includes the streets and alleys. The **larger** of the 11<sup>th</sup> Street proposed lots is 36 feet wide by 80 ft long, which is **less than 7/100 of an acre**. The residences will have 6 feet between

them and a 3 foot front yard. The “backyard” is a 5 foot paved apron between the alley and the garage. There is no green space in this proposal. Residences are “shoehorned” into the space to provide the greatest profit for the developer, regardless of the effect it has on the community. The original plan provided for five 3 story condominiums with 36 units each, was more vertically oriented and created significant green spaces between buildings and more open areas, some for parking. While all of the 11<sup>th</sup> Street proposed units have 2 car garages, the lack of storage space in the residences will likely cause residents to store items in their garage, forcing them to park a car in one of the limited parking spaces on the site. The remainder of VOOM is composed of residences on large lots with (1/4 to 1/3 acre) significant size yards and 20+ ft long driveways.

The VOOM residents met with Mr. Stumpf on July 24 to discuss these issues and reach some compromise on the critical issues. Mr. Stumpf would not make any compromises and merely re-presented his marketing performance. Without significant changes, we must oppose the development as a detriment to our neighborhood.

Mr. Stumpf has referenced the Harmony development in west Westfield and the Saxony development in Fishers as models for his proposal. These comparisons are not close to being accurate. Both of these other developments have open common green areas and/or significantly larger spaces between buildings. For those individuals that want this type of proposed residence on tiny plats with no green spaces, this proposed development would be acceptable. But that is not what our neighborhood is, and it’s not what we want it to be.

We understand that a representative of Beazer Homes who is building paired patio homes in Cotswold has attempted to negotiate with the seller or developer to build additional paired patio homes in the Lancashire area. He indicated that Beazer Homes was unable to negotiate an agreement with 11<sup>th</sup> Street Development. The point is: There is a “better” plan for this area, it has been offered and it would be acceptable, even enthusiastically supported, by our existing residents.

My wife and I used to live in Carmel. We selected Westfield over Carmel for our current residence, partly because of the apparent controlled growth of the city. Now we’re not sure if our decision was correct. At least we always felt that the City of Carmel usually considered the wishes and well-being of its current residents above those of developers.

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

## Pamela Howard

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**From:** Sue Van Wagner <vanwagners1979@gmail.com>  
**Sent:** Sunday, July 30, 2017 2:24 PM  
**To:** APC  
**Subject:** Villages of Oak Manor Proposed Changes

Dear Members of the Advisory Planning Commission:

The purpose of this message is to ask that you carefully consider the input of residents in addition to input you currently have from the developer when making your recommendation about the future development of the property.

Population density, the lack of planned green space, and overcrowding of amenities (pool, community building) are important concerns. Perhaps you are pleased about tax revenues that would be generated by extensive development in a rather small space. It might appear that limited resources (road maintenance) would need to be invested by Westfield to accrue significant financial gain. But...perhaps not.

If the proposed homes and townhouses are being developed with young adults, young parents, young children in mind, it is important to consider the impact on Westfield Washington schools. Currently, Oak Manor residents reflect an older demographic. They pay taxes for the operation of schools and receive no services in return. This seems like a win for the community.

Here is my personal story. I moved to my current address in Oak Manor about three months ago. Two days after I moved, my property taxes went up nearly \$700 as the result of a passed school mileage vote...the second such vote in the past year. I was a positive supporter of these votes. In the future, however, should school funding needs increase due to lack of responsible management of community growth and development, I feel I would not be supportive.

As you can see, what appears to be a decision with limited impact, is really one that might have important unintended consequences.

Please direct the developer to reduce the population density of the proposed housing options. Also, require the inclusion of planned green space. Finally, ask that the builder make contributions to the amenities offered.

I am happy to be a new resident of Westfield. I hope the community maintains high standards for growth and development.

Sincerely,  
Sue Van Wagner, Ph.D.  
17238 Falkland Drive  
Westfield, Indiana 46074  
vanwagners1979@gmail.com  
260-667-7110

Sent from my iPad

Karen Mayberry, via voicemail 7/27/17, 317.804.9229

This message is for the planning committee, you are planning to vote on a project in the Village of Oak Manor (VOOM). I would like to request that you give it more thought, listen to the people who live in Oak Manor, and you think of decreasing the density of the number of houses that 11<sup>th</sup> Street development plans to put into the 11 acres in VOOM. Originally there were supposed to be 5 condos built on those 11 acres, which gives each condo over 2 acres, allowing for a great deal of greenspace. Now you plan to put 67 homes and 42 townhomes in this same 11 acres. There is only 6' between the homes, there is no lawn maintenance, and almost no greenspace. I think this will will depreciate the values of the homes of the people who live in VOOM, especially the people who live in the Cotswold duplexes. If you realize that we are mostly retired, or nearly retired, folks who depend on their homes to give us future income. Anyway, if you could please research more before you make a decision, I would appreciate it. Thank you.

**Pamela Howard**

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**From:** Karen Mayberry <karenlrm42@gmail.com>  
**Sent:** Tuesday, August 1, 2017 1:31 PM  
**To:** APC  
**Subject:** 11th Street Development request for PUD change

I own my home in Cotswold at Villages of Oak Manor. 11th Street Development wants to build 67 homes and 42 town homes on 11 acres along Gunther. They plan only 6 feet between houses. There will be no professional grounds maintenance, even though Cotswold has professional maintenance. Westfield APC needs to consider the extreme density of the development, the absence of green space, and the absence of grounds maintenance. This will certainly decrease the property values of those who live in Cotswold.

Karen R. Mayberry



**Pamela Howard**

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**From:** dt.ifs <dt.ifs@comcast.net>  
**Sent:** Tuesday, August 1, 2017 2:49 PM  
**To:** APC  
**Subject:** VOOM PUD CHANGE

Members,

I live in the Villages of Oak Manor. I just found out about the meeting tonight from a neighbor. I would like to inform you the opinions about the development are very split, which is why I wasn't invited. The cross-section chosen are all against the proposal. The steering committee does not legally represent our community. All members were appointed by Lyle Backes, none being elected. Lyle isn't on the steering committee, but is running it for them.

Therefore tonight be aware that you are getting the most radical opinions and the residents who aren't there are either neutral, in favor, or, like me, weren't invited. If you would like to discuss anything further, you may return this e-mail. If you refer to me or this e-mail, please refer to me as an anonymous source, as Lyle and the steering committee aren't my biggest fans.

I care about our community and want you to know there are many reasonable people here and not everyone is radical or a hothead. I respect your decisions and your ability to make them. Thanks,

A concerned VOOM resident

**Pamela Howard**

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**From:** Carolyn Sprehe <crosespray@gmail.com>  
**Sent:** Tuesday, August 1, 2017 9:11 PM  
**To:** APC; Jim Ake; Mark Keen; Cindy Spoljaric; clehmand@westfield.in.gov; Steve Hoover; Robert Horkay; jedwards@westfield.in.gov  
**Subject:** 11th Street Development

Dear Advisory Planning Committee,

After moving to Indiana from the suburbs of a comparable metropolitan area, we have observed a similar development built in 2005 decrease property values by approximately 50% and continue to have homes for sale. As residents of the Villages of Oak Manor, citizens of Westfield and with our prior experience, we would like to express multiple concerns with the 11<sup>th</sup> Street Development plans for the area behind our home. First, the 11<sup>th</sup> Street Development has 109 homes on 11 acres packing in the homes with only 6 feet between homes. Second, the proposed townhomes are less than 45 feet away from current residences. Third, no green spaces, lawn care services or requirements for self-maintained homes have been considered. Fourth, the target audience of the development is upwardly mobile young professionals leading to a transient population. Lastly, if the developer has poor sales, the value of the current homes in the Villages of Oak Manor will potentially decrease. Please consider these concerns and feel free to contact us at the appropriate contacts below.

Sincerely,

Carolyn Sprehe  
& Ron Sander  
3518 Heathcliff Ct.  
Westfield, IN 46074  
Carolyn's Cell: 314-707-8620  
Ron's Cell: 314-313-1738  
E-Mail: [crosespray@gmail.com](mailto:crosespray@gmail.com)

## Pamela Howard

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**From:** Lyle Backes <lylobackes@msn.com>  
**Sent:** Thursday, August 3, 2017 11:45 AM  
**To:** Andy Cook; APC; Council Members  
**Subject:** Villages of Oak Manor

Dear City Leaders,

This is a personal letter from us, not designed to speak for the entire community and it's homeowners in any way. They have all had their chance to do that and we hear many have done so.

We have lived here almost 10 years, are upper aged seniors but have no interest in living in a seniors only environment, we like it here with the age mix of residents that we are surrounded by.

In the past few weeks we have had the privilege to communicate with some of you, meet in person at meetings and generally communicate by email and phone the issue of the development plan here in VOOM (Villages of Oak Manor). We feel you have a good grasp of our community, it's four different sections and it's overall concept. Many of you have visited and been very cordial with your praise of the look and lifestyle here; if you lived here you would be even more impressed with the people, the partnership and the cooperation that exists as we are a friendly group, a group of true Americans and citizens of Westfield.

First, the PUD:

As it reads, this PUD does not line up very well with the houses that Bryan Stumpf has presented to us with this plan. It has minimum gross square feet of floor area for ground level 1 of 1200 SF, 2 story 650-700 SF and 1 1/2 story 650-700 SF.. The development standards are very minimal with some "0"-10 feet set back to street as an example. The plan drawings are indicative of a cramped single family area, 2 storyhouse styles are attractive on the exterior, but critically short of garage apron size, parking availability and green space.

Please consider that we were shown single family houses to be built in the 1800 SF and more size range with price points up to \$270,000 plus extras which generally run up to \$30,000 more.

but...  
the PUD allows for houses that can be built in a much smaller size and style than was presented and there is no assurance that will not be done if the market changes, the concept is not selling, or for varying other reasons. We have all seen development plans start with houses of a certain size and price and end up with lesser size and valued houses to complete the project. As I read the PUD, it allows that 1 story houses of 1200 SF could be built. Everyone wants to protect the value of their property and we need PUD assurances that do so by reflecting more closely to what is being initially proposed. We are told that it is our job to get the developer to do so, but that responsibility should also fall on the group who approves the plan. You have leverage with the development folks and we do not. This PUD needs to be set at minimums of 1800 SF for single family and assure no houses can be built that are smaller.

Second, the Density:

We have heard from some city officials that this plan offers adequate and comparable green space to the existing plan in place. There are probably ways to show that to be true, but that doesn't make it right. What good is a small patch of green space in front of a house that is not usable or a narrow strip of grass between houses that is unusable and barely visible.

When trees are removed from Gunther Blvd., trees that the City of Westfield required, simply to satisfy a new plan, does that enhance the look of those who use that street? Is that consistent with the plan for a green, family friendly city environment? Do we really need houses that close to the street?

Is the density the result of land that is too expensive to allow fewer houses as some of you have said? We should not be burdened by a plan that needs to fit economically from the developer's point of view without full consideration to ours. We want everyone involved to make money, from the original developer to the current planned participants involved. But that should not be at the expense of good judgement or against the wishes of those who bought into a different plan.

Reflect back on the paired patio area in VOOM. Started in 2007 they sold reasonably well, then the housing recession and the word came to us that it was not a viable concept. The land sat and then several years ago Fischer Homes purchased

the area and decided to build smaller, lower profile paired houses, different from the existing houses in that area and selling slightly under \$200,000. They stopped building them also, probably since they did not see a robust market for them. Beazer purchased the land, built a good looking product at considerably higher price points and sold them out in a year. They did not increase density, they added many trees and kept it as green as possible, all are happy.

Third, the concern for a development plan that is worse:

Residents who purchased here over the past 10 years have been told that the Lancashire area would consist of 216 condos housed in 6 buildings. Now city officials are saying building apartments in that space is fully covered by existing zoning and PUD requirements. We were shocked to hear that and are sure all other residents will be equally shocked. We only looked into this as it was brought up several times as "you do not want the alternative of apartments, so it's better to accept this plan". This shows the importance of a PUD that is spelled out and covers the plan presented, not something different that will be allowed later.

Apartments built in our community would not be in our favor. We would ask that you consider that we have Covenants and Bylaws written for each area as well as our Master Corp. and no where in my book of these can we find any reference to apartments, yet we are reminded this is an alternative. Would this group of City officials really allow that to happen in our VOOM community? We certainly hope not.

Fourth, What's acceptable:

From our point of view, paired patio homes would be a natural and well accepted alternative.

Single family homes, styled and priced as 11th Street Development has planned would fit nicely if they had adequate size, minimum of 36' or wider, garage aprons that can house at least 2 cars, more street parking, more green space; we have houses under 1600 SF in Nottingham on some of the smaller lots, they look great and are well accepted, would be a good fit for the area. Fewer houses overall selling for more money.

A plan with a PUD that reasonably fits the proposal presented.

Fifth, Community efforts:

We are a community that is still governed by a builder directed HOA, namely Fischer Homes. This just changed in Lancashire due to this plan development there and Cotswold as they are 100% sold out. We have a Steering Committee (SC) that works with the management company issues, but has no real authority to govern the community. They are volunteers who make a concerted effort to influence what they feel is best for the community.

The SC has met with Bryan Stumpf to try and get concessions to the plan and reported little success in doing so. The Fischer (HOA) folks do not influence the competing development plans in this area on our behalf, nor should they be expected to, so how can we have any leverage to protect our interest and investment.

Simply stated, we need to trust our City leaders to direct that effort on our behalf both by their influence and the votes you cast.

Sixth, our expectations:

We would ask that you delay a vote on this PUD and plan until it is changed as mentioned above. Additionally, we ask that you delay the vote until the Covenants are written, copied to us and with proper time to have them reviewed. We all need additional information before a solid determination is made on this plan and PUD.

Thanks again for your efforts to date on our behalf, we want you to know we have met some great City representatives, have seen their sincerity to do what is right, fair and considerate.

The cooperation has been superb and we would like to point out an example of a terrific City employee, Pam Howard. We needed info on several occasions which Pam provided in a fast and courteous manner, reviewed the content with us, answered our questions clearly and with patience. You can and should be proud of employees like Pam!

To the APC and Council members who attended our meetings and have talked with us, we truly thank you for your patience with us and for sharing our concerns.

Thanks for listening, again😊!

Sincerely,  
Lyle and Lois Backes



## Pamela Howard

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**From:** Bill Kelley <bill.kelley6262@gmail.com>  
**Sent:** Thursday, August 3, 2017 2:45 PM  
**To:** APC; Council Members; Andy Cook; Edward Higgins; Backes, Lyle & Lois Y  
**Subject:** 11th Street Proposed Development to Villages of Oak Manor

Ladies and Gentlemen:

My name is William Kelley. My wife Lin and I live in the Cotswold section of the Villages of Oak Manor. We were some of the earliest residents, having moved to the area in 2008. We wish to make a few comments to the above proposed plan.

- 1) The PUD as presently proposed does not adequately protect the homeowners' property values if the developer should choose to construct homes of lesser quality than presently planned.
- 2) At present, the majority of residents are age 50 and older and generally plan to "stay put". The residents of the new development will be more transient, and change the demographics of our stable neighborhood.
- 3) We feel the lot sizes are too small and will give a feeling of significant congestion to the neighborhood, including parking difficulties, lack of green space, and safety.
- 4) Some residents on the southwest edge of Cotswold will have 3 story townhouses that will tower over their ranch homes.

In conclusion: residents would be better served if the townhomes were moved north toward the Midland Trail, and possibly east of Gunther, continuing the similar architecture of the existing 3 story condo building. Also, a minor increase in the lot sizes would greatly lessen the density of the area. Residents realize that a development of some type will be erected in the vacant land, and are willing to compromise and accept a development that will enhance our neighborhood and the City of Westfield.

Respectfully submitted,  
Lin & Bill Kelley

**Pamela Howard**

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**From:** Randy Morton <rsmorton100@gmail.com>  
**Sent:** Friday, August 4, 2017 10:07 AM  
**To:** APC; Jim Ake; Mark Keen; Cindy Spoljaric; Chuck Lehman; jedwards@westifled.in.gov; Steve Hoover; Robert Horkay  
**Subject:** 11th Street Development PUD Change

August 4, 2017

To: All City Council members and Planning Commission Members

Re: 1707-PUD-12

1707-ODP-08 & 1707-SPP-08

Dear Members,

My wife and I recently purchased a home in the Villages of Oak Manor, Nottingham Section. We closed on May 31, 2017. This home was purchased from Fischer Homes. The address is 3885 Stratfield Way, Westfield, IN. 46074.

We purchased our home in this Westfield neighborhood due to the existing setting of homes, the demographics of the community, and because of the amenities the neighborhood provided including large areas of green space and spaces between homes. Shortly after we moved in we were notified about a requested planning change identified by the above references. I attended the meeting at the City of Westfield Advisory Plan Commission on July 11, 2017 at 7:00 PM.

My wife and I would not have any issues with a planning change to the development if the requested changes were to build additional doubles that were built by Beazer homes or the single family homes presently being built by Fisher Homes. I suspect that either builder could not make this transaction work based on the number of homes based on the cost of the property required by the owner, Hills Homes of Indiana, LLC. As we understand the existing zoning, this would allow for 5 more of the condominiums to be built. We understand that the proposed building would be fewer residents than the currently zoned property. We also understand that the proposed building would be nearly as tall as the condominiums.

We have concerns about the demographic the developer/builder is targeting being described as young professionals. We previously lived in Carmel and watched the building of housing in the downtown area that was targeted for young professionals. That was an ideal location for these tenants because of the restaurants, businesses, and green spaces within walking distances of the units. The Villages of Oak Manor provides limited retail opportunities within walking distance. There may be other areas of Westfield that are more suited for this demographic group of homebuyers.

We have issues with the following proposed development:

The number of 109 units, 67 single homes with 31-36 feet wide lots and 6 foot between homes plus 42 townhomes instead of the 5 condominiums. The lot size in the existing built neighborhood is substantially larger than the proposed development. The number of individual buildings would increase by a factor of 20. This would substantially reduce the green space in small acreage proposed.

The existing neighborhood consist of 4 sections. There is a mix based on section between doubles, single family homes, and 2 story homes. While the neighborhood is not completely built out, Fisher Homes owns much of the remaining property (other than the proposed change owned by Hills). While not guaranteed, it appears Fischer Homes will continue to build what they have started in each section as long as the homes continue to sell.

It is our understanding that these proposed homes would not have city owned streets leaving the repairs and maintenance up to the resident HOA. What would happened if the roads need repaired but there was no money available in the HOA? Does the planning commission want to set a precedent for allowing future developments to not include city streets? Is there a plan for trash pick up and mail delivery without city streets?

The proposed changes requested in the "Forth Amendment to Declaration of Condominium Ownership for Lancaster At Oak Manor Condominiums" on page 3 under 33C Changes to Development Plan state the following:

"Declarant may modify the initial development plan to respond to perceived or actual changes and opportunities in the marketplace. Modifications may include, without limitation, changes in sizes, styles, configurations, materials, and appearances of buildings, condominium units, common areas and limited areas."

This statement, if approved, gives the owner of the property too much latitude to construct whatever they so choose without seeking the Approval of the City of Westfield. This statement could have the effect of diminishing the property values of the entire Villages of Oak Manor development. This must be changed to put restrictions on the builder to maintain similar priced housing and square footage as already exists in this neighborhood.

We chose to build our retirement home in the Villages of Oak Manor so we could enjoy low maintenance living, a neighborhood community, and green space with scenic views of ponds and trees. Now we face the reality of looking out our windows at tall buildings, less green space, and increased turnover in the neighborhood when "young professionals" begin moving in. We're asking for you to consider the quality of life

for the residents of the Villages of Oak Manor and the surrounding communities. Put yourself in our positions and think about what you would want the planning commission and city council to do.

Randy and Shirley Morton

## Pamela Howard

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**From:** Thom Huge <thomhuge44@gmail.com>  
**Sent:** Friday, August 4, 2017 4:39 PM  
**To:** APC; Council Members  
**Subject:** VILLAGES OF OAK MANOR PUD

TO: Westfield Planning Commission (APC); Westfield City Council  
FROM: Thomas & Karen Huge, 17226 Wetherington Dr., Westfield, IN 46074  
(residing in Villages of Oak Manor since 2013)  
RE: the requested change to the PUD for Villages of Oak Manor (VOOM)

Dear Members of the Planning Commission and City Council:

We believe the PUD as written by 11th Street Development needs modification. The Westfield Planning Commission and Westfield City Council need to understand that members of the VOOM community including our Steering Committee have met with Bryan Stumpf and attempted to get changes made. Almost all requests were refused.

1. The new PUD needs to include a provision that limits the minimum size and type of single-family home proposed. Bryan Stumpf has indicated 11th Street Development "plans" to build at least two-story homes but they refuse to guarantee they won't begin building single-story and much less expensive homes if the market drives them to it. This would be detrimental to the property values throughout VOOM. Again, the PUD needs to safeguard current property owners from having this happen.
2. All of these homes are apparently attractive designs but are very short on parking space, green space, and garage apron size. There are no attics or basements. There is little to no storage space. Where are they going to store garbage cans, holiday decorations, even luggage? What is most likely to happen is that they will use 1/2 of the garage for storage and then will need to park their 2nd car on the street somewhere, mostly not near their home. The garage apron isn't large enough to park a vehicle. What about the family with three cars? What about service vehicles from people like Comcast, an electrician, plumber, or the gas company? Where do they park? Do they block the alley? That's definitely a safety hazard. What happens when guests arrive? Much of that overflow will spill onto Gunther Boulevard and that will be a safety hazard to all the residents of VOOM as well as any Westfield residents passing through our neighborhood. There are simply not enough parking spaces available to accommodate this density. They need actual driveways that can fit at least two vehicles outside the garage. There are too many homes being crammed into too little space.
3. The 4-unit and 5-unit town homes are in a terrible location, especially with respect to the residents of Cotswold. Having these behemoths tower over the paired homes with only about 45 feet separating some of them is unconscionable. No one who moved here imagined that possibility when they chose their paired home. When the Cotswold homeowners try to sell their homes, this will almost certainly lessen their property values and make them much more difficult to sell. 11th Street Development should alter their layout by moving all of the town homes either to the north end of the neighborhood along the trails or to the northeast corner, immediately north of and adjacent to the current condominium building already there. This latter idea would retain the "community concept," grouping multi-family housing, as has been described by Bryan Stumpf.
4. Private streets and alleys are a serious concern. The residents of VOOM cannot take on the liability of private streets and alleyways. The PUD needs to be changed to guarantee compliance with City of Westfield standards and allow for the City of Westfield to take over these streets and alleyways at the appropriate time.
5. Maintenance of lawns and snow removal should be part of these residents' HOA dues and the services provided by the HOA. As written, everybody has to have a lawnmower for a tiny patch of lawn? Where are they going to store them? The garage, of course. Bad planning.

In summation, the 11th Street Development's proposed PUD change does not actually fit with the Cotswold, Nottingham, Lancashire, and Southampton villages already in place. While possibly attractive, it is definitely not a match, bringing a different housing design, demographic and lifestyle to our long established neighborhood. It is of note that Bryan Stumpf has continually made comparisons to other neighborhoods he describes as the same design they're bringing to VOOM. The fact is, none of them match their current proposal. Not a single one. Finally, as we have been unsuccessful in convincing Bryan Stumpf to heed our requests, we respectfully ask the Planning Commission and City Council to weigh in with Bryan and convince him to adopt these changes in his proposed PUD.

If this action falls outside the purvey of the Commission's and Council's responsibility, we ask that you not approve this PUD.

Thank you, all, for taking the time to consider these requests. Thank you for your service.

Cordially submitted,



Karen and Thomas Huge  
17226 Wetherington Drive  
Westfield, IN 46074-5514  
690-3548 (T cell)  
690-2906 (K cell)  
[thomhuge44@gmail.com](mailto:thomhuge44@gmail.com)  
[kehuge@gmail.com](mailto:kehuge@gmail.com)

**ORDINANCE NUMBER 17-**

**Oak Manor PUD District Amendment**

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

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

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

**WHEREAS**, the Council enacted Ordinance No. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17\_\_\_\_-PUD-\_\_\_\_), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 17-\_\_\_\_-PUD-\_\_\_\_** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_. 2017;

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

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

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Area B Development Standards Detached Residential.** The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

|                                      | Parcel B-1<br>Type 1 Lots                                  | Parcel B-1<br>Type 2 Lots                                  |
|--------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| Minimum Lot Width at Building Line   | 31’                                                        | 36’                                                        |
| Minimum Lot Frontage on Street (1)   | 25’                                                        | 30’                                                        |
| Minimum Lot Area                     | 2,325 SF                                                   | 2,880 SF                                                   |
| Minimum Front Yard Setback (2)       | 3’                                                         | 10’                                                        |
| Minimum Side Yard Setback            | 3’                                                         | 3’                                                         |
| Minimum Rear Yard Setback            | 5’                                                         | 5’                                                         |
| <u>Minimum Building Height</u>       | <u>2 stories</u>                                           | <u>2 stories</u>                                           |
| Maximum Building Height              | 35’                                                        | 35’                                                        |
| Minimum Gross Floor Areas for Ground | <del>1 Story: 1,200 SF</del><br><del>2 Story: 650 SF</del> | <del>1 Story: 1,200 SF</del><br><del>2 Story: 700 SF</del> |

|         |                             |                             |
|---------|-----------------------------|-----------------------------|
| Levels: | <del>1½ Story: 650 SF</del> | <del>1½ Story: 700 SF</del> |
|---------|-----------------------------|-----------------------------|

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

**Section 3.** **Development Standards Attached Residential.** The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: The minimum building setback from right-of-way of public street shall be ten feet (10’) within Parcel B-1.

**Section 4.** **Landscaping.** The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the “Landscape Plans”) for the site (Petition No. ~~17—SPP—~~1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:

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

**Section 5.** **Vision Clearance.** ~~The standards of Article 6.19: Vision Clearance Standards shall apply, except that a measurement of twenty-five (25) feet may be used for private streets with approval by the Public Works Department. No Sign, fence, wall, landscaping, public utility installation or other improvement which obstructs sight lines between three (3) and nine (9) feet above a street shall be permitted on a corner lot within the triangular areas formed by the right-of-way line and a line connecting points twenty two (22) feet from intersections of existing public roads.~~

**Section 6.** **Site Layout and Building Materials.** The Real Estate shall be developed in a manner substantially similar to the layout and design shown on Primary Plat (the “Primary Plat”) for the site (Petition No. 1707-SPP-08). Furthermore, vinyl siding shall be a prohibited building material for homes constructed on any lot shown on the Primary Plat.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2017.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

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Jim Ake

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Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

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Cindy Gossard, Clerk Treasurer

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



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

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

**EXHIBIT A**  
**(REAL ESTATE)**

**Parcel I:**

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

170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

**Parcel II:**

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

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

**Parcel III:**

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

**EXHIBIT “A”**  
**(Real Estate)**









WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 7, 2017  
1707-PUD-12  
Exhibit 1

**Docket Number:** 1707-PUD-12 (Ordinance No. 17-20)

**Petitioner:** Innovative Engineering & Consulting, Inc

**Representative:** Bryan Stumpf, 11<sup>th</sup> Street Development

**Request:** An amendment to the Oak Manor Planned Unit Development (PUD) District to allow for Single-Family Attached and Detached development.

**Current Zoning:** Oak Manor Planned Unit Development District  
Underlying Zoning, SF3: Single-Family Medium Density District

**Current Land Use:** Vacant

**Acreage:** 12.4 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 17-18
5. Landscape Plan
6. Project Narrative
7. Oak Manor PUD (Original, Ord. 03-37)
8. Neighborhood Meeting Summary
9. Petitioner's Response to Issue List
10. Public Comments

**Staff Reviewer:** Pam Howard, Associate Planner

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**PETITION HISTORY**

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

The petitioner hosted an informational meeting on June 27, 2017, at the Villages of Oak Manor Clubhouse for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 7**.

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**PROJECT OVERVIEW**

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

## **PROJECT OVERVIEW**

**Property Description:** The Oak Manor PUD (the “Original PUD Ordinance”) was adopted on November 10, 2003. In 2005 a Primary Plat and Development Plan were approved for this site which allowed for a total of 180 condo units in 6 buildings on the Property and an adjacent property. A portion of the Property was included on the Secondary Plat for Section 3A of the Villages of Oak Manor, which was recorded on January 26, 2009.

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

**Area B Development Standards Detached Residential:** The proposed ordinance permits detached residential on lot B-1, whereas the Original PUD Ordinance only allows attached residential. Standards are included for two (2) lot types with Minimum Lot Widths of thirty-one (31) and thirty-six (36) feet; and corresponding Minimum Lot Areas of 2,325 and 2,880 square feet respectively.

**Development Standards Attached Residential:** The proposed ordinance reduces the minimum building setback from right-of-way of public street to ten (10) feet, the Original PUD Ordinance requires fifteen (15) feet.

**Landscaping:** The proposed ordinance incorporates the Landscape Plan (see **Exhibit 5**) submitted with the Primary Plat, and requires substantial compliance with that plan. Additionally, the proposed ordinance sets Minimum Lot Landscaping for each of the lot types.

**Vision Clearance:** The proposed ordinance allows the sight line measurement to be reduced from 40’ to 25’ for private streets, with approval by the Public Works Department. This is consistent with the current Public Works standard.

**Site Layout and Building Materials:** The proposed ordinance incorporates the Primary Plat (see **Exhibit 3**) submitted simultaneously with this petition, and requires substantial compliance with that plan. Additionally, the proposed ordinance prohibits vinyl siding within the development.

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## **PETITION UPDATE**

Since the July 11, 2017, public hearing, the petitioner has revised the proposed ordinance and exhibits to incorporate comments as a result of the Department’s review of the proposed ordinance and corresponding Primary Plat and Overall Development Plan. A minimum building height of 2 stories was added, and minimum ground floor area requirements were removed for 1 and 1 ½ story homes. Additional landscaping and berming was added in the common area

adjacent to the existing paired patio homes. A standard was also added to address conflicts within the site triangles required by the UDO, the proposed standard is in compliance with Public Works current standard. Additionally, the Primary Plat submitted concurrently with this petition as Petition No. 1707-SPP-08, has been incorporated to act as a character exhibit for the proposed ordinance. Lastly, a standard was added to prohibit vinyl siding as a building material.

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### **COMPREHENSIVE PLAN**

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

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

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### **PROCEDURAL**

**Public Hearing:** Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the July 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

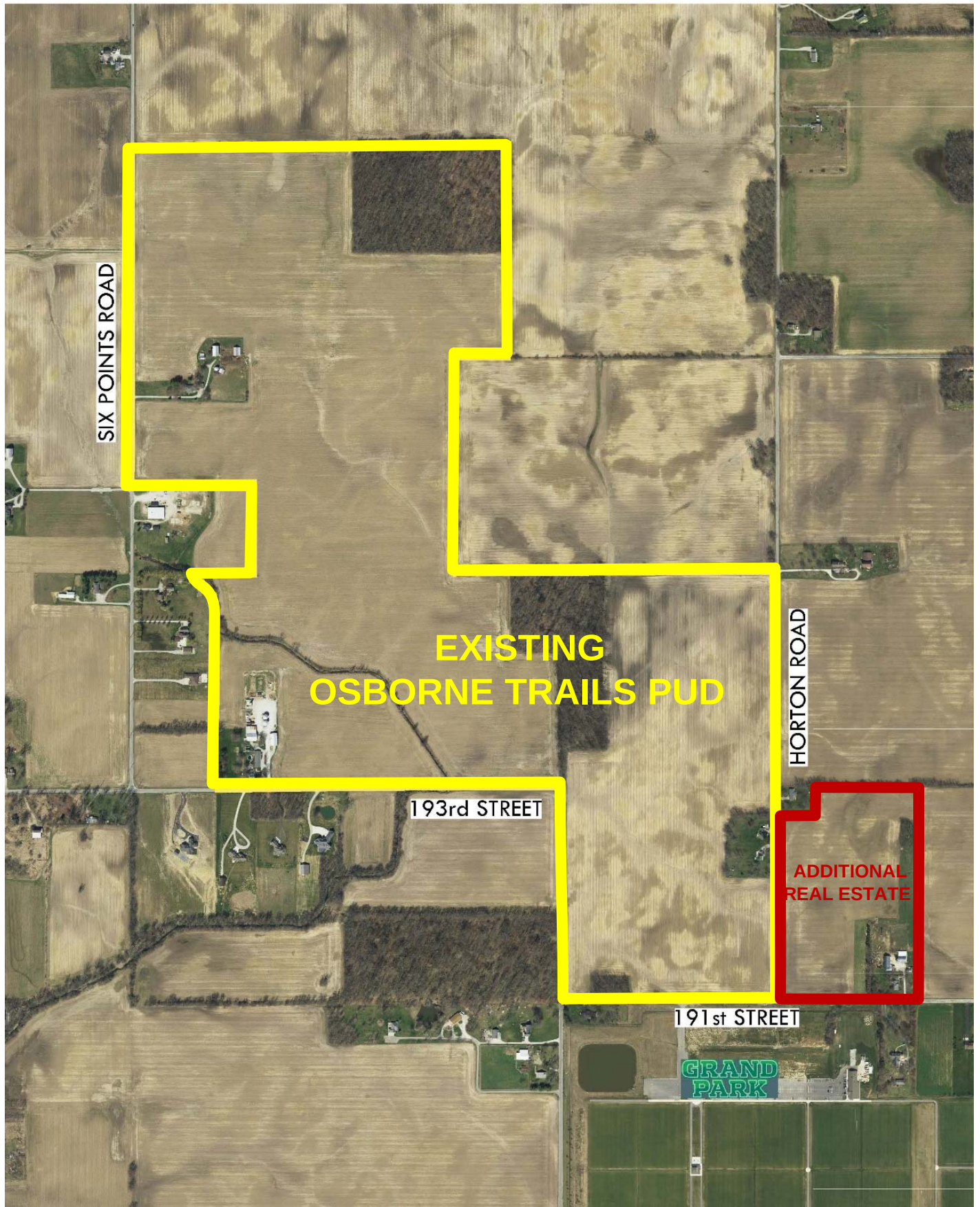
**Council Introduction:** The petition was introduced at the June 12, 2017, Council meeting.

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### **DEPARTMENT COMMENTS**

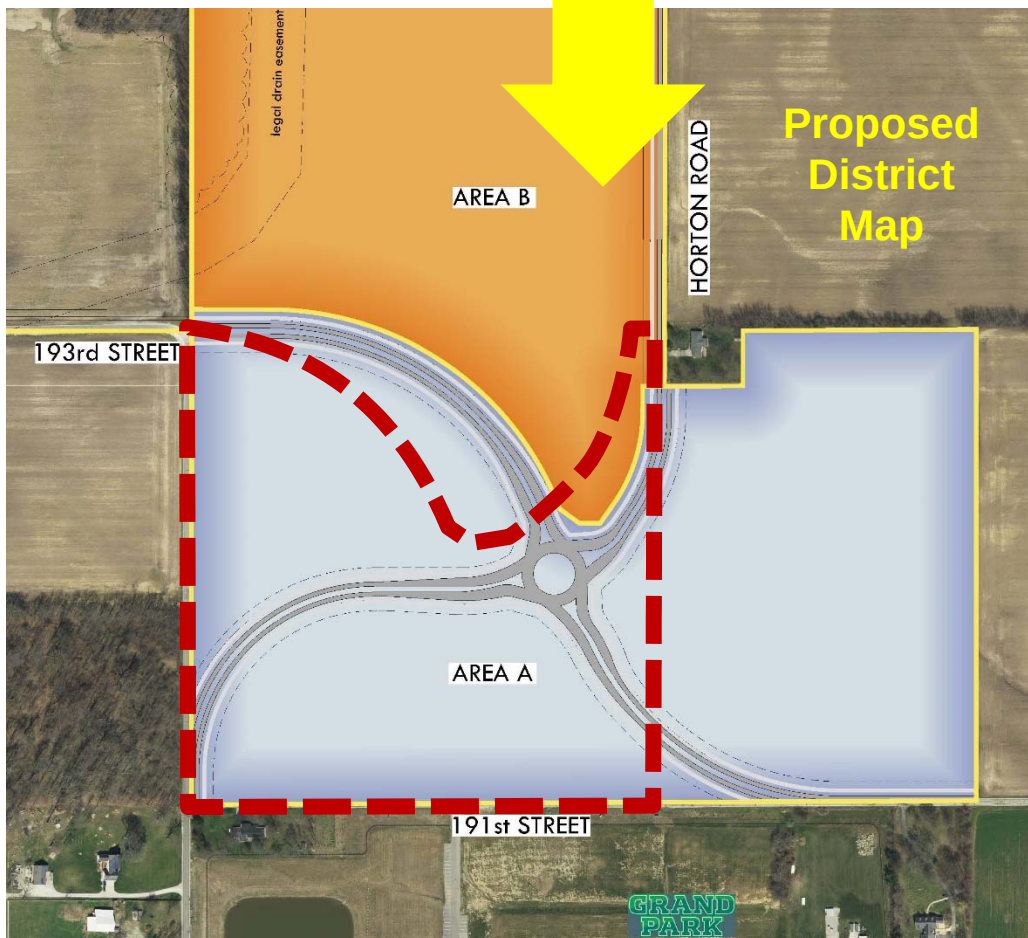
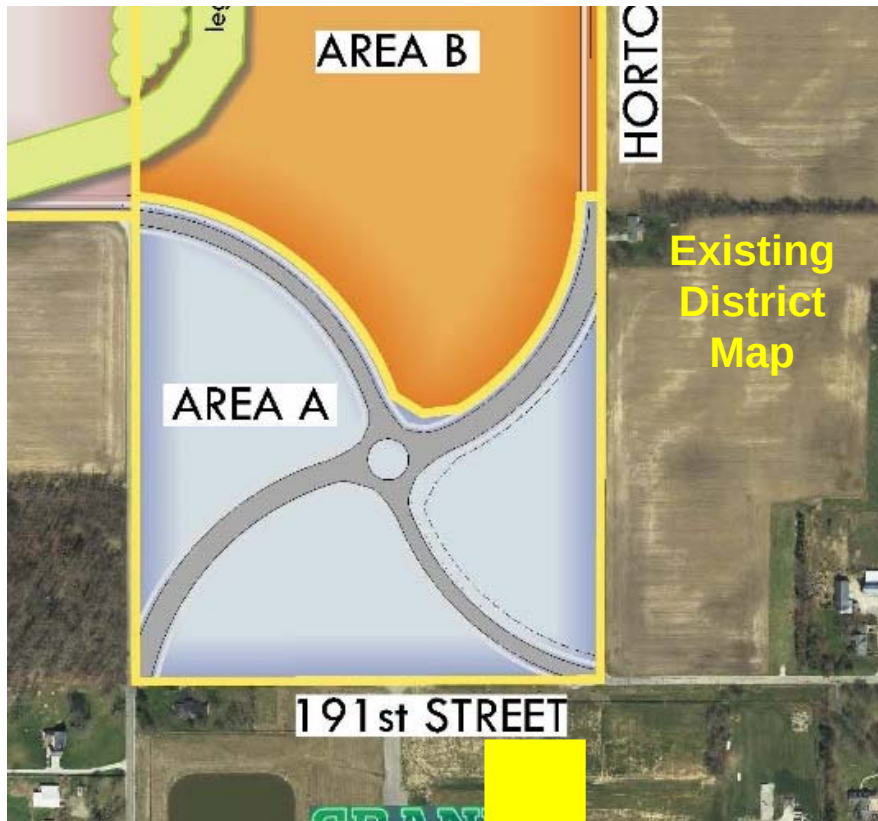
1. **Action:** Forward a recommendation to the City Council.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



**Osborne Trails Amendment –Westfield, IN**  
**Site Location Map**





**Osborne Trails Amendment –Westfield, IN  
Amendment Illustration**