



CITY OF WESTFIELD, IN
AdvisoryPlanCommission_Meeting_Agenda_08_06_2018

Monday, August 06, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, August 06, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - July 16, 2018

Documents: [APC Minutes - July 26, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA

1807-DDP-19

Community First Bank Spring Mill Station SEC

381 South Junction Crossing

Weihe Engineers requests Detailed Development Plan approval of a 2,840 square foot bank on 1.13 acres +/- in the Spring Mill Station SEC PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: SMSTG Letter of Support](#)

ITEMS OF BUSINESS

1801-PUD-03

Aurora (Northpoint) PUD Amendment

South side of State Road 38, East of U.S. Highway 31, on both sides of Grassy Branch

Road

Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to expand and amend the Aurora PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan \(Proposed\)](#) | [Exhibit 4: Concept Plan \(Existing\)](#) | [Exhibit 5: Ordinance 17-51_Northpoint PUD](#) | [Exhibit 6: Ordinance 17-51_Northpoint PUD_Redline Version \(Since Ordinance 16-35\)](#) | [Exhibit 7: Ordinance 17-51_Northpoint PUD_Redline Version \(Since Public Hearing\)](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Public Comment](#) | [Exhibit 10: Recommended Conditions](#)

1806-PUD-15

Liberty Villas PUD

South side of 151st Street, approximately 1,300 feet west of Ditch Road

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning of 22.2 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Liberty Villas PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Proposed Ordinance 18-19](#) | [Exhibit 7: Redlined Ordinance 18-19](#) | [Exhibit 8: Project Narrative](#) | [Exhibit 9: Neighborhood Meeting Summary](#) | [Exhibit 10: Petitioner's Response to Issue List](#) | [Exhibit 11: Total Commonly Maintained Area Exhibit](#) | [Exhibit 12: East Buffer Color Exhibit](#) | [Exhibit 13: Public Comment](#) | [Petitioner's Presentation](#)

1806-ODP-12 & 1806-SPP-12

Liberty Villas

South side of 151st Street, approximately 1,300 feet west of Ditch Road

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 84 single-family attached residential units on 22.2 acres +/- in the Liberty Villas PUD District (pending approval).

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

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

PUBLIC HEARING ITEMS

1808-PUD-21 [PUBLIC HEARING]

Cottages on East PUD

303 N. East Street

James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-29](#) | [Exhibit 6: Grand Junction Implementation Plan](#) | [Exhibit 7: Grand Junction Task Group Letter of Support](#) | [Exhibit 8: Public Comment](#)

1808-PUD-20 [PUBLIC HEARING]

181st Street PUD Amendment

Southwest Corner of E. 181st Street & Sun Park Drive

CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the 181st Street PUD District to modify the development and use sequence of the property.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 18-28](#) | [Exhibit 4: Narrative Statement](#)

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

1807-PUD-18 [CONTINUED]

Grassy Branch Marketplace PUD

NE Corner of State Road 32 and Grassy Branch Road

Rita Hafner by Church, Church, Hittle & Antrim, LLP requests a change of zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace PUD District.

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

1807-ODP-13 & 1807-SPP-13 [CONTINUED]

The Serenade Subdivision (formerly known as Augusta)

West side of Ditch Road, between 156th Street and 161st Street

Innovative Engineering & Consulting by Estridge Development Management requests Overall Development Plan and Primary Plat approval of 120 single-family residential lots on 80 acres +/- in the Davis PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1808-PUD-20
Exhibit 1

Docket Number: 1808-PUD-20 (Ordinance No. 18-28)

Petitioner: CH Group, LLC by Church, Church, Hittle + Antrim, LLP

Request: An amendment to the 181st Street Planned Unit Development (PUD) District to modify the development and use sequence of the Property.

Current Zoning: 181st Street PUD (Ord. 14-03 "the Original PUD Ordinance")

Current Land Use: Commercial/Industrial

Acreage: 25.64 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed PUD Ordinance No. 18-28
4. Narrative Statement

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the July 9, 2018, City Council meeting. The petition will receive a public hearing at the August 6, 2018, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on Tuesday, July 24, 2018; No members of the public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the 181st Street PUD (the "District"), which was approved at the January 27, 2014, City Council meeting, to modify the development and use sequence of the Property (see **Exhibit 3**) for approximately 25.64 (the "Property") located on the south side of 181st Street between Wheeler Road and US Highway 31(see **Exhibit 2**).

Properties to the north are zoned GB-PD: General Business/Planned Development and the Grand Park Village PUD; US Highway 31 exists to the east, EI: Enclosed Industrial exists to the south and west.

ZONING REQUEST

The petitioner requests this change in zoning to modify the development and use sequence of the property.

The following sections of the Original PUD Ordinance are proposed to amend dates from December 31, 2023 to December 31, 2028:

Article 2, Section 2.1(B): “Development and Use Sequence – as outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished no later than **December 31, 2028.**”

Article 2, Section 2.1(B)(3): “The streetscape along Wheeler Road and 181st Street (the “Streetscapes”) as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit “4” shall be installed 1) on each parcel at the time development or redevelopment of each Parcel requires the Development Plan Review Process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than **December 31, 2028** for all Parcels, whichever occurs first.

Article 2, Section 2.1(B)(5): “By **December 31, 2028**, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit “4”, the Development Standards and Architectural Design requirements of this Ordinance.”

Article 2, Section 2.1(B)(6): “On **December 31, 2028**, all Enclosed Industrial (EI) District uses designated in Section 2.3(C) of this Ordinance shall be prohibited on the Real Estate.”

Permitted Uses: The PUD proposes adding ‘Light and Heavy Equipment Sales, Rental, and Service’ as a permitted use. A Special Exception (1806-SE-02) was granted at the June 21, 2018 Board of Zoning Appeals (BZA) meeting permitting the aforementioned use on the property with a requirement that the use ceases by December 31, 2028. If permitted as a use within the PUD, the Special Exception will become void.

COMPREHENSIVE PLAN

The Property is located in the ‘Employment Corridor’ (Highway Corridor) and ‘Business Park’ corridor of the Comprehensive Plan. The Highway Corridor section of the Comprehensive Plan states that appropriate Land Uses include office and service areas, research and development, as well as retail and institutional uses that are subordinate and supportive of the office and service uses. The Business Park section of the Comprehensive Plan contemplates manufacturing, subordinate office and retail services, research and development and warehousing as appropriate uses. The Property is also located as part of the Family Sports Capital of America (a.k.a. “Grand Park”) area, as identified in the Family Sports Capital Addendum II of the Comprehensive Plan (the “Addendum II”). The Addendum II anticipates land uses such as hotels, restaurants, retail uses, and other supporting commercial uses (among additional professional and residential uses) will locate within the Grand Park area.

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 6, 2018 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

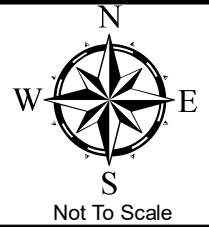
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

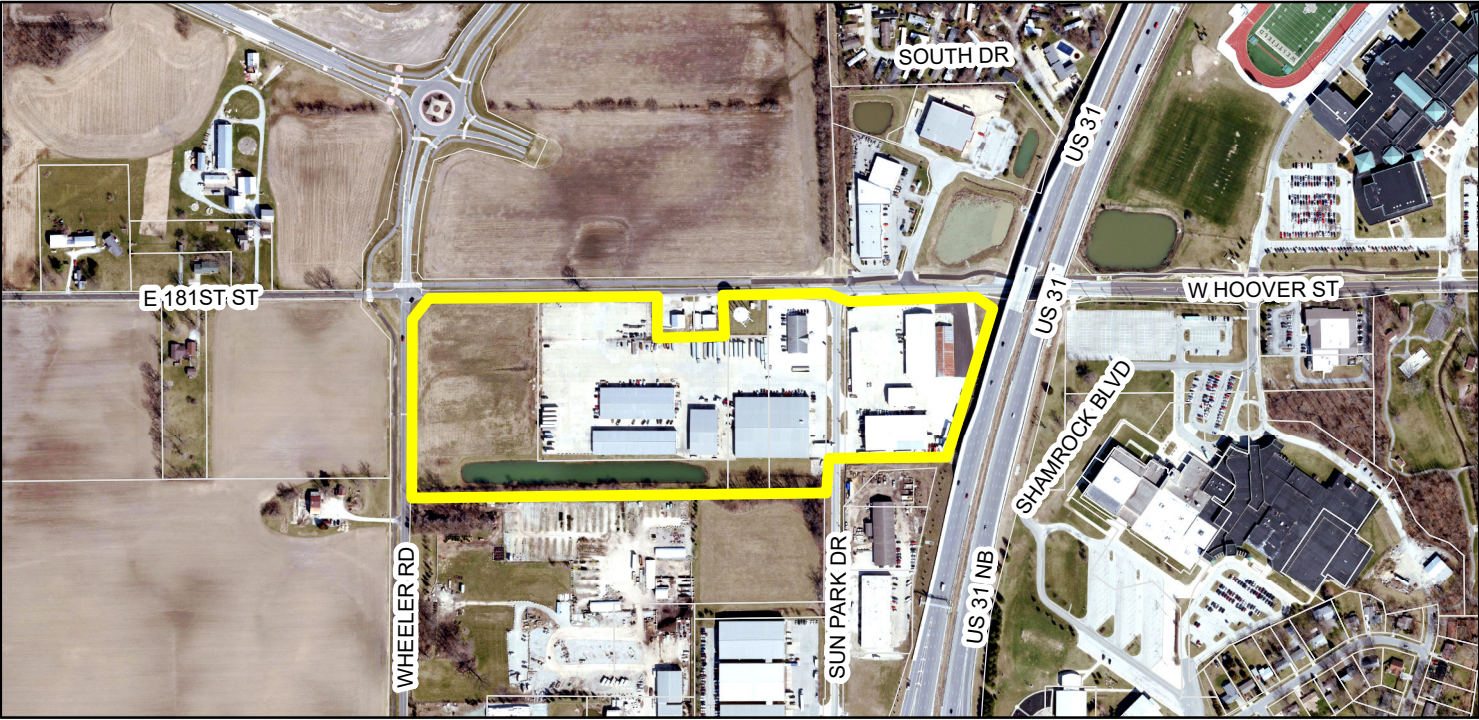
1. **Action: Hold a public hearing at the August 6, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.



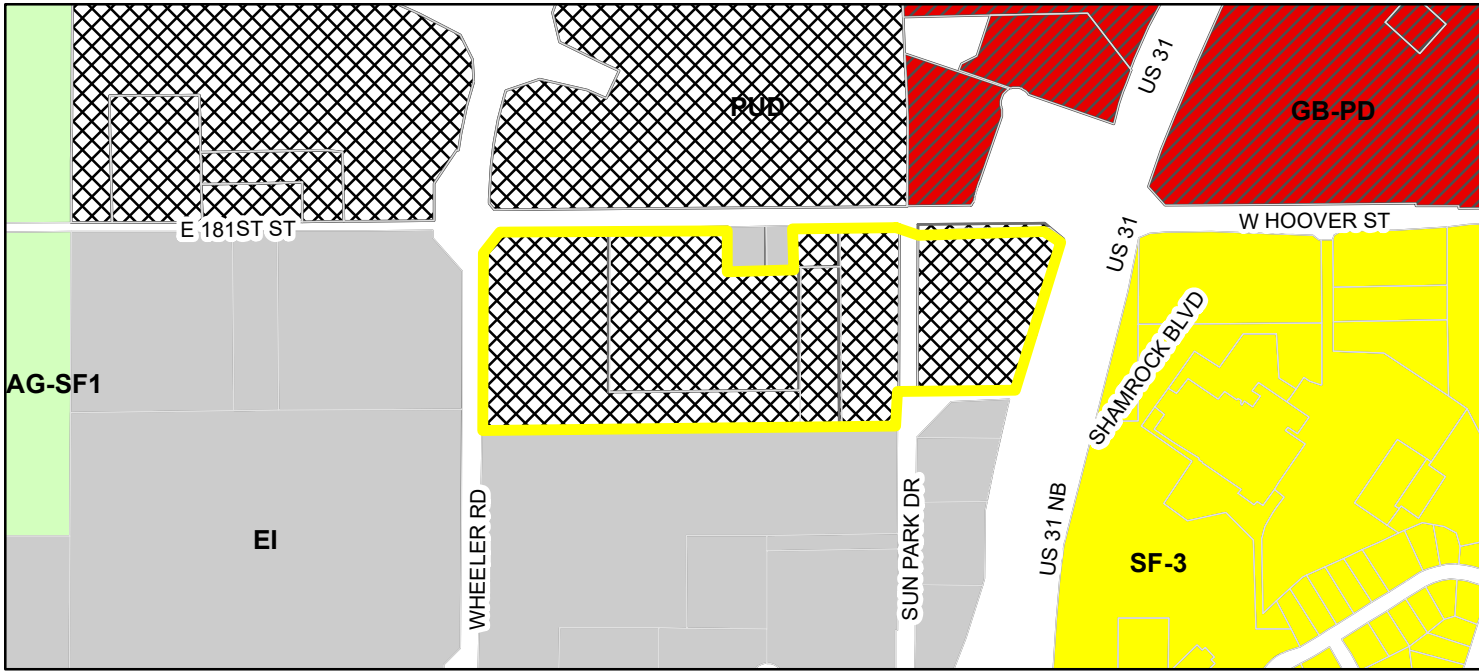
Property Location Map
181st Street PUD
Planned Unit Development
1808-PUD-20



Aerial Location Map



Zoning Map



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

ORDINANCE NUMBER 18-??

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 14-03, the 181st Street Planned Unit Development Ordinance (the "181st Street PUD"), on January 27, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ????-PUD-??**), requesting an amendment to the 181st Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 20__;

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

WHEREAS, due to market conditions, it has become necessary to modify deadlines prescribed by the 181st Street PUD with respect to full compliance with land uses and landscape standards.

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of this Ordinance
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. The first paragraph of Article 2, Section 2.1.B. is hereby amended (with amended language in **bold**) to read as follows: *Development and Use Sequence – As outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished no later than **December 31, 2028**. As requested by the Landowner, this Real Estate and PUD Ordinance are specifically exempt from IC 36-7-4-1109.*

Section 4. Article 2, Section 2.1.B.3. is hereby amended (with amended language in **bold**) to read as follows: *The streetscape along Wheeler Road and 181st Street (the “Streetscapes”) as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit “4”, shall be installed 1) on each parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than **December 31, 2028** for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance with the Landscape Buffer Plan as set forth in Exhibit “4”. When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit “4” shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit “3” for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181st*

Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2½) inches in caliper at the time of planting.

Section 5. Article 2, Section 2.1.B.5. is hereby amended (with amended language in **bold**) to read as follows: *By **December 31, 2028**, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit "4", the Development Standards and Architectural Design requirements of this Ordinance.*

Section 6. Article 2, Section 2.1.B.6. is hereby amended (with amended language in **bold**) to read as follows: *On **December 31, 2028**, all Enclosed Industrial (EI) District uses designated in Section 2.3 C of this Ordinance shall be prohibited on the Real Estate.*

Section 7. The Special Exception (1806-SE-02) granted June 21, 2018 is hereby void.

Section 8. Light and Heavy Equipment Sales, Rental and Service is hereby added as a permitted use within the Real Estate for a period to end December 31, 2028.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James Edwards

James Edwards

James Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-?? was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-??**

this ____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-??**

this ____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
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EXHIBIT A
REAL ESTATE

Part of the Southwest and Southeast Quarters of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning, containing 25.64 acres more or less.

NARRATIVE STATEMENT

The applicant, CH Group, LLC, is seeking approval of a text amendment to a previously approved PUD ordinance. The *181st Street PUD Ordinance* was adopted in January of 2014. It is comprised of five (5) parcels, 25 acres on the south side of East 181st Street between U.S. Highway 31 and Wheeler Road. Market conditions dictate an extension of some of the deadlines imposed by the original PUD ordinance.

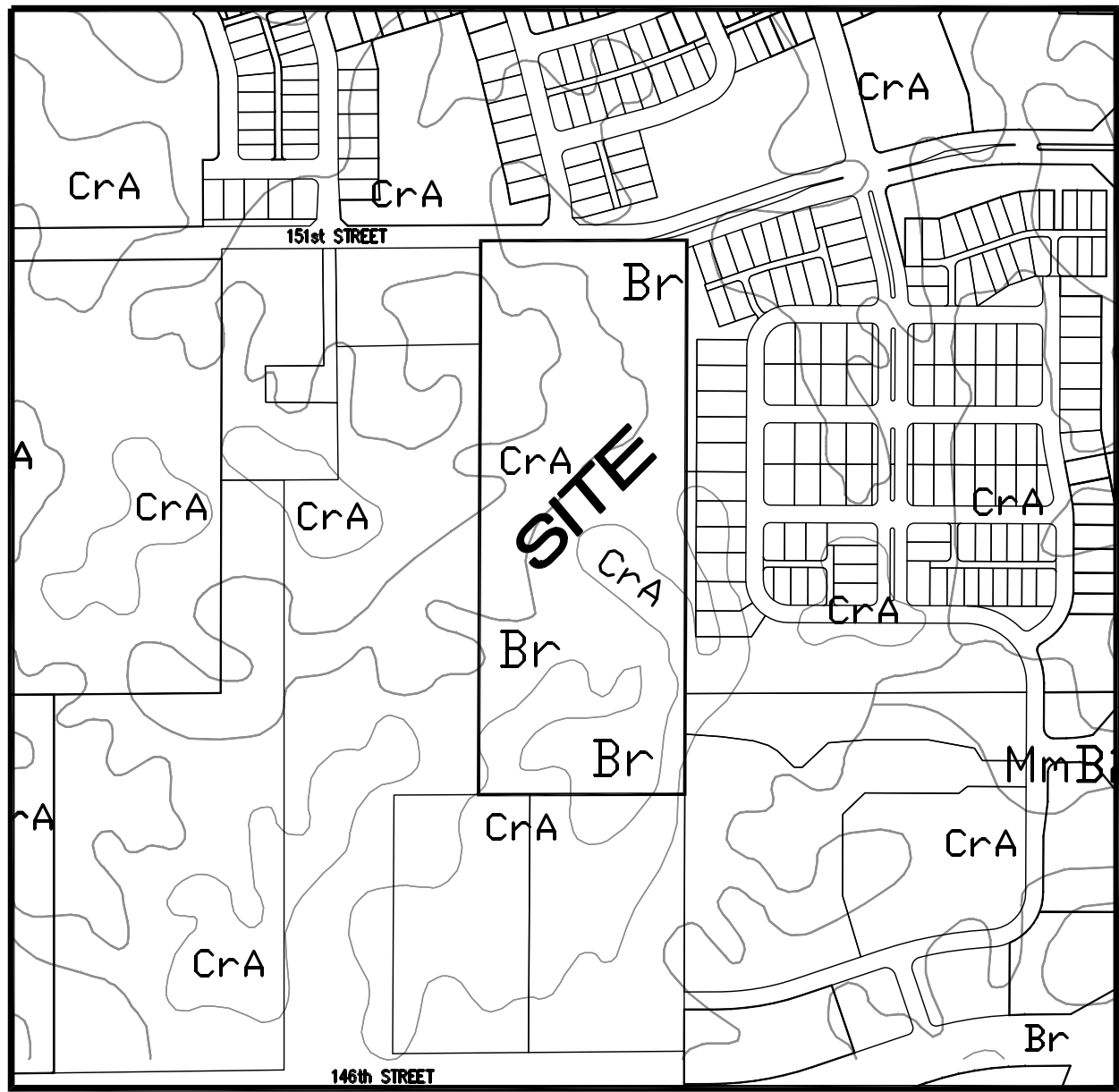
Full compliance with the landscape plan exhibit is to occur no later than December 31, 2023. Likewise, uses permitted in the EI Enclosed Industrial district are to be prohibited. The applicant is requesting that these dates be extended to December 31, 2028.

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

THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231

CURRENT LANDOWNER:
ANNA FESENKO
13044 OLDFARM DR.
ST. LOUIS, MO 63146

PRIMARY PLAT / DEVELOPMENT PLAN for LIBERTY VILLAS WESTFIELD, INDIANA PUD ZONING



SOILS MAP
SCALE: 1"=1000'
Br / CrA

TOTAL SITE = 22.218Ac±

TOTAL UNITS - 84
DENISTY - 3.78 u/a

TOTAL COMMON AREA (C.A. 1-2) = 3.95Ac±

LOT STANDARDS:

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.

NOTE:

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

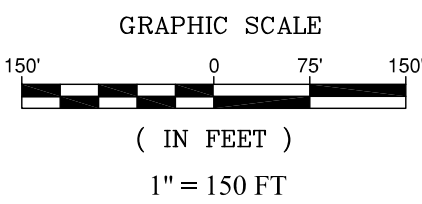
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-30".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
EXISTING 10" SANITARY ALONG 161st STREET WAS DESIGNED TO ACCEPT THIS SITE.

STREET DATA

STREET A	1,441.98 L.F.
STREET B	561.34 L.F.
STREET C	945.17 L.F.
STREET D	523.04 L.F.
TOTAL	3,471.53 L.F.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	49.47'	150.00'	24.96'	N9°15'57"E	49.24'	18°53'42"
C2	48.41'	150.00'	24.42'	S9°28'03"W	48.20'	18°29'31"
C3	168.83'	107.00'	107.76'	N44°58'48"W	151.85'	90°24'11"
C4	167.32'	107.00'	106.25'	N45°01'12"E	150.79'	89°35'49"
C5	31.42'	20.00'	20.00'	S45°10'54"E	28.28'	90°00'00"
C6	31.42'	20.00'	20.00'	S44°49'06"W	28.28'	90°00'00"
C7	49.42'	26.00'	36.38'	N35°44'03"W	42.31'	108°53'42"
C8	31.28'	20.00'	19.86'	N45°01'12"E	28.18'	89°35'49"
C9	31.56'	20.00'	20.14'	N44°58'48"W	28.38'	90°24'11"
C10	31.28'	20.00'	19.86'	N45°01'12"E	28.18'	89°35'49"
C11	31.29'	20.00'	19.87'	S45°02'16"W	28.19'	89°37'57"
C12	31.54'	20.00'	20.13'	N44°57'44"W	28.37'	90°22'03"
C13	45.38'	50.00'	24.39'	S57°46'57"W	43.84'	52°00'08"



DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
5/04/18
DATE

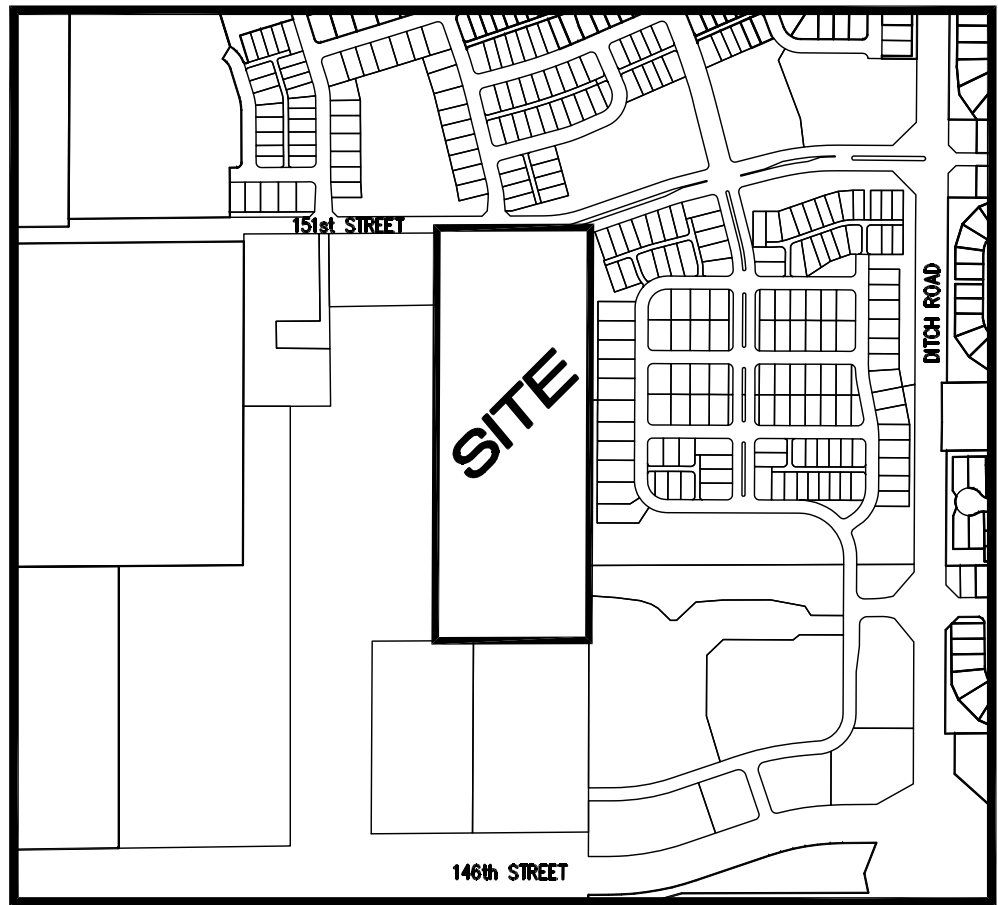


PLANS PREPARED BY:

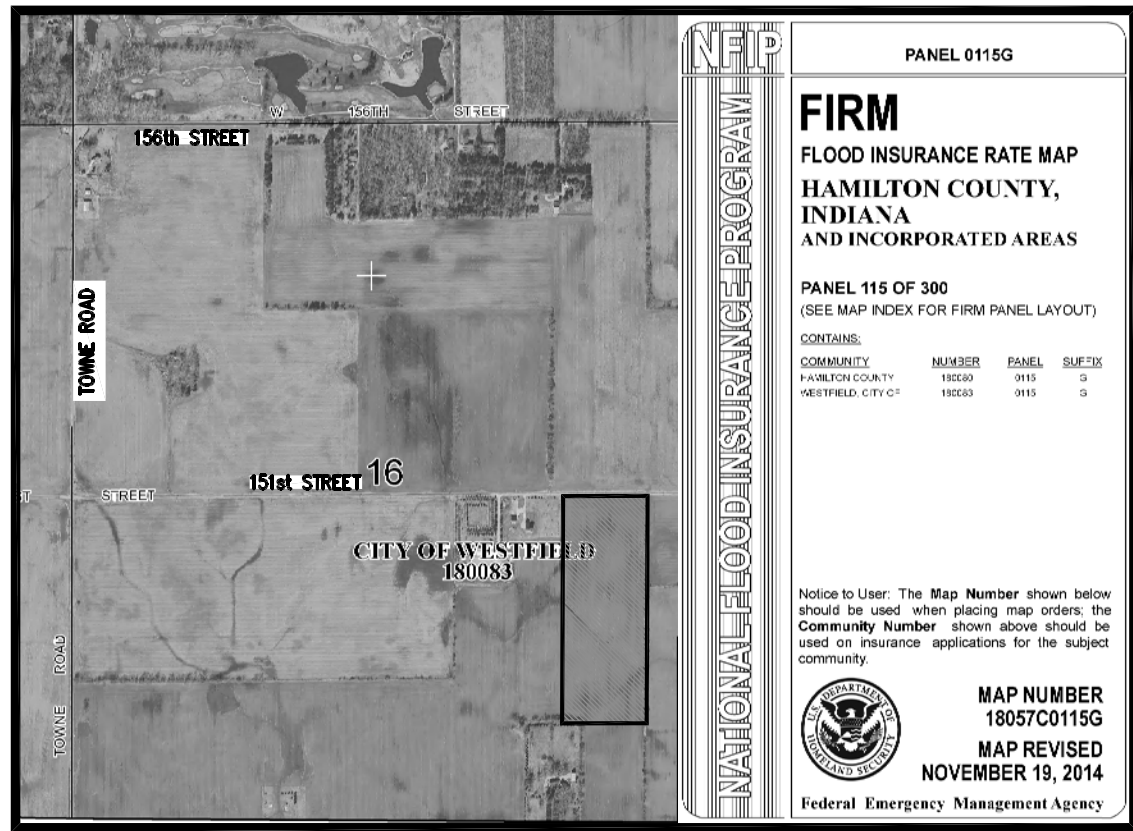
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.
Call before you dig.



LOCATION MAP
SCALE: 1"=750'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX

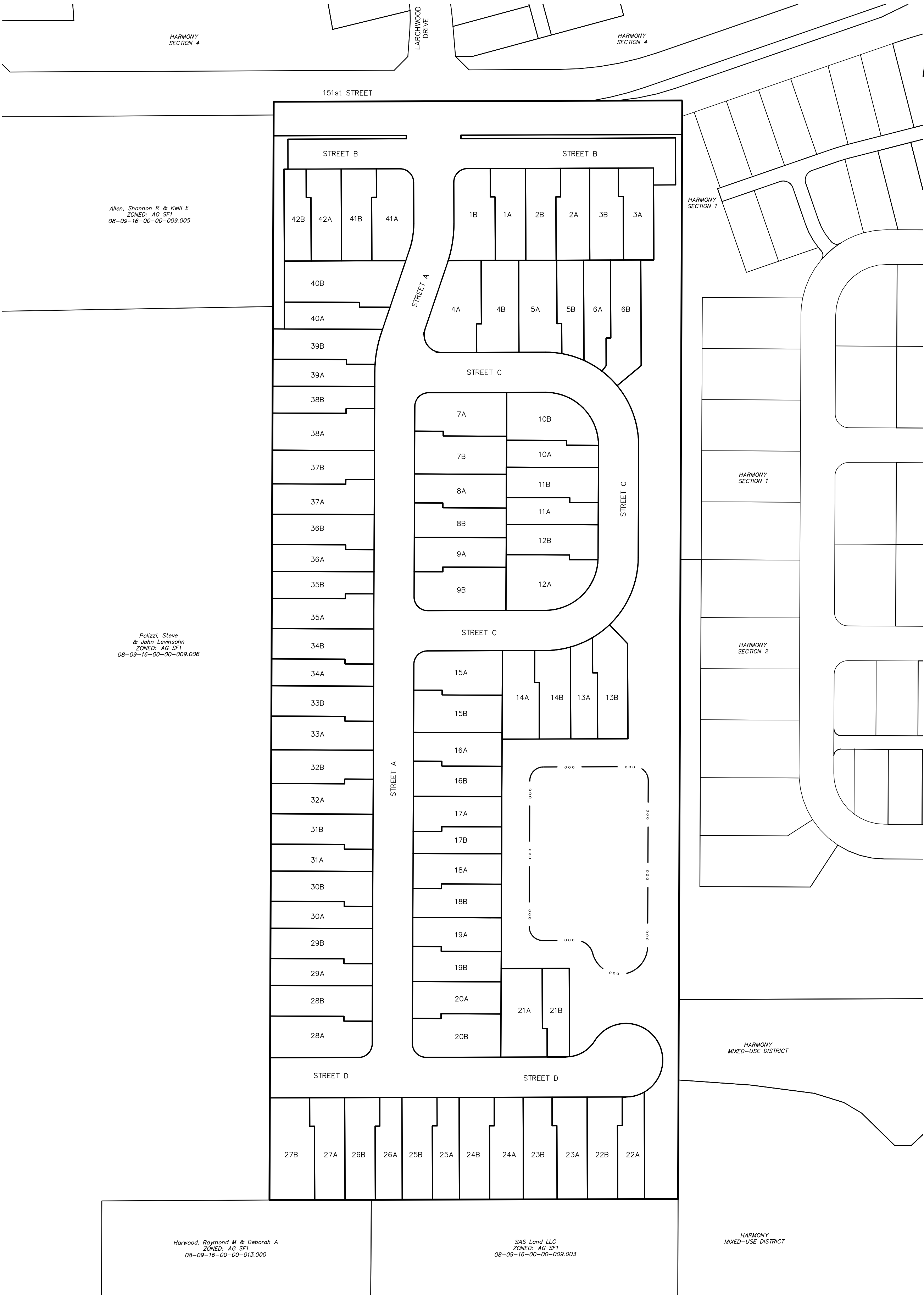
SHT.	DESCRIPTION
C001	COVER SHEET
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
C100-102	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 7-18-18 GDK

A part of the West Half of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the West half of the Southeast Quarter of said Section 16; thence North 89 degrees 49 minutes 06 seconds East (assumed bearing) 757.01 feet along the North line of said West Half to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 49 minutes 06 seconds East along said North line, a distance of 600.08 feet to the Northeast corner of said West Half; thence South 00 degrees 13 minutes 12 seconds West 1,613.02 feet along the East line of said West Half to the Northeast corner of the real estate owned by SAS Land, LLC as recorded in Instrument Number 2013-014442 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 15 seconds West 600.12 feet along the North line of said SAS Land, LLC and the prolonged North line of said real estate to a rebar with a Benchmark cap; thence North 00 degrees 13 minutes 17 seconds East 1,612.65 feet to the North line of said West Half and the place of beginning, containing 22.218 acres, more or less.



Harwood, Raymond M & Deborah A
ZONED: AG SPT
08-09-16-00-00-013.000

SAS Land LLC
ZONED: AG SPT
08-09-16-00-00-013.003

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

THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-2231

CURRENT LANDOWNER:
ANNA FESENKO
13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

PRIMARY PLAT

ZONING PUD



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

TOTAL SITE = 22.218Ac±
TOTAL UNITS - 84
DENISTY - 3.78 u/a
TOTAL COMMON AREA (C.A. 1-2) = 3.95Ac.±

LOT STANDARDS:
Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.

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

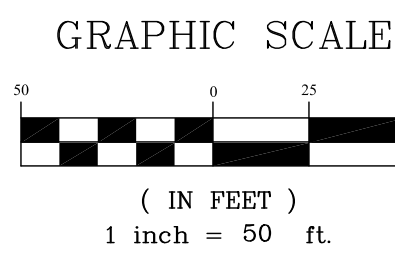
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8". PROPOSED STORM PIPES WILL RANGE FROM 12"-36". PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG 151st STREET WAS DESIGNED TO ACCEPT THIS SITE.

EXISTING RETENTION POND IN HARMONY, SECTION 2, CURRENTLY ACCEPTS THIS SITE DRAINAGE AS OFFSITE. THIS POND WILL BE THE OUTLET OF THIS SITE'S RETENTION POND.

EXISTING 24" SANITARY INTERCEPTOR ON THE NORTH SIDE OF 151st STREET WAS DESIGNED TO ACCEPT THIS SITE.



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

SECTION			TOWNSHIP			RANGE		
16			18N			R3E		
DRAWN BY: GDK			CHECKED BY: GDK			SHEET NO.		
C101			S & A JORDNO			82220CAL		

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/04/18

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

REV	PER	TAC	COMMENTS	DATE	BY
7/18/18					

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

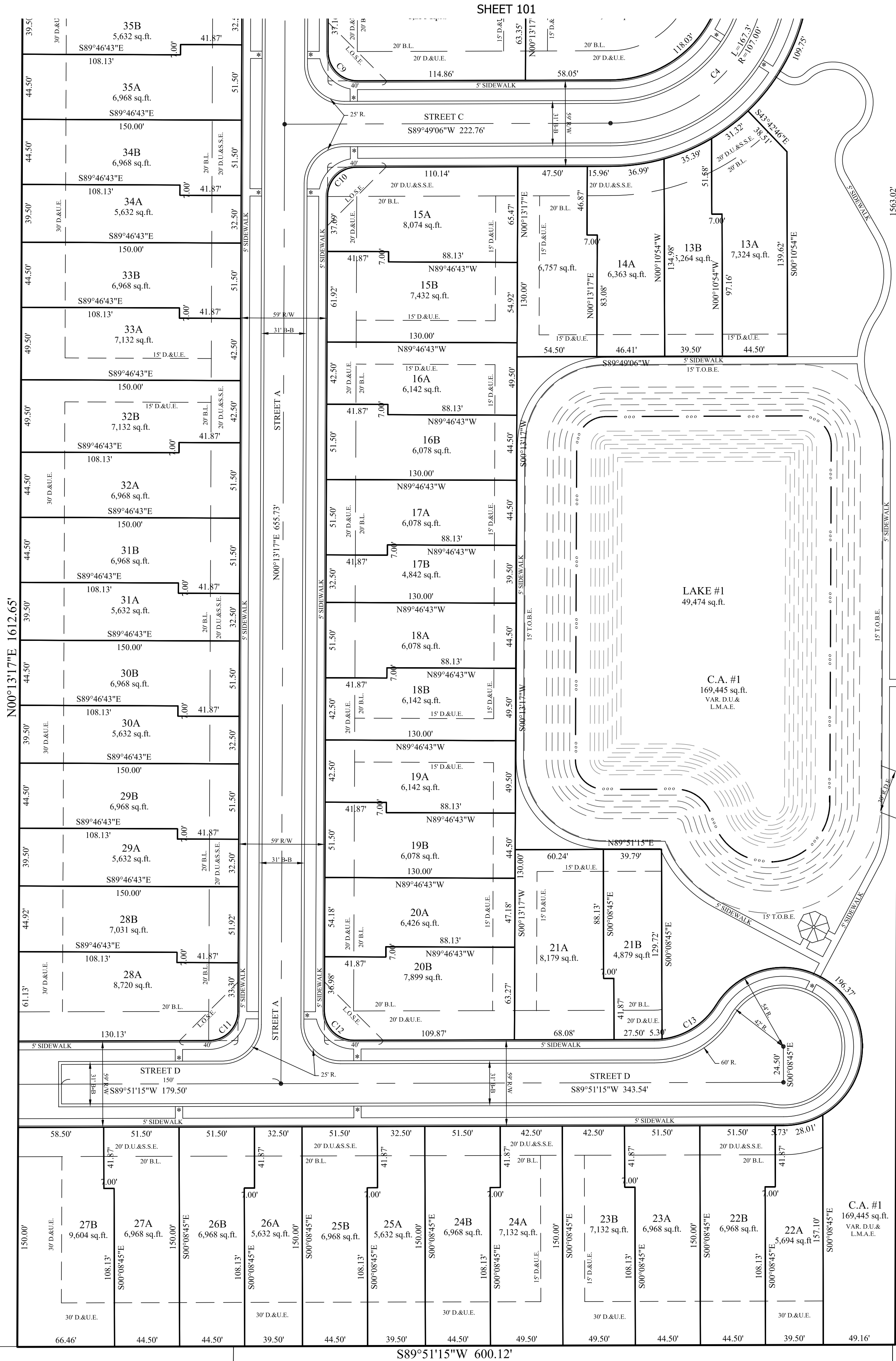
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CURRENT LANDOWNER:
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LIBERTY VILLAS

PRIMARY PLAT

ZONING PUD



LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
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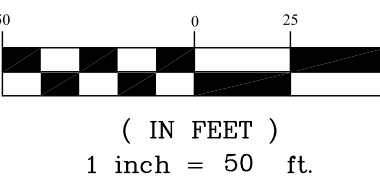
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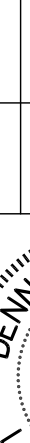
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EXISTING 24" SANITARY INTERCEPTOR ON THE NORTH SIDE OF 151st STREET WAS DESIGNED TO ACCEPT THIS SITE.

GRAPHIC SCALE



Know what's below.
Call before you dig.

SECTION: 16			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: GDK			CHECKED BY: GDK	
SHEET NO.				
C102				
S & A JORNNO 82220CAL				
PREPARED FOR:			LIBERTY VILLAS	
WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA	
STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942  THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR A SURVEYOR LOCATION REPORT. REV. PER TAC COMMENTS DATE BY GDK				



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1806-ODP-12 & 1806-SPP-12

Petition Number: 1806-SPP-12 & 1806-ODP-12

Subject Site Address: South side of 151st Street, west of Ditch Road (the “Property”)

Petitioner: CalAtlantic Homes of Indiana, Inc.

Representative: Nelson & Frankenberger, LLC

Request: Petitioner requests Primary Plat and Overall Development Plan approval of 84 Lots on 22.2 acres +/- in the proposed Liberty Villas Planned Unit Development (PUD) District.

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

Proposed Zoning: Liberty Villas PUD District (Ordinance 18-19, pending)

Current Land Use: Undeveloped/Agriculture

Approx. Acreage: 22.2 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

PROJECT BACKGROUND

Simultaneously with this petition, an application was submitted change the zoning of the Property from AG-SF1 to the Liberty Villas PUD District, with an underlying zoning of the SFA



District. The comments in the report reflect the standards of the proposed PUD as of the date of this report.

This petition was reviewed at the May 22, 2018, Technical Advisory Committee meeting.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.
 - iv) 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.
 - v) Easements (locations, widths and purposes).



- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) 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%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) 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.
- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) 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.
- xix) 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.



- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan.

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: 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:
- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. 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:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.



- iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. 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.

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. 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;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. 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.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1806-ODP-12 & 1806-SPP-12

- ix. 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.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. 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.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. 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).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines



Development Standards UDO and Liberty Villas PUD (Proposed Ord. 18-19)

The plans comply.

5) Concept Plan (Section 3 of Ord. 18-19):

- a) 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.

Zoning Districts (UDO Article 4.9 SFA: Single-Family Attached District and Ord. 18-19)

The plans comply.

6) Permitted Uses (Section 5 of Ord. 18-19):

- a) The permitted Dwelling type shall be a Duplex Dwelling as identified in the Underlying Zoning District, as set forth in Chapter 4 of the UDO.
- b) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty-four (84).

7) Minimum Lot Area: No minimum

8) Minimum Lot Frontage: No minimum

9) Maximum Density: Four (4) Dwelling Units per acre

10) Maximum Dwellings: Two (2) per building (Ord. 18-19)

11) Maximum Project Size Within District: Thirty (30) acres

12) Minimum Building Setback Lines: (Ord. 18-19)

- i) Front Yard: 20'
- ii) Side Yard: 5'
- iii) Rear Yard: 20'
- iv) Minimum Distance Between Structures: 10'

13) Project Perimeter Setback: No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.

Comment: Will be reviewed at building permit stage for affected lots.

14) Maximum Building Height: 35'

Comment: Not Applicable to DPR. To be reviewed at building permit stage.



15) Minimum Living Area Size: A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.

- a) Single story: 1,300 sf
- b) Story and one-half: 1,600 sf
- c) Two story: 1,800 sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Overlay Districts (Chapter 5)

The plans comply.

16) Floodplain Overlay District (Article 5.5)

17) Wellhead Protection District Overlay (Article 5.7)

Development Standards (Chapter 6 of UDO and Section 7 of Ord. 18-19)

The plans comply.

18) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

19) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 18-19)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

20) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

21) Fence Standards (UDO Article 6.5 and Section 7.2 of Ord. 18-19)

Comment: Not Applicable to DPR. Will be monitored through Code Enforcement.

22) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

23) Landscaping Standards (UDO Article 6.8 and Section 7.3 of Ord. 18-19)



a) Landscape Plan Standard: Substantial Compliance (Section 7.3(A) of Ord. 18-19)

b) Minimum Lot Landscaping (Section 7.3(B) of Ord. 18-19)

i) Residential lots

(1) All lots shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental or evergreen tree, and six (6) shrubs.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

(2) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

(3) Each Dwelling on a corner lot shall contain a minimum of a 10' long landscape bed along the side of the dwelling adjacent to the side street which shall contain 6 shrubs.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

28) Vision Clearance Standards (Article 6.19)

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



feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: Petitioner is coordinating with WPWD to address outstanding items.

Design Standards (Chapter 8 of UDO and Section 9 of Ord. 18-19)

The plans comply.

31) Block Standards (Section 9.1 of Ord. 18-19)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand three hundred and twenty-five (1,325) feet.

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

34) Open Space and Amenity Standards (UDO Article 8.6 and Section 9.1 of Ord. 18-19)

- a) **Minimum:** 15% (Section 9.1(B) of Ord. 18-19)
- b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.



- i. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) (above) shall apply. (Section 9.1(A) of Ord. 18-19)
- d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
- j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
- k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
- l) Amenities: The following amenities shall be provided: (Section 9.1(C) of Ord. 18-19)
 - i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan including sidewalk pathways, a gazebo, and/or bench.



35) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in



accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

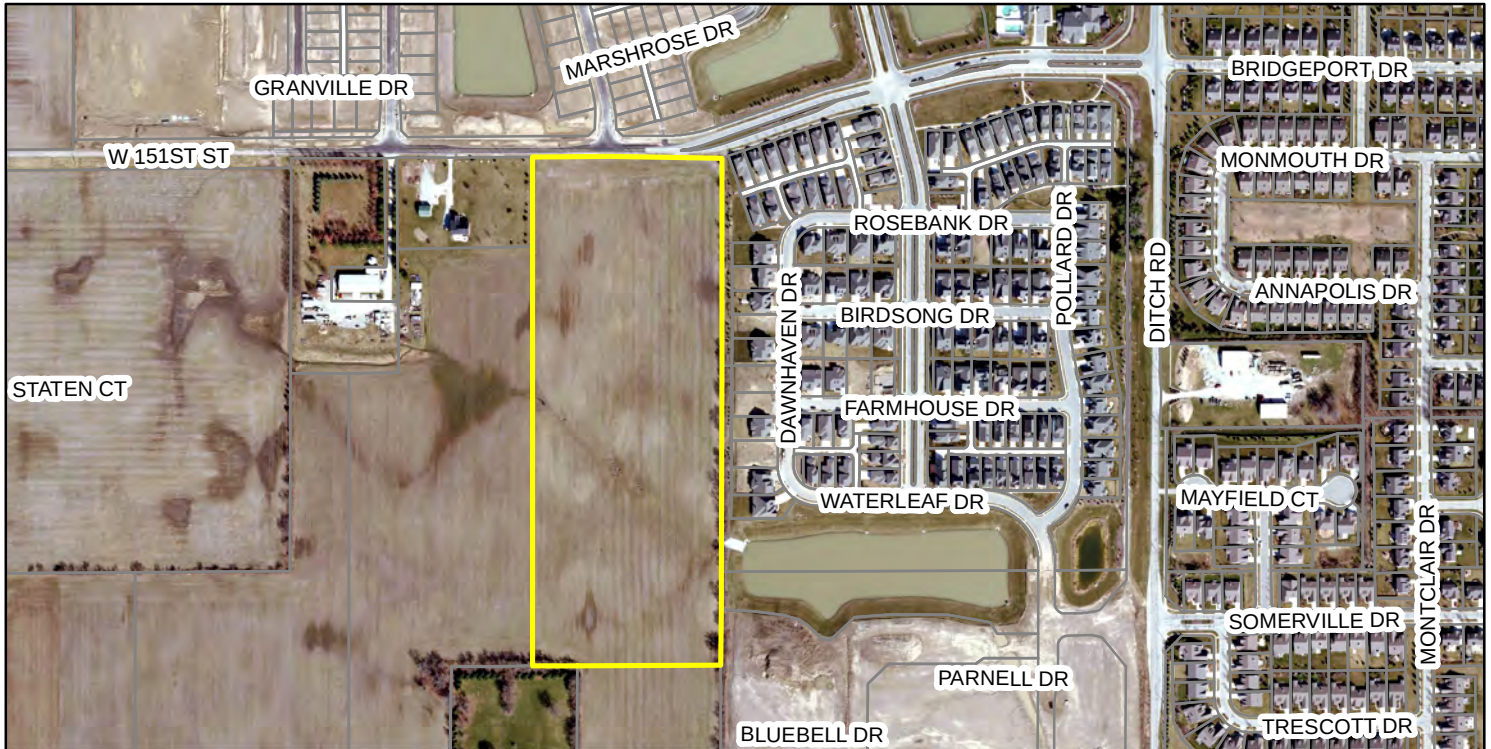
- 1) 1806-SPP-12 (Primary Plat) and 1806-ODP-12 (Overall Development Plan complies with the proposed PUD Ordinance and the UDO. If the ordinance is not approved, then the plans do not comply.
- 2) **Recommendation:** The Department recommends approving the petition with the following condition:
 - 1. **Approval shall be contingent upon the approval of 1806-PUD-15 by City Council.**
 - 2. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



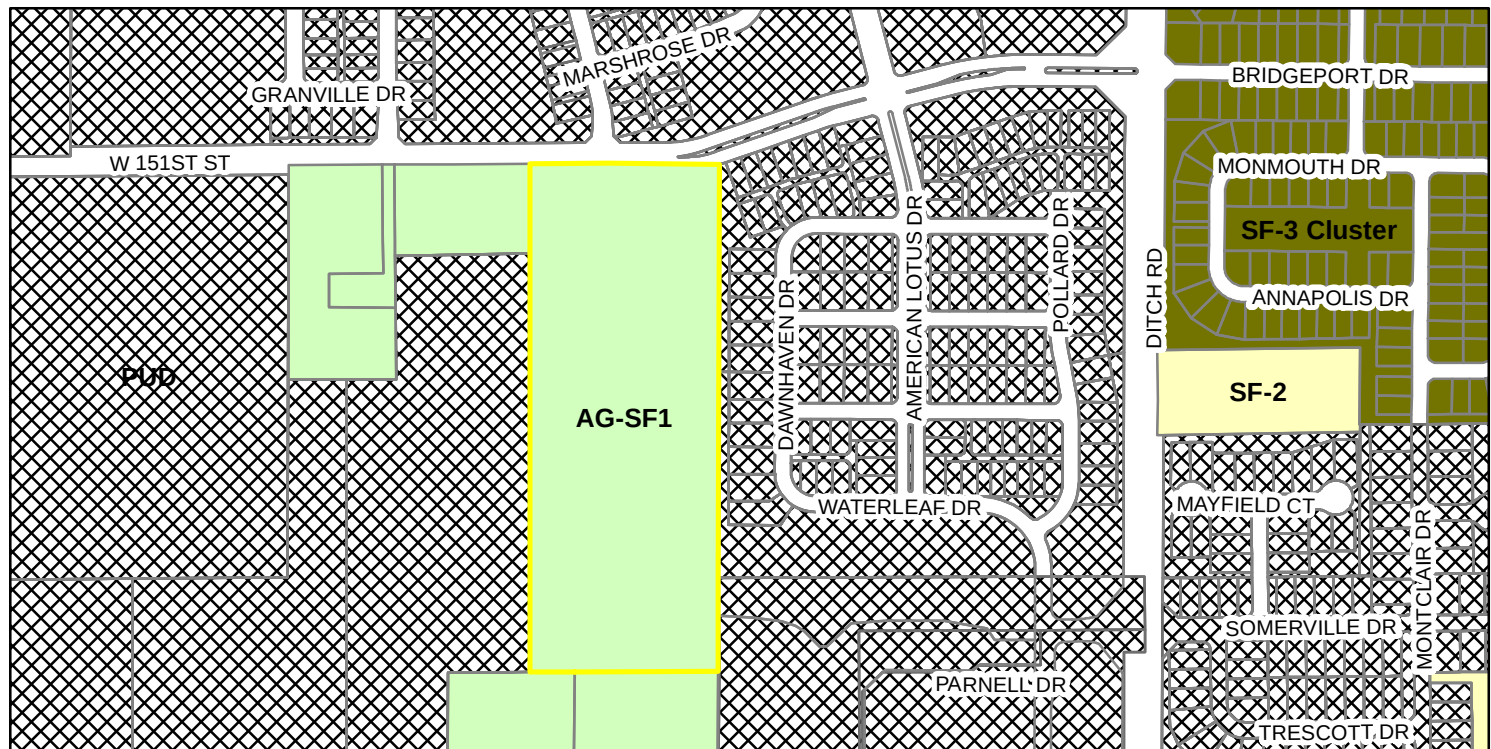
Property Location Map
Liberty Villas PUD
1806-PUD-15
1806-ODP-12 & 1806-SPP-12



Aerial Location Map



Zoning Map



- | | |
|--|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  PUD (Planned Unit Development) |  SF-3 Cluster |

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

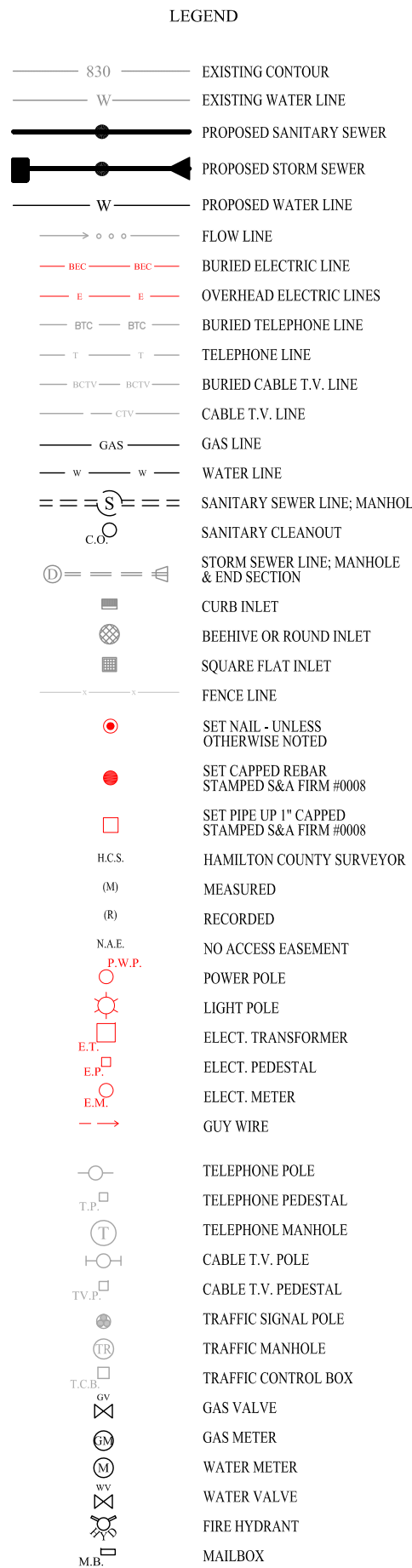
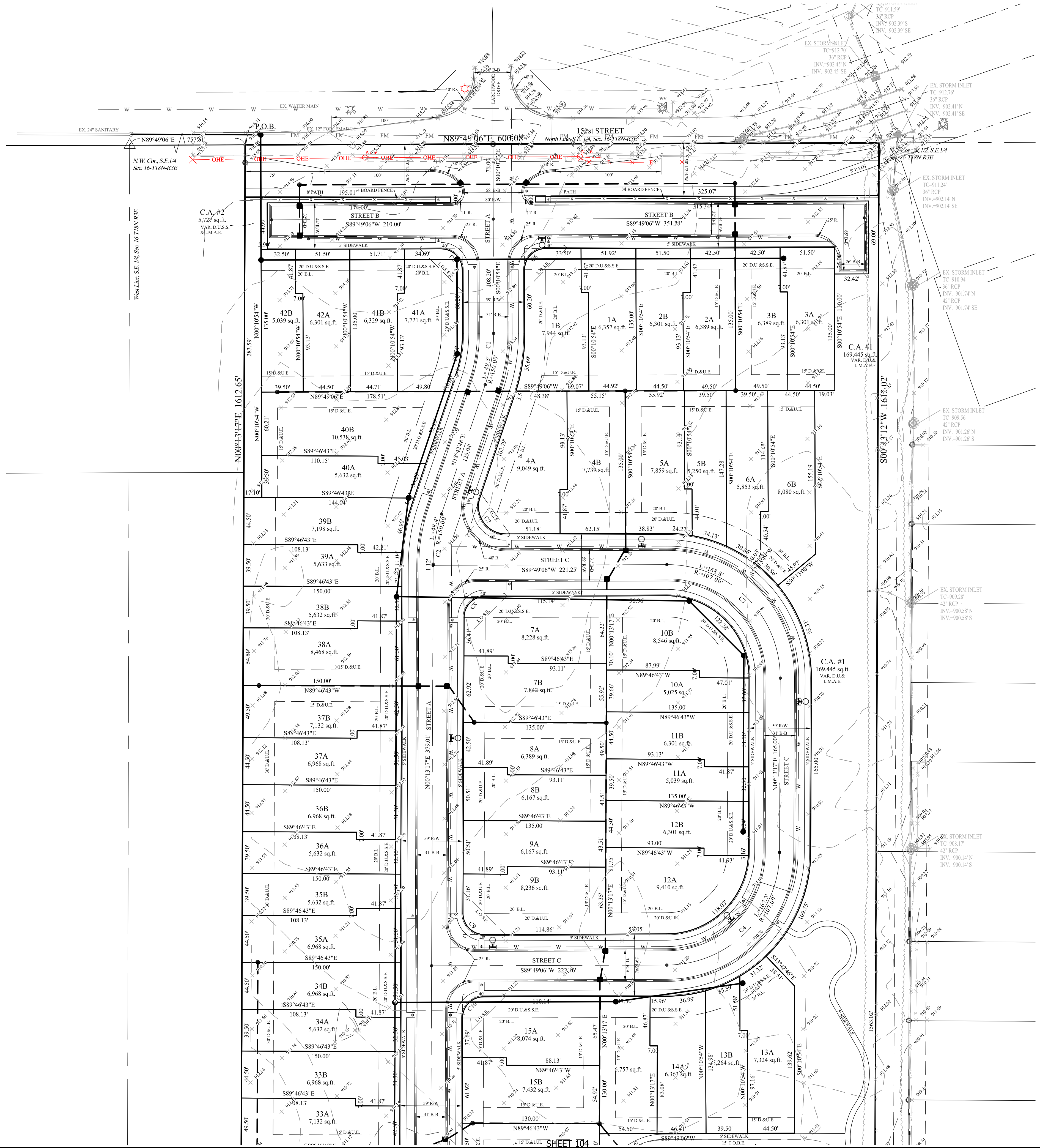
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-2231

CURRENT LANDOWNER:
ANNA FESENKO
13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

DEVELOPMENT PLAN

ZONING PUD



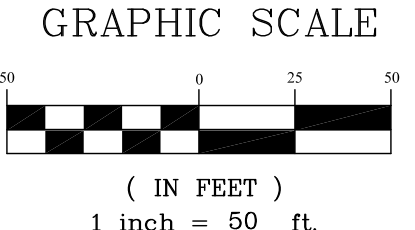
LEGEND

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

TOTAL SITE = 22,218Ac±
TOTAL UNITS - 84
DENSITY - 3.78 u/a
TOTAL COMMON AREA (C.A. 1-2) = 3.95Ac±

LOT STANDARDS:
Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".
EXISTING 12" WATER MAIN ALONG 151st STREET WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING 24" SANITARY INTERCEPTOR ON THE NORTH SIDE OF 151st STREET WAS DESIGNED TO ACCEPT THIS SITE.



811
Know what's below.
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THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR DENNIS D. OLAMSEAD CERTIFIED: 05/04/18		
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
DEVELOPMENT PLAN LIBERTY VILLAS WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
PREPARED FOR: SECTION: 16 TOWNSHIP: 18N RANGE: R3E DRAWN BY: GDK CHECKED BY: GDK SHEET NO. C103 S & A JORNNO 82220CAL		

THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

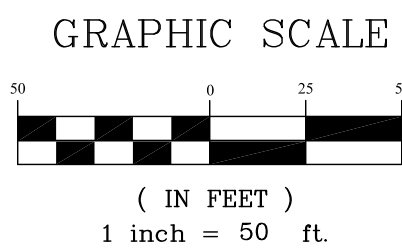
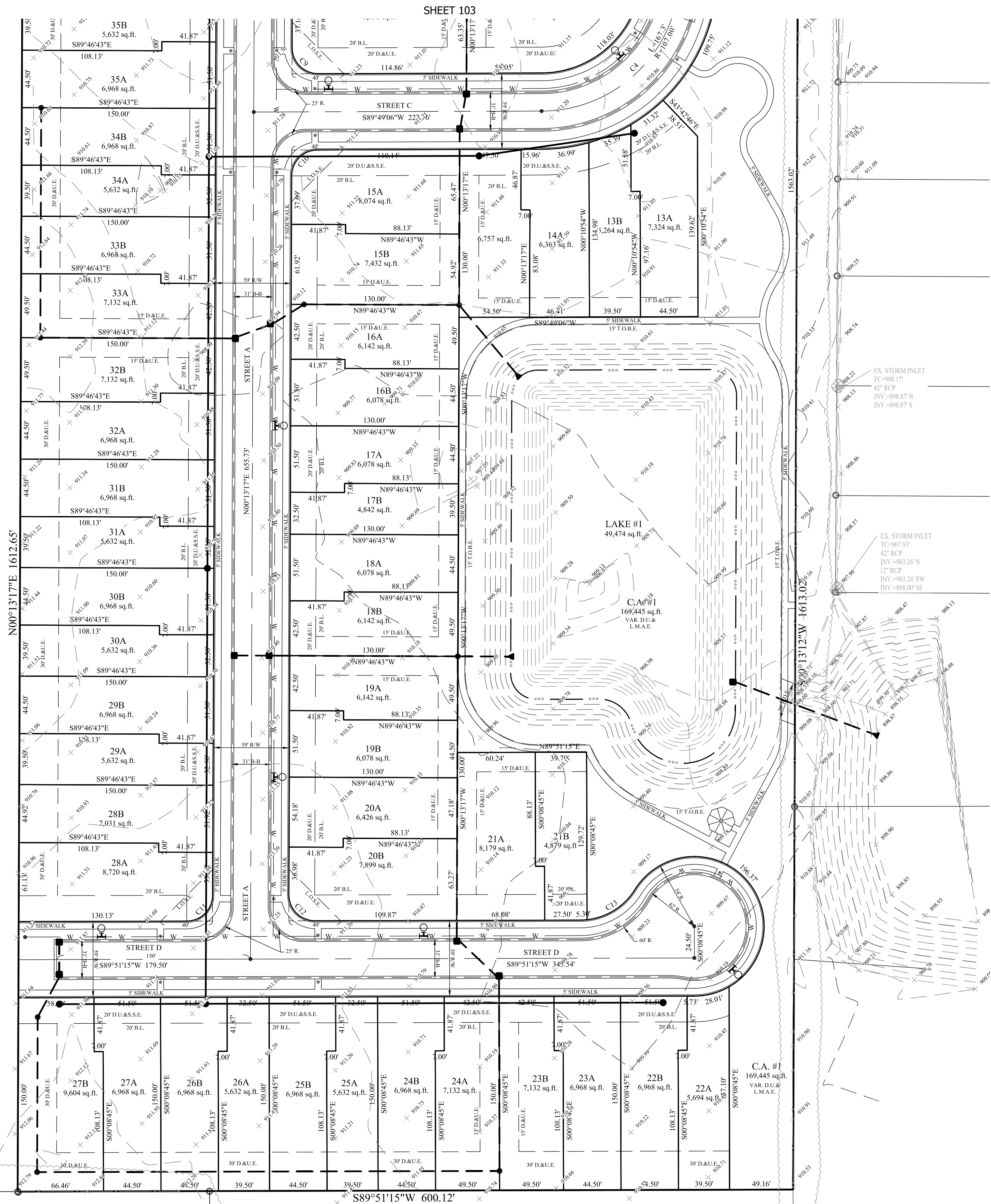
THIS INSTRUMENT PREPARED FOR:
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9025 NORTH RIVER ROAD, SUITE 100
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CONTACT: KATH LASH
PHONE: (317) 659-2231

CURRENT LANDOWNER:
ANNA FESENKO
13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

DEVELOPMENT PLAN

ZONING PUD



SECTION 16			TOWNSHIP 18N	RANGE R3E
DRAWN BY: GDK			CHECKED BY: GDK	
SHEET NO. C104			S & A JORDO 82220CAL	
PREPARED FOR: DEVELOPMENT PLAN			WASHINGTON TOWNSHIP	
LIBERTY VILLAS			HAMILTON CO., INDIANA	
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL SURVEY OR A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			DENNIS D. OLAMSEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 05/04/18	
REV. PER TAC COMMENTS			DATE	BY
			7/18/18	GDK

THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

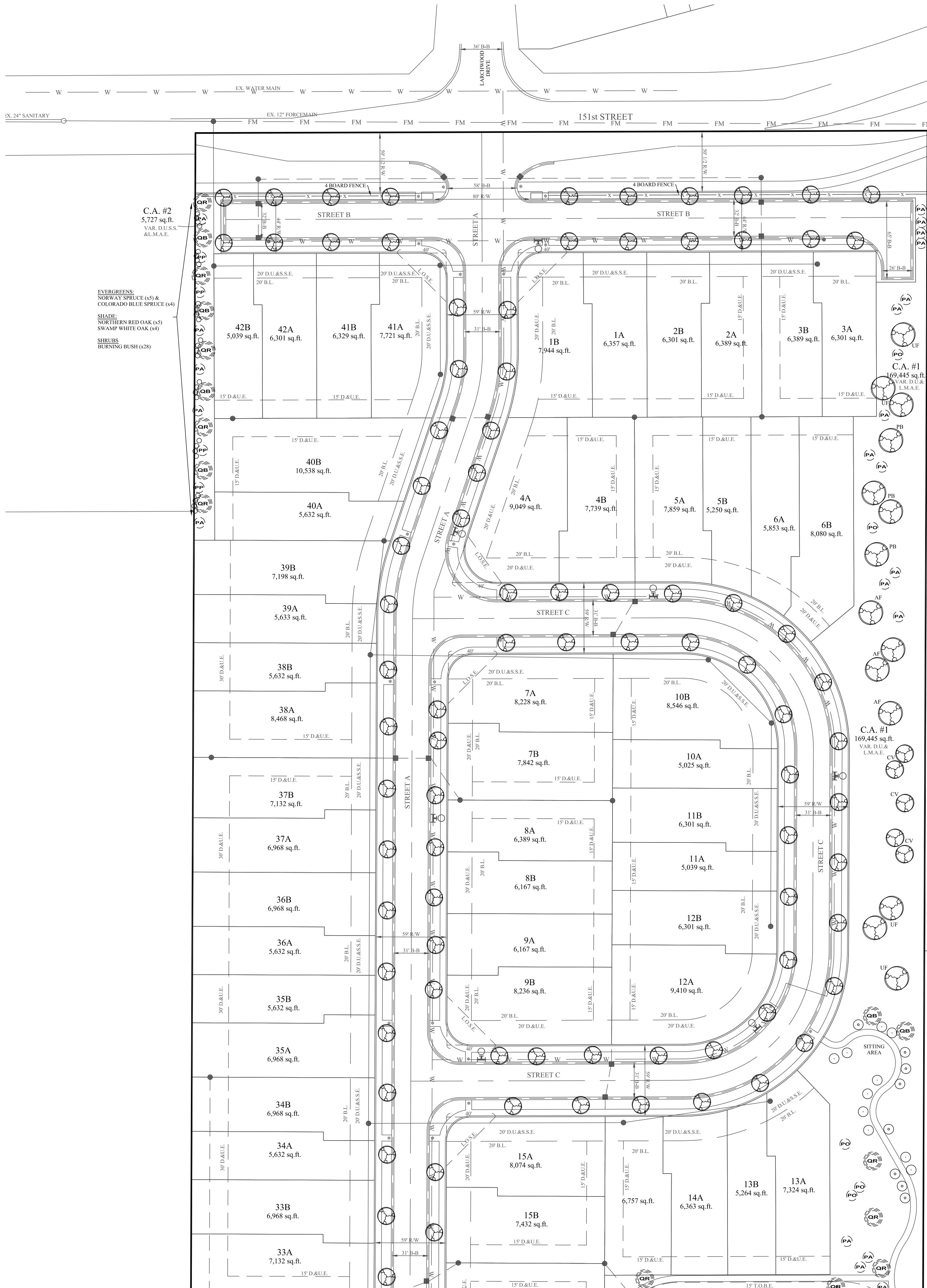
THIS INSTRUMENT PREPARED FOR:
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CURRENT LANDOWNER:
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13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

LANDSCAPE PLAN

ZONING PUD



PLANT SCHEDULE			
	QTY.	BOTANICAL NAME	COMMON NAME
○	10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
○	8	CERCIS CANADENSIS	EASTERN REDBUD
○	28	FRAXINUS ALATUS	BURNING BUSH
OR	14	QUERCUS RUBRA	NORTHERN RED OAK
QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK
PP	5	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE
PA	21	PICEA ABIES	NORWAY SPRUCE
AF	4	ACER x FREEMANI 'FIRE FALL'	FIRE FALL MAPLE
BN	3	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH
CV	5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN
PB	4	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE
PO	5	PICEA OMORICA	SERBIAN SPRUCE
TD	3	TAXODIUM DISTICHUM	BALD CYPRESS
UF	6	ULMUS x 'FRONTIER'	FRONTIER ELM

10 SHADE, ORNAMENTAL OR EVERGREEN TREES
PER ACRE OF COMMON AREA.
3.55 ac (common area) x 10 = 35.5 trees required
TREES PROVIDED IN COMMON AREA = 79

STREET TREES TO BE LOCATED 50' O.C. AVERAGE
AND SHALL BE GENERALLY INSTALLED AS
SHOWN ON THE PLANS.
A RANDOM MIX OF THE FOLLOWING
SPECIES SHOULD BE USED:

TULIP TREE (Liriodendron tulipifera)
SWAMP WHITE OAK (Quercus bicolor)
PRAIRIE PRIME HICKORY (Carya occidentalis 'Prairie Pride')
LEGACY SUGAR MAPLE (acer saccharum 'Legacy')

NOTES:

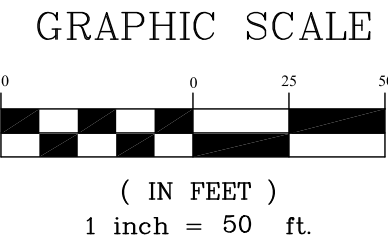
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All lots shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental tree and twelve (12) shrubs.



STOEPPELWERTH

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7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

LIBERTY VILLAS

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 16 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.

C100

S & A JORDNO 82220CAL

DATE	REVISIONS	BY
7/18/18	REV. PER TAC COMMENTS / ADD PLANS TO BUTTER HARMONY	GDK

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

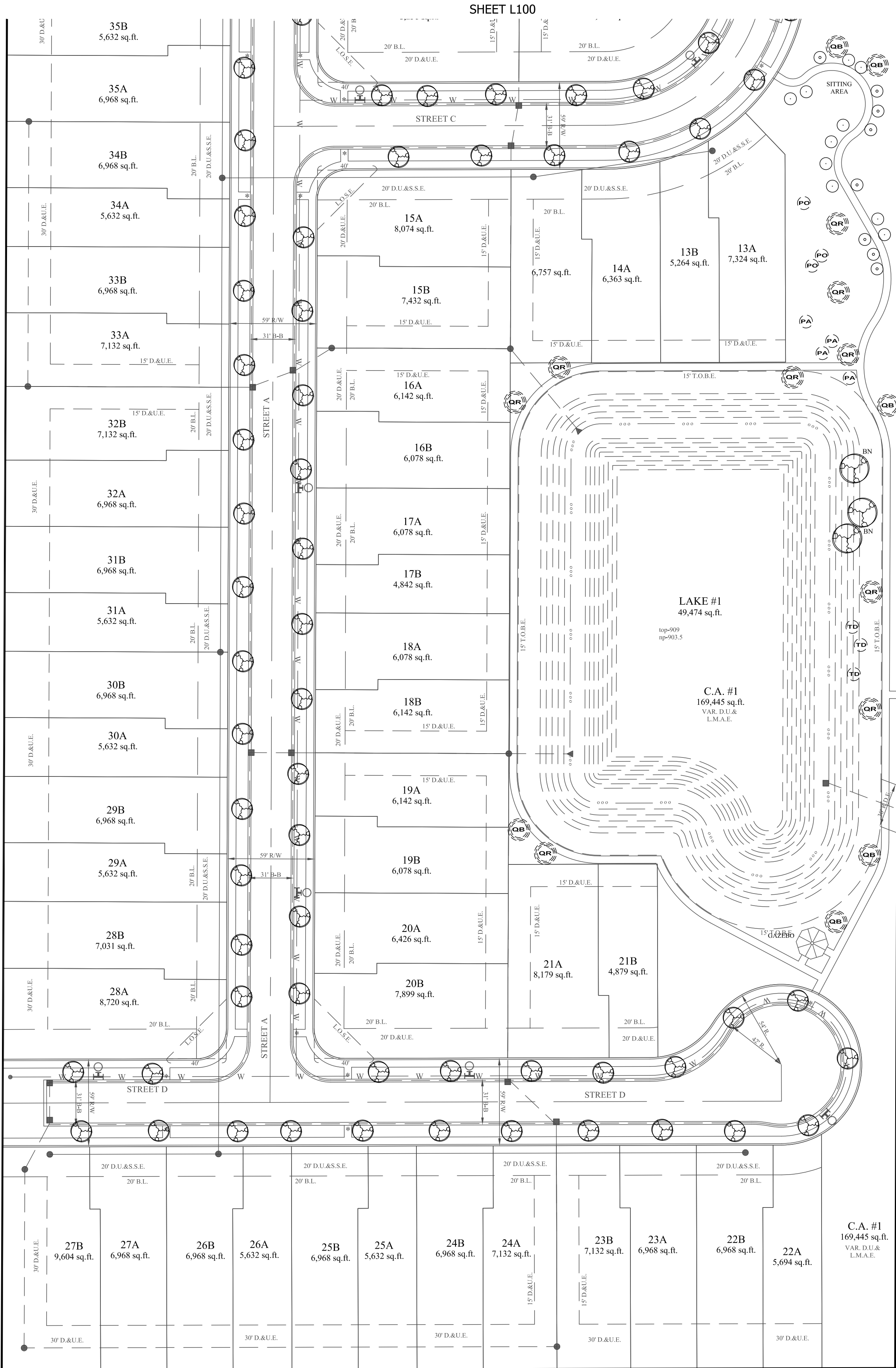
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CONTACT: KEITH LASH
PHONE: (317) 659-2231

CURRENT LANDOWNER:
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13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

LANDSCAPE PLAN

ZONING PUD



PLANT SCHEDULE				
	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
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○	8	CERCIS CANADENSIS	EASTERN REDBUD	8' clump form
○	28	EUONYMUS ALATUS	BURNING BUSH	2 gal.
OR	14	QUERCUS RUBRA	NORTHERN RED OAK	2.5" cal.
QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" cal.
PP	5	PICTA PINGENS GLAUCA	COLORADO BLUE SPRUCE	6" tall
PA	21	PICTA AMBS	NORWAY SPRUCE	6" tall
AF	4	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	2-1/2" B&B
BN	3	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	16-12" B&B
CV	5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8" B&B
PI	4	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANTANE	2-1/2" B&B
PO	5	PICTA OMORICA	SERBIAN SPRUCE	8" B&B
TD	3	TAXODIUM DISTICHUM	BALD CYPRESS	2-1/2" B&B
UF	6	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B

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PER ACRE OF COMMON AREA.
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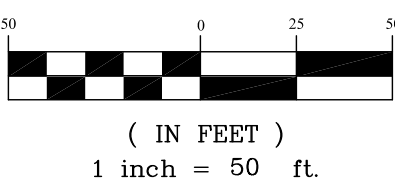
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GRAPHIC SCALE



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LANDSCAPE PLAN

LIBERTY VILLAS

HAMILTON CO., INDIANA

PREPARED FOR:

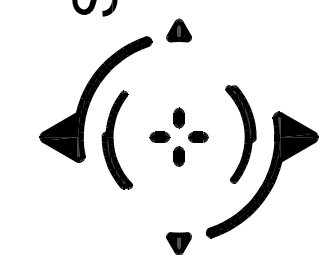
SECTION: 16 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.

L101

S & A JOHN D.
82220CAL

STOEPPELWERTH



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7/18/18 REV. PER TAC COMMENTS / ADD PLANS TO BUTTER HARMONY
DATE

REVISIONS

BY

GDK

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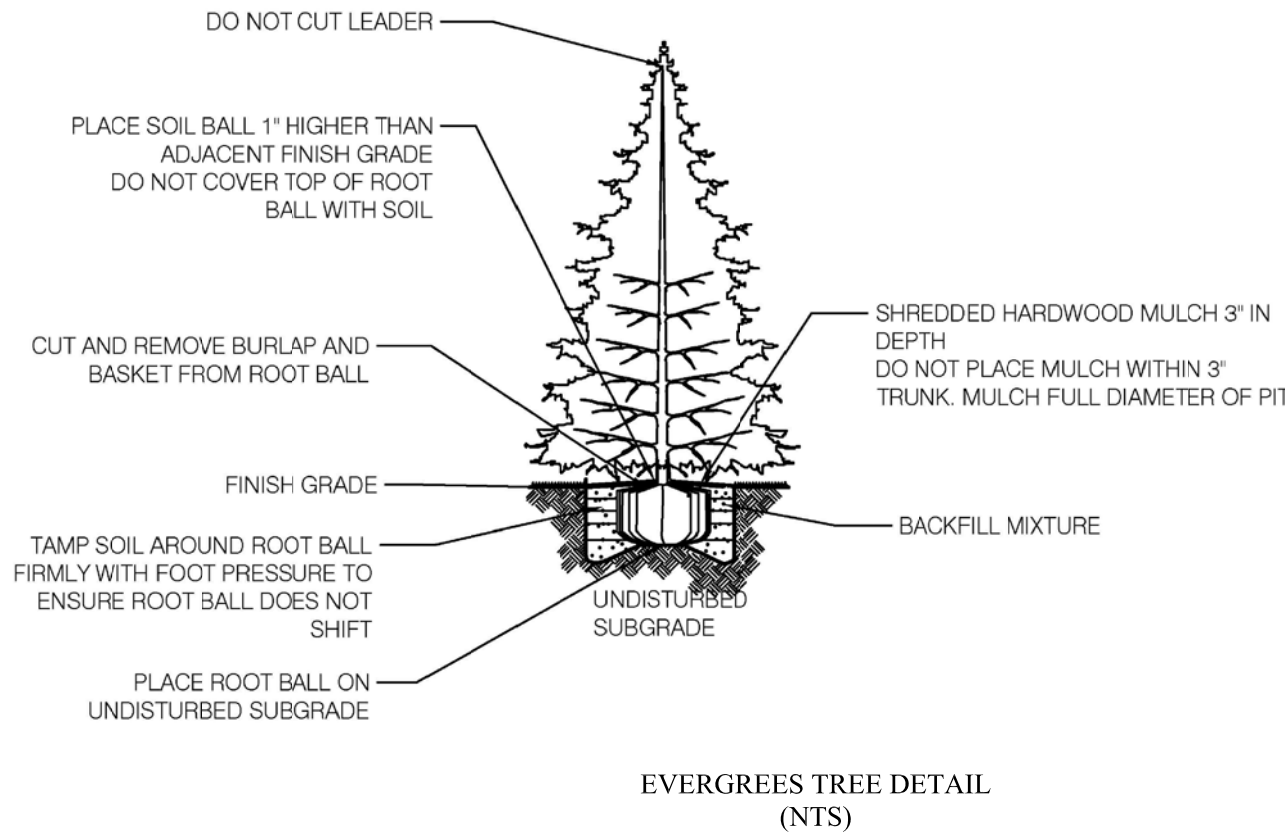
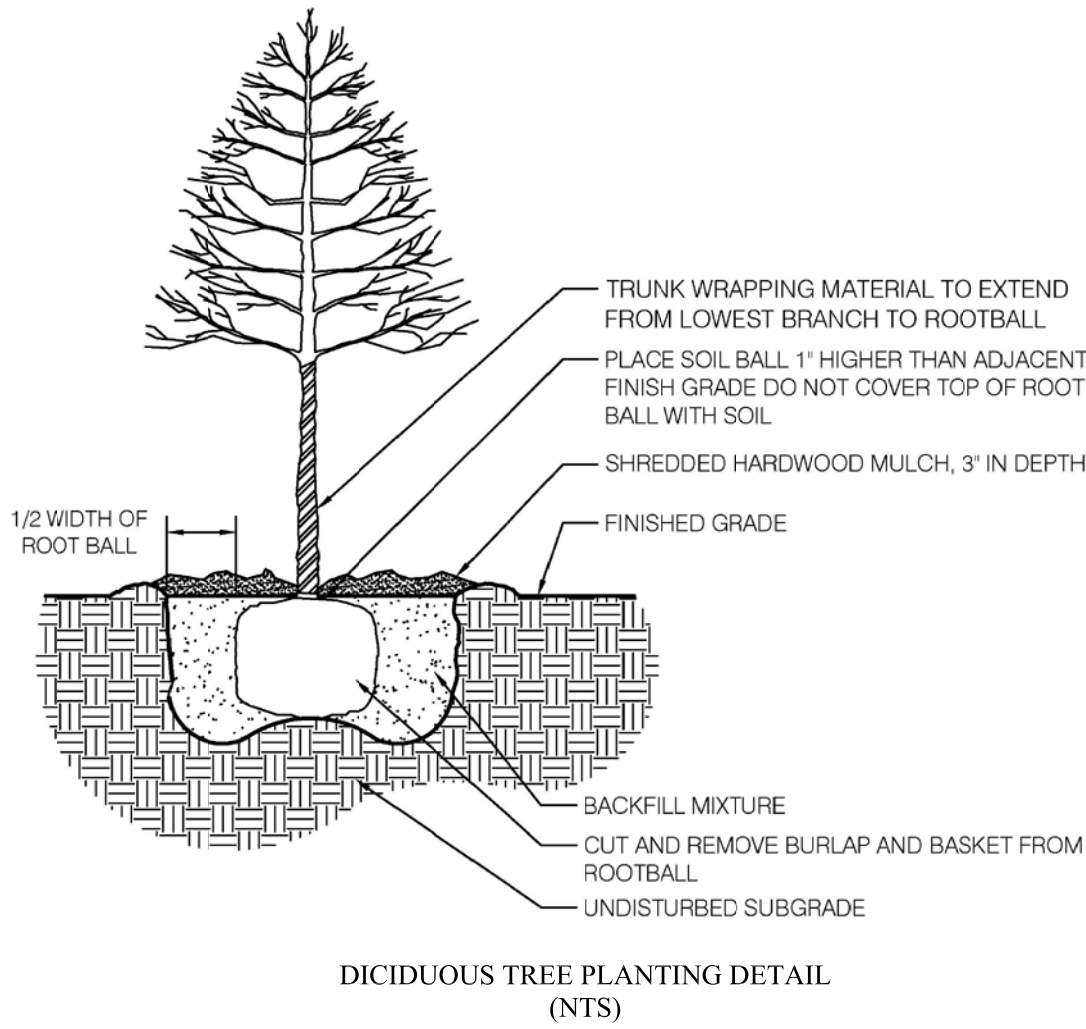
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ST. LOUIS, MO 63146

LIBERTY VILLAS

LANDSCAPE PLAN

ZONING PUD



PLANT SCHEDULE			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
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PER ACRE OF COMMON AREA
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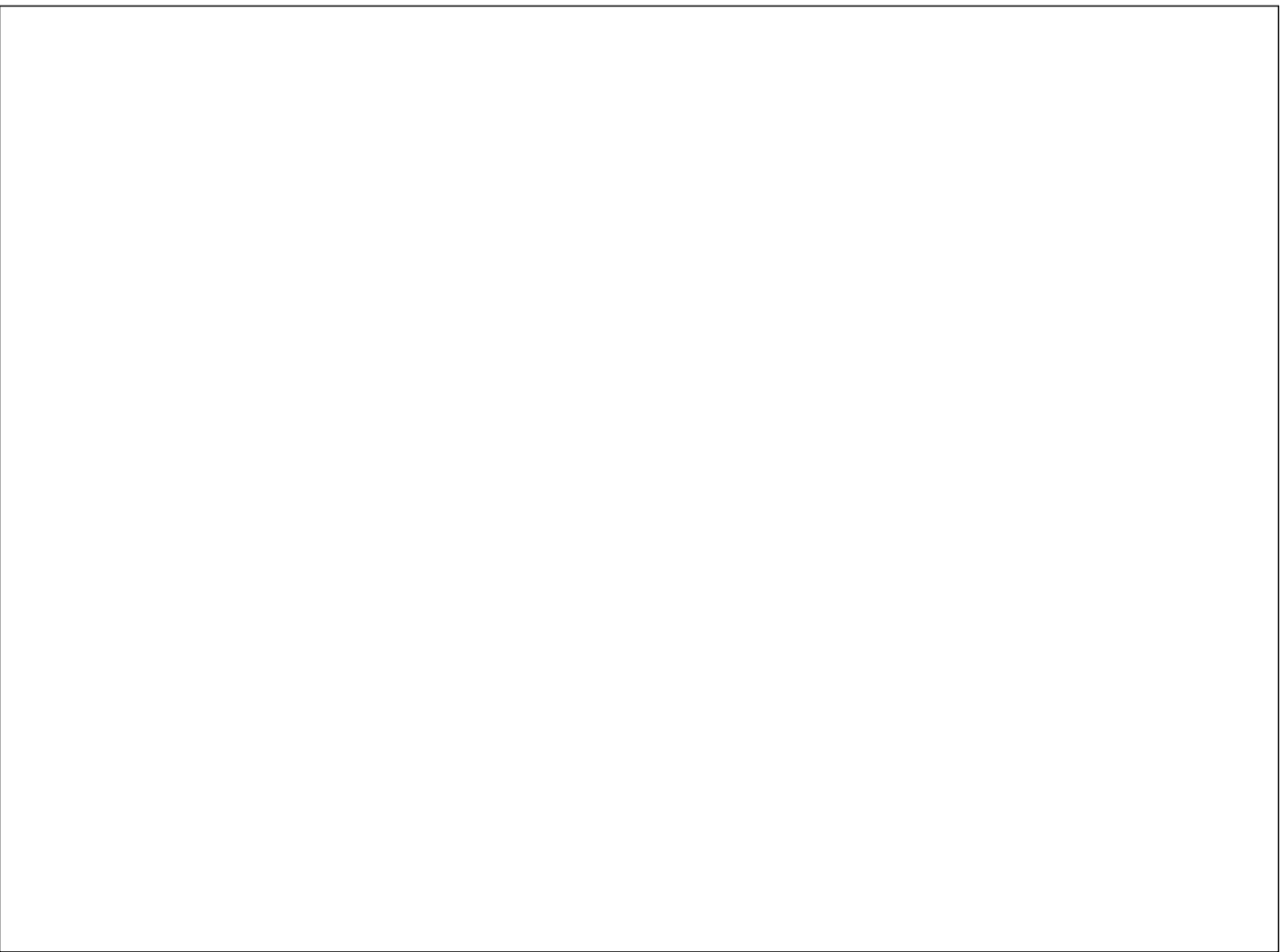
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ENTRY MONUMENTATION
IS IN THE DESIGN PROCESS AND NOT
AVAILABLE AT THIS TIME.



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LANDSCAPE PLAN

LIBERTY VILLAS

HAMILTON CO., INDIANA

PREPARED FOR:
WASHINGTON TOWNSHIP

SECTION: 16 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.
L102
S & A JOB NO.
82220CAL

7/18/18 DATE
REV. PER TAC COMMENTS / ADD PLANS TO BUFFER HARMONY GDK
REVISIONS BY



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1806-PUD-15
Exhibit 1

Docket Number: 1806-PUD-15 (Ordinance No. 18-19)

Petitioner: CalAtlantic Homes of Indiana by Nelson & Frankenberger (the "Petitioner")

Request: A change in zoning of 22.2 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Villas PUD District.

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

Current Land Use: Undeveloped / Agriculture

Acreage: 22.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Landscape Plan
6. Proposed Ord. 18-19 (Liberty Villas PUD)
7. Redlined Ord. 18-19 (text only)
8. Petitioner's Project Narrative
9. Neighborhood Meeting Summary
10. Petitioner's Response to Issue List
11. Total Commonly Maintained Area Exhibit
12. East Buffer Color Exhibit
13. Public Comment

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the June 11, 2018, City Council meeting. The public hearing for this petition was held at the July 2, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

The Petitioner held a neighborhood meeting on June 26, 2017, for neighbors and other interested parties. A summary of that meeting was provided by the Petitioner and is included as **Exhibit 7.**

PROJECT OVERVIEW

Location: This subject property is approximately 22.2 acres in size and is located on the west side of Ditch Road between 156th Street and 161st Street (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include

the Harmony PUD to the north and east, Towne West PUD to the west, as well as large lot residential and agricultural properties to the south and west.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the “Liberty Villas PUD” that would allow for attached single-family residential development. The proposed ordinance permits only Duplex Dwellings and proposes a maximum of 84 units, the SFA: Single-Family Attached District is proposed as the underlying zoning district.

General Regulations: As proposed, the PUD Ordinance establishes alters some of the development standards from the Underlying Zoning District. First, the Maximum Dwellings per building is decreased to two (2) from the four (4) permitted by the UDO. Next, the proposed ordinance establishes Side and Rear Yard Setbacks of five (5) feet and twenty (20) feet, respectively; while the Underlying Zoning District does not have an equivalent standard. Lastly, the proposed ordinance reduced the Minimum Distance Between Structures to ten (10) feet from the twenty-five (25) feet required by the UDO for Structures with no vinyl exterior siding.

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO’s Architectural Standards for Single-Family Districts (Article 6.3(C)) and includes additional architectural requirements as well. The additional requirements address roof overhangs; garages; and prohibited building materials. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) that is “designed to capture the intended architecture of Dwellings to be constructed...”.

Fence Standards: The proposed PUD ordinance set alternative standards for fence material and height than those contained in the UDO, and also includes additional standards for screening around patios and air conditioning units.

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO’s landscaping standards, with the following exceptions:

Landscape Plan: As proposed, the PUD Ordinance includes a Landscape Plan, attached as **Exhibit 5**), and requires substantial compliance with that plan in lieu of complying with the UDO standards. This does not include Minimum Lot Landscaping, which is addressed in a separate standard. The planting requirements affected by this request are listed below.

Detention and Retention Areas: The proposed pond is being landscaped in accordance with the UDO.

Street Trees: Street Trees are being provided in accordance with the UDO.

Open Space / Common Areas: Common area landscaping is provided in accordance with the UDO.

External Street Frontage: These planting are exempted by the Architectural Standards of the UDO where homes face the External Street or Frontage Road. The Petitioner is providing a 4 board fence and trees to match the landscaping provided at Liberty Ridge.

Buffer Yards: For review purposes, there are 4 separate buffer area which are each described below.

East Buffer (Harmony): No buffer is required by the UDO due to the Underlying Zoning of the Harmony Subdivision being SF4. The Petitioners are provided plantings along the majority of this property line, as shown on the Landscape Plan (see **Exhibit 5**) and East Buffer Color Exhibit (see **Exhibit 12**).

West Buffer North (AG-SF1): The northern most portion of the west property line abuts a property that is zoned AG-SF1. The UDO has buffer requirements for this area. The plantings provided are compliant with the UDO, however the width being provided is 17' as opposed to the 40' required.

West Buffer South (Towne West PUD): The Multi-Family Area of the Towne West PUD abuts this property. The Underlying zoning for that area is SF2. Since the UDO require the more intense use to provide the buffer, a buffer will be required at the time the Towne West property develops.

South Buffer (AG-SF1): The adjacent properties to the south are both zoned AG-SF1. The required buffer per the UDO is a 40' wide area containing 4 shade trees, 4 evergreen trees, and 10 shrubs per 100', and a 4' tall undulating mound for 60% of the shared lot line. The Petitioner is proposing no buffer for this area. One of the adjacent properties already contains a buffer, and the other is no longer used agriculturally and is anticipated to develop in the future. At the Plan Commission's request, the Petitioners have reached out to the owners of the adjacent properties. One owner sent a response which has been uploaded as Public Comment (see **Exhibit 13**).

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD (per structure)	UDO requirement (Multi-Family residential, per unit)
Shade Trees	1	1
Ornamental/Evergreen Trees	1	1
Shrubs	12	4

Design Standards: As proposed, the PUD Ordinance establishes alternative Design Standards from the Underlying Zoning District. The standards of note are briefly highlighted below:

Block Standards: The Proposed PUD Ordinance increased the maximum block length to 1,325 feet from the 1,250 feet permitted by the UDO.

Open Space/Amenities: The Proposed PUD Ordinance reduces the minimum Open Space requirement to 15% from the 35% required by the UDO. At the request of the Plan Commission, the Petitioner has prepared an exhibit showing the total commonly maintained area in the neighborhood, which includes areas located on private lots, this is attached to the agenda as **Exhibit 11.** Additionally, the Proposed PUD Ordinance requires trail for passive recreation opportunities, as generally depicted on the Concept Plan.

CHANGES SINCE THE PUBLIC HEARING

Since the Public Hearing, the Petitioner has made some changes to the Proposed PUD Ordinance in response to Plan Commission, neighbor, and department comments. The most substantial text change was the removal of Section 10: Additional Standards, at the department's request. Most of the items in that section were not zoning related and will be included in the neighborhoods Declaration of Covenants and Restrictions. The Fence Standards previously contained in that section were relocated to Section 7 of the Proposed Ordinance. Additionally, a Landscape Plan has been incorporated to the ordinance, and substantial compliance with that plan is required in place of the UDO requirements for buffer, common area, external street frontage, and total on-site landscaping. Lastly, a standard was added for maximum block length.

COMPREHENSIVE PLAN

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

The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural

limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 151st Street, (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 2, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the June 11, 2018, City Council meeting.

DEPARTMENT COMMENTS

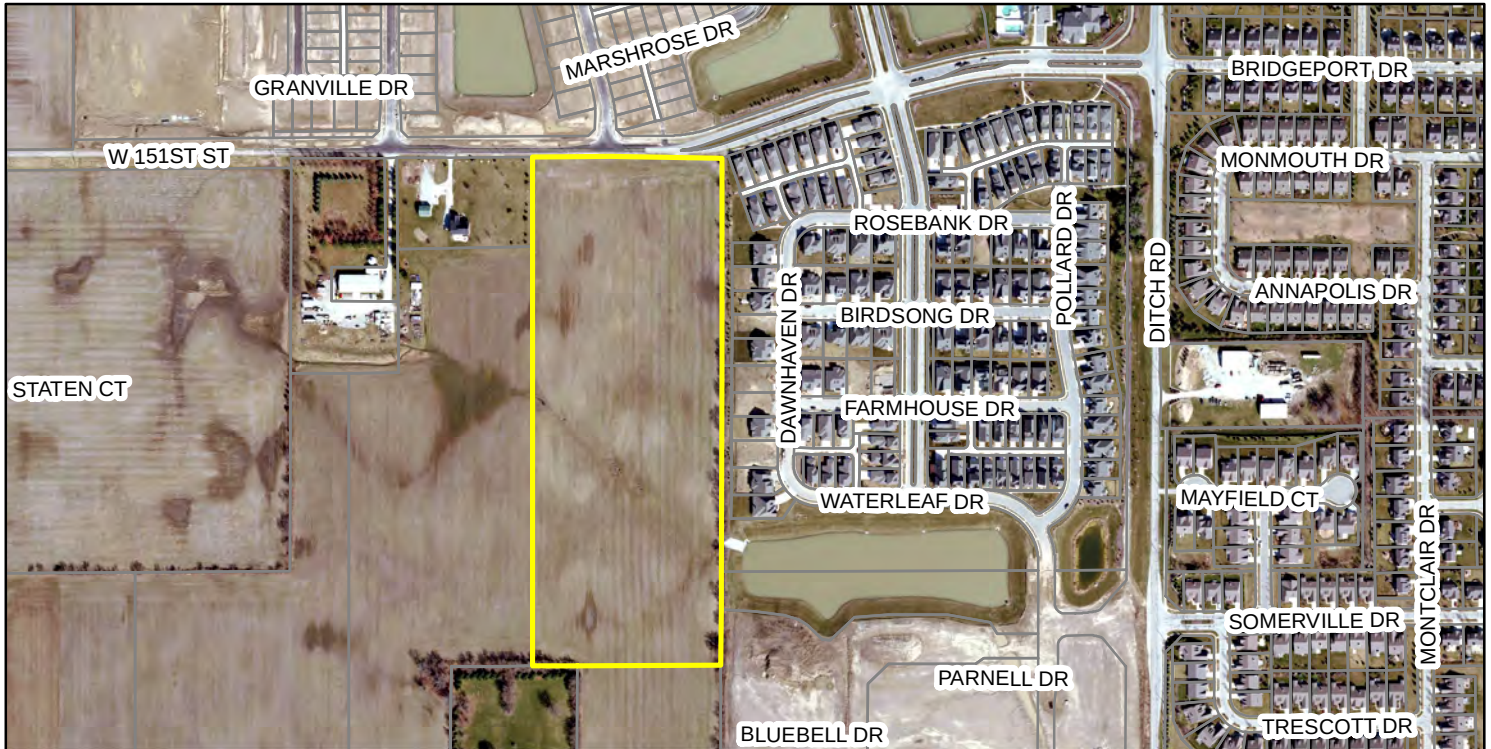
1. **Action:** Make a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.



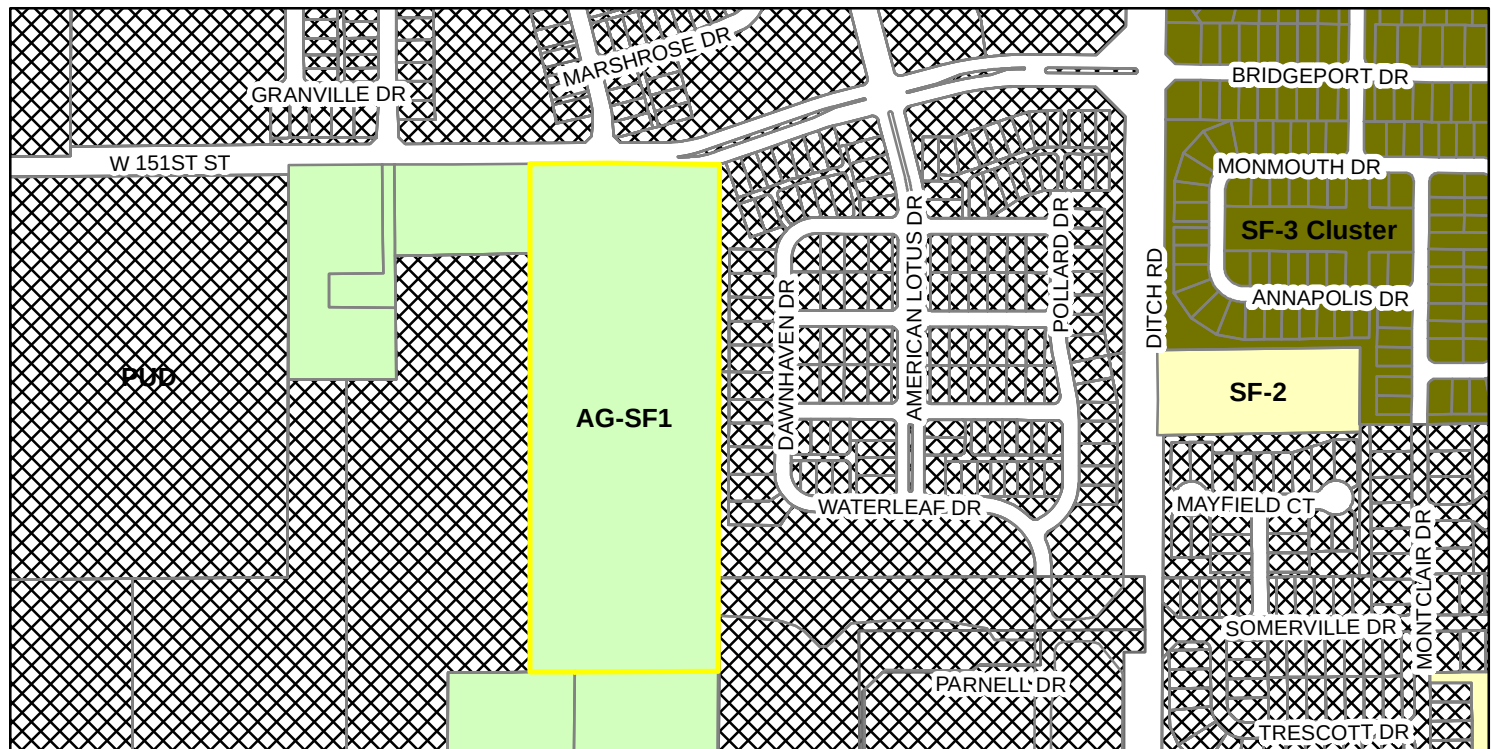
Property Location Map
Liberty Villas PUD
1806-PUD-15
1806-ODP-12 & 1806-SPP-12



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) |
| PUD (Planned Unit Development) | SF-3 Cluster |

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

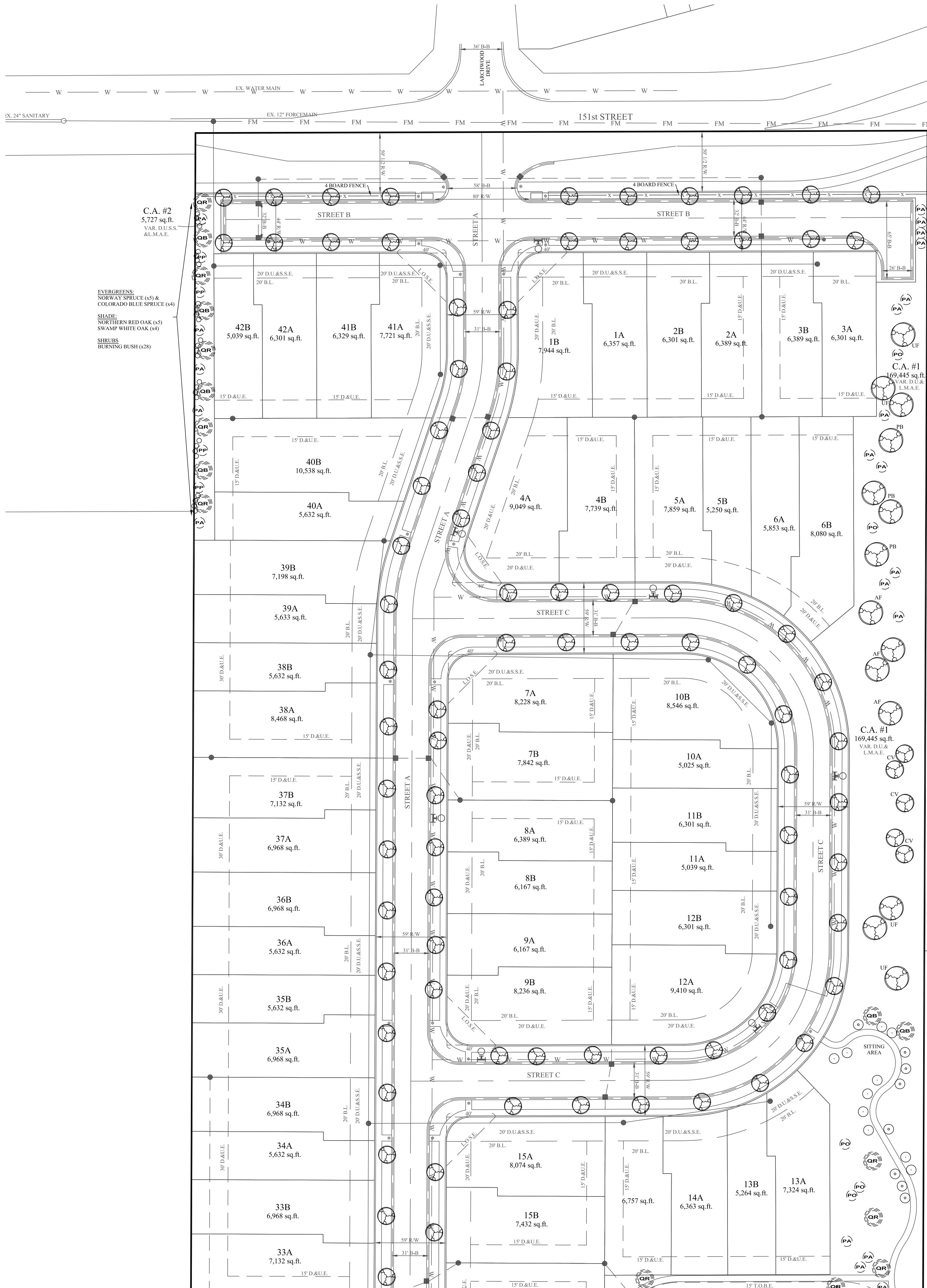
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-2231

CURRENT LANDOWNER:
ANNA FESENKO
13041 OLD ARM DR.
ST. LOUIS, MO 63146

LIBERTY VILLAS

LANDSCAPE PLAN

ZONING PUD



PLANT SCHEDULE			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.5' cal
8	CERCIS CANADENSIS	EASTERN REDBUD	8' clump form
28	FRONTINUS ALATUS	BURNING BUSH	2 gal.
OR 14	QUERCUS RUBRA	NORTHERN RED OAK	2.5" cal
QB 10	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" cal
PP 5	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6' tall
PA 21	PICEA ABIES	NORWAY SPRUCE	6' tall
AF 4	ACER x FREEMANI 'FIRE FALL'	FIRE FALL MAPLE	2-1/2" B&B
BN 3	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	10-12" B&B
CV 5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8' B&B
PB 4	PLATANUS x ACERFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2-1/2" B&B
PO 5	PICEA OMORICA	SERBIAN SPRUCE	8' B&B
TD 3	TAXODIUM DISTICHUM	BALD CYPRESS	2-1/2" B&B
UF 6	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B

10 SHADE, ORNAMENTAL OR EVERGREEN TREES
PER ACRE OF COMMON AREA.
3.55 ac (common area) x 10 = 35.5 trees required
TREES PROVIDED IN COMMON AREA = 79

STREET TREES TO BE LOCATED 50' O.C. AVERAGE
AND SHALL BE GENERALLY INSTALLED AS
SHOWN ON THE PLANS.
A RANDOM MIX OF THE FOLLOWING
SPECIES SHOULD BE USED:

TULIP TREE (Liriodendron tulipifera)
SWAMP WHITE OAK (Quercus bicolor)
PRAIRIE PRIME HICKORY (Carya occidentalis 'Prairie Pride')
LEGACY SUGAR MAPLE (acer saccharum 'Legacy')

NOTES:

Due to the uncertain location of anticipated houses and driveways, the street tree locations, as depicted on this Landscape Plan, are subject to change. However, plants shall be installed according to the following stipulations.

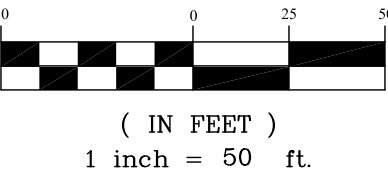
All trees shall be selected from the City of Westfield Master Tree list.

Street trees shall not be within 4 feet of any pavement.

There shall be no trees within 10 feet of any storm sewer pipe of subsurface drain.

All lots shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental tree and twelve (12) shrubs.

GRAPHIC SCALE



Know what's below.
Call before you dig.

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

LIBERTY VILLAS

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

PREPARED FOR:	
SECTION: 16	TOWNSHIP: 18N
DRAWN BY: GDK	RANGE: R3E
CHECKED BY: GDK	
SHEET NO. C100	
S & A JORDN 82220CAL	

DATE	BY	REVISIONS
7/18/18	REV. PER TAC COMMENTS / ADD PLANS TO BUTTER HARMONY	GDK

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

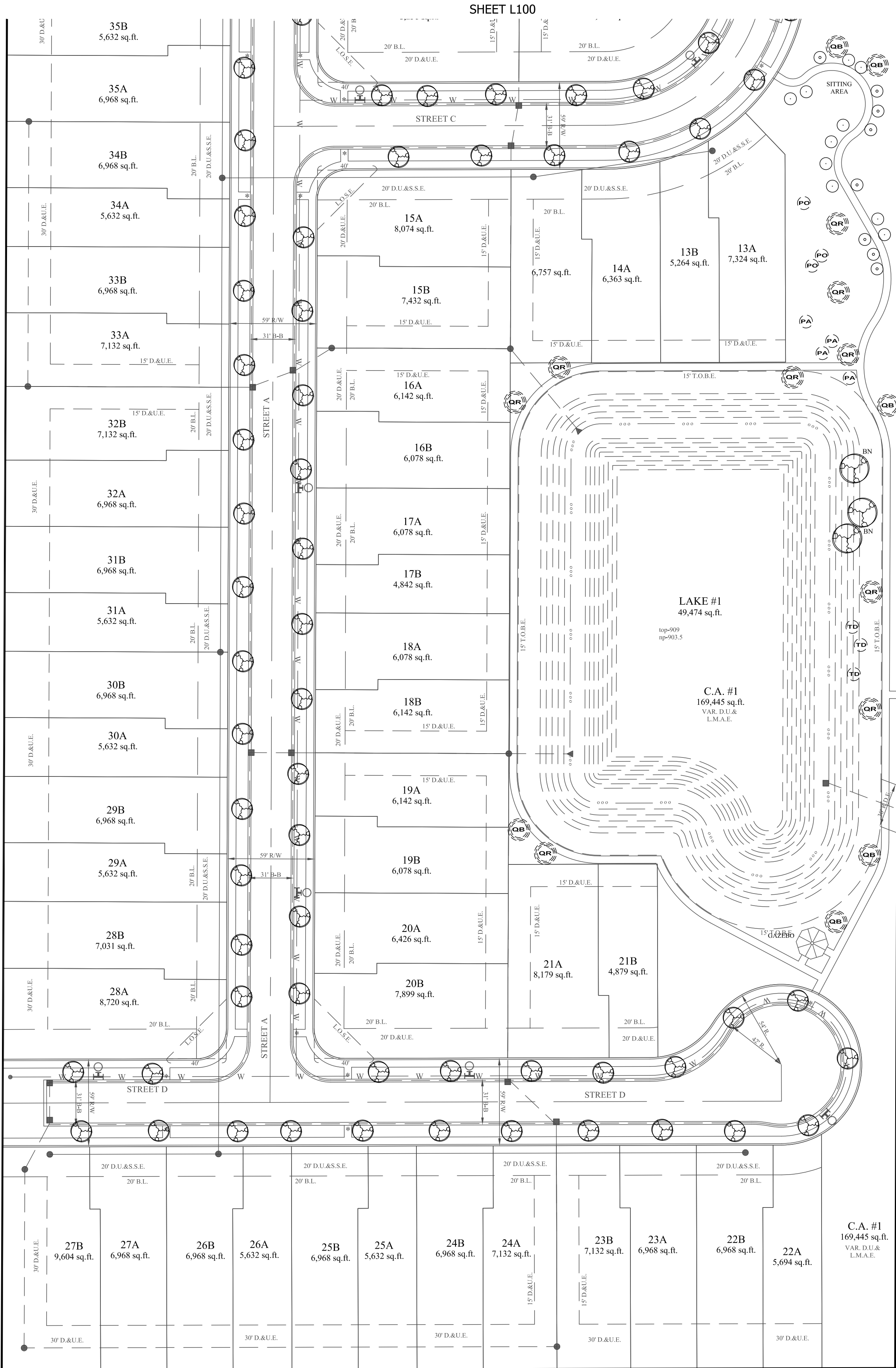
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LIBERTY VILLAS

LANDSCAPE PLAN

ZONING PUD



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PER ACRE OF COMMON AREA.
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TREES PROVIDED IN COMMON AREA = 79

STREET TREES TO BE LOCATED 50' O.C. AVERAGE
AND SHALL BE GENERALLY INSTALLED AS
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A RANDOM MIX OF THE FOLLOWING
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NOTES:

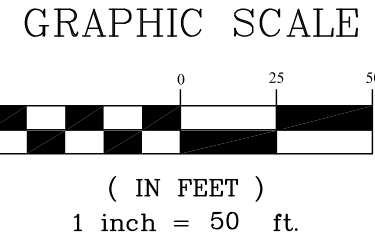
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LANDSCAPE PLAN

PREPARED FOR:

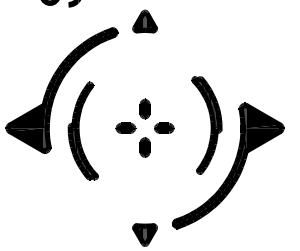
LIBERTY VILLAS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
16	18N	R3E
DRAWN BY:	CHECKED BY:	SHEET NO.
GDK	GDK	L101
S & A JOHN D. 82220CAL		

DATE	REVISIONS	BY
7/18/18	REV. PER TAC COMMENTS / ADD PLANS TO BUTTER HARMONY	GDK

STOEPPELWERTH



ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

LIBERTY VILLAS
PUD ORDINANCE PROJECT NARRATIVE

The Liberty Villas Planned Unit Development District (the “Liberty Villas PUD”) pertains to real estate that is generally located south and adjacent to 151st Street, east of Towne Road and west of Ditch Road and consists of approximately 22.2 acres (the “Real Estate”). Included in this change of zoning/rezone application is a site location map which outlines the location of the Real Estate.

The Real Estate is currently zoned AG-SF1 pursuant to the City of Westfield’s Unified Development Ordinance. The applicant, CalAtlantic Homes of Indiana, Inc., (“CalAtlantic”), desires to develop a residential community on the Real Estate consisting of approximately 84 “for-sale” paired villas targeted to the active, empty nester demographic. If approved, the Liberty Villas PUD would establish as the underlying zoning district for the Real Estate the SFA - Single Family Attached classification to permit the development of the residential community to be known as “Liberty Villas”.

The Liberty Villas PUD provides for specific development requirements including landscape open space and architectural standards, along with character home imagery examples depicting the intended home design and a required lot maintenance program to be provided for by the Homeowner’s Association for Liberty Villas.

In addition to seeking rezone approval to the Liberty Villas PUD, CalAtlantic has also filed applications for Development Plan and Primary Plat approval.

June 26, 2018 Liberty Villas PUD - Neighborhood Meeting Summary

Project: Proposed Liberty Villas Planned Unit Development

Docket Number 1806-PUD-15

Date: June 26, 2018 at 6:30pm

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

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Keith Lash and Tyrone Rhinehart – Lennar
Gordan Kritz – Stoeppelwerth & Associates, Inc.
Pamela Howard – Westfield Planning Staff
Cindy Spoljaric, Jim Ake, Steve Hoover, and Chuck Lehman – City Council
See Exhibit A Sign-In Sheet

Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. We live at the house next to the dead-end on the northeast corner of the development and are concerned with the turn-around so close to our house.
Response: If you have any recommendations on what you would like to help screen the drive, we may be able to help accommodate those requests.
2. Why is the turn-around located where it is?
Response: The turn-around is a public safety standard.
3. Can there be a berm of some kind or extra plantings?
Response: If we can accommodate something like that or combination of a berm and plantings, we will review the options and determine if this can be done.
4. Is the Landscape Plan for the east buffer yard final?
Response: No, we are open to any suggestions that you should have.
5. What is within the buffer yard?
Response: There are a combination of evergreen and shade trees. They can be moved if you have any suggestions.
6. What is the zoning that is currently in place?
Response: AG/SF-1: Agriculture / Single-Family homes.

The meeting ended at 7:02pm.

Neighborhood Meeting Sign In-Sheet

Proposed Rezone: Liberty Villas PUD Ordinance

Applicant: Lennar (formerly known as CalAtlantic Homes Indiana, Inc.)

Docket Numbers: 1806-PUD-15; 1806-ODP-12; and, 1806-SPP-12

Meeting Date: Tuesday, June 26, 2018, 6:30 p.m., Westfield City Hall, 130 Penn Street, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Roger Foster			
2. Mike Rokop			
3. Barry & Pam McClelland			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
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14.			
15.			
16.			
17.			
18.			
19.			

ISSUES RAISED REGARDING THE LIBERTY VILLAS PUD PROPOSAL

The list below includes issues that were raised during the July 2, 2018, 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 proposed open space adequate for the development?
The UDO requires 35% open space within the SFA District. The proposed PUD would require 15%, however, many attached home and SFA subdivisions have the parcel lines placed around the building rather than a typical lot. If this subdivision were done in that manner, this subdivision would have approximately 50% open space. With ALL lots and common areas being maintained by the HOA, the result will be similar with the proposed standard. See the attached exhibit which provides an illustration of the resulting green space for reference.
2. Is the reduced buffer against AG-SF1 properties appropriate?
There are adequate plantings bordering the southwest corner of the subject property which is occupied by a house. The adjacent parcel to the southeast of the subject is agricultural today but planned for commercial or multifamily which would require no buffer or a buffer on the adjacent parcel if development in the future.
3. Does this proposal meet the intent of the comprehensive plan for this area?
Yes. This area falls under the "New Suburban" classification of the Comprehensive Plan. The Staff report addresses the Comprehensive Plan as well.
4. Does this proposal put undue impact on the school and/or public safety agencies?
The schools and public safety agencies reviewed the project at the required TAC meeting.
5. Can a path be incorporated around the pond to make the open space more useable?
Yes. The Overall Development Plan and Concept Plan of the PUD reflect the addition of a path and sidewalk.
6. Were the adjoiners to the south adequately notified of the request to reduce the buffer against their properties?
Required notice was sent to both adjoining properties of the neighborhood meeting and the Plan Commission's Public Hearing dates. Additionally the applicant reached out to both after the Public Hearing regarding buffers.
7. Does the proposed development comply with the Fair Housing Act?
Yes.
8. Is the proposed density appropriate and in line with the comprehensive plan?
Yes. The Comprehensive Plan calls for a transition of uses and densities from single-family homes to multi-family homes. With the single-family homes to the east and planned multi-family to the west of the development, the SFA home style is appropriate for the transition.
9. Is the proposed development context sensitive with all surrounding properties?
Yes. Multi-family is planned in the south portion of Harmony and of the Towne West PUD and the other portions of Harmony being single-family. The Liberty Villas development will provide a transitional buffer by virtue of the proposed use between the single-family homes and the multi-family homes which includes a quality which is comparable to the surrounding area.
10. How will the proposed development affect traffic on nearby road and intersections?

The Public Works Department reviewed any impact on the roads during the required TAC meeting. The development is installing acceleration and deceleration lanes at the entrance.

11. Is a duplex product appropriate for the area?

Yes. The duplex product allows the transition from single-family to multi-family developments and provides an additional product type to the surrounding area.

12. How will this affect surrounding property values?

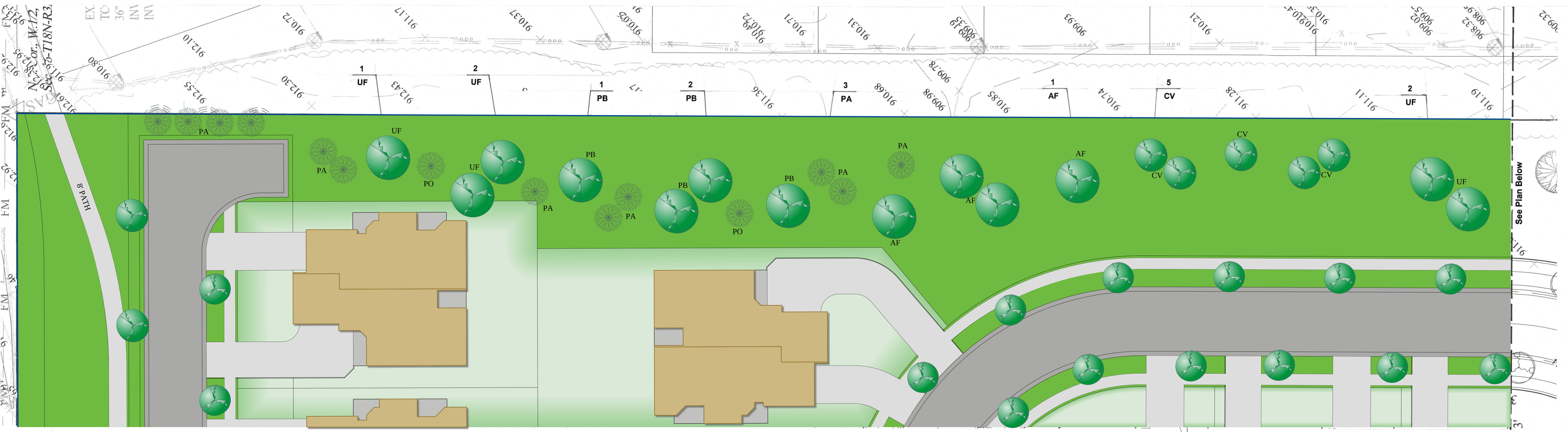
This development will not negatively affect the surrounding property values.



11.1ac± (50%)

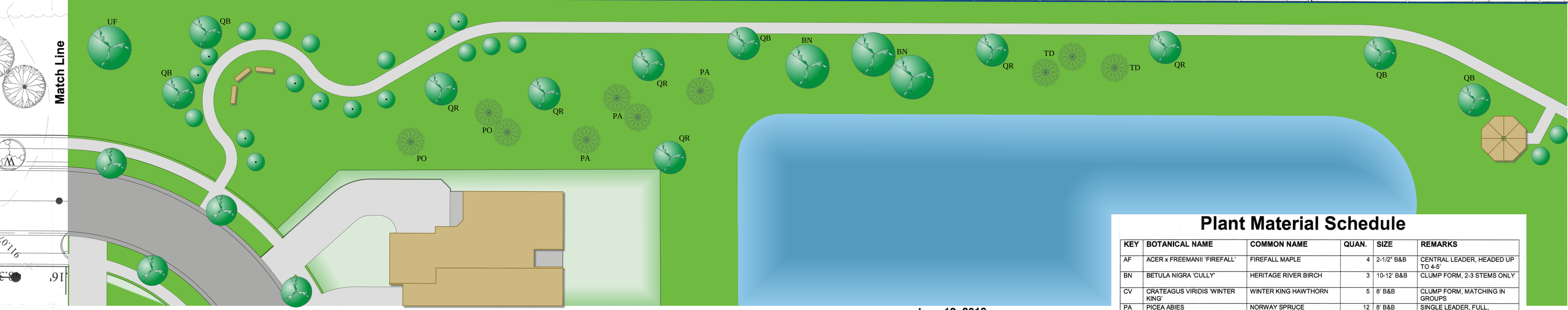
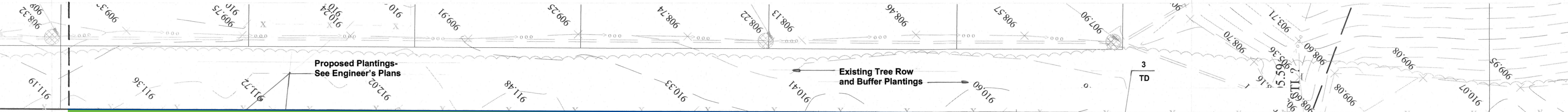


11.1ac± (50%)



North Half Buffer Plan
Scale: 1" = 20'

Street Trees- See
Engineer's Plans



South Half Buffer Plan
Scale: 1" = 20'

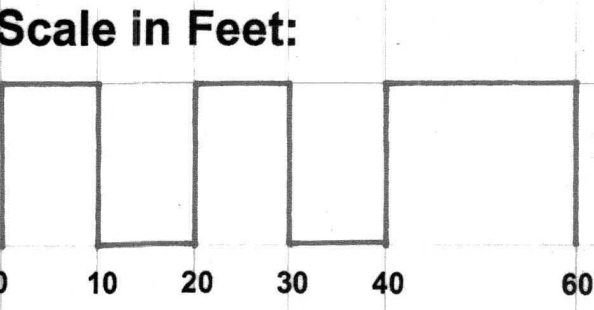
June 12, 2018

Liberty Villas
Westfield, Indiana

Landscape Plan
Harmony Adjoiner Buffer Plan



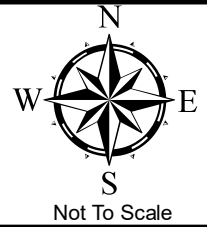
Prepared for:
LENNAR
Prepared by:
HempDesign



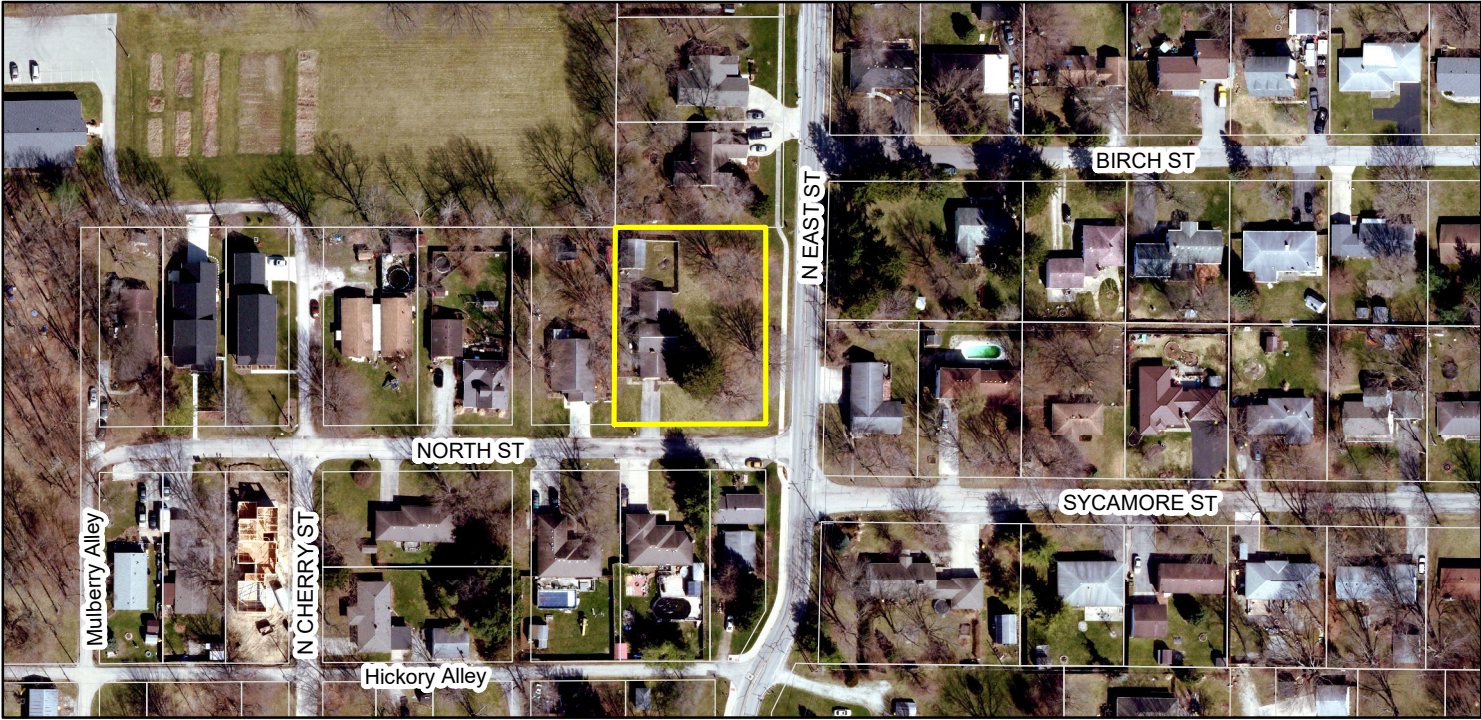
Plant Material Schedule					
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	4	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	3	10-12" B&B	CLUMP FORM, 2-3 STEMS ONLY
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	5	8' B&B	CLUMP FORM, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	12	8' B&B	SINGLE LEADER, FULL, MATCHING
PB	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	4	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
PO	PICEA OMORIKA	SERBIAN SPRUCE	5	8' B&B	SINGLE LEADER, FULL, MATCHING
TD	TAXODIUM DISTICHUM	BALD CYPRESS	3	2-1/2" B&B	SINGLE LEADER, MATCHING
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	6	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC		1.5" cal	
	CERCIS CANADENSIS	EASTERN REDBUD		8' clump form	
QR	QUERCUS RUBRA	NORTHERN RED OAK		2.5" cal	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK		2.5" cal	



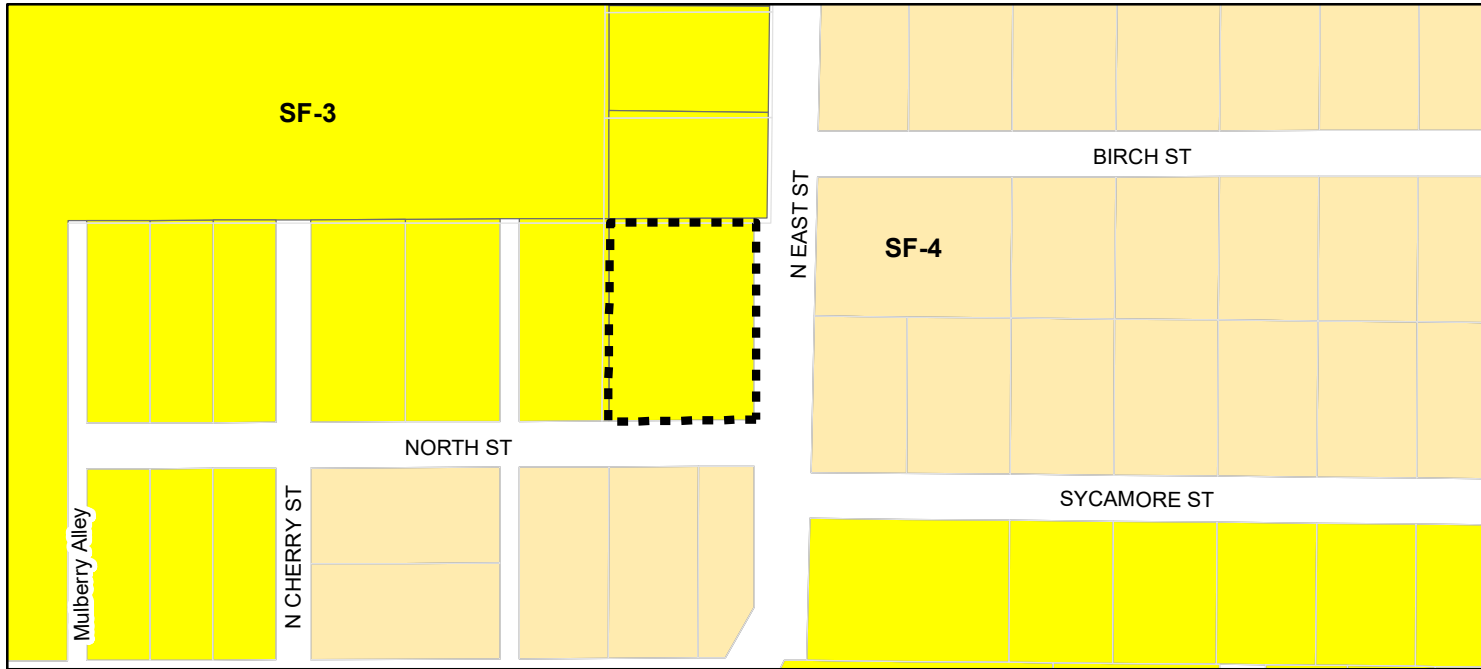
Property Location Map
Cottages on East
Planned Unit Development
1808-PUD-21



Aerial Location Map



Zoning Map



Parcel Zoning

Zoning - All SF-3 (Single Family - 3)

 SF-4 (Single Family - 4)

EXHIBIT B
CONCEPT PLAN

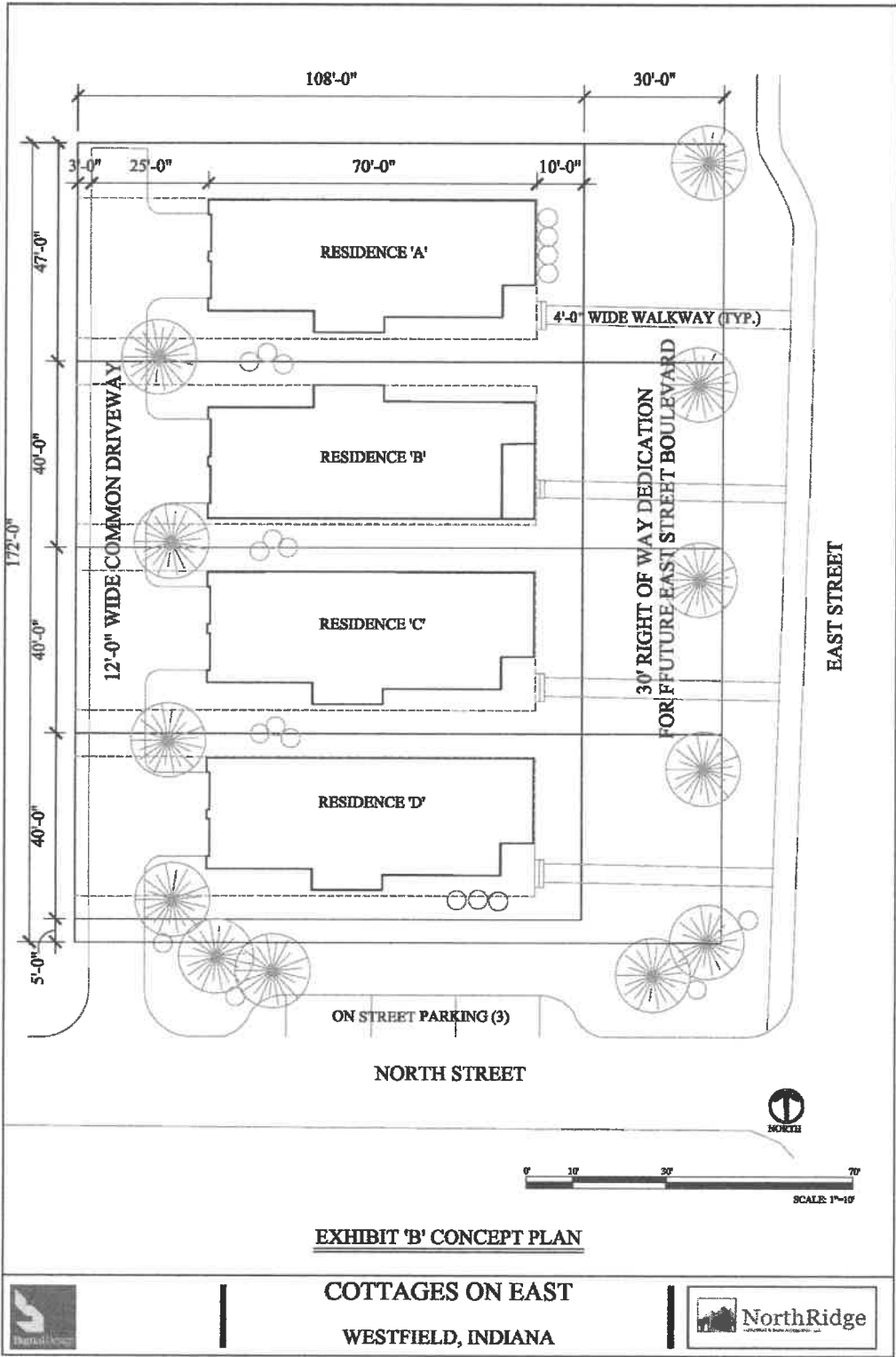


EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT C
CHARACTER EXHIBITS



COTTAGES ON EAST
PLANNED UNIT DEVELOPMENT DISTRICT

EXHIBIT C
CHARACTER EXHIBITS



COTTAGES ON EAST
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NUMBER 18-##

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 18##-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. 18##-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 _____, 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**COTTAGES ON EAST PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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

Section 5. Permitted Uses. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 5.1 Minimum Lot Area: 4,320 square feet
- 5.2 Minimum Building Setback Lines:
 - A. Front Yard: 10 feet
 - B. Side Yard: 5 feet
 - C. Rear Yard: 25 feet
- 5.3 Minimum Lot Width: 40 feet

Section 6. Development Standards.

- 6.1 Homes constructed on the Real Estate shall be substantially consistent with the architectural style and character represented in the illustrative exhibits included as **Exhibit C** (the “Illustrative Exhibits”), attached hereto.
- 6.2 All homes constructed on the Lots shall incorporate a prominent front porch with a minimum depth of four (4) feet and minimum size of thirty-six (36) square feet.
- 6.3 All Garages on Lots shall be: Rear-load.
- 6.4 Vinyl and aluminum shall not be permitted exterior building materials, except for gutters, soffits, Soffit trim and other similar building components.

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

- 7.1 **Article 8.6 Open Space and Amenity Standards:** shall not apply.
- 7.2 **Article 8.7(D) Perimeter/External Pedestrian Network Standards:** Sidewalks currently exist along East Street and the City has plans to add sidewalks on the north side of North Street as part of a larger sidewalk project. As a result, no additional pedestrian facilities shall be required.
- 7.3 **Article 8.9 Street and Right-of-Way Standards:** The District shall comply with requirements of the Thoroughfare Plan unless otherwise agreed by the Director of the Westfield Department of Public Works. The District shall be designed in substantial compliance with the Concept Plan. Each Lot in the District shall be accessed from a common Drive off of North Street. A 30 foot Right-of-Way shall be granted to the City for future expansion of East Street as depicted on Exhibit B Concept Plan.

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

Section 9. Processes & Permits. The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby **APPROVE ORDINANCE 18-##**

this _____ day of _____, 2018

I hereby **VETO ORDINANCE 18-##**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: **SAM MILLIGAN, NORTH RIDGE CONSTRUCTION**
P.O. BOX 823, WESTFIELD, IN 46074

SCHEDULE OF EXHIBITS

- | | |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan |
| Exhibit C | Character Exhibit |

EXHIBIT A
REAL ESTATE

Lots 6 and 7, B. Kenyons Subdivision of Lots 67, 68, 69 and the East half of 70 of Beals 2nd Addition to the Town of Westfield, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Deed Book "8", page 369 in the Office of the Recorder of said County.

ALSO:

Alley being 12' in width, being vacated in Deed Record 127, Page 173 in the Office of the Recorder, North of and adjoining Lots 6 and 7, B. Kenyons Subdivision of Lots 67, 68, 69 and the East half of 70 of Beals 2nd Addition to the Town of Westfield, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Deed Book "8", page 369 in the Office of the Recorder of said County.

EXHIBIT B
CONCEPT PLAN

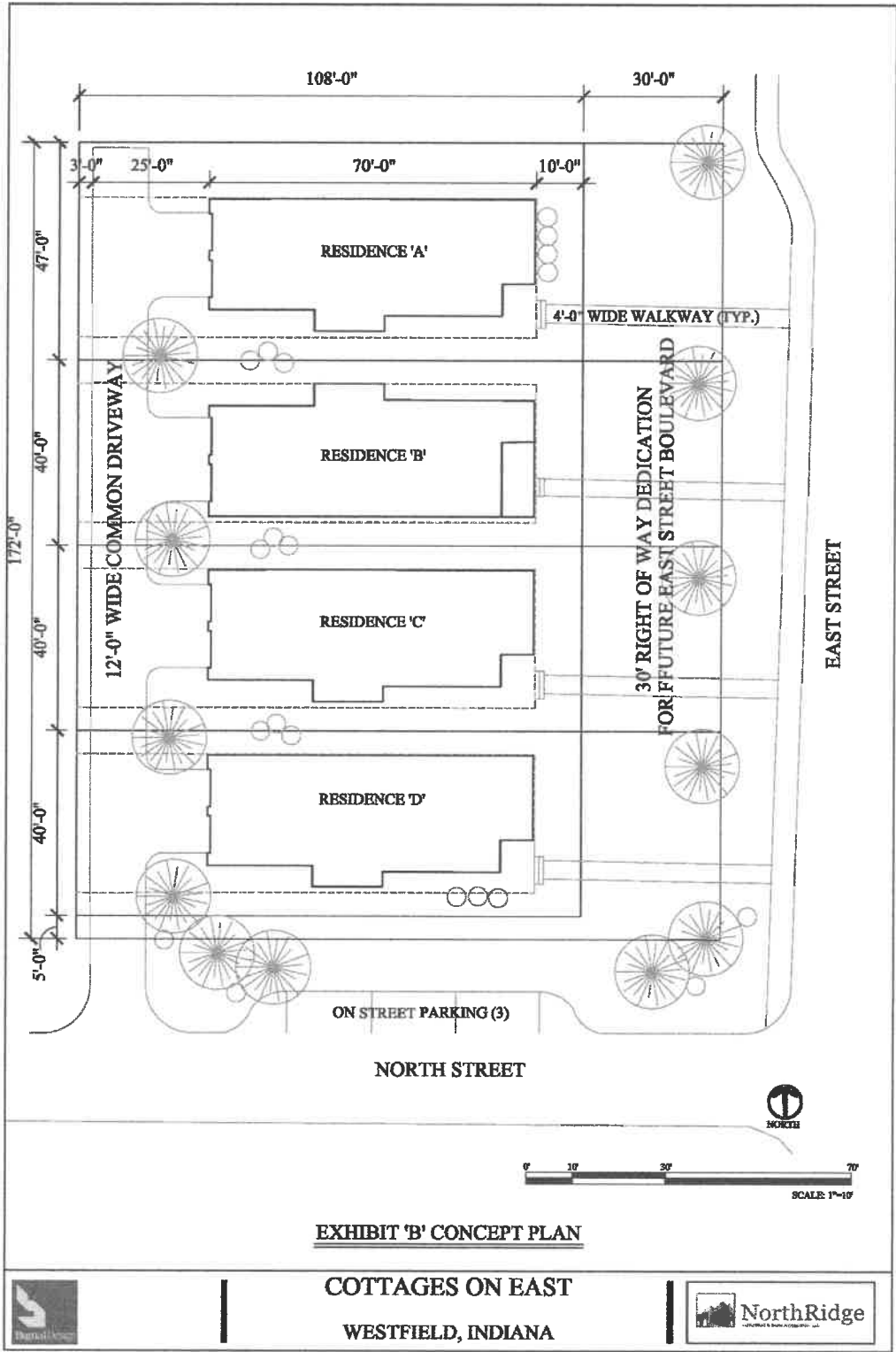


EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT C
CHARACTER EXHIBITS



COTTAGES ON EAST
PLANNED UNIT DEVELOPMENT DISTRICT

EXHIBIT C
CHARACTER EXHIBITS



COTTAGES ON EAST
PLANNED UNIT DEVELOPMENT DISTRICT

GRAND JUNCTION IMPLEMENTATION PLAN 2013



an Addendum to the
Westfield-Washington Township Comprehensive Plan



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Adopted on August 12, 2013 by Resolution 13-112

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



MAYOR:

Andy Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Jim Ake, President
John Dippel, Vice-President
Steve Hoover
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Cindy L. Spoljaric

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Danielle Tolan

DEPARTMENT HEADS:

Todd Burtron, Administration
Matt Skelton, Economic and Community Development
Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Jason Lemons, Fire Chief

EXECUTIVE SUMMARY

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

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

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

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

CHAPTER 1: OVERVIEW

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

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

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

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

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



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

CHAPTER 2: COMPREHENSIVE PLAN SUMMARY

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

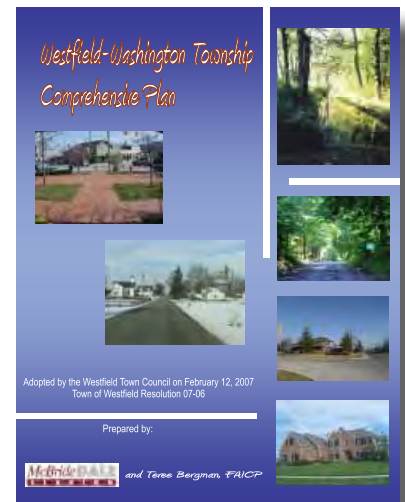
The Westfield-Washington Township Comprehensive Plan

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

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

The Grand Junction Master Plan and Addendum

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



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

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

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

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

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

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

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



Grand Junction Conceptual Design Charrette

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

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

Grand Junction Plaza Map



CHAPTER 3: SUMMARY OF ACCOMPLISHMENTS

1993 - Ball State University Study

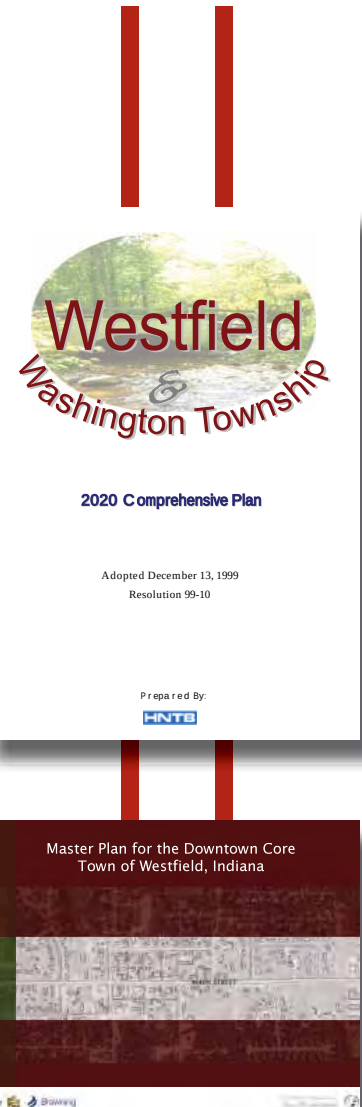
- Document – Westfield and Washington Township Planning and Design Studies
- Developed in conjunction with Ball State University's Community Based Projects Program, this study covers a wide range of topics for the Westfield community. It is one of the first documents to identify the town unification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

1999 - Comprehensive Plan

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

2006 - Cripe Plan

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



2007 - Comprehensive Plan

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

April 2009 – Grand Junction Master Plan and Addendum

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

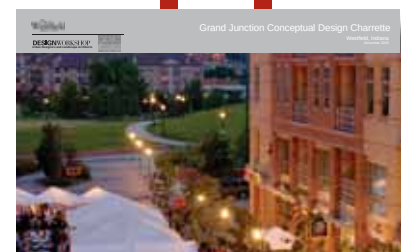
December 2009 – Grand Junction Conceptual Design Charrette

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



**Grand Junction
Addendum**
to the Westfield Washington
Township Comprehensive Plan

April 2009



June 2010 – Grand Junction Master Plan Review

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

Summer 2010 – Westfield Thoroughfare Plan Addendum

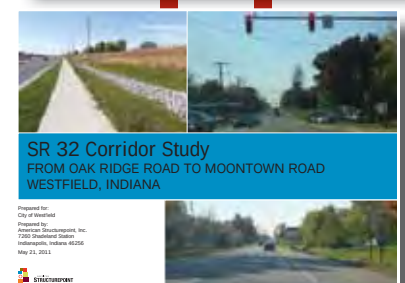
- Document – Westfield Thoroughfare Plan Addendum – Appendix A
- There are three goals identified in the Westfield Thoroughfare Plan Addendum (the “Thoroughfare Addendum”): improve connectivity in Grand Junction; provide solutions for navigating around the U.S. Highway 31 improvements; and to enhance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

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

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

October 2010 – Main Street Corridor Study

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



February 2011 –facade Improvement Program

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

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

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

April 2011 – Old Friends Cemetery Park rededicated

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

June 2011 – Grand Junction Plaza Schematic Design

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



July 2011 – Westfield Blossoms

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

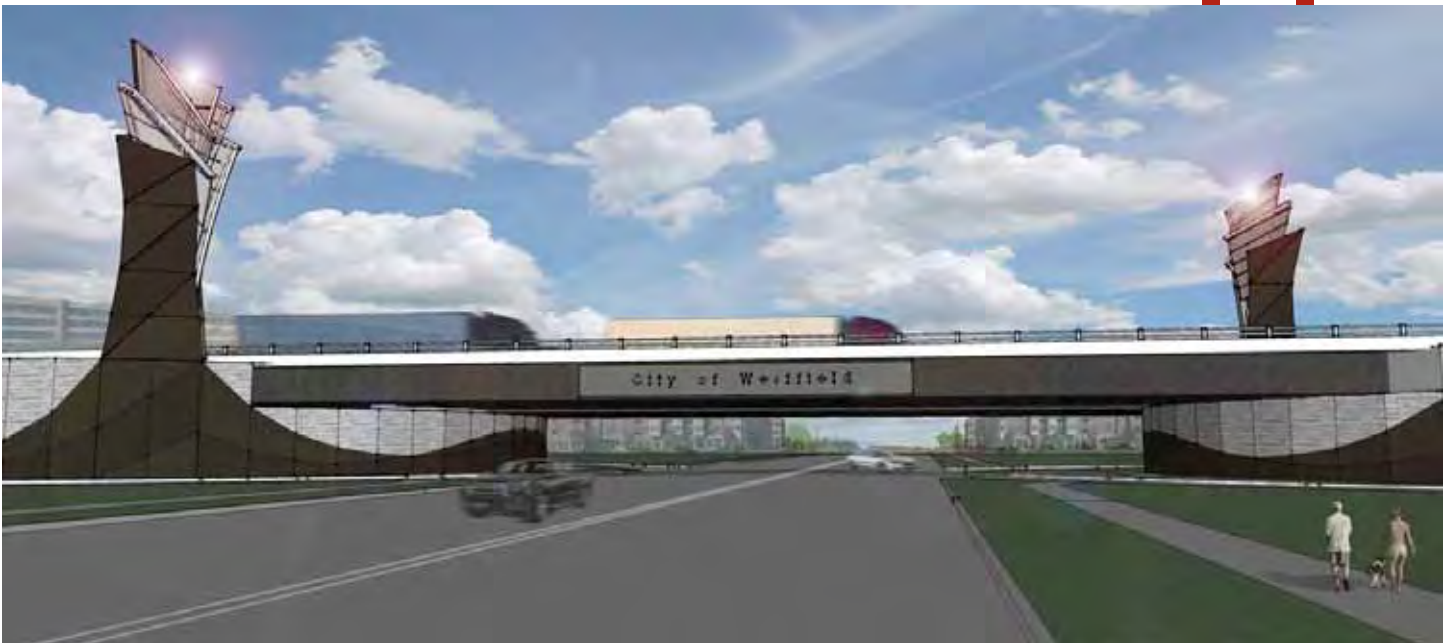


Spring 2012 – Property acquisition begins for Grand Junction Plaza

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

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

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

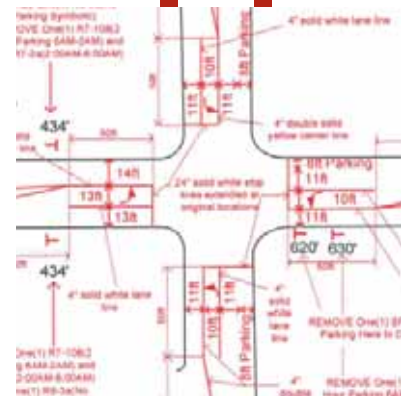


Grand Junction Properties was created as a real estate resource for businesses looking to relocate to Grand Junction. With a strong focus on downtown Westfield, the organization provides free marketing for those interested in selling or leasing their properties. Market data and demographic information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



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

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



Regional Detention Design and Planning

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



CHAPTER 4: RECENT EVENTS AFFECTING GRAND JUNCTION INITIATIVES

The Economy

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

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

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

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



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

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

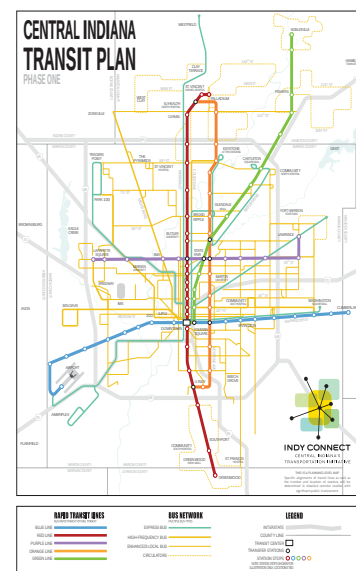
Located in the northwest quadrant of U.S. Highway 31 and State Highway 32, Grand Park is the economic development area surrounding the Grand Park Sports Campus. With a development focus on tourism, hospitality, life science, research and development, and distribution, there is expected to be a significant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

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

Mass Transit

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

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



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

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

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

Utility Transfer

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

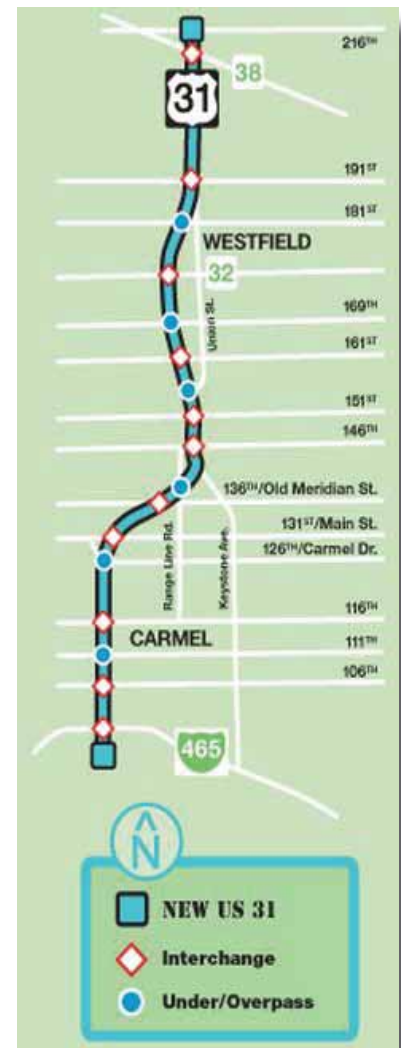
Once all the bids were reviewed, the winning bid by Citizens Energy was accepted. A public information campaign began in October of 2012 and in the following November an application was made to the Indiana Utility Regulatory Commission (the "IURC") to permit this transaction. The City and Citizens Energy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

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

Grand Junction EDA

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

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



CHAPTER 5: GRAND JUNCTION DISTRICT

Grand Junction District Boundaries

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

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

Junction Sub-district (orange)

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

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

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

Gateway Sub-district (green)

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

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

Union Sub-district (yellow)

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

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

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

Kendall Sub-district (blue)

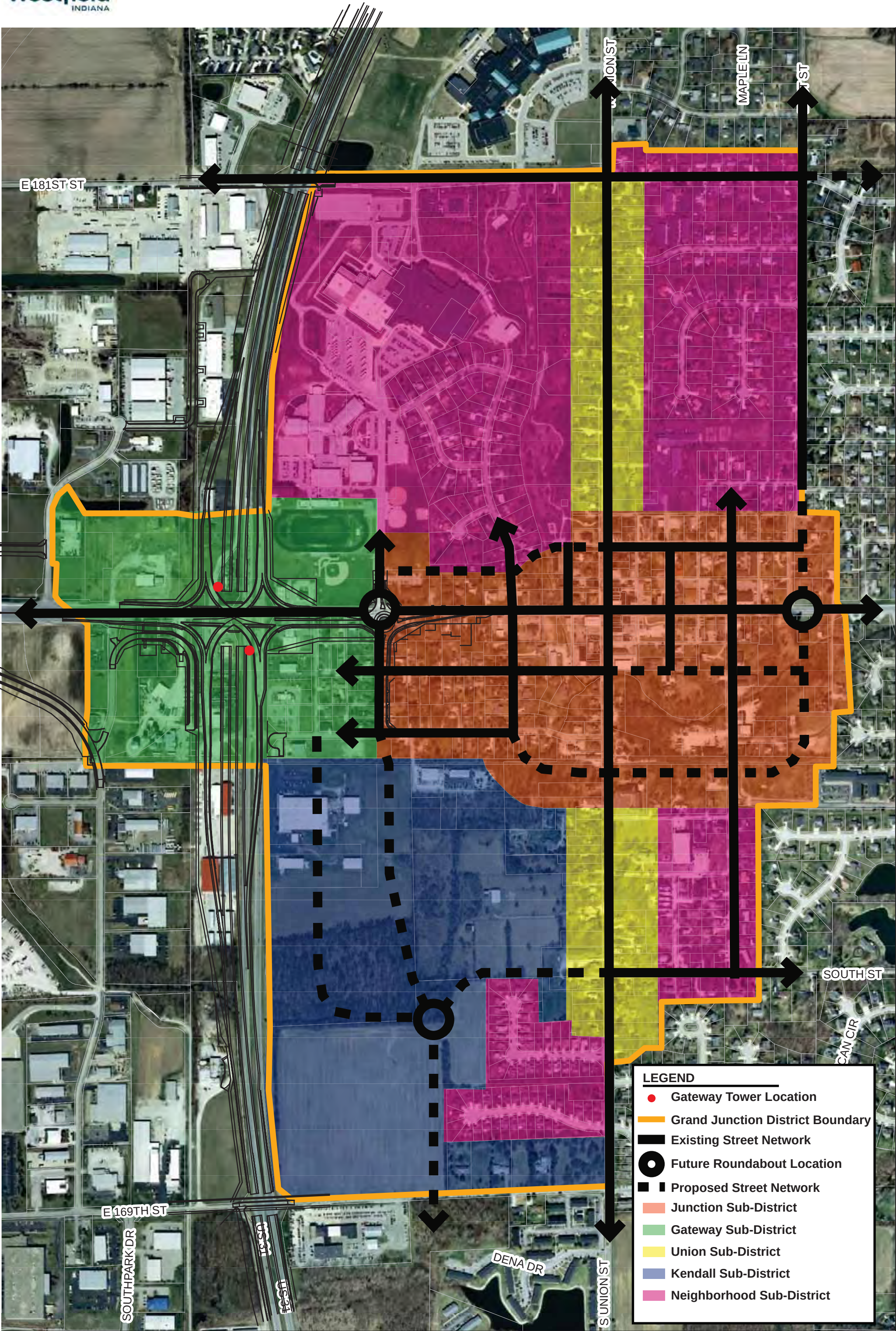
The Kendall Sub-district is largely undeveloped property. Its boundaries are the former Midland Trace railroad right-of-way to the north; U.S. Highway 31 to the west; Union Street to the east; and 169th Street (David Brown Drive) to the south. The Sub-district is named for the Anna Kendall Legal Drain,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

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

Neighborhood Sub-district (pink)

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

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



CHAPTER 6: IMPLEMENTATION PLAN OBJECTIVES AND ACTION ITEMS - FULL LIST

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

Over-arching Objectives

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

History and Branding

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

Decorations

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

Special Events

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

Zoning

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

Infrastructure

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

Public Spaces

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

Economic Development

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

CHAPTER 7: IDENTIFYING PRIORITIES - TOP TEN ACTION ITEMS

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

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

History and Branding

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

Zoning

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

Infrastructure

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

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

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

CHAPTER 8: GOING FORWARD

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

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

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

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

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

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

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

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

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

APPENDICES

Appendix A – Charrette 1: Orientation

Appendix B – Charrette 2: Overview and Grand Junction District

Appendix C – Charrette 3: History, Branding, Decorations and Special Events

Appendix D – Charrette 4: Zoning

Appendix E – Charrette 5: Infrastructure

Appendix F – Charrette 6: Public Spaces and Economic Development

Appendix G – Charrette 7: Review and Top Ten Priorities

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

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

Meeting Summary:

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

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

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

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

Grand Junction Discussion Outline/Items:

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

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

Grand Junction Top 5 Lists:

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

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

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

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

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

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

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

Meeting Summary:

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

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

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

Grand Junction Discussion Outline/Items:

1. Overview (refresher)
 - a. Comp. Plan Check-up (a monitoring function)
 - i. What did we set out to accomplish?
 - ii. What have we accomplished?
 - iii. How far have we come?
 - iv. How far do we have to go?
 - b. Refinements – Are we still headed to the same place?
 - i. Confirm existing objectives
 - ii. Broader Approach
 - (a) Geography
 - (b) Subject Matter
2. Grand Junction District
 - a. Comp. Plan Boundary (see Color Aerial Handouts)
 - b. Sub-districts
3. Discussion Outline
 - a. Introduction
 - i. Top 5 Lists Outline – (see Top 5 Lists – SUMMARY, Page 40)
 - ii. Previous Comp. Plan Objectives (see Summary of Comprehensive Plan Recommendations, Page 4)
 - (a) Comp. Plan 2007
 - (b) GJ Master Plan 2009
 - (c) GJ Conceptual Design Charrette 2009
 - b. Over-arching Principles
 - i. Be Financially Smart
 - ii. Support/Promote Organizations
 - iii. Public Involvement
 - c. Discussion Subject Areas (see Detailed Discussion Outline, Page 43)
 - i. History/Branding
 - ii. Zoning
 - iii. Infrastructure
 - iv. Public Spaces
 - v. Decorations
 - vi. Special Events
 - vii. Economic Development

Grand Junction Top 5 Lists Summary:

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

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

2. Least Favorites

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

Summary of Comprehensive Plan Recommendations:

Comprehensive Plan (February 2007)

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

Grand Junction Master Plan (February 2008)

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

Grand Junction Conceptual Design Charrette (December 2009)

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

Meeting Summary:

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

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

- ix. The “ideal customer” of Grand Junction is the trail user demographic, the young at heart;
- x. A hangout spot with fun restaurants and meeting places; and
- xi. A place with unique public signage.
- d. Not the Grand Junction Image: The following are images that do not accurately represent the Grand Junction image:
 - i. Where only visitors/outsideers congregate to the exclusion of local residents;
 - ii. A place where national/regional franchises dominate (although the group agreed that such franchises could be incorporated at a certain level and with a “local” feel so as to avoid the national chain appearance and proliferation in Grand Junction);
 - iii. “Big box” stores; and
 - iv. A tourist trap (Nashville, Indiana was offered as an example).

2. Decorations

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

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

- ii. Initially, the group prefers to see street decorations prominently displayed at least two blocks on each side of the streets radiating out from the intersection of Main Street (State Highway 32) and Union Street. It is recommended that this enhanced “treatment” include all of the types of “decorations” listed above.
- iii. The group also recommends that Grand Junction Plaza incorporate this same decoration treatment.
- c. Possible Community Projects: During the discussion of street decorations, group members also identified a couple possible community projects that might create some visual interest in Grand Junction without requiring the use of significant resources.
 - i. Paint Bridge: The group suggested allowing the Downtown Westfield Association or other members of the community to paint the South Union Street Bridge in vibrant colors.
 - ii. Paint Concrete Blocks: The group also suggested allowing the Downtown Westfield Association or other members of the community to paint the large concrete blocks and pieces strewn along the Kendall Creek with vibrant colors.
 - iii. The group suggested that Quaker words could be written on these items and the associated Quaker colors could be used.

3. Special Events:

- a. The group began its discussion of this item by identifying the most noteworthy community events occurring in or near Grand Junction.
 - i. Westfield in Bloom - (City)
 - ii. Westfield Rocks the Fourth - (City/DWA)
 - iii. Grand Junction Funktion - (DWA)
 - iv. Westfield Farmers Market - (City/DWA)
 - v. Westfield Tree Lighting - (DWA)
 - vi. Underground Railroad Run
 - vii. Old Fashioned Days
 - viii. Voices of the Past - (City)
 - ix. Lions Club Fish Fry - (Lions Club)
 - x. Homecoming - (WWS)
- b. The group identified what the community does well:
 - i. Westfield Rocks the Fourth is probably the City’s strongest event.
 - (a) The proximity to Grand Junction and the location of the event are good.
 - (b) This is a free event – no entrance fee.
 - (c) Access to adequate parking is good.
 - (d) The event caters to a diverse audience.
 - (e) The fireworks are good.
 - (f) The quality of the musical acts could be better.
 - ii. The holiday Tree Lighting event is family friendly. We do family-friendly events well.
 - iii. The level of community participation from certain organizations in hosting these events is strong (e.g., boy scouts, girl scouts).
- c. The group identified what the community could improve upon:
 - i. The community could benefit greatly by fostering additional volunteerism from other groups and financial support from non-public sources.
 - ii. It has been a challenge to engage individual residents living within Grand Junction.
 - iii. The Grand Junction business community continues to get more and more involved.

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

Grand Junction Discussion Outline/Items:

1. History and Branding

- a. Confirm that group agrees a brand needs to be developed/established.
- b. What does having a brand mean to GJ (i.e., how will the brand be used)?
 - i. logo? (trademark)
 - ii. architectural theme/shape?
 - iii. color(s)? (good/bad)
 - iv. signs?
 - v. infrastructure?
 - vi. website?
 - vii. landscaping treatment?
 - viii. decorations?
 - ix. lights?
 - x. other?
- c. Basic brand-related questions:
 - i. What is GJ? (connections, destination, history, etc.)
 - ii. What isn't GJ? (fast food, strip centers, etc.)
 - iii. Why is GJ different from other places?
 - iv. What is the competition?
 - v. How do we want GJ to be perceived?
 - vi. Who are ideal customers? (what kind of visitors, businesses, residents)
 - vii. What do they want? Why would they come to GJ?
 - viii. Is there a unique story to tell?
 - ix. Are there any inspiring visuals that tell the GJ story?
 - x. How can brand display the goals/initiatives of the GJ Plan?
- d. Recommendation that DWA be deeply involved in determining the brand.
- e. Recommendation that the GJ "logo" found on Page 27 of the GJ Master Plan be considered as a starting point for a logo/mark

2. Decorations

- a. Confirm: Use the brand/colors in decorations?
- b. Existing Program:
 - i. Likes?
 - ii. Dislikes?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations? What kind and where?
- c. What are the opportunities for decorative elements:
 - i. Hanging baskets
 - ii. Light poles banners
 - iii. Street furniture (benches, trash cans, bike racks, other?)
 - iv. Christmas/Festival/Seasonal lighting
 - v. Planters
 - vi. Art?
- d. Who participates in decoration decisions? Parks, WPWD, DWA?
- e. Who should be participating?

3. Special Events

- a. Confirm: Use the brand/colors in special events?
- b. Existing Program:

- i. Likes? What do we do well?
 - ii. Dislikes? What could we do better? What should we stop doing?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations/timing (what kind, when, where?)
 - c. Anything missing?
 - d. Support organizations (and creation of organizations)
4. Grand Junction District – Sub-district Discussion (if time allows)

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

Meeting Summary:

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

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

- iv. Zoning Approval Process:
 - (a) The group recommended that the Downtown Westfield Association (most likely represented by the Grand Junction Task Group) should ultimately function as the land use committee of the Association (organized much like the Land use Committee of the Broad Ripple neighborhood Association).
 - (b) The Association could serve as an architectural review committee and provide recommendations on zoning and development petitions to the Advisory Plan Commission and the City Council.
- v. Branding/Signage (commercial/business signage):
 - (a) The group expressed an interest in requiring some level of “uniformity” and “consistency” for commercial signage through the use of materials and architectural elements.
 - (b) The use of electronic message boards should be considered:
 - (1) If used in appropriate locations;
 - (2) In an appropriate manner; and
 - (3) For appropriate purposes (e.g., to functionally weave downtown activities and events into the activities and events at Grand Park).
 - (4) Such message boards, if used, should be pedestrian oriented, not automobile oriented.
- vi. Monument Signs:
 - (a) The group suggested that when developing standards for monument signs in this Sub-district that the City study other communities to see what they have implemented. This work might provide a workable example for monument sign standards.
 - (b) The group suggested avoiding the phenomenon where the community ends up with lots of very similar monument signs, just differentiated by different words appearing on the signs.
 - (c) The group expressed a preference for having buildings include wall signs, not individual monument signs or tower signs.
 - (d) The group suggested that the current zoning restrictions on monument sign height do not appear to work too well. Shrubs planted in front of and around monument signs tend to grow up and obscure the sign faces.
- b. JUNCTION Sub-district:
 - i. State Highway 32 (Main Street) Expansion: The group began this discussion item talking about INDOT’s eventual expansion (widening and reconfiguration) of State Highway 32 (Main Street) through Grand Junction.
 - (a) The group suggested that the City (working in cooperation with other stakeholders) should to take a more formal position with INDOT to implement the preferences on the Westfield community.
 - (b) The group explained that the Grand Junction Task Group has discussed this matter at length and has, for the most part, identified its Main Street design preferences.
 - (1) The group supports the idea of formalizing the community’s design preferences through a Council resolution.
 - (2) The group identified that if State Highway 32 is narrowed, the corridor may not be able to easily accommodate the inclusion of the community’s Complete Streets program (designed to appropriately accommodate all modes of transportation, including cycle tracks and transit vehicles).

- (3) The group suggested that refining the community's design preferences may be something that the Metropolitan Planning Organization may be able to help fund, to the extent there are any drawings or engineering needed.
- ii. Existing Buildings:
 - (a) The group suggested that a list of specific buildings or building façades be developed for saving or preservation. The group was open to the idea of simply saving façades instead of entire building and noted that some of the most attractive older structures in Grand Junction are probably not internally designed in a manner that allows them to be easily used for modern commercial activities.
 - (b) The group explained that although important to the community, history is not the only important thing in Grand Junction.
- iii. Downtown Vision: The group was asked to respond to the following question: When you walk through Grand Junction, what do you want to see?
 - (a) A homey feeling.
 - (b) Building and streets with character. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (c) Structures that are unique, modern, eclectic, lots of variety in architecture.
 - (d) Not all brick, but brick is certainly an acceptable building material to use, among other things. The group desires to preserve history while encouraging modern architecture.
 - (e) A pedestrian friendly environment.
 - (f) A safe, welcoming environment, easy to get around for a first-time visitor; no (or minimal) one-way streets.
 - (g) Timeless architecture.
 - (h) Buildings constructed with quality materials and quality design. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (i) Good wayfinding signs (to accommodate visitors and trail users).
 - (j) The group expressed a preference for construction of real storefronts (as distinguished from the faux storefront look of Pebble Brook Village, the in-line commercial building located near the northwest corner of State Highway 32 and Little Chicago Road).
 - (k) The group agreed that the recently completed facade replacement on the Hobson Insurance Building (104 N. Union Street) in Grand Junction was a good example of the high quality of architecture and materials the groups would like to encourage.
 - (l) A place that includes visually stimulating public art.
 - (m) A place where people can and do stop, sit, talk, people watch. A place where there is a "buzz" like you feel at Bub's, located in Carmel, Indiana at 210 West Main Street.
 - (n) A place containing land uses that create the appearance of activity downtown ("stuff going on").
 - (o) Buildings that touch each other or located very close to each other. Where buildings are pulled up close to the street, like a traditional downtown street.
- iv. Land Uses: The following list of land uses are those identified by the group as desirable for downtown. They are uses that are either not yet present that the group desires to attract or uses that exist but should be expanded or increased.
 - (a) Trail-oriented businesses (e.g., bike shops, coffee shops)
 - (b) Dry cleaners
 - (c) Market
 - (d) Coffee shop

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

- (4) Encourage preservation of existing setbacks when and where appropriate.
 - (5) Develop architectural standards for this Sub-district.
 - (6) Develop standards for fences within Grand Junction, generally, and especially within this Sub-district.
 - (i) The group suggests that the use of fences to delineate property lines and to create outdoor spaces should be permitted.
 - (ii) Standards for such fences to require ornamental fences to be used.
 - (iii) Chain link and wire fencing should be discouraged or prohibited.
- iv. Lighting Standards:
 - (a) The group suggested that this Sub-district include special lighting standards?
 - (b) The lantern concept was suggested as an option or example for lighting fixture type. This would be consistent with some of the early lighting design discussions of the Grand Junction Task Group.
- v. Front Yards: The group suggests that parcels fronting Union Street should be required to maintain grass lawns or some other form(s) of vegetation. There was a desire to avoid the use of concrete or stone as a permitted ground cover in these areas.
- vi. Other Discussion Topics:
 - (a) Access Control: The group expressed a desire to control additional direct access points along Union Street. This item will be discussed under the “Infrastructure” discussion session.
 - (b) Economic Improvement District: The group suggested that some research be completed to determine the propriety of using an Economic Development District (see IC 36-7-22). As discussed by the group, this statute permits the establishment of, for lack of a better description, an after-the-fact property owners association of already existing areas and neighborhoods.
 - (c) Demographic Trends in Our Economy: A significant number of people who are members of the “creative class” (the youngest and the brightest, and the oldest and the wisest) are renters by choice. They tend to have a preference for lifestyle and mobility over ownership and investment. They demand high services and quality of life amenities. These groups are contributing to the expected significant decline in the proportion of buyers emerging in the marketplace. By creating a vibrant downtown district, Westfield will be well positioned to attract the creative class which should bolster the local economy and help protect property values against the decrease in demand for owner-occupied housing. The group recommended creating more opportunities for multi-family rental communities within Grand Junction to provide living opportunities for the creative class.
- d. NEIGHBORHOOD Sub-district:
 - i. General Characteristics: The group identified the following general characteristics of this Sub-district:
 - (a) Newer buildings constructed in the late 20th century.
 - (b) Several existing platted residential subdivisions.
 - ii. Policy Objectives: The group identified the following policy objectives for this Sub-district:
 - (a) Existing developments within this Sub-district should be permitted to remain.
 - (b) If the areas within this Sub-district are ever redeveloped, the City should have in place standards that would apply to such redevelopment that would be consistent with the Grand Junction vision.
 - (c) If redeveloped, such areas should be encouraged for higher density housing?
 - (1) Multi-family uses should be encouraged where appropriate.
 - (2) Multi-family should be consistent with the quality and contextual sensitivity used

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

- (d) There was some discussion about whether access to the Neighborhood Sub-district should be permitted from Union Street. The group explained that such access does not seem desirable in the abstract, but that there may be situation where this makes sense. This item may require additional discussion going forward.
- iii. Existing Structures: The group suggested that standards be developed pertaining to the following items.
 - (a) Reconstruction: When can/should structures in this Sub-district be permitted to be reconstructed.
 - (b) Additions: When can/should additions to structures in this Sub-district be permitted to be constructed. The group identified the example of a significant addition made to the home located at 120 Mill Street, Westfield, Indiana. Although this home is located in a different Sub-district, the group expressed an interest in making sure the City takes appropriate measures to avoid increasing land assembly costs for areas where it wishes to encourage redevelopment.
 - (c) Redevelopment: When can/should areas in this Sub-district be permitted to or encouraged to redevelop.
- e. KENDALL Sub-district:
 - i. General Characteristics:
 - (a) This area will ultimately include a significant portion of the City's regional storm water detention system (designed to more efficiently detain storm water in a manner that will reduce the amount of land areas in Grand Junction consumed by numerous individual on-site storm water detention facilities).
 - (b) This Sub-district is largely undeveloped.
 - (c) Much of the developable area within this Sub-district possesses U.S. Highway 31 frontage.
 - (d) Portions of this Sub-district are located with the City's East Side TIF district. This TIF district is currently generating a significant amount of increment.
 - ii. Policy Objectives:
 - (a) The group acknowledged that there is a general expectation that with Sub-district will develop with commercial uses.
 - (1) The group would like to see medical/office uses, including ancillary retail uses.
 - (2) The group would like to discourage stand-alone retail uses.
 - (b) The group suggests that this is not an appropriate location for single-family housing, but there be some limited exceptions.
 - (c) The group expects that this Sub-district will contain more vertical buildings, with massing that addresses the U.S. Highway 31 corridor.
 - (d) The recommends high quality architecture and development standards be enacted for this area.
 - (e) The group desires to see the regional detention area developed as a publicly accessible amenity.
 - (f) The group recommend the installation of attractive landscaping between future buildings and the U.S. Highway 31 right-of-way.
 - (g) The group discussed whether this Sub-district should be governed by the U.S. Highway 31 Overlay Zone. The group recommended that this issue be thoroughly vetted at the time zoning regulations for this area are generated.

Grand Junction Discussion Outline/Items:

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

- vi. Development Standards
 - (a) Height
 - (b) Setbacks
- vii. Branding/Signage
- viii. History/Visceral appeal
- ix. Preserve mature trees
- x. New build/re-build to bury power lines
- xi. Distinct from Junction District?
- d. KENDALL SUBDISTRICT (BLUE)
 - i. Some existing development
 - ii. Commercial opportunity? Employment Area?
 - iii. How to deal with existing development?
 - iv. How does this area relate to GJ?
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone
- e. NEIGHBORHOOD SUBDISTRICT (PINK)
 - i. Existing Development
 - ii. Cause redevelopment?
 - iii. Or just provide a backup in case redevelopment occurs?
 - iv. Are existing land uses OK?
 - (a) Schools
 - (b) Churches
 - (c) Single-family
 - (d) Multi-family??
 - (e) Library
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone

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

Meeting Summary:

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

4. Trails, Sidewalks and Amenities:

- a. The group agreed that the City has a pretty good trail plan. The group just desires this effort to continue full speed ahead.
- b. Grand Junction trail priorities should include:
 - i. Make improvements consistent with the South Union streetscape project within the Junction Sub-district (orange) and the Union Sub-district (yellow).
 - ii. Make improvements consistent with the South Union streetscape project to connect the Gateway Sub-district (green) to the Grand Junction Plaza.
- c. Sidewalks and curbs within the Grand Junction District should be replaced to eliminate cracked and crumbling sections.
- d. A systematic plan should be implemented to re-design all of the streetscapes in Grand Junction to be consistent with the improvements made with the South Union streetscape project.
- e. The group agreed that it would like to see the same treatment along North Union Street that was used on the South Union Street project.
- f. The group would like to see nicer planters and seating areas installed within the Grand Junction District where appropriate.

5. Main Street (State Highway 32): The group agreed that resolution needs to be obtained regarding the ultimate design and timeline of construction for the State Highway 32 widening through Grand Junction. This matter will require further discussion with INDOT and City leadership.

6. Regional Detention Facilities: The group desires to preserve, to the extent possible, the vegetation in these areas and encourages them to be designed as natural publicly-accessible amenity areas.

7. Speakers/Music: The group encourages the City to spend the extra money within the Junction Sub-district (where appropriate) and possibly the Gateway Sub-district (where appropriate) to provide speakers for music on the light poles it purchases for future street projects in the area. The group suggests the same ornamental light poles in the Union Sub-district, but without the speakers (this area is more residential in nature).

8. Landscaping:

- a. The group explained that the South Union Street streetscape improvements are intended to serve as a guide for making additional streetscape improvements throughout Grand Junction.
- b. The group explained that it has already provided the City with recommendations regarding landscaping within medians on Main Street and landscaping within Grand Junction Plaza.

9. Streetscape: The group explained that it has already provided the City with recommendations regarding the types of benches, trash cans, planters and bike racks (can also double as art, can be unique, not necessarily a uniform bike rack throughout all of Grand Junction) to be used within Grand Junction.

10. Public Art:

- a. The group sees public art as another form of public infrastructure.
- b. The group indicated that it envisions non-governmental organization heading up the public art initiative within Grand Junction. The group's preference is for the Downtown Westfield Association to play the lead role in this initiative (e.g., by forming an arts committee) with the support of the City.

11. Signage:

- a. The group envisions some form of gateway feature, arch, or some other structure being constructed over Jersey Street at the entrance to Grand Junction Plaza.

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

12. Traffic Management:

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

Grand Junction Discussion Outline/Items:

1. INFRASTRUCTURE

- a. Power Lines
- b. Streets
 - i. Alleys?
 - ii. Complete Streets?
 - iii. Transit
- c. Trails
- d. Water Detention/Drainage
- e. Sidewalks
- f. Speakers (music)
- g. Lighting
- h. Irrigation
- i. Landscaping
- j. Art
 - i. Intersections
 - ii. Hydrants
 - iii. Drains
 - iv. Other?
- k. Streetscape
 - i. Benches
 - ii. Trash Cans
 - iii. Planters
 - iv. Other?
- l. Signs
 - i. Street Signs
 - ii. Thematic Monuments
 - iii. Wayfinding
 - iv. Other?
- m. Traffic Management
- n. Fiber-optics

2. PUBLIC SPACES

- a. Parks/Park Facilities
 - i. Amount
 - ii. Proximity
 - iii. Facilities/Improvements
 - iv. Encourage/Discourage
- b. Trails/Streets
- c. Other Public Facilities (Schools, City Hall, Library)
- d. Trees
 - i. Preserve

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

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

Meeting Summary:

1. PUBLIC SPACES:

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

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

2. ECONOMIC DEVELOPMENT:

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

- ii. New Development Attraction: As related Grand Junction, new development attraction would likely take the form of developing strategies and implementing plans for attraction of:
 - (a) New single-family residential developments/lots;
 - (b) New multi-family developments/units; and
 - (c) New commercial/office/business/retail uses/structures.
- iii. Business Expansion: This concept involves working with existing local businesses to determine ways to encourage or incentivize business development and expansion. Generally speaking, most new jobs are generated from these efforts in a growing local economy. This activity is sometime referred to as economic gardening.
- c. Incentives:
 - i. TIF District: Much of the Grand Junction district is located within the Grand Junction TIF District. The City is in the process of re-evaluating its TIF districts to ensure that they appropriately include parcels that will ultimately be developed for non-residential or multi-family purposes. There are numerous downtown public infrastructure projects and land acquisitions needed for which TIF revenues can be used. As more development occurs within the Grand Junction TIF District, there will be greater opportunities for public improvements.
 - ii. Tax Abatements: Abatements should be used sparingly within TIF districts, because every dollar abated is a dollar that will not be captured as increment. This undermines the purpose of establishing a TIF district. However, in certain instances, it may sense to provide abatements within a TIF district, especially if by doing so, an element of the Grand Junction vision is substantially advanced.
 - iii. Impact Fees: The group discussed the possibility of reducing impact fees within the Grand Junction District as an incentive to encourage development and redevelopment in downtown. As discussed this could include road impact fees, park impact fees, water and sanitary sewer connection and availability fees (technically, these water and sewer fees are not impact fees, but they are similar and for that reason they were included for the purpose of this discussion).
 - (a) Water and Sewer Fees: The group noted that, provided the City's water and sewer utilities are successfully transferred to Citizens Energy Group (in process at the time of this plan preparation), water and sewer development fees will likely be greatly reduced or eliminated by the end of 2013.
 - (b) Road and Park Impact Fees: The group suggested that additional impact fees might not be needed as much in the Grand Junction area because most of the parks in the area have already been developed and so has most of the road infrastructure. However, the group noted that in response to the growth the Grand Junction initiative is designed to create, it is expected that additional park and road improvements will be needed. These fees are an essential component of how the City of Westfield financially responds to the impact of new development and the increased demands created by such new development.
- d. Economic Development Strategy Going Forward: The group suggests that the following items should be the top economic development priorities in Grand Junction:
 - i. Attract New Households: Identify development/redevelopment opportunities that will provide additional households within walking distance of downtown. This was identified as one of the top priorities in an earlier planning exercise and continues to be very important and desirable for the success of the Grand Junction vision.
 - ii. Build Grand Junction Plaza. The group feels that this is essential for the success of the Grand Junction District. The group believes that downtown Westfield needs a central public gathering/hosting space to attract economic development in downtown

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

- e. Redevelopment of Southwest Corner of State Highway 32 and Union Street:
 - i. This area has been heavily discussed over the last three or four years as the Grand Junction Task Group (now incorporated within the Downtown Westfield Association) developed schematic plans with the City's support for the Grand Junction Plaza (the "Plaza"), including certain improvements/buildings to be located along the south side of State Highway 32 and west of South Union Street (the "Plaza Buildings").
 - ii. The group believes that the businesses in the Plaza Buildings will thrive because of their proximity to the Plaza. The group also suggests that the Plaza will thrive because of its proximity to the Plaza Buildings and the businesses therein.
 - iii. Members of the group have independently explored the concept of attracting a "master developer" to construct the Plaza Buildings and possibly participate in or facilitate the construction of the Plaza.
- f. Promotion/Marketing of Grand Junction:
 - i. To date, the promotion and marketing of the Grand Junction area has been a collaborative effort between the City, the Downtown Westfield Association (and its individual members) and the Chamber of Commerce.
 - ii. The group recommends that Grand Junction branding needs to be completed and such themes/elements should be included in promotion and marketing of downtown Westfield.
 - iii. The group feels strongly that the community needs to get the word out that Grand Junction is open for business. The group noted a good example of this type of activity with the formation of Grand Junction Properties, a real estate group formed by Curt Whitesell with a focus on Grand Junction real estate and business real estate needs.
- g. Facade Improvement: The group identified the Facade Improvement Program, created by the Westfield City Council in 2010, as a useful tool to incentivize aesthetic improvement of the Grand Junction area. Essentially, the program is a 50/50 matching grant for external building and property improvement within the Grand Junction area. The maximum allowable match per year is \$5,000.
 - i. The group acknowledged that this tool has been a very effective one at improving the appearance of downtown.
 - ii. The group suggested that the program be reviewed to determine whether the award criteria provide enough opportunities to incentivize improvement and to ensure that the program is adequately funded to maximize meaningful aesthetic improvements downtown.
 - iii. The group also suggested that the boundaries establishing geographic eligibility for the facade program be reviewed to determine if it makes sense for it to relate more to the Sub-district boundaries contemplated in this plan.
 - iv. The group suggested that more can be done to promote the facade grant program.

Grand Junction Discussion Outline/Items:

1. PUBLIC SPACES

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

2. ECONOMIC DEVELOPMENT

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

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

Meeting Summary:

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

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

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

Grand Junction Discussion Outline/Items:

History and Branding

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

Decorations

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

Special Events

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

Zoning

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

Infrastructure

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

Public Spaces

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

Economic Development

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

Grand Junction Implementation Plan - Top 10 Priorities:

History and Branding

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

Zoning

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

Infrastructure

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

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

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

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

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

Summary of Comments:

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

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, July 16, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Scott Willis and Chris Woodard.

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

APPROVAL OF MINUTES:

Motion: Approve July 2, 2018 Meeting Minutes as presented.

Motion: Smith; Second: Maue. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Items of Business.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS**1807-PUD-18**

[PUBLIC HEARING]

Grassy Branch Marketplace PUD

NE Corner of State Road 32 and Grassy Branch Road

Rita Hafner by Church, Church, Hittle & Antrim, LLP requests a change of zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized this request for a change of zoning from LB-PD to LB.

Eric Douthit with Church, Church, Hittle and Antrim, representing the petitioner, overviewed this proposed project and the request for the change of zoning. He addressed the playschool plans, landscaping, and setbacks. He also addressed the use as an educational institution versus a daycare. He said this project, with architectural features that resemble a barn instead of an office building, offers a great transitional use between commercial to the south and residential to the north.

Public Hearing for 1807-PUD-18 opened at 7:09 p.m.

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Steve Hamilton, 17825 Grassy Knoll Drive; said he has concerns with the building height, size of the proposed berm, and the landscaping as it relates to his home. He stated the proposed building is less than 100 feet from house. He asked about locations of mechanicals/HVAC and suggested that they be placed so as not to face the neighbors. He also suggested putting this building on Lot 3 not Lot 4. He said there is so much about this project that is unclear.

Tamie Gipe, 17927 Grassy Knoll Drive, on behalf of the Grassy Knoll HOA; stated the neighborhood, as a whole, was not notified by the petitioner and that only the adjacent neighbors were contacted. She said she has concerns about the noise of the playground next to neighbors. She asked if the playground could be moved to front of building. She asked if an office building go in Lot 4. She stated that there are too many unknowns including size, cost analysis, and impact on home values within the neighborhood.

Jill Simonis, 17825 Grassy Knoll Drive; said she has concerns about traffic. She expressed that Grassy Branch has other projects going on as well, and it is already very hard to access the road from the neighborhood with the current traffic. She stated concern with proximity of school to houses and feels the property values will decrease. She said that the renderings don't accurately represent the proposed building. She said she is not against a daycare, but feels this project is just too close to homes.

Public Hearing for 1807-PUD-18 closed at 7:18 p.m.

Douthit responded that the mechanicals/HVAC would be located on the top of school portion of the building. He added that they could be in the located on the rear or side of the gym portion of the building. He added that they would be screened. He said that notice with the neighbors and neighborhood meeting was consistent with statute/rules. He stated the berm has been modified and is consistent with the landscaping and that an opaque fence would be installed to the north and will comply with the Unified Development Ordinance (UDO). He stated that with Nancy Street being completed, a stoplight will be installed to help with traffic. Regarding financing, he said this is a very long term and stable business with other locations.

Smith ask why this was designed this with barn architecture versus an office building.

Douthit said the thought is that it would provide a nice transition.

Graham asked what is the allowable height of an office building use.

Douthit responded 45 feet high and could feature a straight, blank wall.

Kelleher suggested the petitioner meet with HOA. She said the playground in back is a concern, and that that they might consider a better barrier fence. She added that an office building would be nice on Lot 4. She also suggested better HVAC noise muffling and a trash pick-up time that would not impact neighbors. She asked about the height of proposed fruit trees and expressed concern with the use of fruit trees in regard to bugs and bees. She asked about the size of the sign and the materials that would be used in constructing the sign.

Smith asked for clarification of the northern setback.

Douthit stated it was increased from 20 feet to 40 feet.

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Hoover said he had concerns with the size of the sign and would like it brought closer into compliance with UDO. He also stated that he had concerns with specific percentages on landscape plan and what to see it get to 100 percent.

Smith suggested that the petitioner talk to neighbors about the building style/architecture.

Maue stated that he feels like this project is a good transitional use. He compared the use against a business office use with upper level windows. He said he appreciates the barn architecture. In regard to the location of the playground, he feels for the sake of safety it would be best located in the back. He said the buffering is important and that he would like a cross-section drawing to better see how this project aligns with the neighbors.

1808-PUD-22
[PUBLIC HEARING]**Oak Ridge Pointe PUD Amendment (Birdie's)**

632 E. State Road 32

Time Financial Corporation by Ice Miller, LLP requests an amendment Oak Ridge Pointe Planned Unit Development (PUD) District to modify development and overlay standards for the Real Estate for the permitted miniature golf course and restaurant.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District.

Public Hearing for 1808-PUD-22 opened at 7:38 p.m.

No public comments.

Public Hearing for 1808-PUD-22 closed at 7:39 p.m.

Motion: Forward 1808-PUD-22 to the City Council with a favorable recommendation.

Motion: Horkay; second, Schmitz. Motion passed. Vote: 7-0

CONTINUED ITEMS**1801-PUD-03****Aurora (Northpoint) PUD Amendment**

South side of State Road 38, East of U.S. Highway 31, on both sides of Grassy Branch Road

Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests an amendment to expand and amend the Aurora PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1805-PUD-09**Lyons Team PUD**

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

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1806-PUD-15**Liberty Villas PUD**

South side of 151st Street, approximately 1,300 feet west of Ditch Road CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning of 22.2 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Liberty Villas PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

**1806-ODP-12 &
1806-SPP-12****Liberty Villas**

South side of 151st Street, approximately 1,300 feet west of Ditch Road CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 84 single-family attached residential units on 22.2 acres +/- in the Liberty Villas PUD District (pending approval).

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

**1807-ODP-13 &
1807-SPP-13****Serenade Subdivision (formerly known as Augusta)**

West side of Ditch Road, between 156th Street and 161st Street
Innovative Engineering & Consulting by Estridge Development Management requests Overall Development Plan and Primary Plat approval of 120 single-family residential lots on 80 acres +/- in the Davis PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Hoover. Motion passed. Vote: 7-0.

The meeting adjourned at 7:42 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1807-DDP-19

Petition Number: 1807-DDP-19

Subject Site Address: 381 S. Junction Crossing

Petitioner: Weihe Engineers

Representative: Brad Schoeff

Request: Detailed Development Plan approval of a 2,840 square foot +/- bank on 1.13 acres +/- in the Spring Mill Station SEC PUD District.

Current Zoning: Spring Mill Station SEC PUD District

Current Land Use: Undeveloped / Commercial

Approximate Acreage: 1.13 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. SMSTG Letter of Support

Property History:

1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)
1507-SPP-17 (Primary Plat)
1507-ODP-17 (Overall Development Plan)
1507-SFP-22 (Secondary Plat)
1605-SFP-12 (Secondary Plat Amendment)
1706-PUD-11 (Ord. 17-18, Spring Mill Station SEC PUD Amendment)
1807-PUD-19 (Ord. 18-25, Spring Mill Station SEC PUD Amendment II)

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 1.13 acre site is located at 381 S. Junction Crossing, on Lot 4 of the Spring Mill Station SEC Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a new 2,840 square foot bank.

The petition was reviewed in advance of the June 19, 2018 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's August 6, 2018, meeting.

The applicable zoning district is the Spring Mill Station SEC PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply. Simultaneously with this petition, a PUD amendment was filed. The comments in this report are based on the standards of that amendment.

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD, as amended by Ordinance 17-18 and Ordinance 18-25.

1) General Regulations (Section 4.1)

- a) **General Requirement:** Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) **Use of Required Yards:** If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.
- c) **Maximum Building Height:** 45' above grade
- d) **Pedestrian Accessibility:**
 - i) 8' wide perimeter path along 161st Street and Spring Mill Road
 - ii) 5' wide pedestrian walkways from perimeter paths to building entrances
 - iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.



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- iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.
 - v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
 - vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.
- e) Trash Enclosures: Trash containers shall:
- i) Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
 - ii) Not be located between the front line of the primary building and the front lot line
 - iii) Not be located in any required yard
 - iv) Not be oriented towards residential properties or rights-of -way where reasonably possible.
- 2) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.
- 3) Landscaping and Screening (Section 4.3)
- a) Shall be provided in accordance with the Zoning Ordinance.
 - b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
 - c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
 - d) Minimum buffer yards:
 - i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of



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masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.

- ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance

Comment: Reviewed as part of Overall Development Plan.

- iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings

Comment: Reviewed as part of Overall Development Plan.

- iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

Comment: Noted.

4) Sign Standards (Section 4.4)

Comment: Will be reviewed as each sign permit application is filed.

5) Lighting (Section 4.5)

- a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.



WESTFIELD-WASHINGTON TOWNSHIP
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- e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
 - f) Neon Lights. Neon lighting shall not be permitted.
- 6) Mechanical Screening. Mechanical equipment shall be permitted to be screened with a vinyl fence in substantial compliance with **Exhibit 2.** The height of the fence shall be no lower than the height of the equipment being screened and no higher than one (1) foot above said equipment. (Ord. 17-18)
- 7) Drive-Thru Regulations (Section 5.1)
- a) Drive-thru facilities shall only be permitted as follows and for the following uses:
 - i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
 - ii) A drive-thru shall be permitted for a Coffee House on the east end of the In-line Tenant Building, and shall be subject to the following conditions: (Ord. 17-18)
 - (1) The design shall be in substantial compliance with **Exhibit 5.**
 - (2) Noise from the speaker shall not be audible from any residential properties.
 - (3) Crosswalks and signs shall be installed, in lieu of the four (4) raised speed table crosswalks referenced in Section 4.1(C)(iii) of the Ordinance, at pedestrian crossings associated with the Drive-Thru. The design and materials shall be in substantial compliance **with Exhibit 6.**
 - (4) The curbed island between the drive-thru lane and Spring Mill Station Drive, shown in Exhibit 7 shall be landscaped. The details of the landscaping shall be reviewed with the Detailed Development Plan of the In-line Tenant Building.
 - (5) The caboose located at the northeast corner of the pond shall be utilized and maintained by the owner of the In-line Tenant Building.
 - iii) A bank associated with the development of the Real Estate in compliance with the UDO and in substantial compliance with the Concept Plan (incorporated herein as Exhibit B) (Ord. 18-25).
- 8) Illustrative Conceptual Rendering Exhibit (Section 5.2)



- a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character or the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

9) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

10) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
- f) Gutters and Downspouts
- g) Roof Design
- h) Main Entrances
- i) Windows
- j) Awnings

11) Building Standards (Article 6.4)



12) Fence Standards (Article 6.5)

13) Height Standards (Article 6.6)

14) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))
- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

Comment: Reviewed as part of Overall Development Plan.

- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

15) Lighting Standards (Article 6.9)

16) Lot Standards (Article 6.10)

17) Outside Storage and Display (Article 6.12)

18) Outdoor Café and Eating Areas (Article 6.13)

19) Setback Standards (Article 6.16)

20) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

21) Vision Clearance Standards (Article 6.19)



22) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

23) Easement Standards (Article 8.3)

24) Pedestrian Network Standards (Article 8.7)

Comment: Sidewalk not required along South Junction Crossing per waiver granted with Primary Plat in 2015.

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

26) Surety Standards (Article 8.12)

27) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **Action: Approve detailed development plan (1807-DDP-19) with the following condition:**
 - a) The Secondary Plat (1802-SFP-08) associated with this plan be signed and recorded at the Hamilton County recorder's office prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



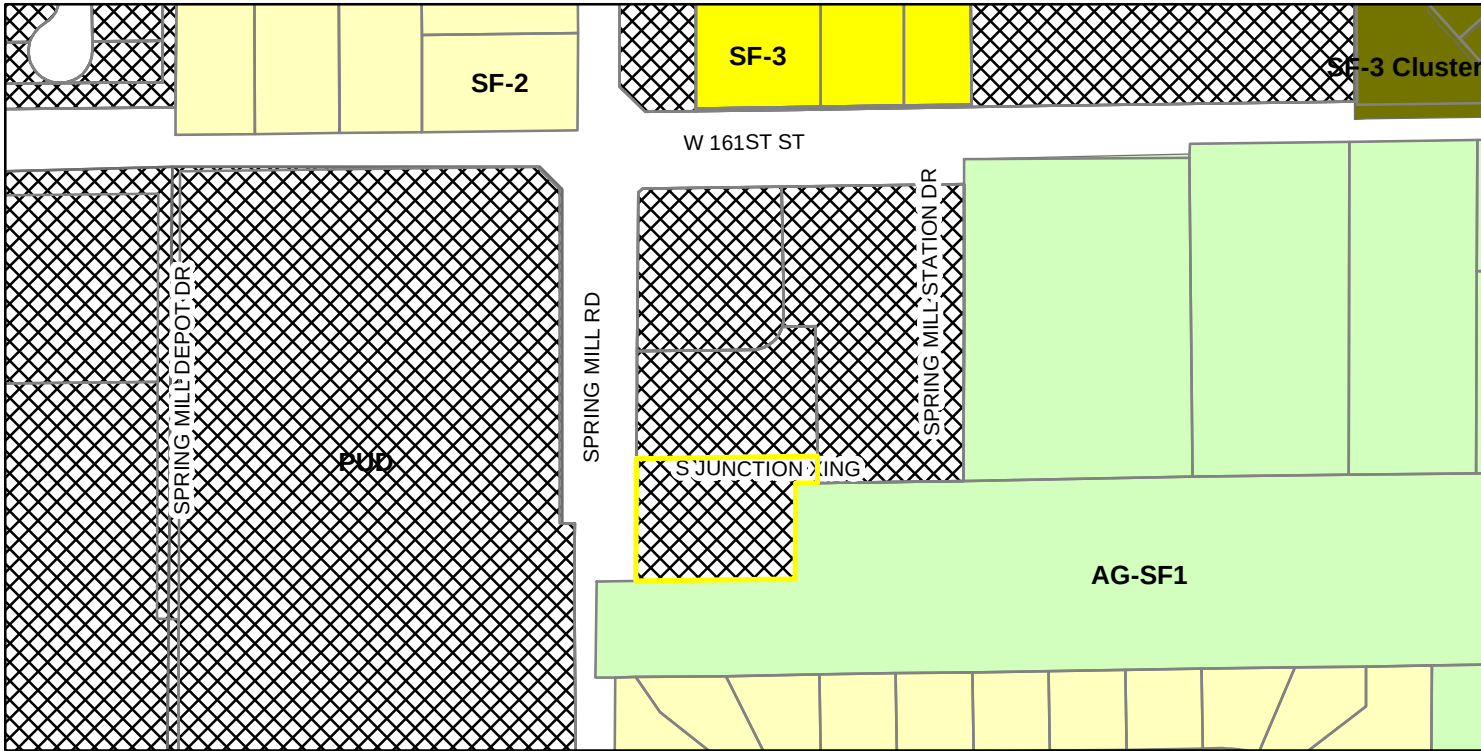
Property Location Map
Spring Mill Station SEC PUD District Amendment II
1807-PUD-19



Aerial Location Map

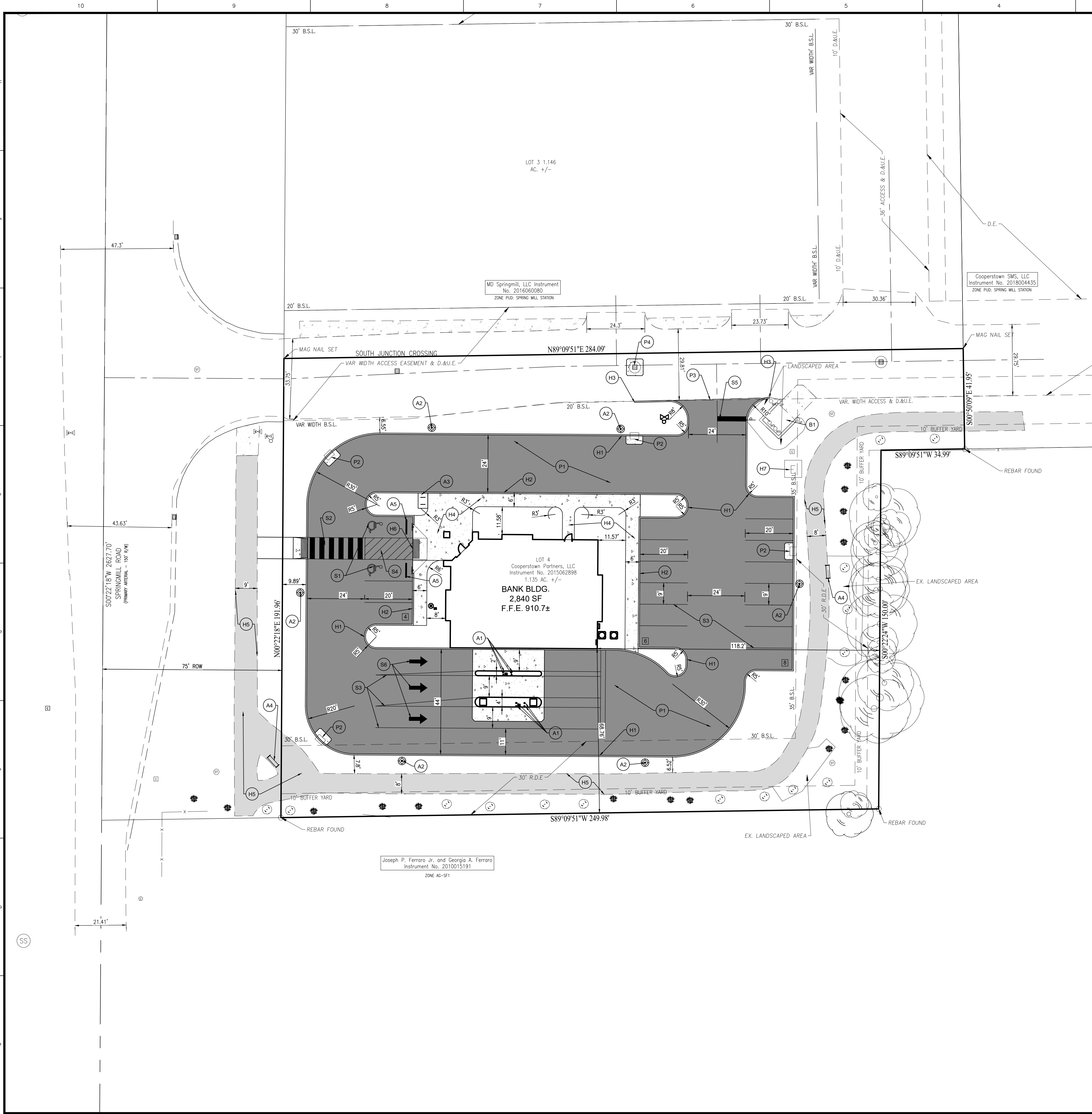


Zoning Map



- | | | |
|--|--------------------------|--------------|
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) | SF-3 Cluster |
| PUD (Planned Unit Development) | SF-3 (Single Family - 3) | |

LOCATION: H:\2018\W180084\Engineering\Design\Consent\W180084-C200 site.dwg
DATE/TIME: July 16, 2018 - 2:15pm
PLOTTER: e:\cadd\plotters\dwg\plotter.ctb



SITE PLAN NOTES

- PAVEMENT**
- P1 STANDARD DUTY ASPHALT PAVING
 - P2 STORM INLET WITH CONCRETE APRON
 - P3 MATCH EXISTING PAVEMENT
 - P4 ADD CONCRETE APRON TO EXISTING STRUCTURE
- HARDSCAPE**
- H1 6" CONCRETE CURB
 - H2 INTEGRAL WALK AND CURB
 - H3 TAPER CURB TO MATCH EXISTING PAVEMENT
 - H4 CONCRETE SIDEWALK
 - H5 EXISTING MULTI-USE PATH
 - H6 ACCESSIBLE RAMP
 - H7 TRANSFORMER PAD LOCATION

- BUILDING ACCESSORIES**
- B1 EXISTING DUMPSTER ENCLOSURE

- ACCESSORIES**
- A1 BOLLARD
 - A2 LIGHT POLE AND BASE (SEE WESTFIELD STANDARDS TO MATCH OTHER POLES)
 - A3 BIKE RACK
 - A4 PROPOSED BENCHES ALONG EXISTING WALK
 - A5 WHEEL STOPS

- SIGNAGE & MARKINGS**
- S1 ACCESSIBLE PARKING SPACE
 - S2 PEDESTRIAN CROSSWALK
 - S3 4" PAINTED WHITE SOLID LINES (TYP)
 - S4 4" PAINTED WHITE SOLID LINE ISLAND
 - S5 24" PAINTED WHITE STOP BAR
 - S6 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART 7" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

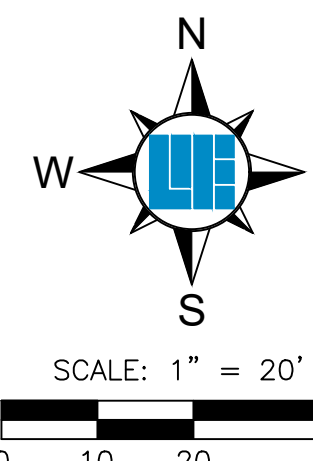
SITE AREA = 1.13 AC
BUILDING AREA = 2,840 SF
ZONING = PUD: SPRING MILL
STATION SE CORNER
300 SF OF BUILDING AREA
FRONT YARD BSL REQUIRED = 0 FT
REAR YARD BSL REQUIRED = 35 FT
REAR YARD BUFFER = 10 FT
SIDE YARD BSL REQUIRED = 30 FT
SIDE YARD BUFFER = 10 FT
PARKING REQUIRED:
PARKING REQUIREMENT: 1 SPACE PER
300 SF OF BUILDING AREA
PARKING REQUIRED = 10 SPACES
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQUIRED = 1 SPACES
PARKING PROVIDED:
16 - STANDARD SPACES
2 - ADA SPACES
18 - TOTAL SPACES

SITE PLAN LEGEND

- UTILITIES**
- CISTERN
 - DRINKING FOUNTAIN
 - FIRE DEPT HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - CHILLED WATER MANHOLE
 - WATER MANHOLE
 - SPRINKLER CONTROL BOX
 - SPRINKLER CONTROL VALVE
 - SPRINKLER
 - SPIGOT
 - WELL HEAD
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC OUTLET
 - ELECTRIC METER
 - ELECTRICAL RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - GENERATOR
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - LIQUID PROPANE GAS TANK

- OTHER**
- FLAG POLE
 - SIGN
 - POST
 - GATE POST
 - BOLLARD
 - PARKING METER
 - PARKING WHEEL STOP
 - ACCESSIBLE SPACE
 - PARKING COUNT

- PAVEMENT**
- STANDARD DUTY ASPHALT
 - CONCRETE PAVEMENT
 - EXISTING 8" WIDE HMA PATH
- LINE TYPES**
- RIGHT OF WAY LINE
 - FENCE
 - GUARD RAIL
 - BUILDING SETBACK LINE
 - BOUNDARY LINE
 - SECTION LINE
- ABBREVIATIONS**
- ROW RIGHT OF WAY
 - BSL BUILDING SETBACK LINE
 - ESMT EASEMENT
 - D.&U.E. DRAINAGE AND UTILITY EASEMENT
 - FFE FINISH FLOOR ELEVATION



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REVISIONS AND ISSUES	DATE	BY	DATE	BY
ISSUED FOR TAG SUBMITTAL	06.01.2018	BS	W18.0084	
ISSUED FOR TAG SUBMITTAL	07.03.2018	BS	DWG NAME:	
ISSUED FOR TAG REVISIONS	07.10.2018	BS	DESIGNED BY:	
			CHECKED BY:	
			DATE:	07.18.2018

STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PE # 1300279
STATE OF INDIANA
NO. 11300279

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
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381 South Junction Crossing, Westfield, Indiana 46074

SITE PLAN
Part of Section 11, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W18.0084

To: City of Westfield Advisory Planning Commission
From: Mark Christoffersen, Spring Mill Station Task Group (SMSTG) Chair
mark.christoffersen@gmail.com
(317) 292-2541
Date: June 20, 2018
Re: 1807-PUD-19 & 1807-DDP-19

The Spring Mill Station (SMS) Task Group has reviewed the proposed site plan for a bank building to be developed on the south west corner of Spring Mill Station. The business type and location within the Spring Mill Station PUD is conducive to the overall objective of the Spring Mill Station comprehensive site plan. The initial concerns with any type of development located in this area was buffering from the adjoining neighborhood. Although a greater buffering could have been erected, the group understood the implications of a dense landscaping zone. After several meetings, the site plan submitted is the result of a buffering compromise.

The SMS Task Group has a favorable recommendation for the proposed site plan.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

Respectfully,

Mark Christoffersen
15877 River Birch Rd
Westfield, IN 46074



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1801-PUD-03

Docket Number: 1801-PUD-03 (Ordinance No. 17-51)

Petitioner: Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP (the "Petitioner")

Request: An amendment to expand and amend the Aurora PUD District.

Current Zoning: Aurora (Northpoint) PUD District;
AG-SF1: Agriculture/Single-Family Rural District

Current Land Use: Commercial / Vacant

Acreage: 117 acres +/- additional (432 acres +/- total)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan (Proposed)
4. Concept Plan (Existing)
5. Ordinance 17-51 (Clean Version)
6. Ordinance 17-51 (Complete Redline Version, showing all changes from Ordinance 16-35)
7. Ordinance 17-51 (Redline Version, showing changes since the Public Hearing)
8. Neighborhood Meeting Summary
9. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the June 11, 2018, City Council meeting. The petition received a public hearing at the [July 2, 2018, Advisory Plan Commission](#) (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on June 27, 2018.

PROJECT OVERVIEW

Location: The Aurora (Northpoint) PUD District is located at the southwest corner of State Road 38 and Grassy Branch Road (see **Exhibit 2**).

Zoning History: The Aurora (Northpoint) PUD (the "Original PUD Ordinance") was adopted on December 11, 2003. On January 9, 2017, Council adopted an amendment to the Aurora (Northpoint) PUD ([Ordinance 16-35](#)) (the "PUD") that repealed and supersedes the Original

PUD Ordinance. On October 23, 2017, Council adopted an amendment specific to approximately 12 acres along US 31 for the Bastian Solutions project ([Ordinance 17-30](#)).

Amendment Request:

As proposed, the amendment would accomplish the following:

Rename the PUD. The proposal would formally rename the PUD District from the Aurora PUD District to the **Northpoint PUD District**.

Additional Acreage.

The proposal would add over 80 acres +/- at the current southern boundary of the Aurora PUD. The amended acreage would extend the project to 186th Street. This amendment would modify the sub-district plan so that everything south of the residential subdivision (including the new acreage) would be part of the Commerce Park Area 2 sub-district.

The proposal would also add approximately 30 acres +/- at the southeast corner of SR 38 and Grassy Branch Road to the Commerce Park Area 3 sub-district. A 100' Minimum Building Setback from Grassy Branch (for the area south of the existing 203rd Street) has been added for this area.

Business Parke Standards. See "Project Update" section below for an update regarding the proposed Business Parke Standards modifications.

PROJECT UPDATE

Since the public hearing on July 2, 2018, modifications were made to the proposal in response to APC member, City Council member, and staff comments. The modifications are highlighted below:

1. Business Parke Standards: This amendment's original proposal for the Business Parke area was to establish standards for the entire Business Parke area that were consistent with the 12-acre Bastian Solutions site (located on the southern end of the Business Parke area). Since the public hearing, several of the originally-proposed changes have been either eliminated or slightly modified so that the original intent of the vision for building height, massing, and architectural quality for that area remain intact. Any potential deviation from these standards should be reviewed on a project-by-project basis. The current proposal for the Business Parke area is highlighted below:
 - a. Permitted Uses: General Business and Enclosed Industrial Uses are permitted, so long as an associated office use fronts U.S. 31. This item was modified to add the designation requiring office uses to front U.S. 31.

- b. Build-to Line: The original proposal included a maximum building setback line from U.S. Highway 31 of 105 feet, in order to accommodate an additional row of parking. The modification since the public hearing also establishes a minimum setback of 90-feet, creating a the possibility of varied setbacks along U.S. 31, as well as an option to build closer to U.S. 31 for sites that don't need/desire parking along that frontage.
 - c. Building Materials: The proposed ordinance includes architectural pre-cast (panel or detailing) as a permitted building material on the Real Estate. The PUD currently allows only brick and stone as a required building material. Also, the original proposal eliminated many other architectural standards for the Business Parke area. The current proposal would not modify any of the other existing Architectural Standards for the Business Parke. The only proposed change now is adding architectural pre-cast as a permitted material.
 - d. Height Standards: The proposed ordinance requires the Primary Façade of buildings abutting U.S. Highway 31 to be at least 38 feet in height and requires all other facades to be at least 30 feet in height, as opposed to the minimum building height of 38 feet and three (3) usable floors that would be required by the PUD. Since the public hearing, this proposed standard has been further refined so that it still requiring a minimum of 38 feet, but also requiring at least the appearance of three (3) occupiable floors through the use of architectural features. Three (3) actual usable floors would no longer be required.
 - e. Parking and Loading: The proposed ordinance permits a maximum of two (2) rows of parking in the front of buildings along US 31, as opposed to a maximum of one (1) row of parking that would be allowed by the PUD. Since the public hearing, this item has been further clarified to define two (2) rows of parking as a single drive-aisle with angled or perpendicular parking spaces on both sides of the aisle.
2. Buffer Yard Requirements: The proposed modification that would allow detention ponds of 50' or greater in width to be utilized in buffer yard situations, in lieu of mounding requirements was modified so that provision would not apply along the west side of the Townes or Villas districts. Therefore, buffer yards along the west side of the

Townes or Villas would still require mounding in accordance with the PUD Ordinance and UDO.

3. Maximum Building Height: Since the public hearing, the proposal has been modified to increase the maximum building height from 45' to 60' for lots in Commerce Park District 2 that front on 196th Street. In addition, any building that tall would be required to be setback at least 200' from Grassy Branch Road. All other Commerce Parke District 2 lots would still have a 45' maximum building height restriction.
4. Formatting Modifications: In addition to the substantive changes listed above, there were a handful of formatting modifications that were made throughout the document.
5. Washington Township Parcel along 202nd Street: The parcel on the south side of 202nd Street that is owned by Washington Township has always been part of the Aurora/Northpoint project. It was included as part of a larger parcel in the original zoning in 2003, and has been a part of the project ever since. None of the proposed modifications in this amendment would impact the existing use of that land. In addition, the Washington Township Trustee has been consulted regarding this matter, and no modifications to the proposal are necessary as a result.

COMPREHENSIVE PLAN

Comprehensive Plan: The Northpoint (Aurora) PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 2, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

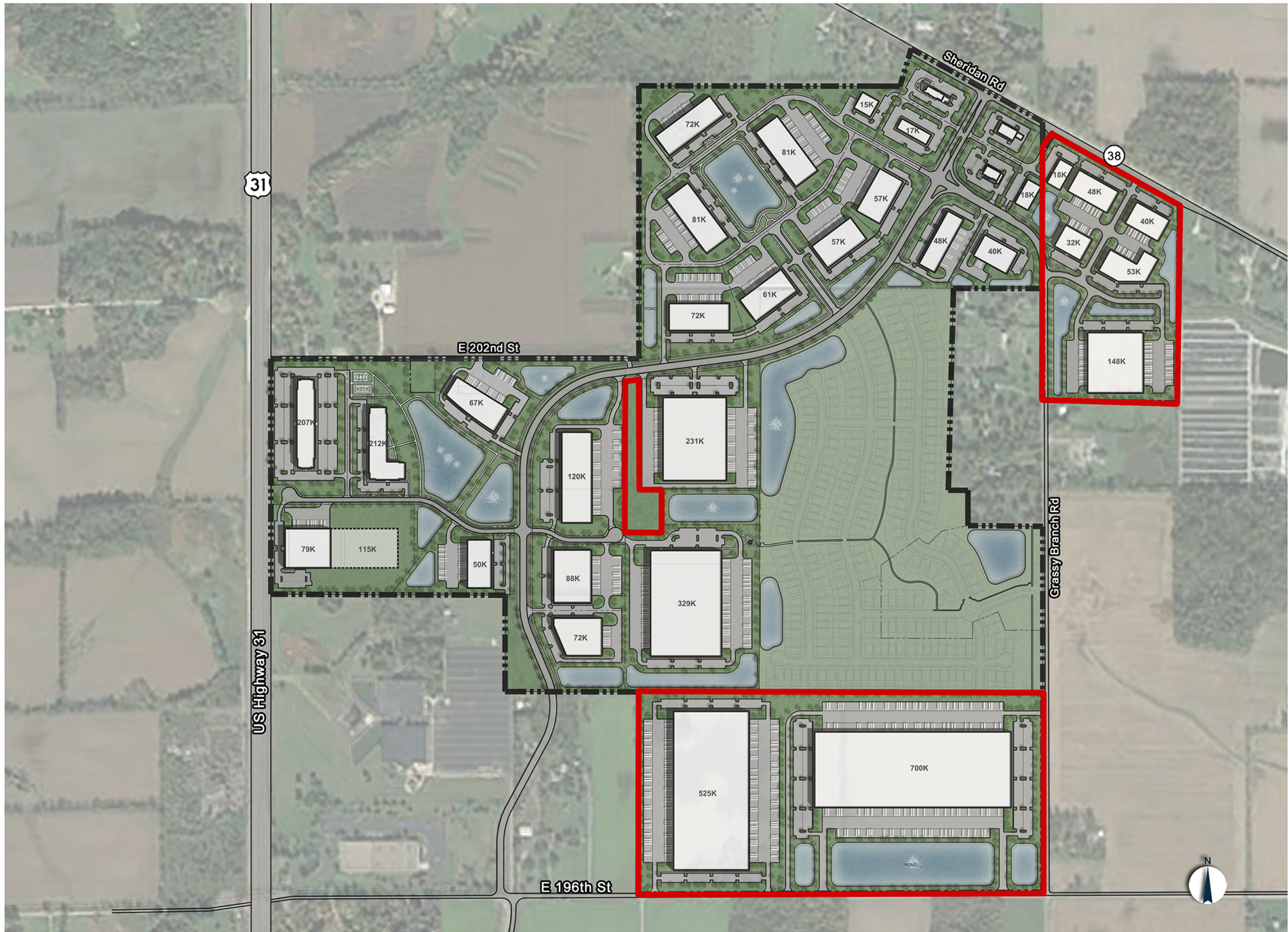
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

Council Introduction: The petition was introduced at the June 11, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



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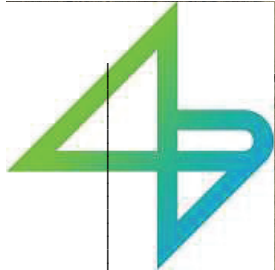


NORTHPOINT

WESTFIELD, INDIANA

DATE: 06.08.2018

MASTER
PLAN



Concept Plan
2018

Exhibit B-1

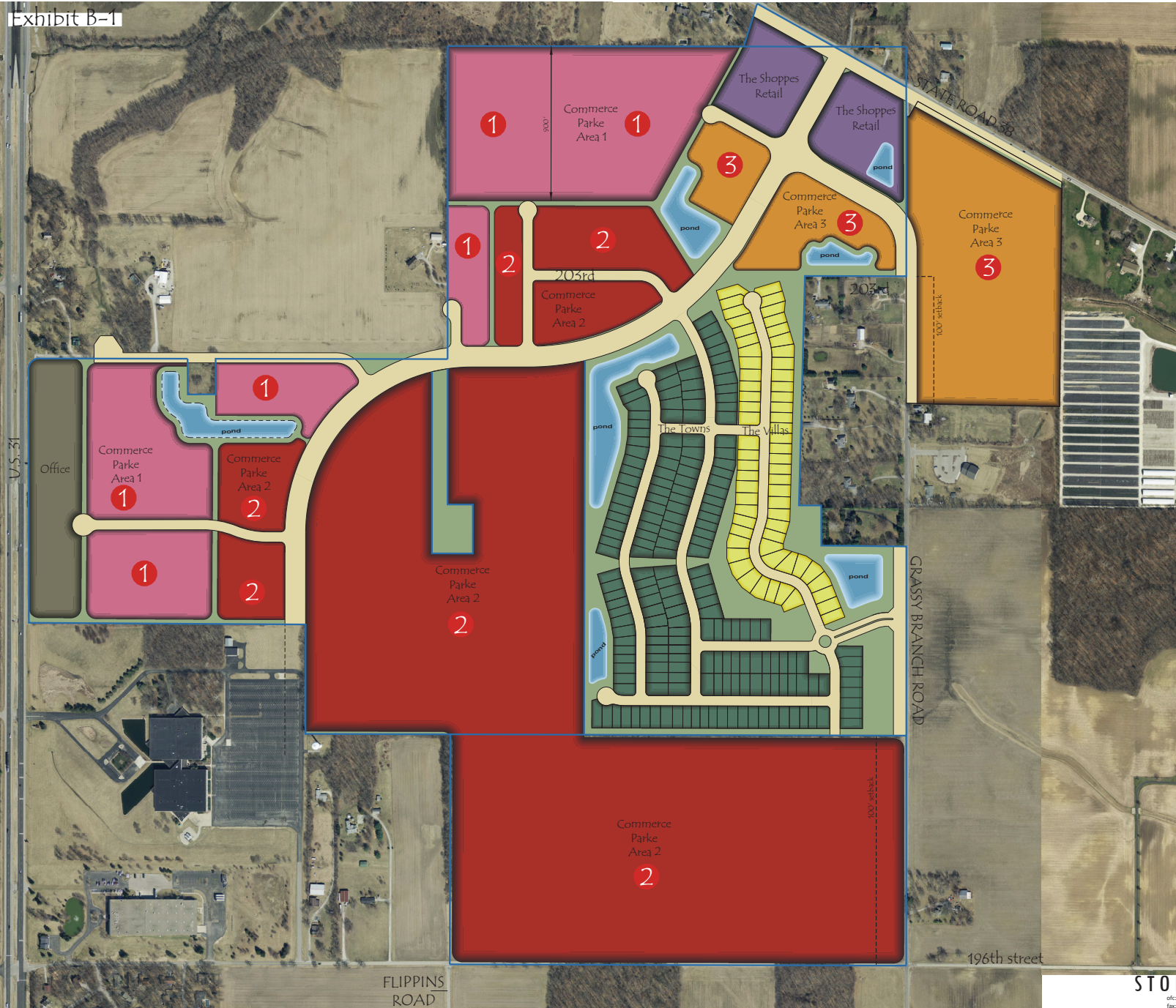
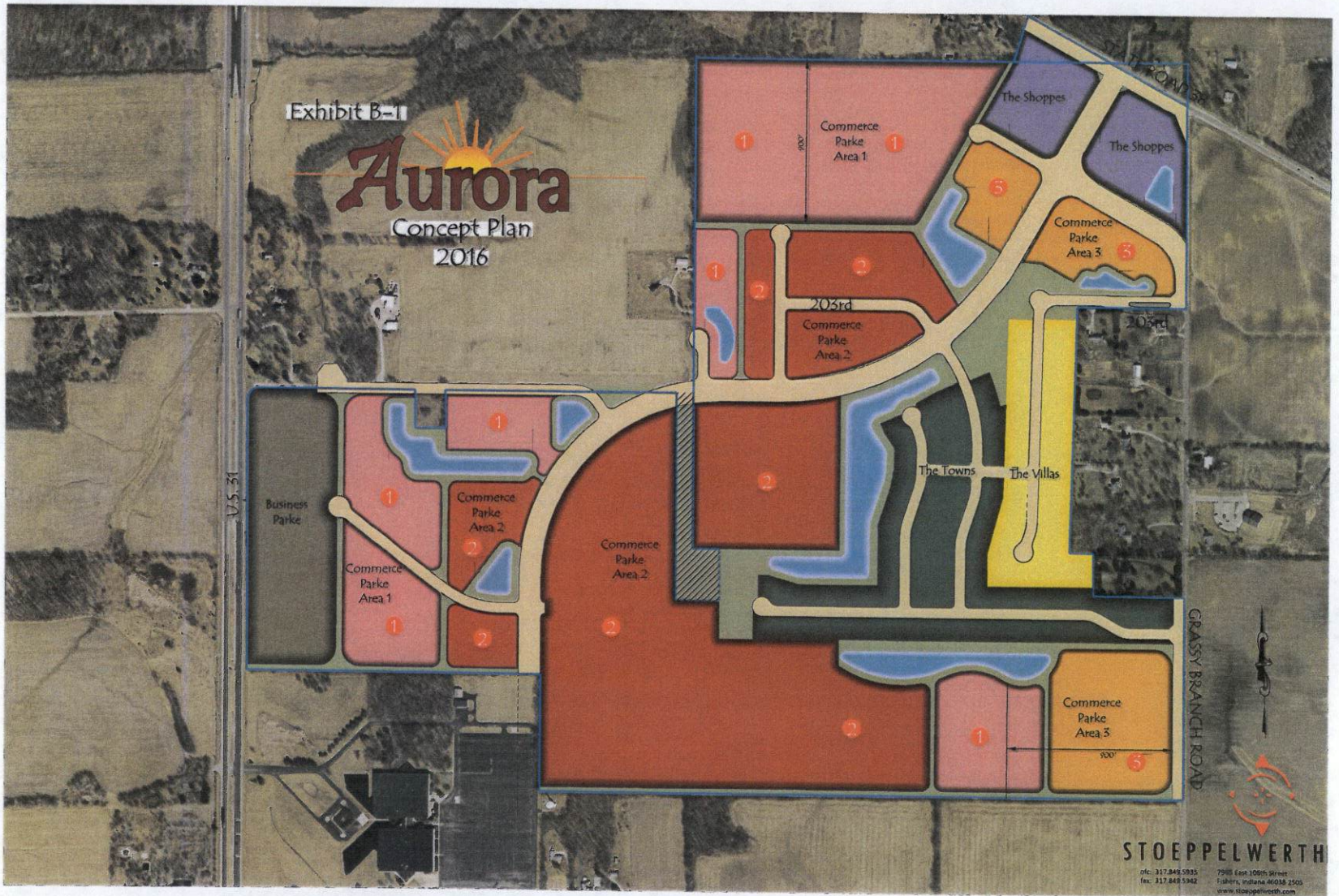


EXHIBIT B-1 ZONING BUBBLE PLAN



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Fax: 317.849.5942 Fishers, Indiana 46038-2505
www.stoepelwerth.com

EXHIBIT B-1 ZONING BUBBLE PLAN



ORDINANCE NUMBER 17-51

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT (n/k/a NORTHPOINT)
BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT
ORDINANCE**

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

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

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development Ordinance on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original PUD Ordinance;

WHEREAS, the Council also subsequently on October 23, 2017, adopted Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment")

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1801-PUD-03**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the First Amendment, Second Amendment and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1801-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.
- 1.2 This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.
- 1.3 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.
- 1.4 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.
- 1.5 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

- coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 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 ninety one (91) 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>Area</u>
Business Parke	20 Acres
Commerce Parke	300 Acres
The Shoppes	17 Acres

The Townes	68 Acres
The Villas	23 Acres
Total acreage	428Acres

3.3 The total 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:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

3.5 Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI;
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones;; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural

- steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
 4. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
2. Maximum Building Setback Line:
 - a. Lots abutting U.S. Highway 31 - 105 feet
3. Minimum Front Yard:
 - a. Lots abutting U.S. Highway 31 – 90 feet
 - b. All other lots - 60 feet
4. Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet

Maximum gross square feet of retail per a single building in District 3:	65,000 gross square feet
Minimum Building Setback from Grassy Branch Road south of 203 rd Street (East of Grassy Branch))	100 feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'

11. Minimum Lot Width for permitted Single-family dwellings – 50’
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
10. Minimum Lot Width for permitted Single-family Dwellings – 60’
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet.

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

7.1 Article 6.3 Architectural Standards:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke),

Exhibit I (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).
3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
4. The building shall not be constructed entirely of a metal and glass curtain wall.
5. Concrete block is not allowed as an exterior finish material.
6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.
2. Roof Design.
 - a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any

references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

iii. Building shall have three (3) windows per unit on the rear facade of the structure.

iv. A double window will count as two (2) windows.

v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

d. Garages shall be attached to the primary structure.

e. Garage doors shall not be oriented towards East Street.

f. Carports shall be prohibited.

g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes 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 the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

- ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.
- e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
 - ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

- i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

- i. Each unit shall have a minimum of three (3) windows on each facade.
- ii. A double window will count as two (2) windows.
- iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the

treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

- c. Garage doors shall not be oriented towards East Street
- d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
- e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
- i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

- 2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

- 3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - c. Garage elevations shall include a variety of design elements to

vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31
 - i. Primary Façade: Thirty-eight (38) feet and/or the appearance of three (3) occupiable floors through the use of architectural features
 - ii. All other Facades: Thirty (30) feet
- b. All other lots - Thirty (30) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1: Forty five (45) feet.
- b. District 2: Forty five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.
- c. District 3: Thirty five (35) feet.
- 2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
- 3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

- 1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

- 1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
- 2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

- 1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

A. Article 6.8 N of the UDO shall be replaced by this section.

B. 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 (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches

tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:
 - a. internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
 - d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.
 - e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. In the areas as shown on Buffer Plan, Exhibit “D” a forty foot (40') buffer yard shall be required and shall be improved as follows:
 - i. The buffer yard shall have a six foot (6') mound.
 - ii. Shall be landscaped per this Ordinance.
 - iii. Evergreen trees shall be planted on or near the top of the mound.
 - b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred 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. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
 - F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
2. For buildings fronting on US Highway 31, no more than two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

The following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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

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

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight

(8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

c. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. Amenities. In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

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. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. 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.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-51** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER

OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT “C” AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER’S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS

WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED “WEIHE ENGR 0012” AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4 RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANG 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS WEST (ASSUMED BEARING) 2,671.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST 1,338.82 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS EAST 2,671.17 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 1,338.82 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING, CONTAINING 82.102 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

EXHIBIT B-1 ZONING BUBBLE PLAN



STOEPPELWERTH
 7700 East 150th Street
 Suite 200
 Aurora, CO 80012
 Tel: 303.894.9342
 www.stoeppelwerth.com

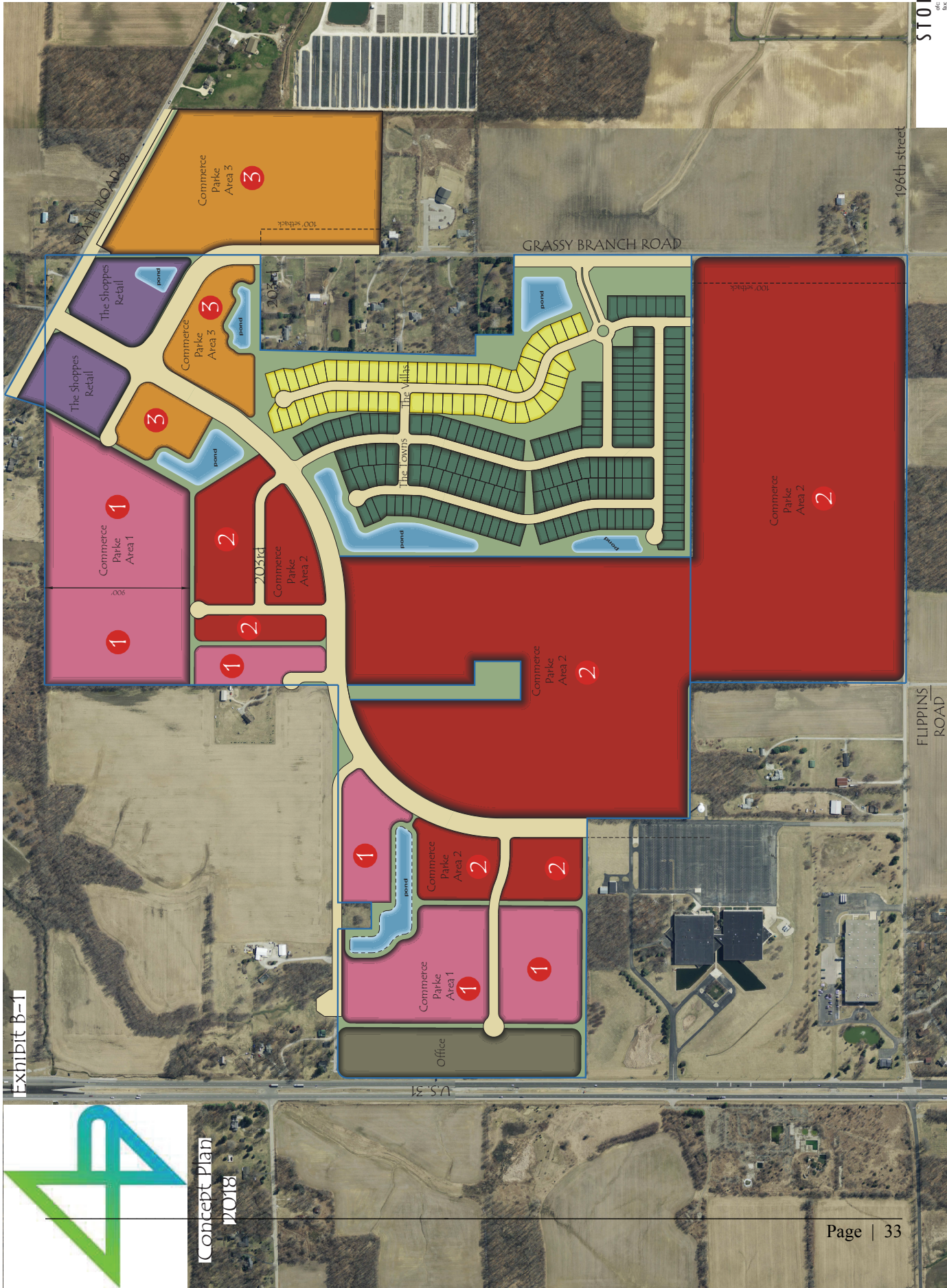


EXHIBIT B-2 CONCEPT PLAN



STOEPPELWERTH
7900 East 3500 South
Suite 200
Salt Lake City, UT 84120
Tel: 317.869.9342
www.stoeppelwerth.com

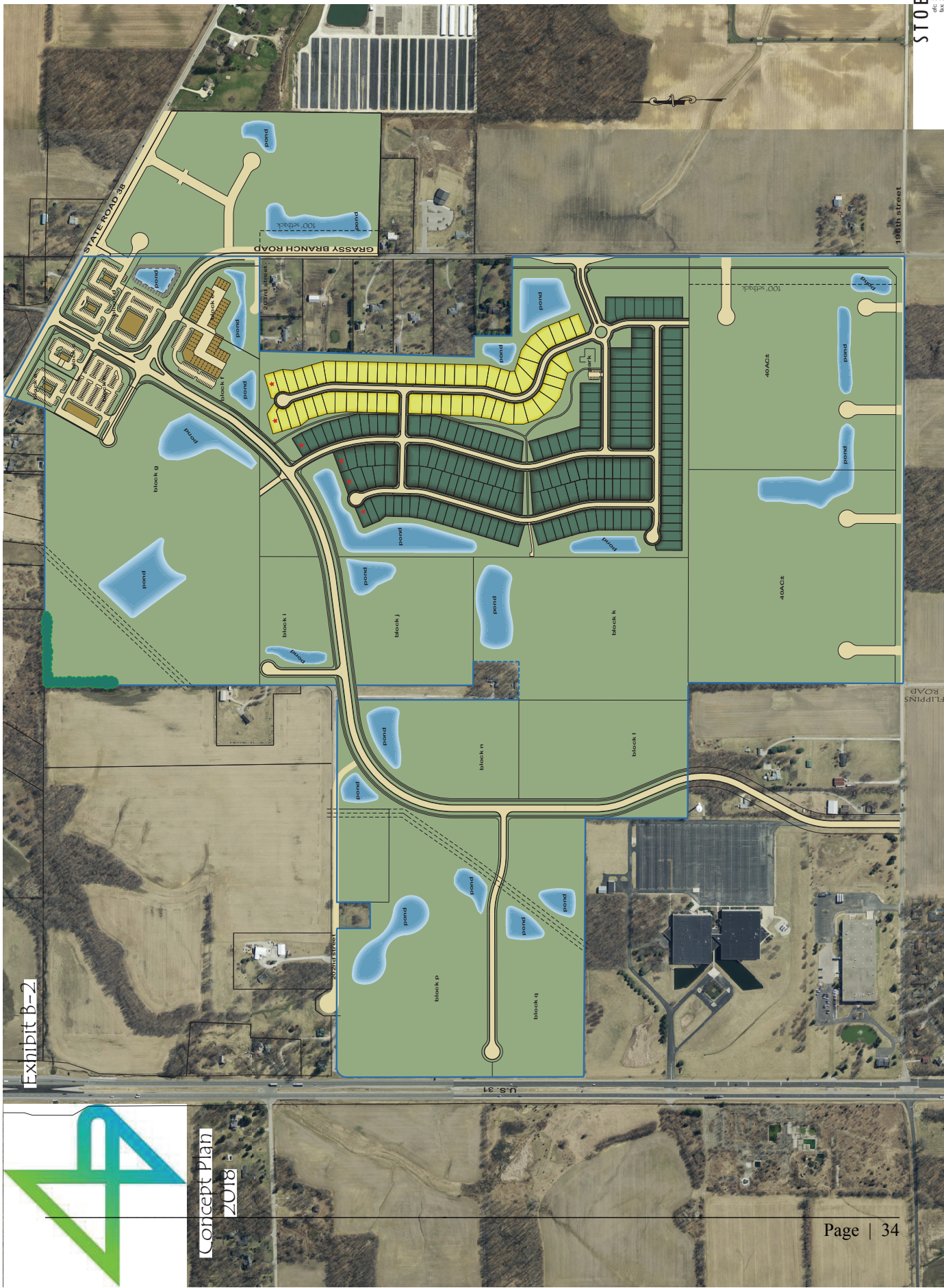


Exhibit B-2

Concept Plan
2018

EXHIBIT C
PEDESTRIAN NETWORK

EXHIBIT C PEDESTRIAN NETWORK



STOEPPELWERTH
7700 East 150th Street
Suite 200
Eden Prairie, MN 55324
Phone: 952.894.9343
Fax: 952.894.9342
www.stoeppelwerth.com

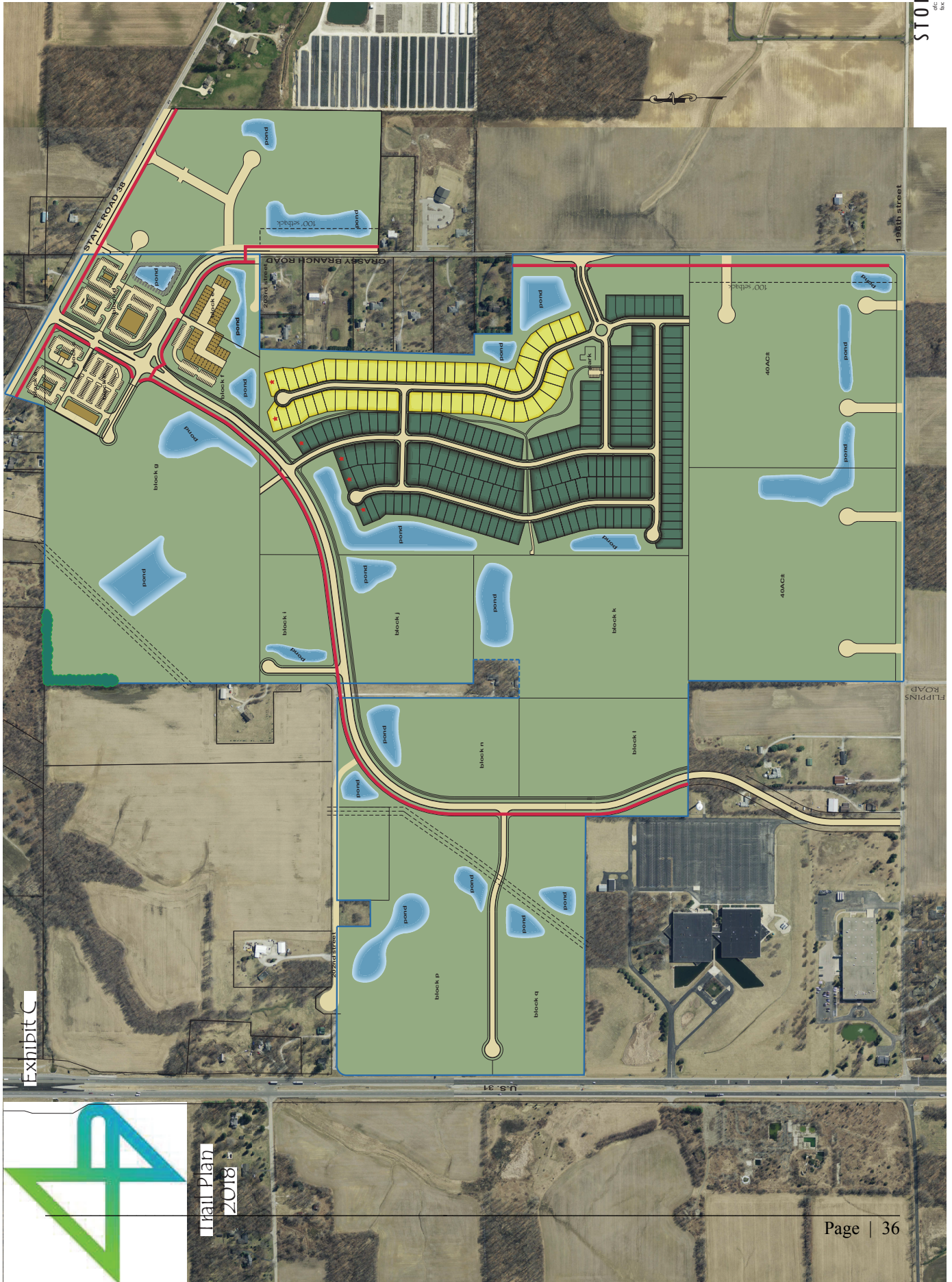
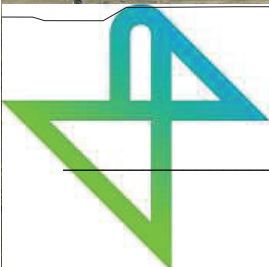


Exhibit C



Trail Plan
2018

EXHIBIT D
BUFFER PLAN

54

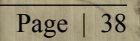


EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington

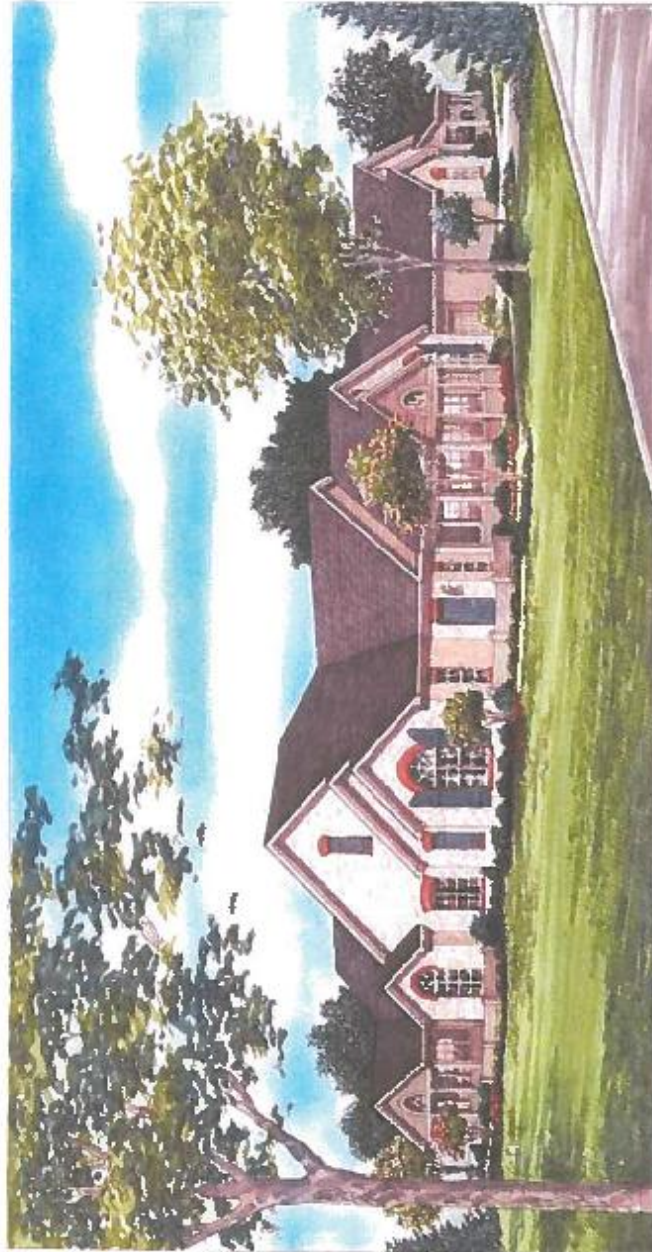


CALATLANTIC HOMESSM
McHenry



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS

EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

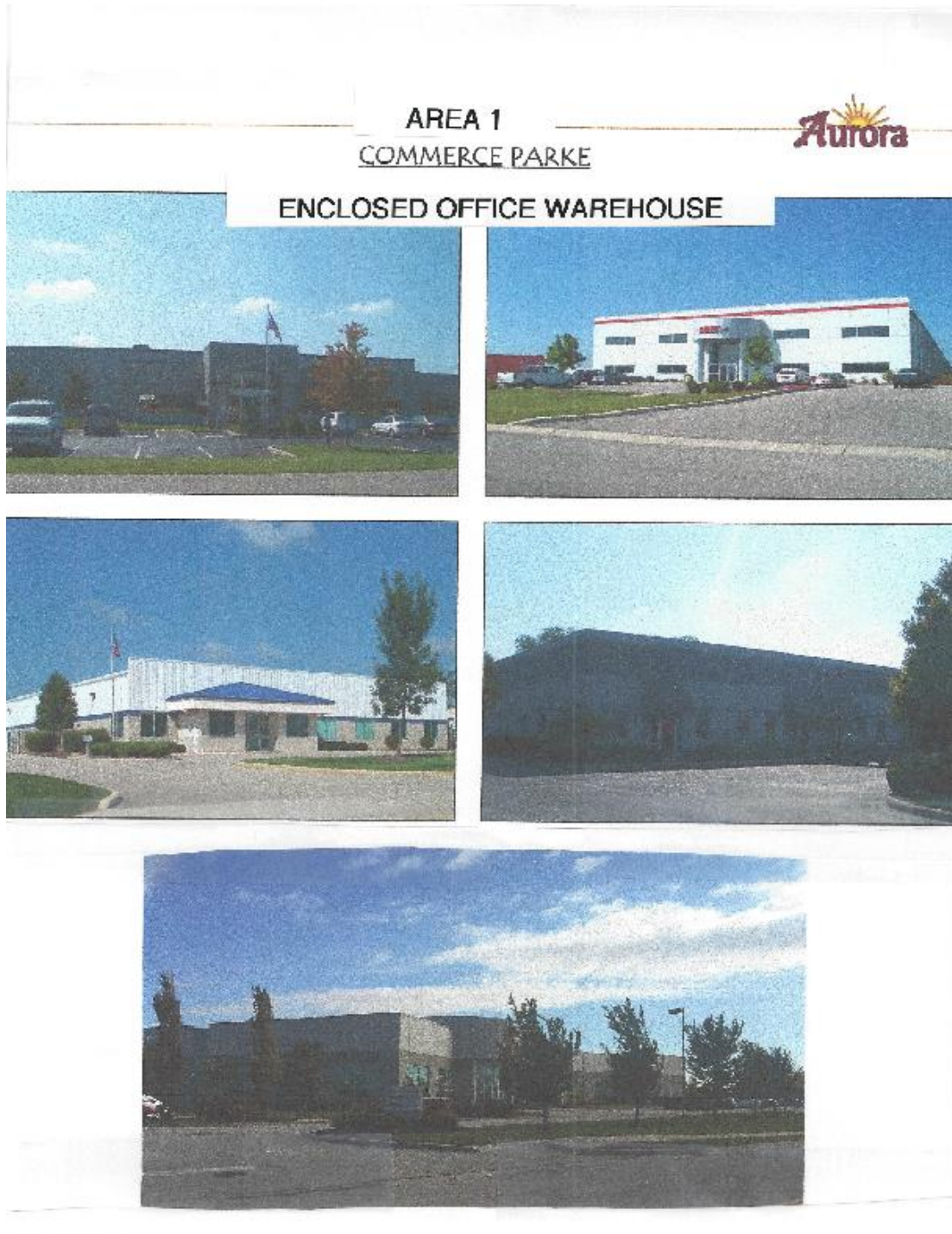
EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT



EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT





DESIGN



COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE



AREA 2



FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

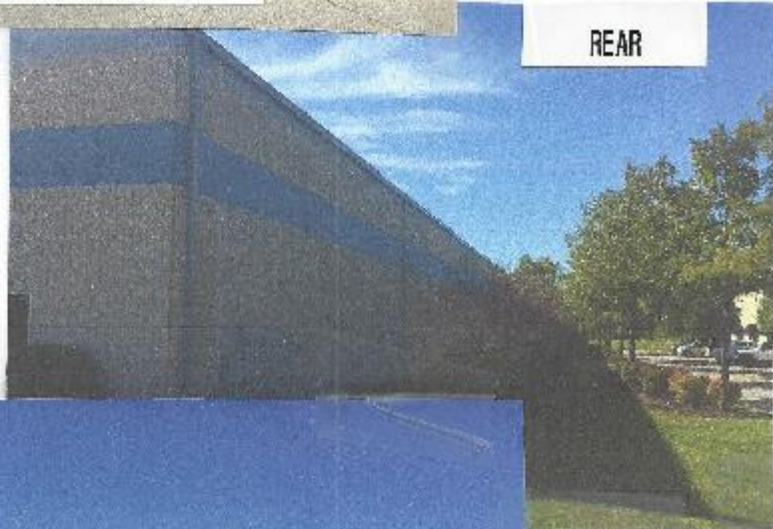


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT



ORDINANCE NUMBER 17-51

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT (n/k/a NORTHPOINT)
BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT
ORDINANCE**

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

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

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development Ordinance on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original PUD Ordinance;

WHEREAS, the Council also subsequently on October 23, 2017, adopted Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment")

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1801-PUD-03**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the First Amendment, Second Amendment and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1801-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (in favor against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.
- ~~1.11.2~~ This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.
- ~~1.21.3~~ 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.
- ~~1.31.4~~ 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.
- ~~1.41.5~~ 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

- coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances ~~and does not contain tenant signs~~. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 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 (61)~~ninety one (91) 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>Area</u>
Business Parke	20 Acres
Commerce Parke	300 <u>216</u> Acres
The Shoppes	17 Acres

The Townes	63 8 Acres
The Villas	23 Acres
Total acreage	314 <u>428</u> Acres

3.3 The total 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:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

3.5 Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI;
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
 2. Hotels
 3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
- 4.5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; ~~laundry and dry cleaning plants~~; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution

- operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
 4. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
2. ~~Build To Lines~~Maximum Building Setback Line:-
 - a. Lots abutting U.S. Highway 31 - 10590 feet
 - ~~b. All other lots - None~~
 - ~~c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build To Line.~~
 - ~~d. Dimensional requirements for the Build To Line shall be measured from the road right of way line.~~
3. Minimum Front Yard:
 - a. Lots abutting U.S. Highway 31 – 90 feet
 - ~~a-b.~~ All other lots - 60 feet
- ~~3-4.~~ Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
- ~~4-5.~~ Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
- ~~5-6.~~ Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
- ~~6-7.~~ Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
- ~~7-8.~~ Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
- ~~8-9.~~ Maximum Lot Coverage. - 65%
- ~~9-10.~~ Minimum Lot Frontage on Road. - 50 feet
- ~~10-11.~~ Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet

Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet <u>of retail</u> per a single building in District 3:	65,000 gross square feet
<u>Minimum Building Setback from Grassy Branch Road south of 203rd Street (East of Grassy Branch))</u>	<u>100 feet</u>

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet

9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet.

Section 7. Development Standards. The standards of Chapter 6 Development Standards

shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, ~~or~~ brick or architectural pre-cast (panels or detailing).

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building shall not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, ~~or~~ East Street, State Road 38, or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on ~~P~~primary ~~F~~facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

- i. The front elevation of a building shall be the facade containing a front door to the building.
- ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
- iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

- b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

- i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.
- ii. A building shall have two (2) windows on each of the two (2) side facades.
- iii. Building shall have three (3) windows per unit on the rear facade of the structure.
- iv. A double window will count as two (2) windows.
- v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

- d. Garages shall be attached to the primary structure.

- e. Garage doors shall not be oriented towards East Street.

- f. Carports shall be prohibited.

- g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

- h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes 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 the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners

(at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

- ii. A double window will count as two (2) windows.
 - iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
 - c. Garage doors shall not be oriented towards East Street
 - d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 - e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 - f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 - g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 - h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
 - i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
- 2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.
- 3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:

- i. All Dwellings shall have a minimum two (2) car attached garage.
- c. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.
- f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.
 - ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or

one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 —Thirty-eight (38) feet and
i.Primary Façade: Thirty-eight (38) feet and/or the appearance of
three (3) occupiable floors through the use of architectural features
ii. All other Facades: Thirty (30) feetthree (3) occupiable floors
a.b. All other lots - Fourteen (14)Thirty (30) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1-and 2: Forty five (45) feet.
a.b. District 2: Forty five (45) feet, except any structure whose
lot fronts on 196th Street where the maximum height shall be sixty
(60) feet. Any building with a height of sixty (60) feet must be set
back at least two hundred (200) feet from Grassy Branch Road.
b.c. District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.

- B. 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 (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
1. No buffer yards shall be required:
 - a. internal to the ~~Aurora-Northpoint~~ PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (~~in addition to the mounding,~~ the existing trees along the north side median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this median area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
 - d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.
 - e. The buffer yard shall be landscaped per this Ordinance.

3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. In the areas as shown on Buffer Plan, Exhibit “D”
~~aA~~ forty foot (40') buffer yard shall be required and shall be improved as follows:
 - i. The buffer yard shall have a six foot (6') mound.
 - ii. Shall be landscaped per this Ordinance.
 - iii. Evergreen trees shall be planted on or near the top of the mound.
 - b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO. ~~and not per this Ordinance’s Road Frontage landscaping requirements.~~

- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred 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. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
2. For buildings fronting on US Highway 31, no more than ~~one (1)~~two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

~~So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, T~~he following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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

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

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

~~c.~~ Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

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. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. 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.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018~~7~~.

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 17-51** was delivered to the Mayor of Westfield

on the _____ day of _____, 20187, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51**

this _____ day of _____, 20187.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51**

this _____ day of _____, 20187.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

ORDINANCE NUMBER 17-51

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT (n/k/a NORTHPOINT) BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development Ordinance on January 9, 2017 (the “First Amendment”), which repealed and superseded the Original PUD Ordinance;

WHEREAS, the Council also subsequently on October 23, 2017, adopted Ordinance No. 17-30, an amendment to the First Amendment (the “Second Amendment”)

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 1801-PUD-03**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the First Amendment, Second Amendment and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 1801-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.
- 1.2 This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.
- 1.3 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.
- 1.4 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.
- 1.5 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

- coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances ~~and does not contain tenant signs.~~ Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 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 ninety one (91) 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>Area</u>
Business Parke	20 Acres
Commerce Parke	300 Acres
The Shoppes	17 Acres

The Townes	68 Acres
The Villas	23 Acres
Total acreage	428Acres

3.3 The total 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:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

3.5 Any drive entry for the Commerce Parke ~~district~~District located east of Grassy Branch Road shall be located at or north of 203rd Street.

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI;
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; ~~laundry and dry cleaning plants;~~ canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution

- operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
 4. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
2. Maximum Building Setback Line:
 - a. Lots abutting U.S. Highway 31 - 105 feet
- ~~3.~~ Minimum Front Yard:
 - ~~a.~~ Lots abutting U.S. Highway 31 – 90 feet
 - ~~a.b.~~ All other lots - 60 feet
- ~~3.4.~~ Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
- ~~4.5.~~ Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
- ~~5.6.~~ Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
- ~~6.7.~~ Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
- ~~7.8.~~ Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
- ~~8.9.~~ Maximum Lot Coverage. - 65%
- ~~9.10.~~ Minimum Lot Frontage on Road. - 50 feet
- ~~10.11.~~ Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet

Maximum gross square feet of retail per a single building in District 3:	65,000 gross square feet
Minimum Building Setback from Grassy Branch Road south of 203 rd Street (East of Grassy Branch))	100 feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'

11. Minimum Lot Width for permitted Single-family dwellings – 50’
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
10. Minimum Lot Width for permitted Single-family Dwellings – 60’
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet.

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

7.1 Article 6.3 Architectural Standards:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke),

Exhibit I (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building shall not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof

shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street ~~or~~, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on ~~primary facades~~ Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

- a. Elevations.

- i. The front elevation of a building shall be the facade containing a front door to the building.
 - ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

- b. A townhome building shall have a minimum of five (5) ridge lines.

- c. Windows.

- i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.
 - ii. A building shall have two (2) windows on each of the two (2) side facades.
 - iii. Building shall have three (3) windows per unit on the rear facade of the structure.
 - iv. A double window will count as two (2) windows.
 - v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

- d. Garages shall be attached to the primary structure.

- e. Garage doors shall not be oriented towards East Street.

- f. Carports shall be prohibited.

- g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

- h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes 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 the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners

(at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half ($\frac{1}{2}$) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

- ii. A double window will count as two (2) windows.
 - iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
 - c. Garage doors shall not be oriented towards East Street
 - d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 - e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 - f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 - g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 - h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
 - i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.
3. Additional Architectural Standards for permitted Single-family Dwellings
- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:

- i. All Dwellings shall have a minimum two (2) car attached garage.
- c. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.
- f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.
 - ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or

one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31
 - i. Primary Façade: Thirty-eight (38) feet ~~and/or the appearance of three (3) occupiable floors through the use of architectural features~~
 - ii. All other Facades: Thirty (30) feet
- b. All other lots - Thirty (30) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- ~~a.~~ District 1 ~~and: Forty five (45) feet.~~
- ~~a.~~b. District 2: Forty five (45) feet, ~~except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.~~
- ~~b.~~c. District 3: Thirty five (35) feet.

- 2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
- 3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

- 1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

- 1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
- 2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

- 1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.

- B. 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 (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
1. No buffer yards shall be required:
 - a. internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (~~in addition to the mounding~~, the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
 - d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.
 - e. The buffer yard shall be landscaped per this Ordinance.

3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
 4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. ~~A~~In the areas as shown on Buffer Plan, Exhibit “D”
a forty foot (40') buffer yard shall be required and shall be improved as follows:
 - i. The buffer yard shall have a six foot (6') mound.
 - ii. Shall be landscaped per this Ordinance.
 - iii. Evergreen trees shall be planted on or near the top of the mound.
 - b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
~~Where a detention pond of 50' or more in width acts as part of a buffer yard, no mounding shall be required.~~
 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements ~~and not per this Ordinance's Road of External Street~~ Frontage landscaping requirements. Landscaping per Section 6.8 (M) of the UDO.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred 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. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
2. For buildings fronting on US Highway 31, no more than two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

~~So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the~~The following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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

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

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

c. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

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. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. 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.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-51** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

Northpoint Neighbors Meeting

Bridgewater Club – 6/27/18

Present for the development team: Chris White, Chris Wilkes, Russell Brown

Russell provided a brief overview of the changes being requested by the current application. Four major areas of changes: 1) addition of property (114 acres into the PUD, located NW corner of 196th and Grassy Branch and SE corner of Grassy Branch and SR 38); 2) addition of development standards/setbacks for Commerce Parke property located east of Grassy Branch and/or adjacent to SR 38 (e.g. applying SR 32 overlay district to buildings adjacent to SR 38); 3) applying architectural and lot development standards adopted for Bastian petition to balance of Office area in PUD (max setback line vs. build-to line, increase number of parking spaces permitted in front of building to 2, building height being a measurement instead of # of floors); and 4) utilization of ponds of certain size as buffers instead of mounding. Additionally, an explanation was given about the rebranding of the PUD from Aurora to Northpoint and that the ordinance was an engrossed ordinance, not an amendment changing only the specific sections. Chris White then gave an overview of the public hearing process, reminding people that the public hearing at the APC was on July 2. Chris Wilkes gave an overview of the history of Holladay Properties, a development partner for the project. C. Wilkes described Holladay's experience in large scale land projects and how Northpoint fit into this type of experience. The proposed exhibits for the amendment were discussed, including showing how the residential area on the concept plan now reflected the 91 acres of residential as permitted by the 2017 PUD. Various other exhibits were discussed as concept plans. C. White then gave an update on the progress of funding/design/timing for East Street Expansion, providing info that the design is under way, that the City has received some federal funds for the project and it is anticipated the project will begin in 2021/2022. The floor was then opened for questions. The following represents the broad areas of questions which were discussed during the meeting.

Questions regarding buffering, both to Grassy Branch from the new commerce parke area and along SR 38. These areas are subject the same buffering

requirements included in the ordinance currently, which include mounding and landscaping on the mounding. The concept plan shows the potential of a pond as buffering near the Grassy Branch residential users, this is consistent with the proposed change in the pending ordinance change.

Questions about widening SR 38 and Grassy Branch, concerns expressed about current traffic levels on these roads prior to any development occurring. Discussions were provided about the dedication of right of way through various platting requirements and the design of the intersection of East and SR 38 being required to meet state standards and subject to final approval of the state. Discussions also occurred that the County is in design for a roundabout at 191st and Grassy Branch, which would likely commence at the same time as East Street construction.

Questions about continued construction traffic on 203rd Street. Discussions occurred about some of the challenges of utilizing 203rd Street for construction of the Bastian project. Attendees were curious why the access to the south was not utilized. Development team indicated they would make additional requests of contractors using 203rd that the area is residential and to exercise caution. Residents were encouraged to contact the City if there exists problems with this right of way for a discussion between the City and development team.

Discussions and questions were asked about progress of Bastian. Development team understood that original discussions occurred about a November 2017 start, but that development did not commence until the spring. Anticipated completion date of the fall of 2018 based on current progress.

Several discussions/questions occurred related to the timing of infrastructure on the site (roads, sewers, water). The development team discussed the on-going design/funding conversations, etc. for the necessary lift station for the single family development which is being finalized. Discussions occurred about the timing of water to the site and that development will likely continue from south to north given the investment needs for all utility infrastructure on the site. The development team indicated that they understood single family development

would get into high gear in the next few weeks with the delay being a result of a change in contractors on the site.

A question/discussion occurred about if the Grassy Branch residents would be required to hook into public water/sewer and could they be forcibly annexed. Planning staff gave a response that there is no requirement to hook up to the public water/sewer if you have a currently permitted and operating well and/or private system. However, if a failure occurs of those systems and the public utilities are available, then a connection may be required. Further, various audience members indicated they did not believe the City had engaged in forcible annexation. The two properties being added to the PUD would be annexed after rezoning is completed.

A question was asked if the development team was aware of the transfer of some of the property owned by the Sumners and near the existing cemetery to Washington Township and how that impacted its potential use/zoning. The development team indicated they were not aware of a transfer, but made it clear that a transfer does not impact the zoning, but that no development could occur on the property if it was not owned by the developer or end user.

Questions were asked about how drainage would work between the new residential development and the Grassy Branch residences, especially with the creation of the mound. Several comments were made regarding the issues with flooding of Grassy Branch near 203rd Street, some of which will be worked through with the addition of the new residential development and their drainage infrastructure.

A question was asked about if any changes had been made to the price point/style of residential to be built by Lennar (f/k/a CalAtlantic). It was indicated that no changes were planned and construction will start soon with models likely open in the spring.

Questions were asked about what additional uses were being added by this amendment to the various commerce park classifications. No additional uses are being added. In one area (district 3) previously the footprint of a building was

limited to 65,000 square feet (as a way to combat concerns about a big box retailer coming into the property). A change is proposed which would limit retail uses in this district to 65,000. The purpose being to allow for a user with a retail component and a warehouse or other component to the facility could locate here, but be limited to size of retail.

Chris White then concluded the meeting and offered that any individuals with questions should call or email him with follow up questions. He explained that the plan commission process would allow for public comments to express concerns and ask questions. The meeting adjourned and several neighbors asked individual questions, including questions about retaining various stands of trees as originally agreed to in the 2017 ordinance.

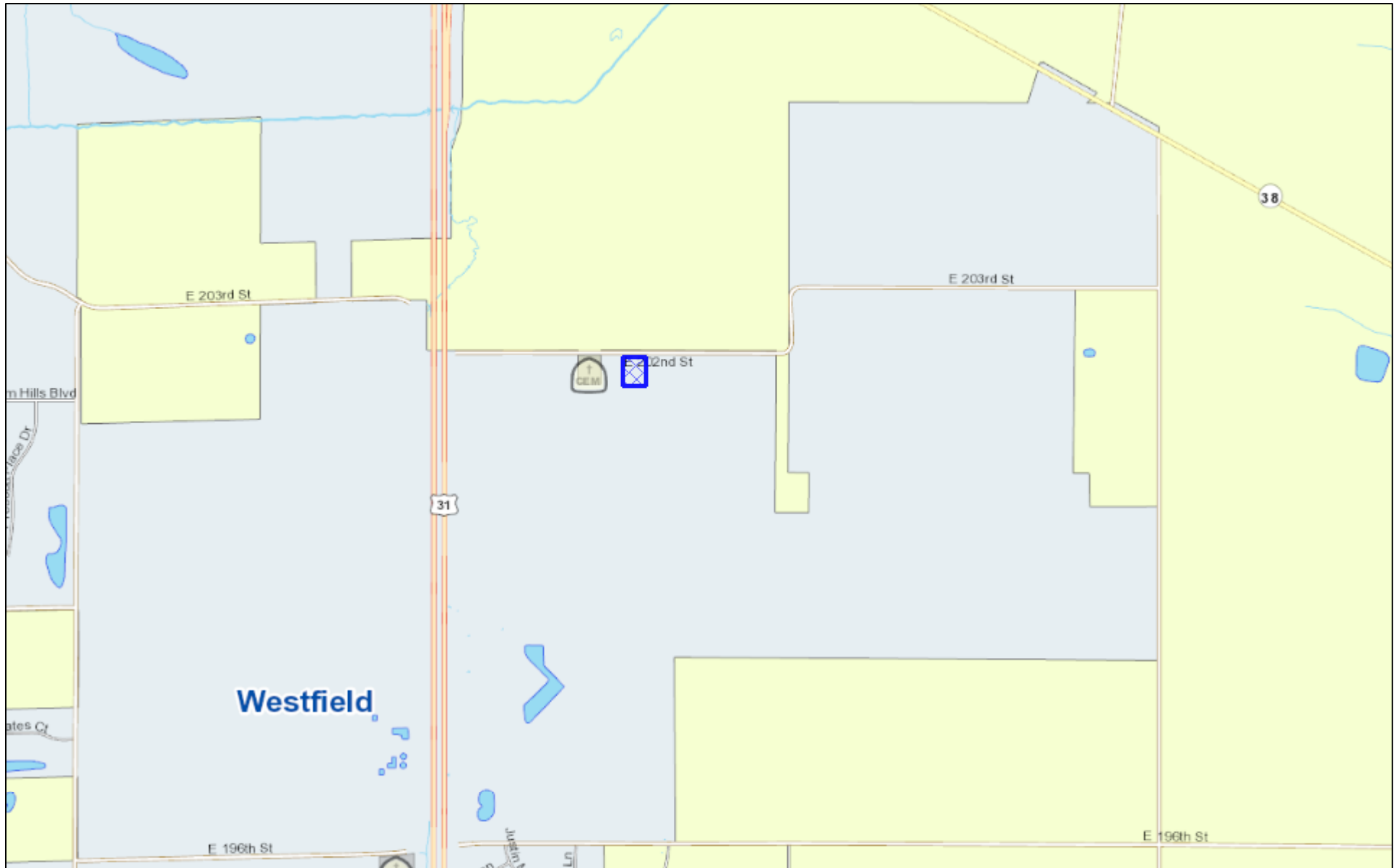
Kevin M. Todd, AICP

From: Linda Naas <linaas@logickey.com>
Sent: Monday, July 2, 2018 4:26 PM
To: Kevin M. Todd, AICP
Cc: APC
Subject: Aurora - Northpoint PUD
Attachments: _ags_8dfcd310936249deaab466ff2e6a149b.pdf; Hamilton County, IN - Property Records 0806190000017001.pdf

How can this property be a part of the Northpoint PUD? It was given to Washington Township by the Sumners as it is considered a burial site. This was questioned at the neighborhood meeting but no answer was emailed.

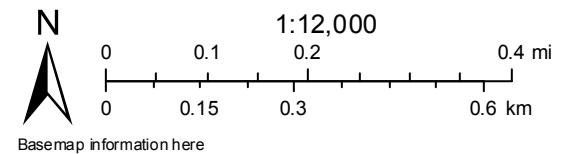
Linda Naas
317-867-0584

Township Property within Aurora PUD



July 2, 2018

 Bridges



See the blue area marked "x"

0 E 202nd St
Parcel #: 08-06-19-00-00-017.001
State #: 29-06-19-000-017.001-015



Current Owner [as of May 11, 2018](#)

This information is updated 5 times a week.

PROPERTY ADDRESS:	DEEDED OWNER	SUMMARY INFORMATION:
0 E 202nd St	Washington Township of Hamilton County	Parcel Number: 08-06-19-00-00-017.001
Westfield, IN 46074	1549 E Greyhound Pass	State Parcel Number: 29-06-19-000-017.001-015
	Carmel, IN 46032	

Legal Description:

Acreage .86 Section 19, Township 19, Range 4

Section/Township/Range:

19/19/4

Subdivision Name:

Not Available

Subdivision Section:

Not Available

Deeded Acres:

0.86

Political Township:

Washington

Lot Number(s):

Not Available

Last Recorded Date:

10/27/2005

Disclaimer: This program allows you to view and print certain public records. **Each section reflects information as of a specific date;** so the information provided in different sections or reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.

CHRISTENSEN FULTON & FILZ, PLLC

2825 3rd Avenue North, Suite 100, P.O. Box 339, Billings, Montana 59103-0339

John R. Christensen
Timothy A. Filz*
Angus B. Fulton*
Patience A. Llewellyn*

Tel 406-248-3100
Fax 406-248-7908
filz@cfflawfirm.net

*LL.M. Taxation

July 26, 2018

Via Email Only

Economic and Community Development
apc@westfield.in.gov

RE: Liberty Villas Development
Our File No.: 68391.001

To Whom It May Concern:

This firm represents SAS Land, LLC ("SAS Land"), which is the owner of real property located in the city of Westfield, Indiana, and more particularly described as parcel #08-09-16-00-00-009.002.

We have been advised by Mr. Lash at V.P. Land Acquisition and Development that the developer of the parcel to the immediate north of the SAS Land property is seeking to develop the Liberty Villas residential project without a buffer. Pursuant to Chapter 6, Section 6.8.N.5.b., when there is a single-family dwelling subdivision abutting an agricultural use parcel, the plan commission **may** determine that a smaller buffer yard is appropriate after consideration of the existing and potential use of the adjacent property. It is my understanding that this is the provision that Liberty Villas is relying upon to seek a waiver of the buffer requirement.

Historically, the SAS Land parcel has been used for agricultural purposes. However, due to construction on surrounding land, as well a failure of land tiles to prevent flooding due to the impact of ongoing surrounding construction, the property has been rendered unusable for agricultural purposes. Enclosed is a copy of a recent notification by the United States Department of Agriculture confirming that the subject property has no farm operator. The prior operator was removed at the operator's request due to the above-referenced difficulties. The property is now vacant and is likely to be sold at some point for residential or other appropriate development. As such, the elimination of the buffer based on past use, but not on current or future use, would be inappropriate.

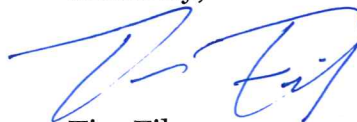
Based upon the foregoing, on behalf of SAS Land, LLC, I hereby request that the planning commission deny the request for waiver of the buffer yard requirements

Christensen Fulton & Filz, PLLC
July 26, 2018

Page 2

imposed by Chapter 6 of the Unified Development Ordinance. If you require additional information or a more formal protest is required, would you please contact the undersigned immediately.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Filz', with a stylized flourish at the end.

Tim Filz

Enclosure

TAF/jp

cc: SAS Land, LLC



Farm
Production
and
Conservation

Farm
Service
Agency

Boone County Farm Service Agency
801 West Pearl Street, Ste. H
Lebanon, Indiana 46052
PH: 765-482-6355 ext. 2 FAX: 855-381-1777

Michael & Sally Morone
4805 Rockledge Road
Billings, MT 59106

**COPY FOR YOUR
INFORMATION**

July 9, 2018

Dear Landowner:

Upon review, this office has found that your farm #7216 has no farm operator in general control of the farming operations on the farm. The prior operator, EcoAgro USA LLC, has been removed. Enclosed with this letter is a map of the farm and an FSA-156EZ indicating the operator change.

This property is part of a participating farm in Farm Service Agency programs and this letter serves as notification of your record. If the property will remain in agricultural production, it may be eligible to be enrolled in the 2018 Agricultural Risk Coverage-County program. Please notify our office if the tillable land will be farmed or if you have interest in our programs.

If the property will be taken out of agricultural production for residential or other purposes, please notify us so that we may remove the land from the farm program.

If you have any questions regarding this letter or if you believe this notification is incorrect, please do not hesitate to contact this office at (765) 482-6355 ext. 2.

Sincerely,

Victoria Cline

Tori Cline
Program Technician
Boone County FSA
801 W Pearl Street
Lebanon, IN 46052
victoria.cline@in.usda.gov

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from the producer and/or refer to the original determination (CPA 026 and 800-455-7777) for actual or consequential damage incurred as a result of the determination of the area. Refer to your original determination (CPA 026 and 800-455-7777) for actual or consequential damage incurred as a result of the determination of the area.

INDIANA

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

COPY FOR YOUR
INFORMATIONUnited States Department of Agriculture
Farm Service Agency

FARM : 7216

Prepared : Jul 9, 2018

Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name : BOONE IN

18-011-31, 18-011-61, 18-011-323, 18-011-321, 18-011-451, 18-011-607, 18-011-786, 18-011-1069, 18-011-1187,
18-011-1362, 18-011-1567, 18-011-1624, 18-011-1822, 18-011-1852, 18-011-1887, 18-011-1921, 18-011-2031,
18-011-2896, 18-011-3179, 18-011-3203, 18-011-3710, 18-011-3717, 18-011-3735, 18-011-3796, 18-011-4038,
18-011-4063, 18-011-4284, 18-011-4296, 18-011-4519, 18-011-4658, 18-011-4698, 18-011-4723, 18-011-4817,
18-011-5036, 18-011-5042, 18-011-5203, 18-011-5612, 18-011-5614, 18-011-5621, 18-011-5733, 18-011-5835,
18-011-5856, 18-011-5942, 18-011-6093, 18-011-6206, 18-011-6220, 18-011-6233, 18-011-6796, 18-011-6831,
18-011-7057, 18-011-7114, 18-011-7121, 18-011-7167, 18-011-7215, 18-011-7216, 18-011-7428, 18-011-7693,
18-011-7702, 18-011-7740, 18-011-7859, 18-011-7974, 18-011-8021, 18-011-8024, 18-011-8037, 18-011-8154,
18-011-8271, 18-011-8455, 18-011-8460, 18-011-8511, 18-011-8741, 18-011-8771, 18-011-8933, 18-011-8959,
18-011-9095, 18-011-9181, 18-011-9185, 18-011-9191, 18-011-9195, 18-011-9245, 18-011-9357, 18-011-9363,
18-011-9364, 18-011-9365, 18-011-9366, 18-011-9367, 18-011-9368, 18-011-9369, 18-011-9370, 18-011-9371, 18-011-9372,
18-011-9425, 18-011-9430, 18-011-9435, 18-011-9436, 18-011-9437, 18-011-9443, 18-011-9450, 18-011-9453,
18-011-9459, 18-011-9465, 18-011-9466, 18-011-9469, 18-011-9470, 18-011-9471, 18-011-9472, 18-011-9483,
18-011-9484, 18-011-9485, 18-011-9509, 18-011-9514, 18-011-9515, 18-011-9516, 18-011-9519, 18-011-9521,
18-011-9522, 18-011-9523, 18-011-9524, 18-011-9532, 18-011-9534, 18-011-9535, 18-011-9544, 18-011-9545,
18-011-9547, 18-011-9556, 18-011-9561, 18-011-9562, 18-011-9564, 18-011-9565, 18-011-9566, 18-011-9569,
18-011-9570, 18-011-9572, 18-011-9585, 18-011-9586, 18-011-9587, 18-011-9591, 18-011-9594, 18-011-9595,
18-011-9600, 18-011-9604, 18-011-9615, 18-011-9619, 18-011-9623, 18-011-9624, 18-011-9652, 18-011-9674,
18-011-9677

CRP Contract Number(s) : None

Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
17.61	8.03	8.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag Rel. Activity	Broken From Native Sod
0.00	0.00	8.03	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	5.10	0.00	0	140	
Soybeans	2.93	0.00	0	39	
TOTAL	8.03	0.00			

NOTES

Tract Number : 6485

Description : Hamilton Co., On 14th St W/O Ditch Rd

FSA Physical Location : INDIANA/HAMILTON

ANSI Physical Location : INDIANA/HAMILTON

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

L Violations : None

Farmers : SALLY A MORONE, MICHAEL A MORONE

Other Producers : None

Recon ID : None

INDIANA
COONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7216
Prepared : Jul 9, 2018
Crop Year : 2018

Tract 6485 Continued ...

Tract Land Data

Farms Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugar
17.61	8.03	8.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken Native
0.00	0.00	8.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-595 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	5.10	0.00	0	140
Soybeans	2.93	0.00	0	39
TOTAL	8.03	0.00		

NOTES

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at a local USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity employer.

USDA Farm 7216 Tract 6485

Administered by: Boone County, Indiana

Map prepared on: 4/4/2018

17.61 Tract acres
8.03 Cropland acres
0 CRP acres

Source: Primarily USDA NAIP 2016 Imagery (2013 IL/DH); IDHS or Dynamap roads; FSA data 2018-04-04 07:47:22

- ☐ CRP TRS: 18N3E16
☐ CLU Hamilton Co., IN
Wetland Determination Identifiers:
☐ Restricted Use
☐ Limited Restrictions
☐ Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	C
1	8.03	N	2				Y



Investment Allocation

FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided by the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no liability for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent a specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact your local FSA office for more information.

Pamela Howard

From: Amy Nelson <anelson@fhcci.org>
Sent: Monday, July 2, 2018 9:28 AM
To: APC
Cc: nha.cdbg@gmail.com; NHA@iquest.net
Subject: Liberty Villas

Follow Up Flag: Follow up
Flag Status: Flagged

Recently, the *Indianapolis Business Journal* published a story regarding a new project by CalAtlantic Homes of Indiana in Westfield. In the story, it was noted that the property was being targeted toward "active empty nesters." The use of this language concerned us since "active empty nesters" is language commonly discouraged from use in housing due to its preference against families with children and persons with disabilities - groups protected under fair housing laws. We obtained the PUD which clarified the use of "active empty nesters" by the developer.

The federal Fair Housing Act was passed in 1968. Currently, the law notes that covered dwellings cannot discriminate against persons due to their race, color, national origin, religion, gender, disability or familial status in housing related transactions. Indiana state law also provides such protections.

Unless the Liberty Villas is attempting to meet the qualifications for Housing for Older Persons - which would allow refusal to families with children but not persons with disabilities - use of "active" language in advertising and subsequent policies would likely still violate fair housing laws. Based upon the language used in the PUD, it does not appear to us that this developer is seeking an exemption for Housing for Older Persons, because, if they had, they would know that such advertising language use of "active empty nester" would not meet the qualifications for maintenance of such exemption.

We hope that the Westfield Advisory Plan Commission will ask additional questions before any vote to clarify and ensure that this development will not violate fair housing laws. Below is some information which you may find helpful in your review:

<https://www.fhcci.org/programs/educational-resources/advertising/>
FHCCI Advertising Page

<https://www.multiphasingnews.com/post/why-you-shouldnt-market-to-active-adults/>

Why You Shouldn't Market to 'Active Adults'

<https://fairhousinginstitute.com/fair-housing-qualifies-senior-living-community/>
Fair Housing Compliance – What Qualifies As A Senior Living Community?

<http://www.toledoblade.com/Real-Estate/2006/08/29/Settlement-reached-on-active-adult-community.html>

Settlement reached on 'active adult' community

This information is not legal advice, for legal advice please consult an attorney. Please let me know if you have any questions. Thank you for your time on this important matter.

Amy Nelson, Executive Director
Fair Housing Center of Central Indiana (FHCCI)
445 N. Pennsylvania Street, Suite 811, Indianapolis, IN 46204
Phone: 317-644-0673 x1001 Toll-Free: 855-270-7280 Relay: 711
Fax: 317-245-0322
Email: anelson@fhcci.org
Web: www.fhcci.org Visit us on [facebook](#), [Twitter](#), or [LinkedIn](#)

Been a target of a hate crime or hate-based incident? [Report it here.](#)

The mission of the Fair Housing Center of Central Indiana (FHCCI) is to ensure equal housing opportunities by eliminating housing discrimination through advocacy, enforcement, education and outreach. The Indiana Alliance Against Hate is a project of the FHCCI.

Nothing contained in this email is legal advice. For legal advice, please consult an attorney.

Pamela Howard

From: Cindy Spoljaric
Sent: Monday, July 2, 2018 3:12 PM
To: APC
Subject: Liberty Villas

Additional comment from resident...

Also, I had asked petitioner to consider adding trim detail on side facade windows and increase lot landscaping. I don't see that has been addressed.

1. The development provides a context sensitive design for Harmony residents, but lines homes up along the property line of the existing residence to the west. Why doesn't this residence merit similar treatment? This residence's character is more dissimilar to the villas than the residences at Harmony.
2. In a transitional area, where the comp plan calls for density to decrease and open space to increase, why would we allow 15% open space rather than the 35% called for in the UDO? The Maples has at least 27.5% open space:
 - o Assuming 37.5 acres for all of The Maples
 - o Retention pond parcels = 3.2 acres (8.5%)
 - o The Woods at the Maples parcel = 6.0 acres (16.0%)
 - o Clubhouse parcel = 1.1 acres (3.0%)
 - o This ignores the open space included within buffer yards
3. The Maples is not located next to Harmony, Westchester, and Davis. The limited design variation offered in the character exhibits will be a stark contrast to the colors and styles we see in the neighboring developments

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Sunday, July 1, 2018 10:01 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Liberty Villas

Dear Advisory Plan Commission,

My comments on the Liberty Villas PUD are found below. Please give the PUD an unfavorable recommendation if the following deficiencies cannot be rectified.

Density

The PUD proposes a density of around 3.8 DUA. Given that the comprehensive plan calls for density to be reduced as development moves west of Ditch Road, the density of the Liberty Villas PUD should be no greater than the 3.0 DUA approved for Harmony immediately to the east of the parcel. Density should be reduced with the intent of blending towards the lower densities approved to the west.

Open Space & Amenities

The 15% open space proposed for the PUD falls far short of the standards for this area. The UDO requires at least 35% for SFA zoning. Single-family developments recently approved nearby include at least 27%. Furthermore, given that the only amenity provided in the PUD is the passive recreation opportunity provided by trails and open space, dwellings should be located so as to maximize exposure to trails and open space. This is consistent with page 43 of the comprehensive plan: "Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street)." This PUD fails to do so.

Buffering

The width and content of the buffers currently in the PUD fail to preserve the property values of the adjoining residences. Particularly troubling is the treatment given to the large lot residence to the west. Liberty Ridge provided substantial buffering for this residence (100' including reforestation in most areas). The comprehensive plan emphasizes the importance of buffers and states a preference for reforestation buffers in this area. Refer to the following:

- oPage 42 --- "Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions)."
- oPage 41 --- "Ensure proper land use transitions between dissimilar types of residential development."
- oPage 11 --- "It is important that existing uses, especially residences, be properly buffered from new development that has a different character."
- oPage 12 --- "Encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development."

Lack of Context with Existing Neighborhood

The surrounding developments adhere to much stronger architectural standards and are far from monotonous. The character exhibits included with the PUD show an architectural plan that would

clearly depart from the neighborhood's current standards. The proposed architecture is far too dull and character-lacking for an area with numerous custom and high-end homes.

Traffic

Why do such dense developments come before the APC without traffic studies? Have you recently driven 151st west of Towne?

In conclusion, please encourage the petitioner to reduce density, increase open space, add additional buffering, and bring the character exhibits in line with recent developments in this area.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Pamela Howard

From: Susie Tatum <Susie.Tatum@stjude.org>
Sent: Saturday, June 30, 2018 1:56 PM
To: APC
Subject: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC members,

I am writing out of deep concern regarding the Davis PUD. After recently reviewing the plat plan, it shows at least **60% of the open space is retention ponds**. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

The UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

There is no verbiage regarding retention ponds and homeowners lots in this statement. The amenities are extremely minimal and low cost for a neighborhood of this size and density. From what I understand, a developer may place some benches around the ponds and we would then interpret this as open space. The developer can simply purchase some park benches at Wal-Mart and that retention pond will qualify as open space amenity.

We continue to sell our community short and reward the developers over and over again. Can someone please raise the bar!!! Developers and the governing bodies are ruining Westfield by overbuilding, overcrowding and plowing over our green spaces. With the population growing in Westfield, open spaces need to increase as well. A retention pond and a buffer zone on private property does not qualify. This is just greed! Please listen to your neighbors.

A tree preservation plan needs to be in place for the large number of large, old trees, in addition to a reforestation plan. Trees are so very important and need to be included in this plan. **Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.**

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the **construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should**

be out of the question. This parcel, when developed, (and now is really not an appropriate time), should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Susie and Randy Tatum

Pamela Howard

From: dub164@aol.com
Sent: Friday, June 29, 2018 4:53 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com
Subject: Fwd: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC,

I am writing once again concerning the Davis PUD. After recently reviewing the plat plan it shows at least 60% of the open space is retention ponds. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

Our UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

I am struggling to find retention ponds and homeowners lots in this statement. The amenities are extremely minimal and low cost for a neighborhood of this size and density. When I inquired about the ponds qualifying as open space I was sent a document that showed the developer intended to place some benches around the ponds and we would then interpret this as open space. The developer can simply purchase some park benches as Wal-Mart and we will concede that the retention pond is an open space amenity. Are you kidding?! We continue to sell our community short and reward the developers over and over again. They shouldn't qualify for recreation. Can someone please raise the bar!!!

I do not see any tree preservation plan for the large mature trees along my border. Furthermore, in response to a question I had concerning the reforestation buffer, which is actually residential lots, I was told there will be disruption due to a drainage easement along the western border of the parcel. As a result the reforestation buffer will not run the length of my eastern border as previously committed. What buffer will I get to screen my property and protect my property value?

Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should be out of the question. This parcel, when developed, and now is really not an appropriate time, should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Suzy DuBois

Pamela Howard

From: Amy O'Leary <aoleary@gotown.net>
Sent: Friday, June 29, 2018 1:25 PM
To: APC
Subject: Liberty Villa 1806- PUD-15 Comment

Re: Request for re-zoning for duplex development 1806- PUD-15

I have recently purchased a home in the Harmony neighborhood just off 151st Street and have concerns with the request your committee will be reviewing on July 2, 2018 for the development referenced above.

As a community Westfield is making tremendous investments in community development projects and creating higher standards for new home developments which are all great signs for building a community that attracts new residents.

The request to place duplex homes in such a concentrated plot of land with minimal green space and limited landscaping seems contrary to where we are heading as a community and can have the following results:

- Reducing surrounding home values
- Overly populated area
- Stress on nearby services

I am requesting that you do not approve this request and only consider detached single family dwellings with similar quality of materials and planning as the surrounding neighborhoods.

Thank you for your consideration.

Amy O'Leary
aoleary@gotown.net

Sent from my iPhone

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Saturday, June 23, 2018 5:03 PM
To: APC; Council Members; Andy Cook; Pamela Howard; Danielle Tolan; Bruce Van Natta; T.M.T., Incorporated; Dave Sochar; Sandra Wilds
Subject: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC,

Upon review of the recently submitted plat plan by Estridge, it appears that at least 60% of the open space is retention ponds. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

Our UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

I am struggling to find retention ponds and homeowners lots in this statement. The amenities are already extremely sub-par for this neighborhood. The neighbors continued to highlight this throughout the zoning process to no avail. It ended up being an undefined playground, undefined surface for trails, a few picnic tables and fire pits. Now, the open space is retention ponds. Unless these are being used as swimming pools, they shouldn't qualify for recreation.

Additionally, I'd like to highlight this parcel has many beautiful mature trees that need to be preserved. Any effort to address this is greatly appreciated.

Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should be out of the question. This parcel, when developed, and now is really not an appropriate time, should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Kristen Burkman

GRAND JUNCTION TASK GROUP

MEETING JULY 17, 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

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

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

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

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

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

Thank you!

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



ORDINANCE NUMBER 18-19

LIBERTY VILLAS PUD

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

This is a Planned Unit Development District Ordinance (to be known as the "**LIBERTY VILLAS 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. 1806-PUD-15**), 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. 1806-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

- 2.1 Structure: A Duplex Dwelling building consisting of a total of two (2) living units.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SFA: Single Family Attached District.

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

- 5.1 The permitted Dwelling type shall be a Duplex Dwelling as identified in the Underlying Zoning District, as set forth in Chapter 4 of the UDO.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty-four (84).

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

Standard	
Maximum Dwellings	Two (2) per building
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	5’

Rear Yard	20'
Minimum Distance Between Structures	10'

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

7.1 Article 6.3 Architectural Standards: Section 6.3(C) shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The Character Exhibits, attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. The Director shall determine whether a Dwelling is consistent with the Character Exhibit and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- B. Minimum Roof Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- C. Garages:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Each Structure shall contain one (1) front load garage and one (1) courtyard load garage. Front load garages shall be permitted to be off set from the street by less than thirty (30) degrees.
- D. Building Materials: Vinyl and aluminum siding shall be prohibited.

7.2 Article 6.5 Fence Standards: Shall apply, except as otherwise modified or enhanced below:

- A. All fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of forty-eight (48) inches in height.
- B. Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within sixteen (16) feet of a dwelling shall be a maximum of six (6) feet in height. This provision shall not be subject to 7.2(A) of this ordinance.

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

- A. Landscape Plan Standard: Landscaping shall be required and installed in

substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.

- B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
- i. Each Structure shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental or evergreen tree, and twelve (12) shrubs.
 - ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
 - iii. Each Dwelling on a corner lot shall contain a minimum of a ten (10) foot long landscape bed along the side of the dwelling adjacent to the side street which shall contain six (6) shrubs.
 - iv. The standards of this section 7.3(B) of this Ordinance shall not apply to Common Areas, rather, 7.3(A) of this Ordinance shall apply.

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

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

9.1 **Article 8.1 Block Standards:** Shall be modified as follows:

- A. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand three hundred twenty-five (1,325) feet.

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

- A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- B. The minimum Open Space required shall be 15%.
- C. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan including sidewalk pathways, a gazebo, and/or a bench.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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 18-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-__**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-__**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Liberty Villas - PUD District Ordinance 2 050218

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Landscape Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the West Half of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the West half of the Southeast Quarter of said Section 16; thence North 89 degrees 49 minutes 06 seconds East (assumed bearing) 757.01 feet along the North line of said West Half to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 49 minutes 06 seconds East along said North line, a distance of 600.08 feet to the Northeast corner of said West Half; thence South 00 degrees 13 minutes 12 seconds West 1,613.02 feet along the East line of said West Half to the Northeast corner of the real estate owned by SAS Land, LLC as recorded in Instrument Number 2013-014442 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 15 seconds West 600.12 feet along the North line of said SAS Land, LLC and the prolonged North line of said real estate to a rebar with a Benchmark cap; thence North 00 degrees 13 minutes 17 seconds East 1,612.65 feet to the North line of said West Half and the place of beginning, containing 22.218 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-15.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)

Villa Collection
Auburn



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 4)

Villa Collection
Balsam



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)

Villa Collection
Cascade



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)

Villa Collection
Dunbar



Elevation C



Elevation A



Elevation B



Elevation D

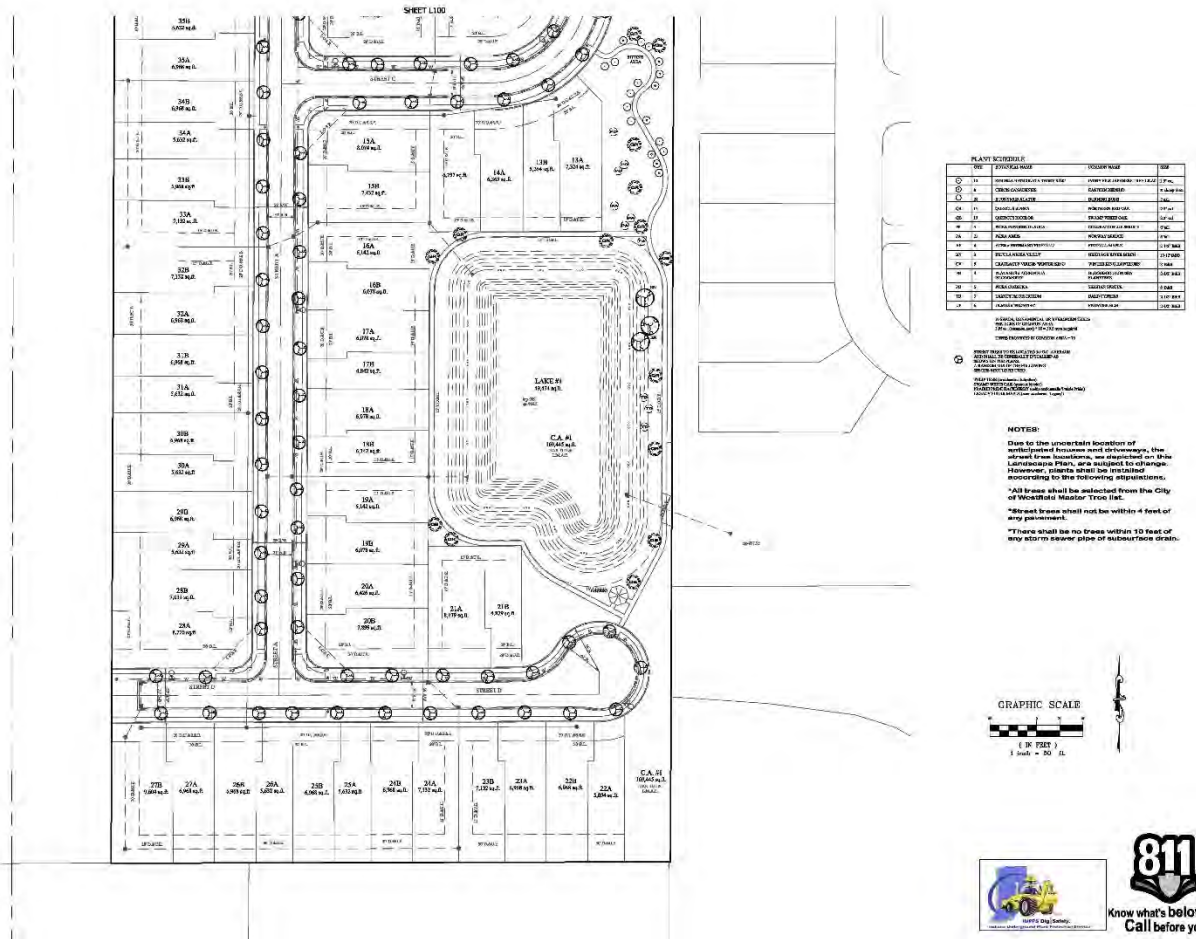
EXHIBIT D
Landscape Plan
(Page 1 of 2)

LIBERTY VILLAS
LANDSCAPE PLAN
ZONING PUD



EXHIBIT D
Landscape Plan
(Page 2 of 2)

LIBERTY VILLAS
LANDSCAPE PLAN
ZONING PUD



ORDINANCE NUMBER 18~~—~~19

LIBERTY VILLAS PUD

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

This is a Planned Unit Development District Ordinance (to be known as the "**LIBERTY VILLAS 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. ~~—1806-PUD—~~, 15**), 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. ~~—1806-PUD—~~ 15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

- 2.1 Structure: A Duplex Dwelling building consisting of a total of two (2) living units.
- 2.2 Underlying Zoning District:— The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SFA: Single Family Attached District.

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

- 5.1 The—~~only~~ permitted Dwelling type shall be a Duplex Dwelling as identified in the Underlying Zoning District, as set forth in Chapter 4 of the UDO.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty-four (84).

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

Standard	
Maximum Dwellings	Two (2) per building
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	5’

Rear Yard	20'
Minimum Distance Between Structures	10'

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

7.1 Article 6.3 Architectural Standards: Section 6.3(C) shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The Character Exhibits, attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. The Director shall determine whether a Dwelling is consistent with the Character Exhibit and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- B. Minimum Roof Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- C. Garages:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Each Structure shall contain one (1) front load garage and one (1) courtyard load garage. Front load garages shall be permitted to be off set from the street by less than thirty (30) degrees.
- D. Building Materials: Vinyl and aluminum siding shall be prohibited.

~~7.2~~ ~~7.2.~~ ~~Article 6.8 Landscaping5 Fence Standards:~~ ~~—Shall~~ apply, except as otherwise modified or enhanced below:

- ~~A. All fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of forty-eight (48) inches in height.~~
- ~~B. Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within sixteen (16) feet of a dwelling shall be a maximum of six (6) feet in height. This provision shall~~

not be subject to 7.2(A) of this ordinance.

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

A. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.

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

- i. Each Structure shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental of evergreen tree, and twelve (12) shrubs.
- ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- iii. Each Dwelling on a corner lot shall contain a minimum of a ten (10) foot long landscape bed along the side of the dwelling adjacent to the side street which shall contain six (6) shrubs.
- iv. The standards of this section 7.3(B) of this Ordinance shall not apply to Common Areas, rather, 7.3(A) of this Ordinance shall apply.

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

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

9.1 Article 8.1 Block Standards: Shall be modified as follows:

A. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand three hundred twenty-five (1,325) feet.

9.2 Article 8.6 Open Space and Amenity Standards: -Shall apply except as otherwise modified or enhanced below;

- A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- B. The minimum Open Space required shall be 15%.
- C. Amenities: -The following amenities shall be provided:
 - i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. ~~including sidewalk pathways, a gazebo, and/or a bench.~~

Section 10. Additional Standards. ~~The following additional standards shall apply to the development of the District and the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate:~~

- ~~10.1 All Lots and common areas shall be subject to a required landscape maintenance program including mulching, edging, fertilizations, mowing, weeding of beds, and fall clean up.~~
- ~~10.2 All Lots shall be subject to a required snow removal program.~~
- ~~10.3 Jungle gyms, trampolines, sandboxes and storage sheds shall be prohibited.~~
- ~~10.4 All fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of 48" in height.~~
- ~~10.5 Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within 16' of a dwelling shall not be subject to the fence standards of this Section 10. Each type of enclosure or screen permitted under this section shall be of a consistent style. In addition, the screen for outdoor patios and living spaces shall individual design characteristics similar to those represented in the character examples illustrated in Exhibit D as determined by the Director. If the screen design is determined to be substantially different than the character examples shown in Exhibit D the design shall be subject to review and approval by the Plan Commission.~~

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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 18-__** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-__**

this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-__**

this _____ day of _____, 2018.

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

Liberty Villas - PUD District Ordinance 2 050218

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

Exhibit D ~~Outdoor Screen Character Examples~~Landscape Plan

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)

Villa Collection
Auburn



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 4)

Villa Collection
Balsam



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)

Villa Collection
Cascade



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)

Villa Collection
Dunbar



Elevation C



Elevation A



Elevation B



Elevation D



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 6, 2018
1808-PUD-21

Petition Number: 1808-PUD-21

Project Name: Cottages on East PUD District

Subject Site Address: 303 N East Street (the "Property")

Petitioner: James Investment Group

Representative: Sam Milligan of North Ridge Construction

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

Current Zoning: SF3: Single-Family Medium Density District

Current Land Use: Residential

Approximate Acreage: 0.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ordinance 18-29
6. Grand Junction Implementation Plan

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the July 9, 2018 City Council meeting. The petitioner met with the Grand Junction Task Group on July 17, 2018. The petitioner held a neighborhood meeting on July 30, 2018. The petition will receive a public hearing at the August 6, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northwest corner of E North Street and N East Street (see **Exhibit 2**).



Property Description: The Property is currently in the process of being rezoned to the Cottages on East PUD District (Ordinance 18-29, *pending*). The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density District as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the uses of the Underlying Zoning of the SF3: Single-Family Medium Density District and modifies the standards below:

Minimum Lot Area: 4,320 square feet

Minimum Building Setback Lines:

Front Yard: 10 feet

Side Yard: 5 feet

Rear Yard: 25 feet

Minimum Lot Width: 40 feet

Development Standards: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and the Unified Development Ordinance (the “UDO”). The PUD Ordinance proposes modifications that accommodates the proposed development and generally includes modifications pertaining to front porches, rear-load garages and exterior building materials, and as represented on **Exhibit 4**. The proposed modifications are generally consistent with the recommended guidelines of the Sub-District Addendum.

Design Standards: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and the UDO. The PUD Ordinance proposes modifications that accommodates the proposed development and generally includes modifications pertaining to open space and amenities, Pedestrian Network, and Street and Right-of-way standards. The proposed modifications are generally consistent with the recommended guidelines of the Sub-District Addendum.

COMPREHENSIVE PLAN

The Property falls within the Downtown land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts, of which, the subject Property is located within the Neighborhood Sub-District (see **Exhibit 6**). Specific policies and general characteristics have not been created for the



Neighborhood Sub-District, but the Implementation Plan suggests higher density housing appropriate for the area.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the August 6, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the July 9, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the August 6, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

PRELIMINARY
DOCUMENT
**NOT FOR
CONSTRUCTION**
PRELIMINARY
DOCUMENT

Drawn: DJT Checked: MGK



Westfield, IN 46074

Spring Mill Road

A5.1

All concepts, ideas, plans and details shown are property of StrategicGrowth Advisors and were created, developed, and presented for the use on this project. None of the concepts, ideas, designs, plans and details shall be used by any person, firm or corporation for any purpose whatsoever without the expressed written consent of StrategicGrowth Advisors. The Owner shall be permitted to retain copies for information and reference in connection with this project.

Certification



KELTY TAPPY DESIGN, INC.
ARCHITECTURE ♦ PLANNING ♦ URBAN DESIGN
Lincoln Tower Ste. 700 www.KeltyTappy.com
116 East Berry Street Fax: 260 . 426 . 7772
Fort Wayne Indiana 46802 Phone: 260 . 426 . 7770

Drawn: DJT

Checked: MGK



Building Elevation Materials Calculations				
	North Elevation	East Elevation	South Elevation	West Elevation
Total Façade	930.62 S.F.	759.52 S.F.	836.88 S.F.	787.64 S.F.
Exclusions	187.72 S.F.	48.00 S.F.	80.48 S.F.	162.29 S.F.
Masonry	520.37 S.F.	489.85 S.F.	594.52 S.F.	408.89 S.F.
E.I.F.S.	156.12 S.F.	97.67 S.F.	128.52 S.F.	93.71 S.F.
Fiber Cement	42.61 S.F.	68.64 S.F.	72.49 S.F.	73.74 S.F.
Metal	49.30 S.F.	55.36 S.F.	41.06 S.F.	48.97 S.F.
% Masonry	68.16 %	68.85 %	67.51 %	65.39 %
% E.I.F.S.	20.45 %	12.72 %	17.29 %	14.99 %
% Fiber Cement	5.58 %	9.65 %	9.16 %	11.75 %
% Metal	5.80 %	7.78 %	5.49 %	7.83 %
	100.00 %	100.00 %	100.00 %	100.00 %

2 WEST ELEVATION
1/4" = 1'-0"
PLAN NORTH



1 NORTH ELEVATION
1/4" = 1'-0"
PLAN NORTH

A New Facility for:

Community FIRST
Bank of Indiana

Westfield, IN 46074

381 S. Junction Crossing

Revision No.: Date:

Title

EXTERIOR
BUILDING
ELEVATIONS

Date: Project Number

July 16, 2018

18016

Sheet Number

A5.1

PRELIMINARY
DOCUMENT
NOT FOR
CONSTRUCTION
PRELIMINARY
DOCUMENT

ARCHITECTURE • PLANNING • URBAN DESIGN
 Lincoln Tower Bldg. 200 www.KirtzTurner.com
 116 East Berry Street **tel:** 260.426.7777
 East Wayne Indiana 46001 **Phone:** 260.426.7770

2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

Community
FIRST
Bank of Indiana
Spring Mill Road
Westfield, IN 46074

A5.2

All concepts, ideas, plans and details shown are property of StrategicGrowth Advisors and were created, developed, and presented for the use on this project. None of the concepts, ideas, designs, plans and details shall be used by any person, firm or corporation for any purpose whatsoever without the expressed written consent of StrategicGrowth Advisors. The Owner shall be permitted to retain copies for information and reference in connection with this project.

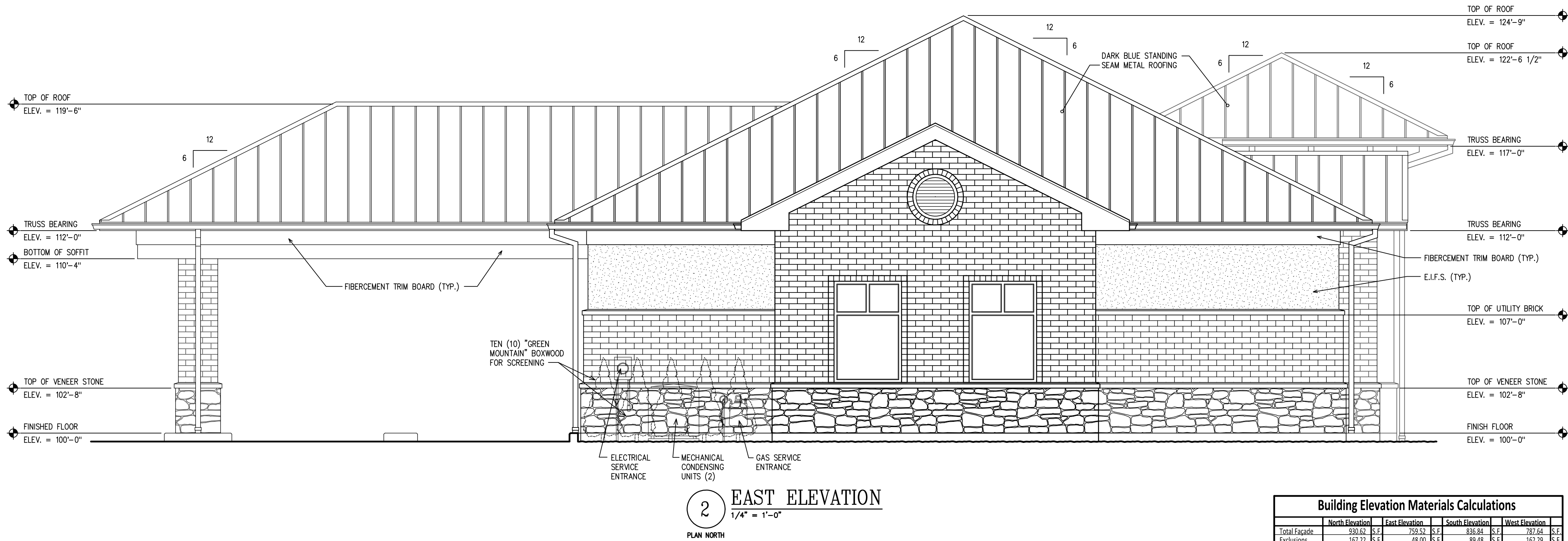
Certification



KELTY TAPPY DESIGN, INC.
ARCHITECTURE ♦ PLANNING ♦ URBAN DESIGN
Lincoln Tower Ste. 700
116 East Berry Street
Fort Wayne Indiana 46802
www.KeltyTappy.com
Fax: 260 . 426 . 7772
Phone: 260 . 426 . 7770

Drawn: DJT

Checked: MGK



Building Elevation Materials Calculations				
	North Elevation	East Elevation	South Elevation	West Elevation
Total Facade	950.61 S.F.	755.57 S.F.	855.84 S.F.	797.84 S.F.
Exclusions	167.22 S.F.	48.00 S.F.	89.48 S.F.	162.29 S.F.
Masonry	520.77 S.F.	489.85 S.F.	504.52 S.F.	408.91 S.F.
E.F.S.	156.02 S.F.	97.07 S.F.	128.93 S.F.	93.71 S.F.
Fiber Cement	42.61 S.F.	68.64 S.F.	72.93 S.F.	73.74 S.F.
Metal	44.30 S.F.	55.36 S.F.	41.00 S.F.	48.97 S.F.
% Masonry	68.16 %	68.85 %	67.51 %	65.39 %
% E.F.S.	20.45 %	13.73 %	17.35 %	14.99 %
% Fiber Cement	5.58 %	9.05 %	9.76 %	11.73 %
% Metal	5.80 %	7.36 %	5.40 %	7.83 %
	100.00 %	100.00 %	100.00 %	100.00 %



A New Facility for:

FIRST
Community
Bank of Indiana

Westfield, IN 46074

381 S. Junction Crossing

Revision No.: Date:

Title

**EXTERIOR
BUILDING
ELEVATIONS**

Date: Project Number

July 16, 2018

18016

Sheet Number

A5.2

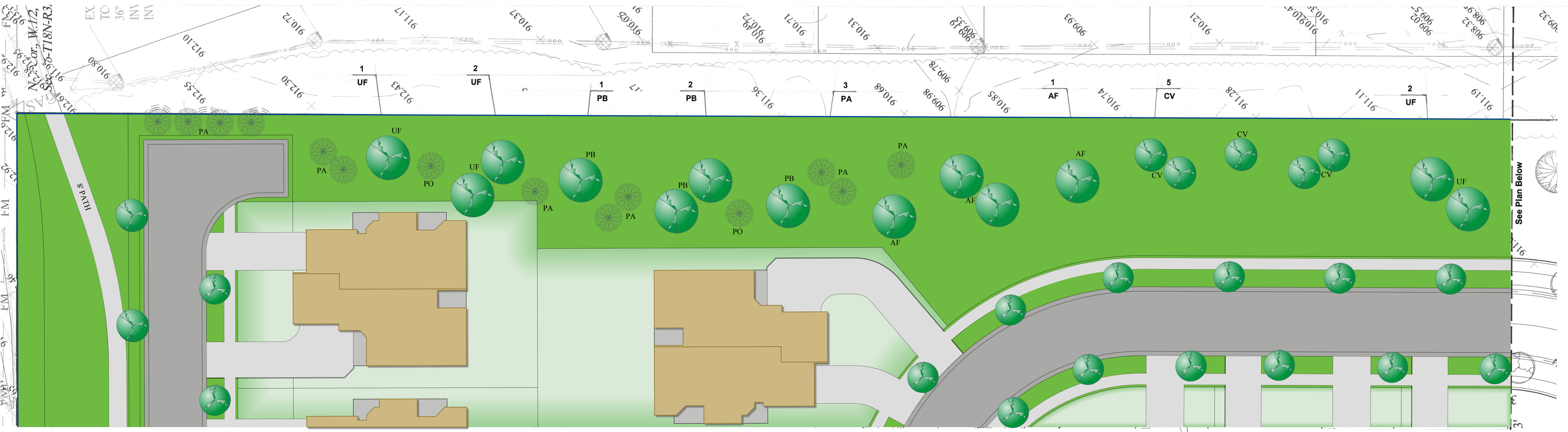


Liberty Villas
Site Location Map



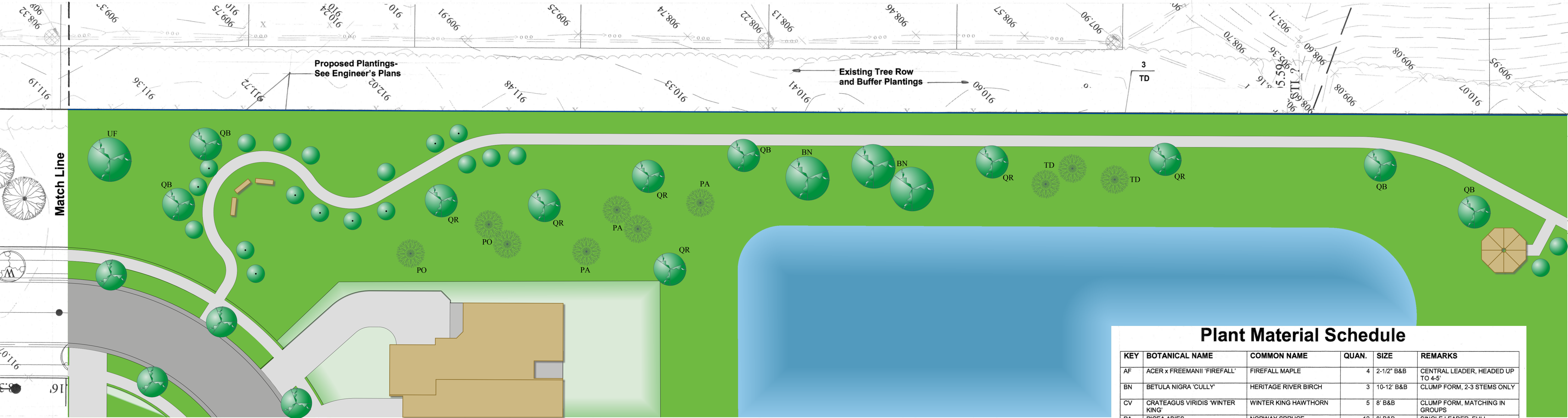


11.1ac± (50%)



North Half Buffer Plan
Scale: 1" = 20'

Street Trees- See
Engineer's Plans



South Half Buffer Plan
Scale: 1" = 20'

Liberty Villas
Westfield, Indiana

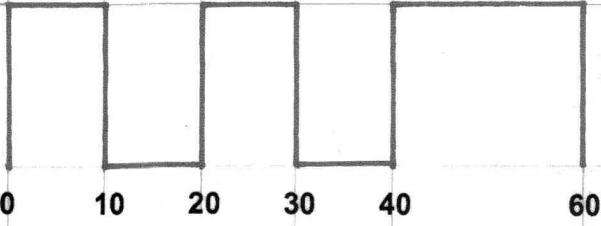
Landscape Plan
Harmony Adjoiner Buffer Plan



Prepared for:
LENNAR
Prepared by:
HempDesign

June 12, 2018

Scale in Feet:



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	4	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	3	10-12" B&B	CLUMP FORM, 2-3 STEMS ONLY
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	5	8' B&B	CLUMP FORM, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	12	8' B&B	SINGLE LEADER, FULL, MATCHING
PB	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	4	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
PO	PICEA OMORIKA	SERBIAN SPRUCE	5	8' B&B	SINGLE LEADER, FULL, MATCHING
TD	TAXODIUM DISTICHUM	BALD CYPRESS	3	2-1/2" B&B	SINGLE LEADER, MATCHING
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	6	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5'
	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC		1.5" cal	
	CERCIS CANADENSIS	EASTERN REDBUD		8' clump form	
QR	QUERCUS RUBRA	NORTHERN RED OAK		2.5" cal	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK		2.5" cal	









WRITTEN PUBLIC COMMENTS

Docket Number: 1808-PUD-21
Petitioner: North Ridge Construction
Request: Petitioner requests a change in zoning of 0.5 acres +/- from the SF3: Single-Family Medium Density District to the Cottages on East Planned Unit Development (PUD) District.

Enclosed Attachments:

August 06, 2018 Public Hearing

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

church church hittle + antrim

ATTORNEYS AT LAW

July 31, 2018

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

RE: James Investment Group
Petition 1808-PUD-21

TO WHOM IT MAY CONCERN:

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

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

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

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

cch+a

Two North Ninth Street, Noblesville, IN 46060 F 317.773.2190 F 317.773.5320

NOBLESVILLE : FISHERS : TIPTON : MERRILLVILLE : ZIONSVILLE : CCHALAW.COM

A Partnership of Professional Corporations

Page Two
City of Westfield
Economic & Community Development Dept.

Thank you for your consideration.

Very truly yours,



Church Church Hittle + Antrim

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

JGH/dr
Cc: Toni Dickover

cch+a
ATTORNEYS AT LAW

NOBLESVILLE
Two North Ninth Street
Noblesville, IN 46060

INDIANAPOLIS

IN 460

31 JUL '18

PM 5 L



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MAILED FROM ZIP CODE 46060

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

46074-973428

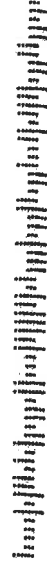


EXHIBIT 10
Recommendation Conditions

In order to incorporate the addition of the Heitman Property, staff recommends the following items be incorporated into Ordinance 17-51 Northpoint PUD Ordinance prior to adoption consideration by the City Council:

1. **Section 3.2** of Ordinance 17-51 be updated to reflect the new Commerce Parke acreage and the new total acreage;
2. **Exhibit A (Real Estate, Legal Description)** of Ordinance 17-51 be updated to incorporate the acreage of the Heitman Property;
3. **Exhibit B (Concept Plan)** of Ordinance 17-51 be updated to incorporate the Heitman Property as part of the Commerce Parke Area 2 District; and,
4. **Exhibit C (Pedestrian Network)** and **Exhibit D (Buffer Plan)** be updated to incorporate the Heitman Property as part of the Northpoint development.