



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_08\_01\_2016**

*Monday, August 01, 2016 at 07:00 PM*

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

**MEETING DATE:** Monday, August 01, 2016 at 07:00 PM

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

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

**OPENING OF MEETING**

Note the Presence of a Quorum

Approval of Minutes - July 18, 2016

Documents: [July 18, 2016, Minutes](#)

Review APC Rules & Procedures

**ITEMS OF BUSINESS**

**1606-PUD-08**

***Bridgewater PUD District Amendment (Radrick Professional Building)***

***Northwest Corner of Gray Road and Radrick Drive***

Justin Gilmore by R.E. Thomason & Associates requests an amendment for Parcel M3 of the Bridgewater Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Landscaping Plan](#) | [Exhibit 4: Signage Exhibit](#) | [Exhibit 5: Bridgewater PUD Amendment\\_Ord 16-13 \(current version\)](#) | [Exhibit 6: Bridgewater PUD Amendment\\_Ord 16-13 \(redline version\)](#) | [Exhibit 7: Public Comment](#) | [Reference Only\\_Bridgewater PUD Amendment\\_Ord 14-02](#) | [Reference Only\\_BRidgewater PUD\\_Ord 06-49](#)

**1606-PUD-07 [PUBLIC COMMENT]**

***Harmony PUD District Amendment (Commercial Area)***

***Northwest Corner of 146th Street and Ditch Road***

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

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

[& Elevations](#) | [Exhibit 4: Harmony PUD Ord 12-14](#) | [Exhibit 5: Proposed Ord 16-12 \(redline version\)](#) | [Exhibit 6: Public Comments \(June 6, 2016, Public Hearing\)](#) | [Exhibit 7: Public Comments \(August 1, 2016, Revisions\)\(updated 09/06/16\)](#)

## **PUBLIC HEARINGS**

### **1608-PUD-12 [PUBLIC HEARING]**

*Park Street in the Junction PUD District*

*226 and 228 Park Street*

Grand Junction Properties, LLC by Robert Beauchamp requests a change of zoning of 0.5 acres +/- from the MF1: Multi-Family Low Density District to the Park Street in the Junction Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Existing Character Exhibit](#) | [Exhibit 4: Concept Plans](#) | [Exhibit 5: Proposed Ord. 16-25](#) | [Exhibit 6: Sub-District Addendum](#) | [Exhibit 7: Open House Summary](#) | [Exhibit 8: Public Comments](#)

## **CONTINUED ITEMS**

### **1608-PUD-13 [CONTINUED]**

*The Trails Planned Unit Development (PUD) District*

*Southeast Corner of State Highway 32 and Oak Ridge Road*

EdgeRock Development, LLC requests to expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

### **1607-PUD-10 [CONTINUED]**

*Big Hoffa's Restaurant in the Junction PUD District*

*Northeast Corner of East Street and State Road 32*

Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant in the Junction Planned Unit Development (PUD) District.

### **1607-PUD-09 [CONTINUED]**

*Liberty Ridge PUD District*

*South side of 151st Street; East of Towne Road*

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

### **1607-ODP-09 & 1607-SPP-08 [CONTINUED]**

*Liberty Ridge*

*South side of 151st Street; East of Towne Road*

CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.



**1607-DDP-25 [CONTINUED]**

***J.C. Hart Harmony***

***Harmony Mixed Use District, Lot 3***

J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

**1607-DDP-28 [CONTINUED]**

***Children's Montessori House (CMH) Expansion***

***4535 E. 169th Street***

Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

**1606-DDP-20 [CONTINUED]**

***CVS, Harmony***

***Northwest Corner of 146th Street and Ditch Road***

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft.+/- building on 1.96 acres+/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

**1604-DDP-13 [CONTINUED]**

***Radrick Professional Building***

***Northwest Corner of Gray Road and Radrick Drive***

Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

**1602-CPA-01 [CONTINUED]**

***The Conservancy Addendum***

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

***The Trails***

***East of Oak Ridge Road, South of SR32***

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

**1512-PUD-27 [CONTINUED]**

***Bridgewater PUD Amendment (Bridgewater Marketplace)***

***Northwest Corner of 146th Street and Gray Road***

**KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.**

**REPORTS/COMMENTS**

**Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Economic and Community Development Department**

**ADJOURNMENT**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 18, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Chris Woodard.

**City Staff Present:** Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

**Approval of Minutes:** July 5, 2016, Meeting Minutes

Motion: Approve the July 5, 2016, minutes.

Motion: Woodard; Second: Horkay; Vote: Approved 8-0.

Todd reviewed the meeting rules and procedures.

### **ITEMS OF BUSINESS**

**Case No. 1607-DDP-23**

**Description:** Primrose School  
14711 North Gray Road  
BD Schools Real Estate, LLC by Ice Miller LLP requests approval of a Detailed Development Plan for an expansion of the existing building on 1.63 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

Crabtree presented an overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-23 with the condition that the property owner shall, prior to the issuance of an improvement location permit for the property, either: (i) provide the Department with a copy of a shared parking agreement with the adjoining property owner; or (ii) provide documentation and guarantees, as approved by the City, that alternative parking accommodations are being facilitated for the propose expansion.

Motion: Schmitz; Second; Day; Vote: 8-0.

**Case No. 1607-DDP-24**

Description: Freddy's Frozen Custard  
2740 East 146th Street  
ICT, LLC requests approval of a Detailed Development Plan for renovations to an existing building on a 0.87 acre +/- outlot within Cool Creek Village in the SB-PD: Special Business / Planned Development District.

Pleasant gave a brief overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-24 with the condition that the final landscape plan shall be submitted for review and approval by the Department prior to the issuance of a demolition or improvement location permit.

Motion: T. Smith; Second: Woodard; Vote: 8-0.

**Case No. 1607-DDP-26**

Description: Crew Carwash Canopy  
14837 Thatcher Lane  
Crew Carwash by Hamilton Designs, LLC requests approval of a Detailed Development Plan for a detached canopy structure on 1.22 acres +/- in the SB-PD: Special Business / Planned Development District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-26.

Motion: Maue; Second: Horkay; Vote: 8-0.

**PUBLIC HEARINGS**

**Case No. 1606-PUD-08 [PUBLIC HEARING]**

Description: Bridgewater PUD District Amendment (Radrick Professional Building)  
Northwest Corner of Gray Road and Radrick Drive  
Justin Gilmore by R.E. Thomason & Associates requests an amendment for Parcel M3 of the Bridgewater Planned Unit Development (PUD) District.

**Case No. 1604-DDP-13 [PUBLIC HEARING]**

Description: Radrick Professional Building  
Northwest Corner of Gray Road and Radrick Drive  
Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

Todd presented an overview of the proposed amendment ordinance and associated detailed development plan, as outlined in the Department report, and the Department's recommendation to hold a combined public hearing for petitions 1606-PUD-08 and 1604-DDP-13.

Richard Thomason, R.E. Thomason & Associates, on behalf of the petitioner, gave a brief presentation.

Public Hearing opened at 7:17 p.m.

No public comment.

Public Hearing closed at: 7:18 p.m.

No action is required at this time.

### **CONTINUED ITEMS**

**Case No. 1607-PUD-10 [CONTINUED]**

Description: Big Hoffa's Restaurant PUD District  
Northeast Corner of East Street and State Road 32  
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

**Case No. 1607-PUD-09 [CONTINUED]**

Description: Liberty Ridge PUD District  
South side of 151st Street; East of Towne Road  
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

**Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]**

Description: Liberty Ridge  
South side of 151st Street; East of Towne Road  
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

**Case No. 1607-DDP-25 [CONTINUED]**

Description: J.C. Hart Harmony  
Harmony Mixed Use District, Lot 3  
J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

**Case No. 1607-DDP-23 [CONTINUED]**

**Description:** 4535 E 169<sup>th</sup> Street

Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

**Case No. 1606-PUD-07 [CONTINUED]**

**Description:** Harmony PUD District Amendment (Commercial Area)

Northwest Corner of 146<sup>th</sup> Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

**Case No. 1606-DDP-20 [CONTINUED]**

**Description:** CVS, Harmony

Northwest Corner of 146<sup>th</sup> Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

**Case No. 1602-CPA-01 [CONTINUED]**

**Description:** The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

**Description:** The Trails

East of Oak Ridge Road, South of SR32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

**Case No. 1512-PUD-27 [CONTINUED]**

**Description:** Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest Corner of 146<sup>th</sup> Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

**REPORTS/COMMENTS**

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; Maue seconded. Vote: 8-0.

The meeting adjourned at 7:22 p.m.

---

Randell Graham, President

---

Andre Maue, Vice President

---

Matthew S. Skelton, Esq., Secretary





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 1, 2016  
1608-PUD-12  
Exhibit 1

**Docket Number:** 1608-PUD-12 (Ordinance No. 16-25)

**Petitioner:** Grand Junction Properties, LLC by Robert Beauchamp

**Request:** A change of zoning from the MF1: Multi-Family Low Density District to the **Park Street in the Junction** Planned Unit Development (PUD) District.

**Current Zoning:** MF1: Multi-Family Low Density District

**Property Size:** 0.5 acres +/-

**Current Land Use:** Single-family Residential Structures

**Exhibits:**

1. Staff Report
2. Location Map
3. Existing Character Exhibit
4. Concept Plans
5. Park Street PUD Ord. 16-25
6. Grand Junction Sub-District Addendum
7. Petitioner's Open House Summary
8. Public Comments

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

---

### **PETITION HISTORY**

This petition was introduced at the July 11, 2016, City Council meeting. The petition will receive a public hearing at the August 1, 2016, Advisory Plan Commission (the "APC") meeting.

This petition is scheduled to be presented to the Grand Junction Task Group (the "GJTG") on August 2, 2016.

---

### **PROJECT OVERVIEW**

**Project Location:** The subject properties (collectively, the "property") are located at 226 and 228 Park Street, consisting of 0.5 acres +/- (see **Exhibit 2**). The property includes two existing single-family residential structures (see **Exhibit 3**), which are currently zoned the MF1: Multi-Family Low Density District. The Comprehensive Plan's Grand Junction Sub-District Addendum, as further summarized herein, identifies the property as being located within the "Park Street Sub-Area" of the "Junction Sub-District" of the "Grand Junction District" (see **Exhibit 6**).

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the “Park Street in the Junction<sup>1</sup>”, that would allow for the adaptive reuse of the existing single-family structures for commercial uses, as illustrated on the Concept Plans (see [Exhibit 4](#)). The proposed renovations are intended to be consistent with the character of the petitioner’s other renovated properties in the corridor. The proposed renovations are consistent with the Grand Junction Sub-District Addendum for the Park Street corridor.

Underlying Zoning District: The proposed PUD District Ordinance (the “PUD Ordinance”) (see [Exhibit 5](#)) defaults to the Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the GB: General Business District<sup>2</sup> as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District; however, restricts and prohibits uses that are automobile-dominated with a drive-through or pick-up window (e.g., gasoline service station, fast food restaurants), consistent with the recommendations of the Grand Junction Sub-District Addendum.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications would codify the existing lot and existing buildings (e.g., setbacks, lot sizes). The proposed modifications also incorporate as standards the guidelines (e.g., architecture, landscaping, parking, signs) from the Grand Junction Sub-District Addendum that better accommodate the desired character of the Park Street corridor.

Design Standards: As proposed, the PUD Ordinance defaults to the UDO for the applicable infrastructure and design standards (Chapter 8 of the UDO).

---

## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan identifies the property within the “Downtown” land use classification. 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.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the “[Sub-District Addendum](#)”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as being located within the “Park Street Corridor” sub-area (see

---

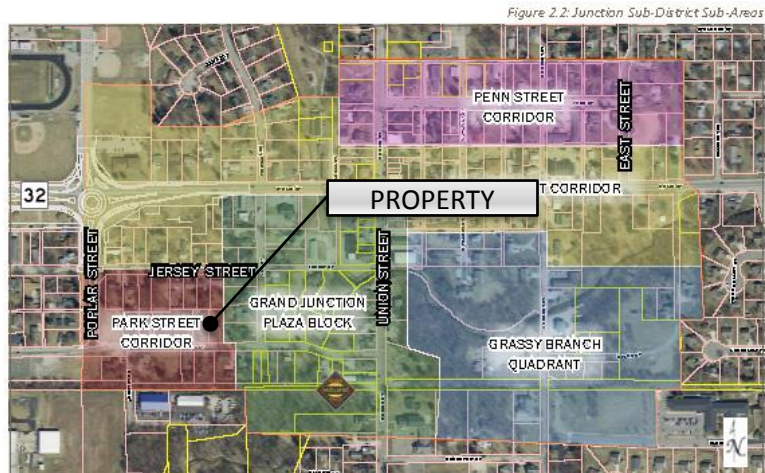
<sup>1</sup> The Grand Junction Sub-District Addendum (page 64) recommends the following naming convention for PUD Districts within the Junction Sub-District: “[Project Name] in the Junction PUD District”.

<sup>2</sup> The Grand Junction Sub-District Addendum (page 64) recommends the GB: General Business District as the appropriate underlying zoning district for PUD District ordinances in the Junction Sub-District.

**Exhibit 6).** The Sub-District Addendum provides a detailed vision for the Junction Sub-Districts, as established by the Implementation Plan, and the various sub-areas established by the Sub-District Addendum.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “**Park Street Corridor**” sub-area is characterized as follows (pg. 19 of the Sub-District Addendum):



Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see Figure 2.3: Existing Adaptively Reused Buildings) while encouraging new construction on individual lots that is contextually appropriate.

Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., parking (pg. 44) landscaping (pg. 48), lighting (pg. 55), signage (pg. 52), architecture (pg. 56, pg. 60), land uses (pg. 23) for development within the Park Street Corridor. The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 6**).

---

## **PROCEDURAL**

**Public Hearing:** Changes in zoning are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 1, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

The petitioner hosted an open house on July 26, 2016, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The petitioner has provided a summary of that meeting, which is included at **Exhibit 7**.

### **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.

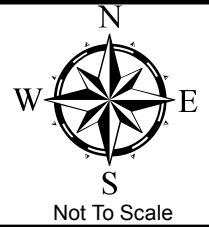
---

## **DEPARTMENT COMMENTS**

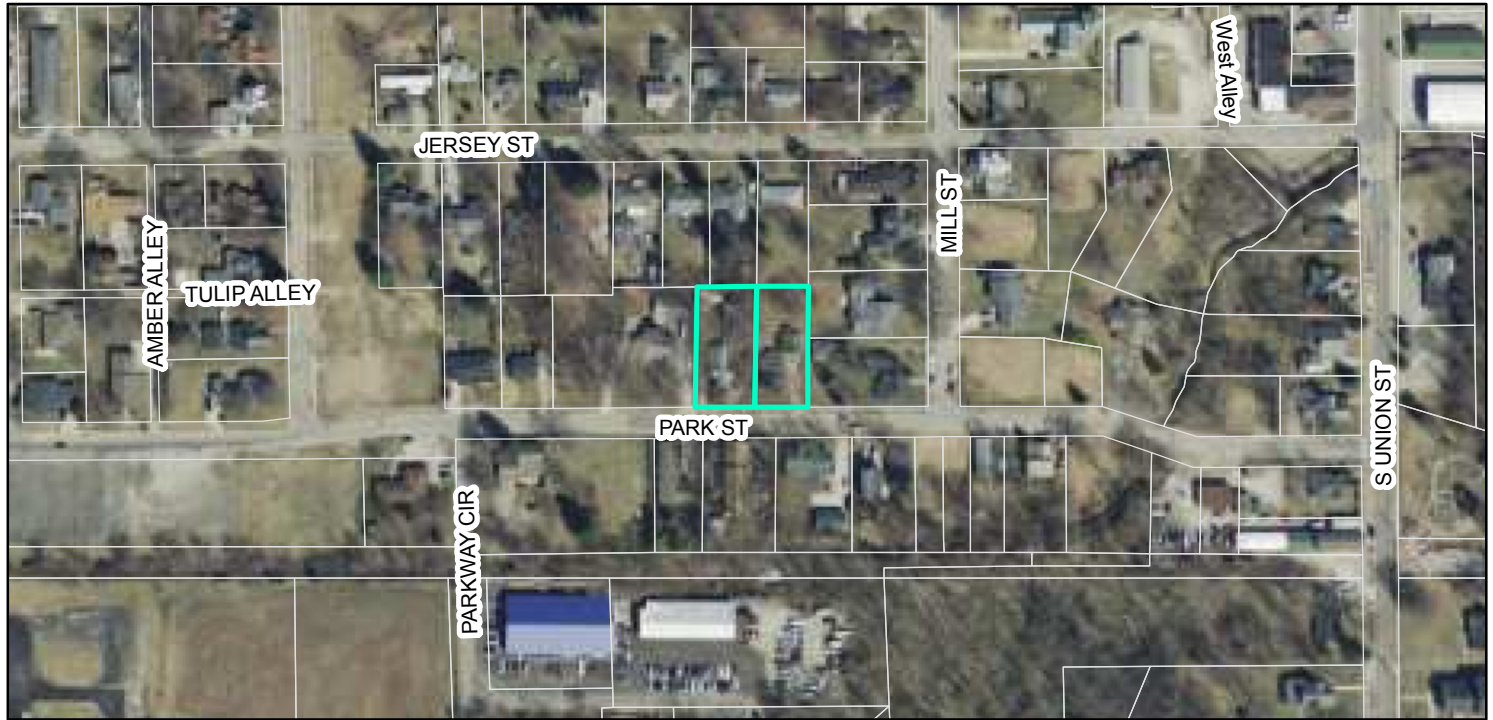
1. **Action:** Hold a public hearing at the August 1, 2016, Plan Commission meeting.
2. The Department will work with the petitioner regarding any revisions based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).



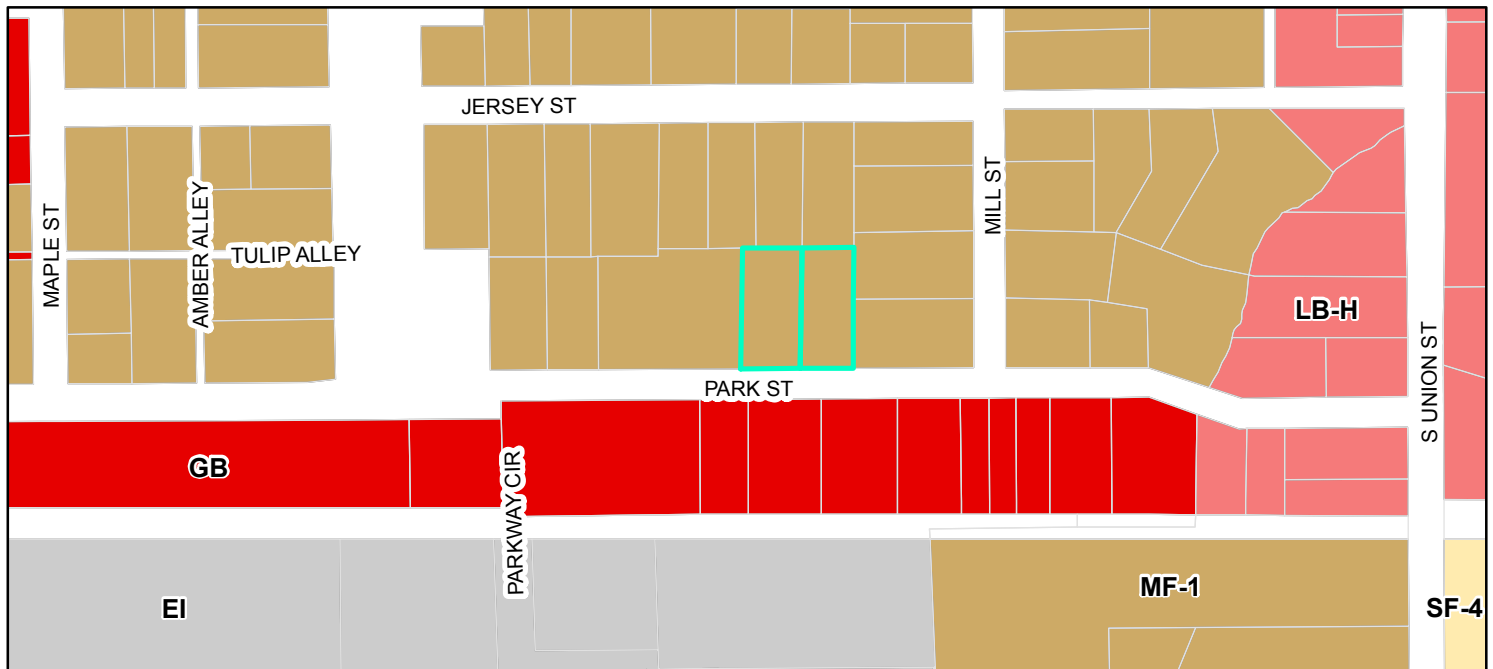
Location Map  
Park Street PUD District  
1608-PUD-12 (Ordinance 16-25)



Aerial Location Map



Zoning Map



|                                                                                     |                          |               |                                                                                     |                                    |                                                                                     |                            |
|-------------------------------------------------------------------------------------|--------------------------|---------------|-------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------|----------------------------|
|   | Parcel                   | <b>Zoning</b> |  | GB (General Business)              |  | MF-1 (Multiple Family - 1) |
|  | EI (Enclosed Industrial) |               |  | LB-H (Local Business - Historical) |  | SF-4 (Single Family - 4)   |



**EXHIBIT 3**  
**EXISTING CHARACTER EXHIBIT**



228 PARCEL



226 PARCEL





DATA:

227 JERSEY - GRAY & CORTNEY HALL

## EXHIBIT B-1

### 228 PARCEL CONCEPT PLAN

#### DEEDED OWNER:

Grand Junction Properties LLC

HAMILTON COUNTY PARCEL NOS

09.09.01-02.06-015.000

STATE PARCEL No. 888

29.09.01-206-015.000-015

PROPERTY CLASS:

510

PROPERTY USE - CURRENTLY:

One Family Dwelling Platted

TAX DISTRICT:

Vestfield

TIF DISTRICT:

Grand Junction - Vestfield

TIF CODE:

90906

DEEDED ACRES:

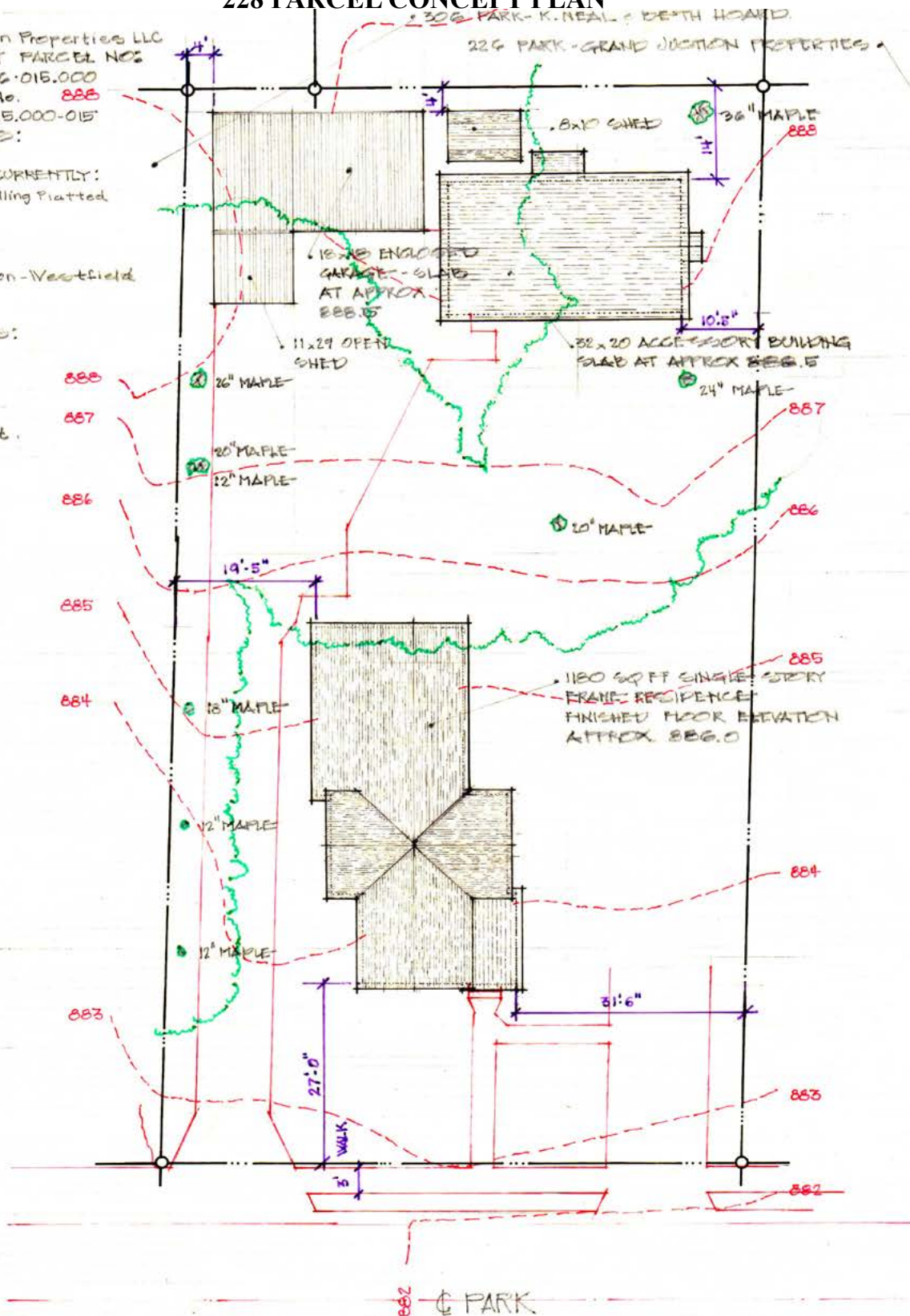
0.27

PERIMETER:

470 Feet

AREA

12,832 Sq Feet.



228 G PARK



AS IS SITE PLAN 228 PARK STREET

1/16" = 1'-0"

DRAFT

06 : 22 '16

INITIAL REVIEW

06 : 27 '16

INITIAL SUBMISSION 07 : 01 '16

2

OF 4

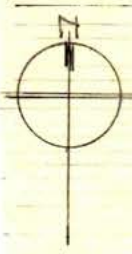
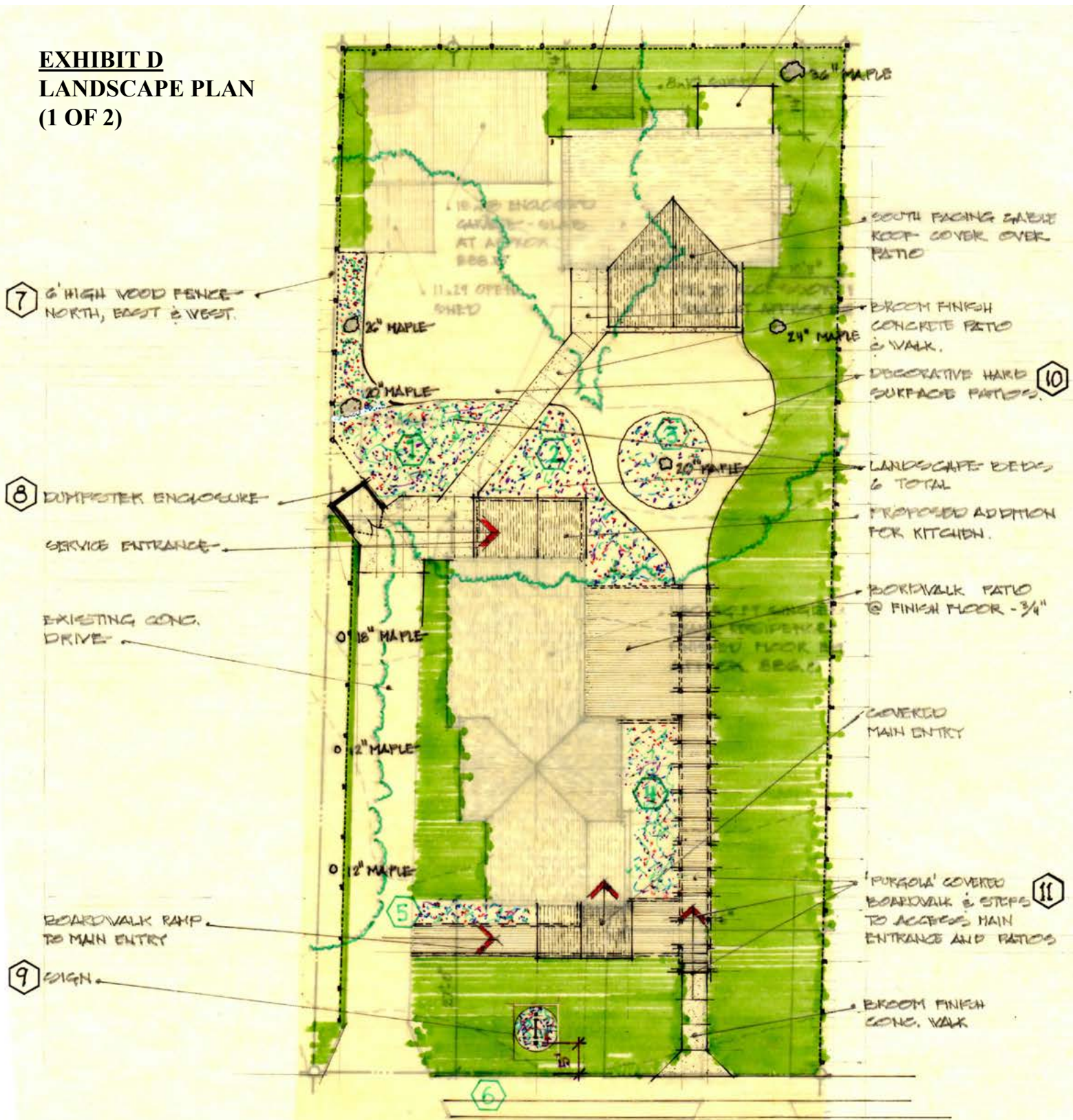
PREPARED FOR:

GRAND JUNCTION PROPERTIES LLC

16405 VESTFIELD BOULEVARD | VESTFIELD, INDIANA 46084  
TO FACILITATE ZONING CHANGE REQUEST.



**EXHIBIT D**  
**LANDSCAPE PLAN**  
**(1 OF 2)**



**PROPOSED SITE PLAN 228 PARK STREET**

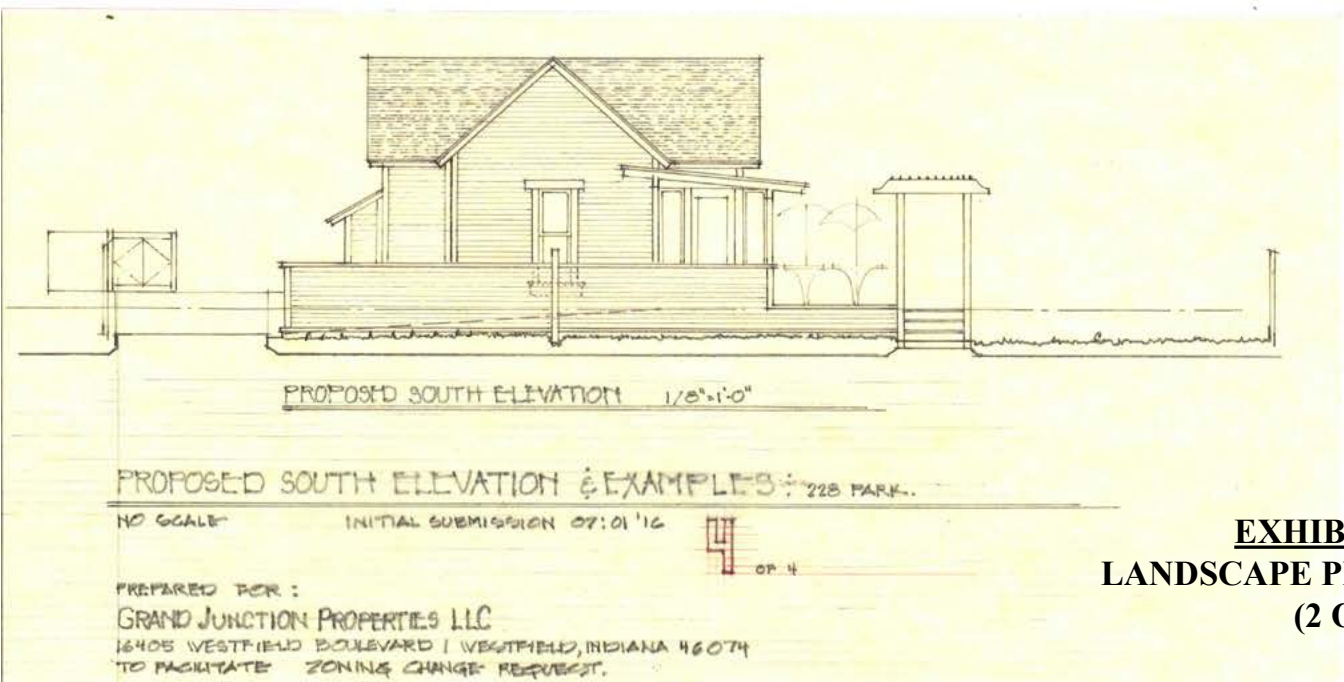
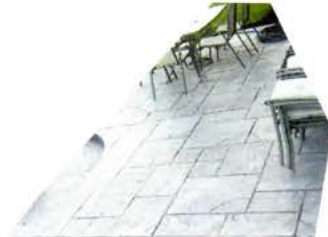
1/16" = 1'-0"

INITIAL REVIEW 06:27 '16  
 INITIAL SUBMISSION 07:01 '16

3  
 OF 4

PREPARED FOR:  
 GRAND JUNCTION PROPERTIES LLC  
 16408 WESTFIELD BOULEVARD | WESTFIELD, INDIANA 46074





DATA:

PROPERTY ADDRESS:

.211 JERRY - BILL & SYLVIA KIRKMAN

.203 JERRY - GRAND JUNCTION PROPERTIES

## EXHIBIT B-2

### 226 PARCEL CONCEPT PLAN

#### DEEDED OWNER:

Grand Junction Properties LLC  
HAMILTON COUNTY PARCEL No.

09.09.01.02.06.014.000

STATE PARCEL No.

29.09.01.206.014.000.015

PROPERTY CLASS:

E10

PROPERTY USE:

One Family Dwelling Platted

TAX DISTRICT:

Westfield

TIF DISTRICT:

Grand Junction - Westfield

TIF CODE:

90902

DEEDED ACRES:

.25

PERIMETER:

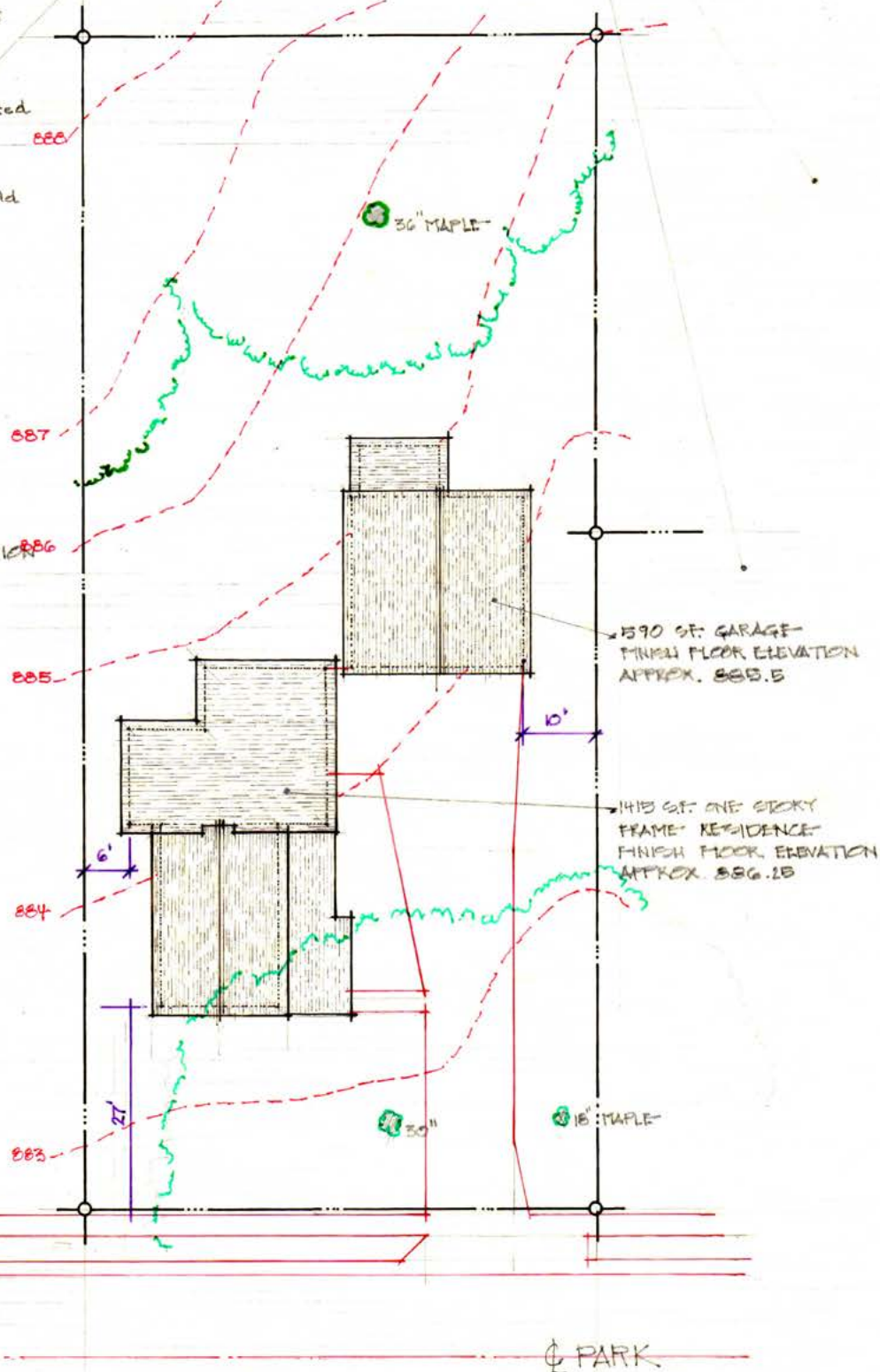
451'

AREA

10,698 SQ. FT.

#### INDEX OF SHEETS

- 1 AS EXISTS: 226 PARK
- 2 AS EXISTS: 228 PARK
- 3 PROPOSED: 226 PARK
- 4 PROPOSED SOUTH ELEVATION AND EXAMPLES.



PREPARED FOR:

GRAND JUNCTION PROPERTIES LLC

16405 WESTFIELD BOULEVARD / WESTFIELD, INDIANA 46074

TO FACILITATE ZONING CHANGE REQUEST

## ORDINANCE NUMBER 16-25

### 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 “**PARK STREET IN THE JUNCTION 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. 1608-PUD-12**), 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. 1608-PUD-12** 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 \_\_\_\_\_, 2016;

**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 "**Park Street in the Junction**" (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.**     **District Intent.** The District is intended to support the vision of the Westfield-Washington Township Comprehensive Plan, as amended by the Grand Junction Implementation Plan 2013 (Resolution 13-112) and the Grand Junction Addendum: Sub-Districts of the Grand Junction (Resolution 15-119, as amended by Resolution 16-106) (the “Sub-District Addendum”). This Ordinance further creates the regulatory framework to encourage and permit the Real Estate to be developed and used in accordance with the vision of the Sub-District Addendum.

**Section 3.**     **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

3.1     **Building, Existing:** A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan and Existing Character Exhibit.

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

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

**Section 5.**     **District Parcels.** The Real Estate consists of two (2) parcels, as illustrated on the Concept Plan and labeled as 228 Park Street on **Exhibit B-1** (“228 Parcel”) and 226 Park Street on **Exhibit B-2** (“226 Parcel”). Development of each parcel shall be regulated as set forth in this Ordinance.

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

**Section 7.**     **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

7.1     **Prohibited Uses:** A Gasoline Service Station and other automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution).

**Section 8.**     **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

8.1     **Minimum Lot Frontage:**        No minimum.

8.2     **Minimum Lot Size:**        No minimum.

8.3     **Minimum Building Setback Lines:**

A.     **Front Yard:**        Twenty (20) feet

B.     **Side Yard:**        Five (5) feet; except for Existing Buildings on 228 Parcel which may be four (4) feet as depicted on **Exhibit B-1**.

C.     **Rear Yard:**        Five (5) feet; except for Existing Buildings on 228 Parcel



which may be four (4) feet as depicted on **Exhibit B-1**.

- 8.4 Maximum Front Yard Building Setback Line for a Principal Building: Forty (40) feet
- 8.5 Minimum Principal Building Separation: Twenty (20) feet
- 8.6 Building Size: No minimum or maximum size; however, to maintain and enhance the desired character of the Park Street corridor, a single use or tenant shall not exceed five thousand (5,000) square feet per Building and there shall be a maximum of two (2) tenants per Building.

**Section 9.** **Development Standards.** The standards of Chapter 6 Development Standards shall apply, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Use and Building Standards: Shall apply, except as otherwise modified below.
  - A. Article 6.1(D) Building Location: Accessory Buildings shall be subject to the Minimum Building Setback Lines set forth herein.
  - B. Article 6.1(H)(6) Screening of Receptacles and Loading Areas: Dumpster enclosures shall not be required to have pedestrian access openings (dumpster man-doors) and shall have a minimum setback of two (2) feet from a Lot Line.
- 9.2 Article 6.3 Architectural Standards: Shall not apply except as otherwise set forth below. The following shall apply, as incorporated from the recommendations of the Sub-District Addendum.
  - A. Franchise and Prototype Architecture: Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
  - B. Existing Buildings:
    - (1) Existing Buildings, as characterized in the Existing Character Exhibit, attached hereto as **Exhibit C**, shall not be required to comply with the Architectural Standards of this Ordinance, unless otherwise provided herein.
    - (2) Renovations and new improvements to Existing Buildings shall be required to comply with the Architectural Standards set forth herein, as architecturally appropriate. Renovations and new improvements shall be done in a way that enhances the Existing Building and furthers the objectives of the Sub-District Addendum.
  - C. Architectural Theme: A New Building or renovation/addition of an Existing Building shall enhance and be compatible with surrounding buildings. Sensitivity shall be given to the character of the building in

relation to the Park Street corridor and adjacent buildings.

- D. Roofs: Article 6.3(F)(7) Roof Design shall apply; however, flat roofs shall be prohibited. Exceptions for Accessory Buildings or ancillary roofs may be permitted, as architecturally appropriate.
- E. Street Level Architecture: The street level of a Principal Building shall be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.
- F. Pedestrian Scale: Pedestrian scale detailing shall be incorporated on the Front Building Façade. Particularly, the street level of the Front Building Façade shall incorporate a higher level of visual interest and richer architectural detailing. Overall façade composition shall break the building down into smaller distinct portions to provide a small-scale impression.
- G. Building Materials for Existing Buildings: Existing buildings on the Real Estate and in the Park Street corridor include a variety of shake shingles, clapboard siding, brick and stone. Expansions or renovations of existing buildings on the Real Estate shall utilize existing building materials that complement an Existing Building.
- H. Building Materials for New Buildings: The following shall apply to new buildings on the Real Estate.
  - (1) Permitted Materials: New buildings shall be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block shall be prohibited.
  - (2) Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).
  - (3) Durability: Building materials shall be selected for long-term durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) shall only be used above the first story.
  - (4) Foundations: Exposed foundations shall be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.
- I. Material Variation: The building material selection for all Building Facades shall be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).
- J. Material Transitions: If material changes are proposed, then they shall

generally occur at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material shall always be placed beneath the lighter material.

- K. Trim Details: Trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces shall be wood, or at a minimum, imitate traditional wood, as architecturally appropriate.
- L. Building Orientation: All Principal Buildings shall face Park Street, with a primary entrance readily apparent as a prominent architectural feature visible from Park Street.
- M. Building Entrances: Entrances shall include a functional overhead weather protection such as porches, awnings or building recesses. Awnings shall comply with Article 6.3(F)(10) Awnings and shall not be internally illuminated.
- N. Windows:
  - (1) All window designs shall be compatible with the style, materials, color, details and proportion of the existing or proposed building and desired pedestrian scale.
  - (2) The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
  - (3) When a window design has been selected for a building, then the same design shall be used on all Building Facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.
  - (4) Window trim and other architectural design elements designed to accent the windows shall be on all new windows (e.g., shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim). Exceptions for existing buildings may be appropriate.
  - (5) When shutters are used, they do not necessarily need to be used on all elevations. When used, shutters shall be solid-paneled or louvered and they shall be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
  - (6) Window frames shall be of wood and may have either vinyl or aluminum cladding on the exterior.
- O. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected

to complement or to be consistent with the building materials.

P. Mechanical Screening: Article 6.3(F)(1) Mechanical Screening shall apply.

Q. Accessory Buildings: Article 6.3(F)(12) Accessory Buildings shall apply.

9.3 Article 6.5 Fence Standards: Shall apply. In addition, the following shall apply.

A. The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.

B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.

C. Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.

D. Chain link fencing shall be prohibited.

9.4 Article 6.8 Landscaping Standards: The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.

A. 228 Parcel: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**.

B. 226 Parcel: Landscaping shall be required and applied in a similar manner to the landscaping required for 228 Parcel.

C. Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Park Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:

(1) The primary focus for landscaping is within the area immediately abutting the street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.

(2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.

(3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way shall be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character. The



building placement will dictate whether a lawn or hardscape is more appropriate.

- (4) Outdoor dining areas abutting non-restaurant uses shall incorporate barriers or screening to minimize the impact on adjoining properties.

9.5 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below.

- A. Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.
- B. Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting Single-family District, illumination levels should not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.
- C. Exterior lighting shall be decorative (e.g., gooseneck) and fixtures shall be architecturally integrated with the building style, material and color. Fixtures shall not obscure any building ornamentation. Rooftop lighting is prohibited.
- D. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

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

- A. Article 6.14(G)(11) Off-street Parking; Required Spaces: No off-street Parking Spaces shall be required for the Real Estate.

9.7 Article 6.17 Sign Standards: Shall apply; however, permanent signs shall be regulated as follows.

A. General Sign Standards:

- (1) Design: Signs shall be primarily oriented and scaled to the pedestrian, as regulated herein. Sign colors and materials shall be restrained and harmonious with the building architecture. Signs shall be compatible with adjacent signs and shall not compete for attention, such as use of excessively bright colors or disproportionally sized letters. Signs shall be durable, well-designed and act as unique expressions of the business, as illustrated in the Illustrative Sign Exhibit, attached hereto as **Exhibit E**.
- (2) Electronic Signs: Electronic signs shall be prohibited.
- (3) Setbacks: All Signs shall conform to the Minimum Building Setback Lines set forth herein; however, the minimum Front Yard setback requirement shall be five (5) feet from the Front Lot Line or Right-of-way line, which is greater.
- (4) Lighting: Internally illuminated signs shall not be permitted. Externally lit with decorative (e.g., gooseneck) light fixtures shall

be permitted.

- B. Permitted Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) lineal foot of Lot Frontage. The total permitted Sign Area Allocation may be divided between Monument, Wall, Awning, and Projecting Signs. Both sides of a Monument Sign and Projecting Sign shall count against the total Sign Area Allocation.
- C. Monument Signs: One (1) Monument Sign shall be permitted for each Principal Building in accordance with the following:
  - (1) Design: The design shall be unique to the business and match the style and materials of the corresponding building, as illustrated in the Illustrative Sign Exhibit, attached hereto as **Exhibit E**. Monument Signs shall primarily consist of wood and may include support structures as depicted in the Illustrate Sign Exhibit.
  - (2) Maximum Sign Area: Ten (10) square feet.
  - (3) Maximum Sign Height: Six (6) feet.
  - (4) Landscaping: Landscaping shall be integrated with the sign to soften its appearance and not create a site or visual obstruction.
- D. Wall Signs: Wall Signs shall be permitted in accordance with the following:
  - (1) Design: Projecting raceways or pins that cause a Wall Sign to protrude from the wall shall be prohibited. Channel letters may be flush-mounted to the building.
  - (2) Maximum Sign Height: Twenty-four (24) inches.
- E. Projecting Signs: Projecting Signs shall be permitted in accordance with the following:
  - (1) Maximum Sign Area: Sixteen (16) square feet.
  - (2) Location: Projecting signs shall be positioned along the first floor level of the Building Facade.

**Section 10.** **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 unique design intent of the District.

**Section 11.** **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

**Section 12.** **Development Plan Review.** Article 10.7 Development Plan Review shall apply; however, the review and approval process of the District's Detailed Development Plan(s) shall be delegated to the Department. The Department shall determine whether a Detailed Development Plan complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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 16-25** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

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

I hereby APPROVE **ORDINANCE 16-25**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

I hereby VETO **ORDINANCE 16-25**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

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

This document prepared by:  
Jesse M. Pohlman | Senior Planner, City of Westfield  
2728 East 171<sup>st</sup> Street, Westfield, IN 46074 | (317) 804-3170

**SCHEDULE OF EXHIBITS**

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



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

226 Park Street (Parcel No: 09-09-01-02-06-014.000)

Beginning at the Southwest Corner of Lot 8 in Roberts Addition to the Town Westfield, Indiana, thence West 4 and 7/100 rods, thence North 9 and 62/100 rods, thence East 4 and 24/100 rods, thence South 9 and 62/100 rods to the place of Beginning, containing  $\frac{1}{4}$  acre more or less, in Hamilton County, Indiana.

228 Park Street (Parcel No: 09-09-01-02-06-015.000)

Beginning 722 feet South of the North line of the Northeast Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and 5 and 31/100 (5.31) rods West of the Southwest Corner of Lot 8 in the Roberts Addition to the Town of Westfield, Indiana, and run North 9 and 62/100 (9.62) rods; thence West 5 and 30/100 (5.30) rods; thence South 9 and 62/100 (9.62) rods; thence East 5 and 30/100 (5.30) rods to the place of Beginning.

DATA:

227 JERSEY - GRAY & CORTNEY HALL

## EXHIBIT B-1

### 228 PARCEL CONCEPT PLAN

#### DEEDED OWNER:

Grand Junction Properties LLC

HAMILTON COUNTY PARCEL NOS

09.09.01-02.06-015.000

STATE PARCEL No. 888

29.09.01-206-015.000-015

PROPERTY CLASS:

510

PROPERTY USE - CURRENTLY:

One Family Dwelling Platted

TAX DISTRICT:

Vestfield

TIF DISTRICT:

Grand Junction - Vestfield

TIF CODE:

90906

DEEDED ACRES:

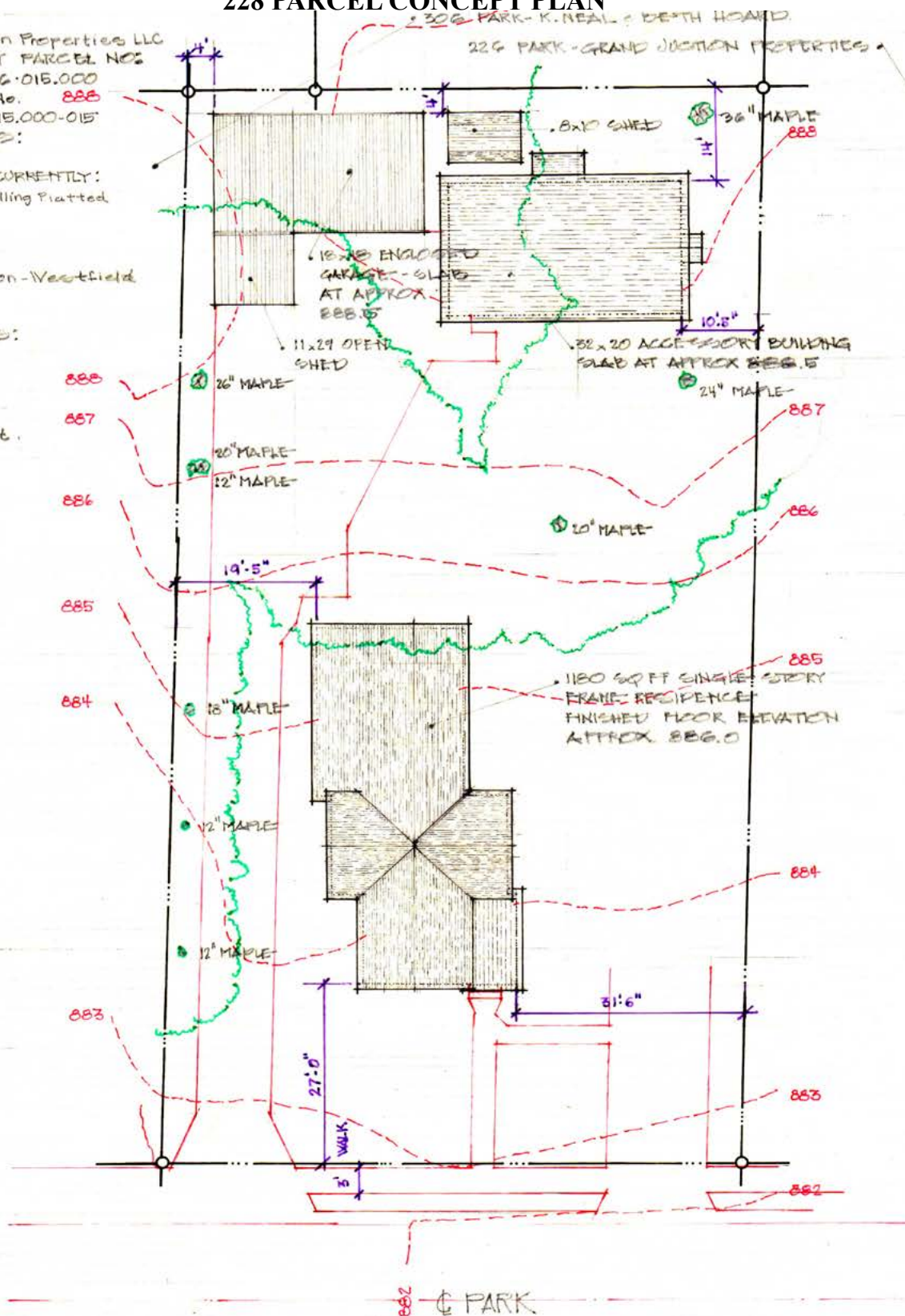
0.27

PERIMETER:

470 Feet

AREA

12,832 Sq Feet.



228 G PARK



AS IS SITE PLAN 228 PARK STREET

1/16" = 1'-0"

DRAFT 06:22'16  
INITIAL REVIEW 06:27'16  
INITIAL SUBMISSION 07:01'16

2 OF 4

PREPARED FOR:

GRAND JUNCTION PROPERTIES LLC

16405 VESTFIELD BOULEVARD | VESTFIELD, INDIANA 46084  
TO FACILITATE ZONING CHANGE REQUEST.

DATA:

PROPERTY ADDRESS:

.211 JERRY - BILL & SYLVIA KIRKMAN

.203 JERRY - GRAND JUNCTION PROPERTIES

## EXHIBIT B-2

### 226 PARCEL CONCEPT PLAN

#### DEEDED OWNER:

Grand Junction Properties LLC  
HAMILTON COUNTY PARCEL No.

09.09.01.02.06.014.000

STATE PARCEL No.

29.09.01.206.014.000.015

PROPERTY CLASS:

510

PROPERTY USE:

One Family Dwelling Platted

TAX DISTRICT:

Westfield

TIF DISTRICT:

Grand Junction - Westfield

TIF CODE:

90902

DEEDED ACRES:

.25

PERIMETER:

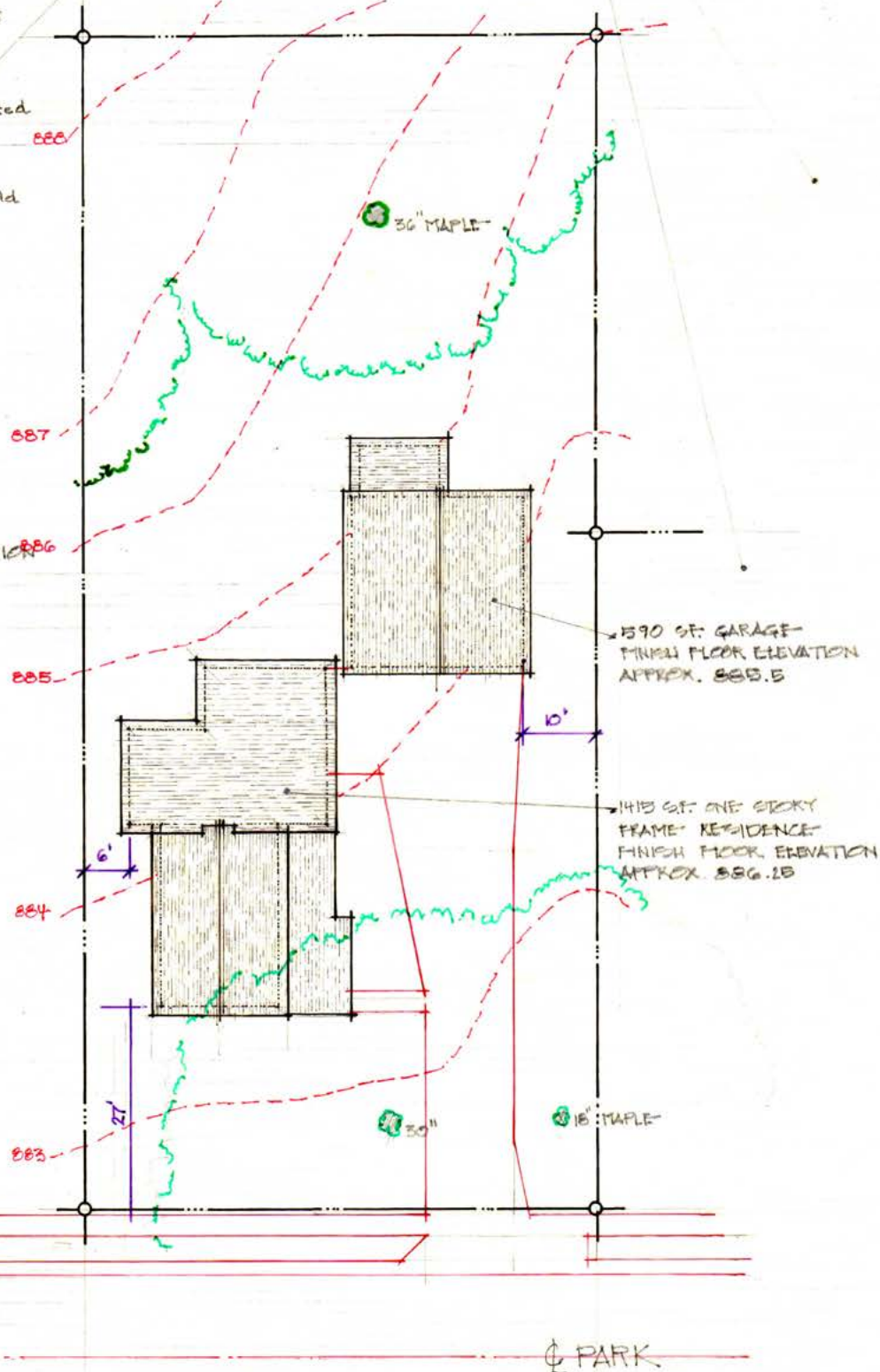
451'

AREA

10,698 SQ. FT.

#### INDEX OF SHEETS

- 1 AS EXISTS: 226 PARK
- 2 AS EXISTS: 228 PARK
- 3 PROPOSED: 226 PARK
- 4 PROPOSED SOUTH ELEVATION AND EXAMPLES.



AS IS SITE PLAN 226 PARK STREET

1/16" = 1'-0"

DRAFT

06:23'16

INITIAL REVIEW

06:27'16

INITIAL SUBMISSION

07:01'16

1

1

OF 4

PREPARED FOR:

GRAND JUNCTION PROPERTIES LLC

16405 WESTFIELD BOULEVARD / WESTFIELD, INDIANA 46074

TO FACILITATE ZONING CHANGE REQUEST



**EXHIBIT C**  
**EXISTING CHARACTER EXHIBIT**



228 PARCEL

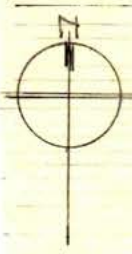
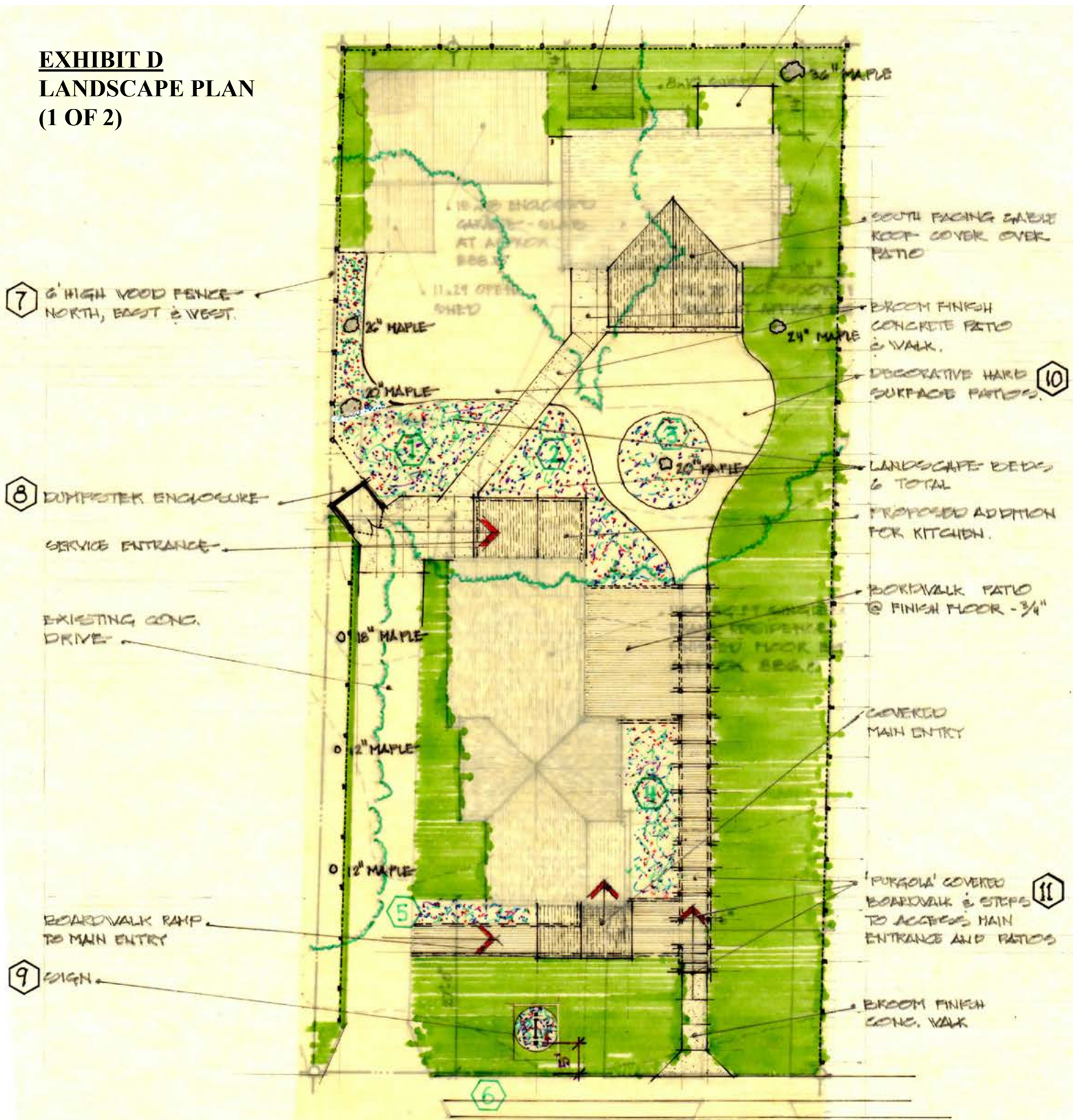


226 PARCEL





**EXHIBIT D**  
**LANDSCAPE PLAN**  
**(1 OF 2)**



**PROPOSED SITE PLAN 228 PARK STREET**

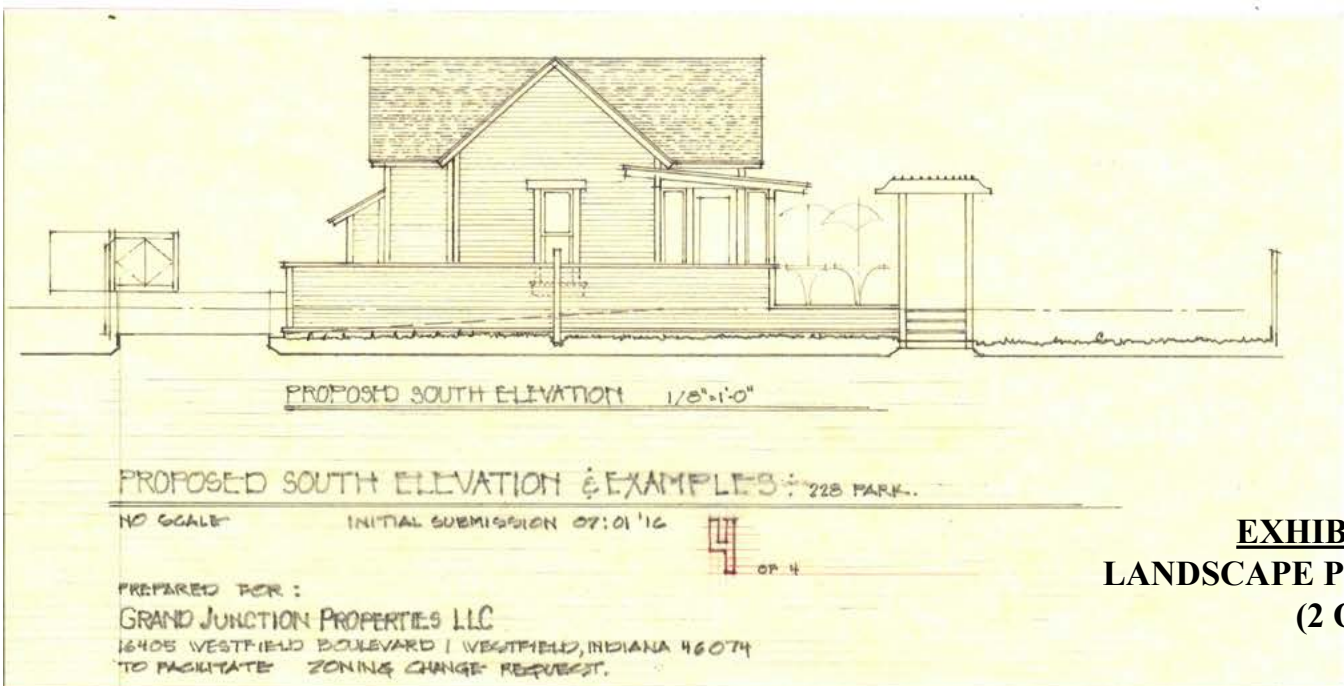
1/16" = 1'-0"

INITIAL REVIEW 06:27 '16  
 INITIAL SUBMISSION 07:01 '16

3  
 OF 4

PREPARED FOR:  
 GRAND JUNCTION PROPERTIES LLC  
 16408 WESTFIELD BOULEVARD | WESTFIELD, INDIANA 46074







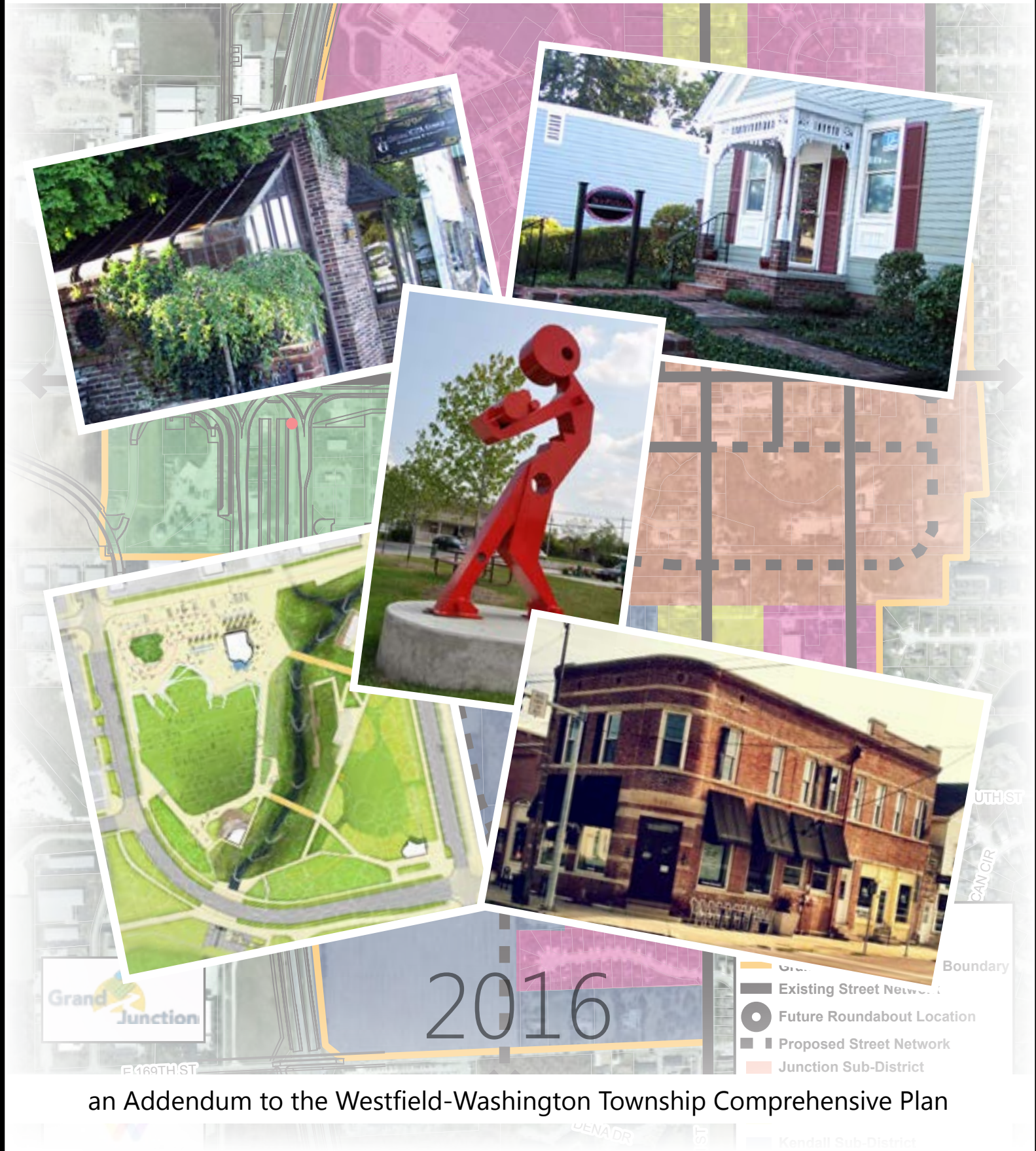
**EXHIBIT E**  
**ILLUSTRATIVE SIGN EXHIBIT**





# GRAND JUNCTION ADDENDUM

## SUB-DISTRICTS OF THE GRAND JUNCTION



an Addendum to the Westfield-Washington Township Comprehensive Plan

---

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

# TABLE OF CONTENTS

|                                 |    |
|---------------------------------|----|
| EXECUTIVE SUMMARY               | 5  |
| GATEWAY SUB-DISTRICT            | 6  |
| JUNCTION SUB-DISTRICT           | 18 |
| UNION SUB-DISTRICT              | 65 |
| KENDALL SUB-DISTRICT            | 67 |
| NEIGHBORHOOD SUB-DISTRICT       | 69 |
| TEMPLATE PUD DISTRICT ORDINANCE | 71 |

acknowledgements



## MAYOR:

J Andrew Cook

## CLERK TREASURER:

Cindy Gossard

## CITY COUNCIL:

- Chuck Lehman, President
- Jim Ake, Vice-President
- James J. Edwards
- Steve Hoover
- Robert L Horkay
- Dr. Mark F. Keen
- Cindy L Spoljaric

## PLAN COMMISSION:

- Randell Graham, President
- Andre Maue, Vice-President
- Nathan Day
- Steve Hoover
- Robert L Horkay
- David Schmitz
- Robert Smith, Esq.
- Tom Smith
- Chris Woodard

## DEPARTMENT HEADS:

- Todd Burtron, Administration
- Matthew Skelton, Economic and Community Development Department
- Jeremy Lollar, Public Works
- Melody Jones, Parks and Recreation
- Christopher Larson, Informatics
- Joel Rush, Chief of Police
- Joe Lyons, Fire Chief
- Erin Verplank, Communications



[PAGE INTENTIONALLY LEFT BLANK.]

## TASK GROUP REVIEW

- ▶ Gateway Sub-District
- ▶ Junction Sub-District
- ▶ Union Sub-District
- ▶ Kendall Sub-District
- ▶ Neighborhood Sub-District

The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

**LEGEND**

- Gateway Tower Location
- Grand Junction District Boundary
- Existing Street Network
- Future Roundabout Location
- Proposed Street Network
- Junction Sub-District
- Gateway Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

5

# CHAPTER 1:

## GATEWAY SUB-DISTRICT

### CHAPTER CONTENTS

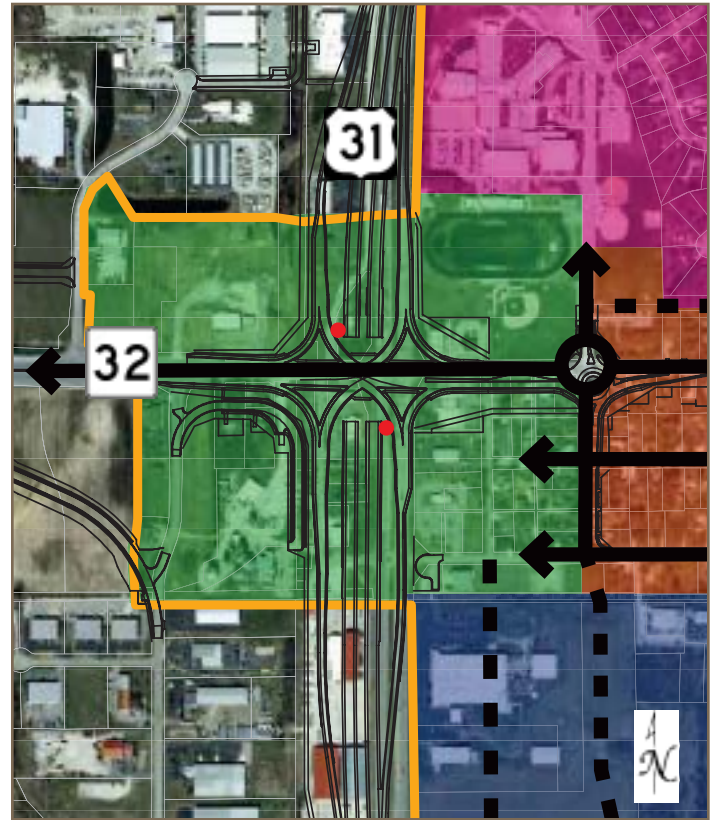
|                                        |    |
|----------------------------------------|----|
| Introduction                           | 6  |
| Vision                                 | 6  |
| West and East Sides of U.S. Highway 31 | 7  |
| Design Requirements                    | 8  |
| Amenities                              | 13 |
| Site Access & Circulation              | 15 |
| Architectural Design                   | 15 |
| Alternative Transportation             | 16 |
| Template Ordinance                     | 17 |

## INTRODUCTION

The purpose of this Gateway Sub-District addendum (this “chapter”) is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in [Figure 1.1: Gateway Sub-District \(green area\)](#), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield’s economic development strategy.

Figure 1.1: Gateway Sub-District (green area)  
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City’s goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

## VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

## WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

**A. West Side:** The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to be a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

**B. East Side:** As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

## LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

**A. Hotels:** As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

**B. Office:** Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.



## 1. gateway sub-district

**C. Multi-family Residential:** Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

**D. Parking Structures:** Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture  
Figure 1.2.A (Source: Department Photo)



Figure 1.2B (Source: www.timhaahs.com)



Figure 1.2.C (Source: www.butlercollegian.com)



Figure 1.2.D (Source: www.watry.com)



**E. Ancillary Uses:** Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

## DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

“Figure 1.3: Building Massing, Design & Architecture” on page 10, for examples of the vision stated herein.

**A. Minimum Tract Size:** The City’s strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

**B. Building Height:** As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

**1. All Quadrants - Buildings Adjacent to U.S. Highway 31:** It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories<sup>1</sup>. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

- ▶ Increased and enhanced building entrance design and detail;
- ▶ Increased and enhanced architectural details;
- ▶ Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
- ▶ Increased and enhanced window treatment,

as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or

- ▶ Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City’s desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

**2. Eastern Quadrants - Buildings Adjacent to State Road 32:** For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

**3. All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses:** In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

<sup>1</sup> The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.



# 1. gateway sub-district

- 4. All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture  
Figure 1.3.A (Source: www.buffalonews.com)



Figure 1.3.B (Source: www.tkhinc.com)



Figure 1.3.C (Source: Department Photo)



Figure 1.3.D (Source: www.bizjournals.com)



Figure 1.3.E (Source: www.nreionline.com)



Figure 1.3.F (Source: www.arkansasbusiness.com)



- C. Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)



#### D. Building Setbacks:

1. Western Quadrants: It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.
2. Eastern Quadrants: It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are

not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses: Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.
4. Accessory Structures: No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping: It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. Detention and Retention Areas: Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.
2. Street Trees: Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically



possible.

**3. Minimum Lot Landscaping Requirements:**

The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

**4. Foundation Plantings:** The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

**5. External Street Frontage Landscaping Requirements:** The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

**6. Buffer Yards:** The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the “Buffer A” (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the “Buffer A” requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

**7. Interior Parking Area Landscaping:** All surface parking lots within this sub-district

should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

**8. Perimeter Parking Area Landscaping:**

Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

**F. Signage:** The City’s Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City’s Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

**G. Lighting:** It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

**H. Off-Street Parking & Loading:** Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

- I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.
- J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters  
Figure 1.4.A (Source: [www.thebuildingcodeforum.com](http://www.thebuildingcodeforum.com))



Figure 1.4.B (Source: [www.securetechfence.com](http://www.securetechfence.com))



Figure 1.4.C (Source: [www.a-gradeps.com](http://www.a-gradeps.com))

## AMENITIES

**A. Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: [www.planning.org](http://www.planning.org)):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;

## 1. gateway sub-district

- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

**B. Public Art:** Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

*Figure 1.5: Public Art Examples*

*Figure 1.5.A (Sources: Department Photos)*



*Figure 1.5.B (Source: Department Photo)*



*Figure 1.5.C (Source: Department Photo)*



*Figure 1.5.D (Sources: Department Photos)*



*Figure 1.5.E (Sources: Department Photos)*





## SITE ACCESS & CIRCULATION

**A. Vehicular Access:** Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed “Westfield Boulevard” in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

### **B. Parallel Access Roads:**

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

**C. Existing Right-of-Way and Alleys:** If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the [Westfield Thoroughfare Plan](#).

**D. Pedestrian Connectivity:** Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access

are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

### **E. State Highway 32 Trail Corridor:**

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

## ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

**A. General Architectural Design:** It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from



U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

## **B. Building Orientation:**

- 1. Eastern Quadrants:** The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

**C. Building Materials:** It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

**D. Building Entrances:** All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

**E. Windows:** Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or

other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

**F. Roofs:** Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

- 1. Mechanical Equipment:** All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

**G. Walls and Fencing:** Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

**H. Accessory Buildings:** Accessory buildings should be architecturally compatible with the principal building with which they are associated.

## **ALTERNATIVE TRANSPORTATION**

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

## TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

**A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

**B. Underlying Zoning:** As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

**C. State Highway 32 Overlay District:** It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents

of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

**D. U.S. Highway 31 Overlay District:** It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

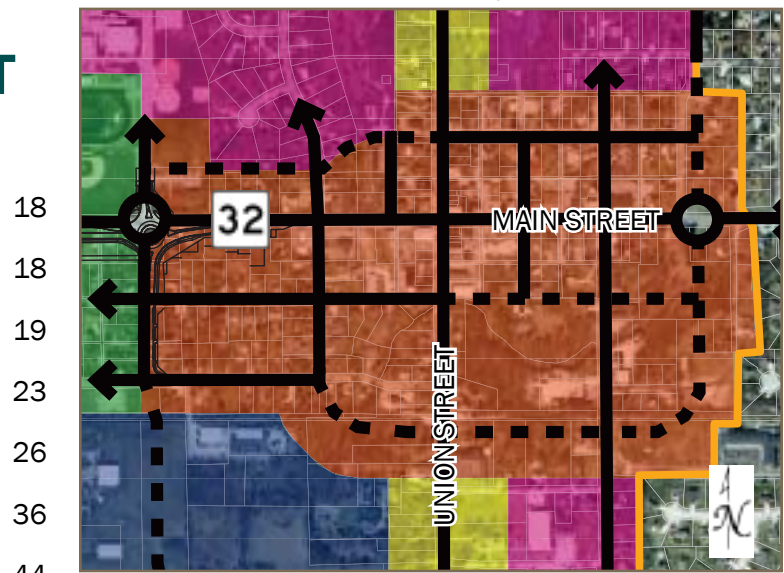
# CHAPTER 2:

## JUNCTION SUB-DISTRICT

### CHAPTER CONTENTS

|                                                |    |
|------------------------------------------------|----|
| Introduction                                   | 18 |
| Sub-District Vision                            | 18 |
| Sub-Area Vision                                | 19 |
| Land Uses                                      | 23 |
| Amenities                                      | 26 |
| Access & Circulation                           | 36 |
| Parking                                        | 44 |
| Outdoor Storage, Display and Dining            | 47 |
| Landscaping Standards                          | 48 |
| Signage Standards                              | 52 |
| Lighting Standards                             | 55 |
| General Design Requirements                    | 56 |
| Park Street Corridor Design Requirements       | 60 |
| Penn Street Corridor Design Requirements       | 60 |
| Main Street Corridor Design Requirements       | 61 |
| Grand Junction Plaza Block Design Requirements | 63 |
| Grassy Branch Quadrant Design Requirements     | 64 |
| Template Ordinance                             | 64 |

Figure 2.1: Junction Sub-District (orange area)  
(Source: Grand Junction Implementation Plan 2013)



## INTRODUCTION

The purpose of this Junction Sub-District addendum (this “chapter”) is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

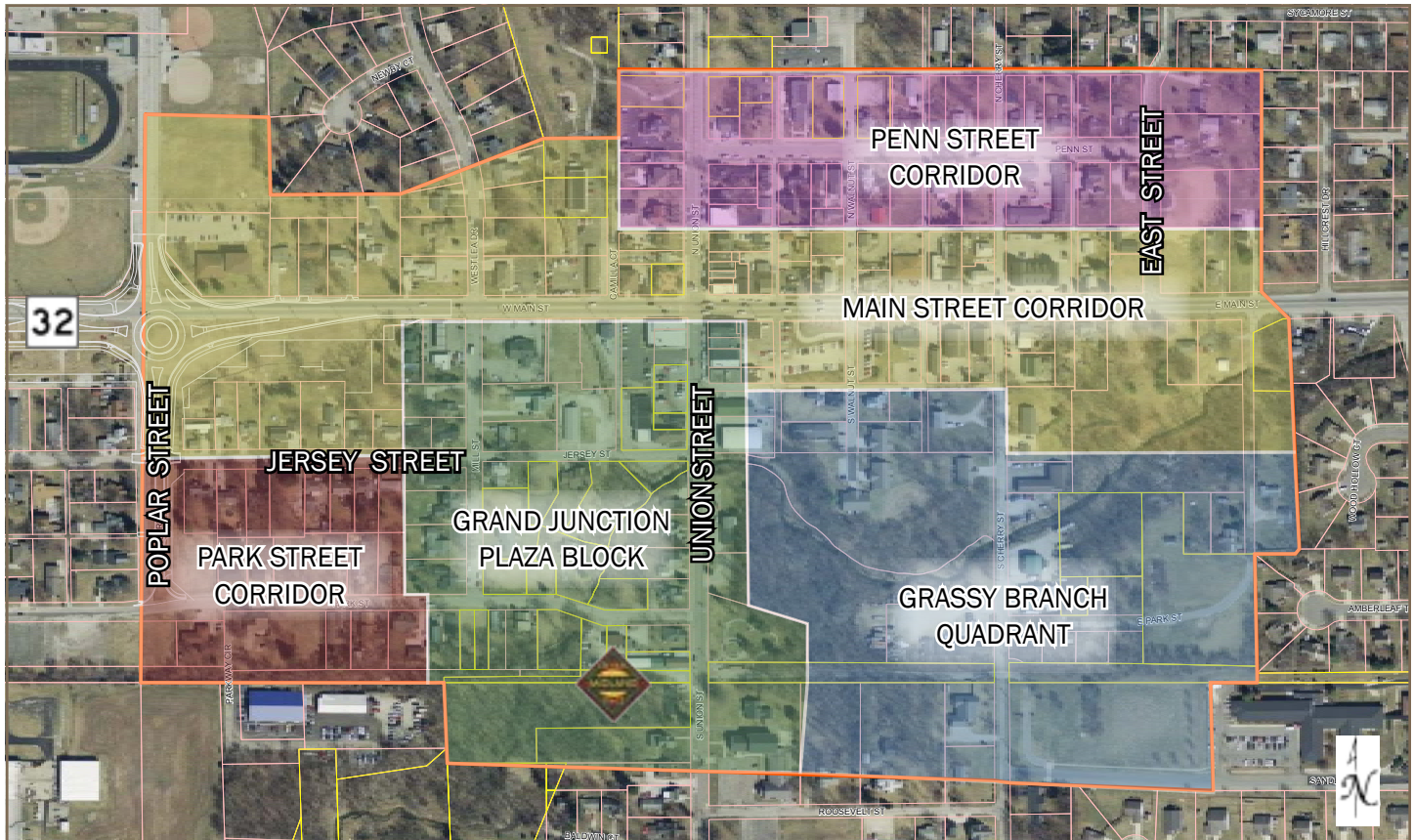
As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

## SUB-DISTRICT VISION

The vision for the Junction Sub-District (this “sub-district”) is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new



Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

## SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. [Figure 2.2: Junction Sub-District Sub-Areas](#) depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

**A. Park Street Corridor (red sub-area):** The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see [Figure 2.3: Existing Adaptively Reused Buildings](#)) while encouraging new construction on individual lots that is contextually appropriate.



Figure 2.3: Existing Adaptively Reused Buildings  
Figure 2.3.A (Source: Department Photo)



Figure 2.3.B (Source: [www.railepicureanmarket.com](http://www.railepicureanmarket.com))



Figure 2.3.C (Source: Department Photo)



Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

## B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



### C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield’s “old town”.

*Figure 2.5: Existing Penn Street Corridor Examples*

*Figure 2.5.A (Source: Department Photo)*



*Figure 2.5.B (Source: Department Photo)*



*Figure 2.5.C (Source: Department Photo)*



The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see [Figure 2.6: Union & Penn Intersection](#)).

*Figure 2.6: Union & Penn Intersection*

*Figure 2.6.A (Source: Department Photo)*



*Figure 2.6.B (Source: Department Photo)*



*Figure 2.6.C (Source: Department Photo)*





Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also [Figure 2.13: Example Detached Residential](#)). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

**D. Grand Junction Plaza Block (green sub-area):** Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see [Figure 2.9: Plaza Perspective Exhibit](#) and [Figure 2.16: Grand Junction Plaza](#)), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

*Figure 2.7: Plaza Site Framework*  
(Source: Land Collective)



*Figure 2.8: Existing Union Street Buildings*  
(Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

*Figure 2.9: Plaza Perspective Exhibit*  
(Source: Land Collective)



### E. Grassy Branch Quadrant (blue sub-area):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

*Figure 2.10: Grassy Branch Creek at Cherry Street  
(Source: Department Photo)*



The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

## LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

**A. Office Uses:** Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

**B. Trail-Oriented Uses:** Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

**C. Neighborhood Uses:** The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

**D. Cultural and Entertainment Uses:** Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.



**E. Residential:** Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

- 1. Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see [Figure 2.11: Example Mixed-Use with Residential](#)). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

*Figure 2.11: Example Mixed-Use with Residential*  
(Source: Department Photo)



*Figure 2.12: Example Attached Residential*  
*Figure 2.12.A (Source: Department Photo)*



Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook

and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

*Figure 2.12.B*

(Source: [www.mycobblecreekapartments.com](http://www.mycobblecreekapartments.com))



- 2. Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see [Figure 2.13: Example Detached Residential](#)). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

*Figure 2.13: Example Detached Residential*  
*Figure 2.13.A (Source: [www.funcityfinder.com](http://www.funcityfinder.com))*



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the “old town” character.

**F. Municipal Complex:** One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community’s most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.

Increased demand for services due to growth represents an opportunity that can best be described as “win-win” for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,



a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

*Figure 2.14: Existing City Hall  
(Source: Department Photo)*



As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

**G. Parking:** Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see

page 44). The design parameters for surface and parking structures are further detailed in this chapter.

**H. Automobile-Oriented Uses:** New automobile-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

## AMENITIES

**A. Public Spaces:** The built environment in the various sub-areas will range in character from “village” to “old town” to “urban”. Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces (“Public Spaces”).

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people ‘to see and be seen’. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see [page 29](#)) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see [Figure 2.15: Example Public Spaces](#)) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.



According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: [www.planning.org](http://www.planning.org)):

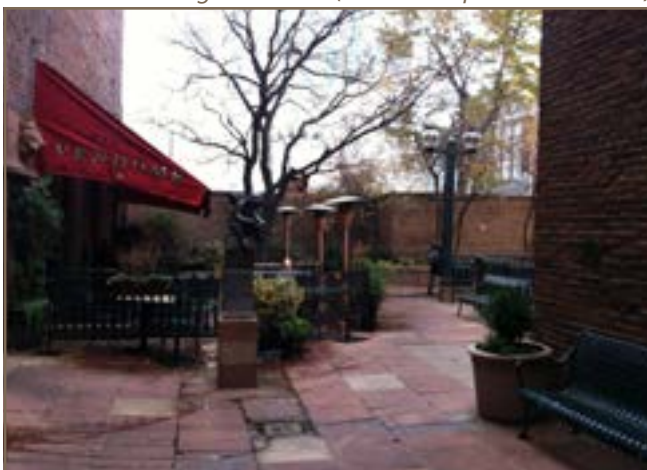
- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;
- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

*Figure 2.15: Example Public Spaces*

*Figure 2.15.A (Source: Department Photo)*



*Figure 2.15.B (Source: Department Photo)*



*Figure 2.15.C (Source: Department Photo)*



*Figure 2.15.D (Source: Department Photo)*



*Figure 2.15.E (Source: Department Photo)*





Figure 2.16: Grand Junction Plaza  
(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest



Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

- B. Grand Junction Plaza:** Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in [Figure 2.16: Grand Junction Plaza](#).

*Figure 2.16.C: Jersey Street + Plaza*



Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see [Figure 2.21: Detention Area & Phasing](#)).

- C. Public Art:** In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

*Figure 2.17: Example Public Art*

*Figure 2.17.A (Source: Department Photo)*



*Figure 2.17.B (Source: Department Photo)*



Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.



Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see [Figure 2.18: Public Infrastructure Examples](#)).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.



The goals of this plan are to:

- ▶ Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- ▶ Encourage community connections through all forms of art.
- ▶ Use the arts as an economic driver by establishing standards and purpose.
- ▶ Develop sustainable practices designed to increase participation in arts programming.

All public art pieces should be coordinated with the Westfield Arts Alliance.

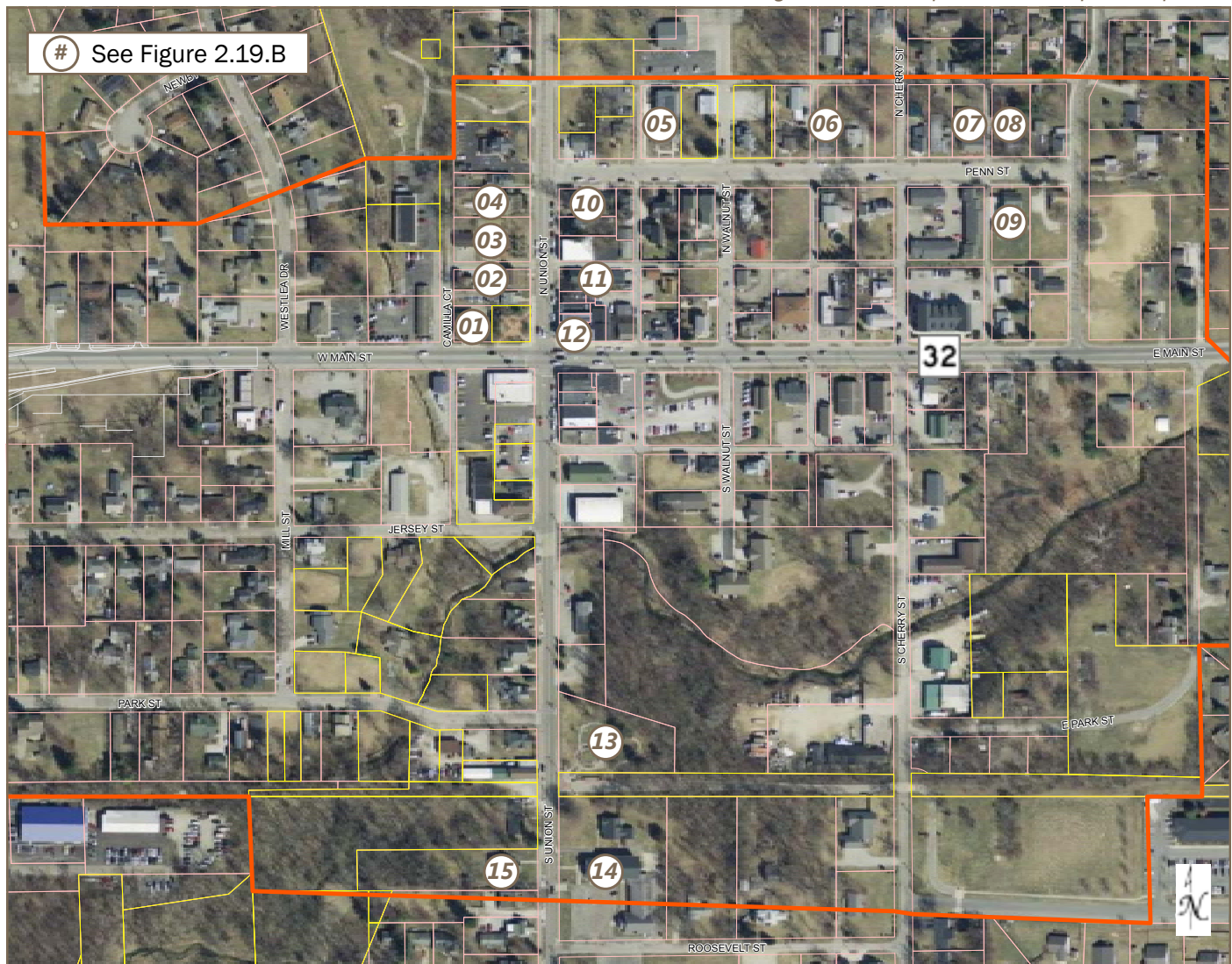
**D. Historical Assets:** Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District

Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in [Figure 2.19: Existing Interim Report Properties within Sub-District](#) (an “Interim Report Building”).

Most of the buildings surveyed were rated as “contributing”, which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own

as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area’s historic fabric. Two (2) structures were rated as “notable”, meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.



Figure 2.19.B: Photos of Interim Report Buildings  
(Source: Department Photos, 2015-2016)

**(01) Westfield Carnegie Library (Notable), 104 W Main Street.** Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).



**(02) House (Contributing), 115 N Union Street.** I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).



**(03) House (Contributing), 119-123 N Union Street.** I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).



**(04) House (Contributing), 135 N Union Street.** Free Classic, c. 1910; Architecture (Interim Report No. 009).



**(05) Congregational Church (Contributing), 132 Penn Street.** Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).



**(06) House (Contributing), 216 Penn Street.** Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).



**(07) House (Notable), 312-314 Penn Street.** Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).





**(08) House (Contributing), 320 Penn Street.** Central-passage/  
Greek Revival, 1845; Architecture, Vernacular/Construction  
(Interim Report No. 013).



**(09) House (Contributing), Penn Street.** Double-pen, c. 1863;  
Vernacular/Construction (Interim Report No. 016).



**(10) Oscar Brown House (Contributing), 136 N Union Street.**  
Italianate, c. 1879; Architecture (Interim Report No. 018).



**(11) House (Contributing), 116 N Union Street.** Gable-front/  
Greek Revival, c. 1855; Architecture, Vernacular/Construction  
(Interim Report No. 021).



**(12) State Bank of Westfield (Contributing), 100 N Union  
Street.** Commercial Vernacular, 1899; Vernacular/Construction  
(Interim Report No. 022).



**(13) Cemetery (Contributing), S Union Street.** c. 1851-c. 1872;  
Exploration/Settlement, Religion (Interim Report No. 023).



**(14) Westfield Friends Meetinghouse (Contributing), 322  
S Union Street.** Gable-front, 1888; Religion, Vernacular/  
Construction Architecture, Education, Religion (Interim Report  
No. 029).



**(15) House (Contributing), 323 S Union Street.** Gable-front/  
Gothic Revival, c. 1860; Architecture, Vernacular/Construction  
(Interim Report No. 028).



In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- ▶ Increasing pedestrian traffic;
- ▶ Increasing tourism;
- ▶ Promoting an attractive environment for new investment and business activity;
- ▶ Preserving and increasing the quality of life of Westfield residents and visitors; and
- ▶ Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see [Figure 2.20: Historical Story-Telling Examples](#)). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

*Figure 2.20: Historical Story-Telling Examples*

*Figure 2.20.A (Source: Department Photo)*



*Figure 2.20.B (Source: www.associationforpublicart.org)*



**E. Detention Design and Planning:** A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. [Figure 2.21: Detention Area & Phasing](#) depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the [City's Parks and Recreation Master Plan](#) with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

**1. Phase One (blue):** Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase



one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)



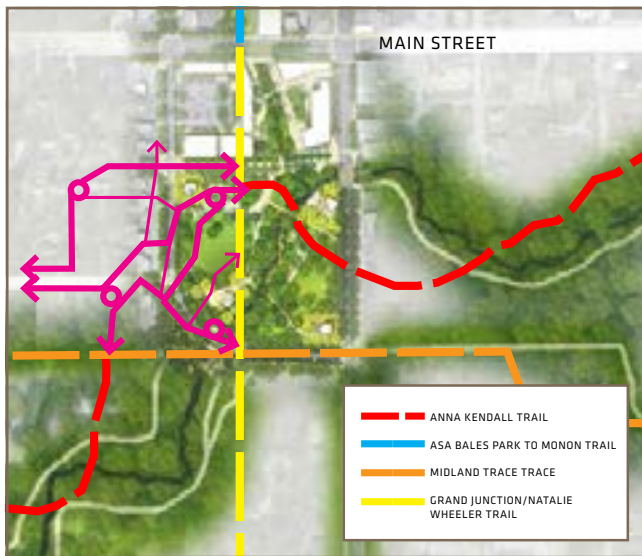
Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)





Figure 2.22.C: Trail Connections  
(Source: Land Collective)



## ACCESS & CIRCULATION

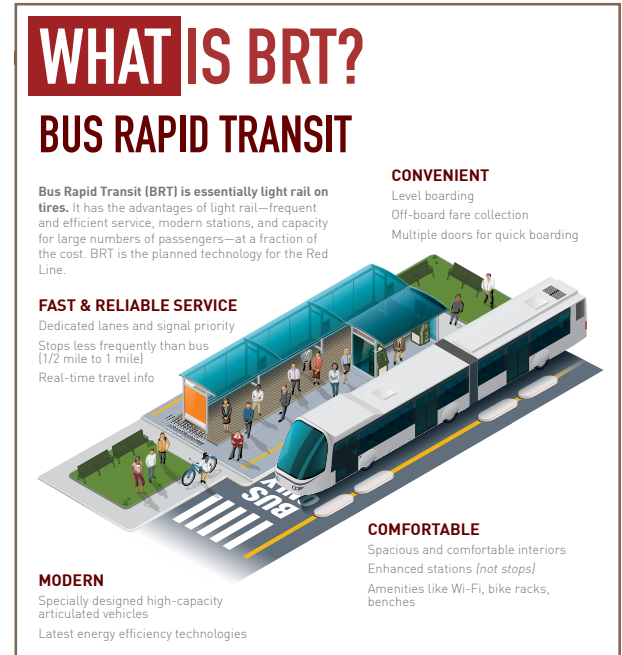
### A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect ([www.indyconnect.org](http://www.indyconnect.org)) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area’s transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect’s Central Indiana’s Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

### B. Rights-of-Way & Alleys:

- 1. Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

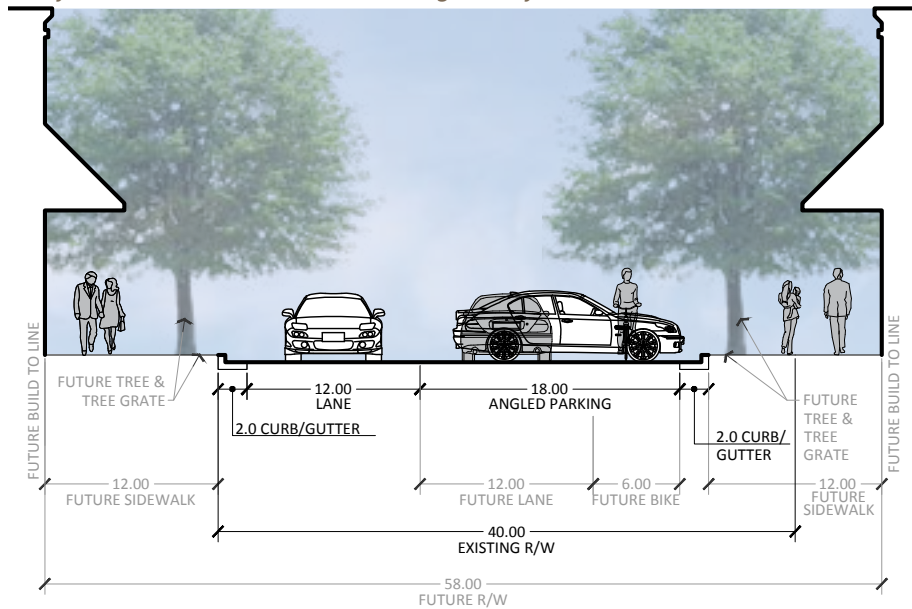


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

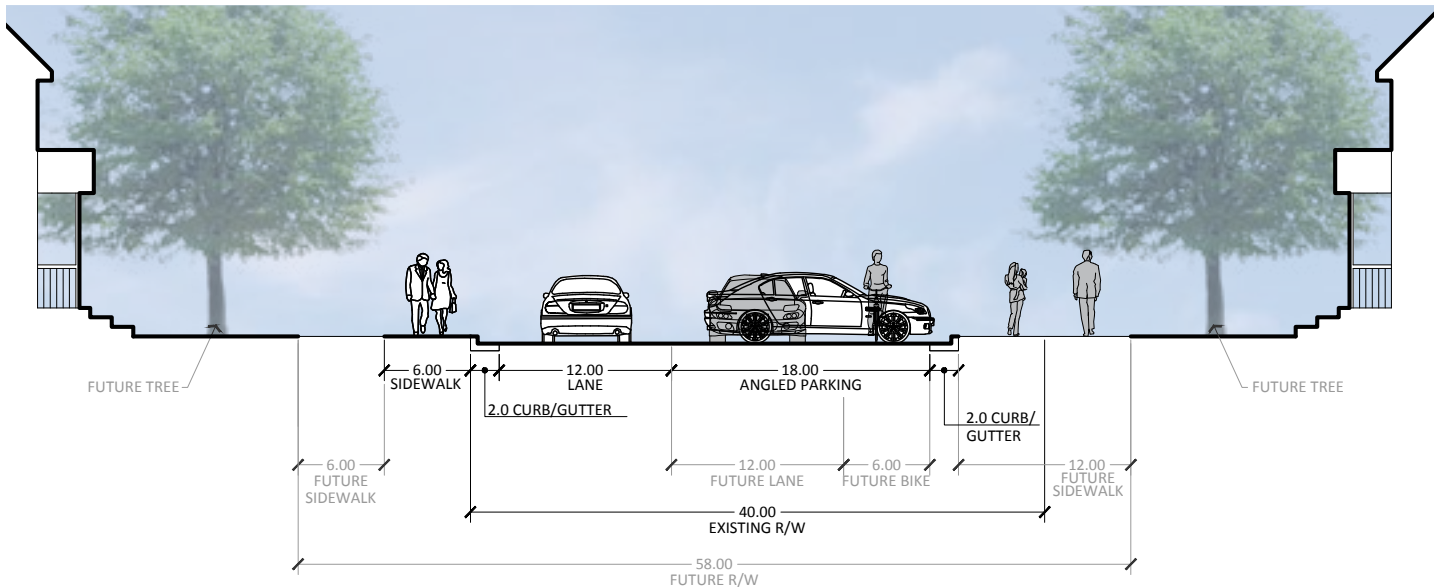


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

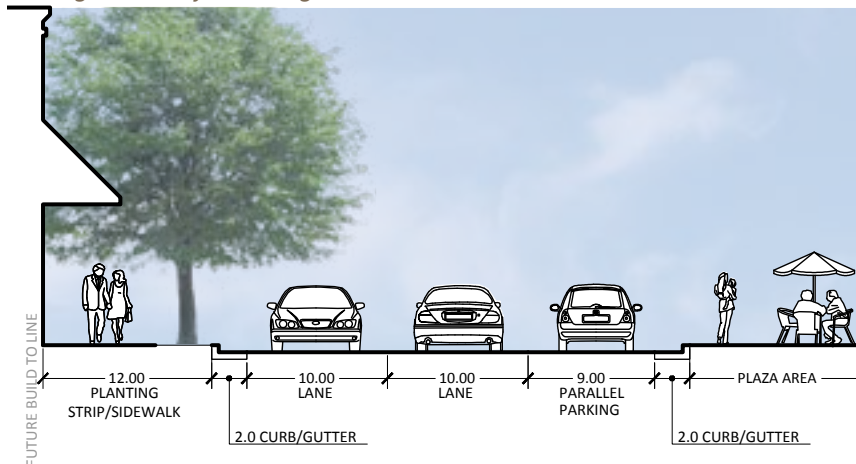
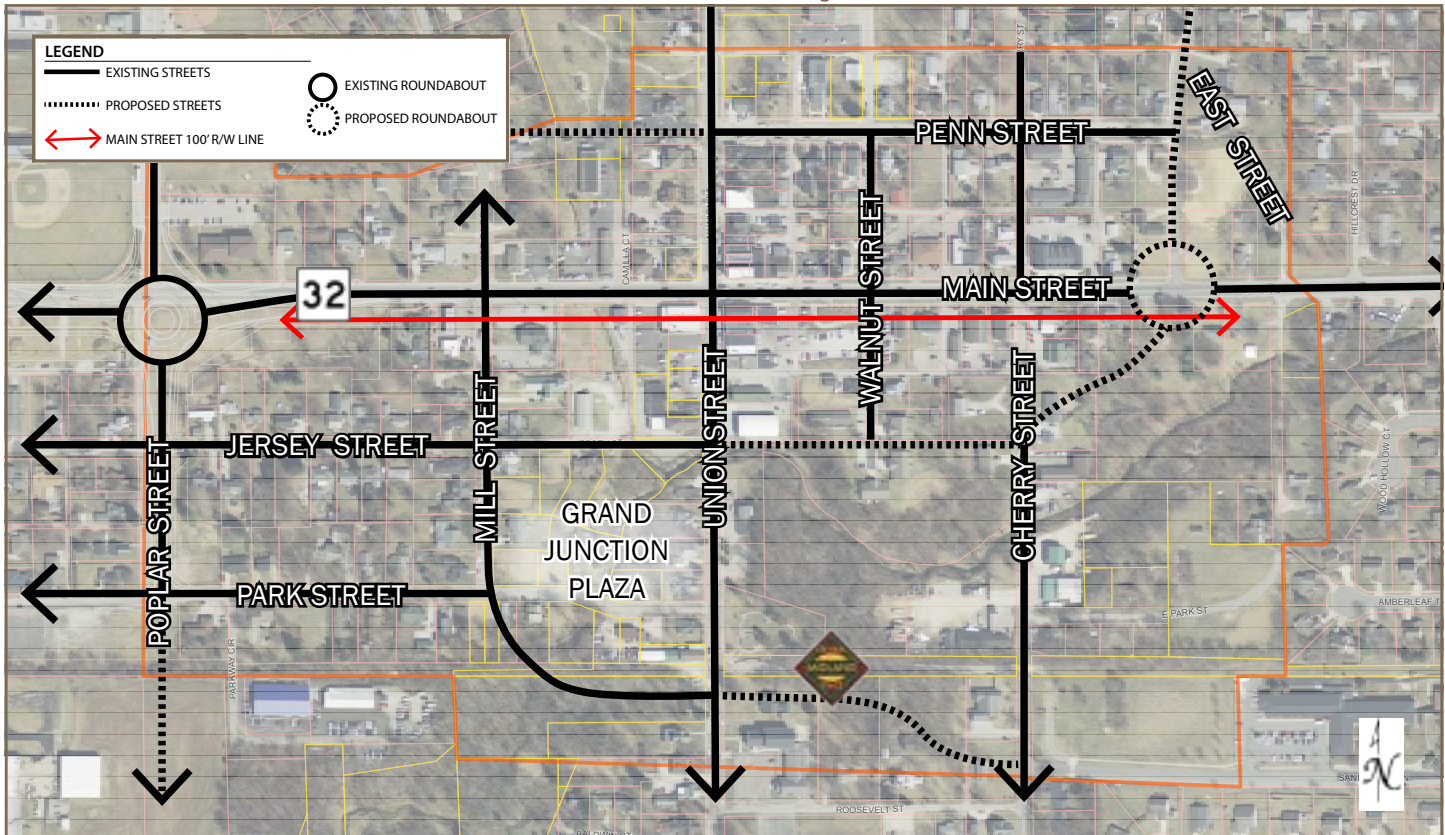




Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

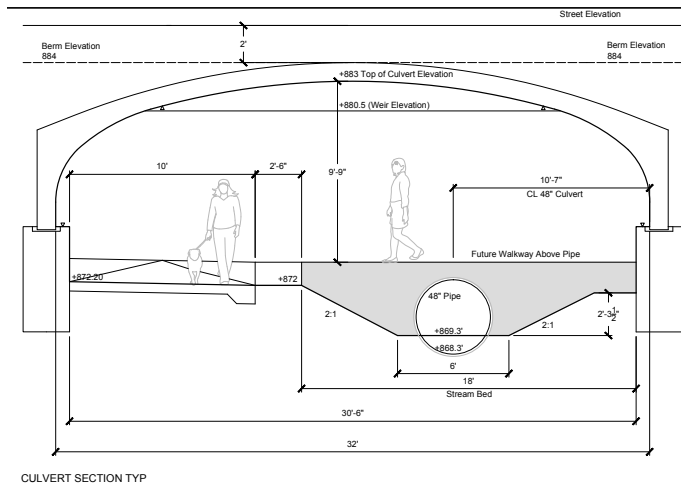
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities  
Figure 2.30.A (Source: Department Photo)

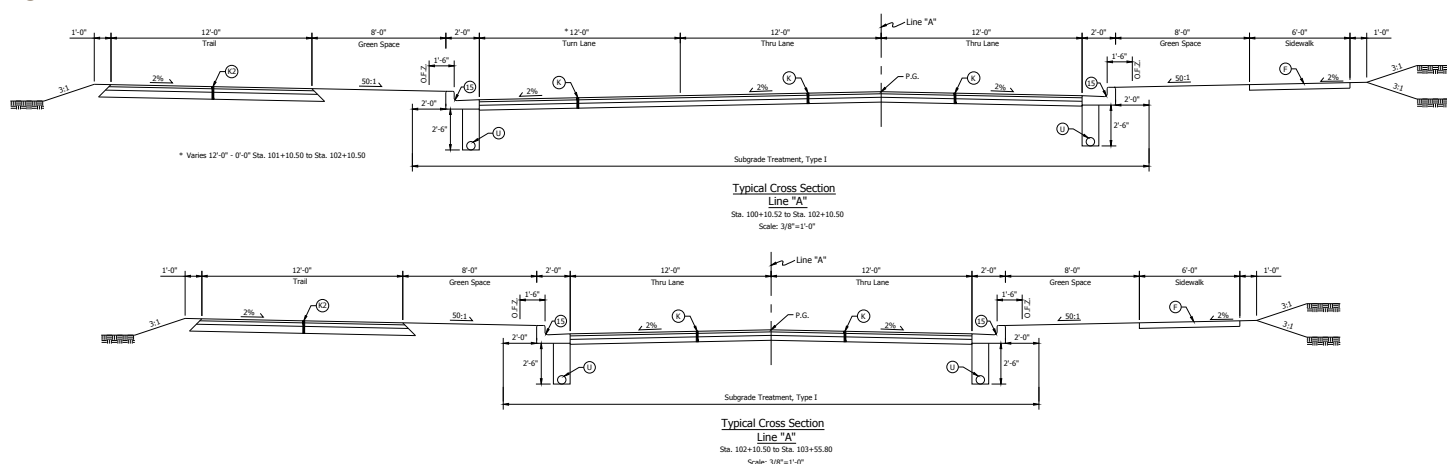


Figure 2.30.B (Source: www.nacto.org)



**C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section





Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

*Figure 2.31: Delineated Pedestrian / Raised Crossing*  
*Figure 2.31.A (Source: www.nacto.org)*



*Figure 2.31.B (Source: Department Photo)*



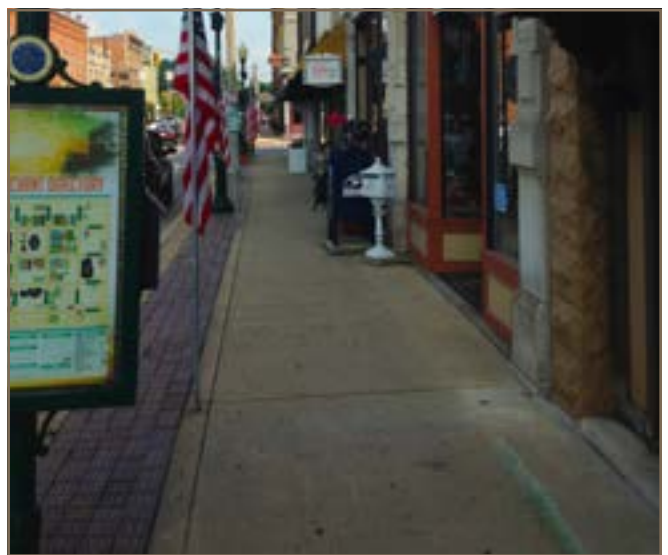
Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

*Figure 2.32: Example Public Sidewalk Space*  
*Figure 2.32.A (Source: Department Photo)*



*Figure 2.32.B (Source: Department Photo)*





**D. State Highway 32 Corridor:** A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.  
  
The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative  
(Source: Main Street Corridor Study)

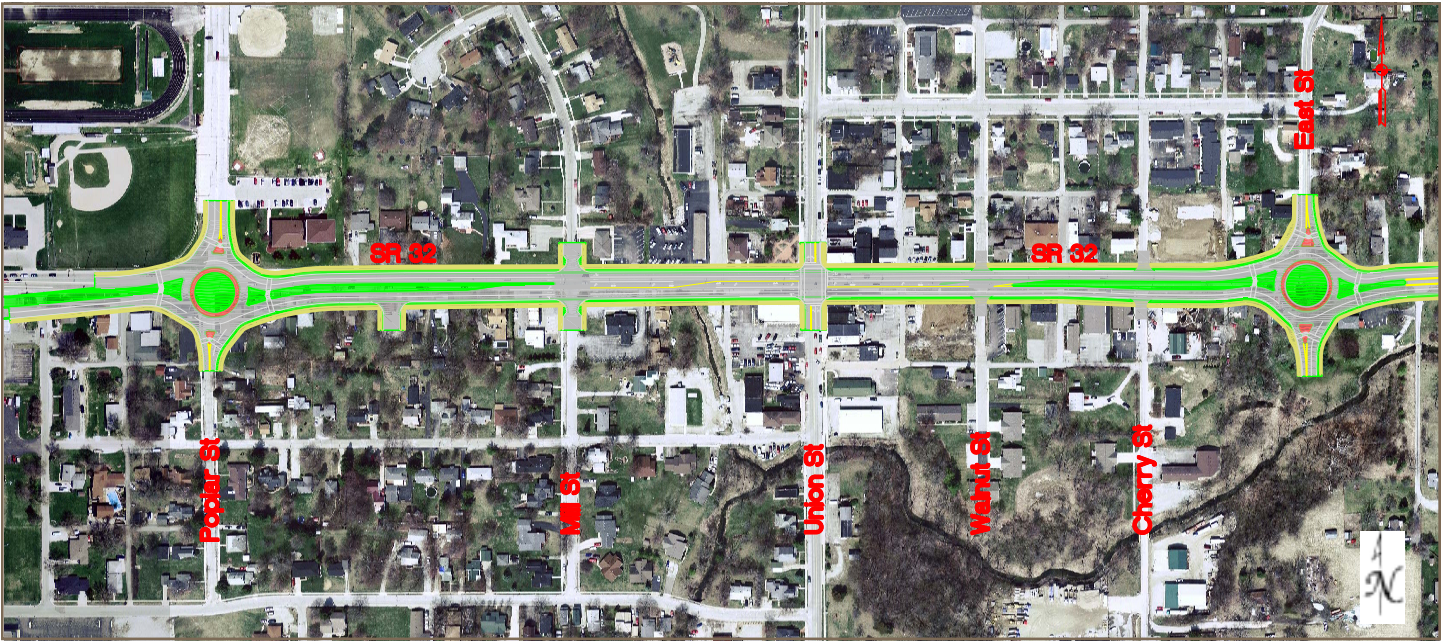


Figure 2.35: Preferred Alternative Cross-Sections  
Figure 2.35.A: Cross-Section with Median

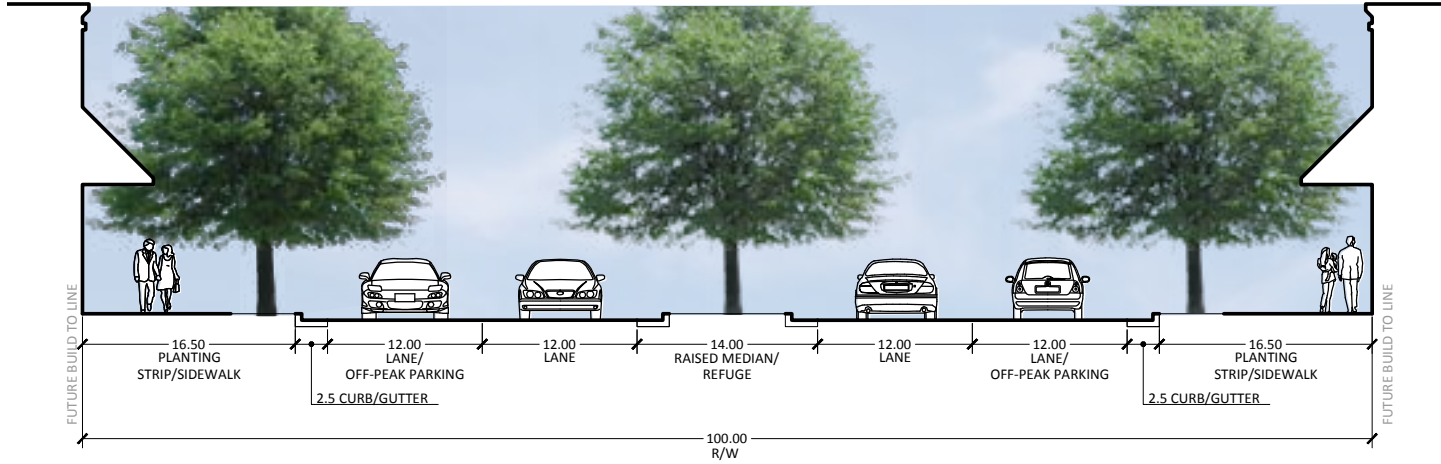


Figure 2.35.B: Cross-Section with Turn Lane

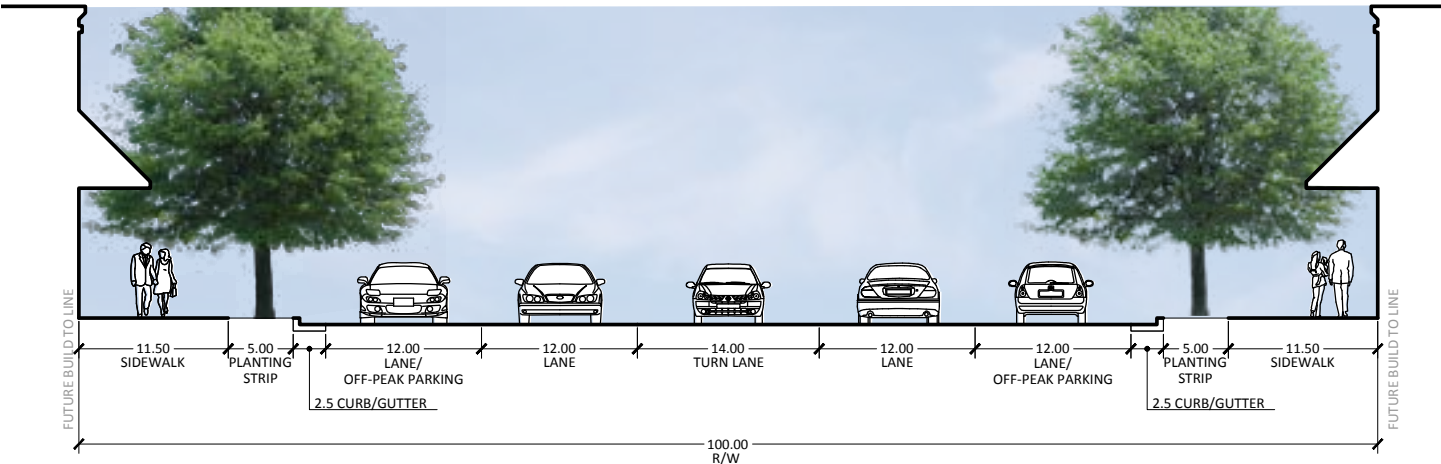




Figure 2.36: Enhanced Pedestrian Crossings  
Figure 2.36.A (Source: [www.nacto.org](http://www.nacto.org))



Figure 2.36.B (Source: [www.urbanindy.com](http://www.urbanindy.com))



## PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

**A. Overarching Parking Policies:** The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

**B. Basic Parking Policies:** The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.



**C. Parking Strategy:** In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

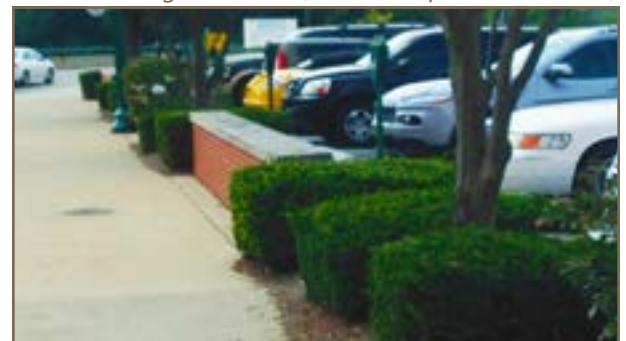
**D. Parking Design:** The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment  
Figure 2.37.A (Source: Department Photo)*



*Figure 2.37.B (Source: Department Photo)*



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

*Figure 2.38: Bicycle Rack Examples*

*Figure 2.38.A (Source: Department Photo)*



*Figure 2.38.B (Source: columbusparksfoundation.org)*



*Figure 2.38.C (Source: Land Collective)*



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley  
(Source: Department Photo)*



## OUTDOOR STORAGE, DISPLAY AND DINING

**A. Outdoor Storage:** The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

**B. Outdoor Displays:** Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

*Figure 2.40 Outdoor Display*

*Figure 2.40.A (Source: onemorefoldedsunset.com)*



*Figure 2.40.B (Source: Department Photo)*





**C. Outdoor Dining:** As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

*Figure 2.41 Outdoor Dining Spaces*  
*Figure 2.41.A (Source: Department Photo)*



*Figure 2.41.B (Source: Department Photo)*



*Figure 2.41.C (Source: Department Photo)*



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

## LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

**A. Purpose:** According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

**B. Street Trees:** Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

*Figure 2.42: Street Tree Streetscape Examples*  
*Figure 2.42.A (Source: a2dda.org)*



*Figure 2.42.B (Source: permatill.com)*



*Figure 2.42.C (Source: www.terrafirmalandarch.com)*



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

**C. Abutting Street / Public Spaces:** This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.



Figure 2.43: Example Landscaping  
for Buildings less than 10' from Right-of-Way  
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping  
for Buildings 10' to 20' from Right-of-Way  
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping  
for Buildings Greater than 20' from Right-of-Way  
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).



Figure 2.46: Additional Surface Parking Treatment  
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

**E. Landscape Buffers:** In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

**F. Stormwater Management:** The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design  
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



## SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

### A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

### B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)

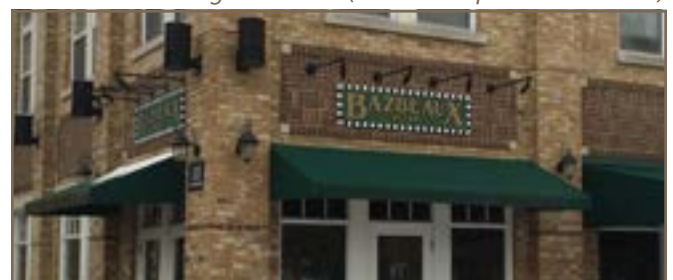




Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



**C. Ground Signs:** Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))



**D. Projecting Signs:** Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs  
(Source: Department Photo)*



**E. Window Signs / Displays:** Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays  
Figure 2.51.A (Source: archinect.net)*



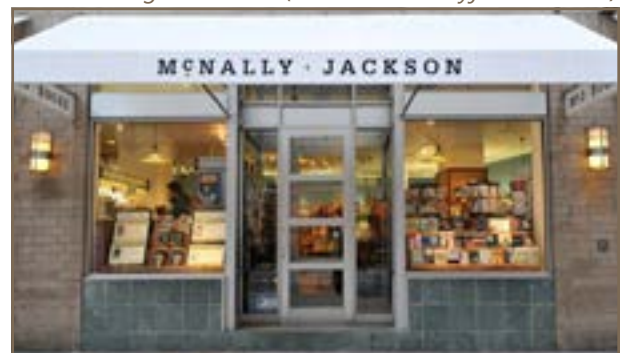
*Figure 2.51.B (Source: shelf-awareness.com)*



*Figure 2.51.C (Source: designsalononline.com)*



*Figure 2.51.D (Source: mcnallyjackson.com)*



## LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

*Figure 2.52: Example Street Lights*

*Figure 2.52.A (Source: panaramio.com)(left)*

*(Source: valmontstructures.com)(right)*



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

*Figure 2.52.B (Source: Department Photo)*



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

*Figure 2.53: Example Decorative Fixtures*

*Figure 2.53.A (Source: kiterealty.com)*



*Figure 2.53.B (Source: cornerbakerycafe.com)*





## GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

### A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

### B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

#### 2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

#### 3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

### 4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

### C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur



at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

**D. Four-sided Architecture:** All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

#### **E. Building Orientation:**

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

#### **F. Building Entrances:**

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

**G. Foundations:** Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

#### **H. Windows:**

##### **1. General Design:**

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

## I. **Roof Design:**

1. **Pitched Roofs:** Pitched roofs should have:
  - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
  - b. Three (3) or more roof slope planes.
  - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
  - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
  - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
  - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

## K. **Highly-Visible Buildings:**

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

## L. **Walls and Fences:**

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

## N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
  - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
  - ▶ Interrupt the continuity-frontage of buildings.
  - ▶ Decrease the ability to provide desired on-street parking.
  - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

## 4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
- b. Additions should be compatible in scale, materials, and character with the main building.
- c. Additions should not damage or obscure architectural details and materials of the main building.
- d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.



## PARK STREET CORRIDOR DESIGN REQUIREMENTS

### A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

### B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
  - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
  - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

## PENN STREET CORRIDOR DESIGN REQUIREMENTS

### A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

### B. Architectural Design:

1. **Building Entrances:**
  - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
  - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
  - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

## 2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

## 3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

## 4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

## 5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

## 6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

## 7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

# MAIN STREET CORRIDOR DESIGN REQUIREMENTS

## A. Development Standards:

### 1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

### 2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

### 3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

### 4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

### 5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

### 6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

**B. Architectural Design:** It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
  - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
  - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
  - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
  - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
  - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.



- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.
6. **Building Middle Design:** The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.
- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
  - b. Window frames should be recessed or not otherwise flush with the exterior wall.
  - c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
  - d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
  - e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
  - f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
  - g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.
7. **Building Top Design:** The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.
- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
  - b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
  - d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
  - e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
  - f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.
8. **Windows:** Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

## GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

## GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

## TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

# CHAPTER 3:

## **UNION SUB-DISTRICT**

RESERVED FOR FUTURE USE



[PAGE INTENTIONALLY LEFT BLANK.]

# CHAPTER 4:

## **KENDALL SUB-DISTRICT**

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]



# CHAPTER 5:

## **NEIGHBORHOOD SUB-DISTRICT**

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

# EXHIBIT A

## **TEMPLATE PUD DISTRICT ORDINANCE**

SEE FOLLOWING PAGES.



PETITION 1608.PUD-12  
ROBERT BEAUCHAMP

JULY 25, 2016

WESTFIELD ECONOMIC & COMMUNITY DEV. DEPT.  
WESTFIELD-WASHINGTON TWP. ADVISORY PLAN COMMISSION

I (RALPH BRUNS) AFFIRM THE REQUEST TO CHANGE ZONING TO COMMERCIAL USE FOR MR. ROBERT BEAUCHAMP. HIS INVESTMENT TO CREATE EMPLOYMENT IS A VERY POSITIVE APPROACH TO THE COMMUNITY'S ECONOMIC IMPACT.

ALSO HIS USE IN THE EXISTING SOLID STRUCTURES IS IMPORTANT TO CONSERVATION. I ADMIRE HIS ABILITY TO SEE INTO THE FUTURE.

THE APPROVAL BY THE BOARD OF ZONING WILL BE ANOTHER PLUS FOR THE AREA AND AN ASSET TO THE COMMUNITY.

THANK YOU FOR YOUR SERVICE.

Home: 317-867-1802  
Cell: 317-399-1227  
Ralph Bruns  
227 PARK ST. LAND OWNER

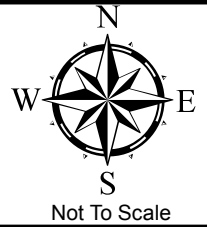
COPY:

MR. ROBERT C. BEAUCHAMP MY MAILING ADDRESS:

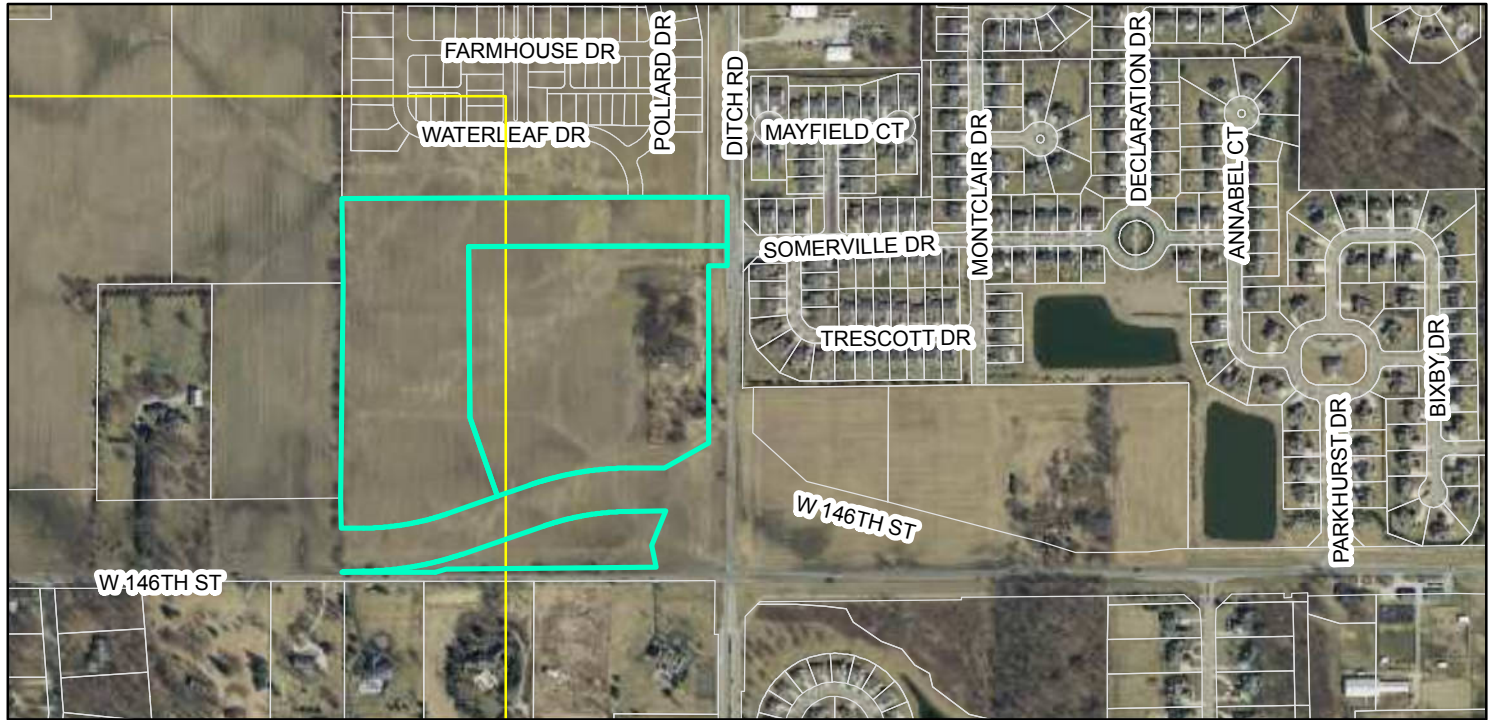
RALPH BRUNS

PO BOX 393 CARMEL IN 46082

## Location Map Harmony Mixed-Use District



**Aerial Location Map**



**Zoning Map**





CRITERIA CHECKLIST

PROJECT DATA

|                       |                                              |
|-----------------------|----------------------------------------------|
| PARKING PROVIDED      | 68 SPACES                                    |
| PARKING REQUIRED      | 1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES |
| LOADING AREA PROVIDED | 2 LOADING ZONE PROVIDED                      |
| LOADING AREA REQUIRED | 2 LOADING ZONE REQUIRED                      |

LAND INFORMATION

|                                |                                                                                                               |
|--------------------------------|---------------------------------------------------------------------------------------------------------------|
| LAND LOT / DISTRICT            | WILL BE PROVIDED BY OVERALL DEVELOPER                                                                         |
| PARCEL NUMBERS                 | N/A                                                                                                           |
| BOUNDARY SURVEY                | A BOUNDARY SURVEY WILL NEED TO BE PROVIDED                                                                    |
| TOPOGRAPHICAL SURVEY           | A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED                                                               |
| ENVIRONMENTAL REPORT (PHASE 1) | WILL BE COMPLETED BY DEVELOPER                                                                                |
| GEOTECHNICAL REPORT            | WILL BE PROVIDED BY DEVELOPER                                                                                 |
| DETENTION EVALUATION           | PROVIDED BY OVERALL DEVELOPMENT                                                                               |
| CUT / FILL EVALUATION (APPROX) | MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED                                                                 |
| OFF SITE IMPROVEMENTS          | N/A                                                                                                           |
| EASEMENTS                      | INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION. |

ZONING INFORMATION

|                        |         |
|------------------------|---------|
| EXISTING ZONING        | PUD     |
| ADJACENT ZONING        | PUD     |
| CONDITIONS OF REZONING | UNKNOWN |
| BUILDING HEIGHT LIMIT  | UNKNOWN |

OPERATIONS INFORMATION

|                                         |                              |
|-----------------------------------------|------------------------------|
| DRIVE THRU ALLOWED                      | PERMITTED                    |
| 24 - HOUR SERVICE ALLOWED               | PERMITTED                    |
| BEER / WINE SALES ALLOWED               | PERMITTED                    |
| MINUTE CLINIC ALLOWED AND PERMITTED USE | PERMITTED                    |
| SIGNAGE LOCATION & REQUIREMENTS         | COORDINATED WITH SIGN VENDOR |

LANDSCAPE INFORMATION

|                       |                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERNAL REQUIREMENTS | EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED                                                                                                                                                                                                                                                                                                                                                             |
| INTERNAL REQUIREMENTS | INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED                                                                                                                                                                                                                                                                                                                                                             |
| EXISTING TREES        | NONE                                                                                                                                                                                                                                                                                                                                                                                                      |
| PROPOSED TREES        | PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD<br>PUD PROVIDED: (930' LF) 18 EVERGREEN TREES<br>INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE<br>INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS<br>FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG<br>FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS |

ACCESS INFORMATION

|                         |                                                                                                                                                                                                       |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CURB CUT EVALUATION     | TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET. |
| DECELERATION LANES      | ACCEL TAPERS AND DECEL TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.                                                                                                                 |
| UNOBSTRUCTED            |                                                                                                                                                                                                       |
| MAJOR ROAD JURISDICTION | DITCH ROAD                                                                                                                                                                                            |
| MINOR ROAD JURISDICTION | 146TH STREET                                                                                                                                                                                          |

STORM AND UTILITY INFORMATION

|                        |                                  |
|------------------------|----------------------------------|
| STORM AVAILABILITY     | AVAILABLE BY OVERALL DEVELOPMENT |
| ELECTRIC AVAILABILITY  | AVAILABLE BY OVERALL DEVELOPMENT |
| TELEPHONE AVAILABILITY | AVAILABLE BY OVERALL DEVELOPMENT |
| CABLE AVAILABILITY     | AVAILABLE BY OVERALL DEVELOPMENT |
| WATER AVAILABILITY     | AVAILABLE BY OVERALL DEVELOPMENT |
| SEWER AVAILABILITY     | AVAILABLE BY OVERALL DEVELOPMENT |
| GAS AVAILABILITY       | AVAILABLE BY OVERALL DEVELOPMENT |

SITE DATA

|                          |                            |
|--------------------------|----------------------------|
| SITE AREA                | 1.92 ACRES ± (83,598 S.F.) |
| PERVIOUS AREA            | 0.60 ACRES ± (26,136 S.F.) |
| IMPERVIOUS AREA          | 1.32 ACRES ± (57,462 S.F.) |
| MAXIMUM IMPERVIOUS AREA  | N/A                        |
| BUILDING AREA            | 12,900 S.F.                |
| BUILDING DENSITY         | 12,900 S.F. (BLDG)         |
|                          | 83,598 S.F. (LOT)          |
|                          | = 15%                      |
| MAXIMUM BUILDING DENSITY | N/A                        |

SITE QUANTITIES

|                       |                     |
|-----------------------|---------------------|
| HEAVY DUTY ASPHALT    | 4,017 S.Y. ±        |
| LIGHT DUTY ASPHALT    | 1,280 S.Y. ±        |
| CURB                  | 2,589 L.F. ±        |
| SIDEWALK              | 765 L.F. ±          |
| CUT / FILL QUANTITIES | \$1,500 C.Y. IMPORT |
| ASPHALT PATH          | 435 S.Y. ±          |
| CURB AND CUTTER       | 1,065 L.F. ±        |
| RIGHT OF WAY ASPHALT  | 1153 S.Y. ±         |

PROPOSED SITE LEGEND

DIRECTIONAL ARROWS, PAINTED WHITE

WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE

ADA ACCESSIBLE PARKING SPACE

CONCRETE TRANSFORMER PAD

ORNAMENTAL TREE

EVERGREEN TREE

HEAVY DUTY ASPHALT PAVEMENT

RIGHT-OF-WAY ASPHALT PAVEMENT

CONCRETE PAVEMENT / SIDEWALK

SHADE TREE

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.

2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.

3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.

4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.

5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.

6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.

7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.

2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.

3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.

4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.

WB-50

feet

Tractor Width

: 8.00

Trailer Width

: 8.50

Tractor Track

: 8.00

Trailer Track

: 8.50

Lock to Lock Time

: 6.0

Steering Angle

: 17.7

Articulating Angle

: 70.0

ACCEPTABLE GRADES:

ENTRANCE

7%

UNLOADING TRUCK

4%

HANDICAP PATH

< 2%

PARKING

1 1/2-5%

CVS  
pharmacy

12,900 TYPE-A-RIGHT  
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD  
WESTFIELD, INDIANA

PROJECT TYPE:  
DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN  
STRUCTUREPOINT  
INC.

7260 SHADELAND STATION  
INDIANAPOLIS, INDIANA 46256  
p:(317) 547-5580 f:(317) 543-0270  
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC  
501 Pennsylvania Parkway, Ste. 160  
Indianapolis, Indiana 46280  
Phone (317) 574-7333  
Fax (317) 574-7336  
Contact: Craig Forgye

SEAL:

REVISIONS:

PLANNING MGR: ART

DRAWING BY: RCB\PED

DATE: 07/21/2016

JOB NUMBER: 2015.01305

TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER:

SK-2

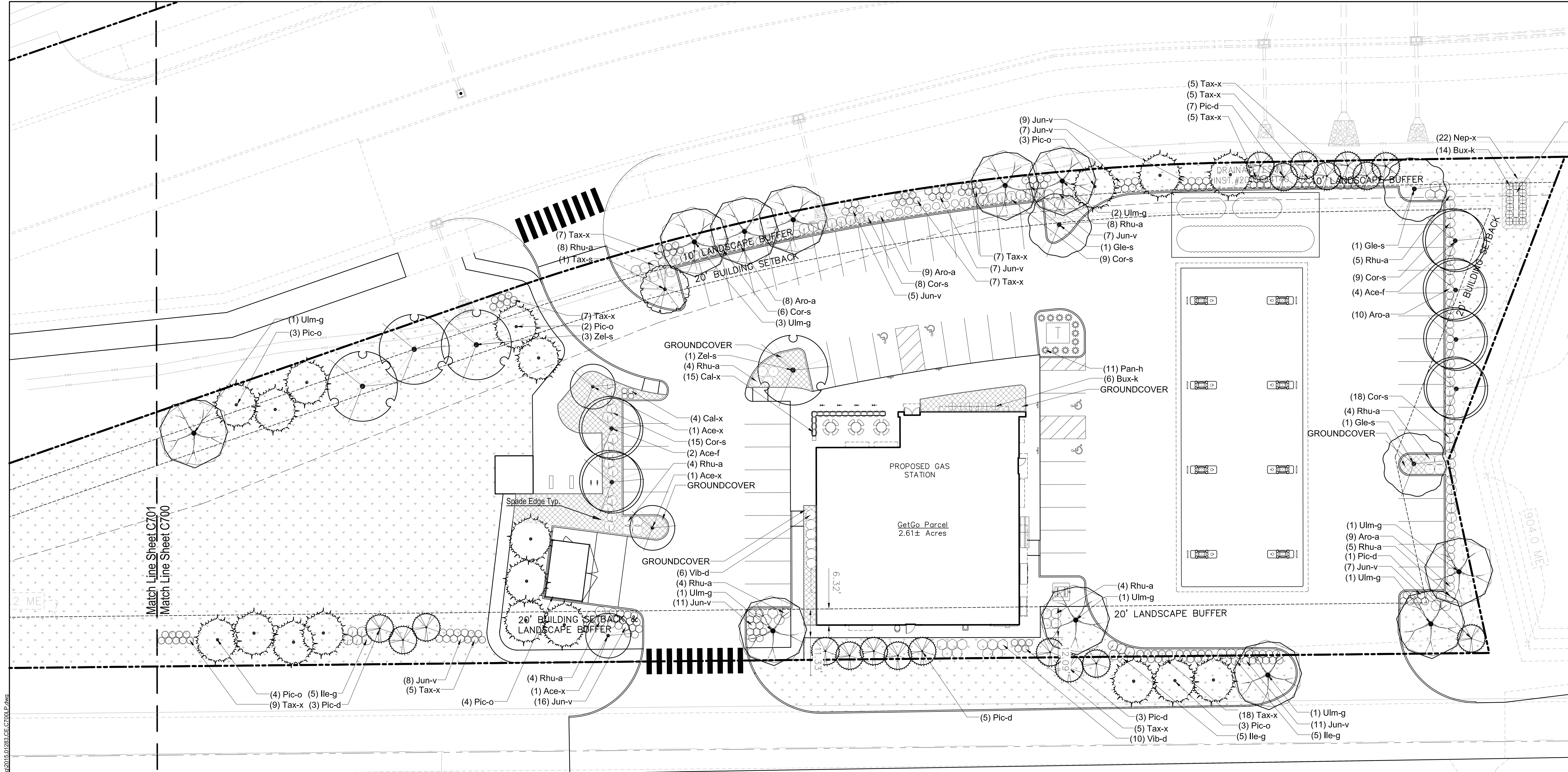
COMMENTS:

NOT RELEASED FOR CONSTRUCTION

EDT DATE: 07/21/16 09:57:58 EDTED BY: - SPOOD DWG FILE: P:\3015\01305\01305.DWG User: RCB\PED Overall Conceptual Plans\2016-07-21\01305\01305-01 OVERALL CONCEPT PLAN.DWG REVISIONS: 1.1



PLOT DATE: 7/21/2016 11:01 AM  
PLOT SCALE: 1/32  
DRAWING FILE: L:\16-389 GetGo Harmony\Drawings\015.01283 GE C700.dwg  
EDITED BY: LKOSTERMAN  
EDIT DATE: 7/21/2016



#### ORDINANCE CHART

Zoning: PUD Harmony\_Mixed Use District

#### Per PUD requirements

##### BUFFERS

##### Requirement:

East: No Buffers required  
West: No Buffers required  
North: Landscape Buffer B; 10' width;  
1 evergreen tree + 5 evergreen shrubs/ 30 lf  
South: Landscape Buffer A; 20' width;  
1.5 evergreen trees + 5 evergreen shrubs/ 30 lf

##### Required:

North: 461 lf.; 15 evergreen trees + 77 evergreen shrubs  
South: 415 lf.; 21 evergreen trees + 69 evergreen shrubs

##### Provided:

North: 461 lf.; 15 evergreen trees + 77 evergreen shrubs  
South: 415 lf.; 21 evergreen trees + 69 evergreen shrubs

#### PER UDO REQUIREMENTS

##### GENERAL SCREENING

Heating and Cooling: Completely screened from view  
Dumpster and Loading Areas: 6' high opaque wall.

##### STREET TREES: By Overall Development

##### MINIMUM LOT LANDSCAPING REQUIREMENTS: 2.61 acres

Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre  
Required: 27 Shade Trees + 27 Ornamental/Evergreen Trees + 66 Shrubs  
Provided: 27 Shade Trees + 38 Ornamental/Evergreen Trees + 324 Shrubs

#### FOUNDATION PLANTINGS

##### Requirement:

Front Facades: 1 shrub or ornamental tree/12 lf.  
Side and Rear: Break up walls with plantings every 40 lf.

##### Required:

Front Facades: 80 lf.; 7 ornamental trees or shrubs  
Side and Rear: 234 lf.; 5 areas of plantings

##### Provided:

Front Facades: 12 shrubs  
Side and Rear: West and South Facade broken with plantings

#### MONUMENT SIGNS

Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign  
Required: Unknown at this time.

Provided: 220 s.f. of planting bed

#### INTERIOR PARKING = 64 spaces/30,346 sf

Requirement: 10% in islands: 1 Tree + 4 Shrubs per island.  
Required: 3,035 s.f. of islands.

Provided: 3,054 s.f. in 12 islands; 11 trees (2 trees provided elsewhere on site to accommodate Utilities) + 57 shrubs

#### PERIMETER PARKING: 363 lf.

Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area

##### Required:

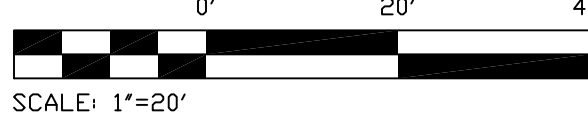
East: 16 spaces @ 9 width = 144 lf.; 5 trees + 48 shrubs  
North: 16 spaces @ 9 width = 144 lf.; 5 trees + 48 shrubs  
West: 5 spaces @ 9 width = 45 lf.; 2 trees + 15 shrubs

##### Provided:

East: 16 spaces @ 9 width = 144 lf.; 5 trees + 48 shrubs  
North: 16 spaces @ 9 width = 144 lf.; 5 trees + 48 shrubs  
West: 5 spaces @ 9 width = 45 lf.; 2 trees + 15 shrubs

#### GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.



SCALE: 1"=20'

#### HATCH LEGEND



Areas to receive Lawn



7260 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com



12 S Main St, Ste 200 | Fortville, IN 46040  
317-485-6900 | www.context-design.com

GETGO  
HARMONY



| ISSUANCE INDEX |            |  |
|----------------|------------|--|
| DATE:          | 07-21-2016 |  |
| PROJECT PHASE: | ----       |  |

| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| NO.               | DESCRIPTION | DATE |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |
|                   |             |      |

Project Number 2015.01305

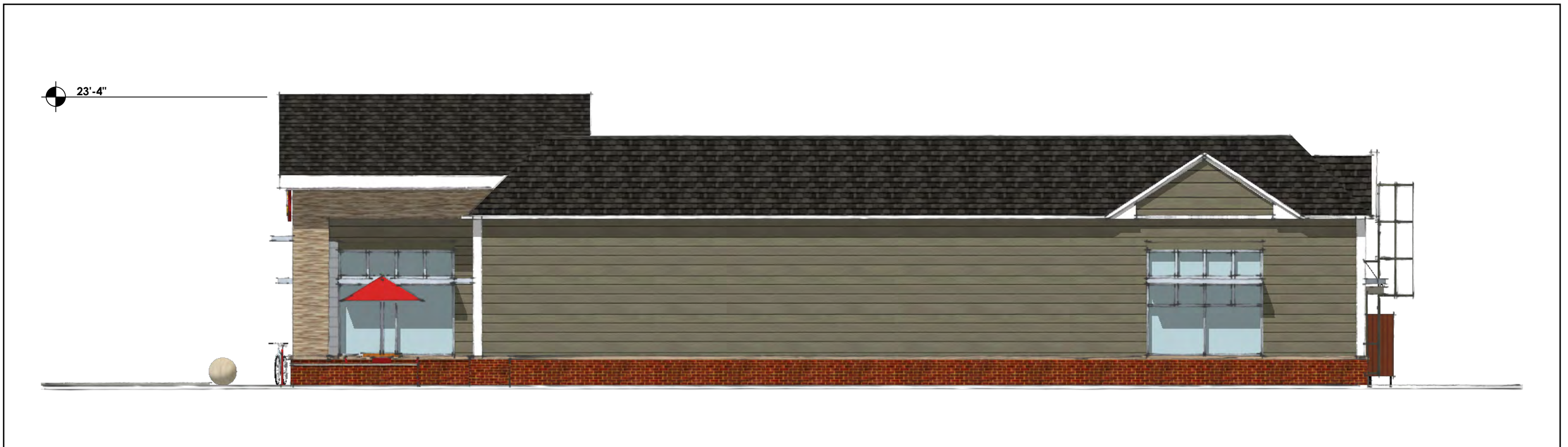
#### PLANTING PLAN

C700



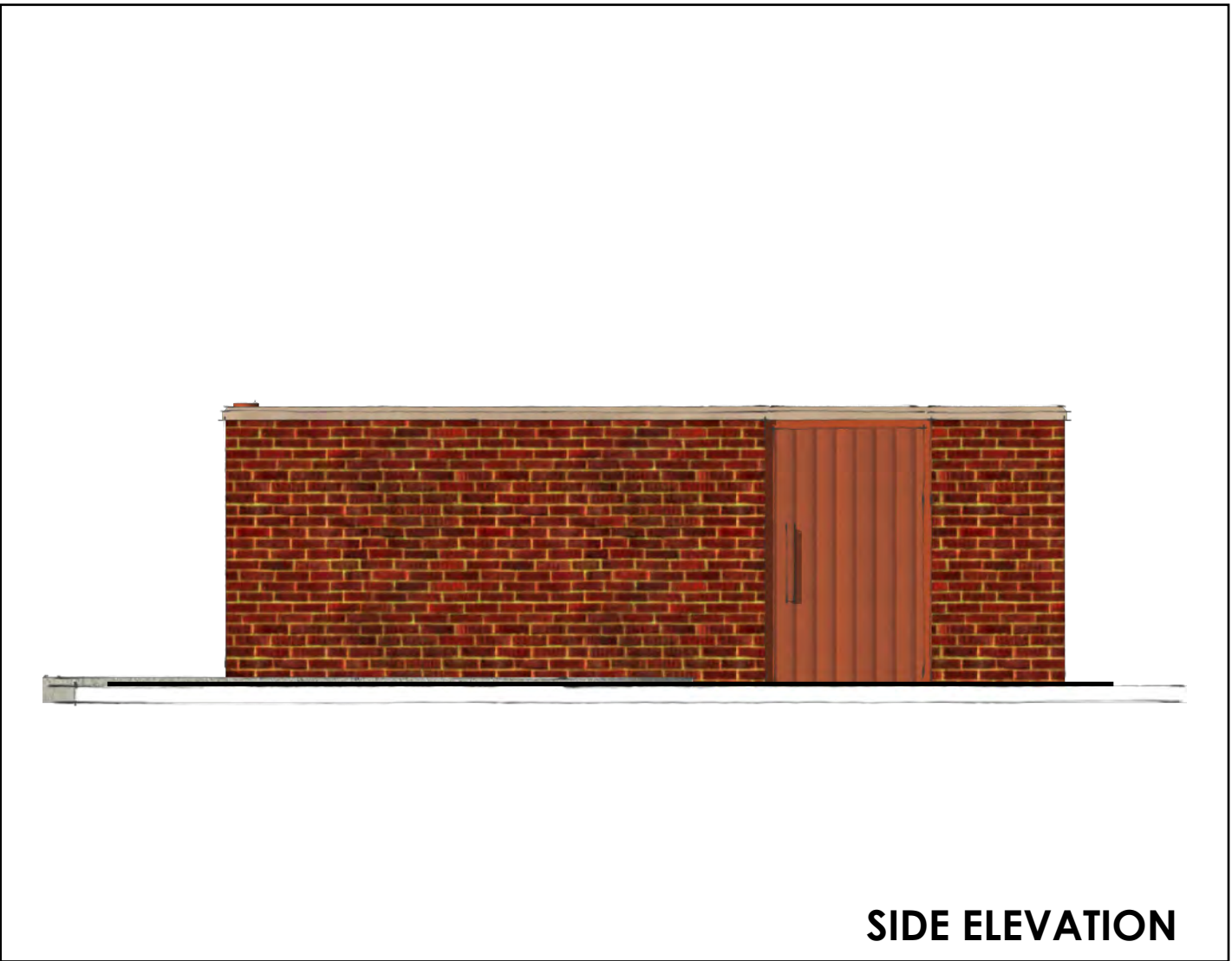






## SIDE ELEVATIONS





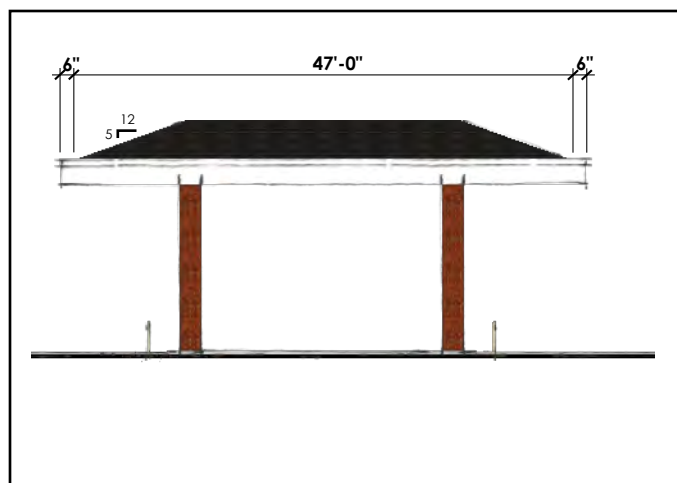












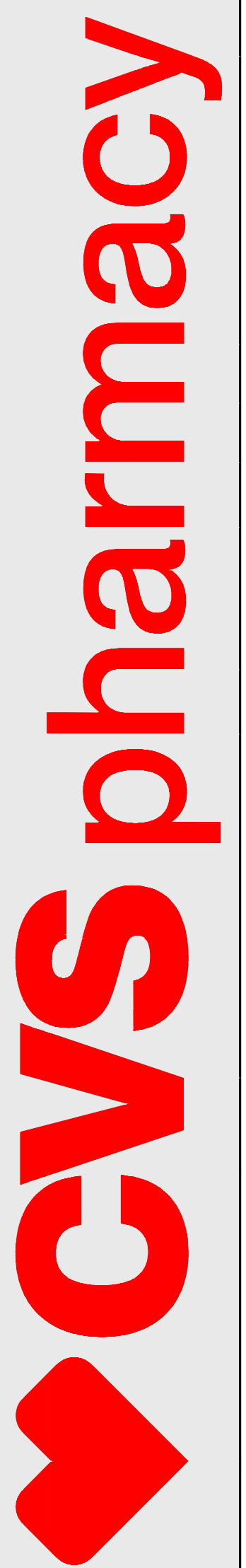
**FUEL CANOPY VIEW + ELEVATIONS**





BUILDING PERSPECTIVE  
VIEW FROM INTERSECTION OF DITCH RD & 146TH STREET

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE-THRU - 146TH ST. & DITCH RD. WESTFIELD IN.

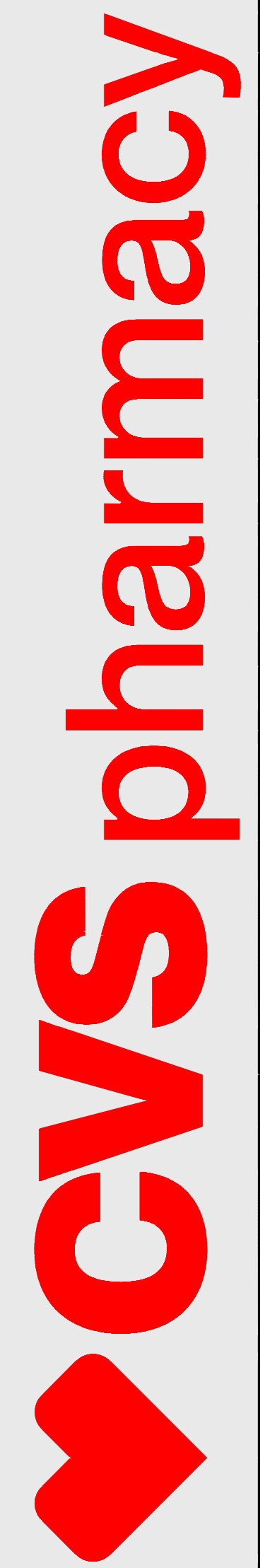






BUILDING PERSPECTIVE  
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE-THRU - 146TH ST. & DITCH RD. WESTFIELD IN.







EAST ELEVATION (DITCH ROAD)

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



SOUTH ELEVATION (146TH STREET)

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



WEST ELEVATION (BACK)

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



NORTH ELEVATION (3RD SIDE ARCHITECTURE)

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

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE-THRU - 146TH ST. & DITCH RD. WESTFIELD IN.





**ORDINANCE 12-14**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,  
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 –  
LAND USE CONTROLS**

This is a planned unit development ordinance (the "Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4., as amended.

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1205-PUD-05), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

**WHEREAS**, the Commission forwarded Docket 1205-PUD-05 to the Westfield City Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL  
THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS  
FOLLOWS:**

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Zoning Ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted Zoning Ordinance, or part thereof, the terms of this Ordinance shall prevail.



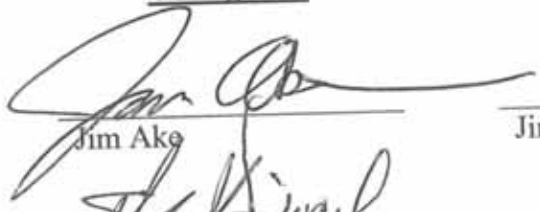
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA, THIS 14 DAY OF January, 2013.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For:

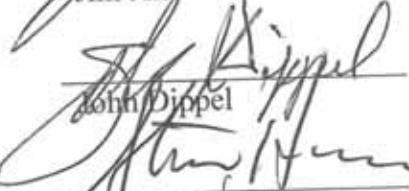
Voting Against:

Abstain

  
Jim Ake

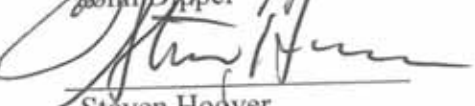
Jim Ake

Jim Ake

  
John Dippel

John Dippel

John Dippel

  
Steven Hoover

Steven Hoover

Steven Hoover

  
Robert L. Horkay

Robert L. Horkay

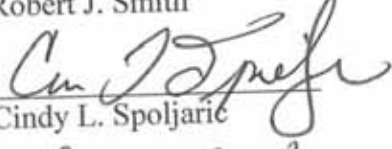
Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

  
Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

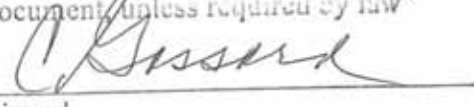
  
Robert W. Stokes

Robert W. Stokes

ATTEST:

  
Cindy J. Gossard, Clerk-Treasurer

"I affirm, under the penalties of perjury,  
that I have taken reasonable care to redact  
each Social Security Number in this  
document, unless required by law"

  
Signed

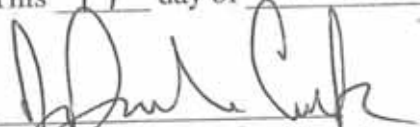
I hereby certify that ORDINANCE 12-14 was delivered to the Mayor of Westfield on the

16<sup>th</sup> day of January, 2013, at 9:00 a.m.

  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-14    I hereby VETO ORDINANCE 12-14

This 17<sup>th</sup> day of January, 2013.

  
J. Andrew Cook, Mayor

This \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

Prepared by: Bryan D. Stumpf, ASLA, AICP, 11th Street Development  
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279



## **HARMONY PUD TABLE OF CONTENTS**

|            |                                                                   |         |
|------------|-------------------------------------------------------------------|---------|
| Article 1. | General Provisions .....                                          | Page 5  |
| Article 2. | Mixed Use District.....                                           | Page 6  |
| Article 3. | Single Family Residential District .....                          | Page 12 |
| Article 4. | Off-Street Loading and Parking.....                               | Page 34 |
| Article 5. | Landscaping Standards .....                                       | Page 36 |
| Article 6. | Definitions.....                                                  | Page 39 |
| Article 7. | City of Westfield's State Highway 32 Overlay Zone Standards ..... | Page 42 |

## **HARMONY PUD TABLE OF EXHIBITS**

|             |                                                                 |          |
|-------------|-----------------------------------------------------------------|----------|
| Exhibit A.  | Legal Description and Boundary Information .....                | Page 43  |
| Exhibit B.  | Zoning District Map.....                                        | Page 47  |
| Exhibit C.  | Illustrated Site Development Plans.....                         | Page 49  |
| Exhibit C-1 | Illustrative Site Development Plan .....                        | Page 50  |
| Exhibit C-2 | Neighborhood Commercial Design Elements .....                   | Page 51  |
| Exhibit D.  | Construction Phasing Plan .....                                 | Page 53  |
| Exhibit E.  | Architectural Standards for Defined Architectural Designs ..... | Page 55  |
| Exhibit F.  | Multifamily Building Examples .....                             | Page 127 |

## **ARTICLE 1. GENERAL PROVISIONS**

**Section 1.1. Applicability.** This Harmony PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

**Section 1.2. Districts.** There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the "District Map").

- A. The underlying zoning district for Area A within the Mixed Use District shall be the MF-2 – Multi-Family 2 District (the "MF-2 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the MF-2 District shall apply to Area A within the Mixed Use District of this Ordinance.
- B. The underlying zoning district for Area B and Area C within the Mixed Use District shall be the LB – Local Business District (the "LB District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to Area B and Area C within the Mixed Use District of this Ordinance.
- C. The underlying zoning district for the Single Family Residential District shall be the SF-4 – Residential District (the "SF-4 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Single Family Residential District of this Ordinance.

**Section 1.3. Open/Green Space.** A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

**Section 1.4.** The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

**Section 1.5.** The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.



## **ARTICLE 2. MIXED USE DISTRICT**

The underlying zoning of Area A within the Mixed Use District shall be the MF-2 District in the Zoning Ordinance. The underlying zoning of Area B and Area C within the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classifications, except as modified in this Article, shall govern the use and development of the Mixed Use District. The purpose of this Mixed Use District is to allow multifamily residential uses and commercial development.

**Section 2.1. General Requirements.** The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted within the area between the right-of-way and building setback line.
- B. A planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance, unless otherwise provided in Article 5.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing is prohibited.
- F. The Mixed Use District as pictured on Exhibit B (Zoning District Map) contains 40.933 acres comprising 28.396 acres of commercial uses and 12.537 acres of multifamily uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multifamily area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

## **Section 2.2. Permitted Uses.**

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance, the following uses shall be permitted in the Mixed Use District:
  - 1. Health, fitness, and exercise center
  - 2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in Area C of the Mixed Use District:

1. Restaurants with drive through facilities shall be permitted but limited to Snack Restaurants, Sandwich Restaurants, Pizza/Pasta Restaurants, Mexican Restaurants, Chicken Restaurants, and Asian Restaurants.
1. Burger Restaurants and Seafood Restaurants with drive through facilities shall not be permitted.

**Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.**

A. Special Requirements.

1. Buildings within Area B and Area C of the Mixed Use District shall comply with *WC § 16.04.065(8), Architectural Design Requirements* of the City of Westfield's State Highway 32 Overlay Zone (the "Overlay Zone").
2. The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
3. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type:
  - a. Grocery – 70,000 s.f.
  - b. Inline retail – 30,000 s.f.
  - c. Office – 40,000 s.f.
  - d. All uses on Outlots – 50,000 s.f.
  - e. Other permitted uses – 30,000 s.f.
4. Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
5. Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.



**B. Development Standards.**

1. Minimum Lot Area – None.
2. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
  - a. Front Yard – Twenty (20) feet
  - b. Side Yard – Twenty (20) feet
  - c. Rear Yard – Twenty (20) feet
4. Maximum Building Height – Forty-five (45) feet.
5. Loading and Parking - See Article 4 Off-Street Loading and Parking.
6. Landscaping - See Article 5 Landscaping Standards.

**Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.**

- A. Minimum Lot Area – None.
- B. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via Private Street is required.
- C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
  1. Front Yard – Twenty (20) feet
  2. Side Yard – Twenty (20) feet
  3. Rear Yard – Twenty (20) feet
- D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- E. Maximum Density – Not applicable.
- F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.

- G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.
- H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):
1. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.
  2. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.
  3. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.
- I. Maximum Building Height – Forty (40) feet.
- J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
- K. Minimum Distance Between Buildings – Twenty (20) feet.
- L. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a Public Way or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row. If a hedge row is used, the plants shall be evergreen shrubs and have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.
- M. Development Amenities within Area A of the Mixed Use District – *WC § 16.04.040(B)(13)(b)* and *WC § 16.04.040(B)(13)(c)* shall not apply to the development of the Real Estate. The following amenities shall be distributed throughout Area A of the Mixed Use District:
1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.
  2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.
  3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.



N. Architectural Standards and Building Materials for all Principal Buildings

1. Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F.
2. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).
4. Masonry or Natural Materials shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.
5. All buildings shall utilize a minimum of two (2) Exterior Building Material Designs per elevation. Horizontal concrete fiber board and shake concrete fiber board constitute different exterior building materials for the purpose of this standard.
6. All windows shall have either shutters and/or Enhanced Architectural Window Treatment.
7. The minimum Primary Roof Pitch on the front and sides of all Principal Buildings shall be 6/12, unless a flat roof (for roof examples see *WC § 16.04.065.J*) is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
8. Roof vents shall be located to the rear of the dwelling. All vents shall 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 or painted to match the roofing material.

O. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
2. Architectural Breaks shall be constructed at intervals of not greater than sixty (60) feet.

P. Off-Street Loading and Parking - See Article 4.

Q. Landscaping - See Article 5.



### ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, except as modified in this Article, shall govern the use and development of the Single Family Residential District. The purpose of this Single Family Residential District is to allow a variety of detached single family residential living options.

**Section 3.1. Building Height.** All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

**Section 3.2. Permitted Uses.** All uses permitted in the SF-4 District in the Zoning Ordinance.

#### Section 3.3. Development Requirements.

- A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

| Development Standard                      | Lot Classification |                     |                     |                     |                     |                     | Add'l Restrictions |
|-------------------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
|                                           | Mew Lots           | 42' Alley-load lots | 50' Alley-load lots | 60' front load lots | 70' front load lots | 80' front load lots |                    |
| Minimum Lot Width at Building Line        | 42'                | 42'                 | 50'                 | 60'                 | 70'                 | 80'                 |                    |
| Minimum Lot Area                          | 3,780 s.f.         | 3,780 s.f.          | 5,500 s.f.          | 7,200 s.f.          | 8,400 s.f.          | 9,600 s.f.          | 1, 2               |
| Minimum Lot Frontage on a Public Way      | 0'                 | 30'                 | 40'                 | 40'                 | 40'                 | 40'                 |                    |
| Minimum House Size (total square footage) | 1,400 s.f.         | 1,400 s.f.          | 1,700 s.f.          | 2,000 s.f.          | 2,200 s.f.          | 2,600 s.f.          |                    |
| Min. Ground Level Area – 1-story House    | 1,000 s.f.         | 1,000 s.f.          | 1,000 s.f.          | 1,200 s.f.          | 1,200 s.f.          | 1,200 s.f.          |                    |
| Min. Ground Level Area – 2-story House    | 750 s.f.           | 750 s.f.            | 750 s.f.            | 800 s.f.            | 800 s.f.            | 800 s.f.            |                    |
| Minimum Front Yard Setback                | 10'                | 10'                 | 10'                 | 20'                 | 20'                 | 20'                 | 3                  |
| Minimum Side Yard Setback                 | 5'                 | 5'                  | 5'                  | 5'                  | 5'                  | 5'                  |                    |
| Minimum Rear Yard Setback                 | 20'                | 20'                 | 20'                 | 20'                 | 20'                 | 20'                 |                    |

#### Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

## B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.
2. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
  - i. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
  - ii. A dog park with fenced enclosures and a shade pavilion,
  - iii. A playground, and
  - iv. A multi-purpose field with moveable soccer goals.

## Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.
3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

Adam (Colonial)  
Georgian  
Italianate  
Shingle  
Folk Victorian  
Colonial Revival  
Tudor  
Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.



- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
  - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
    - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
    - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
    - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
    - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
  - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
    - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
    - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
    - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

- b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.
1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
  2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
  3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
  4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
  5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
  6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
  7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.
1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
  2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.



3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.
2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.
3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.
4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.
5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.
6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.
7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.
8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.



2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
  2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
  3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
  4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
  5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
  6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
  7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
  2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.



3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
  - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
    - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
    - 2. Symmetrical elevation (except gable-front-and-wing subtype).
    - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
  - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
    - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
    - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
    - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
    - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
    - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.



- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
  - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
    - 1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
    - 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
    - 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
  - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
    - 1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
    - 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
    - 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
    - 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
    - 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
    - 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
    - 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.



- g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.
1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
  2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
  3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
  4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
  5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
  6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
  7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.
1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
  2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.



- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
- i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
  - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
  - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
  - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
  - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
  - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
  - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
  - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
  - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
- a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
- i. Side load, rear load, or angled ( $>15^\circ$ ) garage;
  - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
  - iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
  - iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
  - vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
  - vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;
  - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
  - ix. Separate overhead garage door for each car space;
  - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;



- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;
- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ( $>15^{\circ}$ ) garage;
  - ii. Hip roof;
  - iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;
  - iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
  - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
  - vi. Three (3) or more windows on the elevation;
  - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
  - viii. Bay window(s);
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
  - xii. Exterior chase fireplace;
  - xiii. Architectural Treatment on Gable Ends; or
  - xiv. Sunroom or screened porch.



c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
- iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
- v. Hip roof;
- vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
- vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
- xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.



B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. Windows.
  - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
  - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.
  - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
  - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
6. Roof vents shall be located to the rear of the dwelling. All vents shall 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 or painted to match the roofing material.

### Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:

|                  |                                                                                   |   |
|------------------|-----------------------------------------------------------------------------------|---|
|                  | 3                                                                                 | 3 |
|                  | 2                                                                                 | 2 |
|                  | 1                                                                                 | 1 |
| Subject Dwelling |  | 1 |
|                  | 1                                                                                 | 1 |
|                  | 2                                                                                 | 2 |
|                  | 3                                                                                 | 3 |

| Dwelling | May be Same Front Elevation<br>as Subject Dwelling | May be Same Color Package<br>as Subject Dwelling |
|----------|----------------------------------------------------|--------------------------------------------------|
| 1        | No                                                 | No                                               |
| 2        | Yes                                                | No                                               |
| 3        | Yes                                                | Yes                                              |



#### **ARTICLE 4. OFF-STREET LOADING AND PARKING**

*WC § 16.04.120* of the Zoning Ordinance, entitled "Off-Street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

**Section 4.1. Loading Berths.** The Other Local Business off-street loading guidelines in *WC § 16.04.120* shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

#### **Section 4.2. Off-Street Parking.**

- A. Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing unless the curb conflicts with the provision of Low Impact Development ("LID") design elements, as determined by the Economic and Community Development Director. In LID situations, wheel stops may be used adjacent to parking stalls as determined by the Economic and Community Development Director. This requirement is not applicable to single family detached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
  - 1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
  - 2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.
  - 3. Multifamily Residential Uses:
    - a. One (1) parking space per bedroom of each dwelling unit.
    - b. The minimum number of garage parking spaces shall be equal to 60% of the total number of dwelling units within the multifamily area of the Mixed Use District.
    - c. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.
- D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.
- E. Each required off-street parking space within Area A of the Mixed Use District shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

- F. A parking area a minimum depth of 20 feet shall be provided in front of all garage doors within the Single Family Residential District.

**Section 4.3. Bicycle Parking Facilities.** Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
  - 1. The clubhouse within Area A of the Mixed Use District,
  - 2. The recreation area within the Single Family Residential District, and
  - 3. Area B within the Mixed Use District.
- B. In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

## ARTICLE 5. LANDSCAPING STANDARDS

*WC § 16.06.010* thru *WC § 16.06.080*, entitled "Landscaping Standards", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

**Section 5.1.** Low Impact Development ("LID") Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications, as determined by the Economic and Community Development Director. Ornamental grasses shall not be used as a substitute for buffer yard plantings. The minimum container size for planting ornamental grasses shall be one gallon.

### **Section 5.2.** Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.
- B. Buffer yards shall not be required where the front of lots or dwellings face 146<sup>th</sup> Street, 151<sup>st</sup> Street, 156<sup>th</sup> Street or Ditch Road, except as required by Section 5.3.
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151<sup>st</sup> Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156<sup>th</sup> Street as shown on Figure #2.

### **Section 5.3.** Landscape Buffer in the Mixed Use District.

- A. In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one-half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.
- B. In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

**Section 5.4.** Refer to Section 2.4,M for additional parking lot screening requirements for Area A of the Mixed Use District.



**Figure #1**

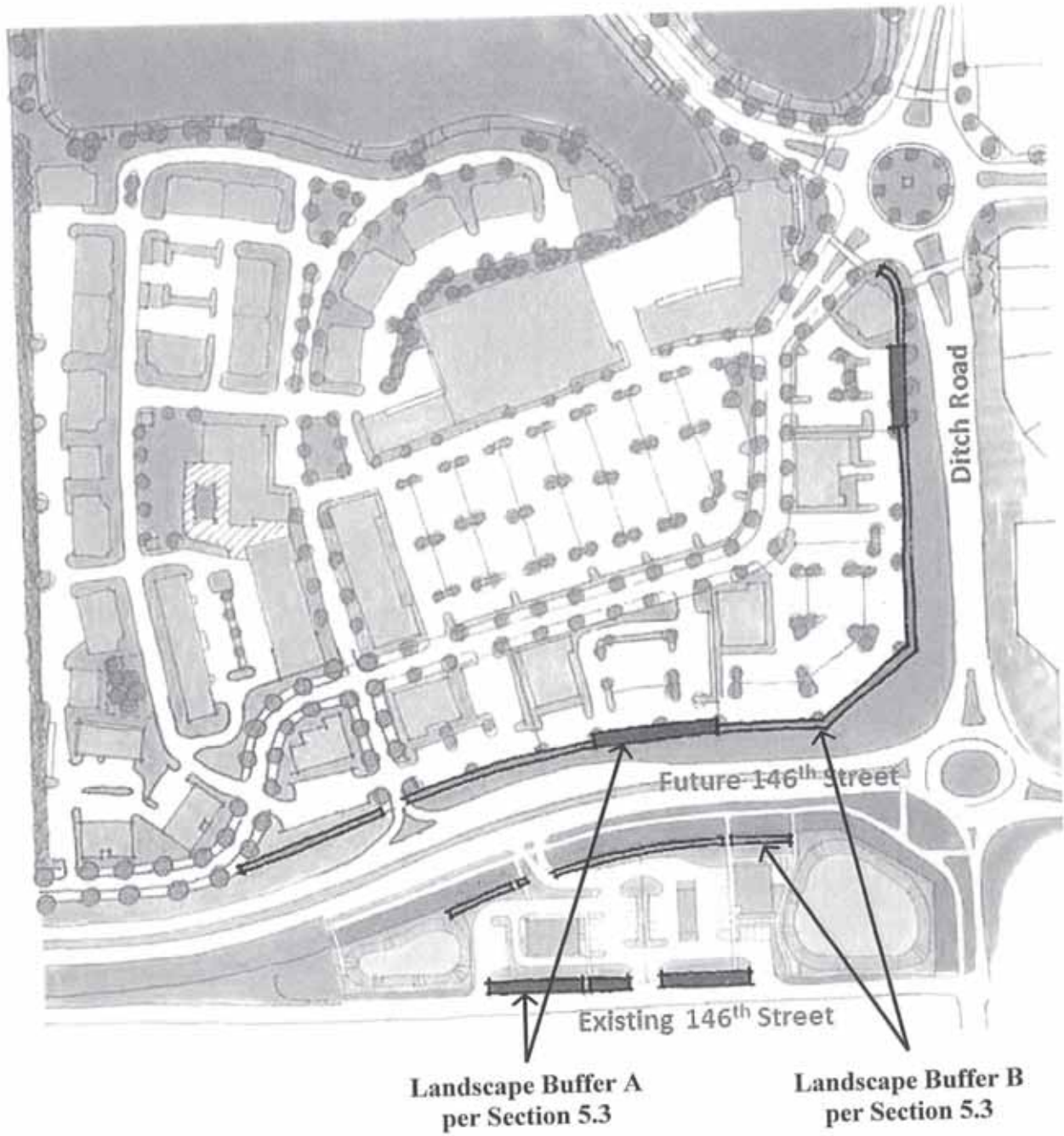
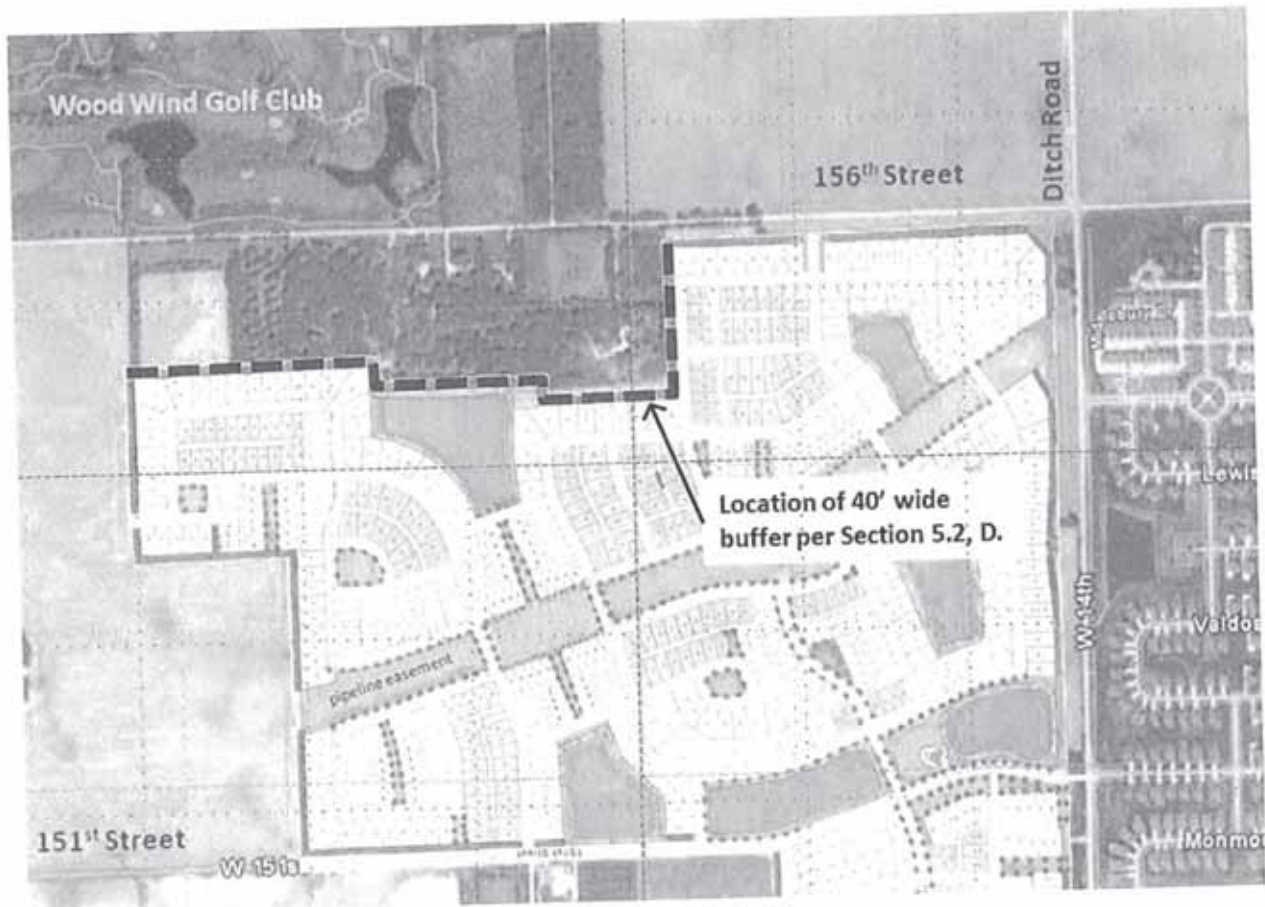


Figure #2



## ARTICLE 6. DEFINITIONS

"Alley" shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of Mew Lots, an Alley will provide the primary means of access to the lot.

"Architectural Break" shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an Architectural Break.

"Architectural Detailing" shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

"Architectural Garage Door" shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

"Architecturally-enhanced Articulated Trim Mouldings" shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

"Architecturally-treated Entranceways" shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

"Architectural Treatment on Gable Ends" shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

"Color Package" shall mean a combination of the color of the following elements: the main body of the house, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

"Construction Phasing Plan" shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

"Enhanced Architectural Window Treatment" shall mean and refer to Architectural Detailing of elements around window openings. For windows in a Masonry elevation, 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-Masonry elevation, the treatment shall be of Natural Materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

"Exterior Building Material Design" shall mean the combination of exterior building materials used on a building.



"Front Elevation" shall mean the exterior side of a dwelling that primarily faces the street. In the case of a Mew Lot, the Front Elevation shall be that exterior side of the dwelling that primarily faces the Mew. In the case of a corner lot, the Front Elevation shall be determined by the builder and shall be clearly identified on the building permit plans.

"Illustrative Site Development Plans" shall mean and refer to the Illustrative Site Development Plans attached hereto and incorporated herein by reference as Exhibit C.

"Lot, Mew" shall mean and refer to a lot fronting upon Open/Green Space and served by an Alley.

"Low Impact Development (LID)" shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

"Masonry" shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

"Mew" shall mean and refer to the Open/Green Space the Front Elevation of a dwelling on a Mew Lot faces.

"Mixed Use District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as Mixed Use.

"Natural Materials" shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

"Owner" shall mean and refer to any owner of any part of the Real Estate.

"Real Estate" shall mean and refer to the property described in what is attached hereto and incorporated herein by reference as Exhibit A.

"Restaurant, Asian" shall mean a Quick Service Restaurant specializing in cuisine from the Asian region.

"Restaurant, Burger" shall mean a Quick Service Restaurant specializing in hamburgers as the primary menu feature.

"Restaurant, Chicken" shall mean a Quick Service Restaurant specializing in chicken as the primary menu feature.

"Restaurant, Mexican" shall mean a Quick Service Restaurant specializing in Mexican cuisine.

"Restaurant, Pizza/Pasta" shall mean a Quick Service Restaurant specializing in pizza and pasta as the primary menu features.

"Restaurant, Quick Service" shall mean an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

"Restaurant, Sandwich" shall mean a Quick Service Restaurant specializing in sandwiches as the primary menu feature.

"Restaurant, Seafood" shall mean a Quick Service Restaurant specializing in seafood as the primary menu feature.

"Restaurant, Snack" shall mean a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.

"Roof Pitch, Primary" shall mean and refer to the slope of the Primary Roof of a building. The pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

"Roof Pitch, Secondary" shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

"Roof, Primary" shall mean and refer to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, or volume of area covered.

"Single Family Residential District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as the Single Family Residential District.

"Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

"Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

## **ARTICLE 7. CITY OF WESTFIELD'S STATE HIGHWAY 32 OVERLAY ZONE STANDARDS**

Buildings shall comply with *WC § 16.04.065(8)* Architectural Design Requirements of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the State Highway 32 right-of-way line shall be applied to the Ditch Road and 146<sup>th</sup> Street right-of-way lines adjacent to the Real Estate, unless otherwise stated herein. Standards in the Overlay Zone that refer to the State Highway 32 Overlay Zone shall mean and refer to the Harmony PUD, for the purposes of this Ordinance.



# Exhibit A

## Legal Descriptions and Boundary Information

# Exhibit A – Legal Description of Overall Property

Harmony  
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

# Exhibit A – Legal Description of Area A in the Mixed Use District

## LEGAL DESCRIPTION AREA A

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.



# Exhibit A – Legal Description of Areas B & C in the Mixed Use District

## LEGAL DESCRIPTION AREA B and C

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.58 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.75 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.05 feet to the POINT OF BEGINNING, containing 40.933 acres more or less.

### EXCEPT (AREA A)

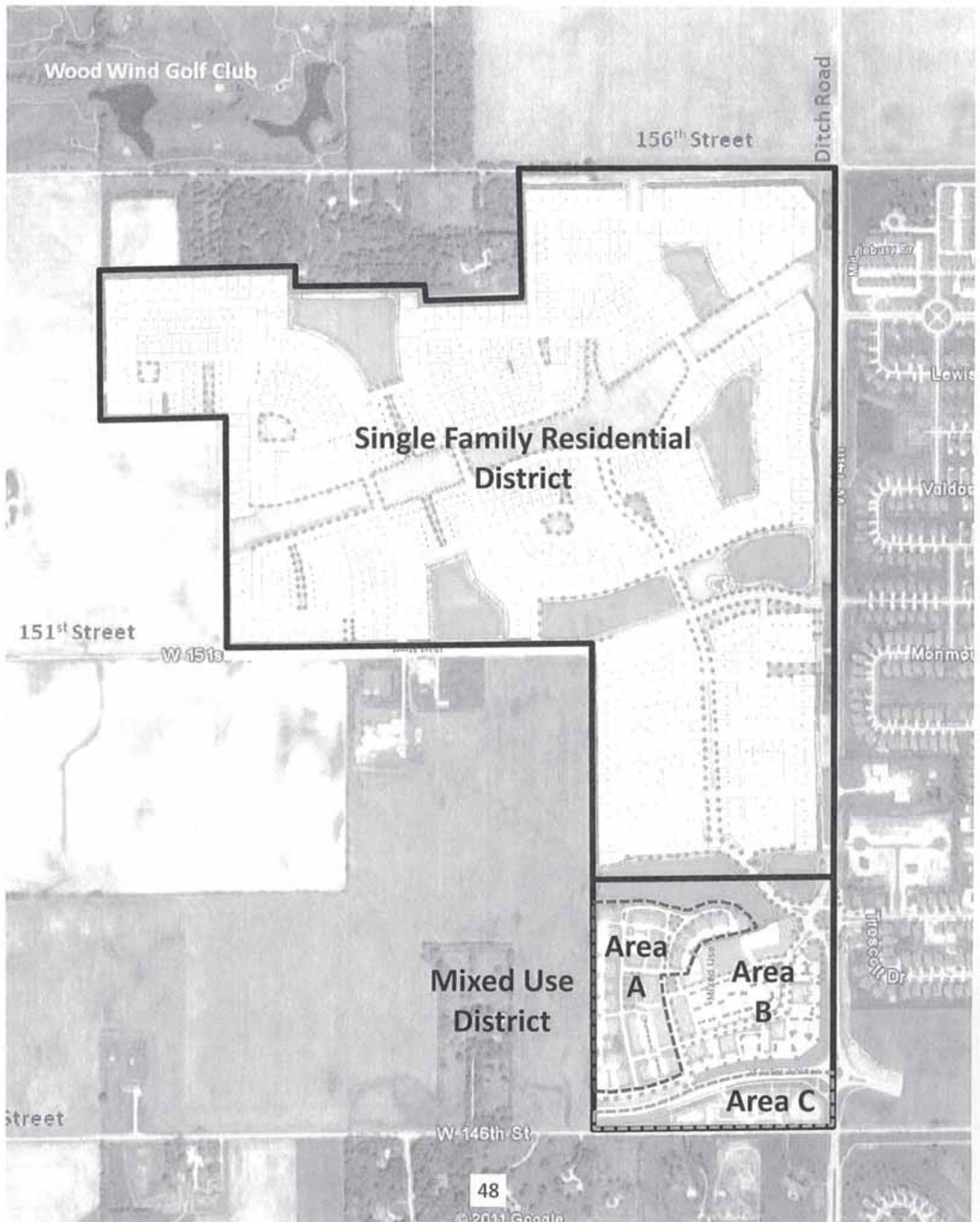
Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

# Exhibit B

## Zoning District Map

## Exhibit B – Zoning District Map





# Exhibit C

## Illustrated Site Development Plans

# Exhibit C-1 – Illustrative Site Development Plan





## Exhibit C-2 – Neighborhood Commercial Design Elements

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:



Outdoor dining



Opportunities to gather



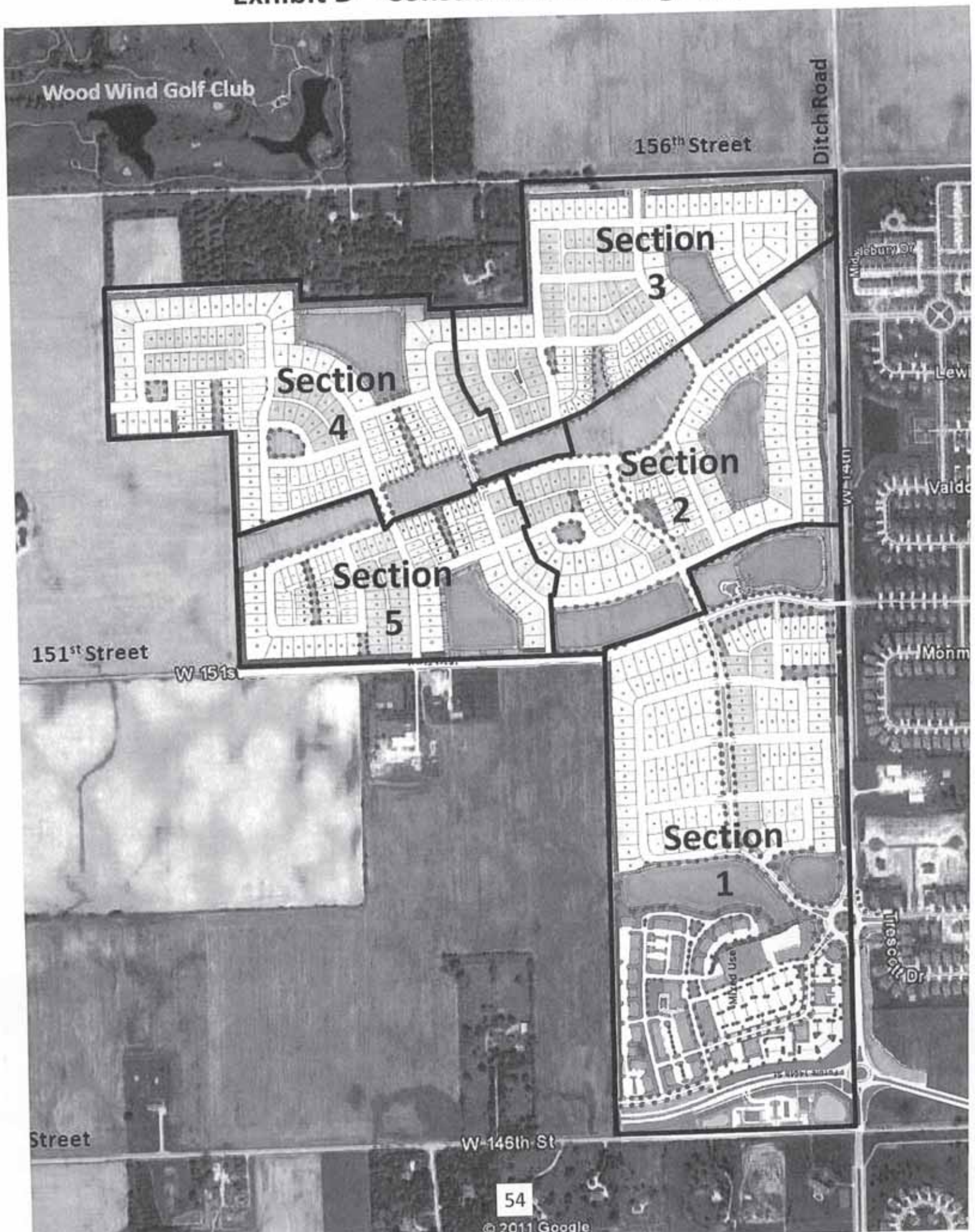
Amenities to enhance pedestrian comfort



# Exhibit D

## Construction Phasing Plan

## Exhibit D – Construction Phasing Plan



# Exhibit E

## Architectural Standards for Defined Architectural Designs

### Figures :

100 series – Adam (Colonial)

200 series – Georgian

300 series – Italianate

400 series – Shingle

500 series – Folk Victorian

600 series – Colonial Revival

700 series – Tudor

800 series – Craftsman

(Excerpts and graphics from  
*A Field Guide to American Houses*,  
Virginia & Lee McAlester; 2003;  
Alfred A. Knopf; New York, NY)



## 100 – Adam (Colonial) Figures

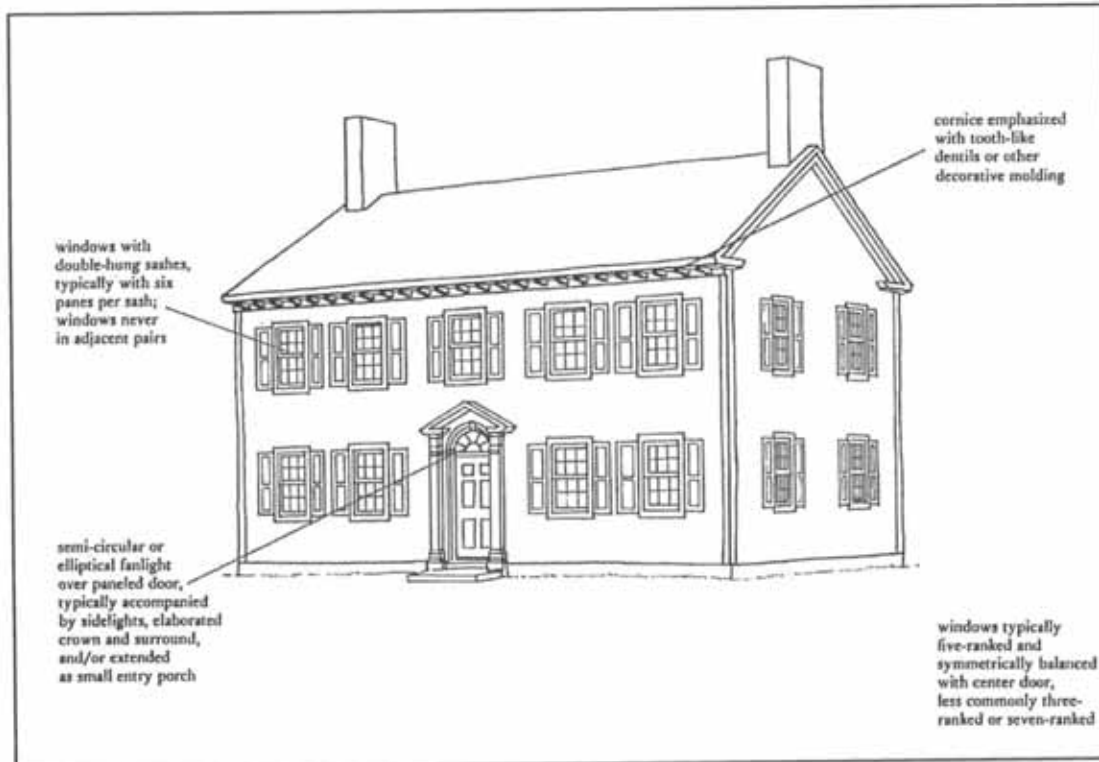


Figure 101

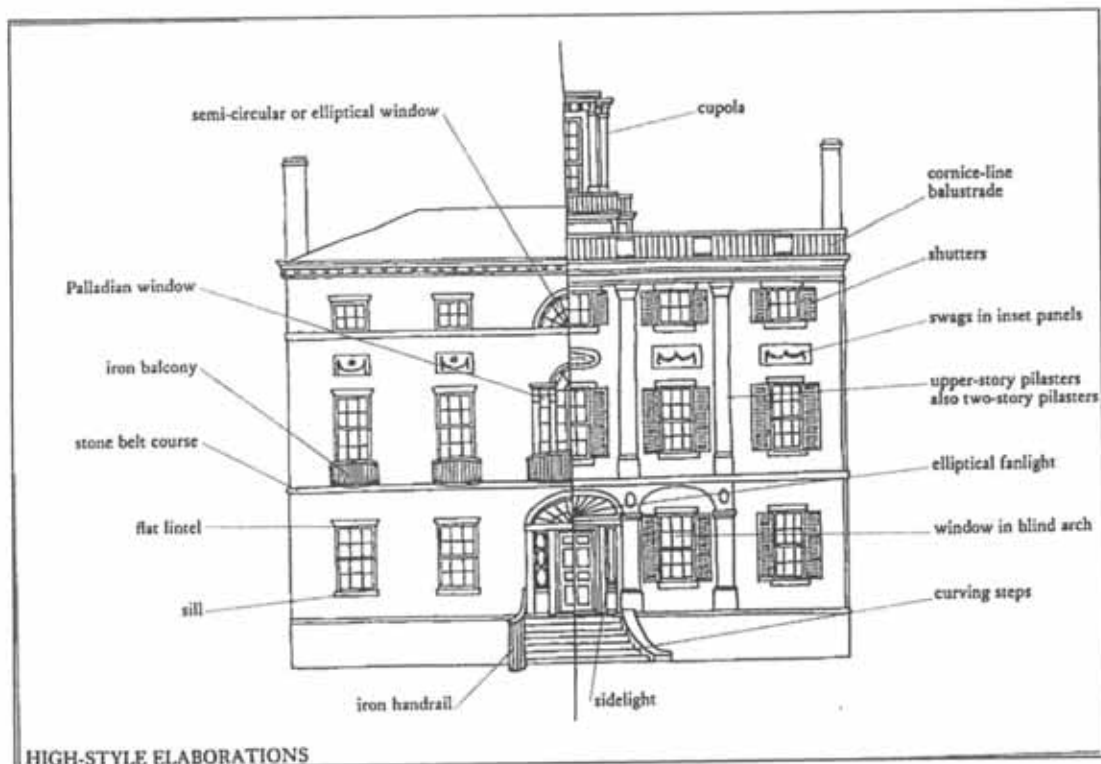


Figure 102

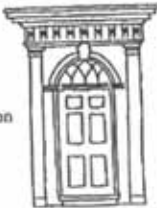
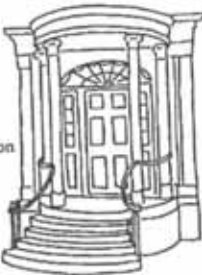
| DOOR SURROUNDS                       |                                                                                                                                                                                                                           |                                                                                                   |                                                                                                      |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| LIGHTS                               | <br><br>common<br>Adamesque detail on surround or light |                  |                   |
|                                      | <br>common                                                                                                                               | <br>very common  | <br>very common   |
|                                      |                                                                                                                                          |                  |                   |
|                                      | <br>elliptical fanlight with sidelights                                                                                                 | <br>very common |                  |
|                                      | <br>filled in or omitted fanlight                                                                                                      |                |                 |
|                                      | <br>very common                                                                                                                        | <br>common     | <br>very common |
| DOOR SURROUND & ENTRY PORCH VARIANTS |                                                                                                                                                                                                                           |                                                                                                   |                                                                                                      |

Figure 103

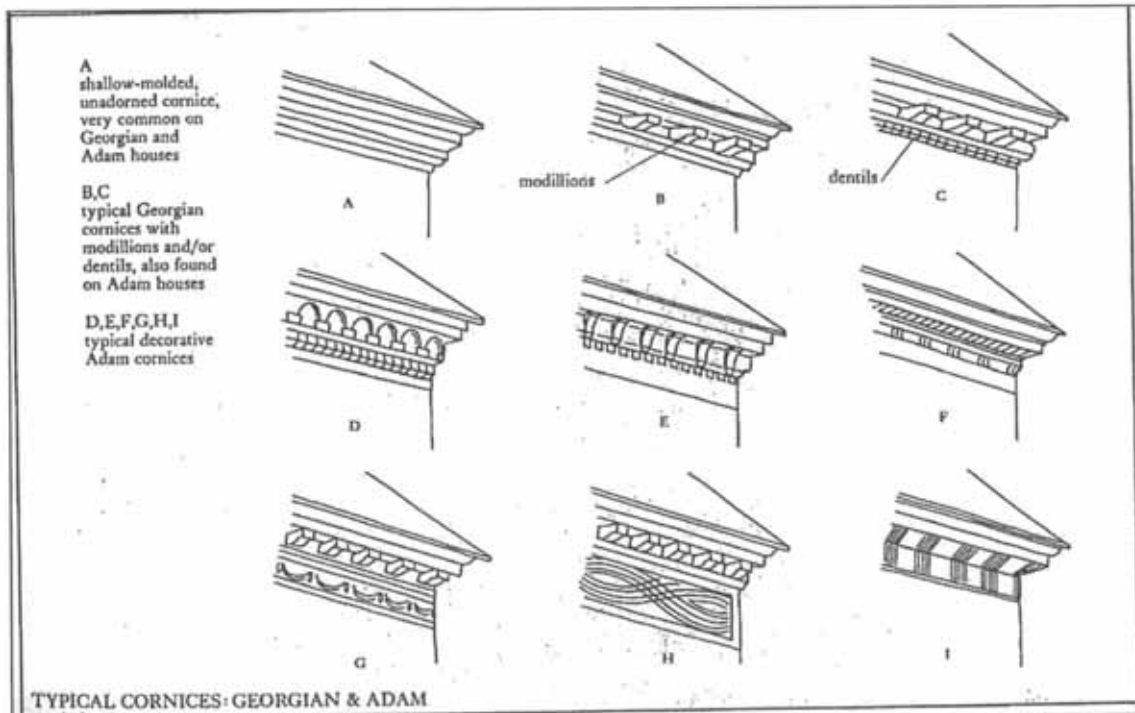


Figure 104

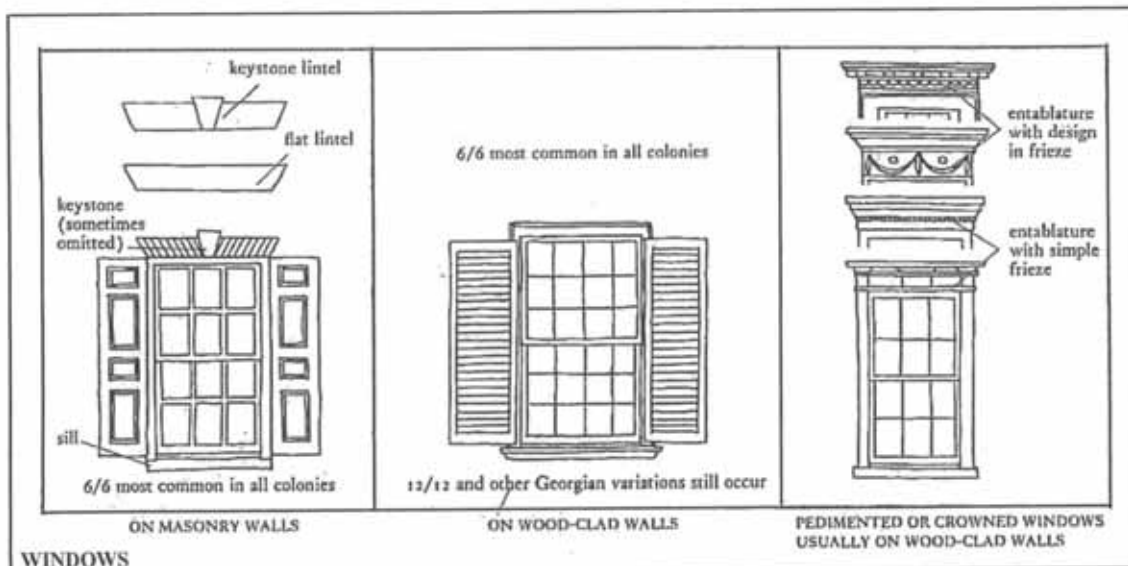


Figure 105



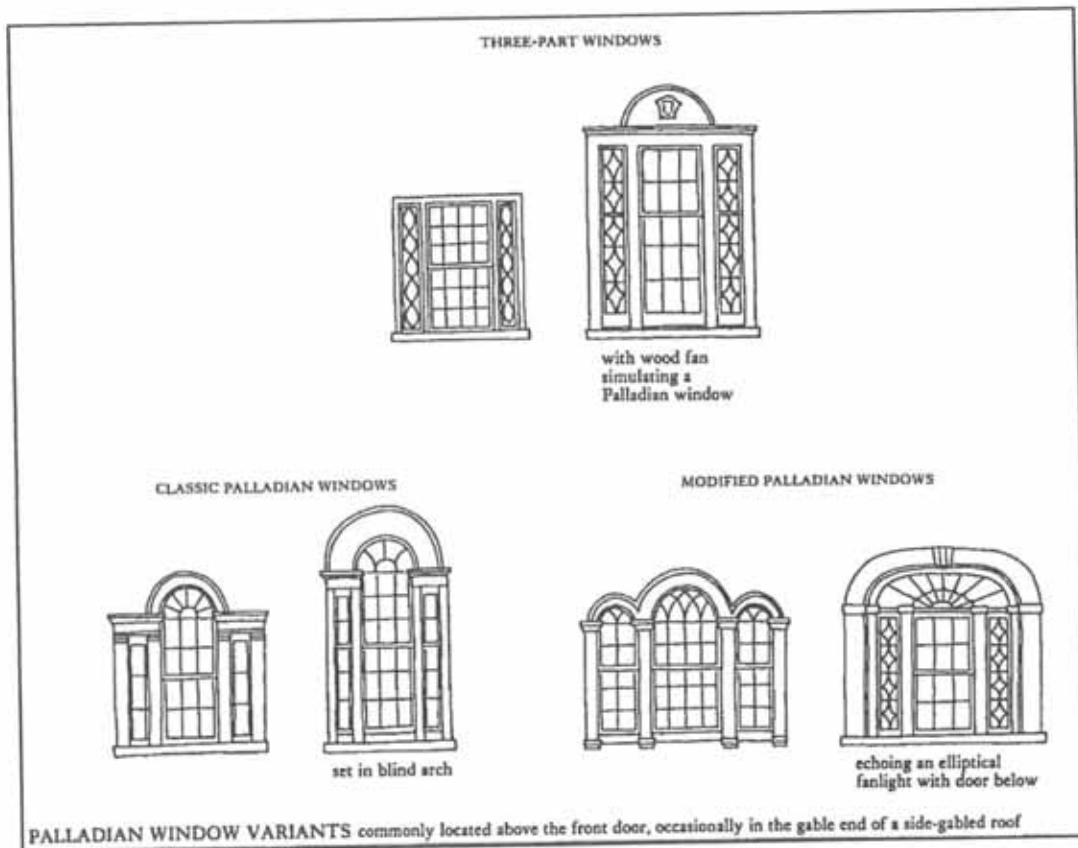


Figure 106

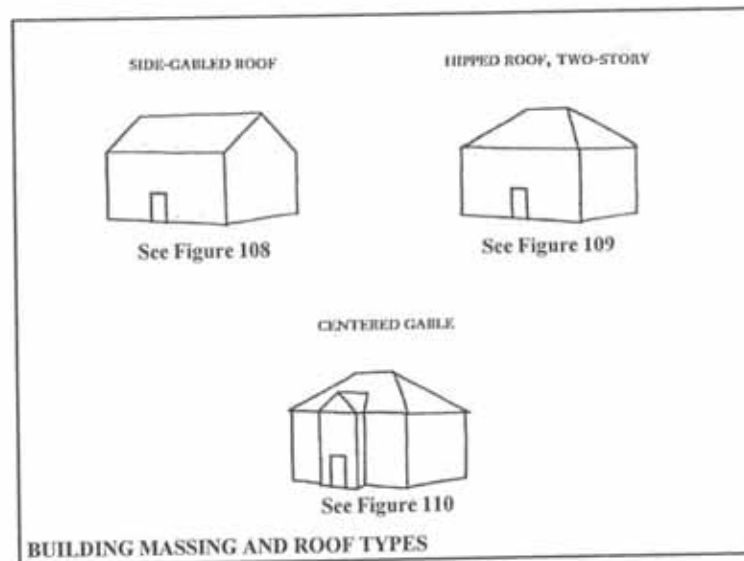


Figure 107



**Figure 108 – Side-gabled Roof Adam Examples**

100 series – Adam (Colonial) Figures



Figure 108 – Side-gabled Roof Adam Examples (continued)

100 series – Adam (Colonial) Figures



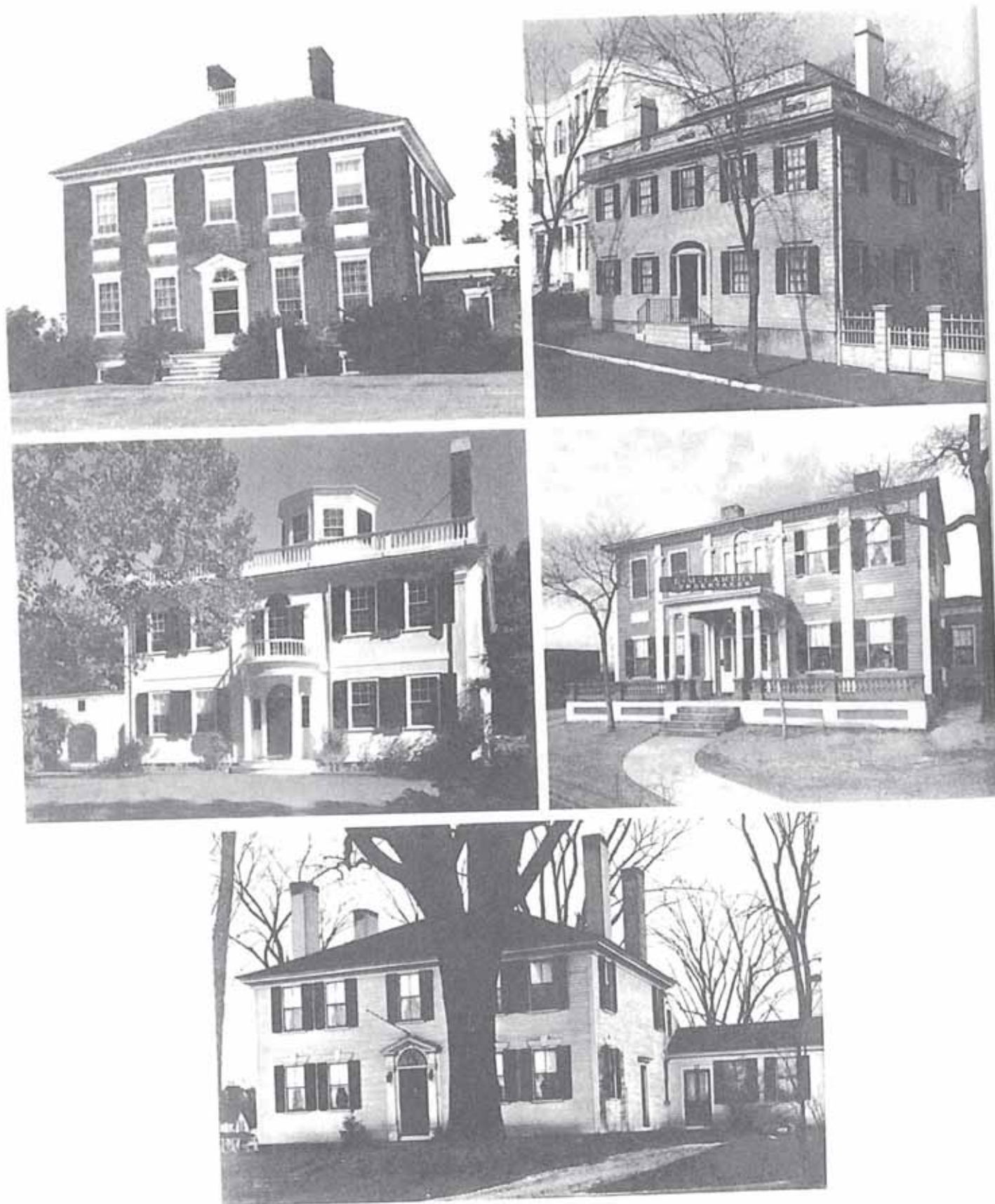


Figure 109 – Hipped Roof, Two-Story Adam Examples

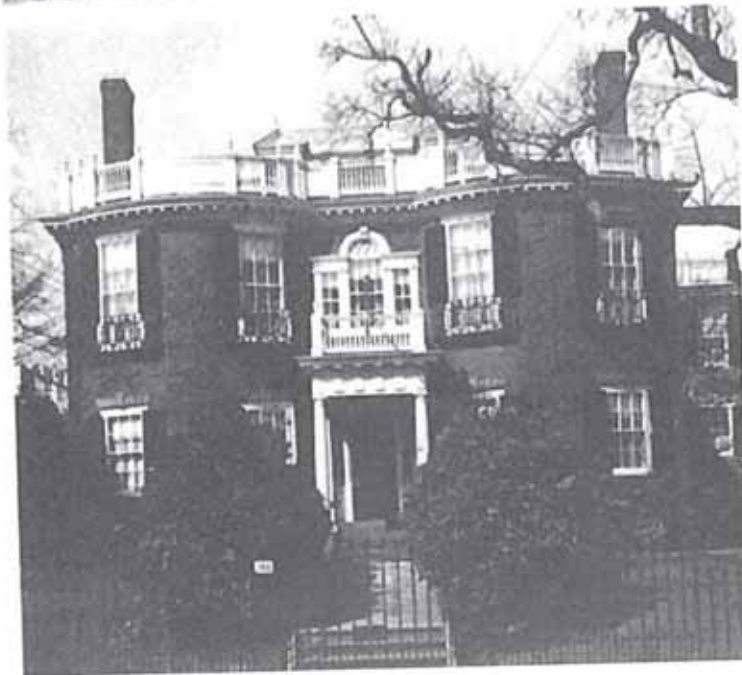


Figure 109 – Hipped Roof, Two-Story Adam Examples (continued)





**Figure 110 – Centered Gable Adam Examples**



## 200 – Georgian Figures

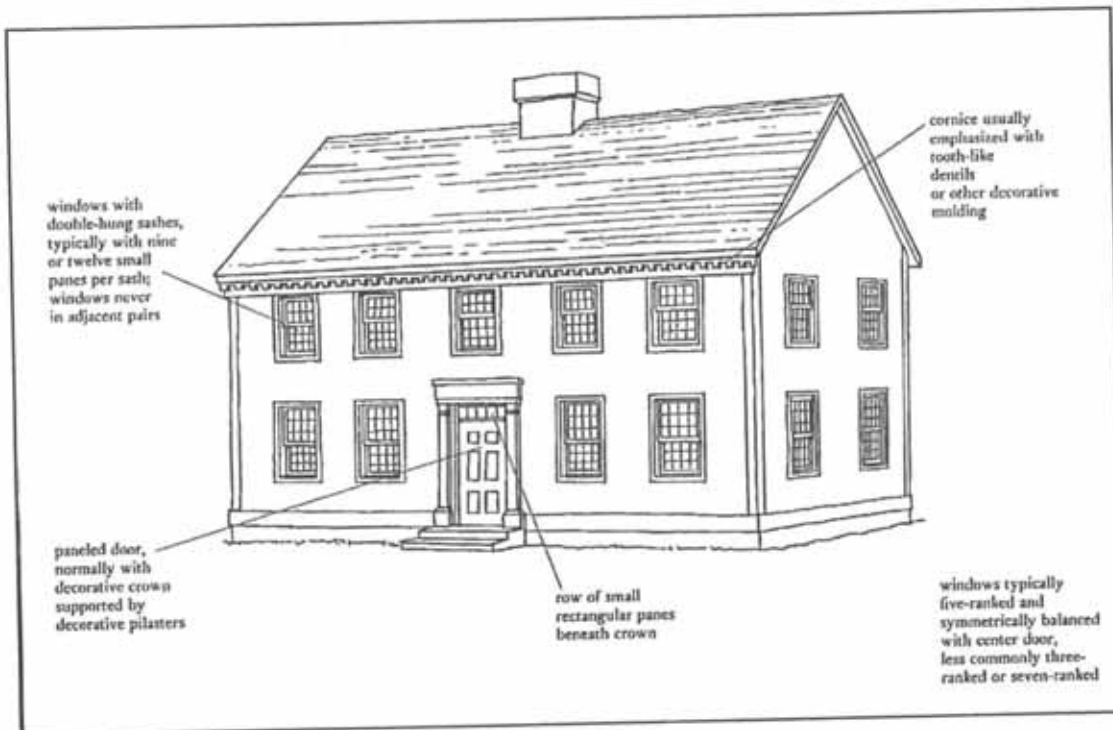


Figure 201

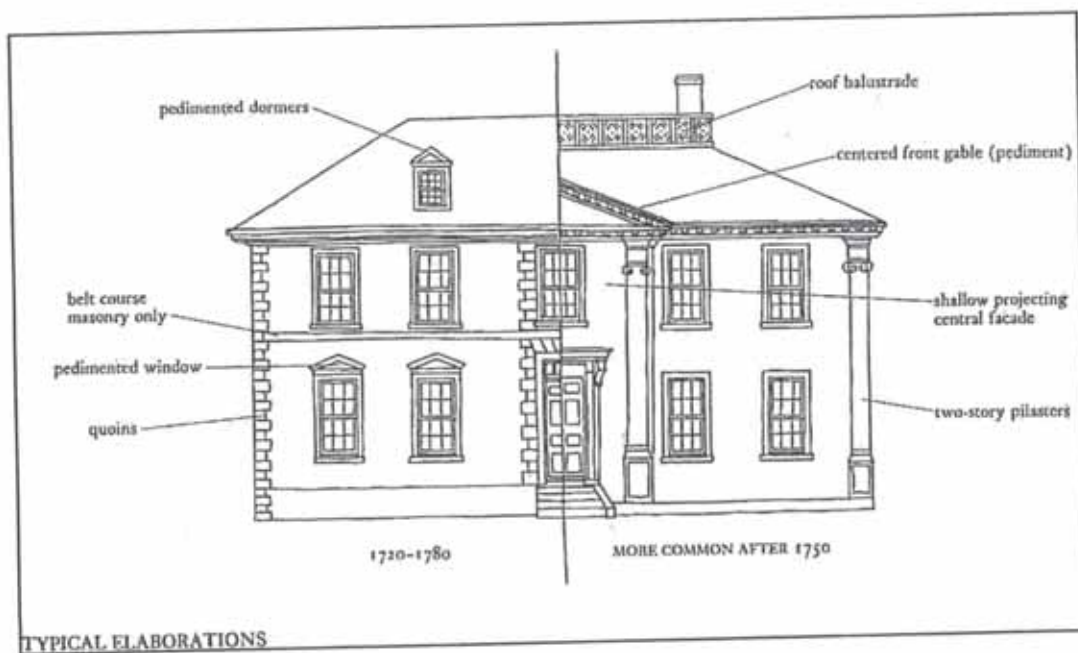


Figure 202

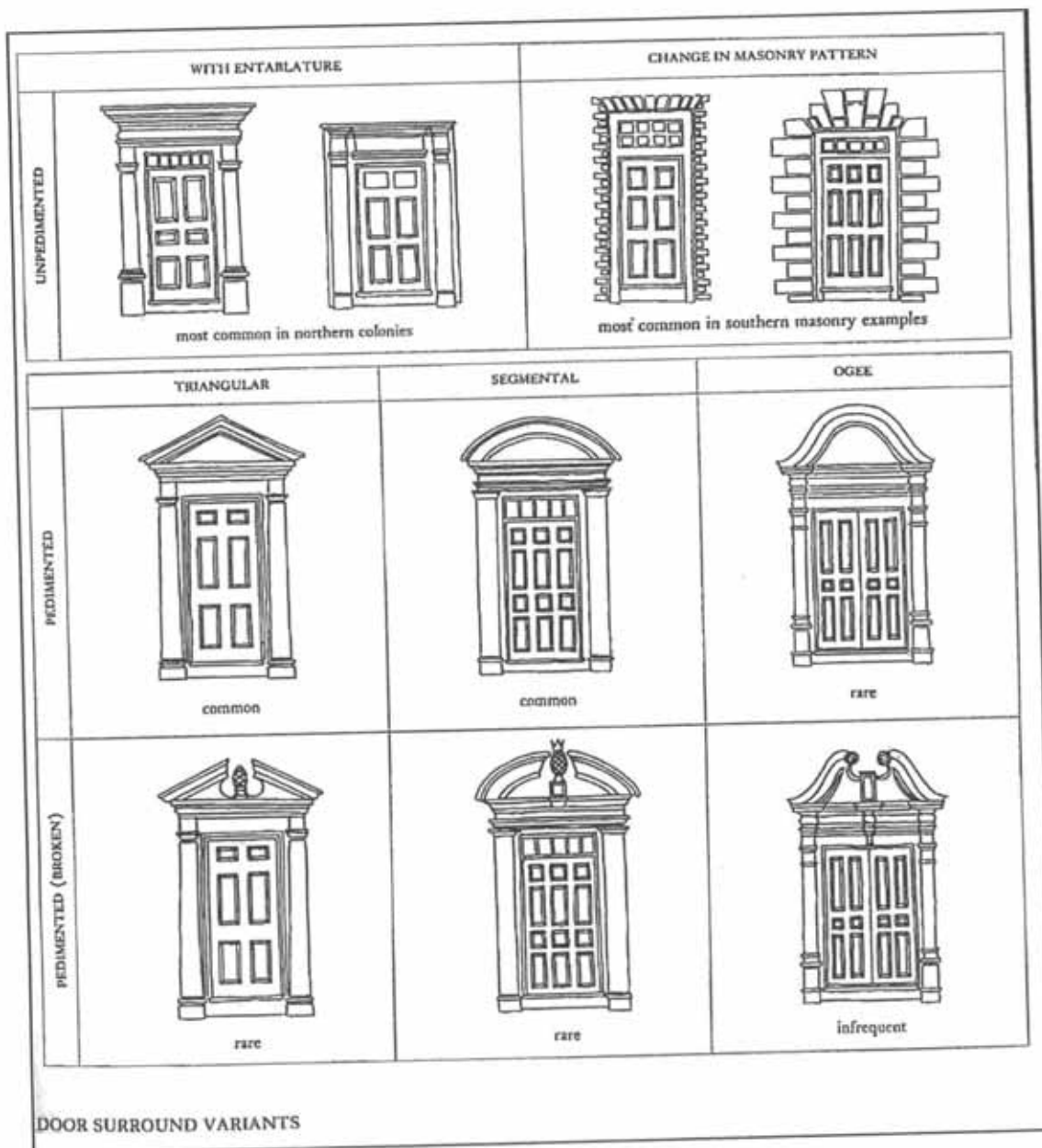


Figure 203

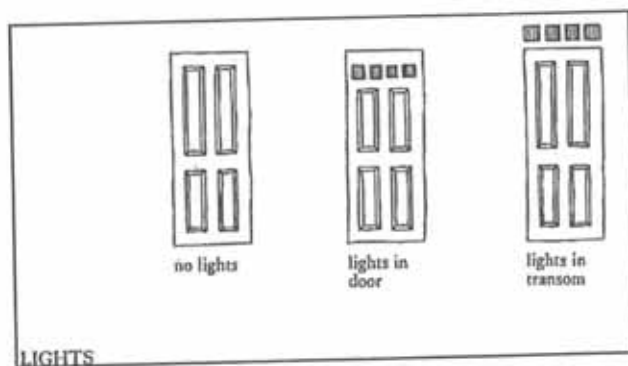


Figure 204

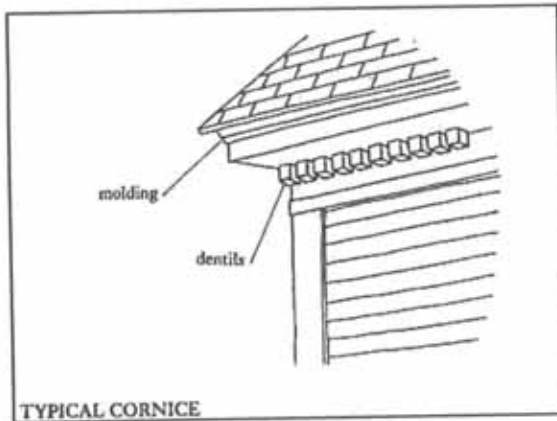


Figure 205

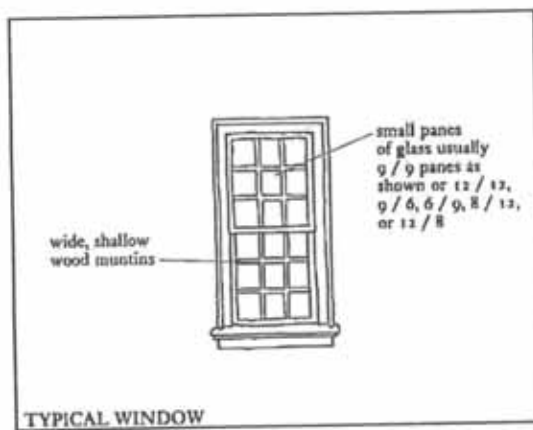


Figure 206



Figure 207



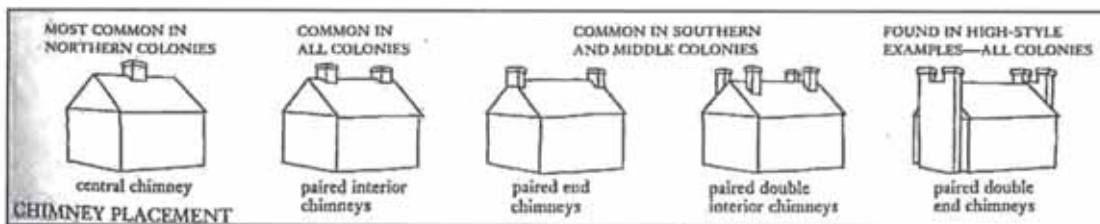


Figure 208

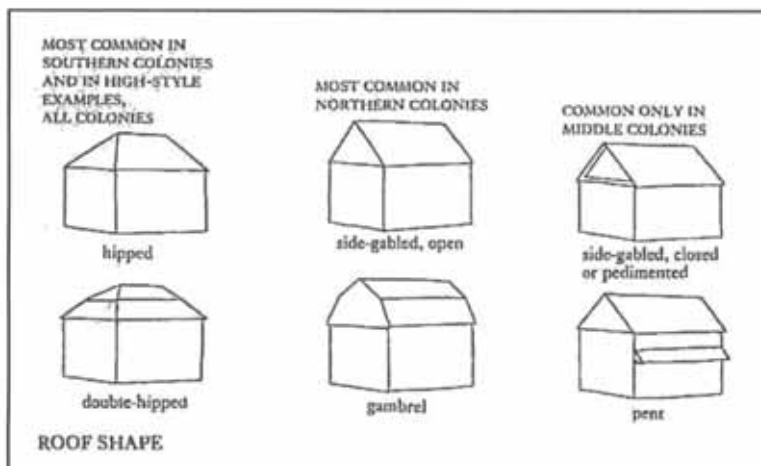


Figure 209

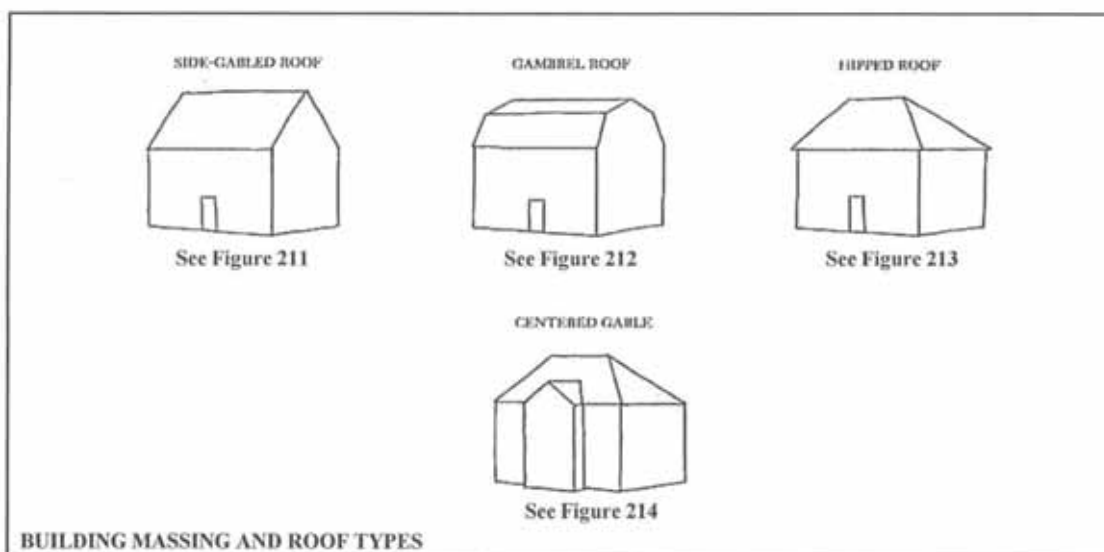


Figure 210



Figure 211 – Side-gabled Georgian Examples



**Figure 211 – Side-gabled Georgian Examples (continued)**



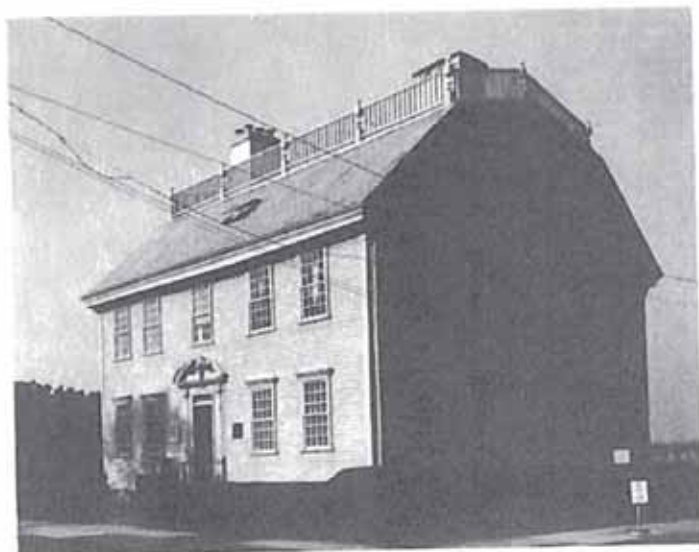


Figure 212 – Gambrel Roof Georgian Examples



Figure 213 – Hipped Roof Georgian Examples





Figure 214 – Centered Gable Georgian Examples



## 300 – Italianate Figures

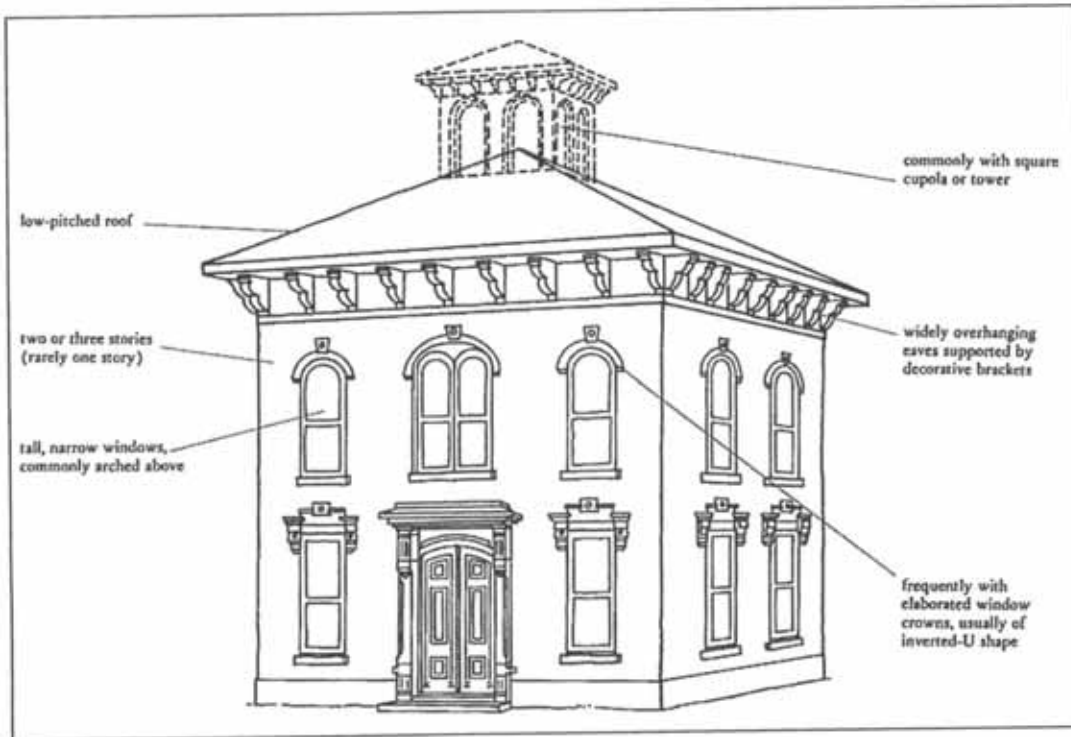


Figure 301

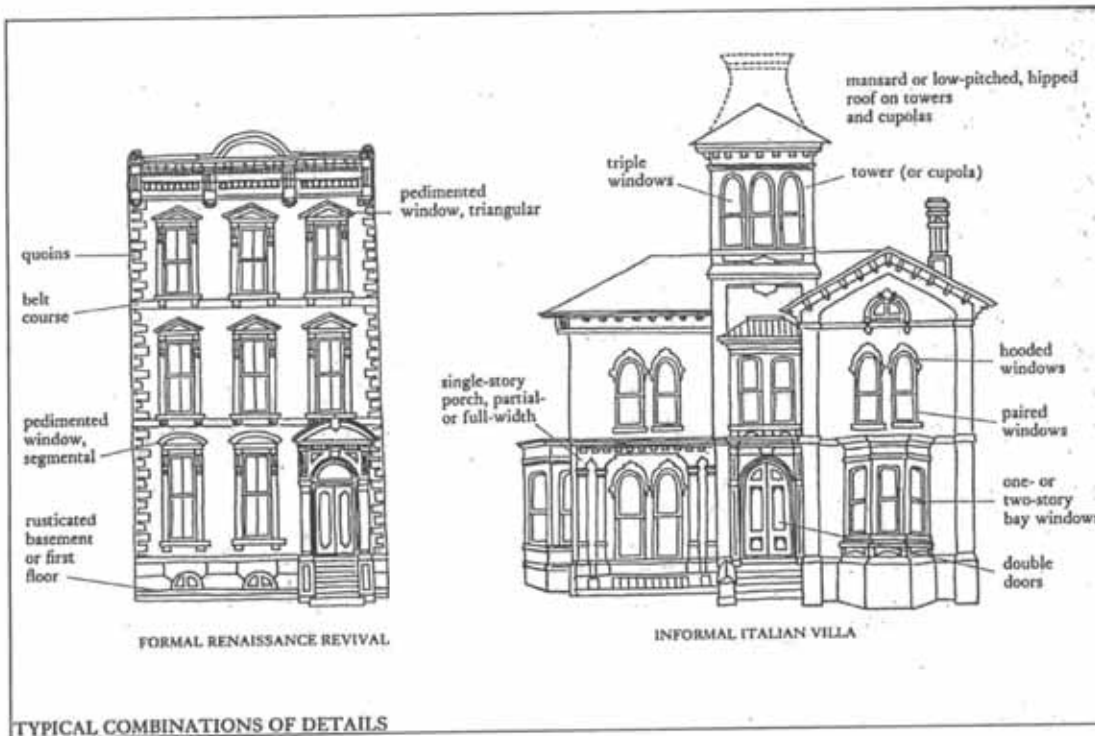
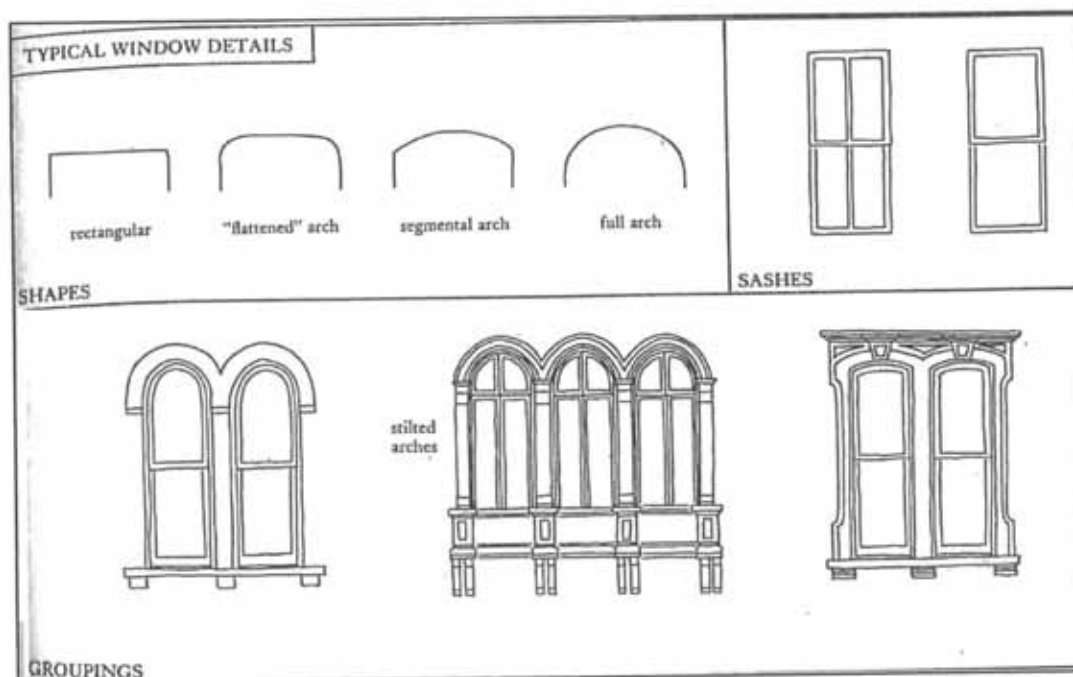
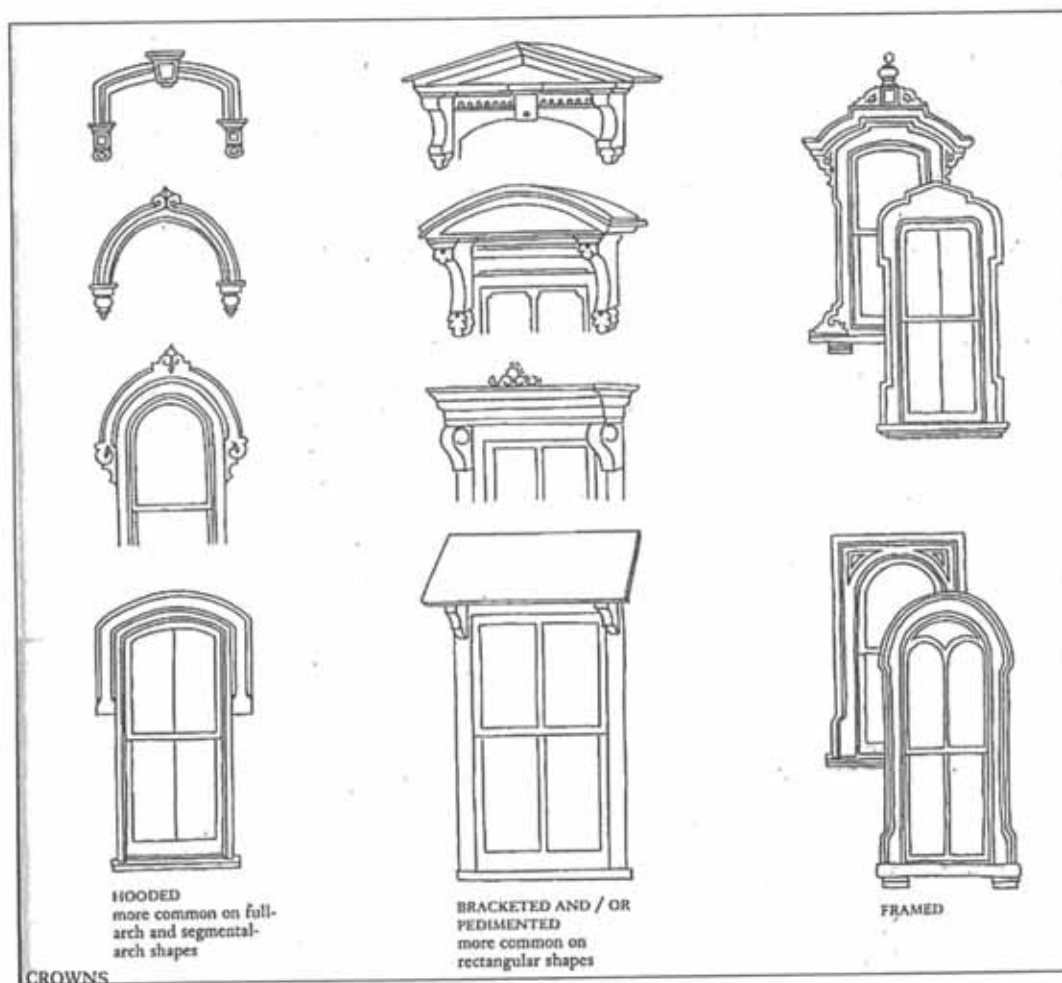


Figure 302



**Figure 303**



**Figure 304**

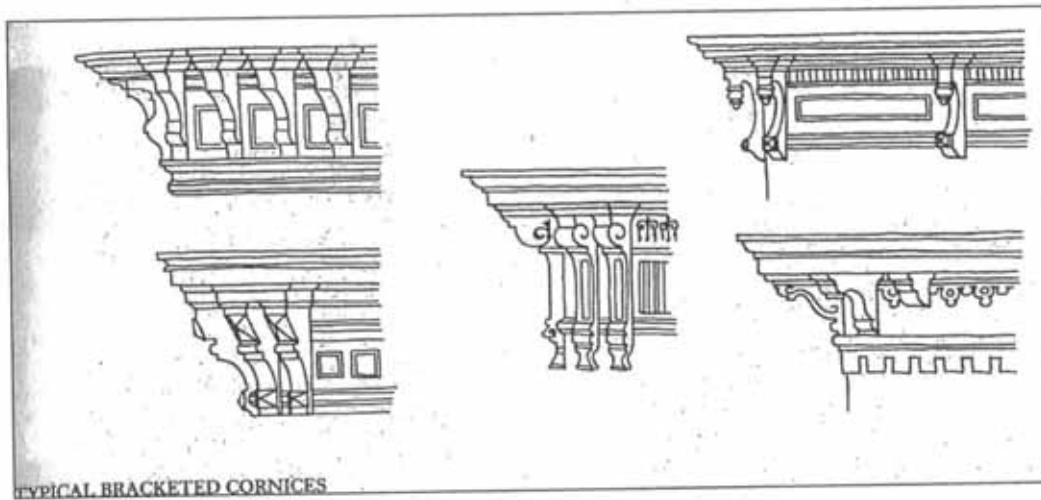


Figure 305

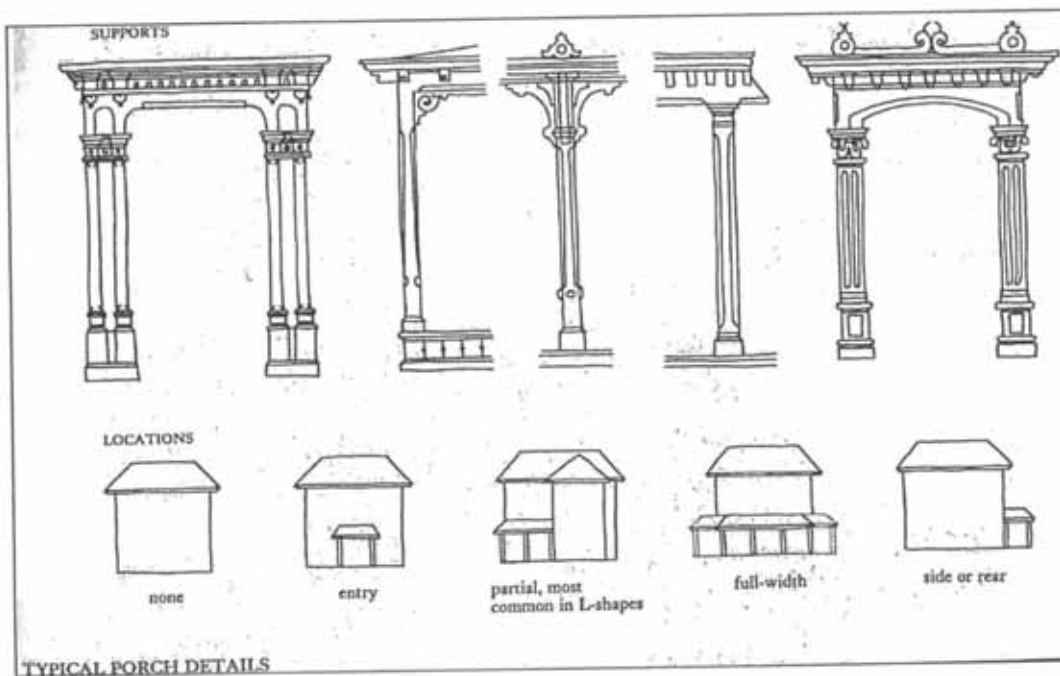
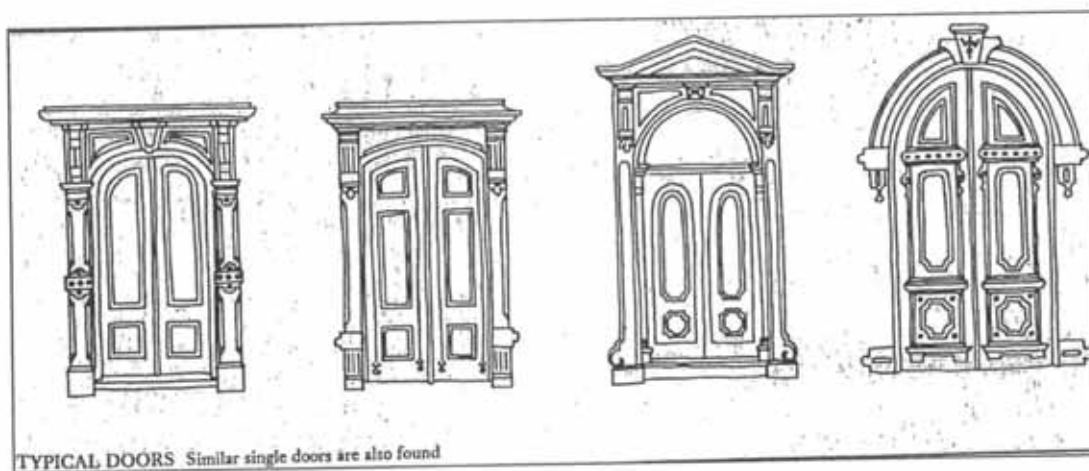


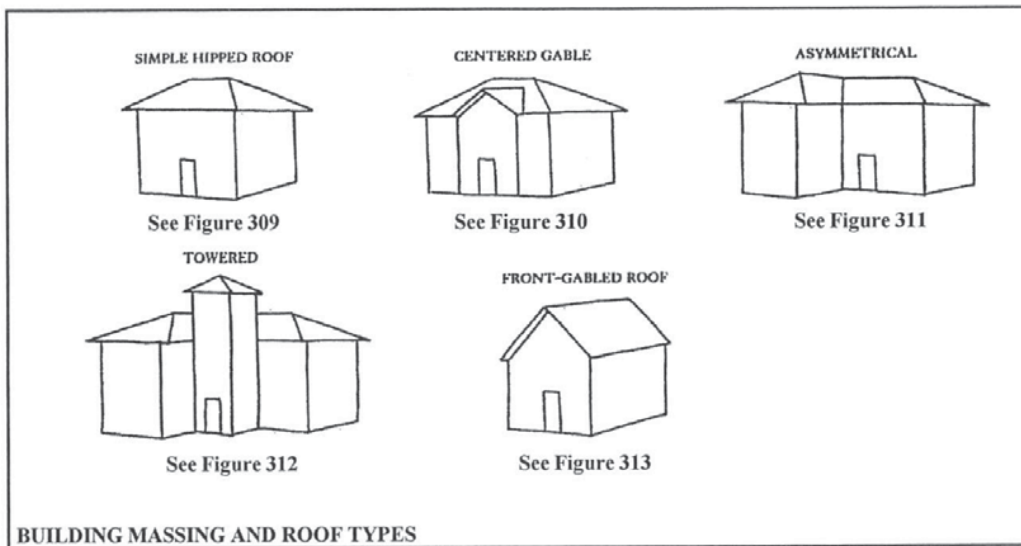
Figure 306



TYPICAL DOORS Similar single doors are also found

Figure 307





**Figure 308**

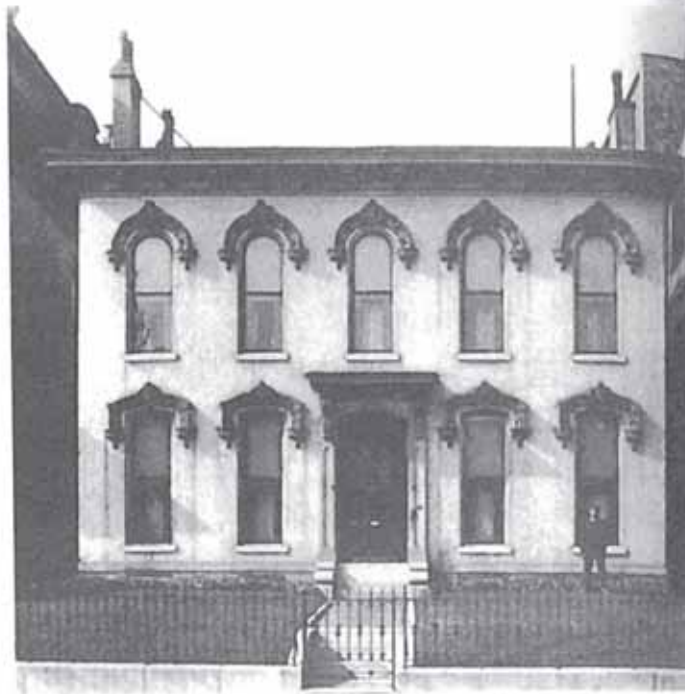


Figure 309 – Simple Hipped Roof Italianate Examples



Figure 309 – Simple Hipped Roof Italianate Examples (continued)





**Figure 309 – Simple Hipped Roof Italianate Examples (continued)**



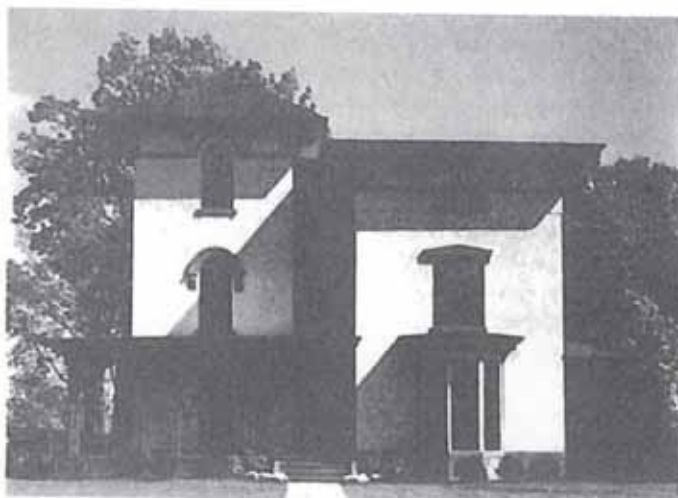
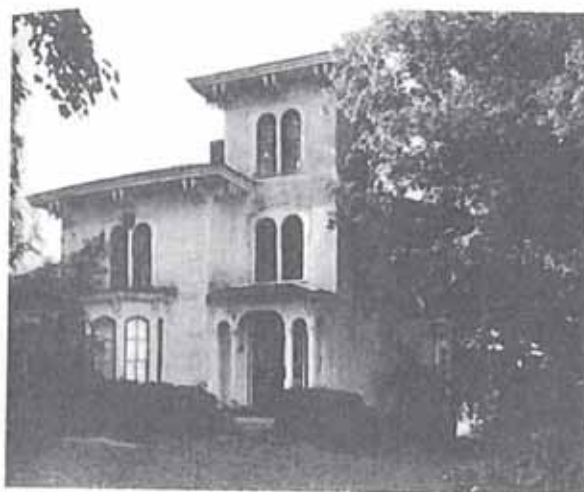
Figure 310 – Centered Gable Italianate Examples





Figure 311 – Asymmetrical Italianate Examples





**Figure 312 – Towered Italianate Examples**



**Figure 312 – Towered Italianate Examples (continued)**



Figure 313 – Front-gabled Roof Italianate Examples



## 400 – Shingle Figures



Figure 401

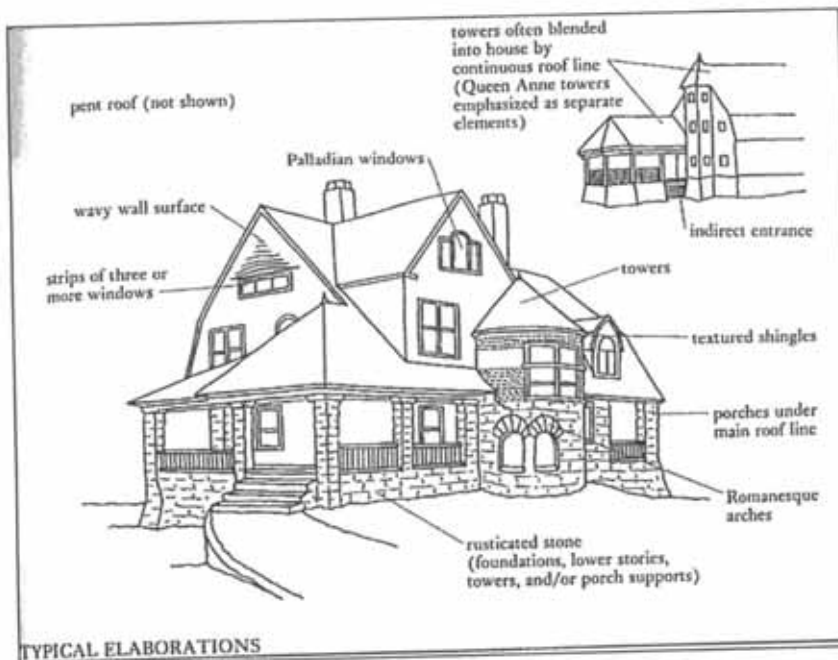


Figure 402

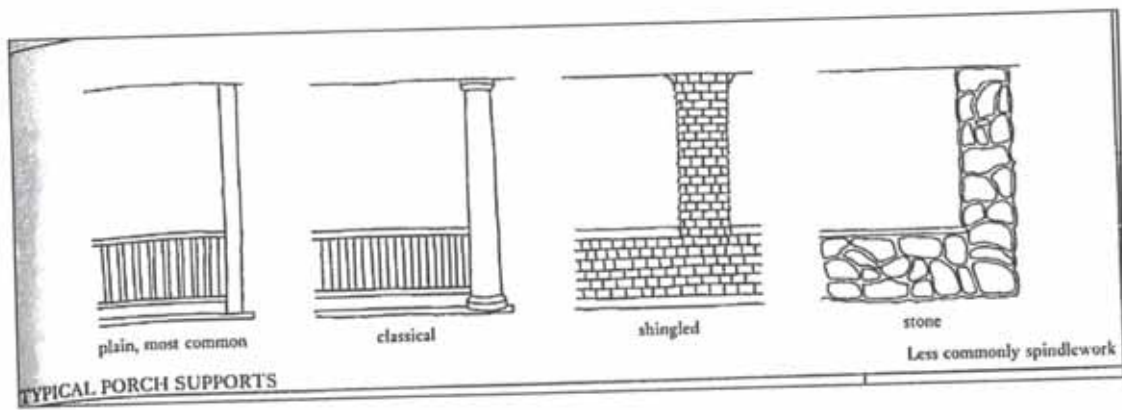


Figure 403

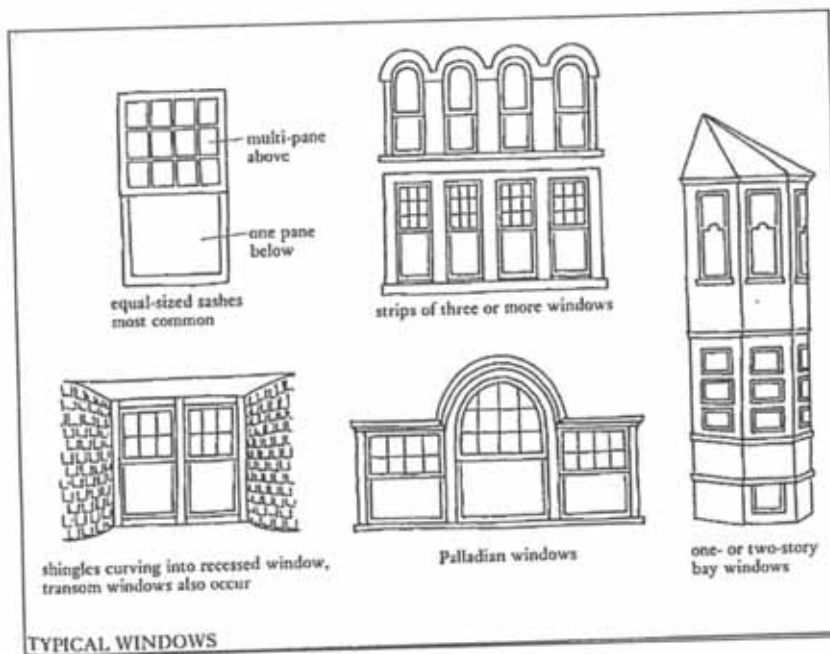


Figure 404

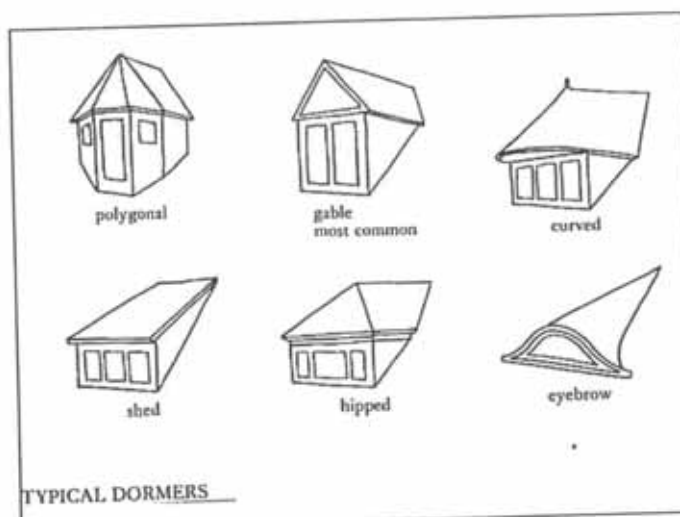
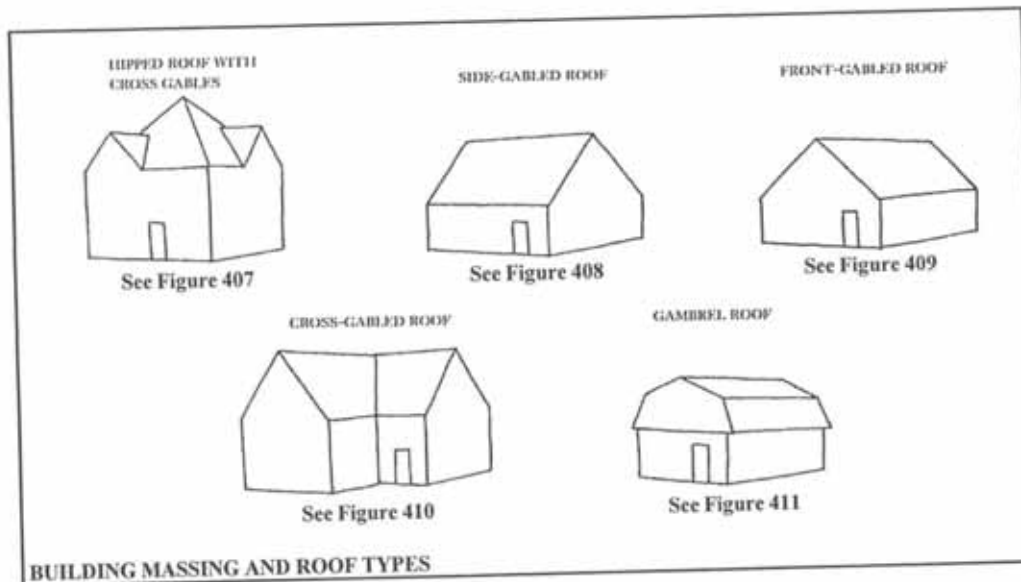
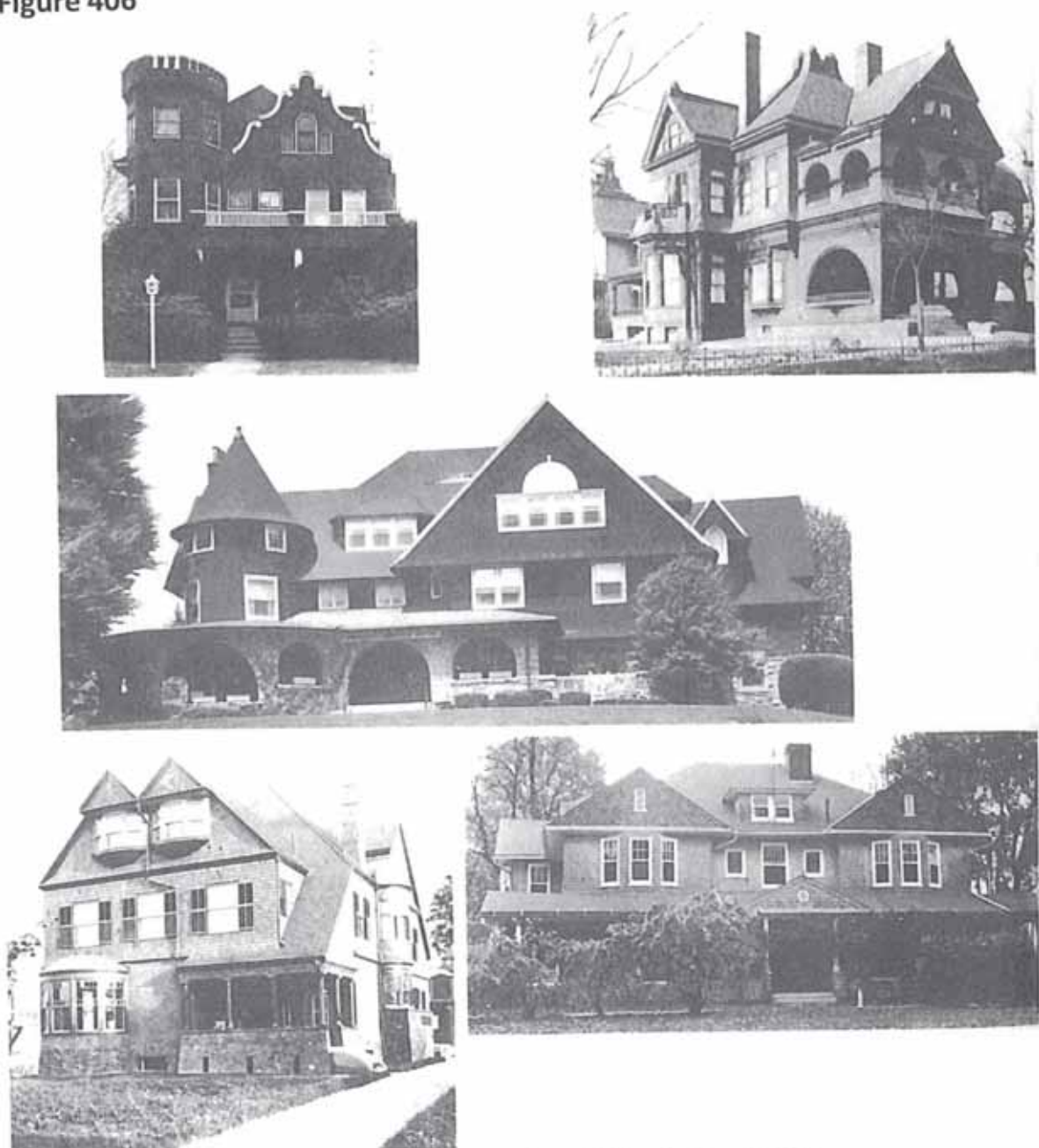


Figure 405



**Figure 406**



**Figure 407 – Hipped Roof with Cross Gables Shingle Examples**





**Figure 408 – Side-gabled Roof Shingle Examples**



Figure 409 – Front-gabled Roof Shingle Examples





Figure 410 – Cross-gabled Roof Shingle Examples





Figure 411 – Gambrel Roof Shingle Examples

## 500 – Folk Victorian Figures



Figure 501

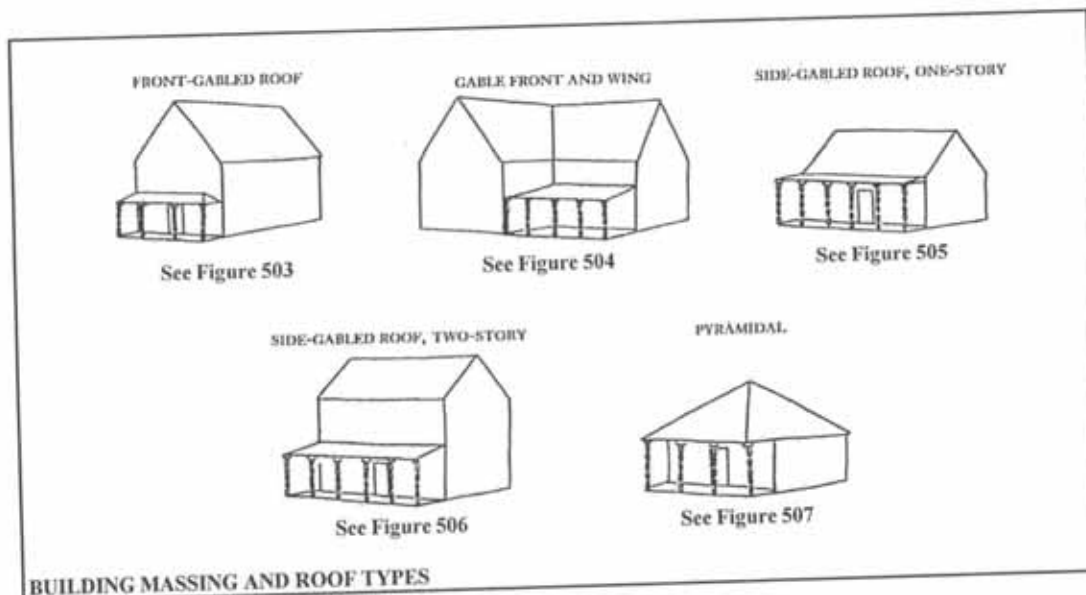


Figure 502



Figure 503 – Front-gabled Roof Folk Victorian Examples



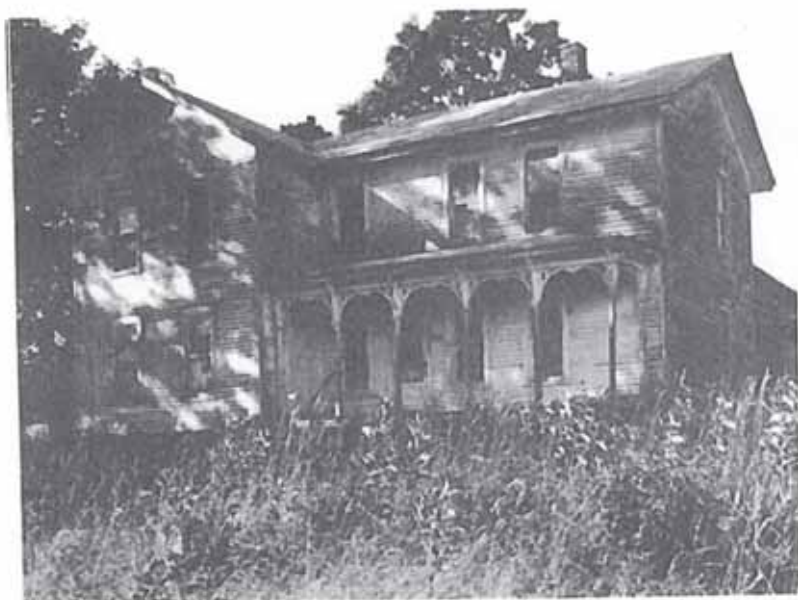
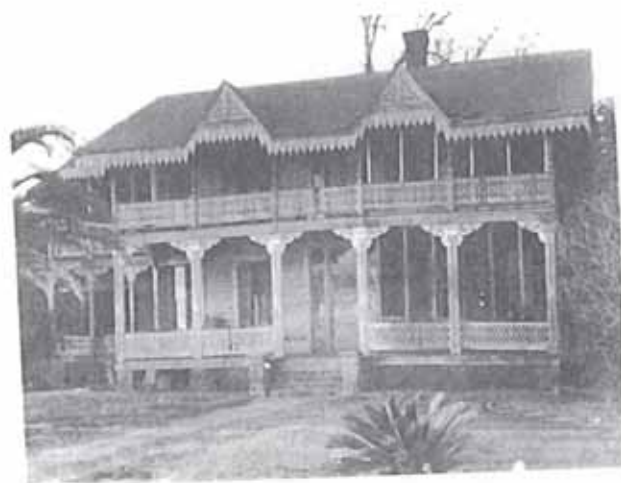


Figure 504 – Gable Front and Wing Folk Victorian Examples



Figure 505 – Side-gabled Roof, One-Story Folk Victorian Examples





**Figure 506 – Side-gabled Roof, Two-Story Folk Victorian Examples**

500 series – Folk Victorian Figures





Figure 507 – Pyramidal Folk Victorian Examples

## 600 – Colonial Revival Figures



Figure 601

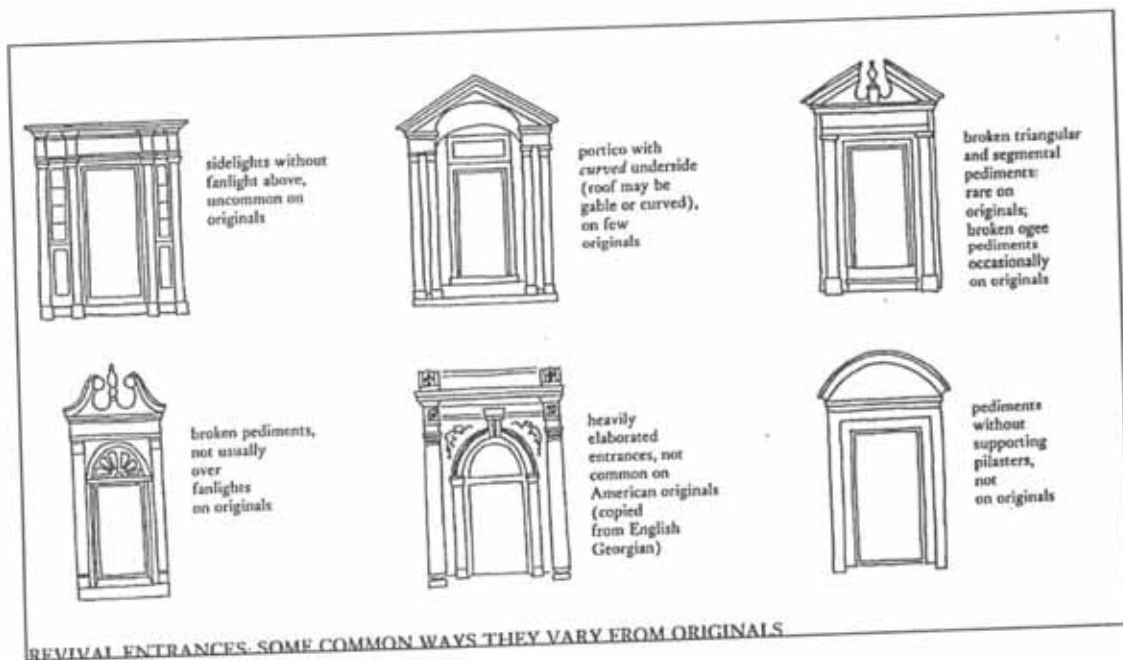


Figure 602

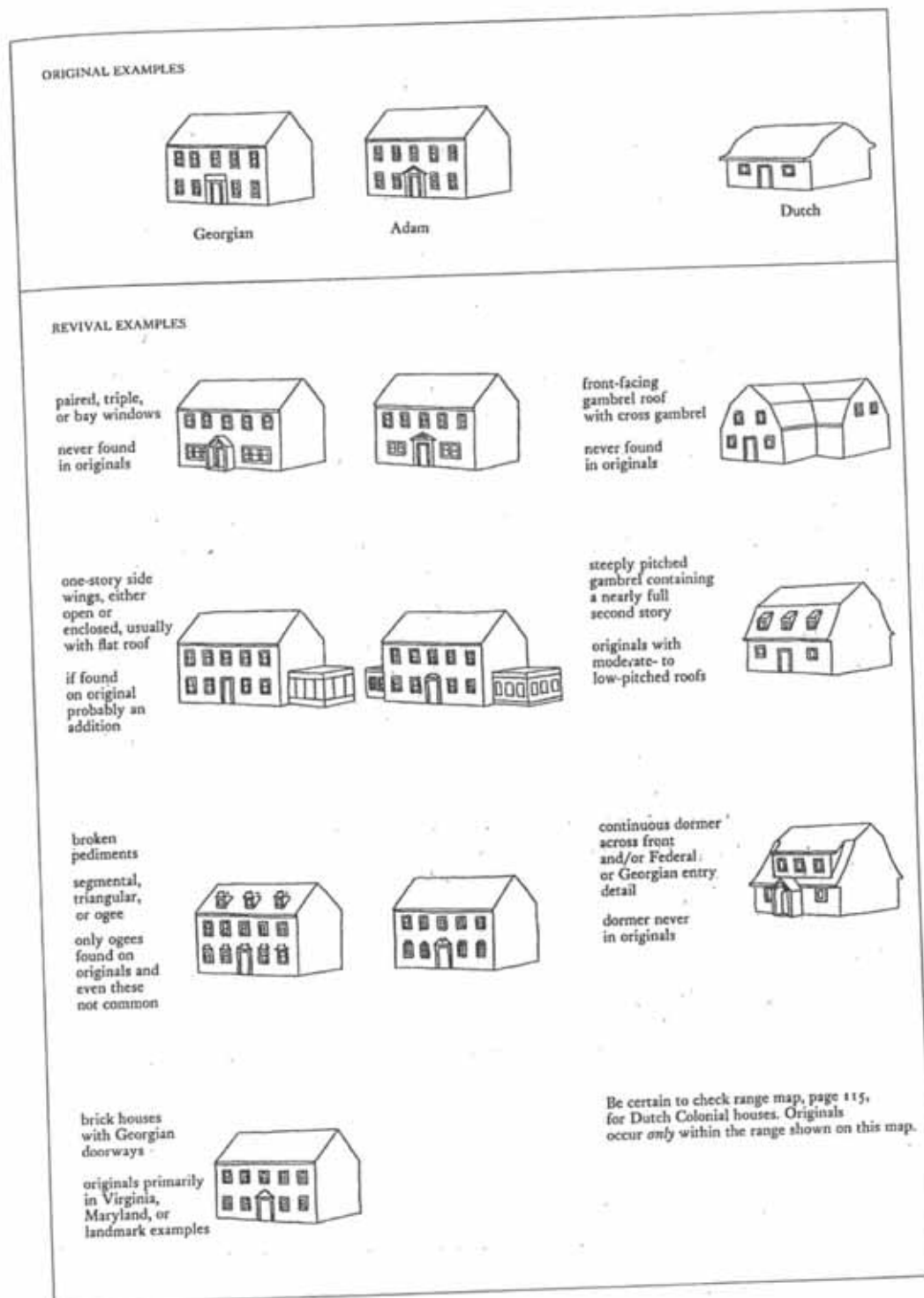
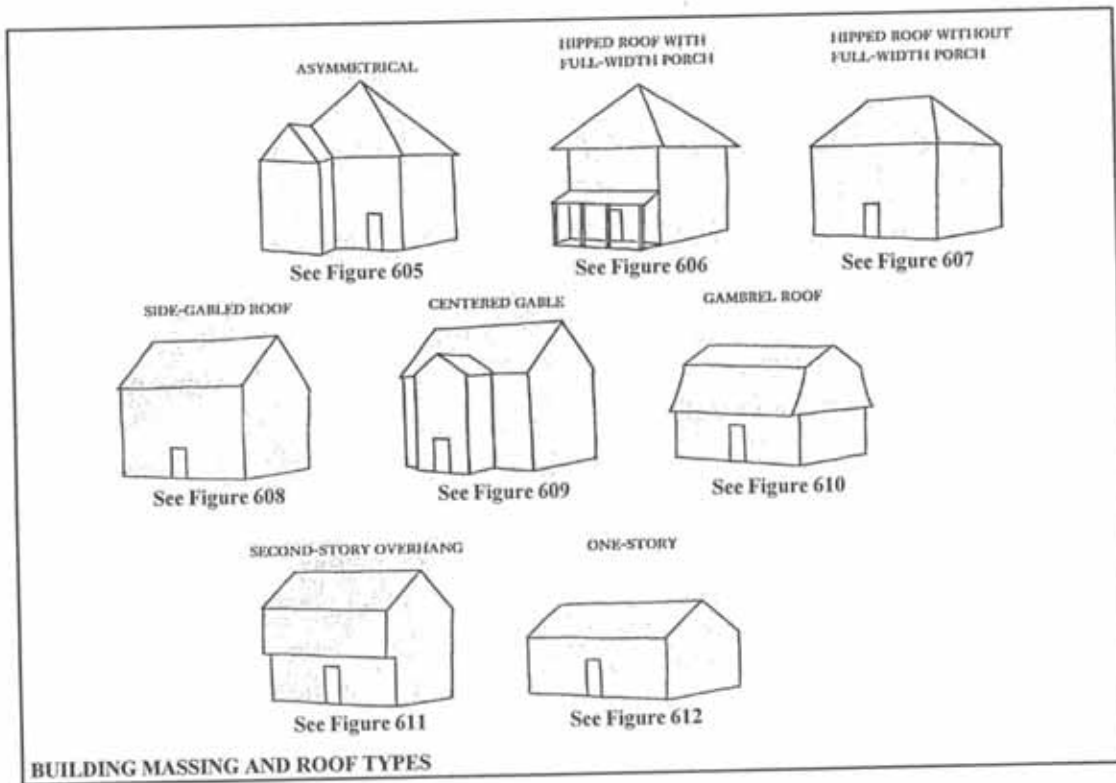


Figure 603





**Figure 604**



**Figure 605 – Colonial Revival Asymmetrical Examples**



**Figure 606 – Hipped Roof with Full-width Porch Colonial Revival Examples**





**Figure 607 – Hipped Roof without Full-width Porch Colonial Revival Examples**



**Figure 608 – Side-gabled Roof Colonial Revival Examples**



Figure 608 – Side-gabled Roof Colonial Revival Examples (continued)





**Figure 609 – Centered Gable Colonial Revival Examples**

600 series – Colonial Revival Figures



Figure 610 – Gambrel Roof Colonial Revival Examples





**Figure 611 – Second-story Overhang Colonial Revival Examples**



**Figure 612 – One-story Colonial Revival Examples**



## 700 – Tudor Figures

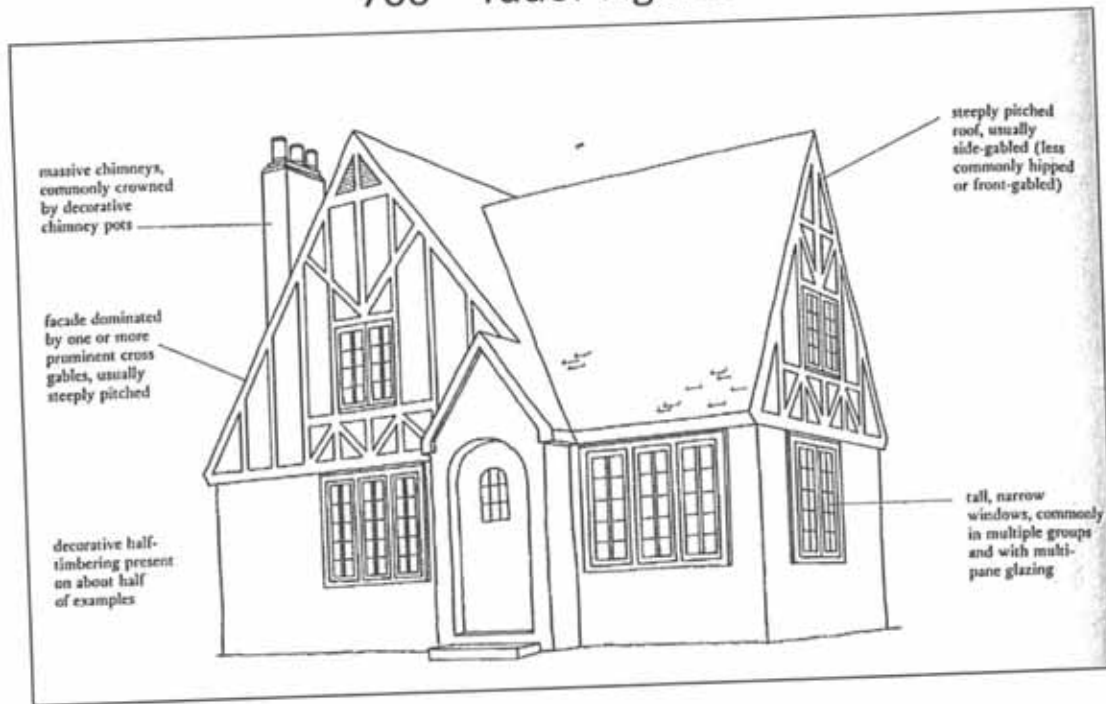


Figure 701

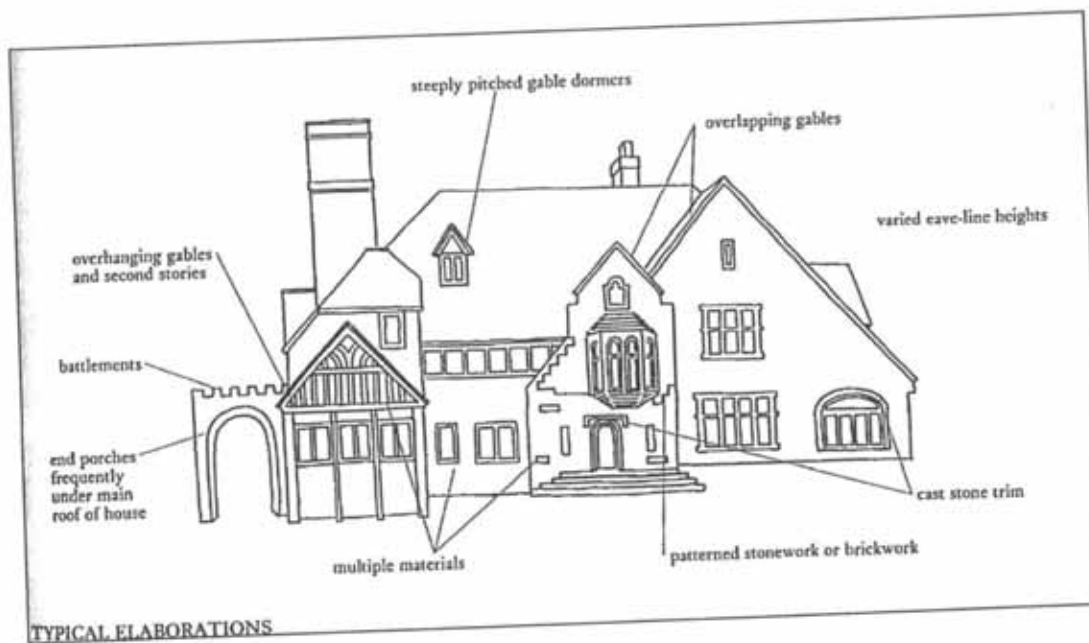


Figure 702

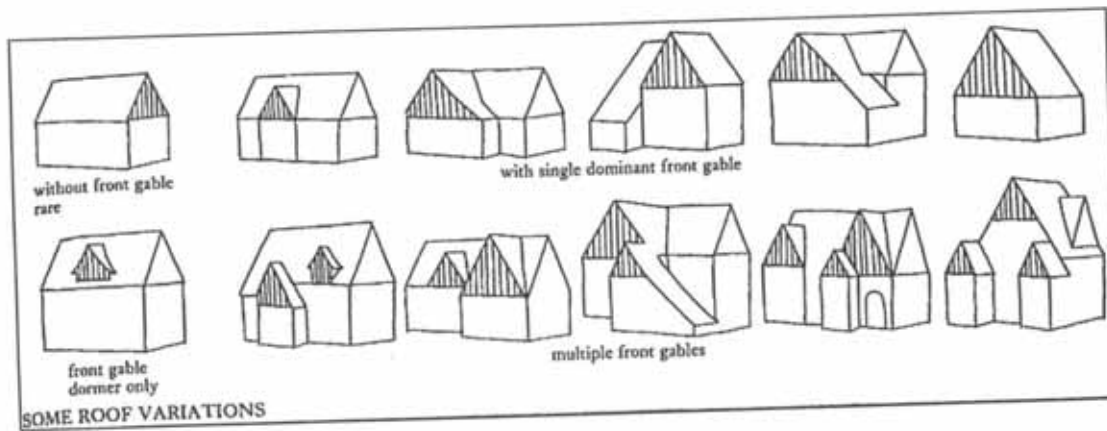


Figure 703

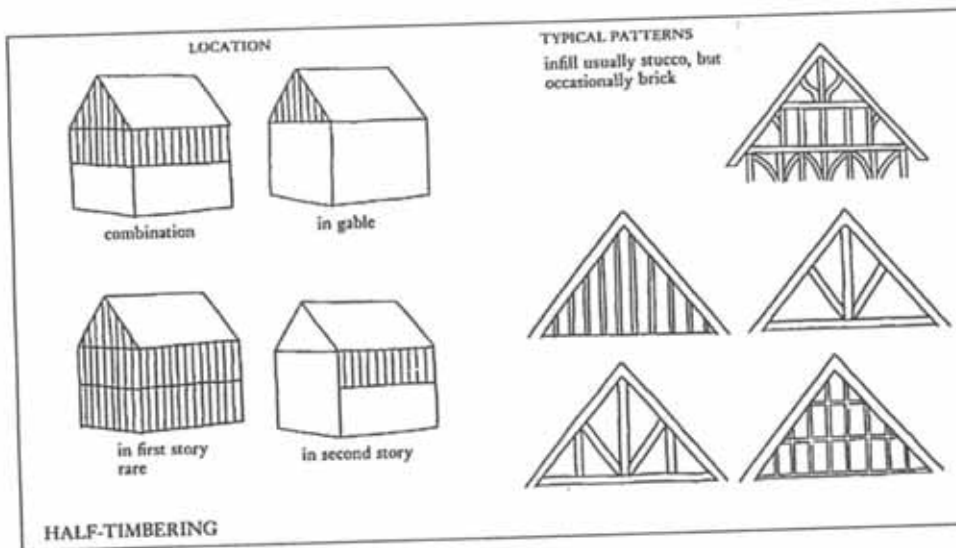


Figure 704

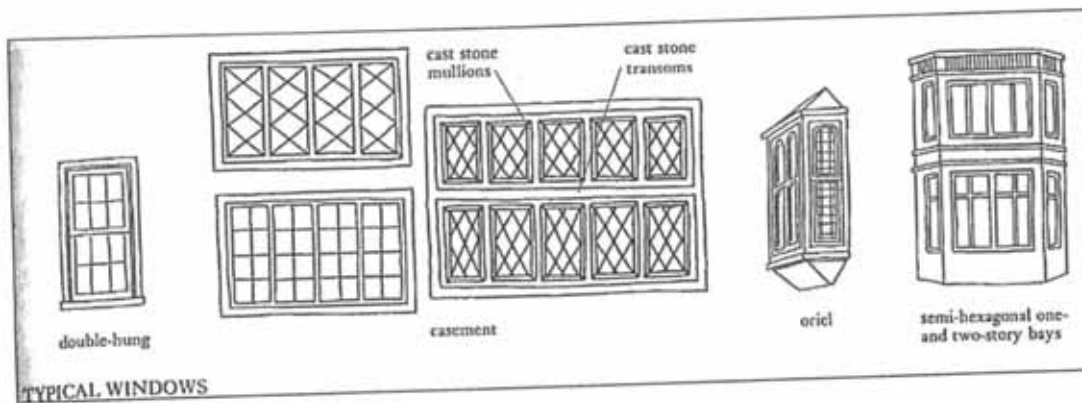


Figure 705

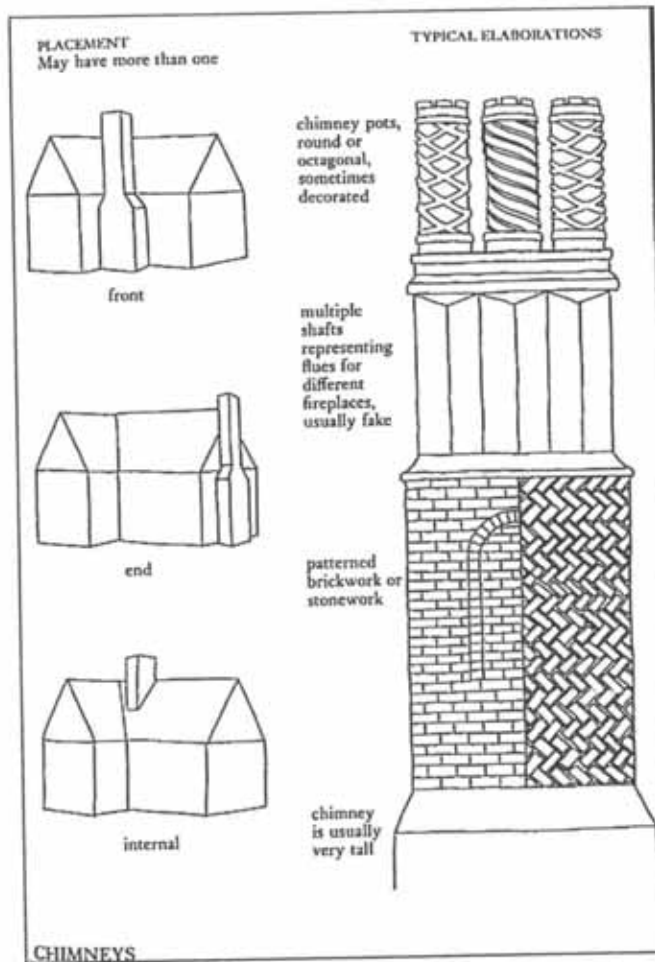


Figure 706

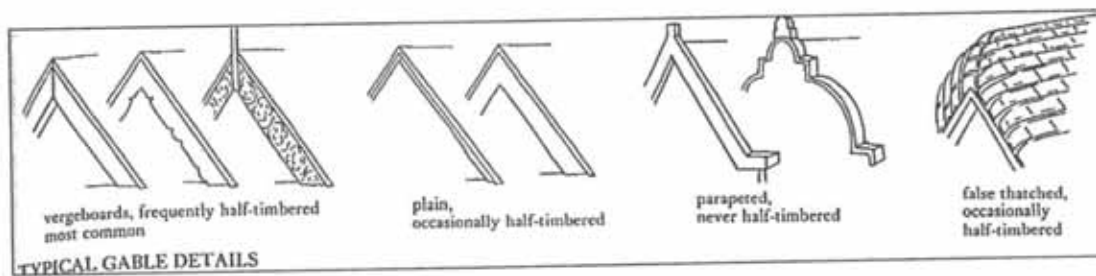


Figure 707

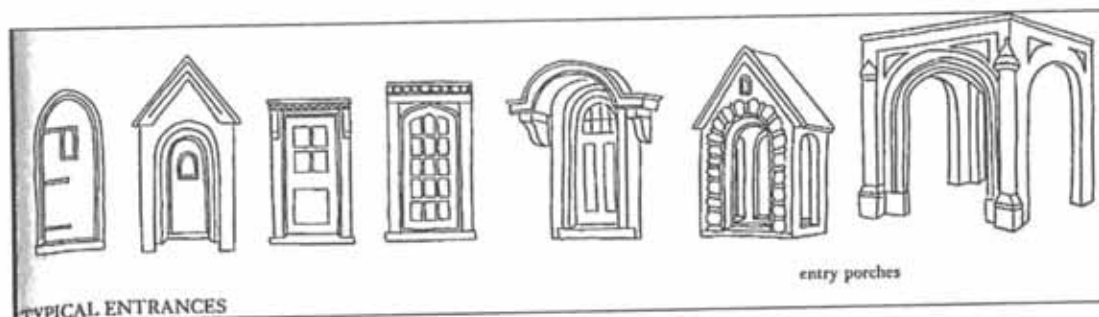
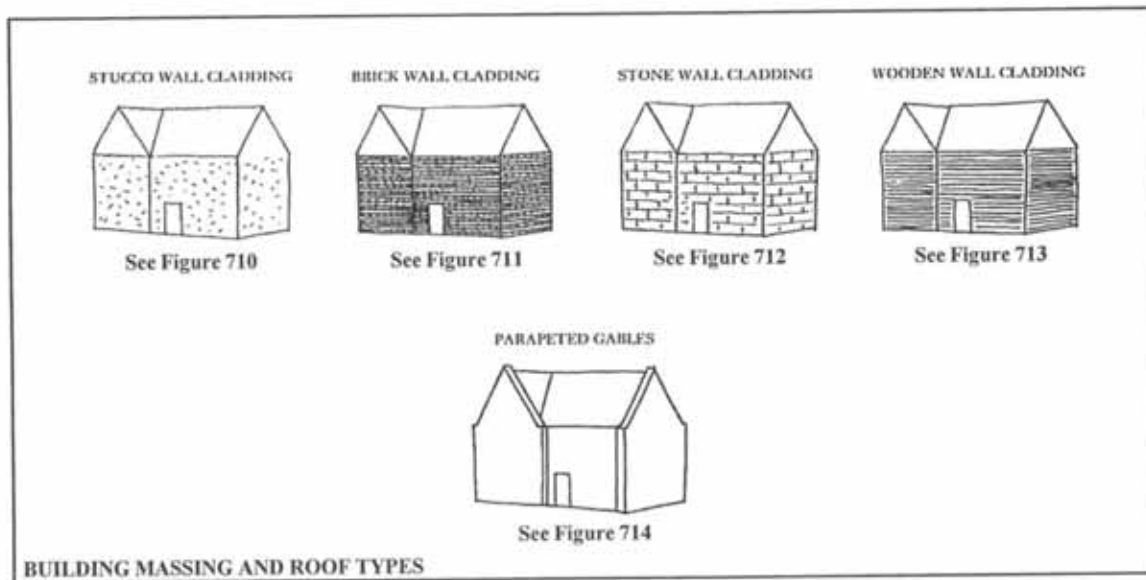


Figure 708





**Figure 709**

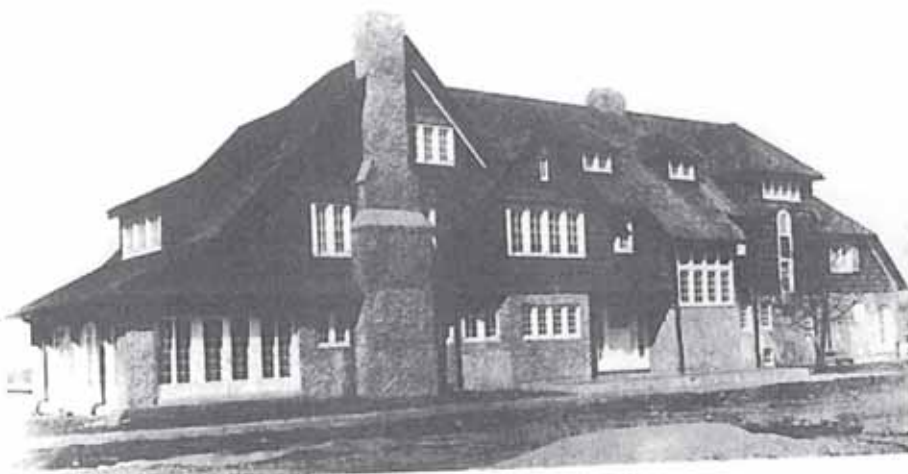


Figure 710 – Stucco Wall Cladding Tudor Examples

700 series – Tudor Figures



Figure 711 – Brick Wall Cladding Tudor Examples





Figure 711 – Brick Wall Cladding Tudor Examples (continued)

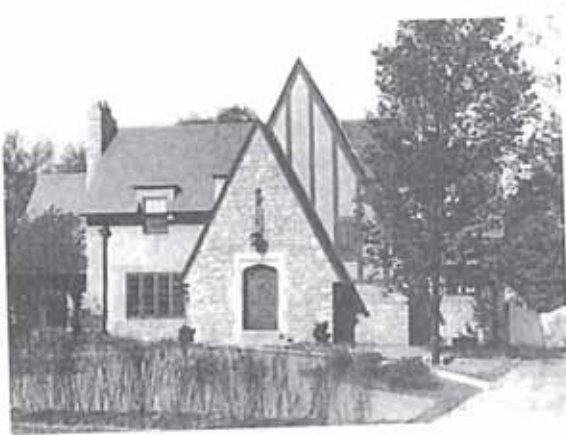


Figure 712 – Stone Wall Cladding Tudor Examples



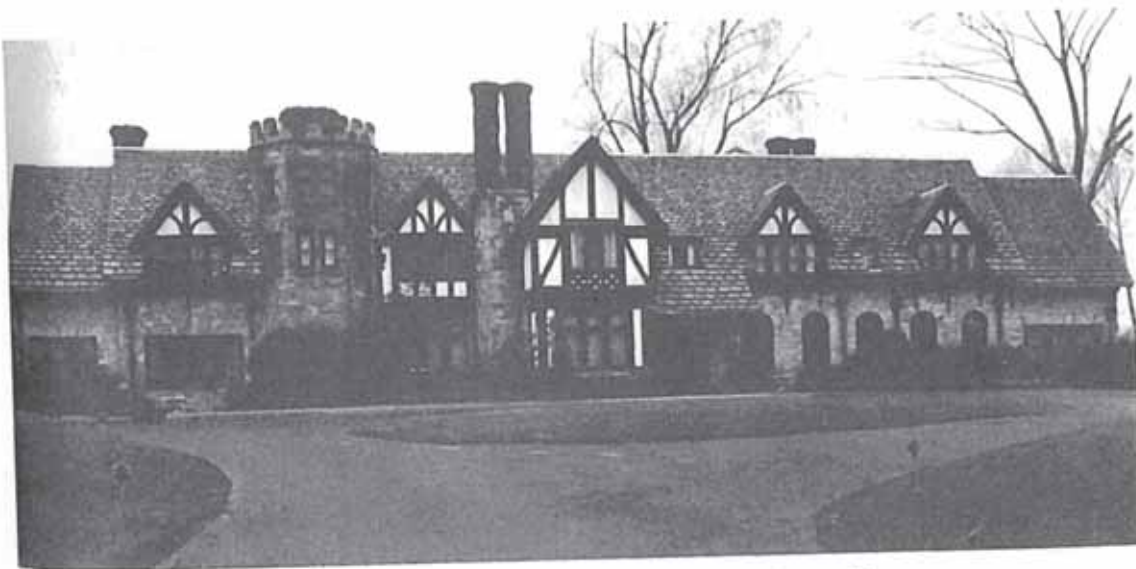


Figure 712 – Stone Wall Cladding Tudor Examples (continued)



Figure 713 – Wooden Wall Cladding Tudor Examples



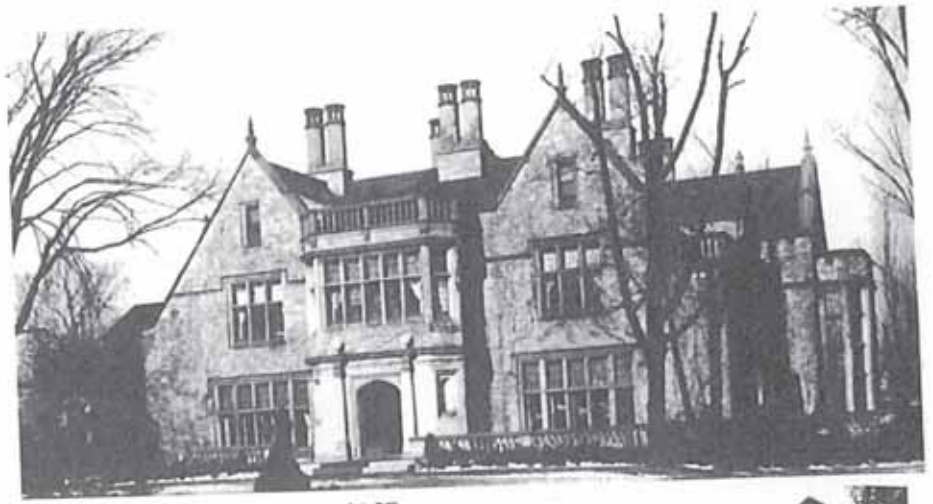


Figure 714 – Parapeted Gables Tudor Examples

## 800 – Craftsman Figures



Figure 801

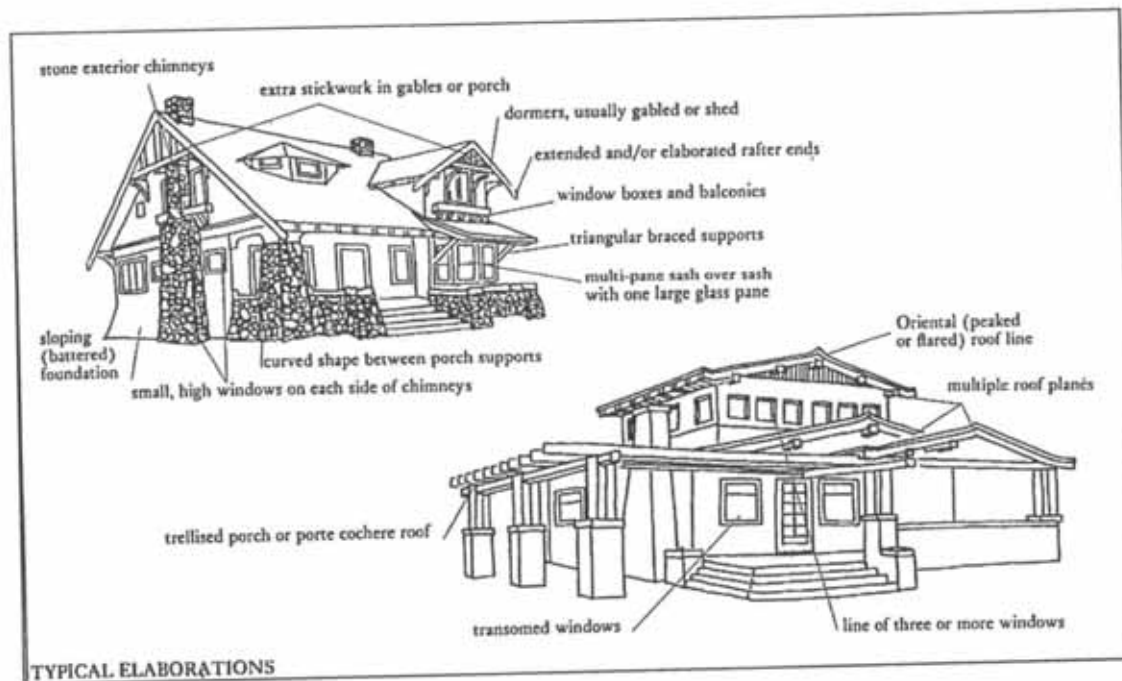


Figure 802

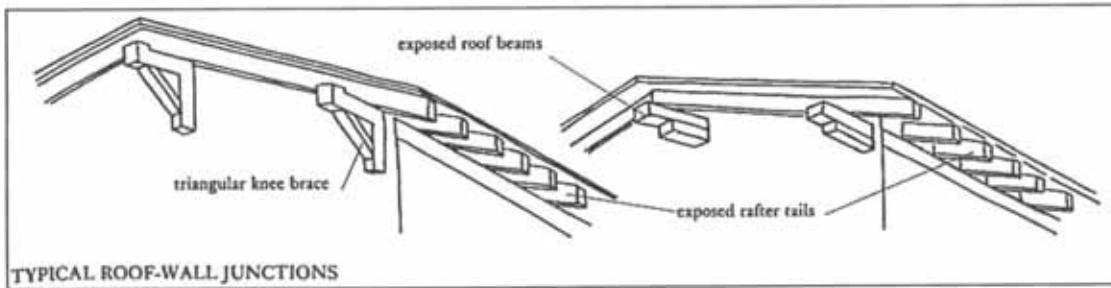


Figure 803

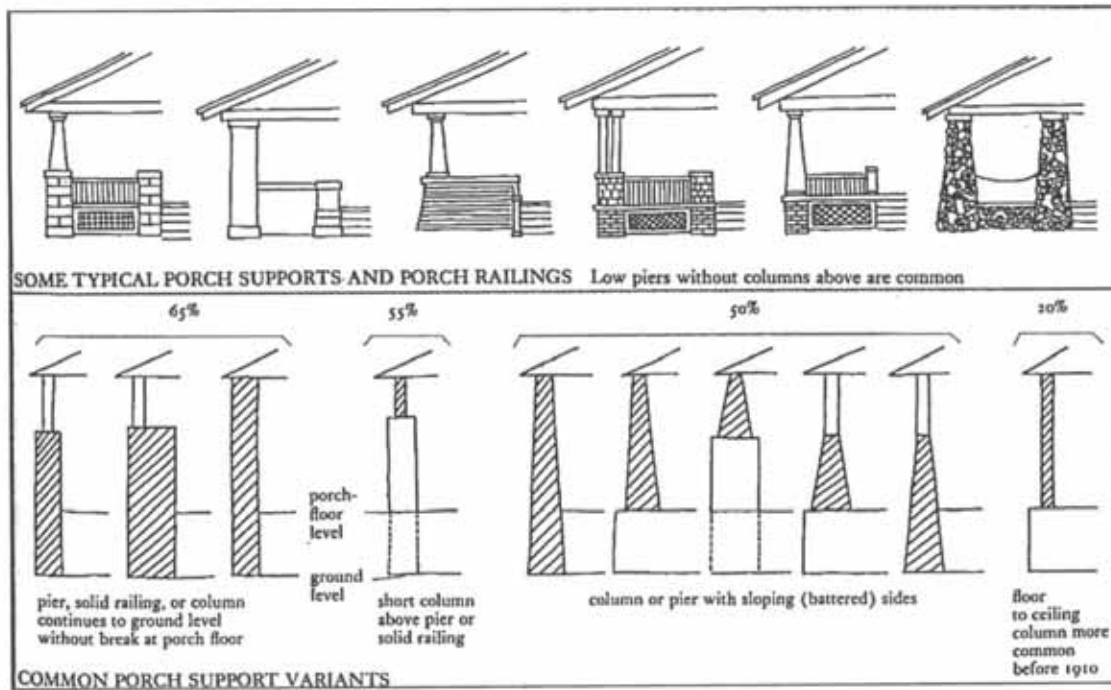


Figure 804

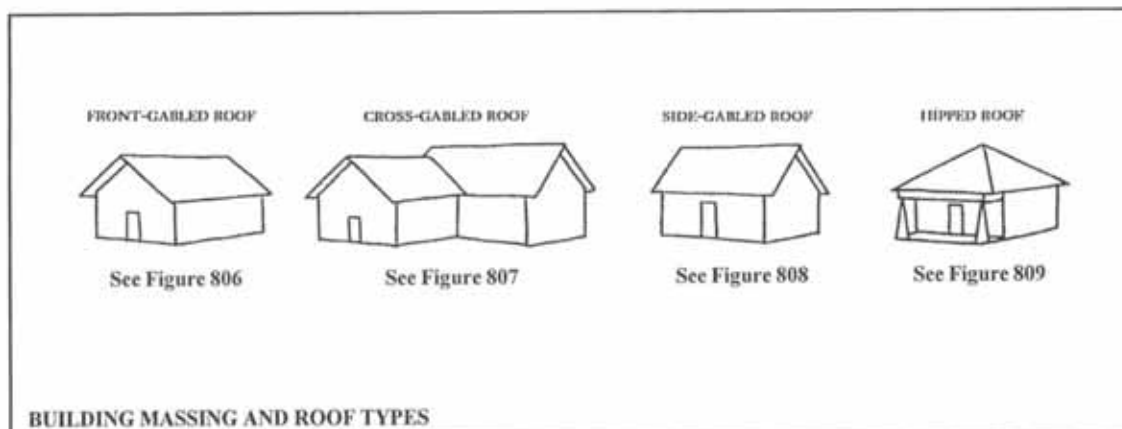


Figure 805





Figure 806 – Front-gabled Roof Craftsman Examples



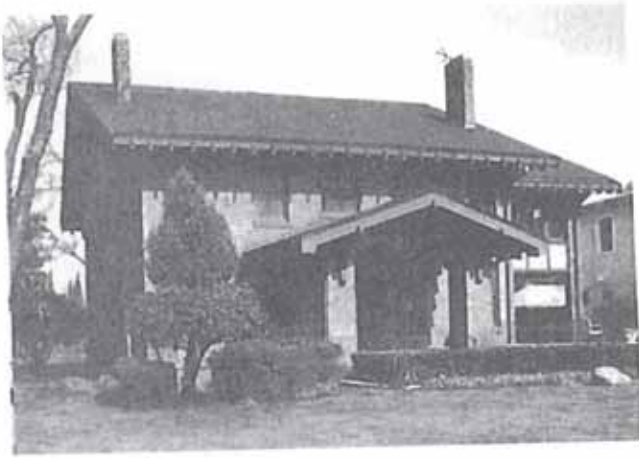
Figure 807 – Cross-gabled Roof Craftsman Examples





Figure 808 – Side-gabled Roof Craftsman Examples





**Figure 808 – Side-gabled Roof Craftsman Examples (continued)**

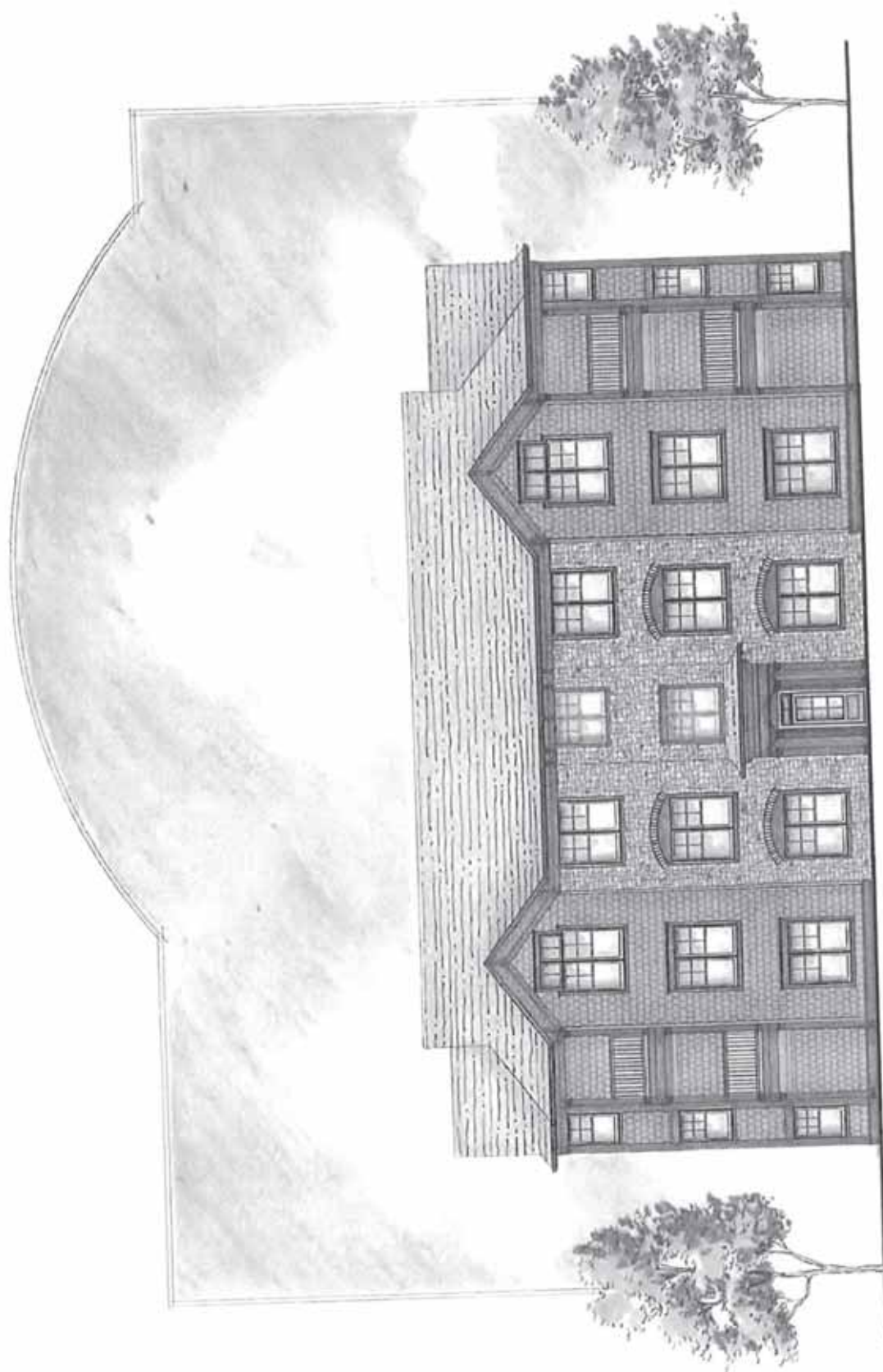


**Figure 809 – Hipped Roof Craftsman Examples**

# Exhibit F

## Multifamily Building Examples



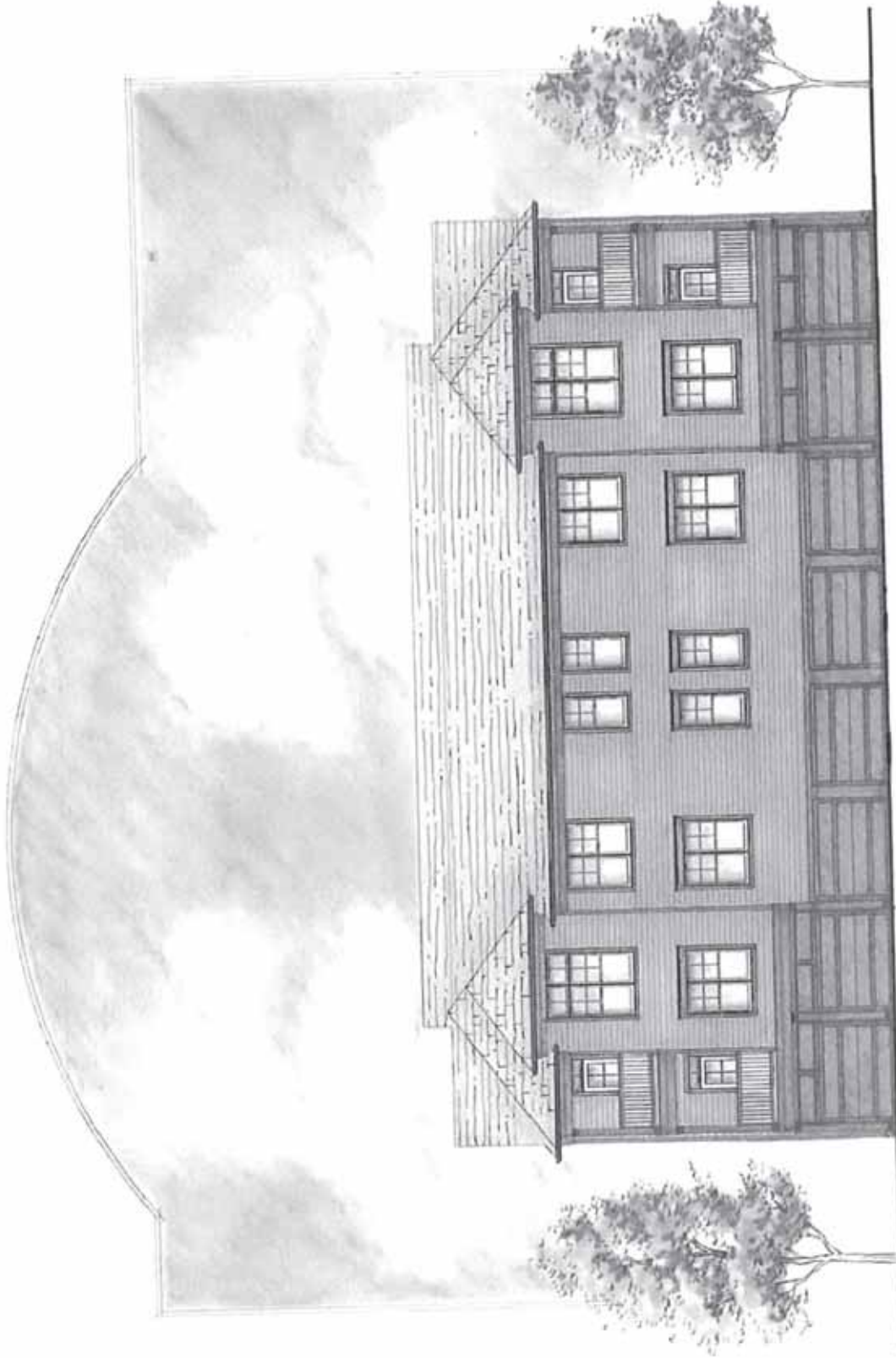


Front Elevation - Building Type 2

## Union Street Flats

weaver sherman design  
architects and land planners

JC HART  
Builder, Developer, Manager

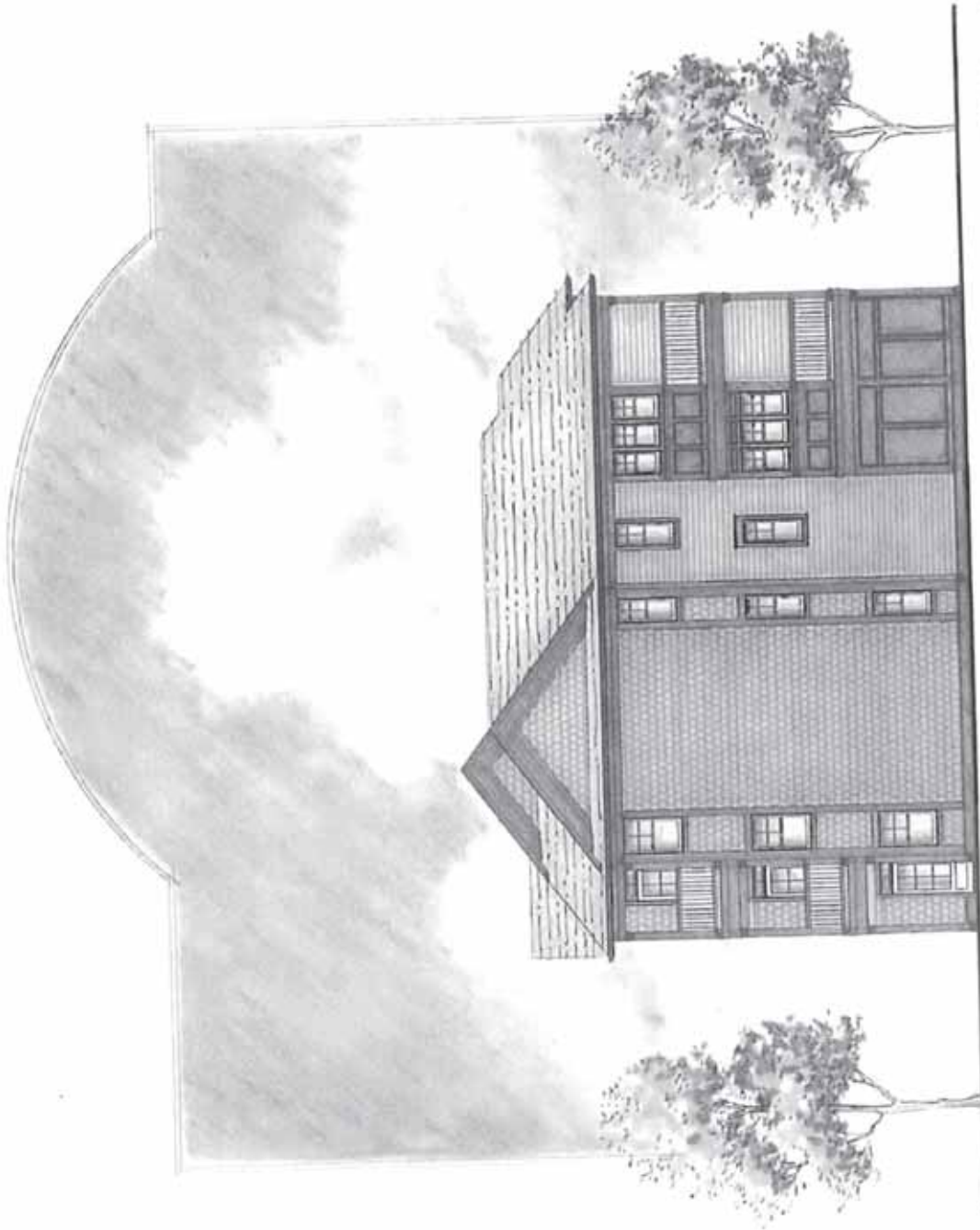


Rear Elevation - Building Type 2

## Union Street Flats

weaver sherman design  
architects and land planners

JCHART  
Architects • Planners • Engineers



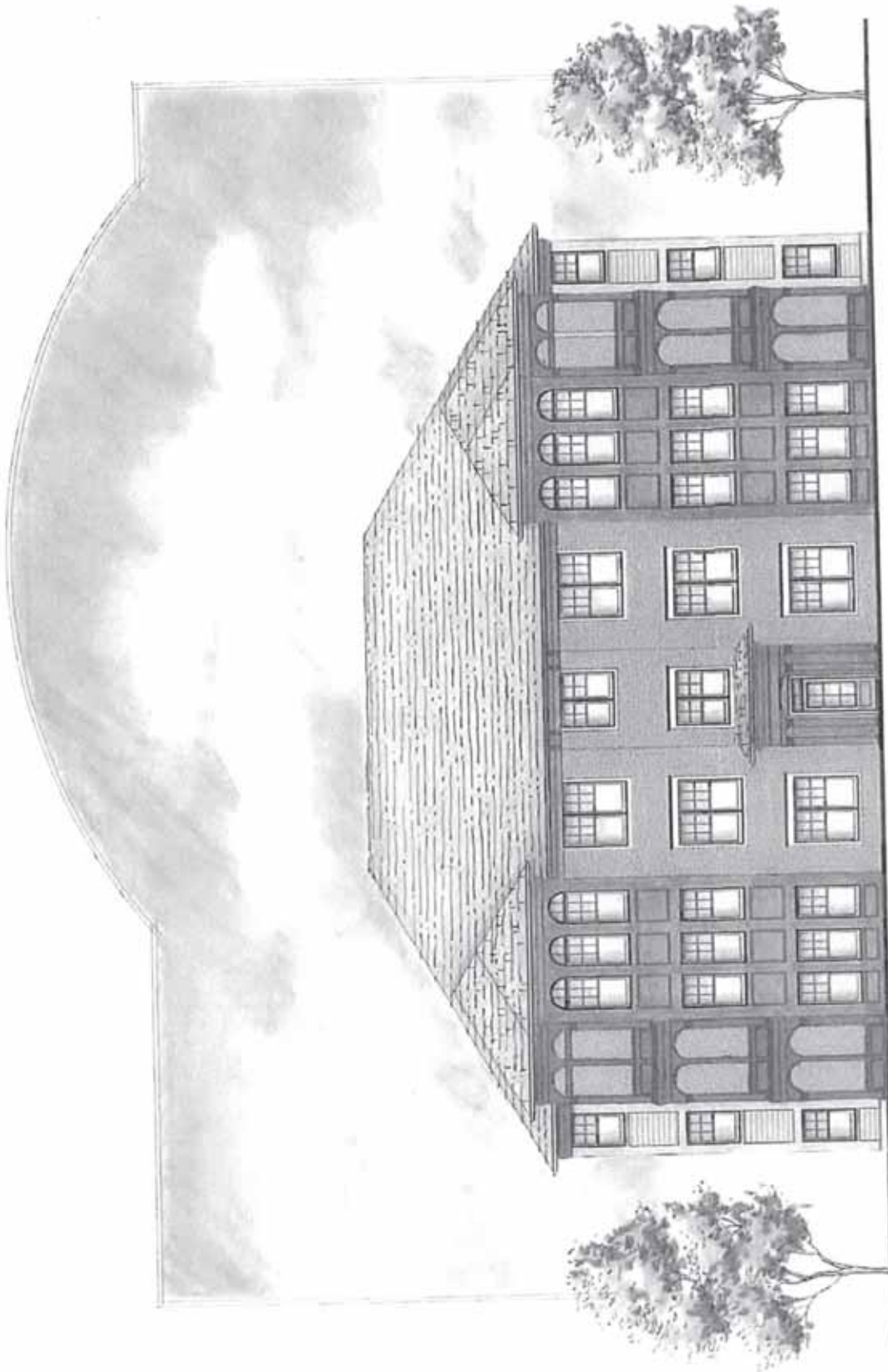
Left and Right Side Elevations - Building Type 2

## Union Street Flats

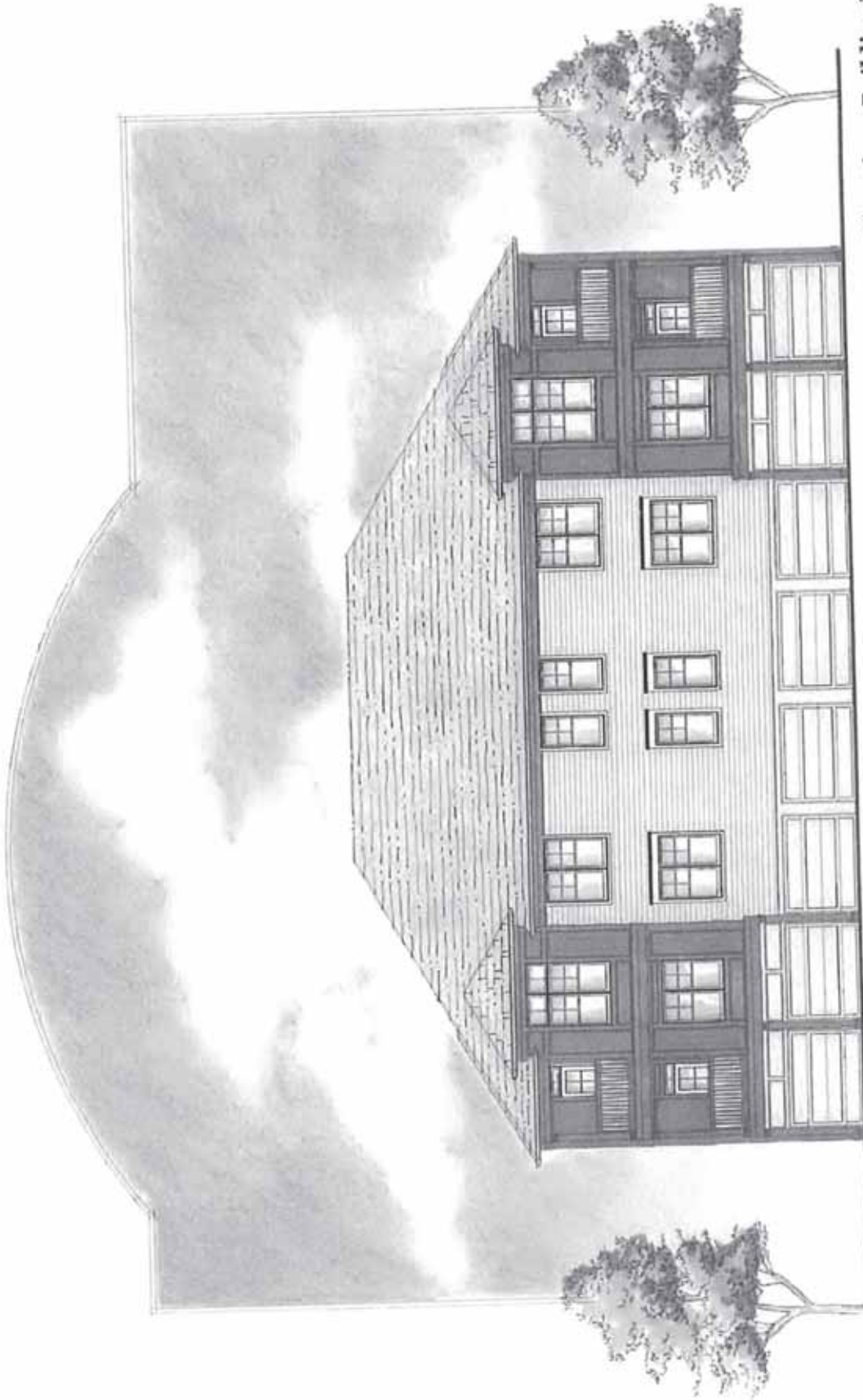
weaver sherman design  
architects and land planners

JCHART  
architects, developers, managers





Alternate Front Elevation - Building Type 2

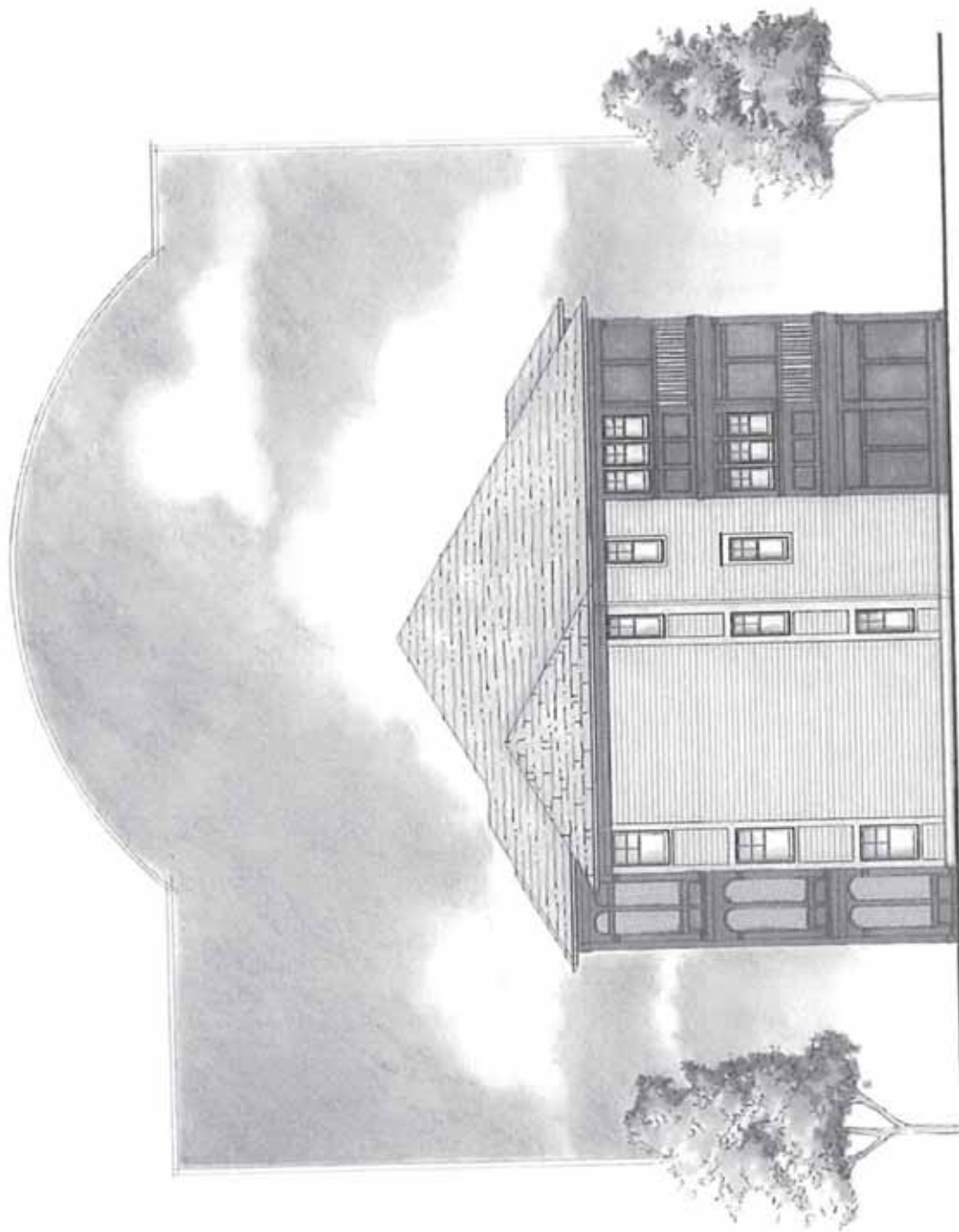


Alternate Rear Elevation - Building Type 2

## Union Street Flats

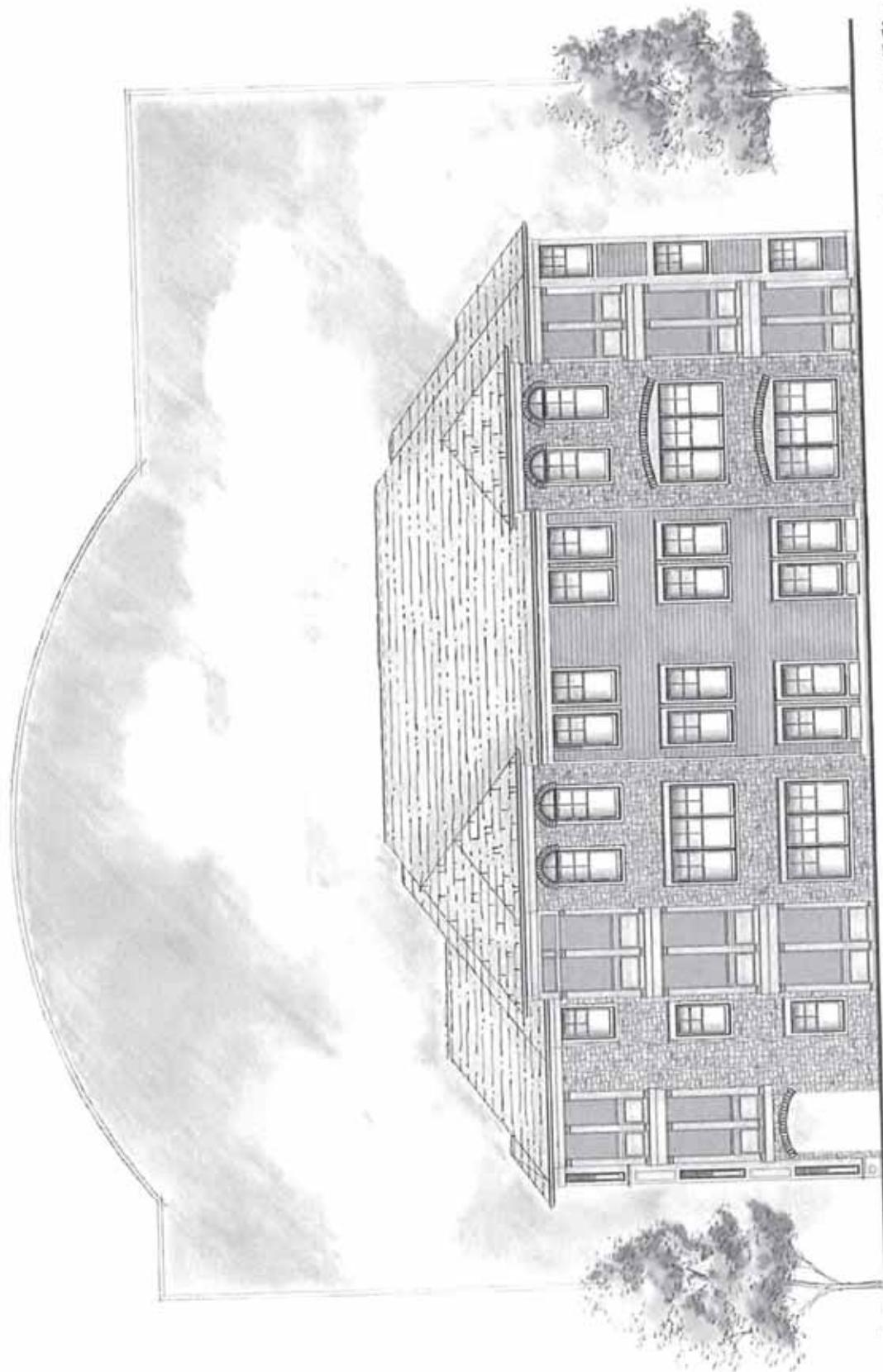
weaver sherman design  
architects and land planners

JCHART  
Architects, Engineers, Planners



Alternate Left and Right Side - Building Type 2



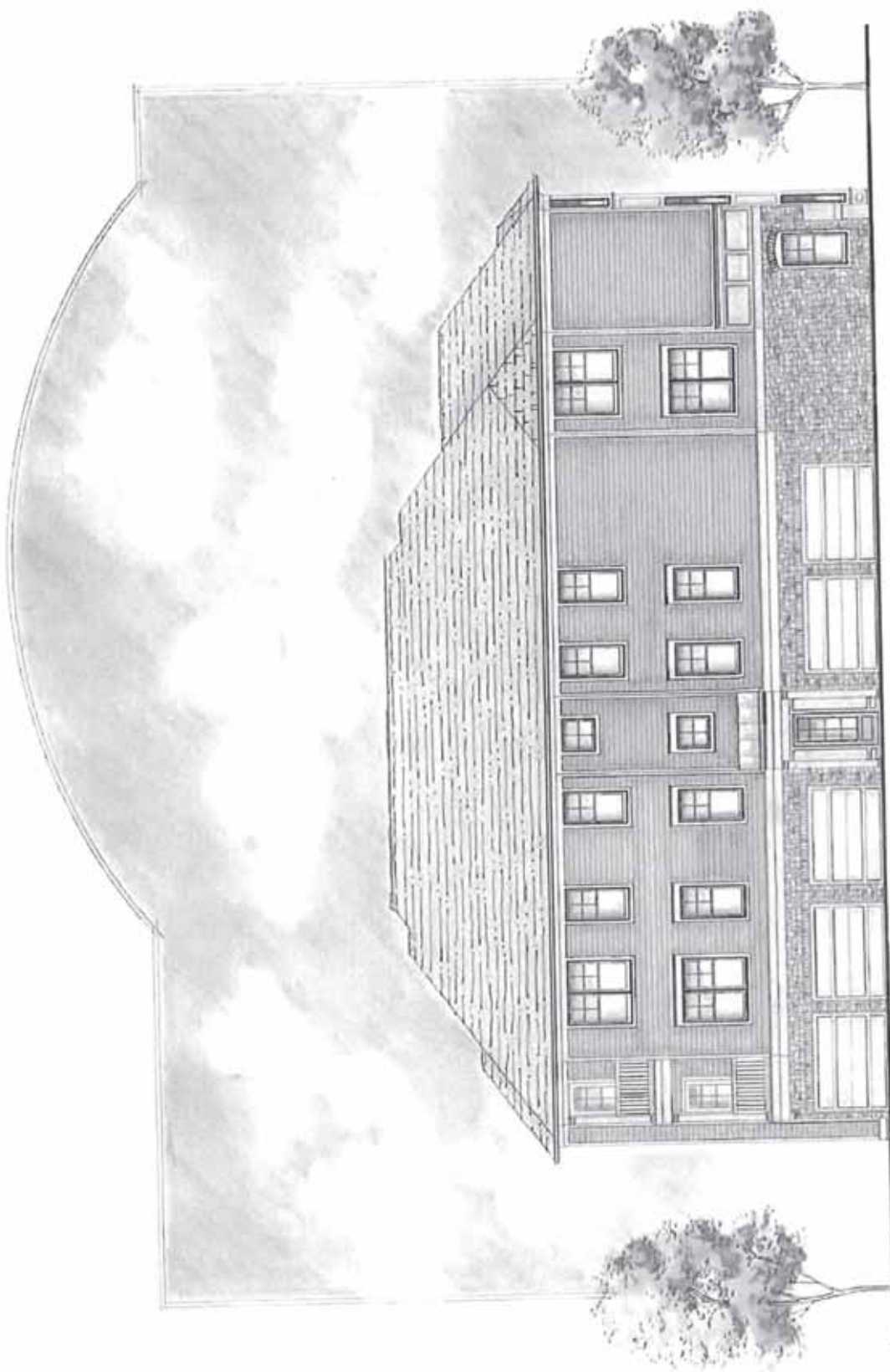


Front Elevation - Building Type 3

## Union Street Flats

weaver sherman design  
architects and land planners

JC HART  
Builder • Developer • Designer

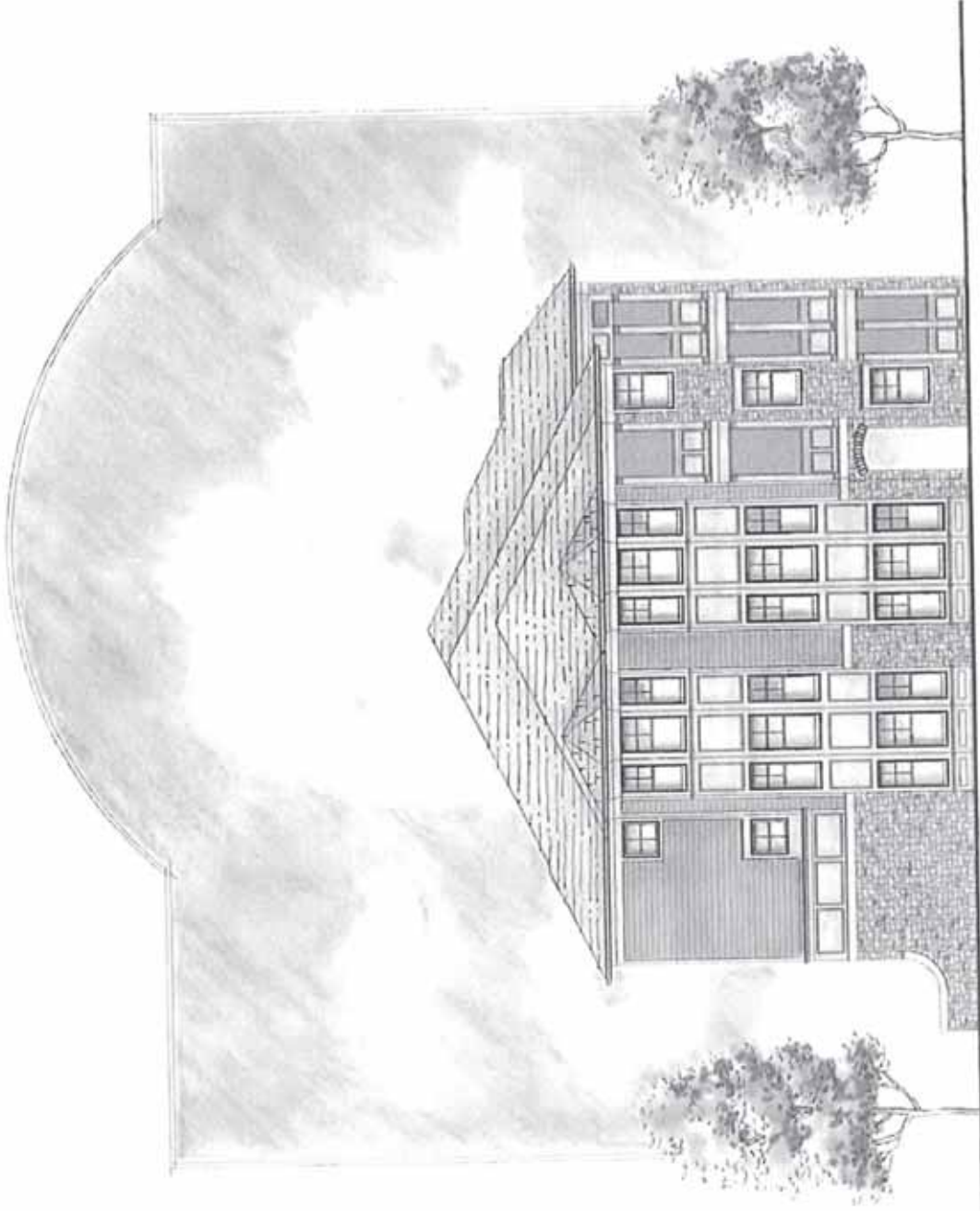


Rear Elevation - Building Type 3

## Union Street Flats

weaver sherman design  
architects and land planners

JCHART  
Architects, Developers, Managers



Left Side Elevation - Building Type 3

weaver sherman design  
architects and land planners

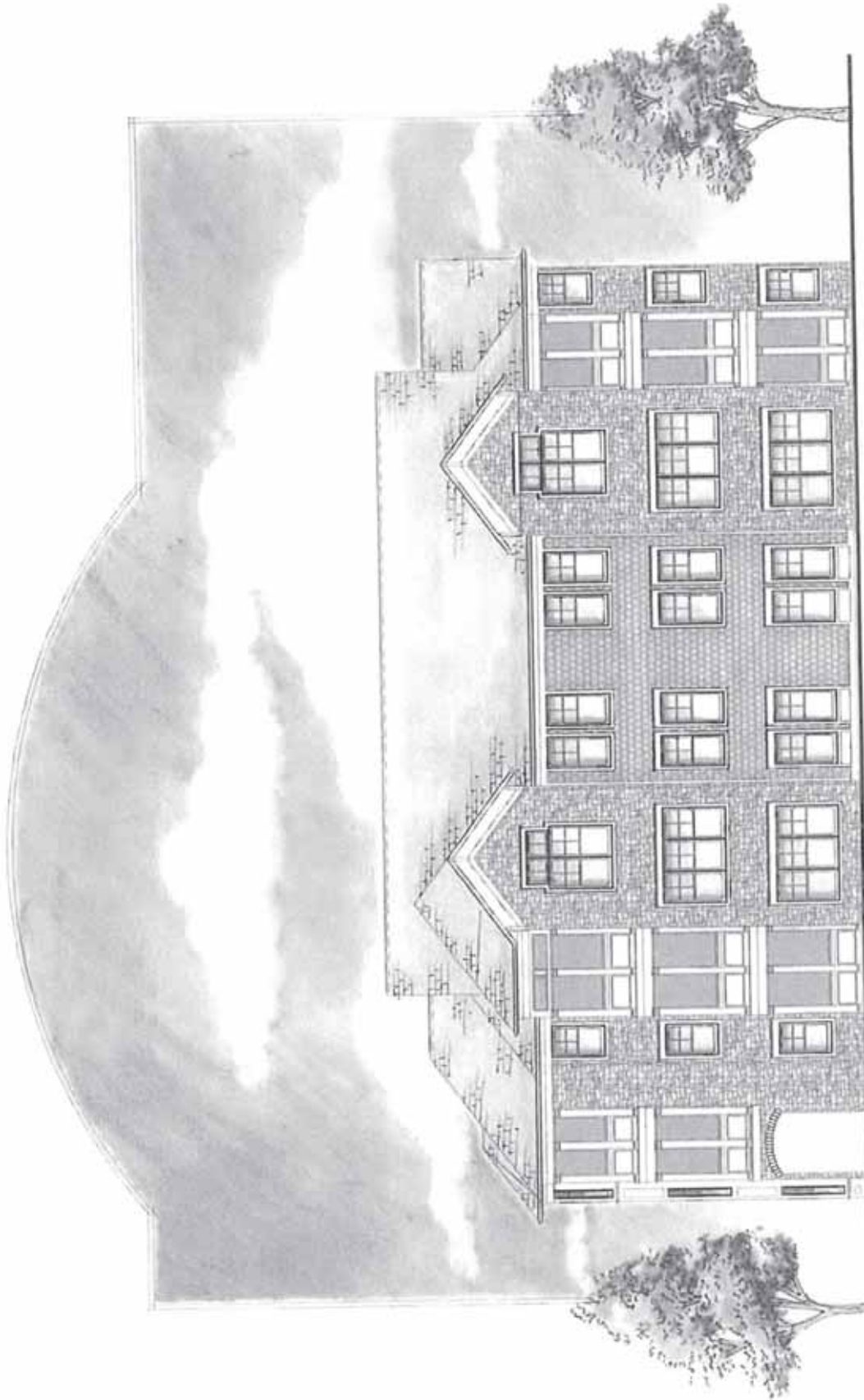
## Union Street Flats

JC HART  
Planners, Developers, Managers





Right Side Elevation -Building Type 3

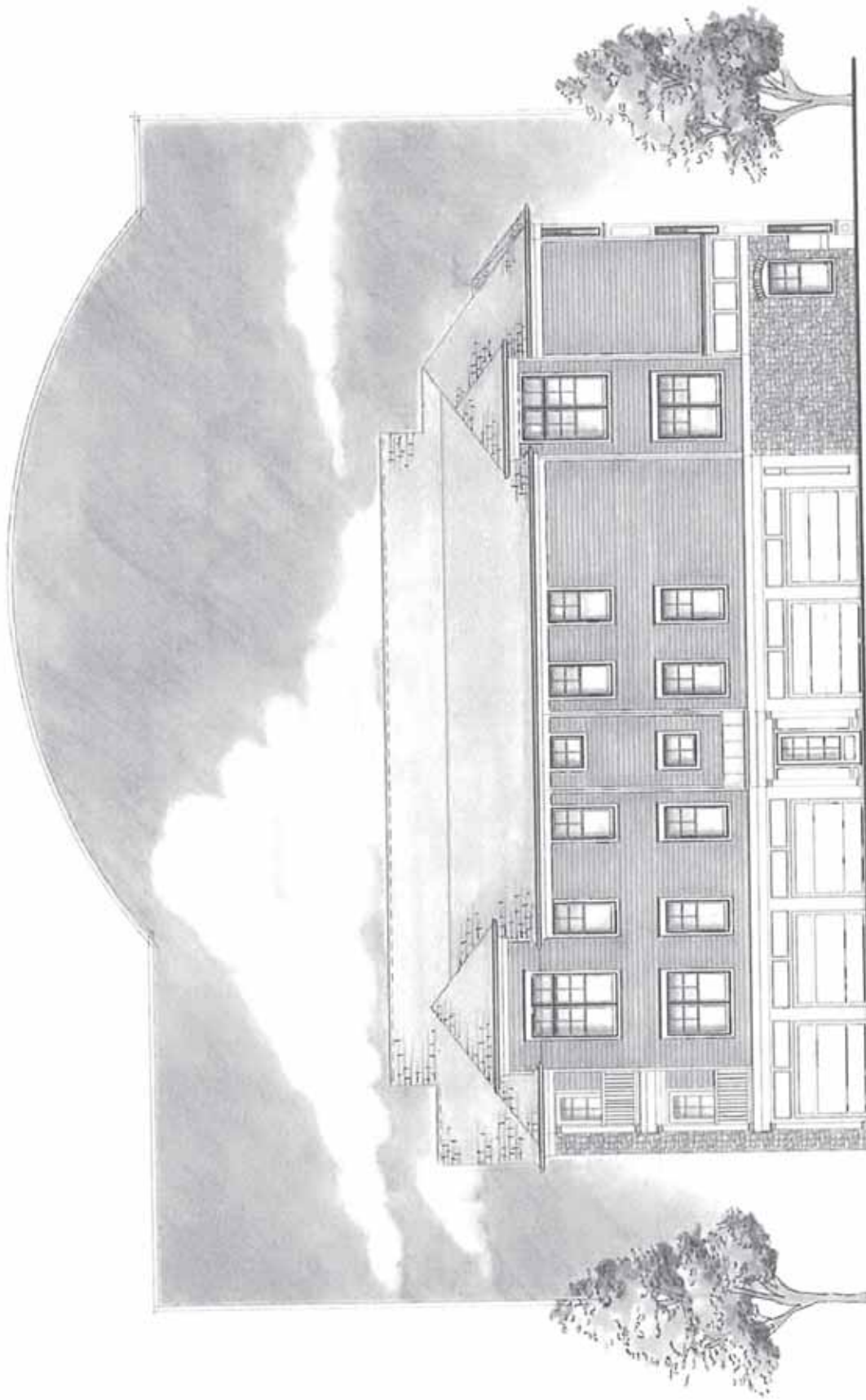


Alternate Front Elevation – Building Type 3

weaver sherman design  
architects and land planners

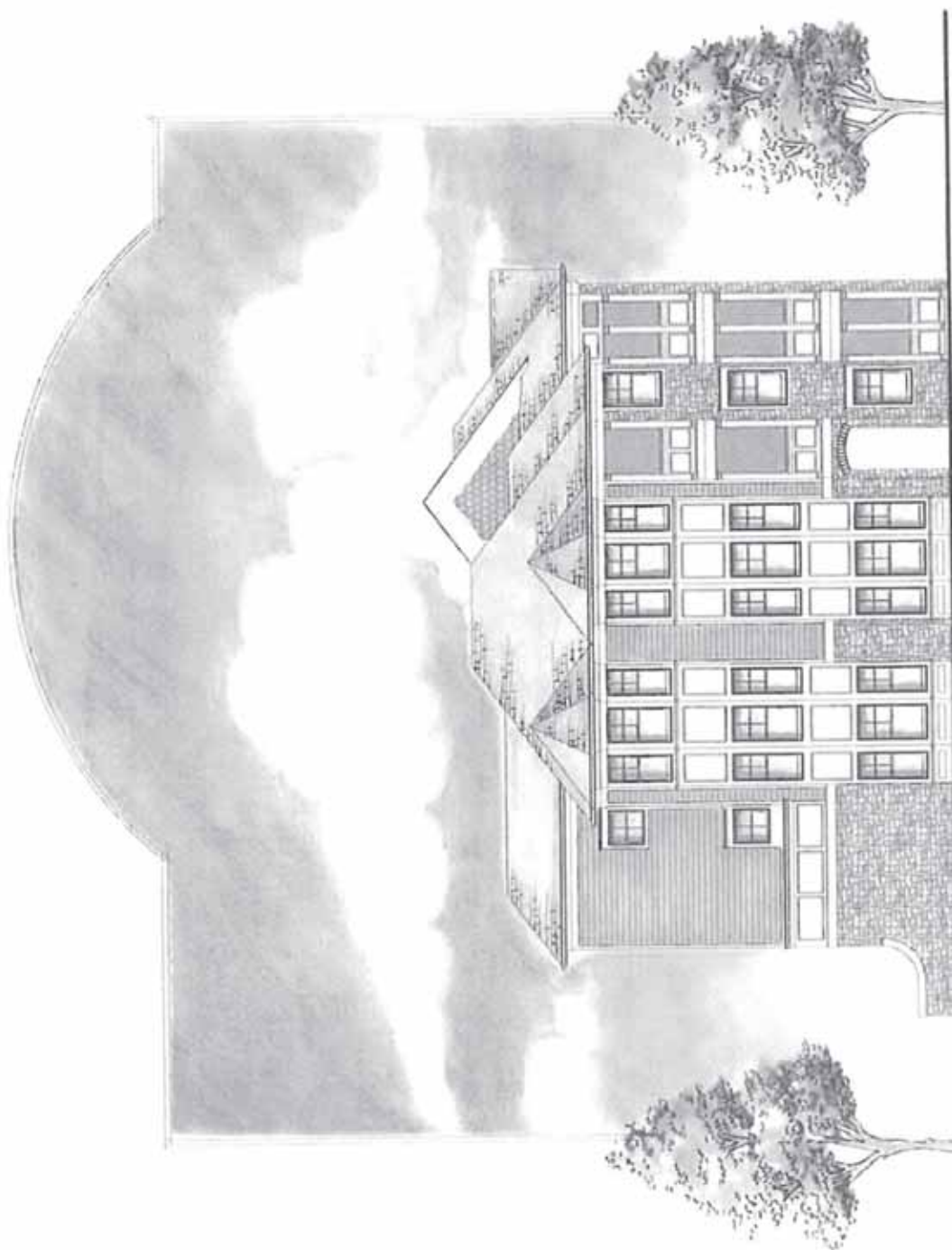
## Union Street Flats

JC HART  
Architects, Planners, Engineers



Alternate Rear Elevation - Building Type 3

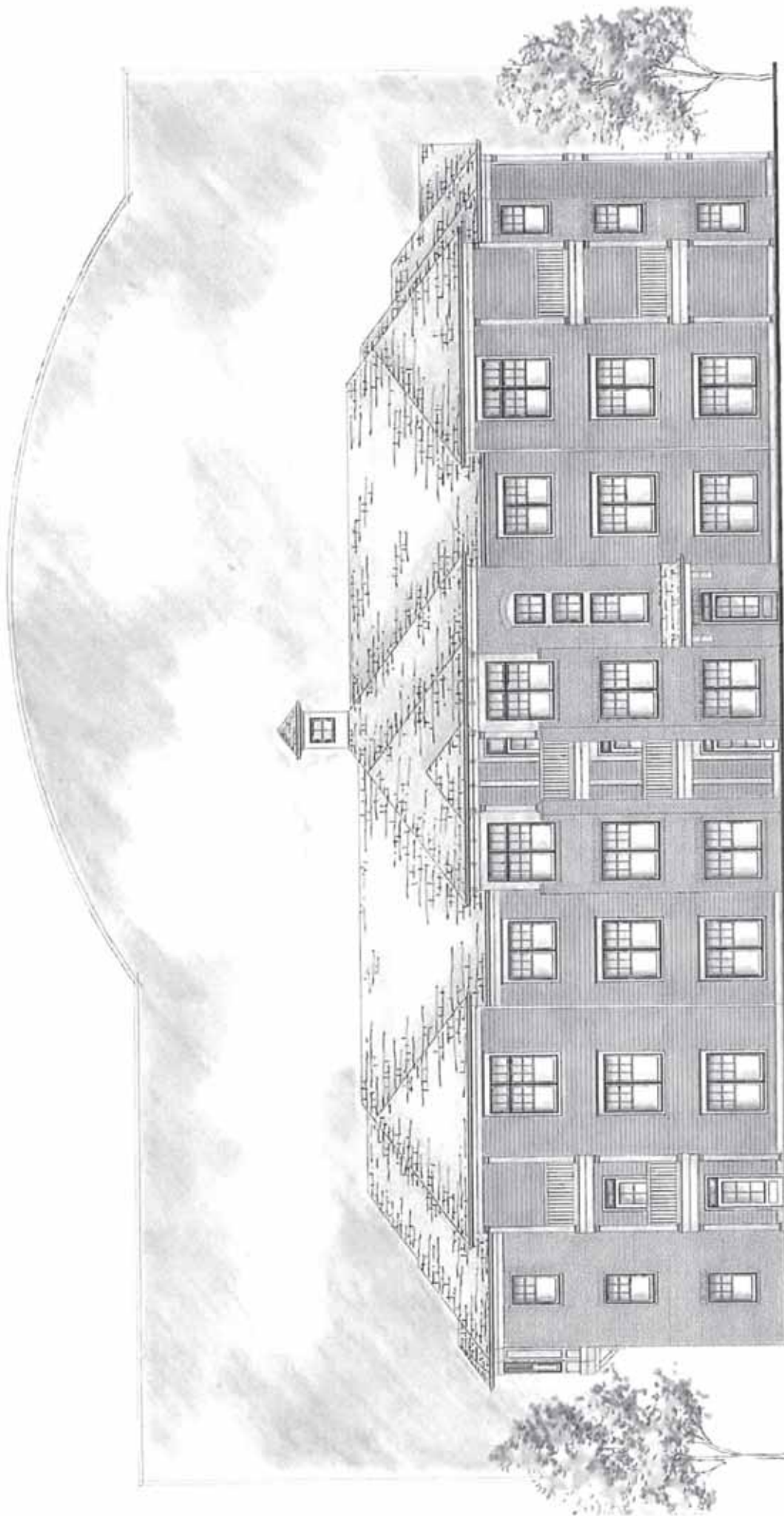




Alternate Left Side Elevation - Building Type 3



Alternate Right Side Elevation - Building Type 3



Front Elevation - Building Type 4

weaver sherman design  
architects and land planners

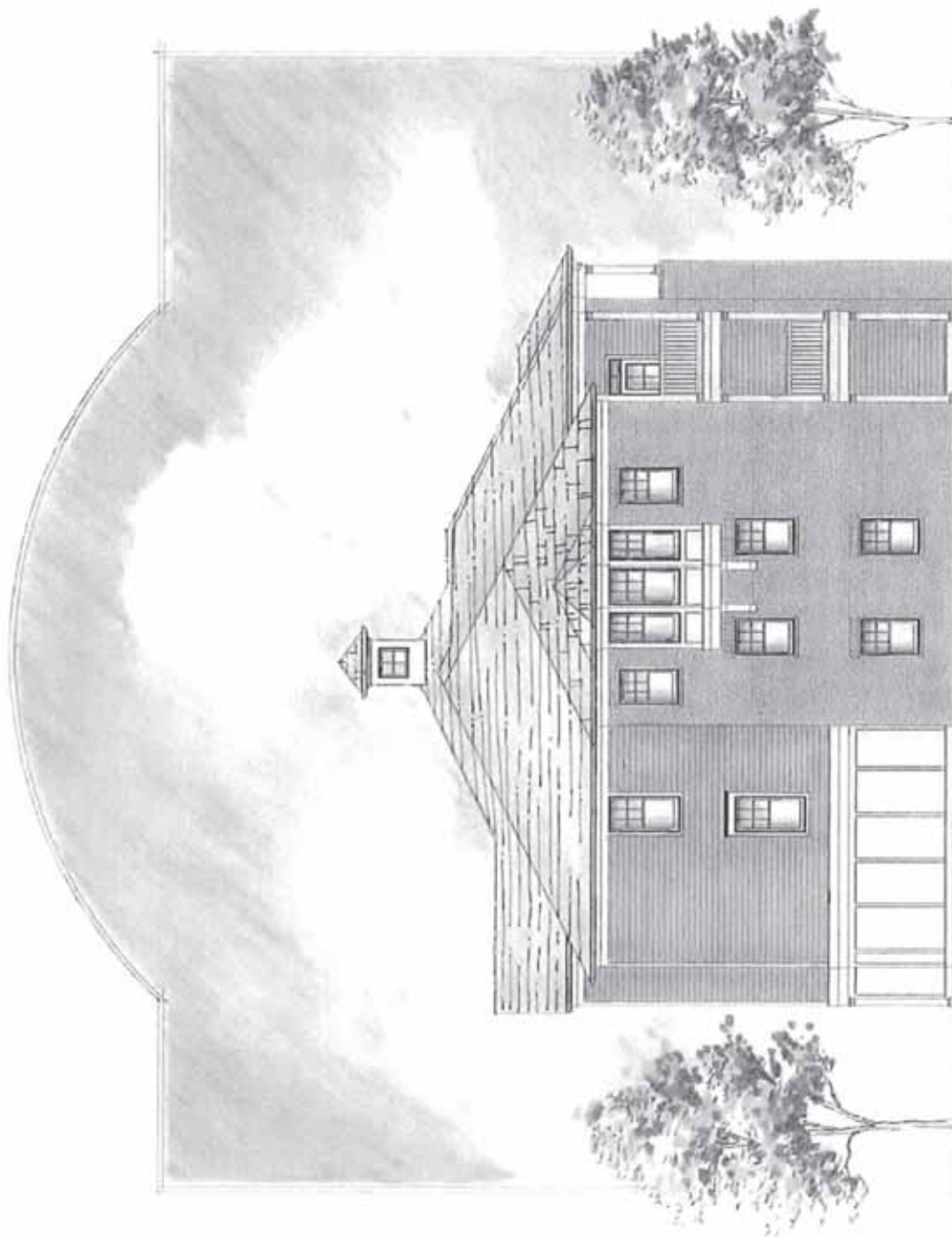
## Union Street Flats

JC HART  
Builder, Developer, Manager





Rear Elevation - Building Type 4



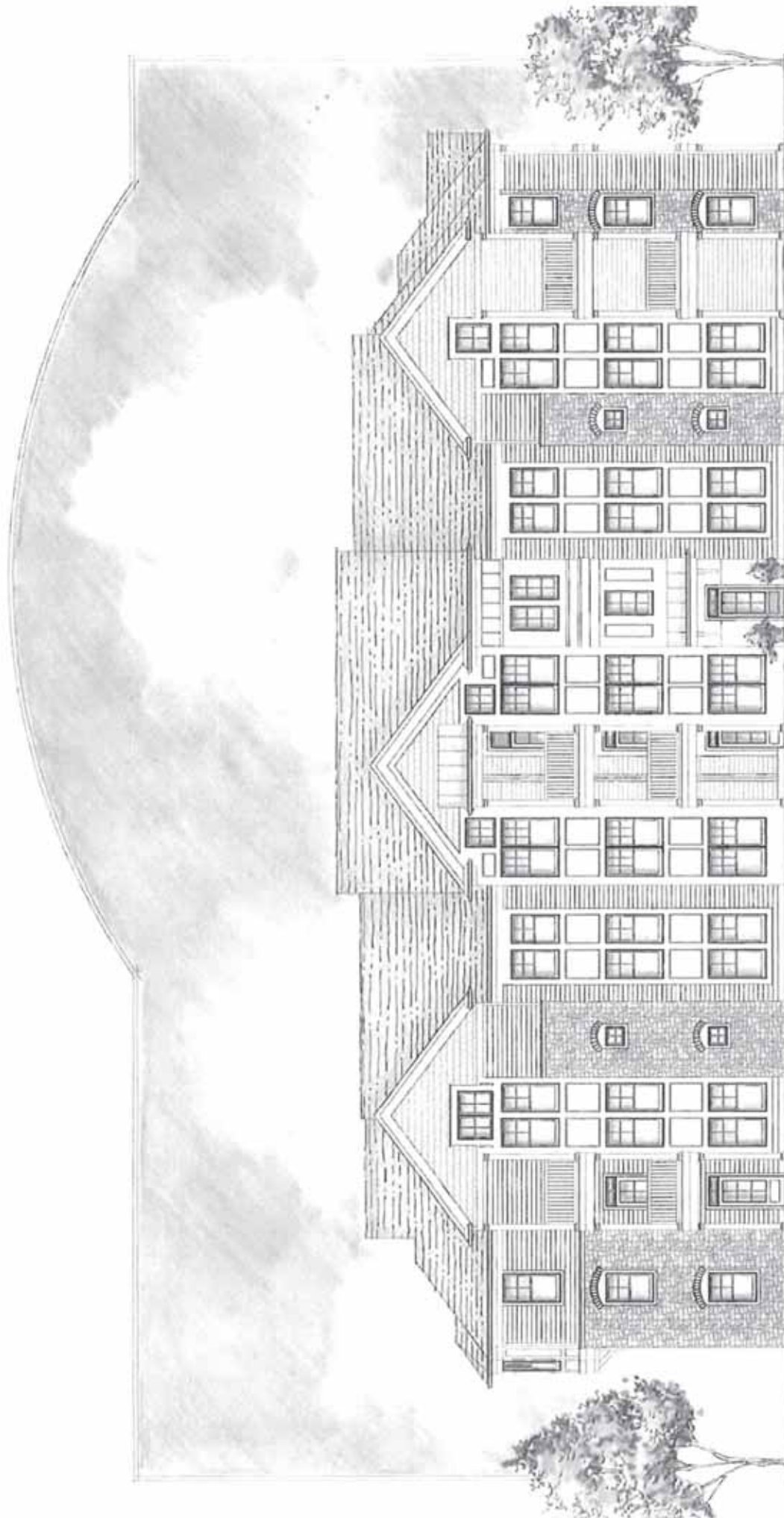
Left Side Elevation - Building Type

4



Right Side Elevation - Building Type 4





Alternate Front Elevation - Building Type 4

weaver sherman design  
architects and land planners

## Union Street Flats

JC HART  
Planners, Architects, Engineers



Alternate Front Elevation - Building Type 4

weaver sherman design  
architects and land planners

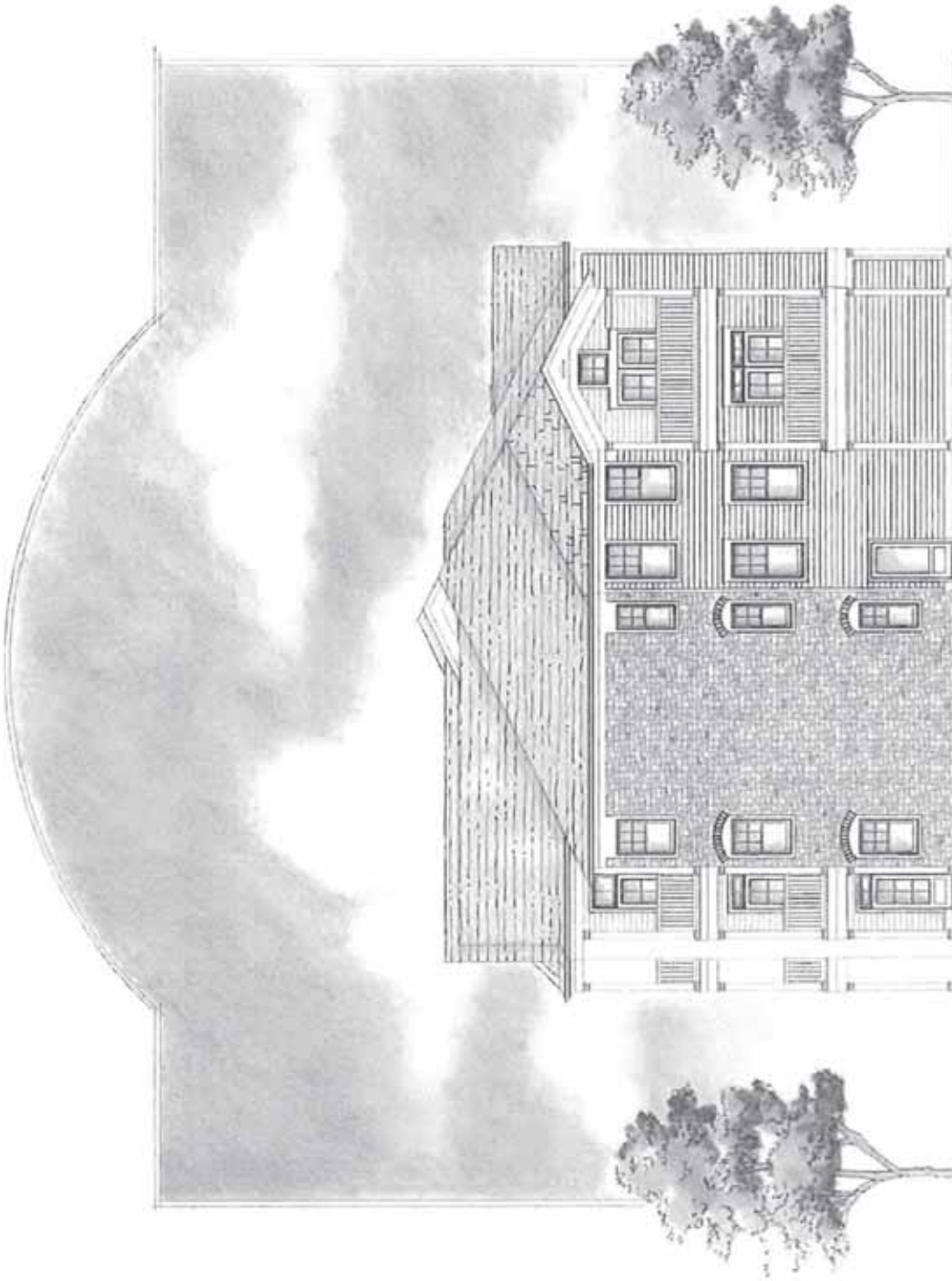
## Union Street Flats

JC HART  
Planners, Designers, Architects



Alternate Left Side Elevation - Building Type 4

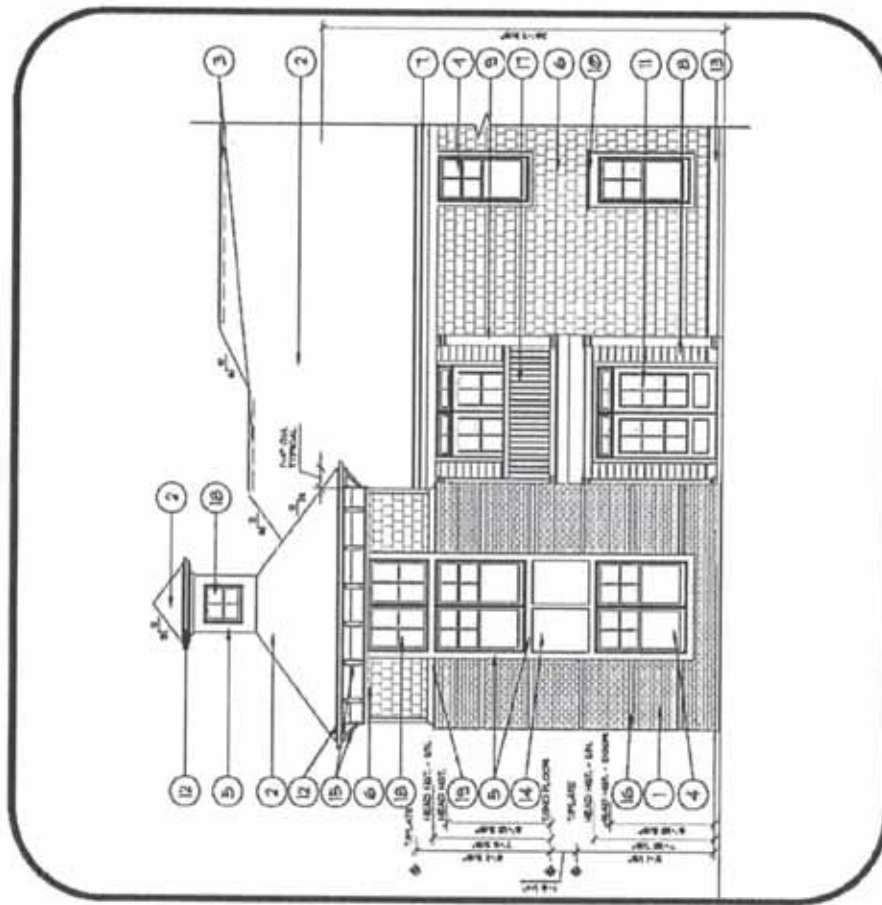




Alternate Right Side Elevation - Building Type 4

# EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED 1X FRIEZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 12 PRE-FINISHED ALUM. GUTTER
- 13 WOOD BAND BOARD W/ DRIIP EDGE ABOVE
- 14 SMOOTH FIBER CEMENT BOARD
- 15 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 16 SINGLE COURSE RUNNING BAND BRICK VENEER - RECESSED
- 17 PAINTED METAL RAIL
- 18 FIXED VINYL WINDOW
- 19 TRIM OVER INVERTED COVE TRIM ON LADDER BRICK TRANSITION DETAIL

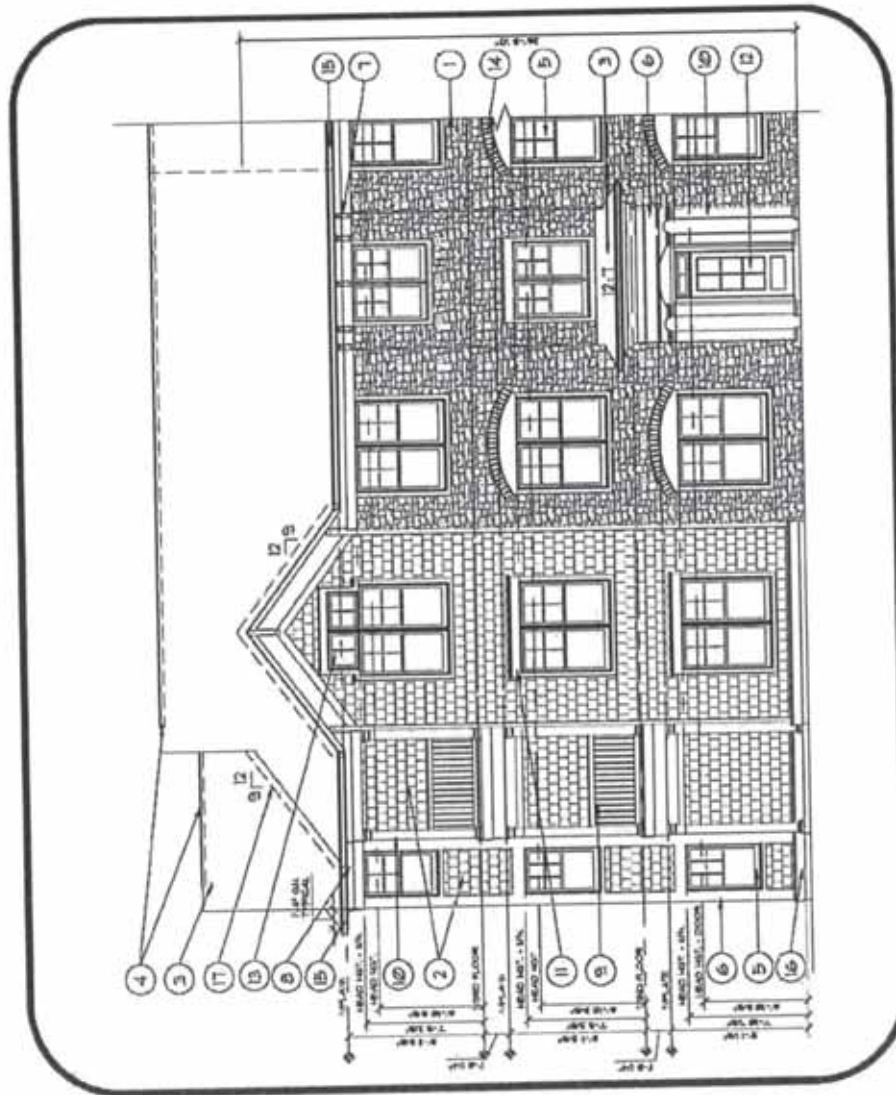


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE I

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

# EXTERIOR MATERIALS KEY

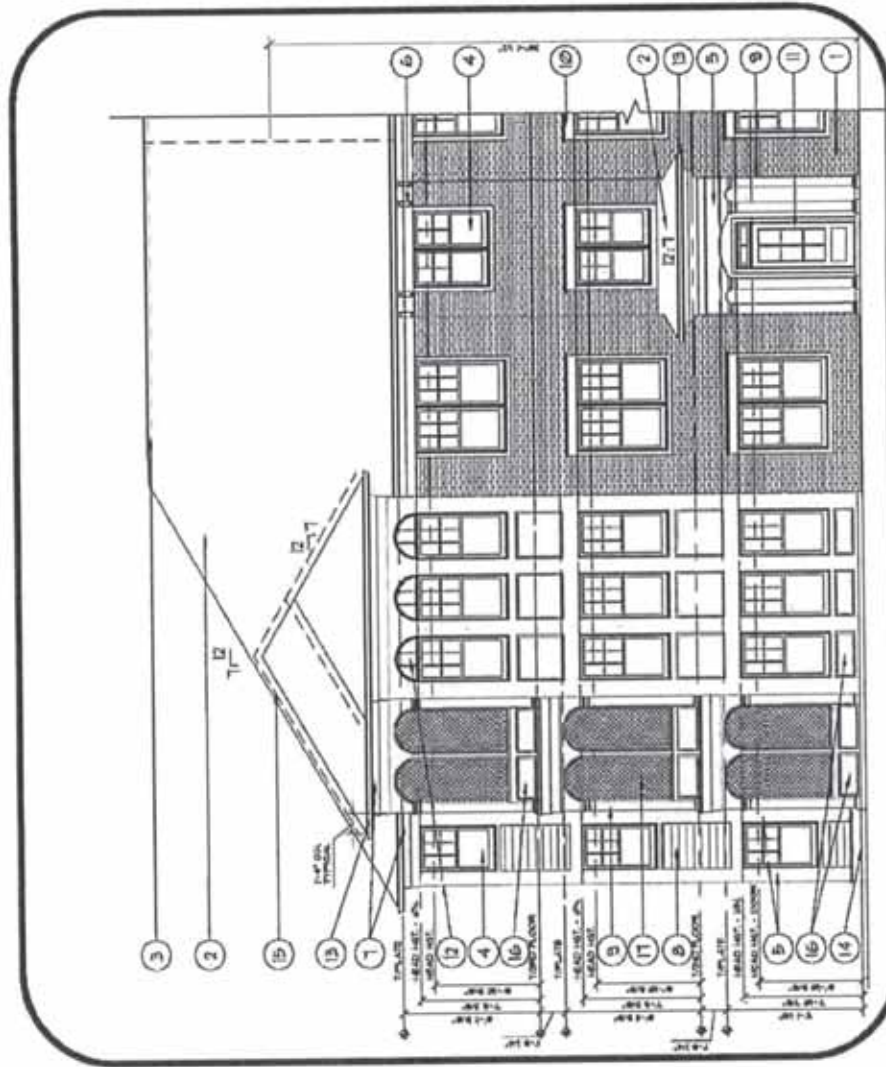
- 1 DRY STACKED STONE VENEER
- 2 FIBER CEMENT SHINGLE
- 3 ARCH. TAB DIMENSIONAL SHINGLE
- 4 CONTINUOUS RIDGE VENT
- 5 SINGLE HUNG VINYL WINDOW
- 6 1 X TRIM
- 7 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 8 PAINTED 1X FRIEZE TRIM
- 9 PAINTED METAL RAIL
- 10 1" SQUARE PAINTED COLUMN
- 11 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 12 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 13 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 14 ARCHED STONE HEAD
- 15 PRE-FINISHED ALUM. GUTTER
- 16 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 17 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS





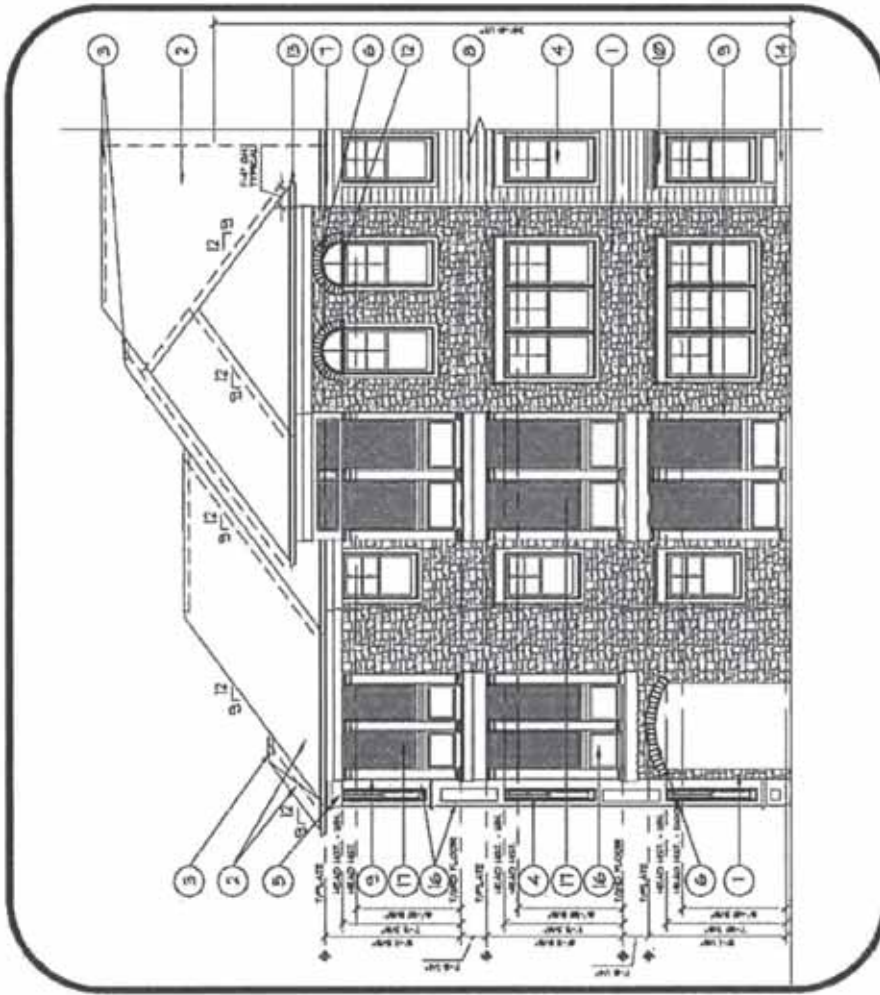
# EXTERIOR MATERIALS KEY

- ① BRICK VENEER
- ② ARCH. TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VINYL WINDOW
- ⑤ 1 X TRIM
- ⑥ 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- ⑦ PAINTED 1X FRIEZE TRIM
- ⑧ FIBER CEMENT BOARD SIDING
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- ⑫ TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- ⑬ PRE-FINISHED ALUM. GUTTER
- ⑭ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑮ PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- ⑯ SMOOTH FIBER CEMENT BOARD
- ⑰ FIBERGLASS SCREENING PORCH



EXTERIOR MATERIALS KEY

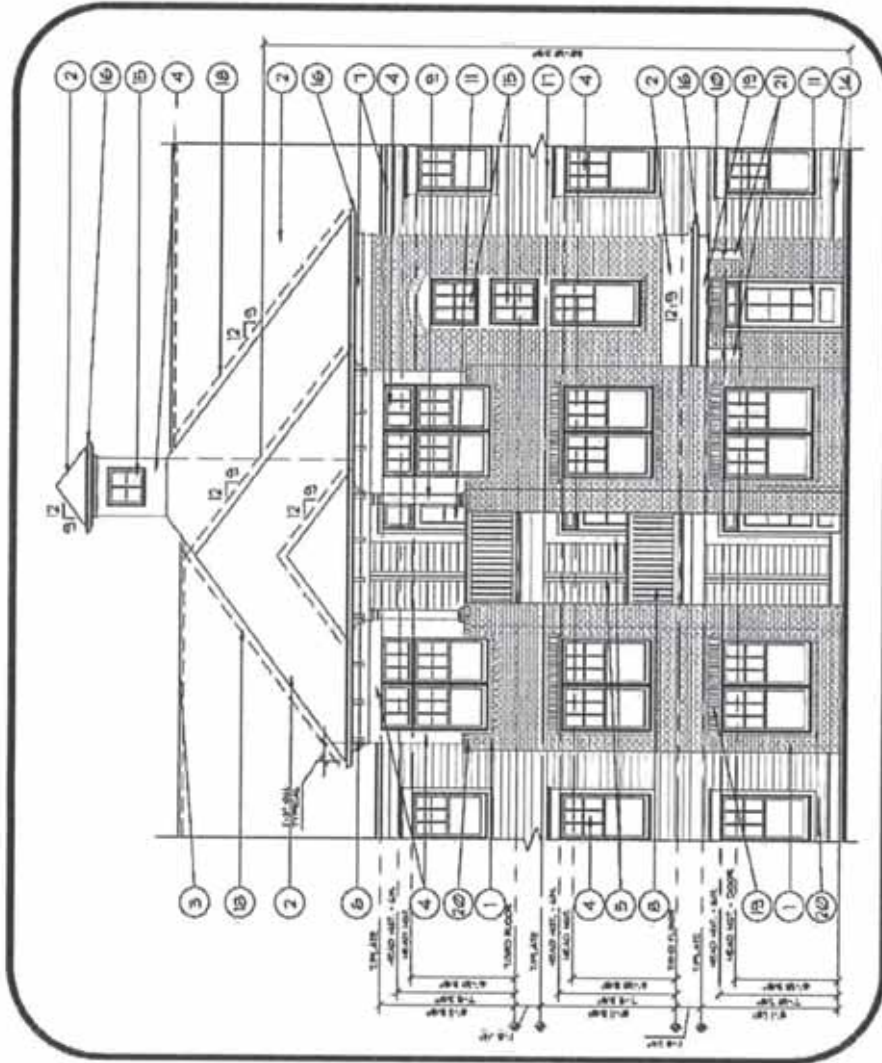
- ① DRY STACKED STONE VENEER
- ② ARCH, TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VINYL WINDOW
- ⑤ 1 X TRIM
- ⑥ ARCHED STONE HEAD
- ⑦ PAINTED 1X FRIEZE TRIM
- ⑧ FIBER CEMENT BOARD SIDING
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ AZEK RAM HEAD TRIM OVER 5/4x8 LEAD TRIM WITH 5/4x3 JAMB TRIM WITH 5/4x3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- ⑫ TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- ⑬ PRE-FINISHED ALUM. GUTTER
- ⑭ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑮ PRE-FIN. ALUM. FLASHING @ VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- ⑯ SMOOTH FIBER CEMENT BOARD
- ⑰ FIBERGLASS SCREENING PORCH



① TYPICAL APARTMENT MATERIALS-BLDG TYPE 3  
SCALE: 1/8" = 1'-0"

# EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH, TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 442" AFF.
- 9 7" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 SOLDIER COURSE - BRICK VENEER
- 20 ROLLOCK COURSE - BRICK VENEER
- 21 SOLID WOOD BRACKETS

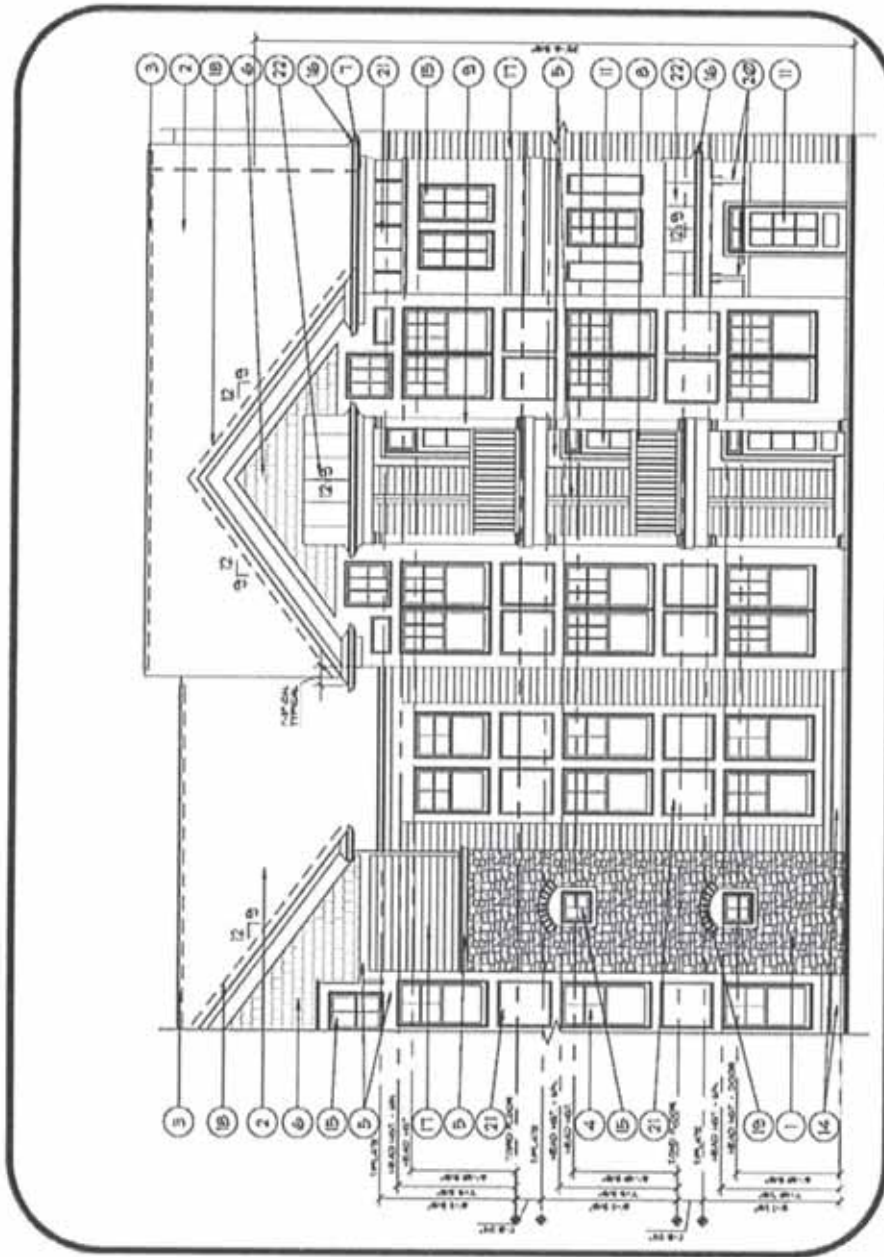


1 TYPICAL APARTMENT MATERIALS-BLOG TYPE 4  
SCALE: 1/8" = 1'-0"



# EXTERIOR MATERIALS KEY

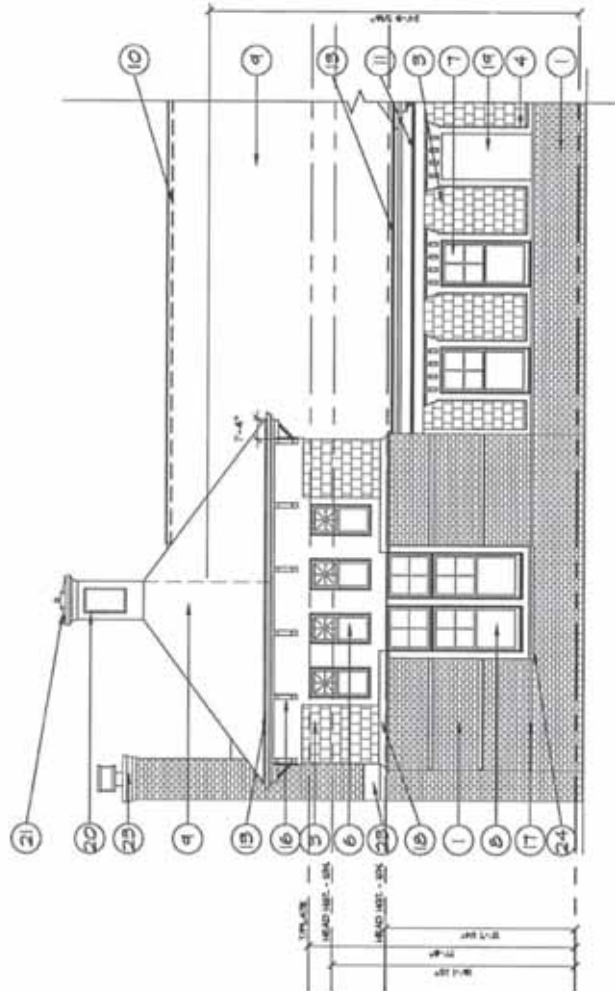
- 1 STONE VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1" X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED IX FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 42" AFF.
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 ARCHED STONE HEAD
- 20 3 1/4" WIDE PAINTED WOOD BRACKETS
- 21 SMOOTH FIBER CEMENT BOARD
- 22 METAL ROOF



1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 4-ALT. ELEVATION  
SCALE: 1/8" = 1'-0"

# EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 FIBER CEMENT BOARD SIDING
- 3 FIBER CEMENT BOARD SHINGLES
- 4 1x TRIM
- 5 PAINTED FIBERGLASS OR STEEL DOOR (GLASS LITES WHERE INDICATED)
- 6 FIXED VINYL WINDOW
- 7 SINGLE HUNG VINYL WINDOW
- 8 SINGLE HUNG VINYL WINDOW w/ TRANSOM UNIT
- 9 ARCH. TAB DIMENSIONAL SHINGLES
- 10 CONTINUOUS RIDGE VENT
- 11 PAINTED 1x FRIEZE TRIM
- 12 10" DIA. PAINTED WOOD COLUMN
- 13 PRE-FINISHED ALUMINUM GUTTER
- 14 WOOD BAND BOARD w/ DRIP EDGE ABOVE
- 15 SMOOTH FIBER CEMENT BOARD
- 16 16" ROOF OVERHANG w/ PAINTED SOFFIT BRACKETS
- 17 SINGLE COURSE BRICK VENEER - RECESSED
- 18 TRIM OVER INVERTED COVE MOLDING ON LADDER - BRICK TRANSITION DETAIL
- 19 SIGNAGE/MESSAGE BOARD
- 20 1 1/2" PANEL MOLDING
- 21 PRE-FINISHED ALUMINUM STANDING SEAM ROOFING w/ BALL FINIAL
- 22 4'x1' FLUSH-PANEL SECTIONAL OVERHEAD DOOR
- 23 LIMESTONE TRIM
- 24 BRICK ROWLOCK COURSE



1 TYPICAL CLUBHOUSE MATERIALS  
SCALE: 1/8" = 1'-0"

COPY



## ORDINANCE NUMBER 16-12

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

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

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

**WHEREAS**, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1606-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] 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 [REDACTED], 2016;

**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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

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

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2.** **Definitions.** Capitalized terms not otherwise defined in this Ordinance or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit DC**.
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit ED**.
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, **including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort**, attached hereto as **Exhibit CB**.
- ~~2.4 Restaurant Area: The real estate within Area B of the Mixed Use District of the Harmony PUD Ordinance identified as the “Restaurant Area” on **Exhibit B**.~~

**Section 3.** **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

**Section 4.** **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
  - A. Fast Food Restaurants shall be **prohibited on the Real Estate**.
  - ~~A.B.~~ The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be **deleted**. No restaurant with drive through facility shall be permitted ~~and~~

~~limited to the Restaurant~~in Area C.

~~B.C.~~ One (1) Gasoline Service Station shall be permitted within Area C.



4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from access easement connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

~~Section 5.~~ Off-Street Loading and Parking Standards. ~~Article 4 (Off-Street Loading and Parking) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.~~

- ~~A. The minimum number of garage parking spaces shall be equal to 50% of the total number of dwelling units within the multifamily area of the Mixed Use District.~~

~~Section 6.~~ Section 5. Landscaping Standards. Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

- A. The Mixed-Use District shall comply with the UDO's External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146<sup>th</sup> Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C **and landscape materials may be provided within the adjacent right-of-way**, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.

- ~~B. Buffer A of the UDO (Article 6.8(N)) shall apply along the west property line of Area A, and shall be a minimum width of twenty (20) feet.~~

- ~~C.B.~~ Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block's Detailed Development Plan.

~~Section 7.~~ Section 6. Sign Standards. The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- ~~A. In addition to permitted signage by the Harmony PUD Ordinance, a Multifamily Dwelling development within Area A shall be permitted a blade sign~~

~~along the 146<sup>th</sup> Street frontage of Area A in substantial compliance with the Multi-Family Blade Sign illustrated on Exhibit F.~~

- ~~B.A.~~ A Gasoline Service Station shall be permitted signs in accordance with the UDO for an Individual Non-Residential Use.

~~Section 8.~~**Section 7. Architectural Design Standards.** ~~Article 7~~**Section 2.3.A.1** of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

~~8.1~~**7.1** Medium Intensity Retail Use - Pharmacy: A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.

~~8.2~~**7.2** Gasoline Service Station: A Gasoline Service Station shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – GetGo, which shall replace and supersede the otherwise applicable architectural standards.

**7.3** All other buildings within Area B and Area C: All buildings in Area B and Area C not including the buildings identified in Section 7.1 and Section 7.2 above in shall be constructed utilizing elements of the Defined Architectural Designs identified in Section 3.4 of the Harmony PUD in order to further the “Village Design Theme” and provide a complimentary architectural theme for Area B and Area C of the Mixed Use District as established by the buildings identified in Section 7.1 and Section 7.2 above. The Plan Commission may approve building architecture which conflict with all applicable architectural standards provided the buildings are found to (i) utilize elements of the Defined Architectural Designs included in Section 3.4 and (ii) provide a complimentary architectural theme for Area B and Area C of the Mixed Use District as established by the buildings identified in Section 7.1 and Section 7.2 above, which said building architecture shall replace and supersede the otherwise applicable architectural standards.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2016.

**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 16-**  was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

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

I hereby APPROVE **ORDINANCE 16-**   
this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

I hereby VETO **ORDINANCE 16-**   
this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
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

## **SCHEDULE OF EXHIBITS**

- Exhibit A      Real Estate (Legal Description)
- Exhibit B      ~~Restaurant Area~~
- ~~Exhibit C~~      Concept Plan – Area C (GetGo)
- Exhibit C      Illustrative Character Exhibit – GetGo
- Exhibit D      Illustrative Character Exhibit ~~– GetGo~~
- ~~Exhibit E~~      ~~Illustrative Character Exhibit~~ - CVS
- ~~Exhibit F~~      ~~Multi-Family Blade Sign~~

**EXHIBIT A**  
**REAL ESTATE**  
(Page 1 of 2)

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

**TRACT 1:**

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

**TRACT 2:**

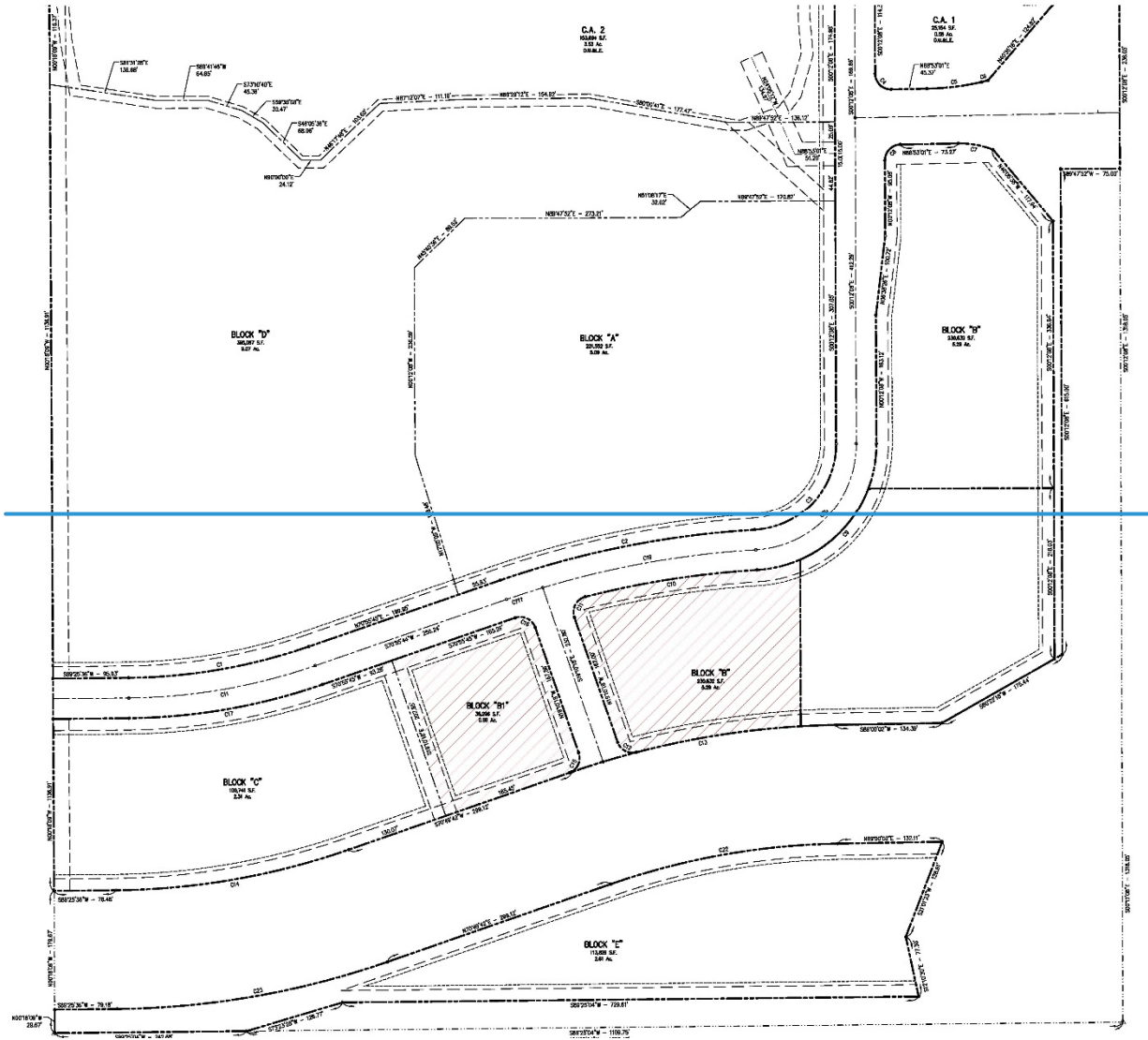
Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.



**EXHIBIT A**  
**REAL ESTATE**  
(Page 2 of 2)



**EXHIBIT B**  
**RESTAURANT AREA**  
(Page 1 of 1)





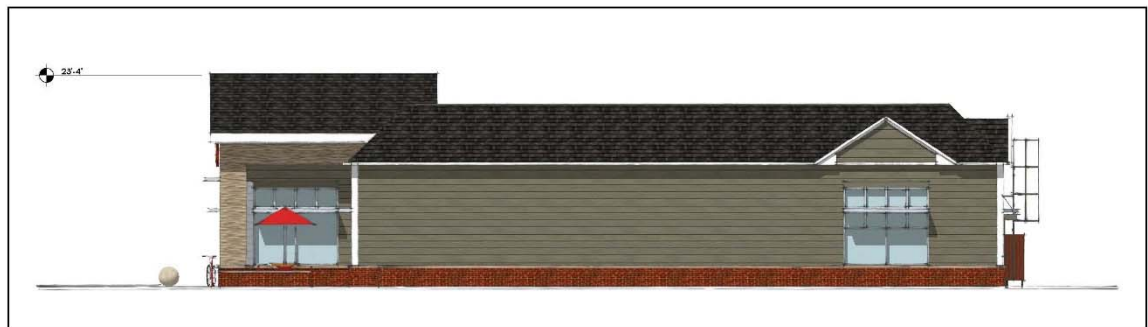






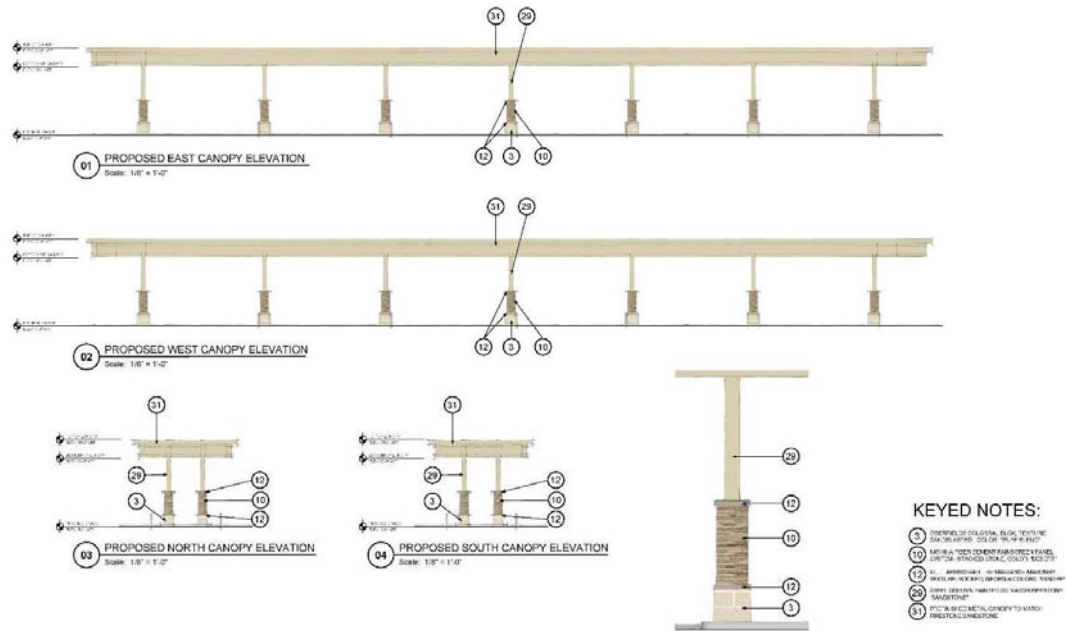


ELEVATIONS



SIDE ELEVATIONS

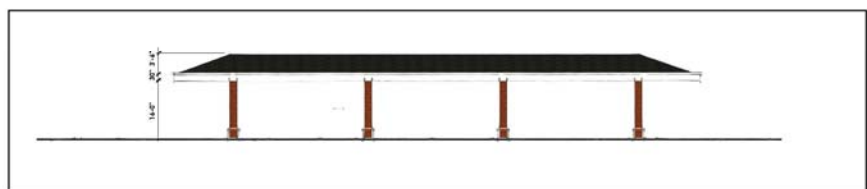
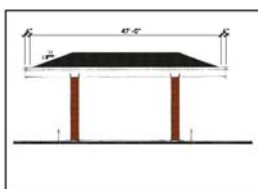
**EXHIBIT DC**  
**ILLUSTRATIVE CHARACTER EXHIBIT - GETGO**  
(Page 2 of 2)







ENTRY



FUEL CANOPY VIEW + ELEVATIONS

**EXHIBIT ED**  
**ILLUSTRATIVE CHARACTER EXHIBIT - CVS**  
(Page 1 of 3)









BUILDING PERSPECTIVE  
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE-THRU - 146TH ST. & DITCH RD., WESTFIELD IN.

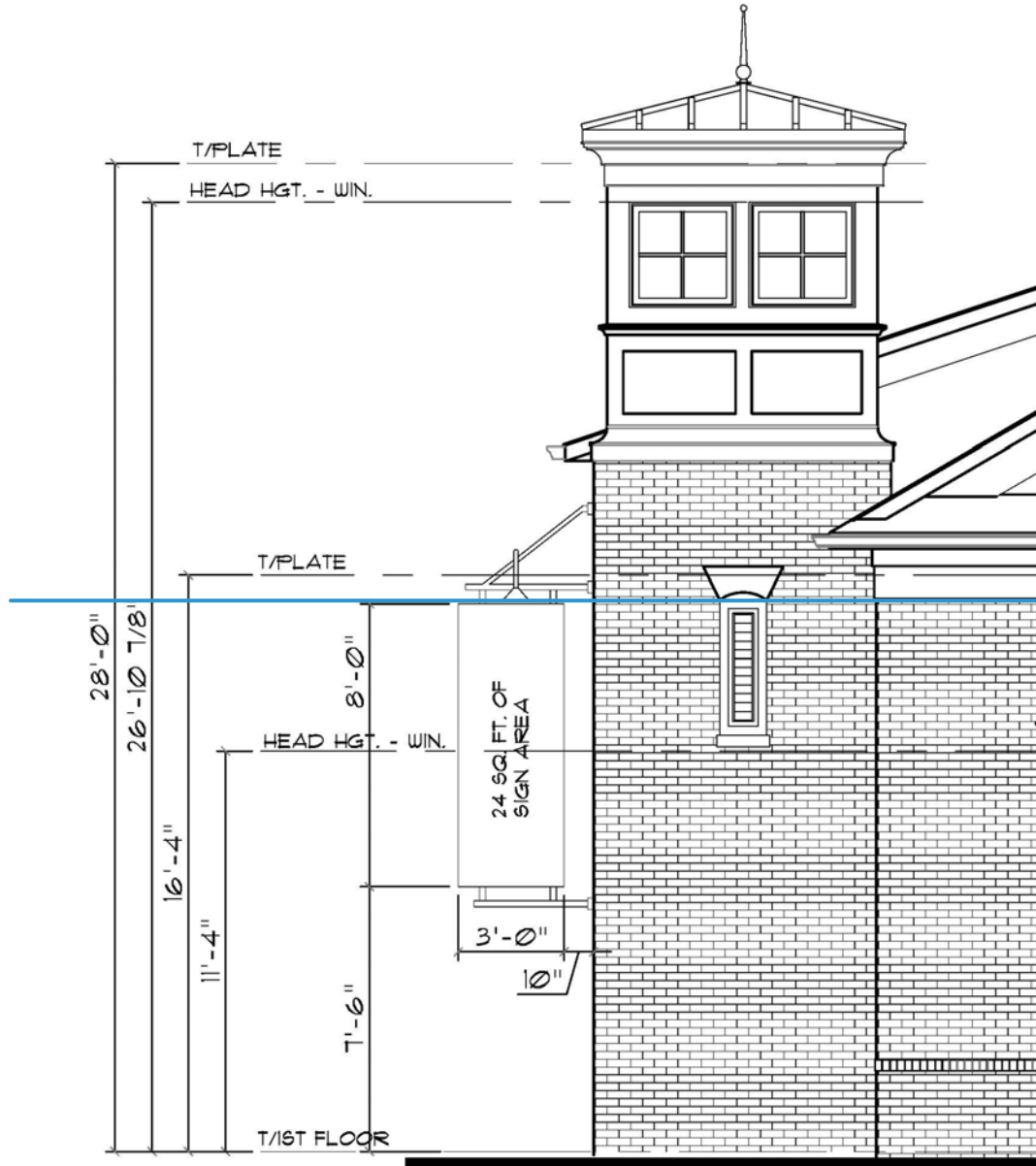


07.21.2019

**EXHIBIT ED**  
**ILLUSTRATIVE CHARACTER EXHIBIT - CVS**  
(Page 23 of 23)



**EXHIBIT F**  
**Multi-Family Blade Sign**  
(Page 1 of 1)







BUILDING PERSPECTIVE  
VIEW FROM INTERSECTION OF DITCH RD & 146TH STREET

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE-THRU - 146TH ST. & DITCH RD. WESTFIELD IN.



07/21/2016



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 1, 2016  
1606-PUD-08  
Exhibit 1

**Docket Number:** 1606-PUD-08 (Ordinance No. 16-23)

**Petitioner:** Justin Gilmore

**Request:** An amendment to development standards for a portion of Parcel M3 of the Bridgewater PUD District.

**Current Zoning:** Bridgewater PUD

**Current Land Use:** Vacant

**Acreage:** 1.47 acre +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Landscape Plan
4. Signage Exhibit
5. Bridgewater PUD Amendment (Ord. 16-13) (current version)
6. Bridgewater PUD Amendment (Ord. 16-13) (redline version)
7. Public Comment

**Staff Reviewer:** Kevin M. Todd, AICP

---

**PETITION HISTORY**

This petition was introduced at the June 13, 2016, City Council meeting. The petitioner held a neighborhood meeting on June 29, 2016. The petition received a public hearing at the July 18, 2016, Advisory Plan Commission (the "APC") meeting.

---

**PROJECT OVERVIEW**

The petitioner is requesting an amendment to the Bridgewater PUD Ordinance to modify certain development standards for the development of a multi-tenant office building (the "PUD Amendment"), located at the northwest corner of Gray Road and Radrick Drive (see **Exhibit 2**). Abutting property to the north and west is zoned Bridgewater PUD and is approved for apartment development. Abutting property to the south is zoned Bridgewater PUD and is zoned for commercial development (Bridgewater Marketplace). Property to the east (across Gray Road) is in the City of Noblesville's jurisdiction, and is zoned for residential uses (R2-PD).

---

**ZONING REQUEST**

The petitioner requests this modification to the Bridgewater PUD Ordinance in order to allow the proposed development within Parcel M3.

**Development and Design Standards:** As proposed, the PUD Amendment would modify the parking stall standards so they align with the City's current standards, as well as allow parking to encroach the setback lines; add an additional monument/tenant information sign to the property; and modify the landscaping requirements for the site by approving the submitted landscaping plan. The tables below summarize the proposed landscaping modifications, as depicted on the submitted landscaping plan. The submitted landscaping plan complies with all other applicable landscaping requirements.

| <b>Perimeter Parking<br/>(along Gray Road)</b> | <b>Required</b>                        | <b>Proposed</b> |
|------------------------------------------------|----------------------------------------|-----------------|
| Shade/Ornamental Trees                         | 2 shade trees or<br>4 ornamental trees | 0 trees         |

| <b>On-Site Landscaping</b> | <b>Required</b> | <b>Proposed</b> |
|----------------------------|-----------------|-----------------|
| Shade Trees                | 15              | 13              |

| <b>Road Frontage Landscaping<br/>(Market Center Drive)</b> | <b>Required</b> | <b>Proposed</b>                      |
|------------------------------------------------------------|-----------------|--------------------------------------|
| Shade Trees                                                | 6               | 4 shade trees;<br>3 ornamental trees |

| <b>Road Frontage Landscaping<br/>(Radrick Drive)</b> | <b>Required</b> | <b>Proposed</b>                      |
|------------------------------------------------------|-----------------|--------------------------------------|
| Shade Trees                                          | 7               | 3 shade trees;<br>4 ornamental trees |

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.



### **MODIFICATIONS SINCE THE JULY 18, 2016 APC MEETING**

1. Formatting and clarification modifications were made to the PUD Ordinance, per staff's direction and comments. No substantive changes were made.
2. Written public comment was received and included as **Exhibit 7** of this report. It will also be included in the public comments for the associated Detailed Development Plan (1604-DDP-13).

---

### **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) District amendments are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 18, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

### **Statutory Considerations:**

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

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

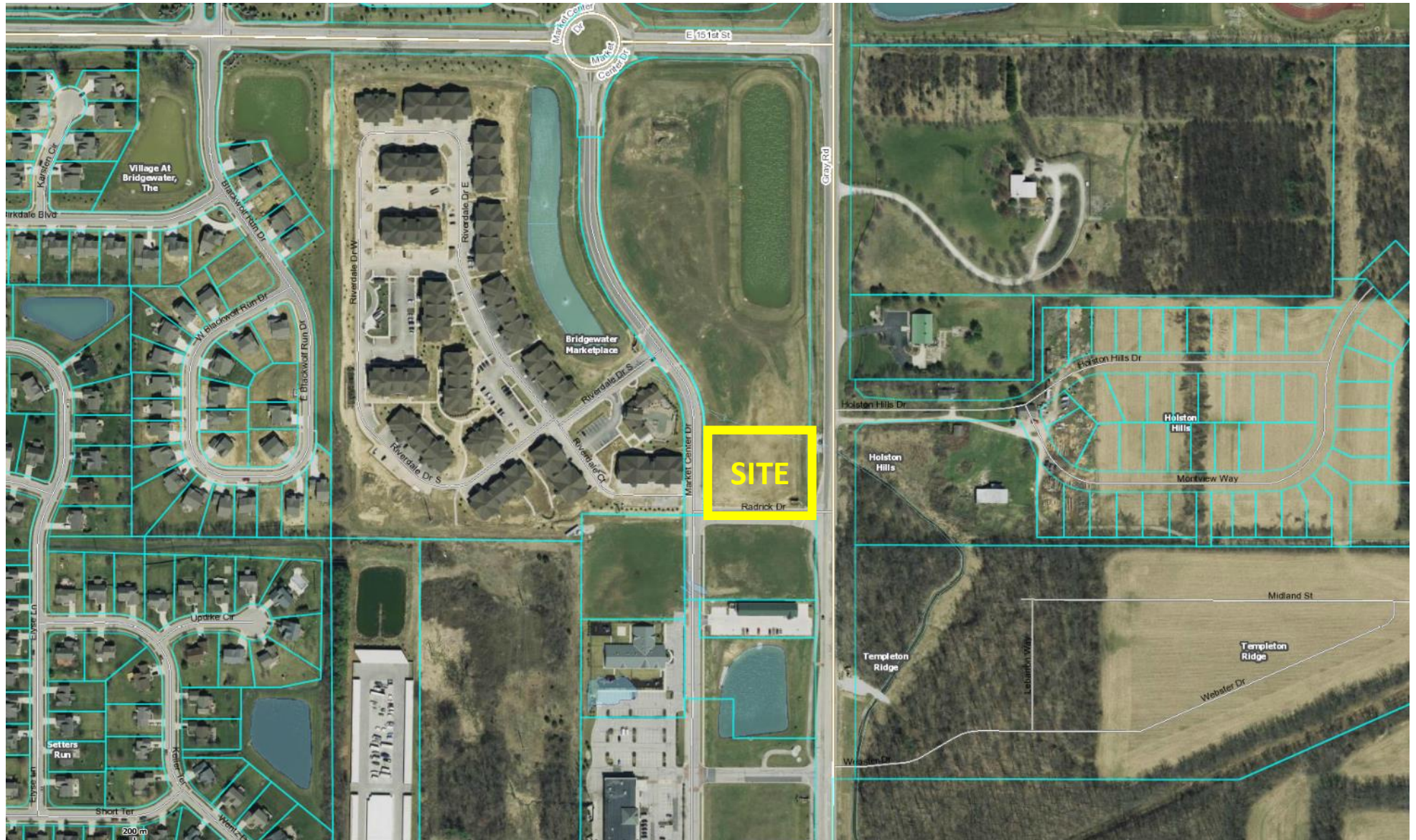
---

### **DEPARTMENT COMMENTS**

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Bridgewater PUD Amendment (Docket No. 1606-PUD-08, Ordinance 16-13), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).

# Bridgewater PUD Amendment – Parcel M3

1606-PUD-08 & 1604-DDP-13





10% OF VEHICULAR USE AREAS SHALL BE LANDSCAPED AREA. PARKING LOT ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS.

### PERIMETER PARKING LOT PLANTING TABLE

MIN. 5' WIDE; MIN. 1 TREE/ 30 LFT, 1 SHRUB/ 3 LFT

### ROAD FRONTAGE PLANTING TABLE

MIN. 1 SHADE TREE/ 40

### BUFFER YARD PLANTING TABLE

MIN. 1 EVERGREEN TREE / 30 LFT; 5 EVERGREEN SHRUBS/ 30 LFT

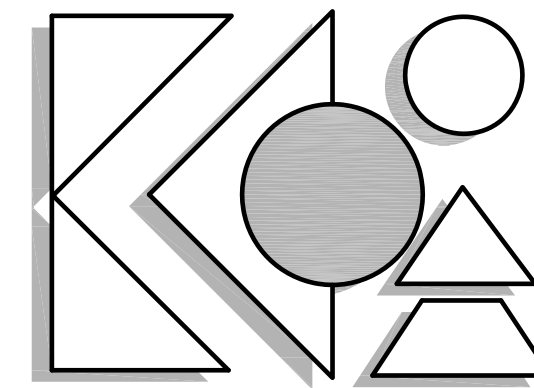
### ON-SITE PLANTING TABLE

MIN. 10 SHADE TREES/ ACRE, 10 ORNAMENTAL TREE/ ACRE, 25 SHRUBS/ ACRE

OPEN SPACE: 39.4%  
PAKRING SPACE: 55

## 02 TYPICAL AC UNIT SCREENING

L1.01

$$1/4^n = 1' - 0^n$$


KEVIN K. PARSONS  
& ASSOCIATES, INC.

landscape architecture  
land planning  
urban design

212 West 10th Street • Suite A-290  
Indianapolis, Indiana 46202  
317-955-9155 • Fax 317-955-9455

| TREES |      |                                                                                |             |          |                                                      |
|-------|------|--------------------------------------------------------------------------------|-------------|----------|------------------------------------------------------|
| KEY   | QTY. | PLANT NAME                                                                     | SIZE        | SPACING  | NOTES                                                |
| AA    | 6    | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'<br>EASTERN REDBUD                | 1 1/2' CAL. | AS SHOWN | FULL, UNSHEARED                                      |
| AR    | 6    | ACER RUBRUM 'ARMSTRONG'<br>ARMSTRONG RED MAPLE                                 | 2 1/2' CAL. | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                          |
| AS    | 2    | ACER SACCHARUM 'GREEN MOUNTAIN'<br>GREEN MOUNTAIN MAPLE                        | 2 1/2' CAL. | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                          |
| BU    | 25   | BUXUS x 'GREEN VELVET'<br>GREEN VELVET BOXWOOD                                 | NO. 3 CONT. | AS SHOWN | FULL, MATCH, UNSHEARED                               |
| CA    | 7    | CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'<br>KARL FOERSTER FEATHER REED GRASS | 24" TALL    | 36" O.C. |                                                      |
| CO    | 72   | COREOPSIS G 'EARLY SUNRISE'<br>EARLY SUNRISE COREOPSIS                         | 1 GAL       | 18" O.C. |                                                      |
| GB    | 9    | GINKGO BILOBA 'PRINCETON SENTRY'<br>PRINCETON SENTRY GINKGO                    | 2 1/2' CAL. | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                          |
| GT    | 5    | GLEDITSIA TRIACANTHOS I. 'SKYCOLE'<br>SKYLINE HONEYLOCUST                      | 2 1/2' CAL. | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                          |
| HG    | 39   | HYDRANGEA M 'ENDLESS SUMMER TWIST-N-SHOUT'<br>TWIST-N-SHOUT HYDRANGEA          | 24" TALL    | 36" O.C. |                                                      |
| HH    | 41   | HEMEROCALLIS 'HAPPY RETURNS'<br>HAPPY RETURNS YELLOW DAYLILY                   | 1 GAL       | 18" O.C. |                                                      |
| IV    | 42   | ITEA VIRGINICA<br>VIRGINIA SWEETSPIRE                                          | 24" TALL    | 36" O.C. |                                                      |
| PA    | 4    | PICEA ABIES<br>NORWAY SPRUCE                                                   | 6-7 HT.     | AS SHOWN | FULL TO GROUND, MATCHED<br>UNSHEARED, STRAIGHT TRUNK |
| PO    | 6    | PICEA OMORIKA<br>SERBIAN SPRUCE                                                | 6-7 HT.     | AS SHOWN | FULL TO GROUND, MATCHED<br>UNSHEARED, STRAIGHT TRUNK |
| RR    | 28   | ROSA 'RADTKOPINK'<br>PINK DOUBLE KNOCK OUT ROSE                                | 18-24" HT.  | 36" O.C. |                                                      |
| TM    | 66   | TAXUS x MEDIA 'DENSIFORMIS'<br>DENSE SPREADING YEW                             | 18-24" HT.  | 36" O.C. | FULL TO GROUND, UNSHEARED                            |
| VD    | 39   | VIBURNUM DENTATUM 'BLUE MUFFIN'<br>BLUE MUFFIN VIBURNUM                        | 18-24" HT.  | 36" O.C. |                                                      |

## CERTIFICATION

GILMORE

WESTFIELD, INDIANA

LANDSCAPE PLAN

PROJECT: KPA-16502  
DRAWN: YL

GUREVICH, KKDZIMU

CHECKED: KRP/JML  
SCALE: AS SHOWN

ISSUE DATE: 03/03/20

REVISION: 03/31/20  
04/18/20

06/01/20

SITE LANDSCAPE PLAN

# L1.01

## 01 SITE LANDSCAPE PLAN

L1.01

$$1^{\circ}=20'-0''$$




S1a

Scale: 1/2"=1'



SIDE VIEW



BEFORE



Scale: 1/8"=1'

AFTER



Scale: 1/4"=1'

Fabricate/Install (2) Internally Illuminated Multi-Tenant Cabinets  
5" Deep Aluminum Tube/ Angle Frame With .080" Aluminum cladding - Painted Black  
Inside Of Cabinet Painted White  
1 1/2" Aluminum Retainers and Divider Bars - Painted Black  
3/16" White Polycarbonate Faces with Custom Cut Vinyl Graphics - Clean Vector Art And specs supplied by Tenants  
Illuminated with AVL 6500K White LED's  
Attached to Existing Monument with Lag/Shield or Stud Fasteners

\*Detailed Field Survey Required Prior to Fabrication  
\*Phone Number on Leasing Panel is Place Holder Text. Client to Provide Correct Number.

EXHIBIT "D"

|            |               |
|------------|---------------|
| JOB NUMBER | 20549         |
| JOB NAME   | Bridgewater   |
| SALES REP  | Charley Hunt  |
| LOCATION   | Carmel, IN    |
| DATE       | 7-1-16        |
| FILE NAME  | brid_20549_v5 |

This drawing was created to assist you in visualizing our proposal. The original idea herein is the property of ISF INC.

Permission to reproduce, copy or use the design or proposal can only be obtained through written agreement with ISF INC.

Due to screen calibration and printing capabilities, the colors shown are only to be used as a close representation or final product.

DESIGN • FABRICATION • INSTALLATION • SERVICE

PAGE 1 OF 1

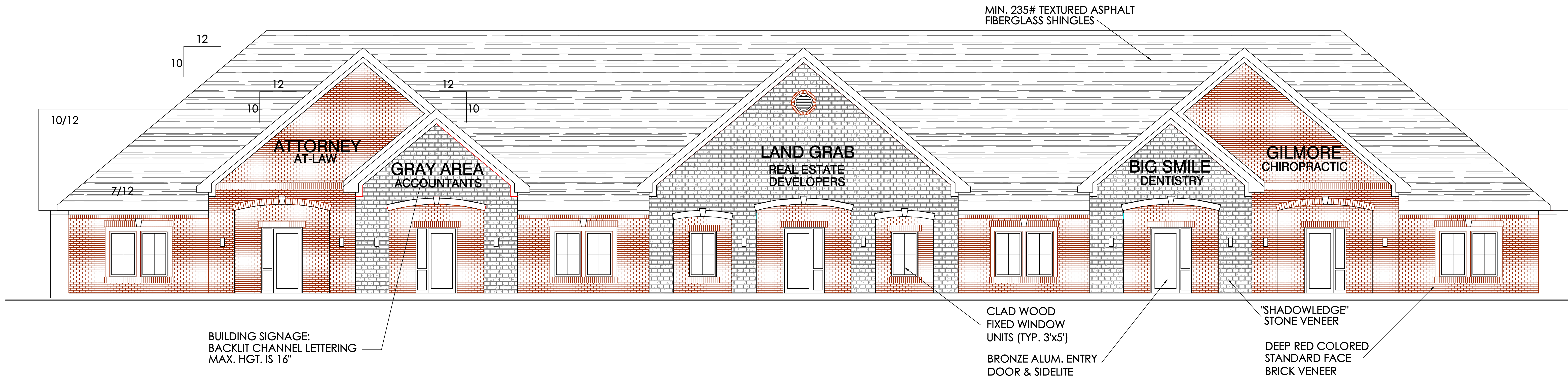
DESIGNED BY: JH  
REVISED LAST BY: JH

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**ISFSIGNS**  
isfsigns.com

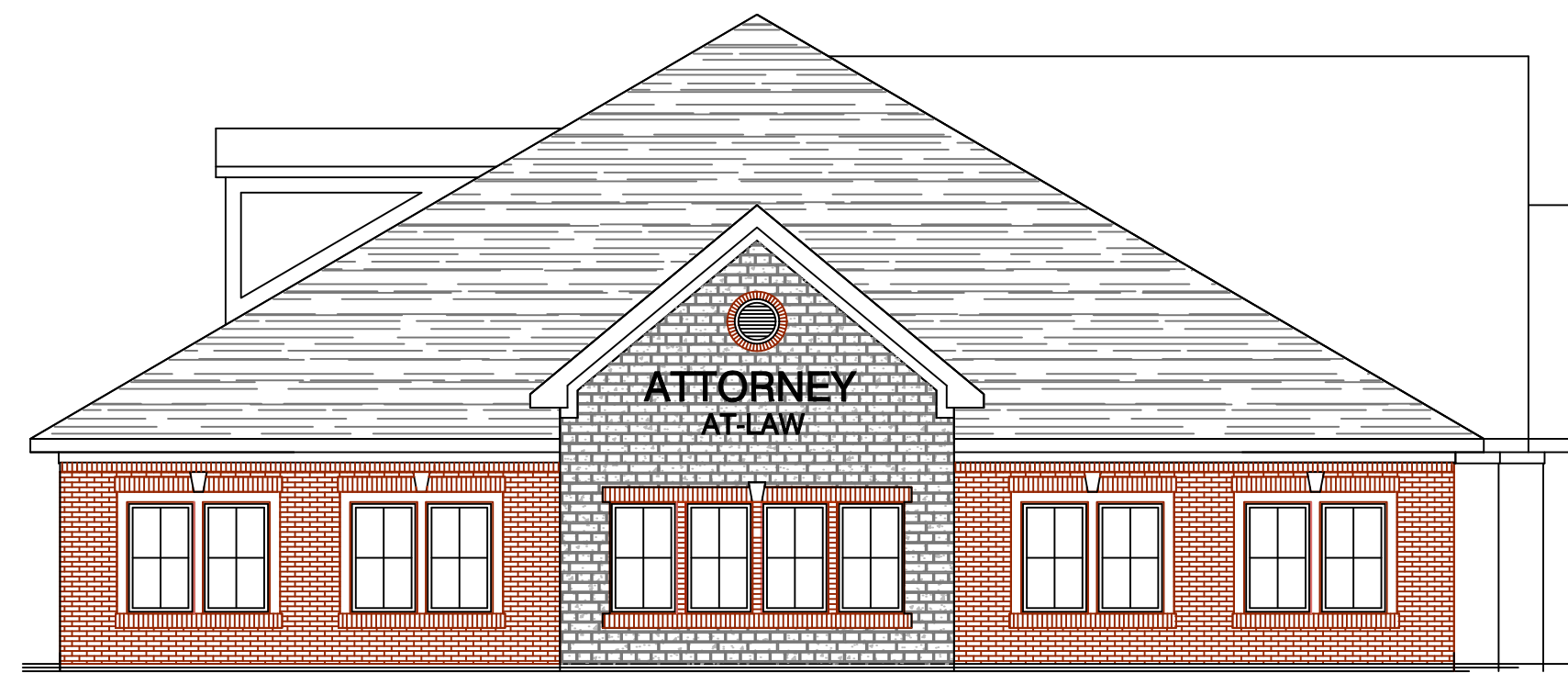
PH: 317.251.1219

6468 Rucker Road, Indianapolis, IN 46220

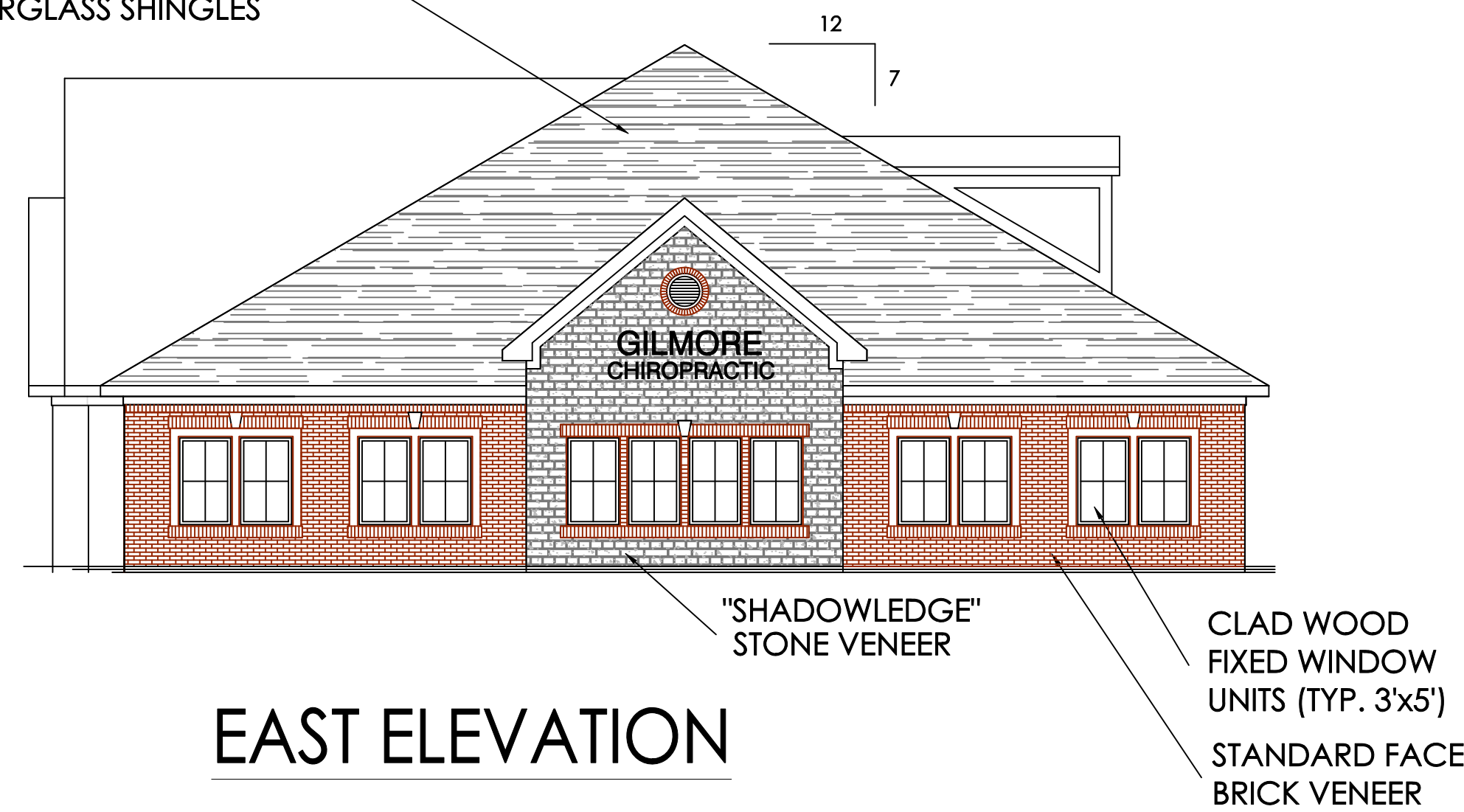


## SOUTH ELEVATION

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



## WEST ELEVATION

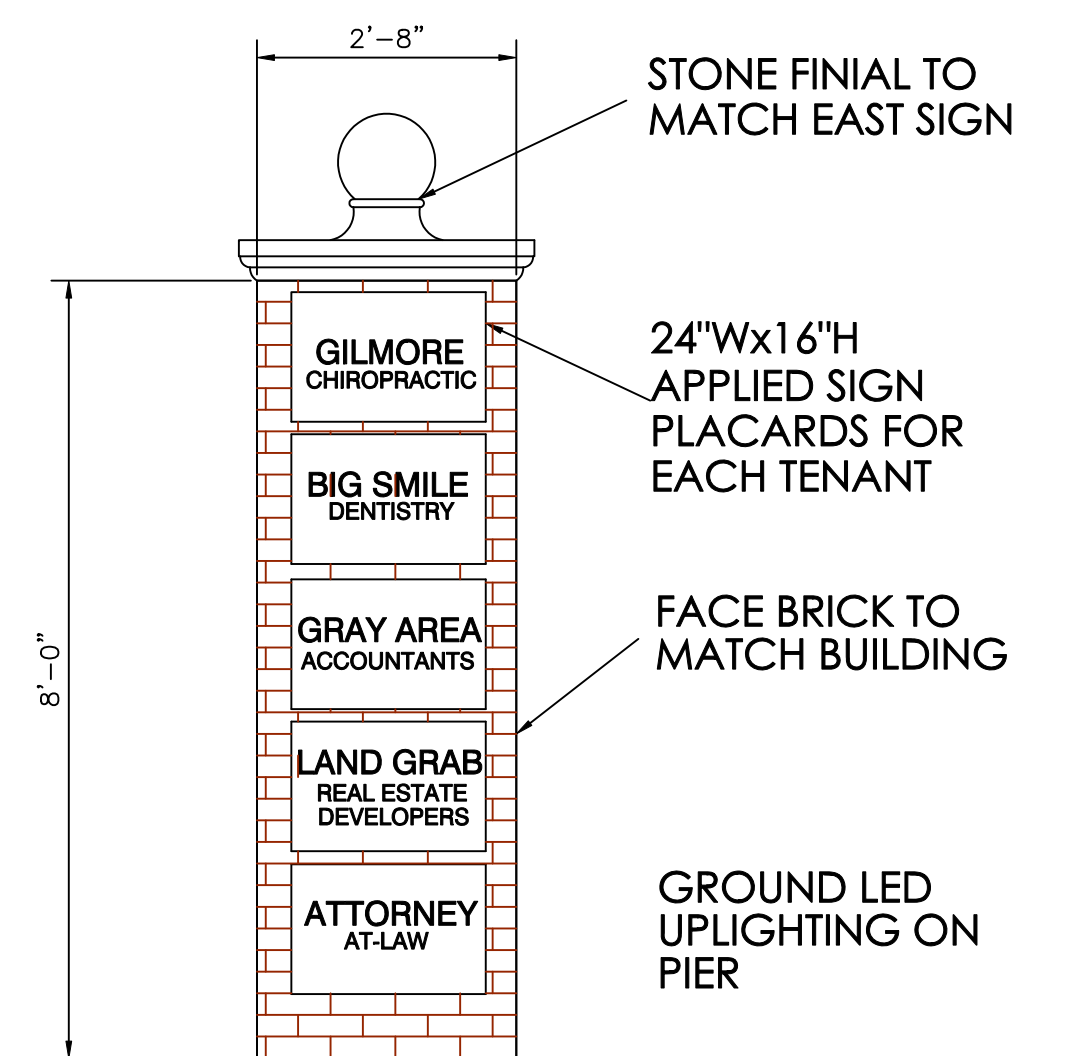


## EAST ELEVATION



## NORTH ELEVATION

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



## WEST ENTRY SIGN PIER



## ORDINANCE 16-13

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29, ORDINANCE 15-34, ORDINANCE 15-35, ORDINANCE 15-36 AND TITLE 16 - LAND USE CONTROLS**

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014; (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015; (xvi) Ordinance 15-34, enacted by the City Council on November 23, 2015; (xvii) Ordinance 15-35, enacted by the City Council on November 23, 2015; (xviii) Ordinance 15-36, enacted by the City Council on January 11, 2016 (collectively, the “Bridgewater PUD Ordinance”);

**WHEREAS**, the Commission took action to forward said petition (Docket 1604-DDP-13) to the Westfield City Council (the “Council”) with a \_\_\_\_\_ recommendation (by a vote of \_ in favor and \_ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on \_\_\_\_\_2016;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on \_\_\_\_\_2016; and

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



**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL  
THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE  
WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” and Exhibit “B-2” (the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** Upon motion duly made and seconded, this Ordinance \_\_\_\_\_ was fully passed by members of the Council this \_\_ day of \_\_\_\_\_, 2016. Further, this Ordinance \_\_\_\_\_ shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance\_\_\_\_\_ are hereby amended. To the extent that this Ordinance \_\_\_\_\_ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance \_\_\_\_\_ shall prevail.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA**

**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 No. \_\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

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

I hereby APPROVE ORDINANCE No. \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

I hereby VETO ORDINANCE No. \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

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

ATTEST:

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



## EXHIBIT “A”

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate.

A. Parking:

1. Minimum Parking Space Size: 9’x18’
2. Parking Lot shall be allowed within required yards

B. Landscaping Requirements: *Section 11 – Landscaping* of the Bridgewater PUD Ordinance (Ord. 06-49) shall not apply to the Real Estate. Required landscaping shall be in substantial compliance with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit “C”.

C. Signage: *Section 14 – Signage* of the Bridgewater PUD Ordinance (Ord. 06-49), and any subsequent Bridgewater PUD amendments shall apply to the Real Estate, except as modified herein:

1. The signage permitted under *Ordinance 14-02, Exhibit A, Article N* shall be modified to substantially comply with what is attached hereto and incorporated herein by reference as Exhibit “D” of this Ordinance.
2. A tenant sign shall be allowed at the western entrance to the Real Estate from Market Center Drive. The sign shall include spaces for up to five (5) individual tenant panels and shall substantially comply with what is depicted as the “West Entry Sign Pier” on what is attached hereto and incorporated herein by reference as Exhibit “E” of this Ordinance.
3. All Wall Sign standards under *Westfield Unified Development Ordinance, Article 6.17* shall apply to the Real Estate, except as modified herein:
  - a. Maximum letter/logo height: Sixteen (16) inches
  - b. All Wall Signs shall be backlit reverse channel letters.

## **EXHIBIT “B”**

Legal Description: Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3

A part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3 recorded as Instrument Number 2015054146 in the Office of the Recorder in Hamilton County, Indiana.

THIS INSTRUMENT PREPARED BY:

DENNIS D. OLMSTEAD, PLS  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 EAST 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

# RE-PLAT OF LOTS 2 & 3 BRIDGEWATER MARKETPLACE SECTION 3

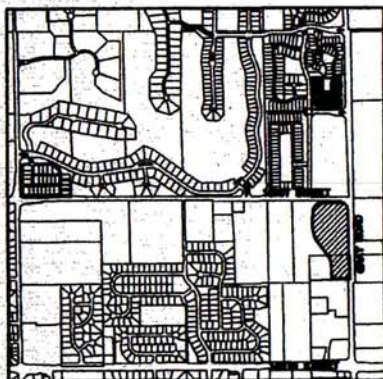
OWNER/SUBDIVIDER:  
THROGMARTIN-HENKE DEVELOPMENT, LLP  
3535 EAST 161ST STREET  
CARMEL, INDIANA 46033  
PHONE: (317) 399-2490  
CONTACT: DAVID R. MENNEL

SOURCE OF TITLE: WARRANTY DEED  
WARRANTY DEED: INSTR. #2007-008497  
INSTR. #2005-00019843  
INSTR. #2006-00006907

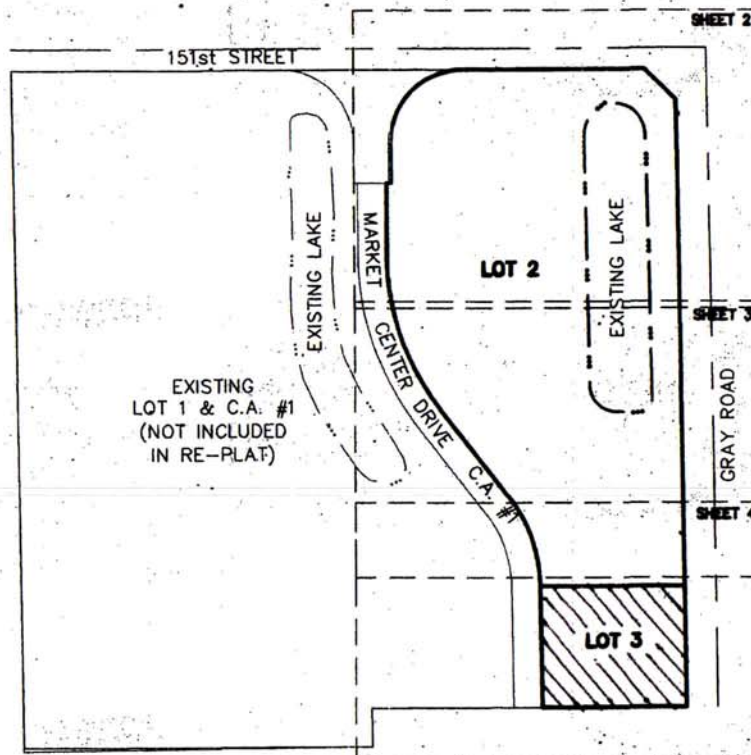
ZONING: P.U.D.

(BRIDGEWATER MARKETPLACE SECTION 3 PREVIOUSLY RECORDED AS  
INSTRUMENT #2013048576, PLAT CABINET #5, SLIDE #108  
IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA)  
WASHINGTON TOWNSHIP, HAMILTON COUNTY  
(SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST)

  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



VICINITY MAP  
NOT TO SCALE



## LEGEND

D.U.&S.E. DRAINAGE, UTILITY & SEWER  
EASEMENT  
U.E. UTILITY EASEMENT  
B.L. BUILDING LINE  
C.A. COMMON AREA  
I.E.E. INGRESS-EGRESS EASEMENT  
R/W RIGHT OF WAY  
VAR. VARIABLE

## KEY MAP

SCALE: 1" = 200'

## CURVE TABLE

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD BEARING | CHORD   | DELTA     |
|-------|---------|---------|---------|---------------|---------|-----------|
| C1    | 316.88' | 473.00' | 164.64' | N19°14'27"W   | 310.99' | 38°23'04" |
| C2    | 334.97' | 500.00' | 174.04' | S19°14'27"E   | 328.74' | 38°23'04" |
| C3    | 353.73' | 528.00' | 183.79' | S19°14'27"E   | 347.15' | 38°23'04" |
| C4    | 184.15' | 250.00' | 85.16'  | S19°37'22"E   | 161.22' | 37°37'13" |
| C6    | 156.57' | 118.84' | 91.72'  | S37°15'07"W   | 145.67' | 74°51'15" |
| C7    | 159.98' | 103.79' | 100.78' | S45°16'22"E   | 144.61' | 88°19'00" |
| C9    | 145.79' | 222.03' | 75.63'  | S19°36'12"E   | 143.18' | 37°37'13" |
| C10   | 194.65' | 296.45' | 100.98' | N19°37'23"W   | 191.17' | 37°37'13" |
| C11   | 220.49' | 140.00' | 140.58' | S44°59'58"W   | 198.40' | 90°14'13" |

## SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



10% OF VEHICULAR USE AREAS SHALL BE LANDSCAPED AREA. PARKING LOT ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS.

| SYMBOL                                                                            | PARKING SPACES | LANDSCAPED AREA NEEDED | LANDSCAPED AREA PROVIDED | TREES NEEDED | TREES PROVIDED | SWRUBS NEEDED | SWRUBS PROVIDED |
|-----------------------------------------------------------------------------------|----------------|------------------------|--------------------------|--------------|----------------|---------------|-----------------|
|  | 16             | 2,527SF                | 2,811SF                  | 6            | 5              | 24            | 24              |

MIN. 5' WIDE; MIN. 1 TREE/30 LFT, 1 SHRUB/3 LFT

| SYMBOL                                                                          | TOTAL LENGTH | TREES NEEDED | TREES PROVIDED | SHRUBS NEEDED | SHRUBS PROVIDED |
|---------------------------------------------------------------------------------|--------------|--------------|----------------|---------------|-----------------|
|  | 474          | 15.8         | 8              | 3 O.C.        | 100             |

## MIN. 1 SHADE TREE/40

| SYMBOL                                                                            | TOTAL LENGTH | SHADE TREES NEEDED | SHADE TREES/ ORNAMENTAL PROVIDED |
|-----------------------------------------------------------------------------------|--------------|--------------------|----------------------------------|
|  | 709'         | 17.7               | 11                               |

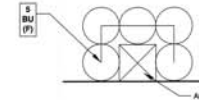
MIN. 1 EVERGREEN TREE / 30' LFT. 5 EVERGREEN SHRUBS/ 30' LFT

| SYMBOL                                                                            | TOTAL LENGTH | EVERGREEN TREES NEEDED | EVERGREEN TREES PROVIDED | EVERGREEN SHRUBS NEEDED | EVERGREEN SHRUBS PROVIDED |
|-----------------------------------------------------------------------------------|--------------|------------------------|--------------------------|-------------------------|---------------------------|
|  | 278          | 9.2                    | 10                       | 48.3                    | 31                        |

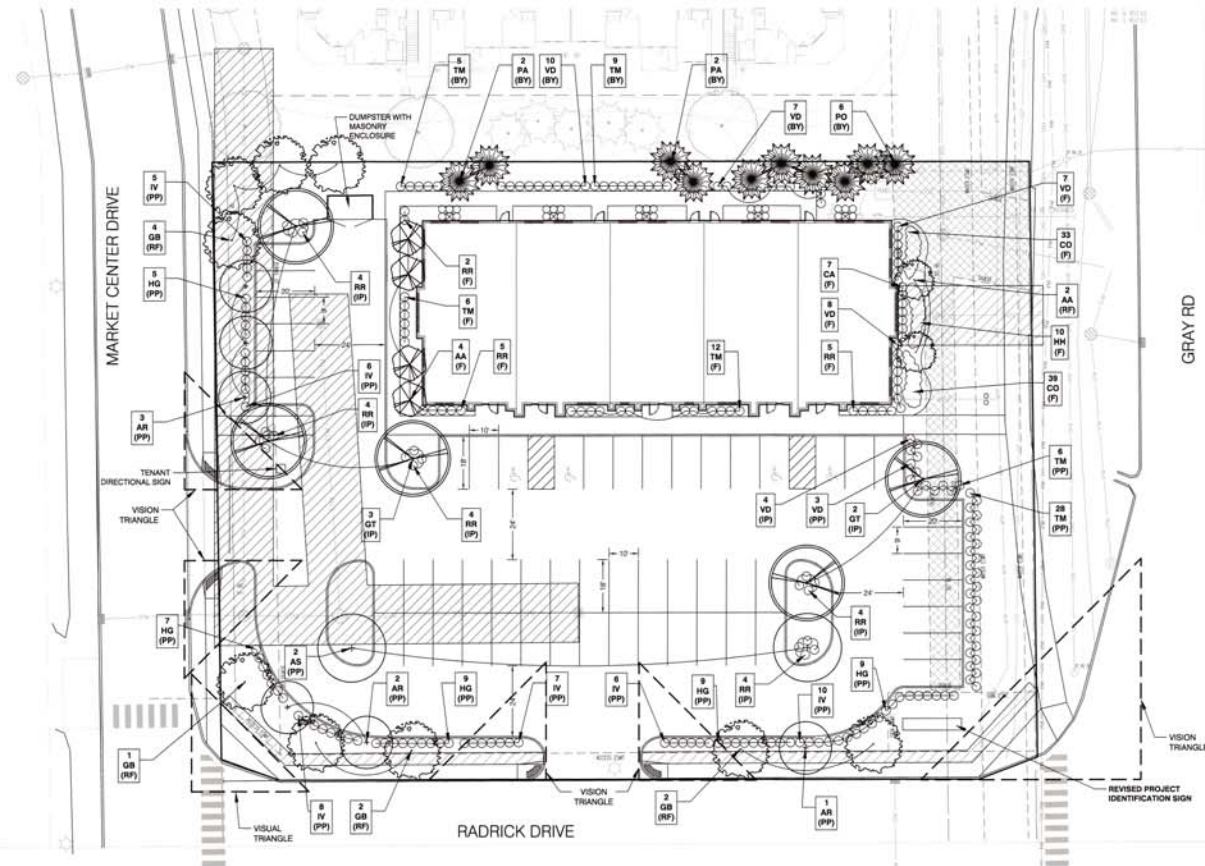
MIN. 10 SHADE TREES/ ACRE, 10 ORNAMENTAL TREE/ ACRE, 25 SHRUBS/ ACRE

| TOTAL AREA | SHADE/ EVERGREEN TREES NEEDED | SHADE TREES PROVIDED BY ROAD FRONTAGE PLANTING | ORNAMENTAL/ EVERGREEN TREES NEEDED | EVERGREEN TREES PROVIDED BY BUFFER YARD PLANTING | SHRUBS NEEDED | SHRUBS PROVIDED |
|------------|-------------------------------|------------------------------------------------|------------------------------------|--------------------------------------------------|---------------|-----------------|
| 1.53ACRE   | 15.3                          | 16                                             | 15.3                               | 16                                               | 36.25         | 39              |

| SYMBOL | DESCRIPTION                        | 4<br>AG<br>(5Y) | PLANT QUANTITY<br>PLANT TYPE<br>REQ. LOCATION |
|--------|------------------------------------|-----------------|-----------------------------------------------|
| (P)    | INTERIOR PARKING LOT REQUIREMENTS  |                 |                                               |
| (PP)   | PERIMETER PARKING LOT REQUIREMENTS |                 |                                               |
| (PF)   | ROAD FRONTAGE REQUIREMENTS         |                 |                                               |
| (BY)   | BUFFER YARD REQUIREMENTS           |                 |                                               |
| (F)    | FOUNDATION PLANTS                  |                 |                                               |



11



L1.01  $1/4"=1'-0"$

| TREES |     |                                                                            |            |          |                                                    |  |
|-------|-----|----------------------------------------------------------------------------|------------|----------|----------------------------------------------------|--|
| KEY   | QTY | PLANT NAME                                                                 | SIZE       | SPACING  | NOTES                                              |  |
| AA    | 6   | AMELANCHER + GRANDIFLORA AUTUMN BRILLIANCE<br>(EASTERN REDBUD)             | 1 1/2' CAL | AS SHOWN | FULL, UN-SHEARED                                   |  |
| AR    | 8   | ACER RUBRUM ARMSTRONG<br>ARMSTRONG RED MAPLE                               | 2 1/2' CAL | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                        |  |
| AS    | 2   | ACER SACCHARUM GREEN MOUNTAIN<br>GREEN MOUNTAIN MAPLE                      | 2 1/2' CAL | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                        |  |
| BU    | 75  | BUXUS + GREEN VELVET<br>GREEN VELVET BOXWOOD                               | NO. 3 CONT | AS SHOWN | FULL, MATCH UN-SHEARED                             |  |
| CA    | 7   | CALAMAGOSTO + ACUTIFOLIA KARL FOERSTER<br>KARL FOERSTER FEATHER REED GRASS | 24" TALL   | 36" O.C. |                                                    |  |
| CO    | 72  | CORCOPSE G EARLY SUNRISE<br>EARLY SUNRISE CORCOPSS                         | 1 GAL      | 18" O.C. |                                                    |  |
| DB    | 9   | GRANDILOBILA PRINCETON SENTRY<br>PRINCETON SENTRY GINKGO                   | 2 1/2' CAL | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                        |  |
| GT    | 5   | GLEDITSIA TRACANTHOSA 1 SYDOLCE<br>SYDOLCE HONEY LOCUST                    | 2 1/2' CAL | AS SHOWN | FULL, STRONG STRAIGHT TRUNK                        |  |
| HG    | 39  | HYDRANGEA M ENDLESS SUMMER TWIST A-SHOUT<br>TWIST A-SHOUT HYDRANGEA        | 24" TALL   | 36" O.C. |                                                    |  |
| HA    | 41  | HEMERCALLIS HAPPY RETURNS<br>HAPPY RETURNS YELLOW DAYLILY                  | 1 GAL      | 18" O.C. |                                                    |  |
| IV    | 42  | ITEA VIRGINICA<br>VIRGINIA SWEETSPICE                                      | 24" TALL   | 36" O.C. |                                                    |  |
| PA    | 4   | PICEA ABIES<br>NORWAY SPRUCE                                               | 6" P HT    | AS SHOWN | FULL TO GROUND, MATCHED UN-SHEARED, STRAIGHT TRUNK |  |
| PO    | 6   | PICEA OMORICA<br>SERBIAN SPRUCE                                            | 6" P HT    | AS SHOWN | FULL TO GROUND, MATCHED UN-SHEARED, STRAIGHT TRUNK |  |
| RH    | 28  | ROSA "HARDYKOP"<br>PINK DOUBLE KNOCK OUT ROSE                              | 18-24" HT  | 36" O.C. |                                                    |  |
| TM    | 66  | TAXUS MEDIA (DENSIFORMIS)<br>DENSE SPREADING YEW                           | 18-24" HT  | 36" O.C. | FULL TO GROUND, UN-SHEARED                         |  |
| VO    | 39  | VEIBURNUM DENTATUM BLUE MUFFIN<br>BLUE MUFFIN VEIBURNUM                    | 18-24" HT  | 36" O.C. |                                                    |  |

**KEVIN K. PARSONS  
& ASSOCIATES, INC.**  
landscape architecture  
land planning  
urban design  
212 West 10th Street • Suite A-290  
Indianapolis, Indiana 46202  
317-955-9155 • Fax 317-955-9455

## 01 SITE LANDSCAPE PLAN

L1.01 1"=20'-0"

EXHIBIT 'C'



GILMORE

WESTFIELD, INDIANA

LANDSCAPE PLAN

PROJECT: KPA-16502

CHECKED: KKP/JML

SCALE: AS SHOWN  
ISSUE DATE: 03/03/2016

ISSUE DATE: 03/03/2016  
REVISION: 03/31/2016

04/18/2016  
06/01/2016

1000

SITE LANDSCAPE PLAN

I1C

## L1.01

S1a

Scale: 1/2"=1'



SIDE VIEW



BEFORE



Scale: 1/8"=1'

AFTER



Scale: 1/4"=1'

Fabricate/Install (2) Internally Illuminated Multi-Tenant Cabinets  
5" Deep Aluminum Tube/ Angle Frame With .080" Aluminum cladding - Painted Black  
Inside Of Cabinet Painted White  
1 1/2" Aluminum Retainers and Divider Bars - Painted Black  
3/16" White Polycarbonate Faces with Custom Cut Vinyl Graphics - Clean Vector Art And specs supplied by Tenants  
Illuminated with AVL 6500K White LED's  
Attached to Existing Monument with Lag/Shield or Stud Fasteners

\*Detailed Field Survey Required Prior to Fabrication  
\*Phone Number on Leasing Panel is Place Holder Text. Client to Provide Correct Number.

EXHIBIT "D"

|            |               |
|------------|---------------|
| JOB NUMBER | 20549         |
| JOB NAME   | Bridgewater   |
| SALES REP  | Charley Hunt  |
| LOCATION   | Carmel, IN    |
| DATE       | 7-1-16        |
| FILE NAME  | brid_20549_v5 |

This drawing was created to assist you in visualizing our proposal. The original idea herein is the property of ISF INC.  
Permission to reproduce, copy or use the design or proposal can only be obtained through written agreement with ISF INC.  
Due to screen calibration and printing capabilities, the colors shown are only to be used as a close representation or final product.

DESIGN • FABRICATION • INSTALLATION • SERVICE

PAGE 1 OF 1

DESIGNED BY: JH  
REVISED LAST BY: JH

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**ISFSIGNS**  
isfsigns.com

PH: 317.251.1219

6468 Rucker Road, Indianapolis, IN 46220





## ORDINANCE \_\_\_\_\_ 16-13

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29, ORDINANCE 15-34, ORDINANCE 15-35, ORDINANCE 15-36 AND TITLE 16 - LAND USE CONTROLS

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014; (xv) Ordinance 15-29, enacted by the City Council on \_\_\_\_\_, October 12, 2015; (xvi) Ordinance 15-34, enacted by the City Council on \_\_\_\_\_, November 23, 2015; (xvii) Ordinance 15-35, enacted by the City Council on \_\_\_\_\_, November 23, 2015; (xviii) Ordinance 15-36, enacted by the City Council on January 11, 2016 (collectively, the “Bridgewater PUD Ordinance”);

**WHEREAS**, the Commission took action to forward said petition (Docket 1604-DDP-13) to the Westfield City Council (the “Council”) with a ~~favorable~~ \_\_\_\_\_ recommendation (by a vote of \_ in favor and \_ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on \_\_\_\_\_2016;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on \_\_\_\_\_2016; and

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL  
THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD  
CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” and Exhibit “B-2”(the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** Upon motion duly made and seconded, this Ordinance \_\_\_\_\_ was fully passed by members of the Council this \_\_ day of \_\_\_\_\_, 2016. Further, this Ordinance \_\_\_\_\_ shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance \_\_\_\_\_ are hereby amended. To the extent that this Ordinance \_\_\_\_\_ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance \_\_\_\_\_ shall prevail.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA**

**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 No. \_\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

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

I hereby APPROVE ORDINANCE No. \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

I hereby VETO ORDINANCE No. \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

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

ATTEST:

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

## EXHIBIT “A”

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate Professional buildings on Parcel M3 of the Bridgewater PUD Ordinance.

### A. Parking:

1. Minimum Parking Space Size: 9’x18’
2. Parking lot shall be allowed within required yards  
Required parking spaced sizes shall comply with the Landscape plan illustrated  
in what is attached hereto and incorporated herein by reference as Exhibit “C”  
showing a
3. total of thirteen 9’x20’ and forty two 10’x18’ spaces. Parking is located in  
the required front yard area of the east side of the lot. The  
encroachment is approximately five feet east of the required building  
line and is used to add an additional seven parking spaces.

**Formatted:** Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.71"

**Formatted:** Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

### B. Landscaping Requirements: Section 11 – Landscaping of the Bridgewater PUD Ordinance (Ord. 06-49) shall not apply to the Real Estate. Required landscaping shall be in substantial compliance ~~comply~~ with the

**Formatted:** Font: Italic

Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit “C”. ~~The unique requirements of three front yards demand more than sixty~~  
~~five trees, mostly on perimeter parking and road frontage plantings. With parking,~~  
~~easements and setbacks, it is physically impossible to provide the areas required for~~  
~~healthy plantings. This plan shows sixteen less trees than the required total, still leaving~~  
~~all of the required buffer yard and on-site plantings around the building as well as all of~~  
~~the required shrub plantings that screen the parking areas.~~

### C. Signage: Section 14 – Signage of the Bridgewater PUD Ordinance (Ord. 06-49), and any subsequent Bridgewater PUD Ordinance amendments, shall ~~not be applicable to signs~~ ~~On apply to~~ the Real Estate, except as modified herein:

**Formatted:** Font: Italic

1. The signage permitted under Ordinance 14-02, Exhibit A, Article N shall be modified  
to substantially comply with what is attached hereto and incorporated herein by  
reference as Exhibit “D” of this Ordinance.
2. A tenant sign shall be allowed at the western entrance to the Real Estate from Market  
Center Drive. The sign shall include spaces for up to five (5) individual tenant panels  
and shall substantially comply with what is depicted as the “West Entry Sign Pier” on  
what is attached hereto and incorporated herein by reference as Exhibit “E” of this  
Ordinance.
3. All Wall Sign standards under Westfield Unified Development Ordinance, Article 6.17  
shall apply to the Real Estate, except as modified herein:
  - a. Maximum letter/logo height: Sixteen (16) inches
  - b. All Wall Signs shall be backlit reverse channel letters.

**Formatted:** Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

**Formatted:** Font: Italic

**Formatted:** Font: Italic

**Formatted:** Font: Italic

**Formatted:** Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

**Formatted:** Indent: Left: 1.25"

. Site signage shall comply with the signage illustrated in what is attached hereto and incorporated herein by reference as Exhibit "D" showing an existing brick faced monument sign on the southeast corner of the property reconstructed as a double sided internally illuminated ground sign with spaces for The Bridgewater Apartments, identification of this Building and tenant signage for this building. Additionally, at the west entry, a brick pier with ground lighted tenant directional and suite information signage will be constructed, as shown with the building elevations, Exhibit "E". Building signage will be backlit channel letters consistent with Westfield signage ordinances and as shown on the building elevations, Exhibit "E". Maximum letter height will be 16". Similar examples of the letters are shown in Exhibit "F".

**Formatted:** Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"



## WRITTEN PUBLIC COMMENT

**Docket Number:** 1606-PUD-08 (Ord. 16-13)  
**Petitioner:** Justin Gilmore  
**Request:** An amendment to development standards for a portion of Parcel M3 of the Bridgewater PUD District.

**Enclosed Attachments:**

1. Spoljaric Email (07/19/16)                      Comment received on social media

**Kevin M. Todd, AICP**

---

**From:** Cindy Spoljaric  
**Sent:** Tuesday, July 19, 2016 12:46 PM  
**To:** APC  
**Subject:** Radrick bldg

Received this comment from social media...

The North elevation of the office building in Bridgewater (you can see it from Gray Rd) looks ugly. Can they put different color lines in the roofing like Riverview does down 146th and maybe a building offset?

Cindy Spoljaric  
Westfield City Council  
695-6673  
Cspoljaric@westfield.in.gov

## ORDINANCE 14-02

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08 AND TITLE 16 - LAND USE CONTROLS**

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1402-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; and (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013 (collectively, the "Bridgewater PUD Ordinance")

**WHEREAS**, on February 18, 2014 the Commission took action to forward Docket Number 1402-PUD-03 to the Westfield City Council with a Favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

**WHEREAS**, on February 19, 2014 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The Bridgewater PUD Ordinance is hereby amended, but only with respect to (i) the standards applicable to an Assisted Living Facility use constructed on the real estate established in what is attached hereto and incorporated herein by reference as Exhibit "A" and (ii) the real estate described in what is attached hereto and



incorporated herein by reference as Exhibit "B" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** Upon motion duly made and seconded, this Ordinance 14-02 was fully passed by members of the Council this \_\_ day of \_\_\_\_\_, 2014. Further, this Ordinance 14-02 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 14-02 are hereby amended. To the extent that this Ordinance 14-02 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 14-02 shall prevail.

**[Rest of page is intentionally left blank]**

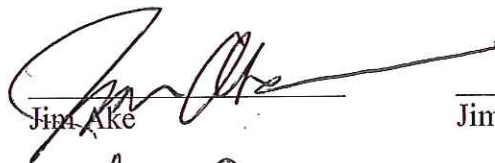
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS 24 DAY OF Feb, 2014.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

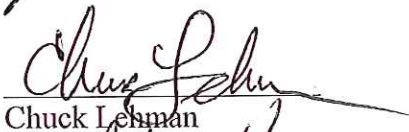
Voting Against

Abstain

  
Jim Ake

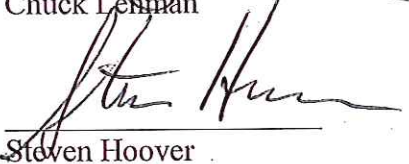
Jim Ake

Jim Ake

  
Chuck Lehman

Chuck Lehman

Chuck Lehman

  
Steven Hoover

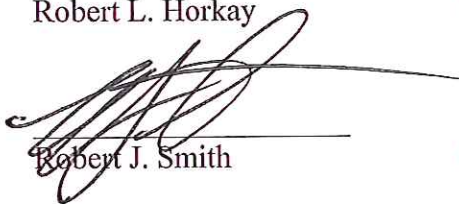
Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

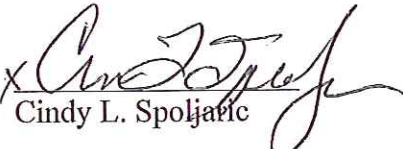
Robert L. Horkay

  
Robert J. Smith

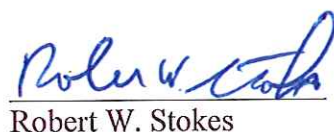
Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

  
Cindy L. Spoljaric

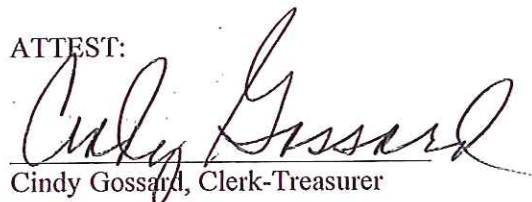
Cindy L. Spoljaric

  
Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

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

  
Signed

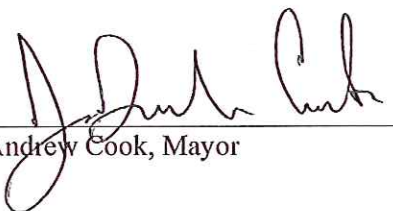
I hereby certify that ORDINANCE No. 14-02 was delivered to the Mayor of Westfield

on the 25 day of Feb, 2014, at 9:30A m.

  
Cindy J. Gosgard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 14-02

This 25 day of Feb, 2014.

  
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 14-02

this \_\_\_\_ day of \_\_\_\_\_, 2014.

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

ATTEST:

  
Cindy J. Gosgard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger  
3105 East 98<sup>th</sup> Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106



## EXHIBIT "A"

The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate as an Assisted Living Facility:

- A. Area Y - Aggregate Maximum Square Footage and Parcel Coverage set forth in Section 10.G.(1) of the Bridgewater PUD Ordinance:
  - 1. The total building square footage of two-hundred and eighty-three thousand five hundred (283,500) shall be added to the maximum permitted building square footage resulting in a maximum building square footage of nine-hundred and eighty-four thousand five hundred (984,500).
  - 2. The total building footprint of ninety-eight thousand (98,000) shall be added to the maximum parcel coverage resulting in a maximum parcel coverage of six-hundred and thirty-three thousand (633,000).
- B. Minimum Open/Green Space Area: Fifty percent (50%).
- C. Minimum lot area: Not applicable.
- D. Minimum lot width at building line: Not applicable.
- E. Minimum lot depth: Not applicable.
- F. Yard Dimensions (minimum):
  - 1. Five (5) foot front yard along Internal Streets Market Center Drive and Radrick Drive).
  - 2. Seventy (70) feet from 151<sup>st</sup> Street.
  - 3. Thirty (30) feet from Gray Road.
  - 4. Side Yard: Not applicable.
  - 5. Rear Yard: Not applicable.
- G. Maximum building height: Forty (40) feet.
- H. Maximum building footprint coverage: Not applicable.
- I. Loading and off-street parking: Screening is required as set forth under the applicable landscape standards.

- J. Owner or Tenant Occupied Space: In addition to the requirements of Section 10.G.(7) of the Bridgewater PUD Ordinance, one single tenant or owner occupied space in Area Y is permitted up to two-hundred, eighty-three thousand, five-hundred (283,500) square feet.
- K. Parking: One and one-half (1.5) parking spaces per dwelling are required. Tandem Parking Spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.
- L. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for the Assisted Living development on the Real Estate.
- M. Landscaping Requirements: Section 11 of the Bridgewater PUD Ordinance shall apply to landscaping on the Real Estate subject to the application of the "Business Uses" land use type of the "Minimum On-Site Requirements" of Exhibit 18 – Landscaping Requirements of the Bridgewater PUD Ordinance.
- N. Signage: Section 14 – Signage of the Bridgewater PUD shall be applicable to all signs on the Real Estate. A Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the northwest corner of Radrick Drive and Gray Road. This sign may include the names of the apartment use on Parcel K2 and the assisted living use on the Real Estate.
- O. Architectural Standards, Open space and Pedestrian Circulation: Exhibit 17 – General Architectural Standards of the Bridgewater PUD shall be applicable to the Real Estate. Building Elevations shall be constructed in substantial compliance with the exhibits contained in the architectural character illustrations included in Exhibit "D" of this Ordinance ("Architectural Style").
1. Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials and shall be consistent with the Architectural Style.
  2. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted.
  3. Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style.
  4. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding.

P. Required Amenities: The following Amenities will be distributed throughout the Real Estate, for use by residents of the Real Estate:

1. Amphitheater.
2. Gazebo
3. Aquatic Center.
4. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit "C".
5. The timing for the completion of the amenities including trails, paths and sidewalks will be in phases as the development is completed.

Q. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit "C".



**EXHIBIT "B"**

Page 1 of 2

**(Legal Description)**

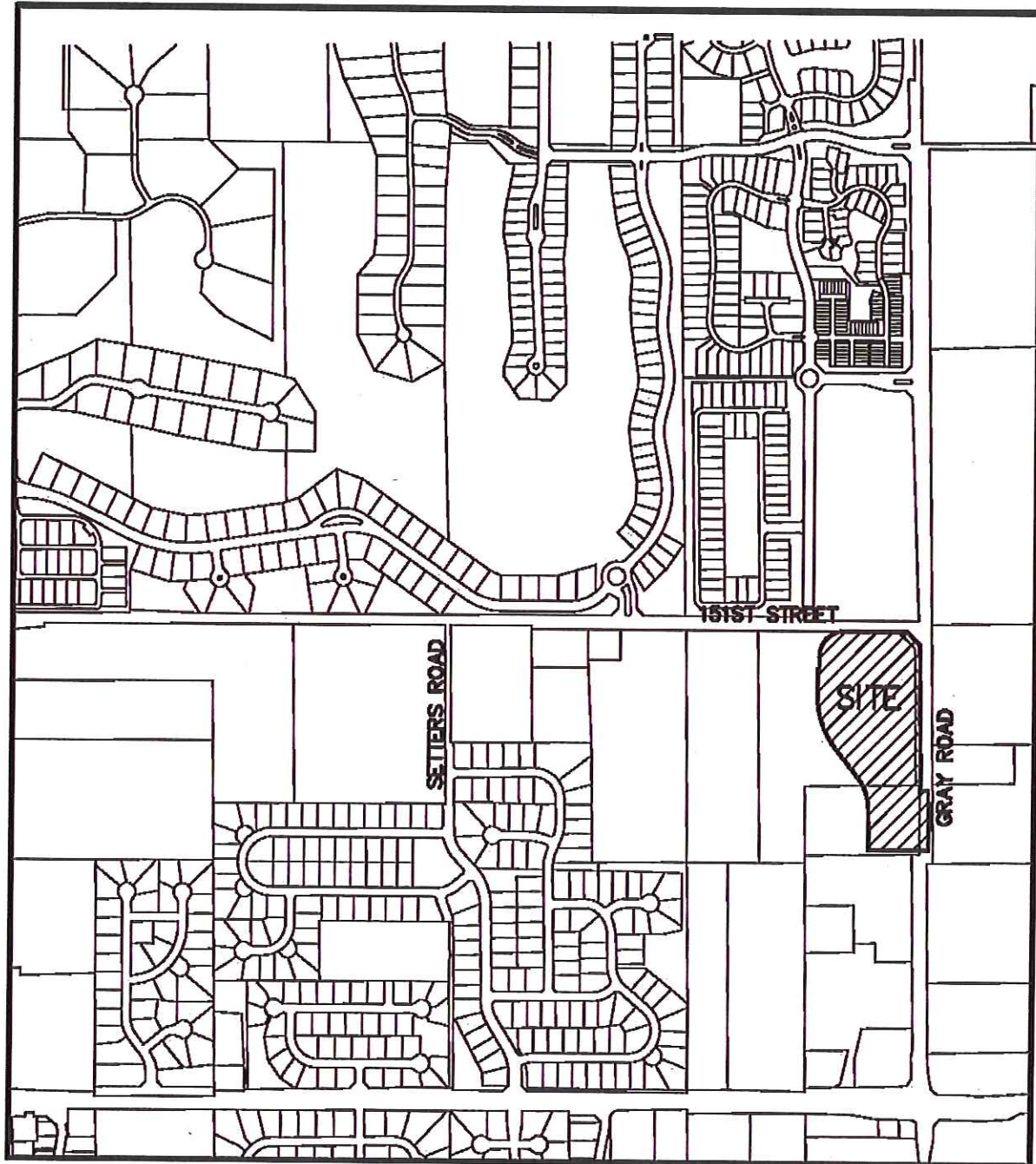
Part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, said part being more particularly described as follows:

Lot 2 and Lot 3 of Bridgewater Marketplace, Section 3 Recorded as Instrument No. 2013-048576, Plat Cabinet 5, Slide 108 in the office of the Recorder of Hamilton County, Indiana.

**EXHIBIT "B"**

Page 2 of 2

(Legal Description)



**LOCATION MAP**  
N.T.S.



## EXHIBIT "C"

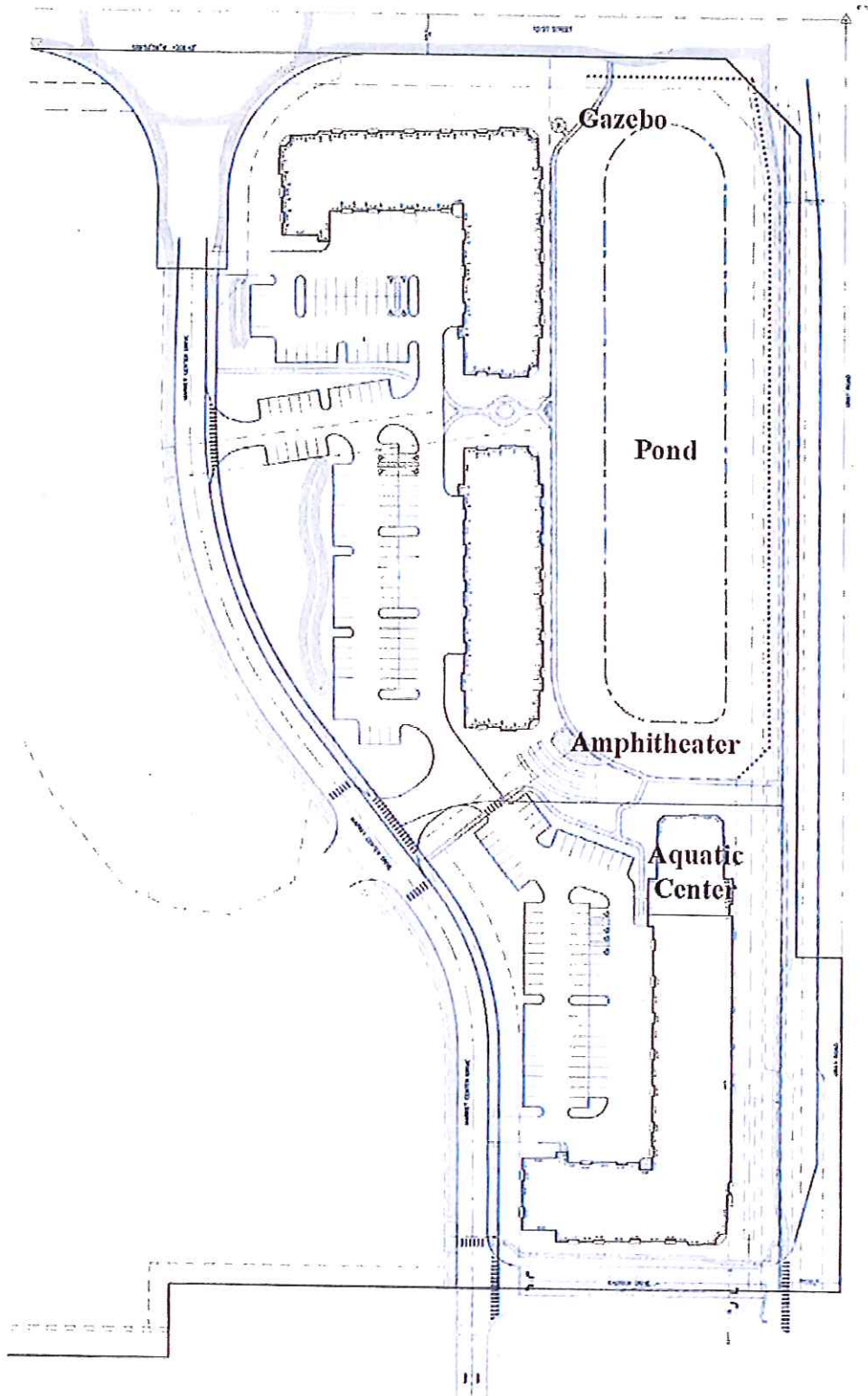
(Concept Plan - Color)





## EXHIBIT "C"

(Concept Plan – Black and White)



**EXHIBIT "D"**  
**(Building Perspectives)**



313.00  
152  
2.00  
P002

BEST POSSIBLE IMAGE  
ALL PAGES

200600065837  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
11-01-2006 At 01:59 pm.  
ORDINANCE 313.00

## ORDINANCE NO. 06-49

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

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

**WHEREAS,** the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

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

**WHEREAS,** the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

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

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146<sup>th</sup> street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9 in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".



**SECTION 2.**

The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater PUD" since that time.

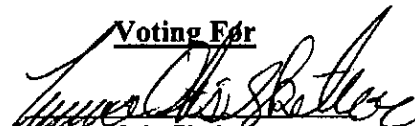
**SECTION 3.** This ordinance shall be in full force and effect from and after its passage

**ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF**

**WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF**  
**Oct, 2006.**

**WESTFIELD TOWN COUNCIL**

**Voting For**

  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

**Voting Against**

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

**Abstain**

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Bob Smith

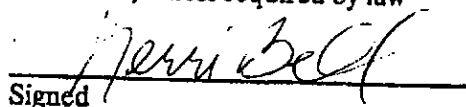
\_\_\_\_\_  
Ron Thomas

ATTEST:

  
Clerk-Treasurer, Cindy Gossard

This ordinance prepared by  
Jerry Rosenberger, Town Manager

"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"

Signed 

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION  
CERTIFICATION**

---

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2 District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146<sup>th</sup> Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.



Kevin G. Buchheit, AICP, Secretary

September 26, 2006

Date

0607-PUD-08      3304 East 146<sup>th</sup> Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.



# WESTFIELD PUBLIC WORKS



July 5, 2006

Westfield Town Council  
130 Penn Street  
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS  
BRUCE A. HAUKE

TOWN COUNCIL  
JOHN B. HART  
DAVID D. MIKESELL  
TERESA OTIS SKELTON  
ROBERT J. SMITH  
RONALD W. THOMAS

CLERK-TREASURER  
CINDY J. GOSSARD

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 151<sup>st</sup> Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the most current thoroughfare plan.

## General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at [www.westfield.in.gov](http://www.westfield.in.gov) under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.
2. The Developer should dedicate, free of charge, all required utility easements.
3. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.
4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151<sup>st</sup> Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151<sup>st</sup> and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151<sup>st</sup> with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161<sup>st</sup> Street and Carey Road showing intersection alignment with roundabouts.
6. Total right of way along Carey Road (2<sup>nd</sup> arterial road) is 120' and 150' at intersections. Total right of way along 151<sup>st</sup> and Setters Road (both collector roads) is 100' and 130' at intersections.
7. Multiuse paths are to be installed at the back of the proposed or new right of ways.
8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.
9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. As built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As Built submittal requirements can be found on the Town's website.
10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.
11. Clear zone and site distance issues relating to new developments need to be resolved.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Bruce A. Hauk, Director  
Department of Public Works  
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager  
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department  
Mr. Kevin Buchheit, Director of Community Development  
Mr. Al Salzman, Planner, Westfield Community Development

**THROGMARTIN-HENKE  
DEVELOPMENT, LLP**

October 2, 2006

Mr. Bruce Hawk  
Director of Public Works  
Westfield Public Works  
2706 E. 171<sup>st</sup> Street  
Westfield, IN 46074

**Re: Bridgewater PUD Amendment Review**

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151<sup>st</sup> Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146<sup>th</sup> Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151<sup>st</sup> Street. These paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151<sup>st</sup> and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161<sup>st</sup> Street to 151<sup>st</sup> Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.



We have submitted construction drawings, which have been approved for the improvement of 151<sup>st</sup> Street. These improvements including a boulevard with landscape median and trails on both sides were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151<sup>st</sup> to Carey Road. We will continue to dedicate 40' half R/W along 151<sup>st</sup> Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,



Don Currise  
Director of Development  
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager  
Renee Goff, P.E., Engineer, Westfield Public Works Department  
Kevin Buchheit, Director of Community Development  
Al Salzman- Westfield Community Development

# WESTFIELD PUBLIC WORKS



October 4, 2006

Mr. Don Currise  
Director of Development  
Throgmartin-Henke Development, LLP  
3535 East 161<sup>st</sup> Street  
Carmel, IN 46033

**DIRECTOR OF PUBLIC WORKS**  
BRUCE A. HAUKE

**TOWN COUNCIL**  
JOHN B. HART  
DAVID D. MIKESELL  
TERESA OTIS SKELTON  
ROBERT J. SMITH  
RONALD W. THOMAS

**CLERK-TREASURER**  
CINDY J. GOSSARD

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151<sup>st</sup> Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151<sup>st</sup> Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151<sup>st</sup> Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

Sincerely,

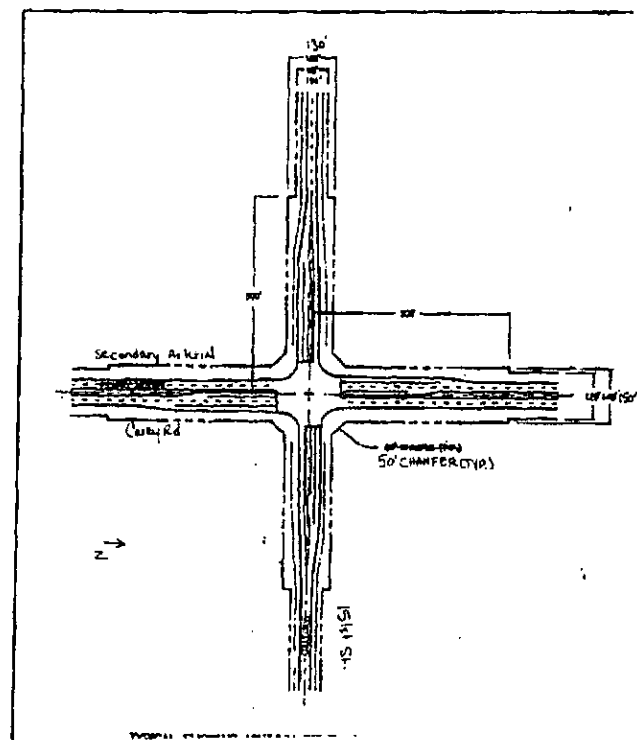


Renee L. Goff, P.E.  
Engineer  
Department of Public Works  
Town of Westfield

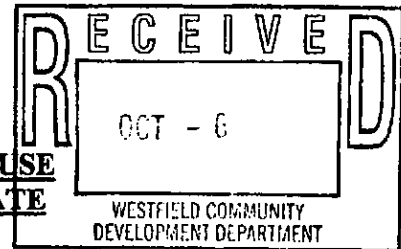
mc/RLG

CC: Town Council Members  
Mr. Jerry Rosenberger, Town Manager  
Mr. Bruce A. Hauk, Director, Westfield Public Works Department  
Mr. Kevin Buchheit, Director of Community Development  
Mr. Al Salzman, Planner, Westfield Community Development





**COMMITMENTS CONCERNING THE USE  
AND DEVELOPMENT OF REAL ESTATE**



Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

**Section 1. Cross Reference.** These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

**Section 2. Exhibits.** The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

**Section 3. Other Definitions.** Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

- A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.
- B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.
- C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

**Section 4. Commitments.** The following are applicable to the Real Estate as follows:

- A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.
- B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.
- C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.
- D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.
- E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:
  - 1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
  - 2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
  - 3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
  - 4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
  - 5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.
- F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.
- G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)



trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

- H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars (\$10,000.00) to the Brentwood Village Property Owners Association, Inc.

**Section 5. Binding on Successors.** These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

**Section 6. Effective Date.** The Commitments contained herein shall be effective upon the occurrence of all of the following events:

- A. The adoption of an the PUD by the Town Council; and
- B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

**Section 7. Recording.** The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

**Section 8. Enforcement.** These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE  
DEVELOPMENT, LLP

By:

\_\_\_\_\_  
Steven H. Henke, Partner

STATE OF INDIANA       )  
                                  ) SS:  
COUNTY OF MARION       )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_ County

\_\_\_\_\_  
Printed Name

Prepared By: Charles D. Frankenger, Nelson & Frankenger, 3105 East 98<sup>th</sup> Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

*EXHIBIT 1*

Job #980516-30200  
June 13, 2006

**THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION**

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08



seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200  
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

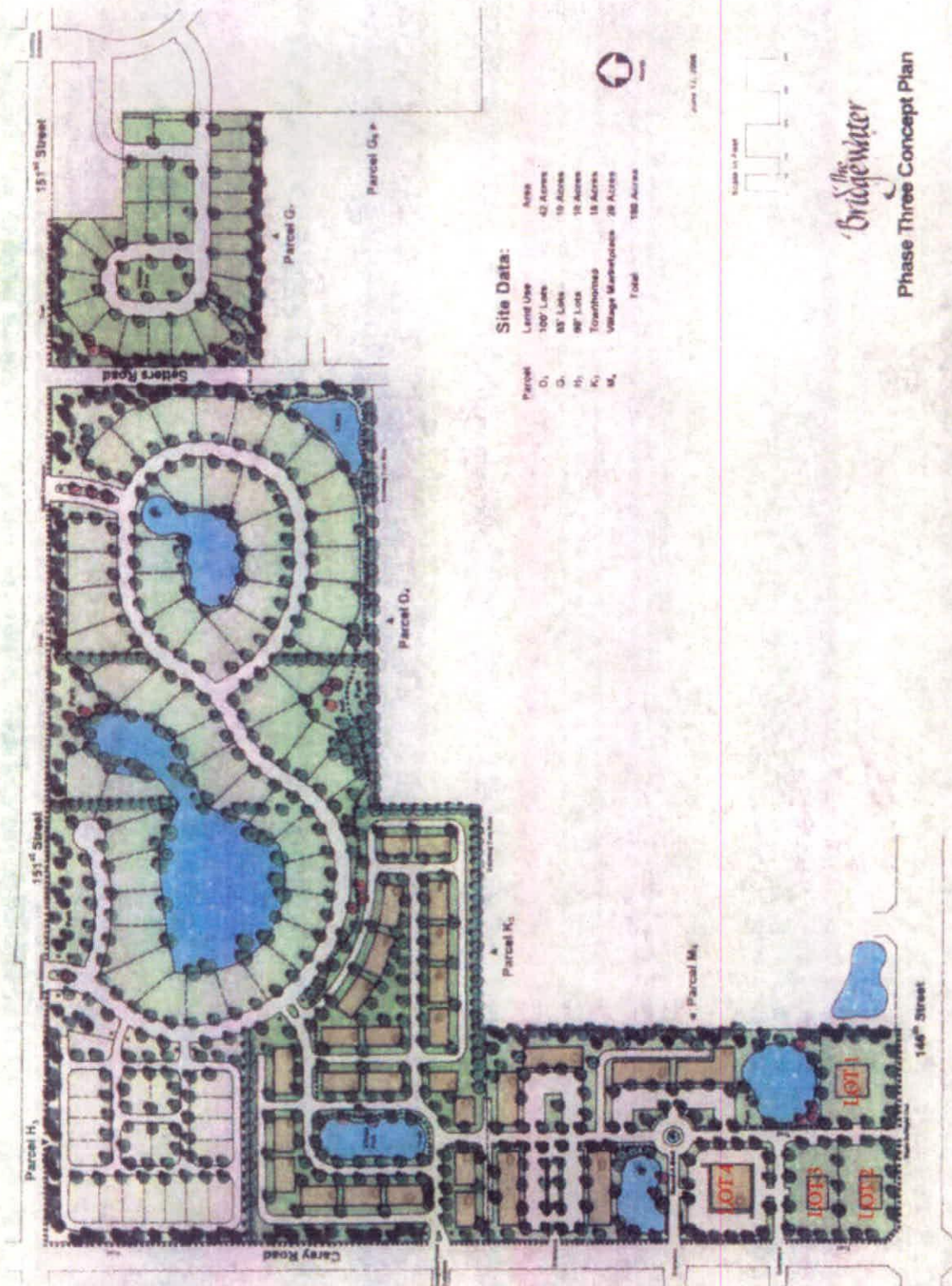
Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.



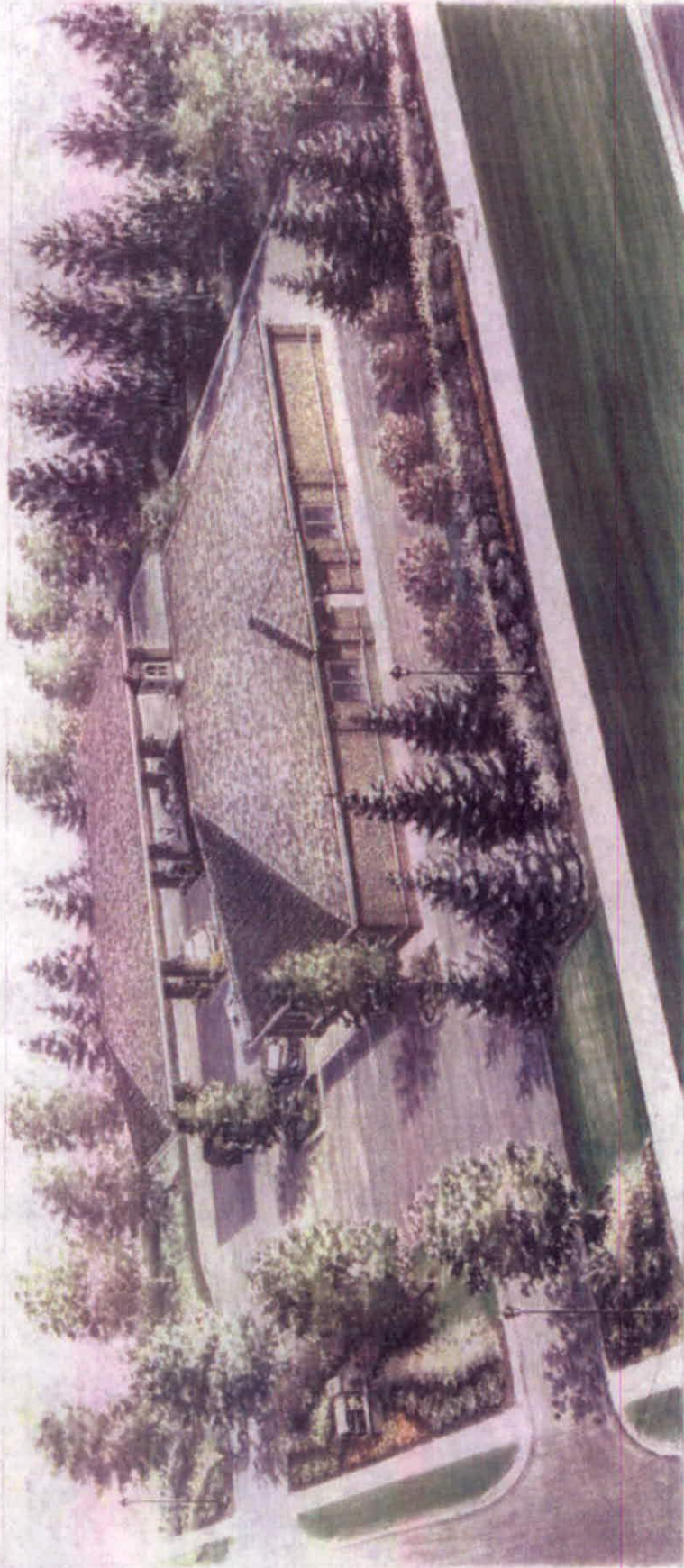
# Exhibit 2



*the* **Bridgewater**  
Phase Three Concept Plan



Exhibit 3



**WESTFIELD, INDIANA**

**PUD ORDINANCE NO. \_\_\_\_\_**

**THE BRIDGEWATER CLUB  
RESTATED AND CONSOLIDATED  
PLANNED UNIT DEVELOPMENT  
DISTRICT**



**TABLE OF CONTENTS**  
**AND SCHEDULE OF EXHIBITS**

**Page**

**TABLE OF CONTENTS**

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| <u>Section 1. Legislative Intent .....</u>                       | <u>5</u>  |
| <u>Section 2. Effect.....</u>                                    | <u>6</u>  |
| <u>Section 3. Definitions.....</u>                               | <u>6</u>  |
| <u>Section 4. Residential/Golf Course Area .....</u>             | <u>6</u>  |
| <u>Section 5. The Village Marketplace.....</u>                   | <u>7</u>  |
| <u>Section 6. Permitted Adjustments.....</u>                     | <u>7</u>  |
| <u>Section 7. Office/Flex Areas.....</u>                         | <u>7</u>  |
| <u>Section 8. Uses.....</u>                                      | <u>8</u>  |
| <u>Section 9. Gross Residential Density.....</u>                 | <u>15</u> |
| <u>Section 10. Development and Architectural Standards .....</u> | <u>15</u> |
| <u>Section 11. Landscaping .....</u>                             | <u>24</u> |
| <u>Section 12. Golf Carts.....</u>                               | <u>30</u> |
| <u>Section 13. Memberships and Amenities.....</u>                | <u>30</u> |
| <u>Section 14. Signage.....</u>                                  | <u>31</u> |
| <u>Section 15. Phasing Sequence.....</u>                         | <u>43</u> |

**SCHEDULE OF EXHIBITS**

- 1A. Additional Real Estate - legal description
- 1B. Real Estate - legal description
- 2. Definitions
- 3. Area X legal description

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
9. Concept Plan
10. Area Y Permitted Uses
11. Area Z Permitted Uses
12. Development Standards - Detached Single Family Residences
13. Streetscape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences
16. Development Standards for Streets, Gates, Road Cuts, Etc.
17. General Architectural Guidelines - Area Y
18. Landscape Standards
19. Phasing Sequence

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE (i) AMENDING THE ZONING ORDINANCE  
OF THE TOWN OF WESTFIELD  
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND (ii)  
AMENDING AND RESTATING  
THE BRIDGEWATER PUD ORDINANCE AS AMENDED

This Amended and Restated PUD Ordinance (the "Restated Bridgewater PUD") (i) amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Additional Real Estate (defined below), and (ii) amends and restates the Bridgewater Club PUD Ordinance, as amended.

WITNESSETH:

WHEREAS, the Town Council of the Town of Westfield, Indiana (the "Town Council") (i) enacted the Bridgewater Club Planned Unit Development District Ordinance Number 02-17 (the "Original Bridgewater PUD"), and (ii) subsequently enacted Ordinance Number 04-10, Ordinance Number 04-33, Ordinance Number 06-08, and Ordinance Number 06-20 (collectively, the "Prior Amendments"), by which the text of the Original Bridgewater PUD was amended and additional land, not part of the Original Bridgewater PUD, was rezoned;

WHEREAS, this Restated Bridgewater PUD (i) restates the text of the Original Bridgewater PUD to incorporate prior text amendments, (ii) further amends the Original Bridgewater PUD, as already amended by the Prior Amendments, and (iii) changes the zoning of the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1A (the "Additional Real Estate") to the applicable terms and conditions of this



Restated Bridgewater Club PUD;

WHEREAS, with respect hereto, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to (i) the application for a change of zoning filed by Throgmartin-Henke Development, LLP for the Added Real Estate and (ii) the application to amend the Original Bridgewater PUD to incorporate the Prior Amendments and to further amend the Original Bridgewater PUD per the terms of this Restated Bridgewater PUD;

WHEREAS, the Real Estate subject to and governed by this Restated Bridgewater PUD is legally described in what is attached hereto and incorporated herein by reference as Exhibit 1B (the "Real Estate"), which Real Estate includes the Additional Real Estate; and

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 25th day of September, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, as follows:

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

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

2. Improve the design, character and quality of new development;
3. Encourage a harmonious and appropriate mixture of uses;
4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
5. Preserve the natural environmental and scenic features of the Real Estate;
6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
7. Mitigate the problems which may be presented by specific site conditions.

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

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

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit 3 ("Area X"), is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of the Original Bridgewater PUD and

which apply to Area X, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 4. What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit 5 ("Area Y"), and is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD, and attached hereto and made a part hereof as Exhibit 6. Area Y is an integrated development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. PERMITTED ADJUSTMENTS. The Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.

SECTION 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the



Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

SECTION 8. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the Concept Plan. In addition to the adjustments permitted in Section 6 above, the size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed one thousand two hundred seventy-five (1,275) single family residences. Permitted uses are as follows:

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

- (1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;
- (2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

- playgrounds and other recreational spaces, and recreational buildings;
- (3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general public, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and
  - (4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.
  - (5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.
  - (6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.

- (7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2 and/or K-3; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, Area, or the entirety of the Real Estate.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restated Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use:

- (1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;



- (2) Amphitheaters without permanent public address systems;
- (3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;
- (4) Assisted living facilities;
- (5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;
- (6) Coffee shops and coffee roasting as an accessory use;
- (7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;
- (8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.
- (9) Data processing;
- (10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

- (11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;

- (12) General stores;

- (13) Golf cart sales, rentals, and repair;

- (14) Insurance companies;

- (15) Liquor stores and sales;

- (16) Medical, dental and emergency clinics and labs;

- (17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

- (18) Pet cemeteries;

- (19) Picture framing;

- (20) Private and public schools without dorms;

- (21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;
- (22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (23) Retail packaging and mailing service;
- (24) Spas, masseurs, tanning salons, and exercise centers;
- (25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (26) Temporary fruit stands; and



- (27) Veterinary clinics and hospitals without overnight animal boarding.

The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

- (28) No dry cleaners within Parcel M-4 shall have a dry cleaning plant on the premises but, instead, shall be drop-off only.

- (29) As stated in Section 8(B) above, drug stores are permitted anywhere in Area Y; provided, however, that any drug store in Parcel M-4 (i) shall be located only in the areas identified on the Concept Plan as Lots 1, Lot 2, Lot 3, and Lot 4 within Parcel M-4, (ii) and shall have no more than two (2) drive-through lanes.

- C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Original Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit 11, other than those uses identified on Exhibit 11 through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z

including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

**SECTION 9. GROSS RESIDENTIAL DENSITY.** The gross residential density for the entire Real Estate shall not exceed a total of one thousand two hundred seventy-five (1275) attached and detached single family residences; provided, however, that:

- A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and
- B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

**SECTION 10. DEVELOPMENT AND ARCHITECTURAL STANDARDS.** The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

- A. The development standards for detached single family dwellings shall be as set

forth in what is attached hereto and incorporated herein by reference as Exhibit 12 and, to the extent they conflict with those set forth in Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*

- B. Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.
- C. Streetscape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in



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

- D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.
- E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.
- F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance, and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.
- G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

also apply to Area Y and, to the extent they conflict with those set forth in Exhibit 6 or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 6 and other provisions of the Zoning Ordinance:

- (1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.
- (2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
- (3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
- (4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

- (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
  - (b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.
  - (c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
  - (d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
  - (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
  - (f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.
- (5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:
- (a) Sidewalk displays are permitted directly in front of an



establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront.

- (b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.
- (c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

- (a) Minimum lot area: two thousand (2,000) square feet
- (b) Minimum lot width at building line: twenty-five (25) feet
- (c) Minimum lot depth: seventy (70) feet
- (d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

- This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet.

The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.

(e) Maximum building height: fifty (50) feet

(f) Maximum building footprint coverage: one hundred percent (100%)

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

(7) The following restrictions shall apply to all owner or tenant occupied space in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

(b) One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.

(c) One single tenant office space may be up to forty thousand

(40,000) square feet;

- (d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;
- (e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and
- (f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(8) Area Y Parking Requirements. Parking shall be provided in Area Y both off- street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

- (a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.
- (b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than



five (5) parking spaces.

- (c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.
- (d) Apartment. One (1) parking space for each Apartment.
- (e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 11(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.
- (f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.
- (g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.
- (h) The standards of development for Area Z shall be those set forth in

what is attached hereto and incorporated herein as Exhibit 8; provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 11, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Restated Bridgewater PUD. In no case shall the set back be less than thirty (30) feet.

**SECTION 11. LANDSCAPING.** Attached hereto and incorporated herein by reference as Exhibit 18 are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they existed and were in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions:

- A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan.

B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.

C. Perimeter yards along External Streets shall be landscaped as follows:

(1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.

(2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where



parking or loading areas occur adjacent to External Streets, the following standards shall apply:

- (a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.
- (b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or

two (2) ornamental trees per forty (40) linear feet shall also be planted.

- (3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

D. The following buffer yards shall be required with respect to the Parcel H1:

- (1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.
- (2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

E. The following buffer yards shall be required with respect to Parcel H2:

- (1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.
- (2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

F. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

- (1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.
- (2) If a self-storage facility is constructed in Area Z, then a masonry wall shall



be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall. The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer..

- G. There shall be a landscape buffer along the southern edge of Parcel K-3, which shall be twenty (20) feet in width, and which shall include (i) a berm which is a minimum of three (3) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern. The multi-path trail to be installed along the southern boundary line in Parcel K-3 shall not be located within this twenty (20) foot wide buffer.

- H There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and which shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern.

SECTION 12. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least sixteen (16) years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 13. MEMBERSHIPS AND AMENITIES.

- A. Amenities. Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

- (1) Clubhouse;
- (2) Swimming pool;
- (3) Playground;
- (4) Croquet field;
- (5) Shuffle board or Bocce court;
- (6) Park (minimum five thousand (5,000) square feet);
- (7) Trail;
- (8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

- (1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;
- (2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 14. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

- A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.
- B. Prohibited signs:
  - (1) Signs on roofs, dormers, and balconies.
  - (2) Billboards.



- (3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
- (4) Pole signs.
- (5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.
- (6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

- (1) Wall-mounted or painted signs, provided the following standards are met:
  - (a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
  - (b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

permitted up to twenty-five (25) square feet of signboard area.

- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.
  - (d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.
  - (e) Such wall signs may only be lighted during the operating hours of the business.
  - (f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.
  - (g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.
- (2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
- (a) The sign shall be mounted on the wall next to the entrance.
  - (b) The sign shall project outward from the wall to which it is attached no more than six inches.
  - (c) The sign shall not extend above the parapet, eave, or building facade.
  - (d) The area of the signboard shall not exceed 12 square feet.

- (e) The height of the lettering, numbers, or graphics shall not exceed four inches.
- (3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
  - (a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.
  - (b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.
  - (c) The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.
  - (d) The distance from the building wall to the signboard shall not exceed six (6) inches.
  - (e) The width of the signboard shall not exceed four (4) feet.
  - (f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
  - (g) Limited to one sign for each ground floor business establishment.



Projecting signs are not permitted in conjunction with freestanding signs.

(4) Window or door signs applied directly to the glass, provided that the following standards are met:

(a) The sign shall not exceed thirty percent (30%) of the window or door area.

(b) The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

(c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.

(d) Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.

(5) Awning signs, for ground floor uses only, provided that the following standards are met:

(a) If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

(b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four

(4) inches.

- (c) Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

(6) Free-standing sign, provided that the following standards are met:

- (a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.
- (b) The area of the signboard shall not exceed thirty (30) square feet.
- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
- (d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.
- (e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
- (f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.
- (g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.
- (h) Limited to two (2) signs per building, and no more than one (1) sign per facade.
- (i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

- (7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.
- (8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.
- (9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:
  - (a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.
  - (b) A sandwich board sign, as follows:
    - (i) The area of the signboard, single-sided, shall not exceed five (5) square feet.
    - (ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
    - (iii) Letters can be painted or handwritten.
    - (iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.



(v) The information displayed shall be limited to daily specials and hours of operation.

(vi) The sign shall be removed at the end of the business day.

- (10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

- (1) Signs permitted under Section 16.08.080 of the Sign Ordinance.
- (2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161<sup>st</sup>, the corner of 151<sup>st</sup> and Carey, and the corner of 151<sup>st</sup> and Gray Road, one (1) identification sign on the southwest corner of 151<sup>st</sup> Street and Gray Road, one (1) identification sign on the northwest corner of 151<sup>st</sup> Street and Gray Road, one (1) identification sign on the northwest corner of 146<sup>th</sup> Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151<sup>st</sup> Street and Carey Road, one (1) identification sign on the northeast corner of 146<sup>th</sup> Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146<sup>th</sup> Street, and 1561<sup>st</sup> Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

- (a) The design of the sign shall be consistent with the Design Vocabulary.
  - (b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.
  - (c) The area surrounding the sign shall be appropriately landscaped.
  - (d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.
  - (e) The sign shall not exceed fifteen (15) feet in height.
  - (f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.
- (3) Traffic directional signs.
  - (4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161<sup>st</sup>, the corner of 151<sup>st</sup> and Carey, and the corner of 151<sup>st</sup> and Gray Road, one (1) development sign on the southwest corner of 151<sup>st</sup> Street and Gray Road, one (1) development sign on the northwest corner of 151<sup>st</sup> Street and Gray Road, one (1) development sign on the northwest corner of 146<sup>th</sup> Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151<sup>st</sup> Street and

Carey Road, one (1) identification sign on the northeast corner of 146<sup>th</sup> Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey road, 146<sup>th</sup> Street, and 1561<sup>st</sup> Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

- (a) The maximum sign area shall be sixty-four (64) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

(5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:

- (a) The maximum sign area shall be thirty-two (32) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.
- (e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

(6) Signs depicting the site plan of an Area or Parcel assuming completion of



development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- (a) The maximum sign area per Parcel shall be thirty-two (32) square feet.
  - (b) The maximum height shall be eight (8) feet.
  - (c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.
  - (d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.
- (7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:
- (a) The maximum sign area per lot shall be thirty-two (32) square feet.
  - (b) The maximum height of each sign shall be eight (8) feet.
  - (c) The sign may be illuminated.
  - (d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.
  - (e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(8) Real estate sales and leasing signs, provided the following standards are met:

- (a) The maximum sign area shall be twenty (20) square feet.
- (b) The maximum height of the sign shall be eight (8) feet.
- (c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.
- (d) The sign shall not be illuminated.
- (f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

(9) With respect to attached dwellings, when eighty percent (80%) of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six (6) square feet or less.

(10) Time and/or temperature signs, permitted at banks and financial institutions only.

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

- (1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.
- (2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

- (1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.
- (2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.
- (3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a residential district unless separated from the lot by an External Street or an Internal Street.

**SECTION 15. PHASING SEQUENCE.** The sequence and phasing of development shall be as set forth in Exhibit 19 (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**TOWN COUNCIL, TOWN OF WESTFIELD**

**BY:**

**AYE**

**NAY**

|       |                     |       |
|-------|---------------------|-------|
| _____ | Robert Smith        | _____ |
| _____ | John Hart           | _____ |
| _____ | David Mikesell      | _____ |
| _____ | Teresa Otis Skelton | _____ |
| _____ | Ronald Thomas       | _____ |

**ATTEST:**

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer  
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenger, Attorney at Law  
NELSON & FRANKENBERGER  
3105 East 98<sup>th</sup> Street, Suite 170  
Indianapolis, IN 46280

H:\BRAD\ZONING & REAL ESTATE MATTERS\BRIDGEWATER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION



**THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION**

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office;

Exhibit 1A

Page 2 of 2

thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Job No. 980516-30200  
Revised June 5, 2006

### THE BRIDGEWATER CLUB DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426; recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

Exhibit 1B

Page 2 of 3

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of



**Exhibit 1B**

**Page 3 of 3**

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

## EXHIBIT 2

### DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its nineteen (19) Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.
4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.
5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.
6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.
9. Cornice. The top part of an entablature, usually molded and projecting.
10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.
12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
13. Department. The Department of Community Development of the Town of Westfield, Indiana.
14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.
15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.
16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.
17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.
18. External Streets. Gray Road, Carey Road, 151<sup>st</sup> Street, and 161<sup>st</sup> Street.
19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.
20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.
21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.
22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.
25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.
26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.
27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146<sup>th</sup> Street, 151<sup>st</sup> Street, or 161<sup>st</sup> Street.
28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.
30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146<sup>th</sup> Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146<sup>th</sup> Street, to the point of beginning.
31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.
32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub



parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.
34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.
35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.
36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.
37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.
38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.
39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.
40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.
41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

THE BRIDGEWATER CLUB  
ZONING DESCRIPTION – AREA X

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXCEPT:

Part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47



seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

**ALSO EXCEPT:**

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116.(Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

**16.04.030 Residential Districts**

**General Requirements - Provisions for Residential Uses are as Follows:**

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
  - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes, and not for human occupancy.
  - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
  - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
  - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
  - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determines the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
  - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
  - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

~~• Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~

- ~~• Homebound schools for 12 or less full-time or part-time children including residents of the home.~~
- ~~• Personal motor vehicle sales not to exceed 2 vehicles per year.~~

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

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

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

6. Minimum Setback Lines -

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

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

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

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

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

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

1. Permitted Uses -

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

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

**2. Special Exceptions -**

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

**3. Permitted Home Occupations -**

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

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



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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

**6. Minimum setback lines - all construction -**

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

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

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

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

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

**THE BRIDGEWATER CLUB  
ZONING DESCRIPTION - AREA Y**

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17,  
Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly  
described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17;  
thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the  
East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land  
described in Instrument No. 200000012365, recorded in the Office of the Recorder of  
Hamilton County, Indiana (the following 5 courses are along the North and Western  
boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds  
West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with  
the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14  
minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18  
seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5)  
thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly  
extension of the Western boundary of land described in Instrument No. 200000012364,  
recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds  
West along said Western boundary, said Northeasterly extension, and the Western  
boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following  
four courses are along the Western boundary of said Instrument No. 200000012364); 1)  
thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said  
Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds  
West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet;  
4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of  
said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast  
Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds  
West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47  
seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence  
North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the  
Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds  
West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89  
degrees 52 minutes 47 seconds East parallel with the South line of said Northeast  
Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees  
00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF  
BEGINNING, containing 51.368 acres, more or less.

ALSO:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.



WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

1. **Special Requirements**

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

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

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

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

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

3. **Special Exception Uses** - None.

4. **Minimum Lot Area** - Five (5) acres.

5. **Minimum Lot Frontage** - 50 Feet.

6. **Minimum Setback Requirements:**

- a. **Front Yard Adjacent to All Districts** - Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.
- b. **Side Yards Adjacent to Residential Districts** - Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

- c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.
- d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.
- e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

**7. Use of Required Yards**

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

- a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
- d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

**8. Maximum Building Height**

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

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

9. Square Footage Requirements

- a. Minimum Business Size – 800 square feet.
- b. Maximum Business Size – 30,000 square feet.
- c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

- a. See WC 16.04.120, Off-Street Loading and Parking; and,
- b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

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

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

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

- a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.
- b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.
- c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the “Town of Westfield Construction Standards”, administered by the Westfield Utilities Department.

d. Development Pattern:

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

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

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

e. Signs:

(1) Freestanding Signs:

- (a) Number of Signs – One (1) freestanding sign shall be permitted.
- (b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.
- (c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.
- (d) Maximum height of sign – twenty (20) feet above grade.
- (e) Setback – Minimum: twenty (20) feet from right-of-way.
- (f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

- (a) Maximum Facades with Wall Signs – two (2) facades of a building.
- (b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.
- (c) Maximum Sign Surface Area – one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.



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

f. Outside Storage or Display:

- (1) No outside storage or display of materials or merchandise shall be permitted.
- (2) No outside vending machines shall be permitted.
- (3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.
- (4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

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

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

2. Special Exceptions -

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

Job No. 980516-20100

March 11, 2002

Page 1 of 1

**ZONING DESCRIPTION**  
**AREA Z, THE BRIDGEWATER CLUB**

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

**\*C 16.04.060 - Industrial Districts**

- A. Performance Standards** - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PET, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. **II** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

**3. Standards for Enclosed and Open Industrial Uses:**

**a) Smoke.-**

- For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.
- f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.



**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

**g) Noise -**

- 1) **Enclosed Industrial Use** - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

| <b>Enclosed Industrial Use</b>                       |                                                                                                                                   |                                                                                                                      |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Octave Band Frequency<br/>(Cycles Per Second)</b> | <b>Maximum Permitted<br/>Sound Level (in decibels)<br/>125 Feet from District<br/>Adjoining Residential<br/>District Boundary</b> | <b>Maximum Sound Level<br/>(in decibels) 125 Feet<br/>from District Adjoining<br/>Business District<br/>Boundary</b> |
| <b>0 to 75</b>                                       | <b>75</b>                                                                                                                         | <b>80</b>                                                                                                            |
| <b>76 to 150</b>                                     | <b>70</b>                                                                                                                         | <b>75</b>                                                                                                            |
| <b>151 to 300</b>                                    | <b>65</b>                                                                                                                         | <b>70</b>                                                                                                            |
| <b>301 to 600</b>                                    | <b>59</b>                                                                                                                         | <b>64</b>                                                                                                            |
| <b>601 to 1200</b>                                   | <b>53</b>                                                                                                                         | <b>58</b>                                                                                                            |
| <b>1201 to 2400</b>                                  | <b>48</b>                                                                                                                         | <b>53</b>                                                                                                            |
| <b>2401 to 4800</b>                                  | <b>48</b>                                                                                                                         | <b>49</b>                                                                                                            |
| <b>Above 4800</b>                                    | <b>41</b>                                                                                                                         | <b>46</b>                                                                                                            |

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

- 2) **Open Industrial Use** - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Open Industrial Use

| Octave Band Center Frequency (Hz) | Maximum Permitted Sound Level (dBA) | Maximum Permitted Sound Level (dBA) |
|-----------------------------------|-------------------------------------|-------------------------------------|
| 0 to 75                           | 75                                  | 81                                  |
| 76 to 150                         | 70                                  | 76                                  |
| 151 to 300                        | 66                                  | 72                                  |
| 301 to 600                        | 62                                  | 68                                  |
| 601 to 1200                       | 57                                  | 63                                  |
| 1201 to 2400                      | 53                                  | 59                                  |
| 2401 to 4800                      | 49                                  | 55                                  |
| Above 4800                        | 45                                  | 51                                  |

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

b) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal
- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.
- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

## **WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.
- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.
- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

### **B. EI - Enclosed Industry District -**

#### **1. Permitted Uses -**

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.
- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

#### **2. Special Exceptions -**

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

**3. Minimum Tract Requirement - 3 Acres**

**4. Lot Frontage on Road - Not less than 70 feet**

**5. Minimum Setback Lines -**

- Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
- Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width
- Rear Yard - Not less than 20 feet in depth
- Minimum Lot Width at Building Line - None

**6. Maximum Building Height - Shall not exceed 60 feet**

**7. Minimum Gross Ground Level Space - None**

**8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.**

**9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.**

**C. OI - Open Industrial District -**

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.





**Figure 2**  
**Commercial Businesses**

| Type of Business                                       | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--------------------------------------------------------|----------------|------------------|---------------------|-----------------|
| Advertising and Business Signs (Including Fabrication) |                | X                | X                   | X               |
| Amphitheaters                                          | X              | X                |                     |                 |
| Antiques                                               | X              | X                | XP                  |                 |
| Apartment-Hotels, Motels, Hotels                       |                | X                | X                   |                 |
| Art School                                             | X              | X                | XP                  |                 |
| Artisan School                                         | X              | X                | XP                  |                 |
| Assembly Halls                                         | X              | X                | X                   |                 |
| Auction Rooms                                          |                | X                | X                   |                 |
| Auditoriums                                            | X              | X                |                     |                 |
| Auto Parts Sales                                       |                | X                | X                   |                 |
| Auto Rental                                            |                | X                | X                   |                 |
| Auto Repair Garages                                    |                | X                | X                   |                 |
| Auto Rustproofing                                      | SP EX          | SP EX            | X                   | X               |
| Auto Storage                                           |                | X                | X                   |                 |
| Auto Sales, New or Used, Service and Repair            | SP EX          | X                | X                   |                 |
| Bakeries                                               | X              | X                | XP                  |                 |
| Banks and Savings & Loan Assn.                         | X              | X                | XP                  |                 |
| Barber and Beauty Schools                              | X              | X                | XP                  |                 |
| Barber and Beauty Shops                                | X              | X                |                     |                 |
| Bicycle Sales, Rental & Service                        | X              | X                | XP                  |                 |
| Billiard Parlor                                        |                | X                | X                   |                 |
| Blueprinting, Photocopying Job Printing                | X              | X                | X                   |                 |
| Boat and Trailer Sales & Service                       |                | X                | X                   |                 |
| Book Stores                                            | X              | X                | XP                  |                 |
| Bowling Alley                                          |                | X                | X                   |                 |
| Business and Clerical Schools                          |                | X                |                     |                 |
| Bus Stations                                           |                | X                | X                   |                 |
| Camera Stores                                          | X              | X                | XP                  |                 |
| Car Wash (Indoor)                                      |                | X                | X                   |                 |
| Carry-Out Food and Beverages                           | SP EX          | X                | XP                  |                 |
| Caskets and Casket Supplies (Mortuary)                 | X              | X                | X                   |                 |
| Cemetery Monument Sales                                |                | X                | X                   | X               |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                  | Local Business | General Business | Enclosed Industrial | Open Industrial      |
|-------------------------------------------------------------------|----------------|------------------|---------------------|----------------------|
| Cemetery Monuments & Tombstones Manufacture (Including Engraving) |                |                  | X                   | X                    |
| Charitable Donation Pick-Up Station                               | X              | X                | X                   |                      |
| Charitable Institutions                                           |                | X                | X                   | X                    |
| China and Glassware Shops                                         | X              | X                | XP                  |                      |
| Churches                                                          | X              | X                |                     |                      |
| Civic Centers                                                     | X              | X                |                     |                      |
| Civic Clubs                                                       | X              | X                | XP                  |                      |
| Coal Yards                                                        |                | SP EX            | SP EX               | OI-X<br>PD-<br>SP EX |
| Coin Shops                                                        | X              | X                | XP                  |                      |
| Commercial Parking Lots and Structures, Public                    | X              | X                | X                   |                      |
| Commissary, Food Catering Serv.                                   |                | X                | XP                  | X                    |
| Concrete Contractors - Heavy Commercial                           |                |                  | SP EX               |                      |
| Consumer Service Offices                                          | X              | X                | XP                  |                      |
| Crating and Packaging Service                                     |                |                  | X                   |                      |
| Credit Union Offices                                              | X              | X                | XP                  |                      |
| Custard Stands                                                    | SP EX          | X                | XP                  |                      |
| Dancing Schools                                                   | X              | X                | XP                  |                      |
| Delicatessen                                                      | X              | X                | XP                  |                      |
| Dentists                                                          | X              | X                | XP                  |                      |
| Department Stores - Under 10,000 Sq. Ft.                          | X              | X                | XP                  |                      |
| Discount Stores - Under 10,000 Sq. Ft.                            | X              | X                | XP                  |                      |
| Discount Stores - Over 10,000 Sq. Ft.                             |                | X                | XP                  |                      |
| Distributors - Inside Storage                                     |                | X                | XP                  |                      |
| Distributors - Outside Storage                                    |                |                  |                     | X                    |
| Drive-In Food and Beverage                                        | SP EX          | X                | XP                  |                      |
| Drug Stores                                                       | X              | X                | XP                  |                      |
| Dry Cleaning & Laundry Pickup                                     | X              | X                | XP                  |                      |
| Dry Goods                                                         | X              | X                | XP                  |                      |
| Educational Institutions Public and Private                       | X              | X                | X                   |                      |
| Electrical Contractors, Heavy Commercial                          |                |                  | SP EX               | X                    |

**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

| Type of Business                                       | Local Business | General Business | Enclosed Industrial | Open Industrial      |
|--------------------------------------------------------|----------------|------------------|---------------------|----------------------|
| Electrical Supply Store                                |                | X                | X                   | X                    |
| Embalming School                                       |                | X                | X                   |                      |
| Employment Agencies                                    | X              | X                | XP                  |                      |
| Exhibition Halls                                       | X              | X                |                     |                      |
| Exterminators                                          |                | X                | X                   |                      |
| Fabric Shops                                           | X              | X                | XP                  |                      |
| Farm Implement Sales & Service                         |                | X                | X                   |                      |
| Feed Stores                                            |                | X                | X                   |                      |
| Fire Stations                                          | X              | X                | X                   | X                    |
| Floor Coverings                                        | X              | X                | XP                  |                      |
| Florists                                               | X              | X                | XP                  |                      |
| Food Stores, Other                                     | X              | X                | XP                  |                      |
| Frozen Food Stores & Lockers                           | X              | X                | X                   |                      |
| Fruit Stands, Permanent                                | X              | X                | X                   |                      |
| Fruit Stands, Temporary                                | SP-EX          | X                | X                   |                      |
| Furniture Stores                                       | X              | X                | XP                  |                      |
| Furrier Shops                                          | X              | X                | XP                  |                      |
| Galleries                                              | X              | X                | XP                  |                      |
| Garden and Lawn Materials and Supply Stores            | X              | X                | X                   |                      |
| Gasoline Service Station                               | SP-EX          | SP-EX            | X                   |                      |
| General Construction Company                           |                | SP-EX            | SP-EX               | X                    |
| Gift Shops                                             | X              | X                | XP                  |                      |
| Glass Fabrication & Installation                       |                | X                | X                   |                      |
| Government Offices-Universities                        | X              | X                | XP                  |                      |
| Greenhouses, Retail                                    | X              | X                | X                   |                      |
| Grocery Stores                                         | X              | X                | XP                  |                      |
| Gymnasiums                                             |                | X                | X                   |                      |
| Hardware Stores                                        | X              | X                | XP                  |                      |
| Health Services, Reducing Salons                       |                | X                | X                   |                      |
| Hobby Shops                                            | X              | X                | XP                  |                      |
| Home Remodeling Company                                |                | X                | X                   |                      |
| Home Remodeling Supplies and Materials                 |                | X                | X                   |                      |
| Hospitals (Minor), Medical and Dental Clinics and Labs |                | X                | X                   |                      |
| Ice and Coal Stations                                  |                |                  | SP-EX               | OI-X<br>PD-<br>SP-EX |
| Industrial Laundry and Dry Cleaning Plants             |                | X                | X                   |                      |



WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                                                                | Local Business | General Business | Business Industrial | Open Industrial |
|-----------------------------------------------------------------------------------------------------------------|----------------|------------------|---------------------|-----------------|
| Insurance Companies                                                                                             |                | X                | X                   |                 |
| Interior Decorating                                                                                             | X              | X                | XP                  |                 |
| Jewelry Stores                                                                                                  | X              | X                | XP                  |                 |
| Language Schools                                                                                                | X              | X                | XP                  |                 |
| Laundromats and Self-Service Dry Cleaning                                                                       | X              | X                | XP                  |                 |
| Lawyers                                                                                                         | X              | X                | XP                  |                 |
| Libraries                                                                                                       | X              | X                |                     |                 |
| Liquor Stores                                                                                                   | SP.EX.         | SP.EX.           | SP.EX.              |                 |
| Loan Offices                                                                                                    | X              | X                | XP                  |                 |
| Locksmith Shops                                                                                                 | X              | X                | XP                  |                 |
| Luggage Stores                                                                                                  | X              | X                | XP                  |                 |
| Lumber Yards - Including Millwork                                                                               |                | SP.EX.           | SP.EX.              | X               |
| Lunch Counters                                                                                                  | X              | X                | XP                  |                 |
| Mail Order Store                                                                                                | X              | X                | XP                  |                 |
| Major Appliance Store                                                                                           | X              | X                | XP                  |                 |
| Millinery                                                                                                       | X              | X                | XP                  |                 |
| Miniature Golf, Archery, Driving Range, Trampoline Centers                                                      |                | X                | X                   |                 |
| Mobile Home Sales                                                                                               |                | SP.EX.           | X                   |                 |
| Model Display Homes & Garages                                                                                   |                | X                | X                   |                 |
| Mortuaries                                                                                                      | X              | X                | XP                  |                 |
| Motorcycle Sales, Service, Repair and Outdoor Display                                                           |                | X                | X                   |                 |
| Museums                                                                                                         | X              | X                |                     |                 |
| Music, Records, Instruments                                                                                     | X              | X                | XP                  |                 |
| Music Schools                                                                                                   | X              | X                | XP                  |                 |
| Newspaper Distribution Station                                                                                  |                | X                | X                   |                 |
| Newspaper Publishing                                                                                            |                | X                | X                   |                 |
| Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales |                | SP.EX.           | SP.EX.              |                 |
| Nursery - Plants, Retail                                                                                        | X              | X                | XP                  |                 |
| Optometrists                                                                                                    | X              | X                | XP                  |                 |
| Outdoor Food & Beverage Sales                                                                                   | SP.EX.         | X                | XP                  |                 |
| Paint and Wallpaper Stores                                                                                      | X              | X                | XP                  |                 |
| Painting and Decorating Contractors-Heavy Commercial                                                            |                |                  | SP.EX.              | X               |
| Pet Grooming                                                                                                    | X              | X                | XP                  |                 |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                                                           | Local Business | General Business | Enclosed Industrial | Open Industrial            |
|------------------------------------------------------------------------------------------------------------|----------------|------------------|---------------------|----------------------------|
| Pet Obedience Schools                                                                                      | X              | X                | XP                  |                            |
| Pet Shops                                                                                                  | X              | X                | XP                  |                            |
| Philanthropic Institutions                                                                                 | X              | X                | X                   |                            |
| Photography School                                                                                         | X              | X                | XP                  |                            |
| Photography Studio                                                                                         | X              | X                | XP                  |                            |
| Photography Supplies                                                                                       | X              | X                | XP                  |                            |
| Physicians                                                                                                 | X              | X                | XP                  |                            |
| Picture Framing                                                                                            |                | X                | XP                  |                            |
| Plumbing Contractors - Heavy Commercial                                                                    |                |                  | SP EX               | X                          |
| Plumbing Showrooms and Shop                                                                                |                | X                | X                   |                            |
| Police Stations                                                                                            | X              | X                | X                   |                            |
| Post Offices                                                                                               | X              | X                | XP                  |                            |
| Printing and Photocopying                                                                                  | X              | X                | XP                  |                            |
| Professional & Technical Schools                                                                           | X              | X                | X                   |                            |
| Radio and TV Service                                                                                       | X              | X                | XP                  |                            |
| Real Estate Offices                                                                                        | X              | X                | XP                  |                            |
| Recycling Collection Systems                                                                               | SP EX          | X                | X                   | X                          |
| Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins | X              | X                | XP                  |                            |
| Restaurants With Live Entertainment                                                                        |                | X                | XP                  |                            |
| Roller & Ice Skating Rinks                                                                                 |                | X                | X                   |                            |
| Roofing Contractors - Heavy Commercial                                                                     |                |                  | SP EX               | X                          |
| Root Beer Stands                                                                                           | SP EX          | X                | XP                  |                            |
| Salt Storage - Outside                                                                                     |                | SP EX            | SP EX               | SOI - X<br>+ PD<br>- SP EX |
| Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding                                              |                |                  |                     | SP EX                      |
| Self-Service Car Wash                                                                                      |                | X                | X                   |                            |
| Self-Service Food and Beverage Places                                                                      | SP EX          | X                | XP                  |                            |
| Semi-Automatic Car Wash                                                                                    |                | X                | X                   |                            |
| Septic System Contractors                                                                                  |                |                  | SP EX               | X                          |
| Sewing Machine Sales & Service                                                                             | X              | X                | XP                  |                            |
| Sheet Metal Contractors - Heavy Commercial                                                                 |                |                  | SP EX               | X                          |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                | Local Business   | General Business | Enclosed Industrial | Open Industrial     |
|-----------------------------------------------------------------|------------------|------------------|---------------------|---------------------|
| Shoe Repair                                                     | X                | X                | XP                  |                     |
| Shoe Stores                                                     | X                | X                | XP                  |                     |
| Sporting Goods                                                  | X                | X                | XP                  |                     |
| Stationery Stores                                               | X                | X                | XP                  |                     |
| Storage and Transfer (Household Goods)                          |                  | X                | X                   | X                   |
| Storm Doors, Windows, Awnings, Siding Contractors - Manufacture |                  |                  | X                   | X                   |
| Taylor or Seamstress                                            | X                | X                | XP                  |                     |
| <del>Taverns</del>                                              | <del>SP-EX</del> | <del>SP-EX</del> | <del>SPEX</del>     |                     |
| Taxidermist                                                     |                  | X                | X                   |                     |
| Telegraph offices                                               | X                | X                | XP                  |                     |
| <del>Tennis Facilities</del>                                    | <del>X</del>     | <del>X</del>     | <del>X</del>        |                     |
| Testing Laboratories                                            |                  | X                | X                   |                     |
| Theaters - Indoor                                               |                  | X                | X                   |                     |
| Tire and Auto Service Center                                    |                  | X                | X                   |                     |
| Tire Recapping                                                  |                  | X                | X                   |                     |
| Tobacco Shops                                                   | X                | X                | XP                  |                     |
| Tool and Light Equipment Rental                                 |                  | X                | X                   |                     |
| Toy Stores                                                      | X                | X                | XP                  |                     |
| Trailer Rentals                                                 |                  | X                | X                   |                     |
| Travel Bureaus                                                  | X                | X                | XP                  |                     |
| Travel Trailer Sales & Rentals                                  |                  | X                | X                   |                     |
| Truck Cleaning, Service, Rental and Repair                      |                  |                  | X                   | X                   |
| Trucking Companies                                              |                  |                  | X                   | OL-X<br>PD-<br>SPEX |
| Typewriter Sales, Rental and Service                            | X                | X                | XP                  |                     |
| Upholsters                                                      | X                | X                | XP                  |                     |
| Variety Stores                                                  | X                | X                | XP                  |                     |
| <del>Veterinarians - Small Animals</del>                        | <del>X</del>     | <del>X</del>     | <del>X</del>        |                     |
| Warehouses - Inside Storage                                     |                  | X                | X                   | X                   |
| Wearing Apparel & Accessory Shops                               | X                | X                | XP                  |                     |
| Wholesalers - Inside Storage                                    |                  | X                | X                   | X                   |
| <del>YWCA and YMCA</del>                                        | <del>X</del>     | <del>X</del>     | <del>X</del>        |                     |

**Figure 2**  
**Industrial Businesses**

| Type of Business                                          | Local Business | General Business | Enclosed Industrial | Open Industrial       |
|-----------------------------------------------------------|----------------|------------------|---------------------|-----------------------|
| Abattoir                                                  |                |                  |                     | SP EX                 |
| Assembly Operations of Pre-Manufactured Parts, Components |                |                  | X                   | X                     |
| Assembly, Repair & Manufacture of Light Component Parts   |                |                  | X                   | X                     |
| Bottling of Alcoholic and Non-Alcoholic Beverages         |                |                  | X                   | X                     |
| Bulk Storage, Petroleum Prod.                             |                |                  |                     | X                     |
| Canning, Bottling, Processing & Packaging of Food         |                |                  |                     | X                     |
| Coffee Roasting                                           |                |                  | X                   | X                     |
| Coke Manufacturing                                        |                |                  |                     | SP EX                 |
| Concrete Mixing - Permanent                               |                |                  |                     | OI - X<br>PD<br>SP EX |
| Creosote Manufacturing and Treatment                      |                |                  |                     | SP EX                 |
| Data Processing                                           |                | X                | X                   | X                     |
| Electroplating                                            |                |                  | X                   | X                     |
| Engineering and Research Labs                             |                |                  | X                   | X                     |
| Fat Rendering and Fertilizer Manufacturing                |                |                  |                     | SP EX                 |
| Foundries                                                 |                |                  |                     | SP EX                 |
| Granaries, Grain Processing, Starch Manufacturing         |                |                  |                     | X                     |
| Industrial Schools & Training Facilities                  |                | SP EX            | X                   | X                     |
| Leather Curing & Tanning                                  |                |                  |                     | SP EX                 |
| Leather Products Manufacturing From Finished Leather      |                |                  |                     | SP EX                 |
| Machine, Welding, Tool and Die Shops                      |                |                  | X                   | X                     |
| Malt Products, Brewery, Distillation of Liquor & Spirits  |                |                  |                     | SP EX                 |
| Mfg. & Assembly of Communication Equipment                |                |                  | X                   | X                     |
| Mfg. & Assembly of Major Household Appliances             |                |                  | X                   | X                     |



WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                 | Local Business | General Business | Exclusive Industrial | Open Industrial     |
|------------------------------------------------------------------|----------------|------------------|----------------------|---------------------|
| Mfg. & Assembly of Marine Equipment                              |                |                  | X                    | X                   |
| Mfg. & Assembly of Office Equipment                              |                |                  | X                    | X                   |
| Mfg. of Boiler Tanks                                             |                |                  |                      | X                   |
| Mfg. of Cabinets                                                 |                |                  | X                    | X                   |
| Mfg. of Cans and Containers                                      |                |                  | X                    | X                   |
| Mfg. of Cement, Lime, Gypsum                                     |                |                  |                      | SP EX               |
| Mfg. of Chemicals and Gases                                      |                |                  |                      | SP EX               |
| Mfg. of Cloth Products from Finished Cloth                       |                |                  | X                    | X                   |
| Mfg. of Colors, Dye, Paint                                       |                |                  | X                    | X                   |
| Mfg. of Detergents & Soaps                                       |                |                  |                      | SP EX               |
| Mfg. of Explosives, Matches, and Fireworks                       |                |                  |                      | SP EX               |
| Mfg. of Furniture                                                |                |                  | X                    | X                   |
| Mfg. of Glass & Glass Products                                   |                |                  | X                    | X                   |
| Mfg. of Glue                                                     |                |                  |                      | SP EX               |
| Mfg. of Jewelry                                                  |                |                  | X                    | X                   |
| Mfg. of Musical Instruments                                      |                |                  | X                    | X                   |
| Mfg. of Non-Alcoholic Beverages                                  |                |                  | X                    | X                   |
| Mfg. of Office Machinery                                         |                |                  | X                    | X                   |
| Mfg. of Oleomargarine                                            |                |                  | X                    | X                   |
| Mfg. of Optical Goods                                            |                |                  | X                    | X                   |
| Mfg. of Paper                                                    |                |                  |                      | OI-X<br>PD<br>SP EX |
| Mfg. of Paper Boxes and Paper Products From Finished Paper       |                |                  | X                    | X                   |
| Mfg. of Portable Household Appliances, Electric Hand Tools, etc. |                |                  | X                    | X                   |
| Mfg. of Railroad Equipment, Repair and Service                   |                |                  |                      | OI-X<br>PD<br>SP EX |
| Mfg. of Recording Instruments, Phonograph Records, etc.          |                |                  | X                    | X                   |
| Mfg. Tools, Implements, Machinery                                |                |                  | X                    | X                   |
| Material Recycling Facilities (MFRs)                             |                | SP EX            | SP EX                | SP EX               |
| Mattress Mfg. & Upholstering                                     |                |                  | X                    | X                   |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                                        | Local Business | General Business | Enclosed Industrial | Open Industrial           |
|-----------------------------------------------------------------------------------------|----------------|------------------|---------------------|---------------------------|
| Milk Processing, Bottling & Mfg. of Milk Products                                       |                |                  | X                   | X                         |
| Motor Truck Terminals                                                                   |                |                  |                     | OI - X<br>PC-SP-EX.       |
| Oil Processing, Refining, Mfg.                                                          |                |                  |                     | SP-EX.                    |
| Open Hearths & Blast Furnaces                                                           |                |                  |                     | SP-EX.                    |
| Outdoor Advertising Signs, Mfg. and Construction                                        |                |                  |                     | X                         |
| Pharmaceutical, Biological, Medicine & Cosmetic Mfg.                                    |                |                  | X                   | X                         |
| Pipe Yards                                                                              |                |                  |                     | X                         |
| Processing Forest Products -- Veneer Mills, Plaiting Mills, Saw Mills                   |                |                  |                     | X                         |
| Production of Concrete Blocks, Shapes, Cinder Blocks, etc.                              |                |                  |                     | X                         |
| Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials |                |                  |                     | SP-EX.                    |
| Radio, Facsimile, TV, and Microwave Towers                                              |                |                  |                     | SP-EX.<br>SF 1<br>SP-EX.  |
| Railroad and Other Mass Transit Right-of-Way & Track                                    |                |                  |                     | SP-EX.                    |
| Reduction Plants                                                                        |                |                  |                     | SP-EX.                    |
| Rock Crushing, Grinding or Milling                                                      |                |                  |                     | SP-EX.<br>SF 1<br>SP-EX.  |
| Sand, Gravel or Aggregate - Washing, Screening, Processing                              |                |                  |                     | SP-EX.<br>SF 1<br>SP-EX.  |
| Secondary Food Processing and Packaging & (Initially Processed off the Premises)        |                |                  | X                   | X                         |
| Slaughter House                                                                         |                |                  |                     | SP-EX.<br>SP-EX.-<br>SF 1 |
| Slaughtering & Allied Food Processing                                                   |                |                  |                     | SP-EX.                    |
| Stamping & Fabricating Metal Shops                                                      |                |                  | X                   | X                         |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                        | Local Business | General Business | Business-Industrial | Open Industrial          |
|---------------------------------------------------------|----------------|------------------|---------------------|--------------------------|
| Stockyards - Shipping, Holding & Sale of Animals        |                |                  |                     | SP EX.<br>SF I<br>SP EX. |
| Structural Steel Fabricating                            |                |                  |                     | X                        |
| Tar, Tar Paper Products - Mfg. and Processing           |                |                  |                     | SP EX.                   |
| Thermal, Electric, Steam and Atomic Power Plants        |                |                  |                     | SP EX.<br>SF I<br>SP EX. |
| Utility Pole Yards                                      |                |                  |                     | X                        |
| Warehousing & Distribution Operations (Outside Storage) |                |                  |                     | X                        |
| Commercial Composting Facilities                        |                |                  | PD                  |                          |
| Hazardous Waste Reclamation Disposal Facilities         |                |                  |                     | PD<br>SP EX.             |
| Well Drilling                                           |                |                  |                     | X                        |

**Figure 2**  
**Miscellaneous Businesses**

| Type of Business                                                | Local Business | General Business | Enclosed Industrial | Open Industrial | AG-SF            | Misc. Business   |
|-----------------------------------------------------------------|----------------|------------------|---------------------|-----------------|------------------|------------------|
| Airports & Landing Fields                                       |                |                  |                     |                 | SP.EX.<br>SF 1   |                  |
| Amusement Parks                                                 |                | SP.EX.           | SP.EX.              | SP.EX.          | SP.EX.<br>SF 1   |                  |
| Auto & Motorcycle Race Tracks & Speedways                       |                |                  |                     | SP.EX.          | SP.EX.<br>SF 1   |                  |
| Ballrooms                                                       |                | X                | X                   |                 | SP.EX.<br>SF 1   |                  |
| Boarding & Lodging Houses                                       | <del>X</del>   | X                |                     |                 |                  | MF 1-2           |
| Book Stores, Adult                                              |                | SP.EX.           |                     |                 |                  |                  |
| Cemeteries                                                      | <del>X</del>   | X                | X                   |                 | SF 1-2           |                  |
| Cemeteries - Pet                                                | X              | X                | X                   | X               | SP.EX.<br>SF 1-2 |                  |
| Christmas Tree Sales                                            | <del>X</del>   | X                | X                   |                 | SP.EX.<br>ALL SF | SP.EX.<br>ALL MF |
| Convents, Monasteries, Theological Schools, Rectories, Parishes | SP.EX.         | SP.EX.           | SP.EX.              |                 | SP.EX.<br>SF 1   | SP.EX.<br>ALL MF |
| Correctional Insts.                                             |                |                  |                     |                 | SP.EX.<br>SF 1   |                  |
| Fraternities, Lodges                                            | <del>X</del>   | X                |                     |                 | SP.EX.<br>SF 1   |                  |
| Feed Lots, Confined Commercial                                  |                |                  |                     |                 | SP.EX.<br>SF 1   |                  |
| Day Care Centers                                                | X              | X                |                     |                 |                  | MF 1-2           |
| Garbage Feeding and Disposal                                    |                |                  |                     |                 | SP.EX.<br>SF 1   |                  |
| Golf Courses - Country Clubs                                    |                |                  |                     |                 | SP.EX.<br>SF 1-2 |                  |
| Heliports                                                       |                | X                | X                   | X               | SP.EX.<br>SF 1   |                  |
| Hospitals                                                       | <del>X</del>   | X                | X                   |                 | SF 1             | MF 1-2           |
| Kennels - Including Outdoor Runs                                |                |                  | SP.EX.              | SP.EX.          | SF 1<br>SP.EX.   |                  |



WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                      | Local<br>Business      | General<br>Business | Enclosed<br>Industrial | Open<br>Industrial | AG - SF          | Multi-<br>Family |
|-----------------------------------------------------------------------|------------------------|---------------------|------------------------|--------------------|------------------|------------------|
| Livestock Auction<br>Sale Barns                                       |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Lake Developments<br>for Recreation                                   |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Large Animal<br>Hospital                                              |                        | SP.EX.              | X                      |                    | SP.EX.<br>SF 1   |                  |
| Masseurs and Public<br>Baths                                          |                        | SP.EX.              |                        |                    |                  |                  |
| Mobile Home Parks                                                     | SP.EX.                 | SP.EX.              | SP.EX.                 |                    |                  | SP.EX.           |
| Multi-Family<br>Housing                                               |                        | SP.EX.              |                        |                    |                  |                  |
| Nursing Homes                                                         | X                      | X                   |                        |                    |                  | MF 2             |
| Office Buildings -<br>General Purpose                                 | X                      | X                   | X                      | X                  | SP.EX.           | SP.EX.           |
| Outdoor Theaters                                                      |                        | SP.EX.              |                        |                    | SP.EX.<br>SF 1   |                  |
| Private and Public<br>Schools with Dorms                              | X                      | X                   |                        |                    | SP.EX.<br>SF 1   | SP.EX.<br>MF 1-2 |
| Private Clubs,<br>Lodges                                              | X                      | X                   | X                      |                    | SP.EX.<br>SF 1   |                  |
| Public & Private<br>Camps                                             |                        |                     |                        |                    | SF 1             |                  |
| Raising Small<br>Animals for<br>Biological Purposes                   |                        | X                   | X                      |                    | SP.EX.<br>SF 1   |                  |
| Raising Animals for<br>Furs or Pets                                   |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Riding Academies                                                      | X                      | X                   |                        |                    | SP.EX.<br>SF 1   |                  |
| Riding Stables                                                        |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Sanitariums                                                           | X                      | X                   |                        |                    |                  | MF 2             |
| Sanitary Landfill                                                     |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Schools and<br>Kindergartens                                          | X                      | X                   | X                      |                    | X                | X                |
| Tennis & Swim<br>Clubs                                                | X                      | X                   |                        |                    | SP.EX.<br>SF 1-2 |                  |
| Utilities-Regulated<br>by Indiana Utility<br>Regulatory<br>Commission | Permitted<br>All Areas |                     |                        |                    |                  |                  |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                            | Local Business               | General Business       | Enclosed Industrial | Open Industrial | AG-S  | Mult-Family |
|-----------------------------------------------------------------------------|------------------------------|------------------------|---------------------|-----------------|-------|-------------|
| <del>Utilities Not Regulated by Indiana Utility Regulatory Commission</del> | <del>SP EX - All Areas</del> |                        |                     |                 |       |             |
| Wireless Communication Service Facilities                                   |                              | SP EX in GB-PD & GO-PD | X                   | X               | SP EX |             |

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

**Figure 2**  
**Commercial Businesses**

| Type of Business                                       | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--------------------------------------------------------|----------------|------------------|---------------------|-----------------|
| Advertising and Business Signs (Including Fabrication) |                | X                | X                   | X               |
| Amphitheaters                                          | X              | X                |                     |                 |
| Antiques                                               | X              | X                | <del>XP</del>       |                 |
| Apartment-Hotels, Motels, Hotels                       |                | X                | <del>X</del>        |                 |
| Art School                                             | X              | X                | <del>XP</del>       |                 |
| Artisan School                                         | X              | X                | <del>XP</del>       |                 |
| Assembly Halls                                         | X              | X                | <del>X</del>        |                 |
| Auction Rooms                                          |                | X                | <del>X</del>        |                 |
| Auditoriums                                            | X              | X                |                     |                 |
| Auto Parts Sales                                       |                | X                | <del>X</del>        |                 |
| Auto Rental                                            |                | X                | <del>X</del>        |                 |
| Auto Repair Garages                                    |                | X                | <del>X</del>        |                 |
| Auto Rustproofing                                      | SP EX          | SP EX            | <del>X</del>        | X               |
| Auto Storage                                           |                | X                | <del>X</del>        |                 |
| Auto Sales, New or Used, Service and Repair            | SP EX          | X                | <del>X</del>        |                 |
| Bakeries                                               | X              | X                | <del>XP</del>       |                 |
| Banks and Savings & Loan Assn                          | X              | X                | <del>XP</del>       |                 |
| Barber and Beauty Schools                              | X              | X                | <del>XP</del>       |                 |
| Barber and Beauty Shops                                | X              | X                |                     |                 |
| Bicycle Sales, Rental & Service                        | X              | X                | <del>XP</del>       |                 |
| Billiard Parlor                                        |                | X                | <del>X</del>        |                 |
| Blueprinting, Photocopying Job-Printing                | X              | X                | <del>X</del>        |                 |
| Boat and Trailer Sales & Service                       |                | X                | <del>X</del>        |                 |
| Book Stores                                            | X              | X                | <del>XP</del>       |                 |
| Bowling Alley                                          |                | X                | <del>X</del>        |                 |
| Business and Clerical Schools                          |                | <del>X</del>     |                     |                 |
| Bus Stations                                           |                | X                | <del>X</del>        |                 |
| Camera Stores                                          | X              | X                | <del>XP</del>       |                 |
| Car Wash (Indoor)                                      |                | X                | <del>X</del>        |                 |
| Carry-Out Food and Beverages                           | SP EX          | X                | <del>XP</del>       |                 |
| Caskets and Casket Supplies (Mortuary)                 | X              | X                | <del>X</del>        |                 |
| Cemetery Monument Sales                                |                | X                | <del>X</del>        | X               |

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                  | Local Business | General Business | Enclosed Industrial | Open Industrial     |
|-------------------------------------------------------------------|----------------|------------------|---------------------|---------------------|
| Cemetery Monuments & Tombstones Manufacture (Including Engraving) |                |                  | <del>X</del>        | X                   |
| Charitable Donation Pick-Up Station                               | X              | X                | <del>X</del>        |                     |
| Charitable Institutions                                           |                | X                | <del>X</del>        | X                   |
| China and Glassware Shops                                         | X              | X                | <del>XP</del>       |                     |
| Churches                                                          | X              | X                |                     |                     |
| Civic Centers                                                     | X              | X                |                     |                     |
| Civic Clubs                                                       | X              | X                | <del>XP</del>       |                     |
| Coal Yards                                                        |                | SPEX             | <del>SPEX</del>     | OI-X<br>PD-<br>SPEX |
| Coin Shops                                                        | X              | X                | <del>XP</del>       |                     |
| Commercial Parking Lots and Structures, Public                    | X              | X                | <del>X</del>        |                     |
| Commissary, Food Catering Serv.                                   |                | X                | <del>XP</del>       | X                   |
| Concrete Contractors - Heavy Commercial                           |                |                  | <del>GP-EX</del>    |                     |
| Consumer Service Offices                                          | X              | X                | XP                  |                     |
| Crating and Packaging Service                                     |                |                  | <del>X</del>        |                     |
| Credit Union Offices                                              | X              | X                | <del>XP</del>       |                     |
| Custard Stands                                                    | SPEX           | X                | <del>XP</del>       |                     |
| Dancing Schools                                                   | X              | X                | XP                  |                     |
| Delicatessen                                                      | X              | X                | <del>XP</del>       |                     |
| Dentists                                                          | X              | X                | <del>XP</del>       |                     |
| Department Stores - Under 10,000 Sq. Ft.                          | X              | X                | <del>XP</del>       |                     |
| Discount Stores - Under 10,000 Sq. Ft.                            | X              | X                | <del>XP</del>       |                     |
| Discount Stores - Over 10,000 Sq. Ft.                             |                | X                | <del>XP</del>       |                     |
| Distributors - Inside Storage                                     |                | X                | X                   |                     |
| Distributors - Outside Storage                                    |                |                  |                     | X                   |
| Drive-In Food and Beverage                                        | SPEX           | X                | <del>XP</del>       |                     |
| Drug Stores                                                       | X              | X                | <del>XP</del>       |                     |
| Dry Cleaning & Laundry Pickup                                     | X              | X                | <del>XP</del>       |                     |
| Dry Goods                                                         | X              | X                | <del>XP</del>       |                     |
| Educational Institutions Public and Private                       | X              | X                | <del>X</del>        |                     |
| Electrical Contractors, Heavy Commercial                          |                |                  | <del>GP-EX</del>    | X                   |



| Type of Business                                       | Local Business | General Business | Excluded Business | Open for Business    |
|--------------------------------------------------------|----------------|------------------|-------------------|----------------------|
| Electrical Supply Store                                |                | X                | <del>X</del>      | X                    |
| Embalming School                                       |                | X                | <del>X</del>      |                      |
| Employment Agencies                                    | X              | X                | <del>XP</del>     |                      |
| Exhibition Halls                                       | X              | X                |                   |                      |
| Exterminators                                          |                | X                | X                 |                      |
| Fabric Shops                                           | X              | X                | <del>XP</del>     |                      |
| Farm Implement Sales & Service                         |                | X                | <del>X</del>      |                      |
| Feed Stores                                            |                | X                | <del>X</del>      |                      |
| Fire Stations                                          | X              | X                | X                 | X                    |
| Floor Coverings                                        | X              | X                | XP                |                      |
| Florists                                               | X              | X                | <del>XP</del>     |                      |
| Food Stores, Other                                     | X              | X                | <del>XP</del>     |                      |
| Frozen Food Stores & Lockers                           | X              | X                | <del>X</del>      |                      |
| Fruit Stands, Permanent                                | X              | X                | <del>X</del>      |                      |
| Fruit Stands, Temporary                                | SPEX           | X                | <del>X</del>      |                      |
| Furniture Stores                                       | X              | X                | <del>XP</del>     |                      |
| Furrier Shops                                          | X              | X                | <del>XP</del>     |                      |
| Galleries                                              | X              | X                | <del>XP</del>     |                      |
| Garden and Lawn Materials and Supply Stores            | X              | X                | <del>X</del>      |                      |
| Gasoline Service Station                               | SPEX           | SPEX             | <del>X</del>      |                      |
| General Construction Company                           |                | SPEX             | SPEX              | X                    |
| Gift Shops                                             | X              | X                | <del>XP</del>     |                      |
| Glass Fabrication & Installation                       |                | X                | X                 |                      |
| Government Offices-Universities                        | X              | X                | XP                |                      |
| Greenhouses, Retail                                    | X              | X                | <del>X</del>      |                      |
| Grocery Stores                                         | X              | X                | <del>XP</del>     |                      |
| Gymnasiums                                             |                | X                | X                 |                      |
| Hardware Stores                                        | X              | X                | <del>XP</del>     |                      |
| Health Services, Reducing Salons                       |                | X                | <del>X</del>      |                      |
| Hobby Shops                                            | X              | X                | <del>XP</del>     |                      |
| Home Remodeling Company                                |                | X                | X                 |                      |
| Home Remodeling Supplies and Materials                 |                | X                | <del>X</del>      |                      |
| Hospitals (Minor), Medical and Dental Clinics and Labs |                | X                | <del>X</del>      |                      |
| Ice and Coal Stations                                  |                |                  | <del>SPEX</del>   | OI - X<br>PD<br>SPEX |
| Industrial Laundry and Dry Cleaning Plants             |                | X                | <del>X</del>      |                      |

**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

| Type of Business                                                                                                | Local Business | General Business | Backlot Industrial | Office Industrial |
|-----------------------------------------------------------------------------------------------------------------|----------------|------------------|--------------------|-------------------|
| Insurance Companies                                                                                             |                | X                | X                  |                   |
| Interior Decorating                                                                                             | X              | X                | XP                 |                   |
| Jewelry Stores                                                                                                  | X              | X                | <del>XP</del>      |                   |
| Language Schools                                                                                                | X              | X                | XP                 |                   |
| Laundromats and Self-Service Dry Cleaning                                                                       | X              | X                | <del>XP</del>      |                   |
| Lawyers                                                                                                         | X              | X                | <del>XP</del>      |                   |
| Libraries                                                                                                       | X              | X                |                    |                   |
| Liquor Stores                                                                                                   | SP EX.         | SP EX.           | <del>SP EX.</del>  |                   |
| Loan Offices                                                                                                    | X              | X                | XP                 |                   |
| Locksmith Shops                                                                                                 | X              | X                | XP                 |                   |
| Luggage Stores                                                                                                  | X              | X                | <del>XP</del>      |                   |
| Lumber Yards - Including Millwork                                                                               |                | SP EX.           | <del>SP EX.</del>  | X                 |
| Lunch Counters                                                                                                  | X              | X                | <del>XP</del>      |                   |
| Mail Order Store                                                                                                | X              | X                | XP                 |                   |
| Major Appliance Store                                                                                           | X              | X                | <del>XP</del>      |                   |
| Millinery                                                                                                       | X              | X                | <del>XP</del>      |                   |
| Miniature Golf, Archery, Driving Range, Trampoline Centers                                                      |                | X                | <del>X</del>       |                   |
| Mobile Home Sales                                                                                               |                | SP EX.           | <del>X</del>       |                   |
| Model Display Homes & Garages                                                                                   |                | X                | <del>X</del>       |                   |
| Mortuaries                                                                                                      | X              | X                | <del>XP</del>      |                   |
| Motorcycle Sales, Service, Repair and Outdoor Display                                                           |                | X                | <del>X</del>       |                   |
| Museums                                                                                                         | X              | X                |                    |                   |
| Music, Records, Instruments                                                                                     | X              | X                | <del>XP</del>      |                   |
| Music Schools                                                                                                   | X              | X                | <del>XP</del>      |                   |
| Newspaper Distribution Station                                                                                  |                | X                | X                  |                   |
| Newspaper Publishing                                                                                            |                | X                | X                  |                   |
| Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales |                | SP EX.           | <del>SP EX.</del>  |                   |
| Nursery - Plants, Retail                                                                                        | X              | X                | <del>XP</del>      |                   |
| Optometrists                                                                                                    | X              | X                | XP                 |                   |
| Outdoor Food & Beverage Sales                                                                                   | SP EX.         | X                | <del>XP</del>      |                   |
| Paint and Wallpaper Stores                                                                                      | X              | X                | XP                 |                   |
| Painting and Decorating Contractors - Heavy Commercial                                                          |                |                  | <del>SP EX.</del>  | X                 |
| Pet Grooming                                                                                                    | X              | X                | XP                 |                   |

| TYPE OF BUSINESS                                                                                             | Local Business | General Business | Enclosed Industrial | Open Industrial                  |
|--------------------------------------------------------------------------------------------------------------|----------------|------------------|---------------------|----------------------------------|
| Pet Obedience Schools                                                                                        | X              | X                | XP                  |                                  |
| Pet Shops                                                                                                    | X              | X                | <del>XP</del>       |                                  |
| Philanthropic Institutions                                                                                   | X              | X                | X                   |                                  |
| Photography School                                                                                           | X              | X                | XP                  |                                  |
| Photography Studio                                                                                           | X              | X                | XP                  |                                  |
| Photography Supplies                                                                                         | X              | X                | <del>XP</del>       |                                  |
| Physicians                                                                                                   | X              | X                | <del>XP</del>       |                                  |
| Picture Framing                                                                                              |                | X                | XP                  |                                  |
| Plumbing Contractors - Heavy Commercial                                                                      |                |                  | <del>SP EX</del>    | X                                |
| Plumbing Showrooms and Shop                                                                                  |                | X                | X                   |                                  |
| Police Stations                                                                                              | X              | X                | X                   |                                  |
| Post Offices                                                                                                 | X              | X                | XP                  |                                  |
| Printing and Photocopying                                                                                    | X              | X                | <del>XP</del>       |                                  |
| Professional & Technical Schools                                                                             | X              | X                | <del>X</del>        |                                  |
| Radio and TV Service                                                                                         | X              | X                | XP                  |                                  |
| Real Estate Offices                                                                                          | X              | X                | <del>XP</del>       |                                  |
| Recycling Collection Systems                                                                                 | SP EX          | X                | <del>X</del>        | X                                |
| Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales - Excluding Drive-Ins | X              | X                | <del>XP</del>       |                                  |
| Restaurants With Live Entertainment                                                                          |                | X                | <del>XP</del>       |                                  |
| Roller & Ice Skating Rinks                                                                                   |                | X                | <del>X</del>        |                                  |
| Roofing Contractors - Heavy Commercial                                                                       |                |                  | <del>SP EX</del>    | X                                |
| Root Beer Stands                                                                                             | SP EX          | X                | <del>XP</del>       |                                  |
| Salt Storage - Outside                                                                                       |                | SP EX            | <del>SP EX</del>    | OI - X<br>PD -<br>SP EX<br>SP EX |
| Scrap Metal, Junk or Salvage Storage, Auto Wrecking - Shredding                                              |                |                  |                     | SP EX                            |
| Self-Service Car Wash                                                                                        |                | X                | <del>X</del>        |                                  |
| Self-Service Food and Beverage Places                                                                        | SP EX          | X                | <del>XP</del>       |                                  |
| Semi-Automatic Car Wash                                                                                      |                | X                | <del>X</del>        |                                  |
| Septic System Contractors                                                                                    |                |                  | <del>SP EX</del>    | X                                |
| Sewing Machine Sales & Service                                                                               | X              | X                | XP                  |                                  |
| Sheet Metal Contractors - Heavy Commercial                                                                   |                |                  | <del>SP EX</del>    | X                                |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| TYPE OF BUSINESS                                                | Local<br>Business | General<br>Business | Enclosed<br>Industrial | Open<br>Industrial   |
|-----------------------------------------------------------------|-------------------|---------------------|------------------------|----------------------|
| Shoe Repair                                                     | X                 | X                   | <del>XP</del>          |                      |
| Shoe Stores                                                     | X                 | X                   | <del>XP</del>          |                      |
| Sporting Goods                                                  | X                 | X                   | <del>XP</del>          |                      |
| Stationery Stores                                               | X                 | X                   | <del>XP</del>          |                      |
| Storage and Transfer (Household Goods)                          |                   | X                   | X                      | X                    |
| Storm Doors, Windows, Awnings, Siding Contractors - Manufacture |                   |                     | X                      | X                    |
| Taylor or Seamstress                                            | X                 | X                   | XP                     |                      |
| Taverns                                                         | SP EX             | SP EX               | <del>SP EX</del>       |                      |
| Taxidermist                                                     |                   | X                   | <del>X</del>           |                      |
| Telegraph offices                                               | X                 | X                   | <del>XP</del>          |                      |
| Tennis Facilities                                               | X                 | X                   | <del>X</del>           |                      |
| Testing Laboratories                                            |                   | X                   | X                      |                      |
| Theaters - Indoor                                               |                   | X                   | <del>X</del>           |                      |
| Tire and Auto Service Center                                    |                   | X                   | <del>X</del>           |                      |
| Tire Recapping                                                  |                   | X                   | <del>X</del>           |                      |
| Tobacco Shops                                                   | X                 | X                   | <del>XP</del>          |                      |
| Tool and Light Equipment Rental                                 |                   | X                   | <del>X</del>           |                      |
| Toy Stores                                                      | X                 | X                   | <del>XP</del>          |                      |
| Trailer Rentals                                                 |                   | X                   | <del>X</del>           |                      |
| Travel Bureaus                                                  | X                 | X                   | <del>XP</del>          |                      |
| Travel Trailer Sales & Rentals                                  |                   | X                   | <del>X</del>           |                      |
| Truck Cleaning, Service, Rental and Repair                      |                   |                     | <del>X</del>           | X                    |
| Trucking Companies                                              |                   |                     | <del>X</del>           | OL-X<br>PD-<br>SP EX |
| Typewriter Sales, Rental and Service                            | X                 | X                   | <del>XP</del>          |                      |
| Upholsters                                                      | X                 | X                   | XP                     |                      |
| Variety Stores                                                  | X                 | X                   | <del>XP</del>          |                      |
| Veterinarians - Small Animals                                   | X                 | X                   |                        |                      |
| Warehouses - Inside Storage                                     |                   | X                   | X                      | X                    |
| Wearing Apparel & Accessory Shops                               | X                 | X                   | <del>XP</del>          |                      |
| Wholesalers - Inside Storage                                    |                   | X                   | X                      | X                    |
| YWCA and YMCA                                                   | X                 | X                   | <del>X</del>           |                      |



**Figure 2**  
**Industrial Businesses**

| Type of Business                                              | Local<br>Business | General<br>Business | Enclosed<br>Industrial | Open<br>Industrial       |
|---------------------------------------------------------------|-------------------|---------------------|------------------------|--------------------------|
| Abattoir                                                      |                   |                     |                        | SP, EX.                  |
| Assembly Operations of Pre-<br>Manufactured Parts, Components |                   |                     | X                      | X                        |
| Assembly, Repair & Manufacture<br>of Light Component Parts    |                   |                     | X                      | X                        |
| Bottling of Alcoholic and Non-<br>Alcoholic Beverages         |                   |                     | <del>X</del>           | X                        |
| Bulk Storage, Petroleum Prod.                                 |                   |                     |                        | X                        |
| Canning, Bottling, Processing &<br>Packaging of Food          |                   |                     |                        | X                        |
| Coffee Roasting                                               |                   |                     | <del>X</del>           | X                        |
| Coke Manufacturing                                            |                   |                     |                        | SP, EX.                  |
| Concrete Mixing - Permanent                                   |                   |                     |                        | OI - X<br>PD-<br>SP, EX. |
| Creosote Manufacturing and<br>Treatment                       |                   |                     |                        | SP, EX.                  |
| Data Processing                                               |                   | X                   | X                      | X                        |
| Electroplating                                                |                   |                     | <del>X</del>           | X                        |
| Engineering and Research Labs                                 |                   |                     | X                      | X                        |
| Fat Rendering and Fertilizer<br>Manufacturing                 |                   |                     |                        | SP, EX.                  |
| Foundries                                                     |                   |                     |                        | SP, EX.                  |
| Granaries, Grain Processing, Starch<br>Manufacturing          |                   |                     |                        | X                        |
| Industrial Schools & Training<br>Facilities                   |                   | SP, EX.             | <del>X</del>           | X                        |
| Leather Curing & Tanning                                      |                   |                     |                        | SP, EX.                  |
| Leather Products Manufacturing<br>From Finished Leather       |                   |                     |                        | SP, EX.                  |
| Machine, Welding, Tool and Die<br>Shops                       |                   |                     | X                      | X                        |
| Malt Products, Brewery,<br>Distillation of Liquor & Spirits   |                   |                     |                        | SP, EX.                  |
| Mfg. & Assembly of<br>Communication Equipment                 |                   |                     | X                      | X                        |
| Mfg. & Assembly of Major<br>Household Appliances              |                   |                     | <del>X</del>           | <del>X</del>             |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                 | Local Business | General Business | Light Industrial | Heavy Industrial    |
|------------------------------------------------------------------|----------------|------------------|------------------|---------------------|
| Mfg. & Assembly of Marine Equipment                              |                |                  | X                | X                   |
| Mfg. & Assembly of Office Equipment                              |                |                  | X                | X                   |
| Mfg. of Boiler Tanks                                             |                |                  |                  | X                   |
| Mfg. of Cabinets                                                 |                |                  | X                | X                   |
| Mfg. of Cans and Containers                                      |                |                  | X                | X                   |
| Mfg. of Cement, Lime, Gypsum                                     |                |                  |                  | SP EX               |
| Mfg. of Chemicals and Gases                                      |                |                  |                  | SP EX               |
| Mfg. of Cloth Products from Finished Cloth                       |                |                  | X                | X                   |
| Mfg. of Colors, Dye, Paint                                       |                |                  | X                | X                   |
| Mfg. of Detergents & Soaps                                       |                |                  |                  | SP EX               |
| Mfg. of Explosives, Matches, and Fireworks                       |                |                  |                  | SP EX               |
| Mfg. of Furniture                                                |                |                  | X                | X                   |
| Mfg. of Glass & Glass Products                                   |                |                  | X                | X                   |
| Mfg. of Glue                                                     |                |                  |                  | SP EX               |
| Mfg. of Jewelry                                                  |                |                  | X                | X                   |
| Mfg. of Musical Instruments                                      |                |                  | X                | X                   |
| Mfg. of Non-Alcoholic Beverages                                  |                |                  | X                | X                   |
| Mfg. of Office Machinery                                         |                |                  | X                | X                   |
| Mfg. of Oleomargarine                                            |                |                  | X                | X                   |
| Mfg. of Optical Goods                                            |                |                  | X                | X                   |
| Mfg. of Paper                                                    |                |                  |                  | OF-X<br>PD<br>SP EX |
| Mfg. of Paper Boxes and Paper Products from Finished Paper       |                |                  | X                | X                   |
| Mfg. of Portable Household Appliances, Electric Hand Tools, etc. |                |                  | X                | X                   |
| Mfg. of Railroad Equipment, Repair and Service                   |                |                  |                  | OF-X<br>PD<br>SP EX |
| Mfg. of Recording Instruments, Phonograph Records, etc.          |                |                  | X                | X                   |
| Mfg. Tools, Implements, Machinery                                |                |                  | X                | X                   |
| Material Recycling Facilities (MRFs)                             |                | SP EX            | SP EX            | SP EX               |
| Mattress Mfg. & Upholstering                                     |                |                  | X                | X                   |

| Type of Business                                                                        | Special Business | General Business | Industrial | Open Industrial          |
|-----------------------------------------------------------------------------------------|------------------|------------------|------------|--------------------------|
| Milk Processing, Bottling & Mfg. of Milk Products                                       |                  |                  | X          | X                        |
| Motor Truck Terminals                                                                   |                  |                  |            | OI - X<br>PC-SP-EX.      |
| Oil Processing, Refining, Mfg.                                                          |                  |                  |            | SP-EX.                   |
| Open Hearths & Blast Furnaces                                                           |                  |                  |            | SP-EX.                   |
| Outdoor Advertising Signs, Mfg. and Construction                                        |                  |                  |            | X                        |
| Pharmaceutical, Biological, Medicine & Cosmetic Mfg.                                    |                  |                  | X          | X                        |
| Pipe Yards                                                                              |                  |                  |            | X                        |
| Processing Forest Products - Veneer Mills, Plating Mills, Saw Mills                     |                  |                  |            | X                        |
| Production of Concrete Blocks, Shapes, Cinder Blocks, etc.                              |                  |                  |            | X                        |
| Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials |                  |                  |            | SP-EX.                   |
| Radio, Facsimile, TV, and Microwave Towers                                              |                  |                  |            | SP-EX.<br>SF I<br>SP-EX. |
| Railroad and Other Mass Transit Right-of-Way & Track                                    |                  |                  |            | SP-EX.                   |
| Reduction Plants                                                                        |                  |                  |            | SP-EX.                   |
| Rock Crushing, Grinding or Milling                                                      |                  |                  |            | SP-EX.<br>SF I<br>SP-EX. |
| Sand, Gravel or Aggregate - Washing, Screening, Processing                              |                  |                  |            | SP-EX.<br>SF I<br>SP-EX. |
| Secondary Food Processing and Packaging & (Initially Processed off the Premises)        |                  |                  | X          | X                        |
| Slaughter House                                                                         |                  |                  |            | SP-EX.<br>SP-EX.<br>SF I |
| Slaughtering & Allied Food Processing                                                   |                  |                  |            | SP-EX.                   |
| Stamping & Fabricating Metal Shops                                                      |                  |                  | X          | X                        |

| Type of Business                                           | Local<br>Business | General<br>Business | Professional<br>Business | Office<br>Industrial   |
|------------------------------------------------------------|-------------------|---------------------|--------------------------|------------------------|
| Stockyards - Shipping, Holding &<br>Sale of Animals        |                   |                     |                          | SP EX<br>SF I<br>SP EX |
| Structural Steel Fabricating                               |                   |                     |                          | X                      |
| Tar, Tar Paper Products - Mfg. and<br>Processing           |                   |                     |                          | SP EX                  |
| Thermal, Electric, Steam and<br>Atomic Power Plants        |                   |                     |                          | SP EX<br>SF I<br>SP EX |
| Utility Pole Yards                                         |                   |                     |                          | X                      |
| Warehousing & Distribution<br>Operations (Outside Storage) |                   |                     |                          | X                      |
| Commercial Composting Facilities                           |                   |                     | PD                       |                        |
| Hazardous Waste Reclamation<br>Disposal Facilities         |                   |                     |                          | PD<br>SP EX            |
| Well Drilling                                              |                   |                     |                          | X                      |



**Figure 2  
Miscellaneous Businesses**

| <b>Types of Business</b>                                        | <b>Local Business</b> | <b>General Business</b> | <b>Industrial</b> | <b>Open Industrial</b> | <b>SP EX SF</b> | <b>Multi-Family</b> |
|-----------------------------------------------------------------|-----------------------|-------------------------|-------------------|------------------------|-----------------|---------------------|
| Airports & Landing Fields                                       |                       |                         |                   |                        | SP EX<br>SF 1   |                     |
| Amusement Parks                                                 |                       | SP EX                   | <del>SP EX</del>  | SP EX                  | SP EX<br>SF 1   |                     |
| Auto & Motorcycle Race Tracks & Speedways                       |                       |                         |                   | SP EX                  | SP EX<br>SF 1   |                     |
| Ballrooms                                                       |                       | X                       | X                 |                        | SP EX<br>SF 1   |                     |
| Boarding & Lodging Houses                                       | X                     | X                       |                   |                        |                 | MF 1-2              |
| Book Stores, Adult                                              |                       | <del>SP EX</del>        |                   |                        |                 |                     |
| Cemeteries                                                      | X                     | X                       | X                 |                        | SF 1-2          |                     |
| Cemeteries - Pet                                                | X                     | X                       | X                 | X                      | SP EX<br>SF 1-2 |                     |
| Christmas Tree Sales                                            | X                     | X                       | <del>X</del>      |                        | SP EX<br>ALL SF | SP EX<br>ALL MF     |
| Convents, Monasteries, Theological Schools, Rectories, Parishes | SP EX                 | SP EX                   | <del>SP EX</del>  |                        | SP EX<br>SF 1   | SP EX<br>ALL MF     |
| Correctional Insts.                                             |                       |                         |                   |                        | SP EX<br>SF 1   |                     |
| Fraternities, Lodges                                            | X                     | X                       |                   |                        | SP EX<br>SF 1   |                     |
| Feed Lots, Confined Commercial                                  |                       |                         |                   |                        | SP EX<br>SF 1   |                     |
| Day Care Centers                                                | X                     | X                       |                   |                        |                 | MF 1-2              |
| Garbage Feeding and Disposal                                    |                       |                         |                   |                        | SP EX<br>SF 1   |                     |
| Golf Courses - Country Clubs                                    |                       |                         |                   |                        | SP EX<br>SF 1-2 |                     |
| Heliports                                                       |                       | X                       | X                 | X                      | SP EX<br>SF 1   |                     |
| Hospitals                                                       | X                     | X                       | X                 |                        | SF 1            | MF 1-2              |
| Kennels, Including Outdoor Runs                                 |                       |                         | <del>SP EX</del>  | SP EX                  | SF 1<br>SP EX   |                     |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                      | Local<br>Business      | General<br>Business | Enclosed<br>Industrial | Open<br>Industrial | AG - SF          | Multi-<br>Family |
|-----------------------------------------------------------------------|------------------------|---------------------|------------------------|--------------------|------------------|------------------|
| Livestock Auction<br>Sale Barns                                       |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Lake Developments<br>for Recreation                                   |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| <del>Large Animal<br/>Hospital</del>                                  |                        | SP.EX.              | <del>X</del>           |                    | SP.EX.<br>SF 1   |                  |
| Masseurs and Public<br>Baths                                          |                        | SP.EX.              |                        |                    |                  |                  |
| <del>Mobile Home Parks</del>                                          | SP.EX.                 | SP.EX.              | <del>SP.EX.</del>      |                    |                  | SP.EX.           |
| Multi-Family<br>Housing                                               |                        | SP.EX.              |                        |                    |                  |                  |
| Nursing Homes                                                         | X                      | X                   |                        |                    |                  | MF 2             |
| Office Buildings -<br>General Purpose                                 | X                      | X                   | X                      | X                  | SP.EX.           | SP.EX.           |
| Outdoor Theaters                                                      |                        | SP.EX.              |                        |                    | SP.EX.<br>SF 1   |                  |
| Private and Public<br>Schools with Dorms                              | X                      | X                   |                        |                    | SP.EX.<br>SF 1   | SP.EX.<br>MF 1-2 |
| Private Clubs,<br>Lodges                                              | X                      | X                   | <del>X</del>           |                    | SP.EX.<br>SF 1   |                  |
| Public & Private<br>Camps                                             |                        |                     |                        |                    | SF 1             |                  |
| <del>Raising Small<br/>Animals for<br/>Biological Purposes</del>      |                        | X                   | <del>X</del>           |                    | SP.EX.<br>SF 1   |                  |
| Raising Animals for<br>Furs or Pets                                   |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Riding Academies..                                                    | X                      | X                   |                        |                    | SP.EX.<br>SF 1   |                  |
| Riding Stables                                                        |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Sanitariums                                                           | X                      | X                   |                        |                    |                  | MF 2             |
| Sanitary Landfill                                                     |                        |                     |                        |                    | SP.EX.<br>SF 1   |                  |
| Schools and<br>Kindergartens                                          | X                      | X                   | X                      |                    | X                | X                |
| Tennis & Swim<br>Clubs                                                | X                      | X                   |                        |                    | SP.EX.<br>SF 1-2 |                  |
| Utilities-Regulated<br>by Indiana Utility<br>Regulatory<br>Commission | Permitted<br>All Areas |                     |                        |                    |                  |                  |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business                                                   | Local Business       | General Business          | Designated Industrial | Open Industrial | Office/Service | Multi-Family |
|--------------------------------------------------------------------|----------------------|---------------------------|-----------------------|-----------------|----------------|--------------|
| Utilities - Not Regulated by Indiana Utility Regulatory Commission | S.P.E.X. - All Areas |                           |                       |                 |                |              |
| Wireless Communication Service Facilities                          |                      | S.P.E.X. in GB-PD & GO-PD | X                     | X               | S.P.E.X.       |              |

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

**EXHIBIT 12**  
**Development Standards for Detached Single Family Residential**

|                                                                            | Parcel A          | Parcel B          | Parcel C          | Parcel D          | Parcel E         | Parcel F         | Parcel G         | Parcel H         |
|----------------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|
| Minimum Lot Width at Building Line at which the building is actually built | 200' for all lots | 150' for all lots | 120' for all lots | 100' for all lots | 90' for all lots | 85' for all lots | 65' for all lots | 60' for all lots |
| Minimum Lot Frontage on Street <sup>1</sup>                                | 40'               | 40'               | 30'               | 30'               | 30'              | 25'              | 20'              | 20'              |
| Minimum Lot Area                                                           | 30,000 SF         | 20,000 SF         | 15,000 SF         | 12,500 SF         | 10,000 SF        | 10,000 SF        | 7,750 SF         | 7,500 SF         |
| Minimum Front Yard Setback <sup>2</sup>                                    | 30'               | 30'               | 25'               | 25'               | 25'              | 25'              | 20'              | 20'              |
| Minimum Separation Between Buildings                                       | 30'               | 30'               | 20'               | 20'               | 20'              | 15'              | 10'              | 10'              |
| Minimum Side Yard Setback <sup>3</sup>                                     | 10'               | 10'               | 8'                | 8'                | 8'               | 7'               | 4'               | 4'               |
| Minimum Rear Yard Setback <sup>4</sup>                                     | 35'               | 35'               | 30'               | 30'               | 25'              | 25'              | 10'              | 10'              |



| Maximum Building Height for Residences       | 50'                                                                                                                             | 45'                                                                                                                             | 45'                                                                                                                             | 45'                                                                                                                             | 40'                                                                                                                             | 40'                                                                                                                             | 35'                                                                                                                             | 35'                                                                                                                             |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                              | Parcel A                                                                                                                        | Parcel B                                                                                                                        | Parcel C                                                                                                                        | Parcel D                                                                                                                        | Parcel E                                                                                                                        | Parcel F                                                                                                                        | Parcel G                                                                                                                        | Parcel H                                                                                                                        |
| Minimum Gross Floor Areas for Ground Levels: | 1 Story: 4000 SF<br>2 Story: 2000 SF<br>Tri-level: 2000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 2500 SF | 1 Story: 2500 SF<br>2 Story: 1500 SF<br>Tri-level: 1500 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1800 SF | 1 Story: 2200 SF<br>2 Story: 1250 SF<br>Tri-level: 1250 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1500 SF | 1 Story: 2000 SF<br>2 Story: 1000 SF<br>Tri-Level: 1000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1000 SF | 1 Story: 1500 SF<br>2 Story: 1000 SF<br>Tri-level: 1000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1000 SF | 1 Story: 1500 SF<br>2 Story: 1000 SF<br>Tri-level: 1000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1000 SF | 1 Story: 1500 SF<br>2 Story: 1000 SF<br>Tri-level: 1000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1000 SF | 1 Story: 1500 SF<br>2 Story: 1000 SF<br>Tri-level: 1000 SF<br>(basement & 1 <sup>st</sup> level)<br>Story and one-half: 1000 SF |
| Gross Area Size                              | 40 Acres                                                                                                                        | 15 Acres                                                                                                                        | 15 Acres                                                                                                                        | Acres                                                                                                                           | 25 Acres                                                                                                                        | 30 Acres                                                                                                                        | Acres                                                                                                                           | Acres                                                                                                                           |
| Maximum Number of Units                      | 15 Units                                                                                                                        | 25 Units                                                                                                                        | 25 Units                                                                                                                        | 60 Units                                                                                                                        | 55 Units                                                                                                                        | 65 Units                                                                                                                        | 240 Units                                                                                                                       | 180 Units                                                                                                                       |

"SF" = square feet

<sup>1</sup>Except lots on cul-de-sacs or roundabouts, which may be less.

<sup>2</sup>The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.

<sup>3</sup>The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.

<sup>4</sup>The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

## EXHIBIT 13

### Street Scape Standards and Architectural Guidelines for Detached Single Family Residential

#### I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.
3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*
4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. Gas Lights. Gas lights may be used without shielding.

#### II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

### EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.



## EXHIBIT 14

### Development Standards and Architectural Guidelines - Attached Single Family Residential (Not Applicable to Apartments)

|                                                                          | 50 AC<br>Parcel I | 15 AC<br>Parcel J | 15 AC<br>Parcel K |
|--------------------------------------------------------------------------|-------------------|-------------------|-------------------|
| Minimum residence set back from Internal Street                          | 10'               | 10'               | 10'               |
| Minimum set back from Internal Street for garages facing Internal Street | 20'               | 20'               | 20'               |
| Minimum building separation                                              | 12'               | 12'               | 12'               |
| Minimum building set back from right-of-way of public street             | 20'               | 20'               | 20'               |
| Permitted density                                                        | 6 units per acre  | 10 units per acre | 12 units per acre |
| Parcel size range*                                                       | 40-60 acres       | 10-20 acres       | 10-20 acres       |
| Maximum dwelling units                                                   | 360**             | 260**             | 330**             |

1. Maximum building height:
  - (a) Primary: fifty (50) feet
  - (b) Accessory, including clubhouse: fifty-five (55) feet
2. While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
3. Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".
4. Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

- \* Parcels I, J, and K may vary in size, as indicated.
- \*\* Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

## EXHIBIT 15

### **Street Scape Standards and Architectural Guidelines - Attached Single Family Residential**

#### I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Mailboxes. All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.
3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. Gas Lights. Gas lights may be used without shielding.

## II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.
6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.
8. The following to Parcel K-3:
  - A. Town homes within Parcel K-3 shall not exceed two (2) stories in height;
  - B. Each town home in Parcel K-3 shall have an attached garage;
  - C. Vinyl fencing is prohibited in Parcel K-3;
  - D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
  - E. Town homes within Parcel K-3 shall contain a community pool.



## EXHIBIT 16

### DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.
2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.
3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.
4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.
6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161<sup>st</sup> Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151<sup>st</sup> Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.
7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.
8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.
9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.
10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:
- (a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
  - (b) The minimum width of a Lane shall be 24 feet;
  - (c) The minimum set back of garages on Lanes shall be 20 feet;
  - (d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
  - (e) Curbing is not required; and
  - (f) Water and sewer utilities shall not be located in Lanes.
12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.
13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.
14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as determined by the Developer in the Developer's discretion.
16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

## **EXHIBIT 17**

### **GENERAL ARCHITECTURAL STANDARDS - AREA Y**

#### **Village Marketplace General Architectural Guideline (The "Guideline")**

##### **Purpose-**

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

##### **Architectural Style-**

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

##### **Application-**

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

##### **Building Facades-**

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

#### **Open Space-**

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

#### **Pedestrian Circulation-**

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

#### **Parcel M4 -**

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

- A. The maximum building height of such building shall be one (1) story;
- B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
- C. All roof-mounted HVAC equipment must be screened from view;
- D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
- E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.



**LANDSCAPING STANDARDS**

## Chapter 6. Landscaping Standards

### WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

### B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

### C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
    - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
    - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
    - c. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials;
    - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
    - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
    - f. Planting and installation details as necessary to ensure conformance with required standards;
    - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
    - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
  3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
  - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
  - 2. The condition of vegetation with respect to continued vitality;
  - 3. The possibility of preserving vegetation through pruning rather than removal.
  - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
  - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
  - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees - Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)



inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

#### WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

##### A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
  - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
  - b. 1 ornamental tree = 1 evergreen tree

**B. Installation**

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
  - a. Periods of adverse weather, or
  - b. Conflicts between construction scheduling and proper planting conditions.

**C. Maintenance**

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
  - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
  - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
  - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
  - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
  - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
  - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
  - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

**WC 16.06.040 - General Landscape Design Standards**

- A. Consultation** - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping** - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance** - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials** - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight** - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation** - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction** - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans** shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities** - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities** - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

# WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

## WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

### A. On-Site Standards

- 1. Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

| Land Use           | Plant Materials     |                               |                     |
|--------------------|---------------------|-------------------------------|---------------------|
|                    | Shade Trees         | Evergreen or Ornamental Trees | Shrubs              |
| Residential        | 4 per dwelling unit | 2 per dwelling unit           | 4 per dwelling unit |
| Institutional Uses | 2 per acre          | 3 per acre                    | 10 per acre         |
| Business Uses      | 10 per acre         | 10 per acre                   | 25 per acre         |
| Industrial Uses    | 5 per acre          | 5 per acre                    | 25 per acre         |

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.



3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
  - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
  - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within residential land use must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

**B. Road Frontage Standards**

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.06.060 – 01 : Minimum Required Buffer Yard

| Land Uses | Adjoining                                             |                          |           |           |                  |    |                                                       |            |                  |                  |
|-----------|-------------------------------------------------------|--------------------------|-----------|-----------|------------------|----|-------------------------------------------------------|------------|------------------|------------------|
|           | AG                                                    | SF<br>AG-SF1<br>AG-SF1-I | SF<br>SF2 | SF<br>SF3 | SF<br>SF4<br>SF5 | MF | Institutional<br>Churches<br>Schools<br>Gov't Offices | Commercial | Industrial<br>EI | Industrial<br>OI |
| Proposed  | AG                                                    | -                        | 40        | 40        | 40               | 40 | 15                                                    | 15         | 15               | 15               |
|           | SF<br>AG-SF1<br>AG-SF1-I                              | 40                       | -         | 20        | 20               | 20 | 40                                                    | 40         | 40               | 40               |
|           | SF<br>SF2                                             | 40                       | 20        | -         | 20               | 20 | 40                                                    | 40         | 40               | 40               |
|           | SF<br>SF3                                             | 40                       | 20        | 20        | -                | 20 | 40                                                    | 40         | 40               | 40               |
|           | SF<br>SF4<br>SF5                                      | 40                       | 20        | 20        | 20               | -  | 40                                                    | 40         | 40               | 40               |
|           | MF                                                    | 40                       | 20        | 20        | 20               | -  | 40                                                    | 40         | 40               | 40               |
|           | Institutional<br>Churches<br>Schools<br>Gov't Offices | 15                       | 40        | 40        | 40               | 40 | -                                                     | 15         | 40               | 40               |
|           | Commercial                                            | 15                       | 40        | 40        | 40               | 40 | 15                                                    | -          | 15               | 15               |
|           | Industrial<br>EI                                      | 15                       | 40        | 40        | 40               | 40 | 40                                                    | 15         | -                | 15               |
|           | Industrial<br>OI                                      | 15                       | 40        | 40        | 40               | 40 | 40                                                    | 15         | 15               | -                |

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
  - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

- 1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

| Number of Parking Spaces | Percentage of Vehicular Use Area to Be Landscaped |
|--------------------------|---------------------------------------------------|
| 0 to 4                   | 0 %                                               |



WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

|            |       |
|------------|-------|
| 5 to 24    | 5 %   |
| 25 to 49   | 7.5 % |
| 50 or more | 10 %  |

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
  - 1.) the parking lot is located within a required yard; or
  - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
  - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
  - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
  - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

## EXHIBIT 19

### Development Phasing The Bridgewater Club

**First:** Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

| <b>Second:</b> | <u>Interval during which<br/>Development Plan may<br/>be submitted*</u> | <u>Parcel for which Development Plan<br/>may be submitted</u>                                                                                            |
|----------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | During the calendar year<br>2002-2009                                   | A, B, C, D, E, G, I, L, N**<br>A and E will be in the first<br>submittal along with none or<br>any one or more of the remaining<br>parcels listed above. |
|                | During the calendar years<br>2003-2010                                  | F, J, K<br>Any one or more of these may<br>be submitted only after A and<br>E and any two (2) of the group<br>B, C, D, G                                 |
|                | During the calendar years<br>2004-2011                                  | H and M<br>H and M may be submitted<br>after A, E and any 4 of B, C,<br>D, F, G, I, J, K                                                                 |

\* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

\*\* The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 1, 2016  
1606-PUD-07  
Exhibit 1

**Docket Number:** 1606-PUD-07 (Ordinance No. 16-12)

**Petitioner:** TMC Developers, LLC by Nelson & Frankenberger

**Request:** An amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

**Current Zoning:** Harmony PUD District Ord. 12-14

**Current Land Use:** Vacant / Undeveloped

**Property History:** 1205-PUD-05 Harmony PUD District (Ord. 12-14) (01/16/13)  
1605-SPP-06 Mixed Use District Primary Plat (06/06/16)  
1605-ODP-06 Mixed Use District Overall Development Plan (06/06/16)  
1606-SFP-16 Mixed Use District Secondary Plat (pending)  
1606-DDP-20 Detailed Development Plan (CVS) (pending)  
1607-PUD-11 PUD Amendment Ord. 16-24 (Apartment Area) (pending)  
1607-DDP-25 Detailed Development Plan (Apartment Area) (pending)

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan and Elevations
4. Harmony PUD Ord. 12-14
5. Proposed Amendment Ord. 16-12 (redline)
6. Public Comments (June 6, 2016, Public Hearing)
7. Public Comments (August 1, 2016, Revisions)

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

---

**PETITION HISTORY**

This petition was introduced at the May 9, 2016, City Council meeting. The petition received a public hearing at the June 6, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

Since the public hearing, the petitioners have chosen to split the petition as it relates to Area A (the "Apartment Area") and Area B and C (the "Commercial Area") (see Project Overview below). As such, this petition (1606-PUD-07) is now only applicable to the Commercial Area.

The petitioner's revised ordinance (see redline version at **Exhibit 5**) removes the Apartment Area and incorporates proposed changes in response to the public hearing comments, as further summarized herein.



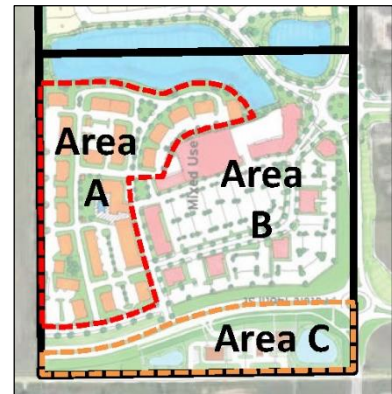
---

## **PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District for the thirty-three (33) acres+/- located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**).

The subject property encompasses “Areas” B and C of the PUD District (collectively, the “Commercial Area”). The PUD Ordinance establishes the LB: Local and Neighborhood Business District as the underlying zoning district.

**Property History:** The property is zoned the Harmony PUD District (Ord. 12-14) (the “PUD Ordinance”). The PUD Ordinance was adopted in 2013, and includes 278 acres. Since then, the detached single-family areas of the PUD District have been under development.



In March 2016, the petitioner filed a primary plat (1605-SPP-06) and overall development plan (1605-ODP-06) that included the Commercial Area, which were approved by the Plan Commission on June 6, 2016.

In April 2016, the petitioner filed a secondary plat (1606-SFP-16) for the Mixed Use District, and a detailed development plan (1606-DDP-20) for a CVS directly on the northwest corner of 146<sup>th</sup> Street and Ditch Road. The detailed development plan for CVS received its public hearing at the June 6, 2016, Plan Commission meeting, and is currently pending.

---

## **AMENDMENT REQUEST**

The petitioner requests this amendment to address the following:

**Permitted Uses:** The PUD Ordinance currently defaults to the LB District for permitted uses. In addition, within Area C, the PUD Ordinance currently permits, but then limits restaurants with drive through facilities to: Snack Restaurants<sup>1</sup>, Sandwich Restaurants<sup>2</sup>, Pizza/Pasta Restaurants<sup>3</sup>, Mexican Restaurants<sup>4</sup>, Chicken Restaurants<sup>5</sup>, and Asian Restaurants<sup>6</sup>. The PUD

---

<sup>1</sup> PUD Ordinance defines “Restaurant, Snack” as “a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.”

<sup>2</sup> PUD Ordinance defines “Restaurant, Sandwich” as “a Quick Service Restaurant specializing in sandwiches as the primary menu feature.”

<sup>3</sup> PUD Ordinance defines “Restaurant, Pizza/Pasta” as “a Quick Service Restaurant specializing in pizza and pasta as the primary menu feature.”

<sup>4</sup> PUD Ordinance defines “Restaurant, Mexican” as “a Quick Service Restaurant specializing in Mexican cuisine.”

<sup>5</sup> PUD Ordinance defines “Restaurant, Chicken” as “a Quick Service Restaurant specializing in chicken as the primary menu feature.”

Ordinance specifically prohibits Burger Restaurants<sup>7</sup> and Seafood Restaurants<sup>8</sup>. The definitions for the above restaurant uses, as defined by the PUD Ordinance, are noted. In addition, the PUD Ordinance defines a “Quick Service Restaurant” as “an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer’s location.”

The proposed amendment, as revised since the public hearing:

1. Prohibits Fast Food Restaurants<sup>9</sup> (including the previously permitted restaurants, as summarized above).
2. Permits one (1) Gasoline Service Station<sup>10</sup> within Area C. A Gasoline Service Station is a Special Exception<sup>11</sup> use in the underlying LB District.

**Minimum Building Setbacks:** The proposed amendment modifies three minimum building setback standards as follows:

1. Reduces the front yard setback along internal streets from 60 feet (as set forth by the LB District) to 20 feet (10 feet along the private street north of the proposed CVS building). Twenty (20) feet is the same standard the PUD Ordinance establishes for the front yard setback along 146<sup>th</sup> Street and Ditch Road.
2. Reduces the side and rear yard setbacks from 15 feet and 20 feet, respectively, to zero (0) feet interior to the Mixed Use District.
3. Reduces the front yard setback along old 146<sup>th</sup> Street (south line of Area C for the proposed Gasoline Service Station) from twenty (20) feet to ten (10) feet.

---

<sup>6</sup> PUD Ordinance defines “Restaurant, Asian” as “a Quick Service Restaurant specializing in cuisine from the Asian region.”

<sup>7</sup> PUD Ordinance defines “Restaurant, Burger” as “a Quick Service Restaurant specializing in hamburgers as the primary menu feature.”

<sup>8</sup> PUD Ordinance defines “Restaurant, Seafood” as “a Quick Service Restaurant specializing in seafood as the primary menu feature.”

<sup>9</sup> Chapter 12 of the Unified Development Ordinance defines “Restaurant, Fast Food” as “[a]n establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through.”

<sup>10</sup> Chapter 12 of the Unified Development Ordinance defines “Gasoline Service Station” as “[a]ny building or land used for the retail sale of automobile fuels and lubricants and which typically includes fuel pumps and underground storage tanks.

<sup>11</sup> Chapter 12 of the Unified Development Ordinance defines “Special Exception” as “[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted.”

**Landscape Buffer Yards:** With respect to the Commercial Area, the PUD Ordinance defaults to the UDO's landscaping standards with the exception of the External Street Frontage Landscaping Requirements.

The External Street Frontage Landscaping Requirements, which were adopted as part of the UDO after the Harmony PUD Ordinance was adopted, are superseded by the PUD Ordinance's "Landscape Buffer A" and "Landscape Buffer B" as they apply to those areas shown on the adjacent graphic.

The proposed amendment now defaults to the UDO's External Street Frontage Landscaping Requirements as noted below.



1. External Frontage Landscaping / Landscape Buffer:

|                  | PUD Ordinance Buffer A  | PUD Ordinance Buffer B  | Amendment Defaults to UDO's External Street Frontage Landscaping <sup>12</sup> |
|------------------|-------------------------|-------------------------|--------------------------------------------------------------------------------|
| Minimum Width    | 20 feet                 | 10 feet                 | 10 feet                                                                        |
| Evergreen Trees  | 1.5 per 30 feet         | 1 per 30 feet           | 3 per 100 feet                                                                 |
| Shade Trees      | -                       | -                       |                                                                                |
| Ornamental Trees | -                       | -                       | 2 per 100 feet                                                                 |
| Shrubs           | 5 evergreen per 30 feet | 5 evergreen per 30 feet | 25 per 100 feet                                                                |

2. Area C (Gasoline Service Station): In addition to the above, the amendment proposes to modify the south property line of Area C (along old 146<sup>th</sup> Street) as follows:

|                  | PUD Ordinance Buffer A  | Amendment Defaults to UDO's External Street Frontage Landscaping <sup>13</sup> |
|------------------|-------------------------|--------------------------------------------------------------------------------|
| Minimum Width    | 20 feet                 | 10 feet*                                                                       |
| Evergreen Trees  | 1.5 per 30 feet         | 3 per 100 feet**                                                               |
| Shade Trees      | -                       |                                                                                |
| Ornamental Trees | -                       | 2 per 100 feet**                                                               |
| Shrubs           | 5 evergreen per 30 feet | 25 per 100 feet**                                                              |

\*Amendment allows the width to be reduced by permitting sidewalks and drive aisles to encroach into the landscaping area.

\*\*Amendment allows plantings to be located within the adjacent right-of-way. The adjacent right-of-way is the jurisdiction of Hamilton County. As a result, the Department recommends language be added that plantings are permitted within the adjacent right-of-way "subject to approval by the County".

<sup>12</sup> Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

<sup>13</sup> Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

**Sign Standards:** The PUD Ordinance defaults to the UDO for the applicable sign standards. The proposed amendment addresses the Gasoline Service Station proposed within Area C, which by definition, would qualify as an Outlot<sup>14</sup> thus would not be permitted to have individual ground signs. Due to the non-contiguous nature of Area C from the remainder of the Nonresidential Center<sup>15</sup>, the proposed amendment specifies that signage for Area C would be permitted and regulated as an Individual Nonresidential Use<sup>16</sup>.

**Architectural Standards:** The PUD Ordinance adopts the UDO's Architectural Design Requirements of the State Highway 32 Overlay District to apply to the commercial uses of the Mixed Use District. The proposed amendment originally incorporated the CVS and GetGo franchised designs to replace and supersede the otherwise applicable architectural standards.

Since the public hearing, the petitioner has submitted revised CVS and GetGO elevations in response to the public hearing comments that spoke in regard to residents wanting to see a more "village" architectural theme for buildings within the Commercial Area.

The proposed amendment provides that the CVS and GetGo buildings "shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit", as revised.

**Illustrative Character Exhibit – CVS:** The detailed development plan (1606-DDP-20) for the proposed CVS has been reviewed in accordance with the currently applicable architectural standards (see corresponding Department Report for 1606-DDP-20). The Illustrative Character Exhibit does not comply with, and would generally modify the standards for: building materials (Masonry Materials); building façade offsets; roofline modulation; and, cornice treatment.

**Illustrative Character Exhibit – GetGo:** The Illustrative Character Exhibit does not comply with, and appears to generally modify the standards for: Gasoline Service Station Canopies (design of roof and support structure materials, and location in proximity to the principal building); building façade offsets; four-sided architecture (specifically the proposed right and rear elevations); and, cornice treatment. Illustrative Character Exhibit depicts outdoor storage/display items; however, these would be subject to Article 6.12(C) Outside Storage and Display of the UDO, which requires screening.

---

<sup>14</sup> Chapter 12 of the UDO defines "Outlot" as "[a] Lot within a Nonresidential Center that typically abuts a Street on one Lot Line and either a Street or other vehicular access (i.e. Private Street) shared with other Lots within the Nonresidential Center on another Lot Line."

<sup>15</sup> Chapter 12 of the UDO defines "Nonresidential Center" as "[a] building or combination of buildings containing three (3) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale."

<sup>16</sup> Chapter 12 of the UDO defines "Nonresidential Use, Individual" as "[a]ny building or combination of buildings with a single tenant, store, service establishment, office or other permitted nonresidential use and not part of a Nonresidential Center."



Village Design Theme: In addition, the revised ordinance proposes that all other buildings within the Commercial Area be required to utilize elements of the Defined Architectural Designs<sup>17</sup> applicable to the single-family areas of the Harmony PUD District, which are proposed to replace and supersede the otherwise applicable standards.

Subject to the Plan Commission's comments, the Department recommends that prior to a recommendation by the Plan Commission to the Council of this petition, that the language of this section be further clarified to define the standard of what architectural elements are required to be utilized, and which architectural themes are determined to be complimentary pursuant to the proposed CVS and GetGo architectural styles.

Comprehensive Plan: As summarized in the original zoning of the PUD District, the Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the property as "New Suburban".

---

## **PROCEDURAL**

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on June 6, 2016, 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: At the May 9, 2016, Council introduction, the following comments were shared by Council members:

- Concern regarding permitting Fast Food Restaurants at this location, with suggestions to limit quantity and restrict location and visibility of drive-thrus;
- Concern with outdoor storage or display for proposed Gasoline Service Station;

---

<sup>17</sup> Section 3.4(A)(3) Architectural Standards; Architectural Design Standards; Defined Architectural Designs of the Harmony PUD Ordinance states that "[t]he following architectural designs of homes are permitted to be constructed within Harmony: Adam (Colonial); Georgian; Italianate; Shingle; Folk Victorian; Colonial Revival; Tudor; Craftsman.

- Concern that proposed uses changes the pedestrian scale and character of the neighborhood commercial design element characteristics requiring outdoor dining, opportunities to gather, and amenities to enhance pedestrian comfort;
- Question regarding the rationale in reducing the buffer yard widths;
- Concern with proposed architecture depicted in Illustrative Character Exhibits and inconsistency with applicable architectural requirements; and
- Clarification that changes to the permitted uses should be amendments to the PUD Ordinance considered by the Plan Commission and Council, rather than the Board of Zoning Appeals' consideration of a Special Exception within a PUD District.

---

### **PUBLIC HEARING COMMENTS**

The written comments that were submitted in response to the petition as presented at the June 6, 2016, public hearing, are attached hereto as **Exhibit 6**. The public comments presented at the public hearing are summarized in the Plan Commission's minutes of the June 6, 2016, meeting ([link here](#)).

Since the public hearing, the petitioner has submitted a revised ordinance for the Plan Commission's consideration at the August 1, 2016, meeting (see **Exhibit 5**). The revised ordinance removes the Apartment Area and incorporates proposed changes in response to the public hearing comments, as further summarized herein. The written comments that have since been submitted in response to these revisions are attached hereto as **Exhibit 7**.

---

### **DEPARTMENT COMMENTS**

1. **Action:** The public hearing for this petition was held on June 6, 2016; however, the Department recommends the Plan Commission open the August 1, 2016, meeting for additional "public comment" with respect to the proposed revisions.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).

**Sent:** Wednesday, July 27, 2016 4:48 PM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Subject:** Open House Summary

Jesse,

Regarding scheduled Meet and Greet on 26 July.

To summarize: Nothing happened!! Michelle and I sat at Rail in courtyard with one of the "What's Happening Now" signs on our table, site plans laid out, menus at hand, a sign up sheet ready and nobody came. We ordered dinner at 7 PM and stayed until 8:30 pm talking to people that were curious about the sign. We found that everyone we talked to loves the Park Street Eateries and are excited by the prospects of another restaurant.

Cheers,

Bob

## WRITTEN PUBLIC COMMENTS

[Summary of comments that were submitted in response to the petition as presented at the June 6, 2016, Plan Commission public hearing.]

**Docket Number:** 1606-PUD-07  
**Petitioner:** TMC Developers, LLC by Nelson & Frankenberger  
**Request:** Petitioner requests an amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) Ordinance.

### Enclosed Attachments:

- |                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| 1. Rochester Email (06/03/16)     | Jen and Derek Rochester (Harmony)                |
| 2. Cardimen Email (06/03/16)      | Michelle Cardimen (Harmony)                      |
| 3. Eggleston Email (06/03/16)     | Ann Eggleston (Brookstone Park)                  |
| 4. Raftery Email (06/03/16)       | Scott Raftery (Harmony)                          |
| 5. Sell Email (06/03/16)          | Mark and Gina Sell (1611 W 146 <sup>th</sup> St) |
| 6. Towne Email (06/03/16)         | Brittney Towne (Harmony)                         |
| 7. Schaaf Email (06/14/16)        | Mark and Carla Schaaf (Harmony)                  |
| 8. SW Centennial Email (06/03/16) | Bruce Watson on behalf of SW Centennial area     |
| 9. Patterson Email (06/03/16)     | John Patterson (Village Farms)                   |
| 10. B. Taylor Email (06/03/16)    | William and Jennifer Taylor (Centennial)         |
| 11. Vahrenkamp Email (06/03/16)   | Erin Vahrenkamp (Brookstone Park)                |
| 12. Simonson Email (06/03/16)     | Barbara Simonson (Centennial)                    |
| 13. Gerke Email (06/05/16)        | Steven and Maria Gerke (Brookstone Park)         |
| 14. Gelfman Email (06/04/16)      | Dan Gelfman (Harmony)                            |
| 15. Feipel Email (06/04/16)       | Nick and Neha Feipel (Brookstone Park)           |
| 16. Magnussen Email (06/04/16)    | Marc and Tara Magnussen (Harmony)                |
| 17. Goodere Email (06/04/16)      | Steve and Bea Goodere (Centennial)               |
| 18. Goldstein Email (06/07/16)    | Marcia and Marv Goldstein (Centennial)           |
| 19. A. Anderson Email (06/04/16)  | Amy Anderson (Brookstone Park)                   |
| 20. Davis Email (06/04/16)        | Scott and Stacey Davis (Centennial)              |
| 21. Scott Email (06/04/16)        | John and Beth Scott (Centennial)                 |
| 22. Pitre Email (06/04/16)        | Cory and Kari Pitre (Village Farms)              |
| 23. Malkmus Email (06/05/16)      | Danese Malkmus (Centennial)                      |
| 24. Helsel Email (06/05/16)       | Clifford Helsel (Brookstone Park)                |



|                                    |                                                                                |
|------------------------------------|--------------------------------------------------------------------------------|
| 25. Williams Email (06/05/16)      | Melissa Williams                                                               |
| 26. J. Long Email (06/05/16)       | Judy Long (Centennial)                                                         |
| 27. McCarthy Email (06/05/16)      | Joe McCarthy, Brandy Dravet-McCarthy, and<br>Reznor McCarthy (1739 W 156th St) |
| 28. Titel Email (06/05/16)         | Rose Titel (Centennial)                                                        |
| 29. VanRyckeghem Email (06/05/16)  | Alain and Christina VanRyckeghem (Centennial)                                  |
| 30. Collier Email (06/05/16)       | Maria and Lee Collier (Centennial)                                             |
| 31. Hansen Email (06/05/16)        | Richard and Patricia Hansen (Brookstone Park)                                  |
| 32. Knapp Email (06/05/16)         | Molly and Tyler Knapp (Centennial)                                             |
| 33. Bruno Email (06/05/16)         | Ann and Tom Bruno (Centennial)                                                 |
| 34. Bardwell Email (06/05/16)      | Arlon and Beverly Bardwell (Centennial)                                        |
| 35. Goldstein Email (06/05/16)     | Dr. Marc Goldstein (Kingsborough)                                              |
| 36. Horn Email (06/05/16)          | Sanford Horn (Centennial)                                                      |
| 37. D. Hughes Email (06/05/16)     | David Hughes (Brookstone Park)                                                 |
| 38. Machemer Email (06/05/16)      | Scott and Hilary Machemer (Harmony)                                            |
| 39. Santos Email (06/05/16)        | Jose and Lidia Santos (Centennial)                                             |
| 40. Soboleski Email (06/05/16)     | Cristina Soboleski (Harmony)                                                   |
| 41. Moore Email (06/05/16)         | Abby Moore (Harmony)                                                           |
| 42. B. Anderson Email (06/05/16)   | Bart Anderson (Harmony)                                                        |
| 43. Blessinger Email (06/05/16)    | Larry and Beth Blessinger (Harmony)                                            |
| 44. Floreancig Email (06/05/16)    | Lisa Floreancig (Harmony)                                                      |
| 45. Shepherd Email (06/05/16)      | Charles and Allison Shepherd (Centennial)                                      |
| 46. Shaw Email (06/05/16)          | Victoria Shaw (Centennial)                                                     |
| 47. S. Taylor Email (06/05/16)     | Susan and Mark Taylor (Harmony)                                                |
| 48. Leal & Arnold Email (06/06/16) | Kativa and Daniel Leal (Centennial)<br>Jimmie and Bobbie Arnold (Centennial)   |
| 49. A. Hughes Email (06/06/16)     | Aaron and Louise Hughes (Harmony)                                              |
| 50. Day Email (06/06/16)           | Alison Day (Kingsborough)                                                      |
| 51. McClanahan Email (06/06/16)    | Bill and Tena McClanahan (Centennial)                                          |
| 52. Whittaker Email (06/06/16)     | Betty Whittaker (Centennial)                                                   |
| 53. O'Neill Email (06/06/16)       | Joseph J. and P. Jane O'Neill (Centennial)                                     |
| 54. Smith Email (06/06/16)         | Brandon and Lana Smith (Brookstone Park)                                       |
| 55. Kissling Letter (06/06/16)     | Richard Kissling (Centennial)                                                  |

|                                      |                                              |
|--------------------------------------|----------------------------------------------|
| 56. Wilkinson Email (06/06/16)       | Mary Wilkinson (Centennial)                  |
| 57. Sheraw Email (06/06/16)          | George and Lisa Sheraw (Harmony)             |
| 58. Daley Email (06/06/16)           | Penny Daley (Village Farms)                  |
| 59. Brinegar Email (06/06/16)        | Steve and Patti Brinegar (Harmony)           |
| 60. Ashman Emails (06/06/16)         | Stephen and Janet Ashman (Centennial)        |
| 61. Wilkerson Email (06/06/16)       | Kathilyn Wilkerson (Centennial)              |
| 62. Benge Email (06/06/16)           | Claudia and Jim Benge (Centennial)           |
| 63. Centennial HOA Letter (06/06/16) | Joseph Plankis, President, Centennial HOA    |
| 64. Carmichael Email (06/06/16)      | Jeffrey and Marcia Carmichael (Kingsborough) |
| 65. Niazi Email (06/06/16)           | Sara Niazi (Westchase)                       |
| 66. Gibson Email (06/06/16)          | Steve and Jennifer Gibson (Centennial)       |
| 67. Jackson Email (06/06/16)         | Peter and Jayne Jackson (Harmony)            |
| 68. Ruppert Email (06/06/16)         | Laura Ruppert (Centennial)                   |
| 69. Dahl Email (06/06/16)            | Noelle Dahl (Harmony)                        |

---

Post Public Hearing Comments

---

|                                |                                     |
|--------------------------------|-------------------------------------|
| 70. Howard Email (06/06/16)    | Bill Howard (Brookstone Park)       |
| 71. Ancich Email (06/07/16)    | Tom and Lynn Ancich (Centennial)    |
| 72. Johnston Email (06/07/16)  | Craig Johnston (Harmony)            |
| 73. Bennett Email (06/07/16)   | Scott Bennett (Brookstone Park)     |
| 74. Williams Email (06/07/16)  | Steve Williams (Centennial)         |
| 75. Scott Email (06/07/16)     | John and Beth Scott (Centennial)    |
| 76. Benge Email (06/07/16)     | Claudia and Jim Benge (Centennial)  |
| 77. Hartley Email (06/07/16)   | Erin Hartley (Centennial)           |
| 78. Harrod Email (06/07/16)    | Matt and Ellen Harrod (Centennial)  |
| 79. York Email (06/07/16)      | Reba and Vance York (Centennial)    |
| 80. Sawyer Email (06/07/16)    | Don and Kathy Sawyer (Centennial)   |
| 81. Yerian Emails (06/07/16)   | Neal and Lesley Yerian (Centennial) |
| 82. Hiers Email (06/07/16)     | Casey Hiers (Centennial)            |
| 83. Crawford Email (06/07/16)  | Shawn Crawford (Centennial)         |
| 84. Tsangaris Email (06/07/16) | Dr. Nikki Tsangaris (Centennial)    |
| 85. Battersby Email (06/07/16) | Karen Battersby (Centennial)        |
| 86. Tremblay Email (06/07/16)  | Jim and Linda Tremblay (Centennial) |
| 87. K. Smith Email (06/07/16)  | Kelly Smith (Harmony)               |

|                                       |                                                    |
|---------------------------------------|----------------------------------------------------|
| 88. Wright Email (06/07/16)           | Kim Wright (Centennial)                            |
| 89. Rehm Email (06/07/16)             | Terri Rehm (Centennial)                            |
| 90. Wyant Email (06/07/16)            | Shirley Wyant (Centennial Townhomes)               |
| 91. Winkler Email (06/07/16)          | Carl Winkler (Centennial)                          |
| 92. Glascock Email (06/07/16)         | Dean Glascock (F.C. Tucker)                        |
| 93. Geier Email (06/07/16)            | Charlie Geier (Centennial)                         |
| 94. Cassidy Email (06/07/16)          | Lynsay Cassidy (Centennial)                        |
| 95. C. Johnson Email (06/07/16)       | Chris Johnson (Centennial)                         |
| 96. Hankinson Email (06/07/16)        | Mel and Joan Hankinson (Centennial)                |
| 97. Gonzalez-Russell Email (06/07/16) | Marigen Gonzalez-Russell<br>(Centennial Townhomes) |
| 98. Czizek Email (06/08/16)           | Tim Czizek (Centennial)                            |
| 99. Weintraut Email (06/08/16)        | Alice Weintraut (Centennial)                       |
| 100. Dieckmeyer Email (06/08/16)      | Damon Dieckmeyer (Centennial)                      |
| 101. Riley Email (06/08/16)           | Randy and Allyson Riley (Brookstone Park)          |
| 102. Sperlik Email (06/08/16)         | Patricia and James Sperlik (Centennial)            |
| 103. Boarman-Rowe Email (06/08/16)    | Stephanie Boarman-Rowe (Centennial)                |
| 104. Reisenleiter Email (06/08/16)    | Mary Reisenleiter (Centennial)                     |
| 105. Rieck Email (06/08/16)           | David Rieck (Centennial)                           |
| 106. Rogge Email (06/08/16)           | Ben Rogge (Centennial)                             |
| 107. Shipe Email (06/08/16)           | Wayne and Lois Shipe (Centennial)                  |
| 108. Chavente Email (06/08/16)        | Blessy and Alex Chavente (Centennial)              |
| 109. Price Email (06/08/16)           | Beth Price (Spring Mill Villages)                  |
| 110. Perkins Email (06/08/16)         | John and Christine Perkins (Centennial)            |
| 111. Clare Email (06/08/16)           | Emily Clare (Centennial)                           |
| 112. B. Johnson Email (06/08/16)      | Barbara Green Johnson (Centennial)                 |
| 113. Sexton Email (06/08/16)          | Kathryn Sexton (Centennial)                        |
| 114. Yovanovich Email (06/08/16)      | Sue Ann Yovanovich (Centennial)                    |
| 115. Troy Email (06/08/16)            | Kristie Troy (Harmony)                             |
| 116. M. Scott Email (06/08/16)        | Matt Scott (Brookstone Park)                       |
| 117. Cole Email (06/08/16)            | Marcie Cole and Keith Moore (Centennial)           |
| 118. Moore Email (06/08/16)           | Cheryl Moore (Centennial)                          |
| 119. Rupp Email (06/08/16)            | Steve Rupp (Centennial)                            |

|      |                                 |                                                         |
|------|---------------------------------|---------------------------------------------------------|
| 120. | Bluett Email (06/09/16)         | Tom Bluett (Centennial)                                 |
| 121. | Myers Email (06/08/16)          | Elizabeth Myers (Centennial)                            |
| 122. | Firestone Email (06/09/16)      | Malea Firestone and Yaw Aning (Harmony)                 |
| 123. | Robertson Email (06/09/16)      | Carol Robertson (Centennial)                            |
| 124. | N. Scott Email (06/09/16)       | Nelson Scott (Centennial)                               |
| 125. | Davidson Email (06/09/16)       | David Davidson (Centennial)                             |
| 126. | Masin Email (06/09/16)          | Jon and Kelly Masin (Saddle Creek)                      |
| 127. | Cannon Email (06/09/16)         | Amy Cannon (Centennial)                                 |
| 128. | M. Long Email (06/09/16)        | Mark and Betty Long (Centennial)                        |
| 129. | Stewart Email (06/10/16)        | Eric and Amy Stewart (Centennial)                       |
| 130. | Goodlet Email (06/13/16)        | Robert Goodlet (Harmony)                                |
| 131. | Chang Email (06/14/16)          | Sidney Chang & Yana Sung (Brookstone Park)              |
| 132. | Grace Email (06/16/16)          | Helene Grace (Centennial)                               |
| 133. | Petition (07/29/16)             | Harmony Residents                                       |
| 134. | Bhargava Email (06/21/16)       | Atul and Reeta Bhargava (SWC 146 <sup>th</sup> & Ditch) |
| 135. | Chitturi Email (06/24/16)       | Pani and Heman Chitturi (Kingsborough)                  |
| 136. | Petition (06/30/16)             | Kingsborough Residents                                  |
| 137. | Buffer Letter/Survey (06/29/16) | Centennial South (Trescott Drive Residents)             |
| 138. | Dwivedi Email (07/02/16)        | Yogander Dwivedi (Kingsborough)                         |
| 139. | Migut Email (07/12/16)          | Kim Migut (Centennial)                                  |
| 140. | Moorman Email (07/13/16)        | Linda and Lee Moorman (Centennial)                      |
| 141. | Ferentz Email (07/13/16)        | John Ferentz (Maple Knoll Enclave)                      |
| 142. | Fruland Email (07/13/16)        | Amanda Fruland (Saddle Creek)                           |
| 143. | Benge Email (07/15/16)          | Claudia Benge (Centennial)                              |
| 144. | Machemer Email (07/17/16)       | Hilary Machemer (Harmony)                               |
| 145. | Siara Email (07/19/16)          | Mike Siara (Viking Meadows)                             |
| 146. | Ketterman Email (07/21/16)      | Clark and Sylvia Ketterman (Centennial)                 |
| 147. | Simonson Email (08/01/16)       | Centennial Neighborhood Petition                        |



## Jesse Pohlman

---

**From:** Jen Rochester <Rochester@bigi.org>  
**Sent:** Friday, June 03, 2016 8:46 AM  
**To:** Jesse Pohlman  
**Cc:** drochester@theoris.com  
**Subject:** Harmony Mixed Use / Development at 146th & Ditch

Hello Jesse,

I'm a new resident of Westfield, living in Harmony. We just moved into our beautiful new home in late March. My husband, Derek and I have concerns over the development being discussed for our neighborhood. I've heard a few things, namely a CVS, a gas station, and a fast food restaurant. I'm extremely concerned with both the gas station and the fast food restaurant. I feel like we moved into a very elegant and pricey neighborhood, with promises of high-end use for the new development, and this sounds like cheap commercial. I'm very much in favor of a NICE restaurant and as a family who likes to eat out, we'd likely frequent a location near us. Even something one step up from fast food like a Panera or similar but a fast food restaurant with a drive-thru paired with a gas station is exactly why we moved from Nora to Westfield. We wanted to escalate our surroundings and now I feel like they are being brought right back down to all the ugliest of commercial uses – and not only that, but literally in our backyard.

We are very concerned and can only hope that you are working in our best interests and choosing commercial development that enhances the new, up-and-coming, beautiful Westfield, set apart from its neighbors in class and city management.

If you have any suggestions as to who further I may contact, or meetings to attend, please let me know. I welcome any opportunity to discuss this further.

Jen & Derek Rochester  
14933 Pollard Drive, Westfield  
317-775-9229

## Jesse Pohlman

---

**From:** Michelle Cardimen <mcardimen@icloud.com>  
**Sent:** Friday, June 03, 2016 9:05 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

Jesse,

I was very discouraged after attending the meeting last night at the Westfield City Hall.

I just purchased a home in Harmony and moved in in December 2015. We were made aware of the commercial development but were informed that it would be a "quaint" retail corner that would fit with the residential appeal of both Harmony and Centennial. We were told the concept was to create a continuation of the Carmel appeal into Westfield City Limits.

I am terribly concerned as the homeowner directly north of the pond along Ditch Road. We were required to upgrade the back of our property which cost us approximately \$15,000.00 including decorative fence so that it was appealing to the city. The commercial property should be held to the same standards.

I have multiple concerns:

1. The types of businesses should reflect the type of neighborhood we are trying to achieve. Coffee shops, small sit down restaurants, banks, cafe's, ice cream or smoothie place. No fast food and no gas stations.
2. The hours of operation should not be of a 24 hour nature. 8am-10 pm to keep people away from residential areas at night.
3. The aesthetics of the landscape and building should be close to the architecture of the surrounding community with green space. This is supposed to be a village feel. That is what we were promised when we moved into the Harmony Development.

I will be at the meeting Monday. I am not opposed to the development as long as it is done with surrounding residential area taken into account.

Please represent the neighborhood views when this goes to a vote.

Michelle CARDIMEN  
14917 Pollard Drive  
Harmony Development  
317-414-5984

Sent from my iPhone

**Jesse Pohlman**

---

**From:** Ann Eggleston <kaeggleston@sbcglobal.net>  
**Sent:** Friday, June 03, 2016 9:14 AM  
**To:** Economic Development  
**Subject:** Development at 146th Street and Ditch Road

Hello,

My name is Ann Eggleston and I live in Brookstone Park Subdivision located on the southeast side of 146th Street and Ditch Road. I attended the Information meeting last night (6/1) to discuss the planned development at 146th Street and Ditch.

I am concerned that the new proposal includes an exception to the 2012 requirements to allow a Get and Go Gas station on the southwest corner of 146th and Ditch.

A gas station is unacceptable for the area. This is a residential area and I very disappointed that a developer with local ties would even consider constructing a gas station in a residential area. The lights, traffic and trash that go along with a gas station is unacceptable. Besides, the proposed gas station would sit right in front of an existing home.

I encourage the Board to vote against the requested zoning exception for the tract of land on the southwest corner at 146th street and Ditch road.

I am not opposed to the development on the northwest corner but the proposed design of the CVS store must be improved to blend in with the architect design of Harmony. A red brick building with bright lights is not acceptable.

Thank You

Ann Eggleston  
317-407-2478

## Jesse Pohlman

---

**From:** Scott Raftery <sraftery20@gmail.com>  
**Sent:** Friday, June 03, 2016 10:39 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony Neighborhood

Jesse,

I built and moved into our retirement home in Harmony in October, with the hopes that Westfield would not continue to put a drug store and gas station on every corner. A CVS is currently being built on 161st as well as the existing ones (Walgreens/CVS) on 32/Carey. We also have plenty of brand new gas stations on 32 that the council approved. The low end/cheap commercial/retail development (fast food, gas stations, drug stores) need to stay close to Grand Park, like we were promised and NOT be placed into/right next to our neighborhoods. If you need guidance, look to Carmel and Zionsville as to how they protect their neighborhoods and have development near and in their downtown commercial areas.

Sent from my iPhone



June 13, 2016

Attn: Westfield Plan Commission

We are vehemently opposed to the addition of a gas station on the 146th and Ditch property. However, in the event that all the voices who opposed this misguided plan are not heard, we would like to put on record that the request for the reduction of the buffer zones from 20 feet to 10 feet be denied. We would also ask that the density of plantings be increased to 7 trees and 30 shrubs per 100 feet due to the nature and unsightliness of this type of business.

In addition, we request that we be provided with a detailed lighting plan to ensure that adequate care will be taken to reduce any and all light pollution directly affecting our home.

We do not want this gas station any closer to our home!!

Mark and Gina Sell  
1611 W. 146th Street  
Westfield, IN 46074

**From:** Gina Sell [mailto:magisell@aol.com]  
**Sent:** Friday, June 03, 2016 11:15 AM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Subject:** Proposed Gas Station 146th and Ditch

We are vehemently opposed to the construction of a gas station on the parcel of land adjacent to our home on 146th street.

This type of business would decrease our property values while increasing crime; it will create a chokepoint for traffic. Gas stations bring lights, chemicals, noise, and trash pollution with it - we do not want to allow it to be that close to the vicinity of our homes where our children play.

To provide high visibility to passing motorists and fend off would-be armed robbers, gas stations are very well lit. This can cause light pollution to the surrounding area and can be a particular nuisance if the station continues to operate late into the night or 24 hours a day, as many stations choose to do.

Gas stations have large and numerous curb cuts to allow for the easy flow of traffic, but these curb cuts interrupt the sidewalk and create an unpleasant and unsafe environment for pedestrians and bicyclists.

But more importantly the main reason we do not want this gas station is the potential exposure to Benzene. The air around gas stations have been found to have significantly higher levels of carcinogens such as Benzene that put current and future generations at higher risk for various cancers. Benzene is a known carcinogen that has been shown to affect the central nervous system, respiratory track, and the immune system. After prolonged exposure, it has also been shown to cause brain damage, anemia, and leukemia. Toluene is another chemical that is found in gasoline vapors; and it is associated with cardiac arrhythmias, liver and kidney failure, and developmental problems in fetuses.

**Scientists carried out a study that found a child whose home was within two blocks of a fuel station was four times as likely to develop leukemia as a child than a child whose home was further away and the longer a child had lived nearby, the higher the risk of leukemia seemed to be.**

Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground.

A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

“When gasoline spills onto concrete, the droplet will eventually disappear from the surface. If no stain is left behind, there has been a belief that no gasoline infiltrated the pavement, and all of it evaporated,” Hilpert says. “According to our laboratory-based research and supported by our mathematical model, this assumption is incorrect. Our experiments suggest that even the smallest gasoline spills can have a lasting impact.”

Many homes on the southside of 146th utilize wells for their water supply. Another study said wells should be at least 500 feet from a gas station.

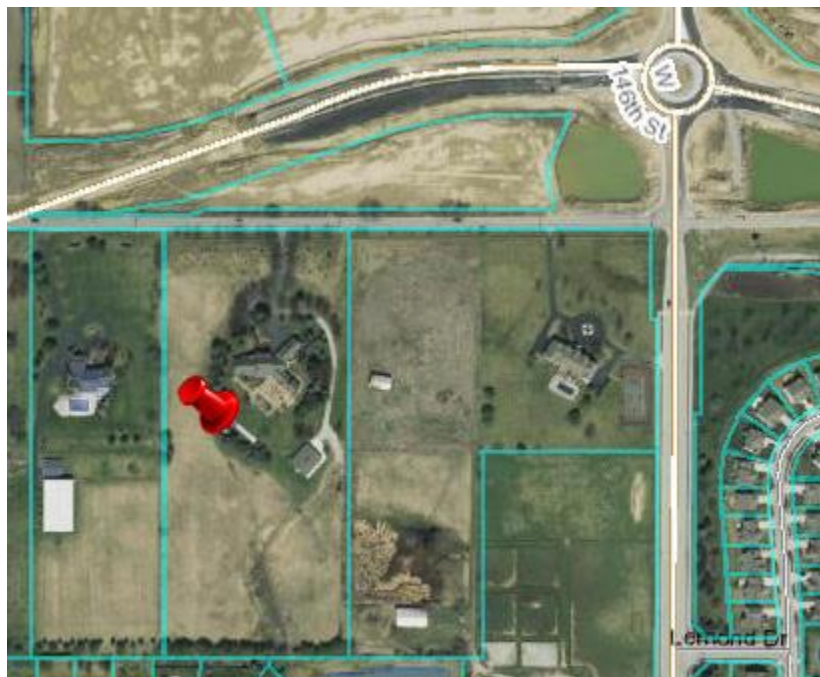
A research study shows that a "minimum" of 328 feet should be the distance from "especially vulnerable" facilities such as hospitals, health centers, schools and assisted living centers. How far away is Copper Trace?

The board has already approved construction of a gas station at Towne and 146th street. There is no need for this gas station.

For the safety of our children and future generations we implore you to deny the request for inclusion of a gas station on the Southwest Corner of 146th and Ditch. Ask yourselves, would you expose your child to the risk of cancer for a few more tax dollars? Deny this request. It would be unconscionable to do otherwise.

Sincerely,

Mark and Gina Sell  
1611 W. 146th Street  
Carmel, IN 46074  
[magisell@aol.com](mailto:magisell@aol.com)



## Jesse Pohlman

---

**From:** Brittney Towne <bgailcrane@hotmail.com>  
**Sent:** Friday, June 03, 2016 11:39 AM  
**To:** Jesse Pohlman  
**Subject:** 146th & Ditch Commercial Development

Mr. Pohlman:

As a homeowner in the Harmony community, I would like to formally voice my concerns regarding the commercial project at 146th and Ditch that will be presented to the planning commission on Monday, June 6th. While understanding that the area was always zoned commercial, the types of businesses initially presented were drastically different than the properties being petitioned now. Gas stations, fast food restaurants and big box stores will severely degrade property value, affect quality of life with increased traffic (including semis and other delivery trucks) and potentially affect health and safety with water runoff issues and 24 hour commercial activity. I urge the commission to look at The Village Of Westclay in Carmel as a model of a master planned community. They have managed to seamlessly blend commercial and residential sites while respecting the aesthetic of the community. The plans that are before the committee do not match the aesthetic of Harmony or any of the surrounding communities. The same thought and planning that goes into communities in Carmel need to be applied in Westfield. Please, take the time to invest in our city and make it the best it can possibly be.

Sincerely,  
Brittney Towne  
1617 Rosebank Drive  
Westfield

Sent from my iPhone



Date: July 14, 2016

To: Plan Commission

We would like to bring to the attention of the Plan Commission that on January 14, 2013 the Westfield City Council Approved Ordinance 12-14. The document "Exhibit 3: Harmony PUD Ord 12-14 taken from the APC meeting on Tuesday, July 05 of this year contains a great deal of information. Although the J.C. Hart proposal for apartments was separated from the commercial portion, the above referenced document contains a plethora of photos and drawings relating to the entire Harmony project as originally envisioned which confirms what we were all led to believe when we bought our properties. The pictures in this exhibit are certainly nothing like what is found in the commercial area along Indiana 32 today.

Of particular interest is page 51 (included on the next page). What the City Council approved is exactly the way we envision the commercial center at the north west corner of 146th and Ditch. The designers might want to look at the pictures that are a part of the exhibit they submitted to the Plan Commission on July 5. The amenities and design are right there. We see awnings, tree shaded areas, quaint outdoor dining, gathering places, and friendly outdoor areas.

Sincerely,

Mark & Carla Schaaf  
14925 Pollard Drive  
Westfield, IN 46074

## Exhibit C-2 – Neighborhood Commercial Design Elements

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:



Outdoor dining



Opportunities to gather



Amenities to enhance pedestrian comfort

## Jesse Pohlman

---

**From:** Mark Schaaf <mschaaf@mac.com>  
**Sent:** Friday, June 03, 2016 1:46 PM  
**To:** Jesse Pohlman  
**Cc:** Carla Schaaf; Andy Schaaf; Andy & Erin Schaaf; paulestridge@estrige.net  
**Subject:** Design Changes at 146th & Ditch Road

June 3, 2016

Dear Jesse,

We attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road. Just six weeks ago we moved into our new home in Harmony which is two houses north of pond one and our backyard backs up to Ditch Road.

When we purchased the lot and were in the process of designing our home, we were told that because the house backs up to Ditch Rd., Westfield required that we had to meet certain architectural standards. We incurred extra cost because of these requirements and were happy to comply because of Westfield's high standards. Frankly, we were excited about this because, after 42 years in Carmel, we became accustomed to the same high standards. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities.

Last night we were told that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very commercial, definitely not residential. As surely you can understand, times have changed and so have the circumstances.

The design that we saw for the CVS pharmacy is totally out of character for the surrounding neighborhoods and is unacceptable. We have no objection to a pharmacy, but CVS must be held to the same design standards that we homeowners must comply with. Just one example is the gaudiness of the big sign on the front of the building.

In addition to the issues regarding the design of the buildings, we are concerned about landscaping and lighting. When we looked at the plans online, we saw provision for a few trees on the south side of the ponds. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. We want to be good neighbors and we expect that they be good neighbors as well.

We hope and, frankly, expect that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Mark and Carla Schaaf  
14925 Pollard Drive  
317-439-7540

## Jesse Pohlman

---

**From:** Bruce Watson <bruce@bwatson.us>  
**Sent:** Friday, June 03, 2016 1:43 PM  
**To:** Jesse Pohlman  
**Cc:** jplankis@gotown.net  
**Subject:** Notes on the Harmony Mixed Use Development  
**Attachments:** PUD Changes Letter to APC 060216.docx

Jesse,

The attached notes regarding the Harmony mixed Use Development reflect the opinions, concerns and objections of the residents in the SW Centennial area which is directly adjacent to this development. Please forward this on to the APC members and the City Council for their consideration.

Thank you for your assistance.

Bruce

Bruce A. Watson  
Representative for South Centennial Residents  
1355 Trescott Dr.  
Westfield, IN 46074  
317-443-3101



**June 2, 2016**

**RE: Neighborhood Meeting – Proposed Amendment to the Harmony PUD mixed Use District – 1606-PUD-07**

**Comments / Concerns / Objections to Proposed Zoning Changes – Southwest Centennial Residents**

1. In 2012 when the Harmony PUD was first proposed, the SW Centennial Residents were opposed to a Fueling Station and Convenience Store in the midst of a residential neighborhood, and still are today. At that time this was excluded from a use in this commercial development. In our opinion, nothing has changed. We continue to be strongly opposed for the following reasons:
  - a. Possible air and water pollution from the fueling Station
    - i. Runoff drains into retention ponds that drain into protected wetlands
  - b. A gas station does not belong in the middle of a residential area
  - c. Increase in traffic volume and noise 24/7
  - d. Convenience Stores attract crime and transient customers
  - e. A gas station will significantly devalue the properties on the old 146<sup>th</sup> St. who would look directly at this property

The better place for this use would be in the proposed commercial development at 146<sup>th</sup> & Town Rd. where there are no homes today that would be affected by it. If homes are eventually built in that area, it would be the choice of the homeowners to live in proximity to a Fueling Station/Convenience Store, rather than forcing it on existing residents.

2. Likewise, in 2012 when the Harmony PUD was first proposed, the SW Centennial residents were opposed to a Fast Food restaurant in the mixed use development, and still are today. This type of restaurant does not fit with the nature of small retail businesses in the midst of a residential development. We are opposed for the following reasons:
  - a. An increase in traffic volume and noise on 146<sup>th</sup> & Ditch Rd. all hours of the day and night
  - b. Offensive cooking odors wafting over our residences due to the prevailing winds from west to east
3. The residents on Trescott Dr. whose homes back up to Ditch Rd. object to the addition of a right in-right-out drive between the 146<sup>th</sup> St. and Somerville Rd. roundabouts. Due to the increased grade of the land, headlights from vehicles exiting onto Ditch Rd. will shine over the top of the existing fence and into the living spaces of these homes.
4. The increase in height of the grade of the Mixed Use District has already created a drainage problem on Ditch Rd., and in the back yards of homes on Trescott Dr. and Somerville Dr. When Ditch Rd. is reconstructed, and raised to address the puddling issue, more water will be forced toward the back yards of these homes. This drainage issue must be addressed.

The excess roof and surface coverage of large flat roof structures and paved parking and roadways, will only exacerbate this problem.

The height of the grade of this Mixed Use area will also create a light pollution issue for the homes on Trescott Dr. that back up to Ditch Rd. and this development. Although shorter light poles and down lighting may be used, the grade is so high that the lights will still shine into the living spaces of our homes. Turning vehicle headlights in the proposed parking areas, will also shine over the existing fence behind the homes on Trescott Dr. This issue needs to be addressed by the type of lighting used along with light shields, and by mounding/berming and the dense planting of evergreen trees and shrubs and/or the replacement of the existing fence with a taller one.

5. While the addition of a CVS Pharmacy is not necessarily objectionable, the proposed architectural design is. The ordinance specifically excludes "Corporate architecture", and the proposed design would violate this exclusion. Although the proposed architectural design conforms to the Rt. 32 Overlay, the design does not blend in with the appearance of its' residential surroundings. Architecture similar to that approved for the CVS store in the Springmill Station development would be more suitable for this type of building in a residential area. The architecture should include elements from the surrounding residential and commercial buildings (ie. Copper Trace, Harmony and Centennial).

Similar design elements should be applied to all of the structures in this development to create a consistency of appearance throughout the mixed use development.

6. Also opposed, is the addition of a retail strip center at the NE corner of the development. As originally proposed there were going to be a number of smaller, stand-alone buildings in this area. In 2012, this project was visualized, sold to the City and surrounding residents, and approved as a quaint, neighborhood marketplace with boutique shops and small family restaurants, a coffee shop, and a small grocery store. The proposed changes to the PUD will change the nature of the development into a high volume, high traffic commercial district with a significantly negative impact on the surrounding residences.

The surrounding residents are willing to work with the Developer to effect positive change that will complement the residential area in which this development is to be situated. We would like to see this area become a jewel in the community, and one that will attract families to live in the surrounding communities, and improve the values of our properties.

Bruce A. Watson  
South Centennial Representative  
1355 Trescott Dr.  
Westfield, IN 46074  
317-443-3101

**Jesse Pohlman**

---

**From:** John David Patterson <patterson\_john\_d@lilly.com>  
**Sent:** Friday, June 03, 2016 2:40 PM  
**To:** APC  
**Subject:** 146th and Ditch

I am a Westfield resident that lives very near the 146<sup>th</sup> and Ditch area. I am objecting to any plans or consideration to grant an exception for the construction of a gas station/convenience store in this area. It is not needed as we have plenty of gas stations in the immediate area. This is a residential area and the area remaining to be developed should not be just thrown together with fast food restaurants, gas stations, etc. Instead please consider that you are making a statement for the rest of the 146<sup>th</sup> street corridor and compliment it rather than detracting from it. Make it unique.....make it standout as a statement.....do not devalue the area by allowing crap to be built.

Thank you,  
John Patterson

**Jesse Pohlman**

---

**From:** Bill Taylor <wataylor04@gmail.com>  
**Sent:** Friday, June 03, 2016 3:02 PM  
**To:** APC  
**Subject:** 146th & Ditch Proposal

To whom it may concern,

I'm a resident of the Centennial subdivision and am very concerned about the proposal currently being discussed for the intersection at 146th and Ditch Road. When we moved in there was not approval for a gas station and to see it now being seriously considered feels like a bait and switch which certainly isn't what we expected when moving to Westfield. I'm concerned about what impact this proposal will have on traffic, crime, property values, etc. I certainly hope the planning commission will hear the voices of the citizens this proposal will impact and decline to approve the variance.

As for the CVS I understand that the zoning already allows for it but the distressing part is the design that is being considered. There are strict design standards placed on the homes in the neighborhoods immediately adjacent to this property and to hear that the CVS won't have the same strict standards just doesn't make sense. With the explosive growth Westfield is experiencing right now it's imperative that design standards are such that we can all look at new development and be proud to have it in our city.

I certainly want to be a good neighbor and understand that growth brings change and new opportunities but it's vital that the voices of the citizens of Westfield be heard to keep the city moving forward in a successful and positive manner.

Thank you,

William and Jennifer Taylor  
14934 Declaration Drive  
Westfield, IN 46074



**From:** Erin Vahrenkamp [mailto:erin.vahrenkamp@gmail.com]  
**Sent:** Friday, June 03, 2016 4:08 PM  
**To:** APC <APC@westfield.in.gov>  
**Subject:** Re: Proposed GetGo Station at 146th & Ditch Road

To the members of the Advisory Planning Commission, City of Westfield:

My name is Erin Vahrenkamp and I am the resident owner of a home at 1359 Holden Ct. in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment, and plan to attend the meeting on Monday night to speak out against it.

Respectfully yours,

Erin Vahrenkamp

**From:** Barb Simonson [mailto:barbsimo@icloud.com]  
**Sent:** Friday, June 03, 2016 4:31 PM  
**To:** APC <APC@westfield.in.gov>  
**Subject:** 146 and Ditch

June 3, 2016

Dear Jesse,

I, with many of my neighbors, attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road.

I was surprised (but not shocked) that the developer of that corner is trying to push through plans that the residents of the area DO NOT WANT.

First and foremost, WE DO NOT WANT A GAS STATION AND/OR QUIKIE MART IN THE AREA OF OLD/NEW 146 AND DITCH.

Secondly, WE DO NOT WANT A FULL FAST-FOOD BUSINESS, WHETHER IT IS BEEF, CHICKEN, FISH, TURKEY, TACO, OR ANY COMBINATION OF THE ABOVE. WE DO NOT WANT THIS ANYWHERE NEAR 146 AND DITCH.

Those businesses are not needed and not wanted in our residential area.

(A coffee house (Starbucks or the like) with a drive thru option would probably be acceptable, per most of the attendees last night.)

We live in a beautiful residential area. We understand that the corner of 146 and Ditch is destined to be commercial; it is Pollyanna-ish to think otherwise.

The architecture of these proposed buildings needs to be congruent with the guidelines that we have to follow as homeowners.

A garish CVS building (or similar business) is not acceptable. The other buildings need to be designed to follow suit. The St. Rd. 32 model is not appropriate for this area; please think reserved Zionsville instead of gaudy and crowded Fishers! Quaint local shops would be perfect; but quaint-looking businesses would fare better than the loud "run of the mill" places being courted by the developer.

In addition to the issues regarding the design of all the buildings, we are also concerned about landscaping, lighting, and buffers for the neighborhoods. We would like a significant barrier with shrubbery and trees to shield our neighborhoods from the noise and lighting that would accompany these businesses.

Significant barriers should also be put on the east side of Ditch Rd, to protect those Centennial homes from the traffic, noise, and 24-hour lighting.

This is certainly not too much to ask of a developer that is licking its chops to get to that intersection!

We do not need a huge pharmacy, gas station, and burger joint on every corner and cornfield in Hamilton County.... That is already available in Fishers! Please consider the long-term effects to the upscale nature of western Hamilton County, with expensive Carmel homes being affected as well as lovely Westfield properties.

Lastly, I'd like to address the presentation itself last night. John (whose client is the developer) did not identify himself at the start of the meeting. Most attendees thought that he was somehow representing the city. After a while, (and a very embarrassing but innocent faux pas by a resident) it was clear that the developer and crew were getting tired of the comments. Snippy answers such as "People like convenience and people like drugs, so there you go!" "If you want that, go buy a corner and put it up yourself. Rich people make the rules!" and using trade terms such as "not enough rooftops" were very off putting. We may not be lawyers, but we are not stupid.... we are concerned people INVITED to this informational meeting, and a condescending manner is uncalled for.

Thank you for reading this long letter.

I look forward to the meeting on June 6.

Sincerely,

Barbara Simonson  
15290 Seneca Circle  
317-590-3921

## Jesse Pohlman

---

**From:** Steve Gerke <gerkesteve@hotmail.com>  
**Sent:** Sunday, June 05, 2016 3:44 PM  
**To:** Jesse Pohlman  
**Subject:** Development of Harmony, Mixed-use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steven Gerke  
Maria Gerke



## Jesse Pohlman

---

**From:** Dan Gelfman <delfman2004@gmail.com>  
**Sent:** Saturday, June 04, 2016 3:52 PM  
**To:** Jesse Pohlman  
**Subject:** Ditch and 146 concerns

Jesse

I live in Harmony at 151 and Ditch rd.

I will be out of town for Monday's meeting.

I wanted to express my concern for any development that would decrease our property values by not being in line with the upscale development in harmony.

I would appose a gas station and a cvs box store. CVS and others should use an upscale design similar to what was done in Carmel.

It would be nice to have a sit down restaurant, not a fast food store.

The neighborhood has changed since the original planning and the businesses in that area should reflect that change.

Thank you,

Dan Gelfman

Sent from my iPhone  
Please excuse minor errors

**Jesse Pohlman**

---

**From:** Nick Feipel <nfeipel@gmail.com>  
**Sent:** Saturday, June 04, 2016 4:28 PM  
**To:** APC  
**Subject:** Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

**Jesse Pohlman**

---

**From:** Nick Feipel <nfeipel@gmail.com>  
**Sent:** Saturday, June 04, 2016 4:28 PM  
**To:** APC  
**Subject:** Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

## Jesse Pohlman

---

**From:** Marcus Magnussen <marcus\_magnussen@hotmail.com>  
**Sent:** Saturday, June 04, 2016 6:25 PM  
**To:** APC  
**Subject:** Harmony Mixed Use District

My name is Marc Magnussen, and I recently bought a home in the Harmony subdivision at 146th and ditch rd. In fact, my family's home is on the southern most edge of section 2 in the development.

I have concerns regarding the proposed amendments for development in the mixed use plot of Harmony:

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of homes in our community. This will bring an undesirable clientele and an elevated traffic volume to our section off the community.
2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.
3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.
4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want people looking into my windows, and I did not move to Westfield to wake up to a parking lot view.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community. Make us proud to live in Westfield.

Sincerely,

Marc Magnussen



## Jesse Pohlman

---

**From:** Tara Magnussen <tmagnussen08@gmail.com>  
**Sent:** Sunday, June 05, 2016 10:57 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony mixed use district

My name is Tara Magnussen and my family and I live in Harmony just north of the proposed mixed use district. I have deep concerns regarding the proposed amendments for development in this space.

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of our homes in our community. This will bring an undesirable clientele and elevated traffic volume to our section of the community. Also, I do not want to raise our children in an area that ground/water nearby could easily be polluted with this type of establishment.
2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.
3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.
4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want to look out my windows and see a parking lot.
5. Lastly, whatever ends up residing in this area should not be open 24 hours. This, to me, welcomes more crime, noise, and nonsense that we do not want around our home.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community and continue to be proud of where we live. Thank you for taking our opinions into consideration.

Tara Magnussen

Sent from my iPhone

## Jesse Pohlman

---

**From:** Steve Goodere <sgoodere@gmail.com>  
**Sent:** Saturday, June 04, 2016 9:45 PM  
**To:** Jesse Pohlman; APC  
**Subject:** NO Gas Station at 146th Street and Ditch Road

June 4, 2015

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

Re: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere  
1393 Bridgeport Dr  
Westfield, IN 46074  
317.669.7480

copy to: [apc@westfield.in.gov](mailto:apc@westfield.in.gov) (Advisory Plan Committee)

## Jesse Pohlman

---

**From:** Beatrice R Goodere <sgoodere@icloud.com>  
**Sent:** Tuesday, July 12, 2016 9:38 AM  
**To:** Jesse Pohlman  
**Subject:** Development at 146th and Ditch

July 12, 2016

Dear Jesse,

I was wondering why a gas station is even being considered at 146th street and Ditch when a gas station has already been approved at 146th street and Towne...less than one mile away. At the present time there is only one gas station on 146th street between Shelbourne to the west and SR 37 to east and that is at Carey Road. Why do we citizens of Westfield need another gas station. We have a Kroger's gas station 2.5 miles from 146th street Ditch already. Put the gas stations on SR 32 and US 31. PLEASE KEEP GAS STATIONS OUT OF OUR NEIGHBORHOODS. How many gas stations are in the Carmel neighborhoods??? Steve Goodere

**From:** Marcia Goldstein [mailto:margold2@gotown.net]  
**Sent:** Tuesday, June 07, 2016 10:15 AM  
**To:** APC <APC@westfield.in.gov>  
**Subject:** update to my previous post

I previously sent a post about the proposed commercial construction at 146th and Ditch. In that post I did not express objection to the gas station and convenience store.

Since the first meeting, however, it has come to my attention that a gas station is already planned and approved for 146th and Towne. There is absolutely NO NEED for another such facility at 146th & Ditch. I therefore would oppose the installation of such a facility along with the Harmony commercial development.

Thank you for taking the time to listen to resident opinions.

Marcia Goldstein  
15250 Nashua Circle - Centennial  
Westfield  
317-509-6783

---

**From:** Marcia Goldstein [mailto:margold2@gotown.net]  
**Sent:** Friday, June 03, 2016 5:27 PM  
**To:** APC <APC@westfield.in.gov>  
**Cc:** Marv Goldstein <margold1@gotown.net>  
**Subject:** re: proposed commercial development at 146th & Ditch

I was in attendance last night at the meeting about the proposed commercial development at 146th & Ditch. Unfortunately, due to a business conflict, neither of us can attend the meeting next Monday night. That being said we would like to give you our feedback.

- We are not fighting commercial development at the site. It is zoned for such and our concern is to make it as attractive and beneficial to the surrounding residents as possible.
- The architecture of the complex should be upscale and in keeping with Harmony. We don't want a complex similar to what is being completed at 116th & Springmill - too close to the road and just a bunch of rectangles with no "pizazz". If the architecture were to be different from most centers and distinct we believe it would increase the value of our properties and entice potential businesses to locate there.
- Although we aren't thrilled with a gas station & Get Go, it sounded like it was close to a done deal. We hope, however, that the request to reduce the buffer with the street not be approved.

The developers have much to gain from being good neighbors and build a complex that gives the surrounding Carmel and Westfield neighborhoods positive identity and helps to maintain property values.

As an aside, we would love to see a Trader Joe's come to the complex. The gentleman last night noted that they had been approached and were not interested. Hopefully they can be convinced to change their minds.

Thank you for giving us the opportunity to give you feedback.

Marcia & Marv Goldstein  
15250 Nashua Circle (Centennial)  
[margold2@gotown.net](mailto:margold2@gotown.net)  
317-509-6783



## Jesse Pohlman

---

**From:** Amy Anderson <amya14466@gmail.com>  
**Sent:** Saturday, June 04, 2016 8:12 AM  
**To:** APC  
**Subject:** June 6 meeting

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON  
TOWNSHIP ADVISORY PLAN COMMISSION  
1605-SPP-06 & 1605-ODP-06

Harmony, Mixed-Use District

Northwest Corner of 146th Street and Ditch Road Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat & Overall Development Plan

I live in Brookstone Park. It was my understanding that the north west corner of Ditch Road and 146th Street would have future development. I was not aware that 146th street would be moved. The issue for approval of the gas station is what I am most opposed to. We have three gas stations within five minutes of this intersection and don't see that it is needed here. I am frustrated by the view of the council who imposed the same requirements for this development as they did on State Road 32. This is a residential area. The last time I drove 32 west I counted zero homes between Oakridge and Ditch Road. From Meridian to Ditch I think there were only four houses one of which had recently been used for practice by the fire department. I don't understand how a single person on the council can possibly feel that this corner should be treated in the same manner as 32. Please vote against approval of the gas station. Additionally, please have CVS build something aesthetically that fits into the community more than what they proposed last week. Shops and stores in the craftsman style that fit with Harmony should be required.

Respectfully

Amy Anderson

Sent from my iPhone

## Jesse Pohlman

---

**From:** Scott Davis <insuredbyscott.davis@gmail.com>  
**Sent:** Saturday, June 04, 2016 10:40 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony, Mixed Use District

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

As a concerned resident of the Centennial Subdivision, were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Scott & Stacey Davis  
516 Athens Pl  
Westfield Indiana 46074

## Jesse Pohlman

---

**From:** john scott <jszilla@gmail.com>  
**Sent:** Saturday, June 04, 2016 10:54 PM  
**To:** Jesse Pohlman  
**Cc:** Beth Shaffer-Scott  
**Subject:** RE: Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

John and Beth Scott  
1378 Monmouth Drive  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Kari Pitre <karipitre80@gmail.com>  
**Sent:** Saturday, June 04, 2016 11:17 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony, Mixed-Use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Cory & Kari Pitre  
14722 Raymond Ln  
Carmel, IN 46032



**Jesse Pohlman**

---

**From:** Danese Malkmus <danesemalkmus@gmail.com>  
**Sent:** Sunday, June 05, 2016 10:01 AM  
**To:** Jesse Pohlman  
**Subject:** Proposed developments at the 146th and Ditch site.

This is to advise that as a resident of Centennial, I strongly oppose the proposed addition of a gas station and a fast food facility at 146th and Ditch. Further, I believe the City is giving the developer special treatment and ignoring the many residents whose home surround that area. Please register my complaint. I will be attending the meeting tomorrow and will further voice my criticism of both the developer and the City.

--

Danese

## Jesse Pohlman

---

**From:** Clifford Helsel <cliffordhelsel@me.com>  
**Sent:** Sunday, June 05, 2016 10:37 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony, NW Corner of 146th and Ditch

Dear Mr. Pohlman, I am writing to express my concerns about recent proposed zoning amendments. I am a homeowner in Brookstone Park with a clear view of the NW Corner of 146th and Ditch. My children and I often sit on the back patio of our house and look at all the stars and the beautiful night sky above. Already with the addition of the roundabout lighting and the nursing home we have started to lose some of the enjoyment of a quiet and dark backyard.

I would like to voice my STRONG OPPOSITION to the development of a gas station and convenience store at 146th and Ditch. The light pollution, noise pollution and air pollution seriously impacts our quality of life and has economic ramifications including a lower property value for our home. Please see this article from Scientific American discussing the risks of gas stations and their effects on nearby homes: <http://www.scientificamerican.com/article/is-it-safe-to-live-near-gas-station/>

In this day of high MPG long range gas vehicles, and the advancement of electric vehicles, a gas station is an unnecessary addition to this area with exceptional negative impacts to community quality of life and health and safety.

Thank you for your time and I sincerely hope that my children and other children in the community will continue to be able to enjoy the health, safety and peace of their backyards.

Sincerely,  
Clifford Helsel  
Brookstone Park  
[cliffordhelsel@me.com](mailto:cliffordhelsel@me.com)  
561-503-1550

## Jesse Pohlman

---

**From:** Melissa Noparstak <mnoparstak@yahoo.com>  
**Sent:** Sunday, June 05, 2016 10:44 AM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch feedback

Hi Jesse,

I am writing to share my thoughts regarding the planning for the corner of 146<sup>th</sup> and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.

I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.
2. The placement itself of a “fast-food” restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a “fast-food” restaurant.
3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.

Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

Thank you.

Melissa Williams

[mnoparstak@yahoo.com](mailto:mnoparstak@yahoo.com) 847-668-3283

## Jesse Pohlman

---

**From:** Judy Long <jllong5340@gmail.com>  
**Sent:** Sunday, June 05, 2016 12:18 PM  
**To:** Jesse Pohlman; APC  
**Subject:** Development of the northwest corner of 146th street and Ditch Road

I attended the meeting on June 2 regarding the zoning amendments being proposed by the developer of this property.

We Do Not Want A Gas Station on any of the corners involved. This feeling was made well known in 2012. We certainly do not want to give the developer a special exception for this purpose. This is a residential area and not a commercial area. There can be no advantage to the homeowners in this area to have a 24 hour gas station here. This is not 32 as the developer would like to copy.

Also we do not want an amendment to change the zoning in order to allow fast food restaurants to be moved to the north side of 146th. We were told, initially, that this area on the northwest side of the street would be used for small village like establishments, not McDonalds and Taco Bell....is this a bait and switch....sure sounds like it.

It looks like we are going to get another CVS. Surely you can insist on a softer look than the average CVS.

I will be attending the Public Hearing at City Hall on Monday, June 6...7:00 pm

Please give serious thought to the effect these proposed amendments will have on our neighborhoods.

Thank you  
Judy Long  
1342 Monmouth Drive  
Westfield IN 46074  
317-669-8009

Sent from my iPad



## Jesse Pohlman

---

**From:** B Dravet <bdravet@yahoo.com>  
**Sent:** Sunday, June 05, 2016 12:32 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony-NOT the same copy others are sending you.

Dear Jesse,

I completely agree with the letter below. I would also like to mention that I own the 7+ acre property north of Harmony-1739-1745 W. 156th Street. I am begging you to not allow Harmony any more special treatment or zoning changes. The builders have already cleared hundreds of trees-something that they originally were not supposed to do. Estridge IS involved. We were all told Estridge would not be involved-a bold faced lie at the very beginning. My barn has never been visible to the south, now I can clearly see it all the way from 146th and Town Rd. The noise is unbearable. My 4 year old is constantly being woken up by loud construction. I would also ask of you to require Harmony to border itself with a wall. Ideally, a wall that would be built before they get any closer. We are also bothered at night because EVERY light is turned on in the empty homes. Harmony has already caused light, sound, and air pollution. Harmony builders even wanted the new sewer to go through mine and my neighbor's properties to avoid it going through Harmony. Because of that, we all had to deal with lawyers, realtors, etc. Another issue that worries us is drainage. Harmony is building the soil up. This is already causing my property to hold more water than usual. I am also concerned with flooding as they get closer. I did not move to Westfield to be this close to fast food, gas stations, apartments, and shopping centers. Please take all of this in consideration on Monday.

Joe McCarthy, Brandy Dravet-McCarthy, and Reznor McCarthy  
(831) 383-8785

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere  
1393 Bridgeport Dr  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Rose Titel <rtmustlovedogs@gmail.com>  
**Sent:** Sunday, June 05, 2016 12:47 PM  
**To:** jpohlman@westfield.ingov  
**Cc:** APC  
**Subject:** NO GAS STATION

**Importance:** High

Mr. Pohlman,

I cannot make the Public Hearing scheduled on Monday, June 6<sup>th</sup>, however; I am submitting this email to formally voice my opposition to a gas station at 146<sup>th</sup> & Ditch. I am in complete agreement with ALL points made in the email below from Steve and Bea Goodere.

Rose Titel  
1222 Pawtucket Drive  
Westfield, IN 46074  
Centennial resident

**REF: NO GAS STATION AT 146TH AND DITCH**9h ago

June 4, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

- 1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.
- 2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.
- 3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend

in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere  
1393 Bridgeport Dr  
Westfield, IN 46074

copy to: [apc@westfield.in.gov](mailto:apc@westfield.in.gov) (Advisory Plan Committee)  
Shared with Centennial + 24 nearby neighborhoods in GenKay Sexton  
[katiekat222@msn.com](mailto:katiekat222@msn.com)  
One year from now, what will you wish you started today?

June 5, 2016

Jesse Pohlman  
Community Development Department  
Planning and Zoning Division  
2728 East 171<sup>st</sup> Street  
Westfield, IN 46074

Subject: **1606-PUD-07, 1606-DDP-20** Harmony PUD District Amendment (Mixed-Use District)  
Located At the Northwest Corner of 146th and Ditch Road. 1605-SPP-06 & 1605-ODP-06

Preface: My wife and I live a 1367 Trescott Drive directly adjacent to Ditch Road and the proposed retail development. We purchased the property and built our home with Estridge in 2007, with an expressed concern over future development around us. It was indicated at that time that 'Commercial Zoning' was not likely to be an issue in the future. The precedent set at 161<sup>st</sup> street and Springmill Rd. with rezoning of residential property to commercial zoning lead to a change in development plans, and in 2012 the property listed above was approved for retail development. The approval was made with restrictions at that time that were acceptable to the neighborhoods. The request to change these restrictions is another attempt by a new developer to ruin our quaint rural residential and community life. We have several objections to the application and many concerns about the development in general.

Ditch Road and 146 street are 'County Roads' surrounded by homes, communities and real estate that caters to residential occupants. The approved development of the Mix-Use District is a retail island in a sea of homes. It is not an appropriate site for the proposed amendments to the development that is best designed and expected to be located on State Roads, like State Rd 32 and State Rd. 31 with no residential neighbors and easy access for vehicular traffic on and off the freeways. With is context as a background, please review and consider with serious deliberation, the following objections and concerns in order of importance.

Objections:

- 1. We do not want any gas station/convenience store to be approved for any portion of the 1606-PUD-07 development.**

Since the roundabout was constructed at 146<sup>th</sup> street and Ditch road the traffic volume on Ditch Rd. has increased dramatically. The traffic noise wakes me up at 6:30 a.m. and I no longer have to set an alarm to get to work. The addition of a gas station and drive through convenience store would increase the volume of traffic, increase the noise level, increase the duration of traffic from just rush hours to most of the day and



evening. Most residents get gas on the state roads on the way to work or after work and do not need a 'local' gas station near their homes.

Gas stations sell beer /wine; are typically open 24/7, and located at busy roads, making them targets for crime from transient traffic. This is additional concern.

From an environmental point of view, leaks from the underground tanks may be 'rare' but spills from delivery trucks filling the tanks or vehicles will occur and will probably run off into the retention pond and then into the wetland. Odors from fuel spills will move toward us in Centennial and Harmony due to prevailing wind directions. This could be a regular issue.

**2. We do not want a 'fast food' Drive Thru establishment on the north side of 146<sup>th</sup> street.**

There is presently approval for a fast food establishment on the parcel south of 146 street, and we believe that is sufficient to get retail customers to patronize this development. As stated before, drive through establishments have a large impact on traffic. Bringing that business to the north side of 146<sup>th</sup> St. will push a large volume of traffic towards the Somerville St. Roundabout, directly into the neighborhood.

A sit down restaurant with liquor license, patio seating, regular hours of operation is more what should be envisioned for this community location (north side of 146<sup>th</sup> street). I see business like Le Peep, Kelties (so sad to see it go), Tuesday Morning, Charleston's, etc. to have a great following at this site.

**3. The 'Right In and Right Out' exit and entrance between 146<sup>th</sup> St. and Somerville St. is not appropriate.**

It makes no sense to have a 'Right In' entrance between these streets as there is Right In access at the Somerville roundabout 300 feet north, that serves that function. The new Right Out at this location may help alleviate all the traffic from going through the roundabout at Somerville, but its location would result in headlights pointed directly into our backyards/ family rooms and bedrooms all evening and night.

The short distance between the two roundabouts also makes me concerned about traffic safety. A right out at the Somerville roundabout, towards the proposed new Right Out could be covered in a few seconds with acceleration that could cause severe damage to the other exiting car or cause the accelerating car, through avoidance, to ride over the proposed divide into the oncoming traffic from the 146<sup>th</sup> street roundabout.

**4. We do not want the CVS store to be developed at this site.**

We believe there are more than enough CVS stores in this general area. There are presently 9 CVS stores/outlets within a 5 mile radius of Hwy 31 and 146 street. We do not need a 10<sup>th</sup> one when there are two within 2 miles of this location. Walmart has had a lot of opposition to development near residential areas and locations that cause independent small businesses in city centers to close. I believe CVS has the same effect, and perhaps an even larger impact on local business by 'invading' all the potential new locations with small foot print stores. What business will come into this Harmony development after CVS is established? They sell beer /wine, cosmetics, household goods, canned, boxed and bottled foods, snack foods and other sundries. What is left to sell at a potential new market store; just meat, produce, and frozen foods? There are not many small independent businesses doing that, and the larger ones will not come to this site.

Indiana ranks number 1 for the entire country in 'armed robberies of Pharmacies'. (Indianapolis Star article 2015). There were more than 150 in 2015. The one at Gray Road and 146<sup>th</sup> St. was robbed at gunpoint last year. CVS does not have recorded security surveillance in all its stores. They are not doing enough to prevent and deter such crimes. We believe that this will continue in the future and the CVS store at this location will provide opportunities for such crimes.

Concerns:

**5. We would like to have an ordinance that there be no 24/7 hour business in operation at this development**

Part of my expectation of a 'residential life' is to be able to relax in my back porch or yard during the evening after dinner and enjoy a time of relative peace and quiet. Even now the traffic dies down after rush hour and by 7-8 pm there is a time of rest. The opening of a 24/7 business would effectively eliminate this aspect of life and become a time of distress.

**6. We want to have the Developer build a tall solid privacy fence on the East side of Ditch road backing the Trescott street residences to replace the existing one.**

The higher elevation of the development site (5 feet) effectively removes the privacy fence function that we have had for 'road noise'. All during the 2014 and 2015 summers we have had an unobstructed view and unobstructed noise from the earth moving

vehicles. I do not expect there to be any change from parking cars, and traffic going through the development once it is completed. In fact I would appreciate it if it could be done before completion of the next major earth works and road development. One week last year our vacuum collected 1 inch of dirt from the back porch carpet....disgusting!

The Village Farms development have a 10 foot privacy fence along 146<sup>th</sup> street to curb the street noise and car lights. I would like to expect the same as no doubt any "landscaping" that may be done on the West side of Ditch will be insufficient to provide me with a quiet and undisturbed backyard.

**7. We would like to see the Developer put in tall and short landscaping to deflect and curb the night lighting for parking lots and buildings.**

Tall maple or oak trees would help break up the light pollution that will come from parking lot lighting and building lighting. Short landscaping (Evergreens, short bushes and berms) will also deflect noise and light from the development sight and from the road traffic.

**8. We want the appearance of the CVS Store to change to an appropriate 'Residential' quality.**

Given that the CVS will develop there, and it meets the approved commercial uses for the site, we feel site rendering of the building construction is **utilitarian, gaudy** and **overbearing** (I hope their large signs are not lit up at night!). It is designed for an interstate commercial corridor, not for a residential neighborhood. I have seen much more acceptable constructions of CVS stores at 116<sup>th</sup> street and SpringMill Rd. and at W. Main Street and Towne Rd. ... not impressed with this one.

Please include this communication with the comments of others at the Meeting of June 6, 2016.

Respectfully,

Alain and Christina VanRyckeghem  
1367 Trescott Drive  
Westfield, IN 46074

317-569-5198

## Jesse Pohlman

---

**From:** Maria Collier <mariacollier@outlook.com>  
**Sent:** Sunday, June 05, 2016 3:06 PM  
**To:** Jesse Pohlman; APC; Cari Hahn  
**Subject:** Re: Development of the Harmony Mixed-Use District

Dear Advisory Plan Committee Members,

We moved to Westfield (Centennial) two and a half years ago from the west side of Indianapolis. One of the things we loved about Westfield was that it didn't look like so many other suburban areas around Indy with generic strip mall after generic strip mall sprinkled with generic big box stores. Of course, we knew that it was a growing area and development was inevitable. We were made aware of the Harmony subdivision before we bought our home. So far, they've done a great job of developing a neighborhood that is both beautiful and fits right in with the surrounding neighborhoods.

However, we have grave concerns about the commercial end of the Harmony development. As I said, we understand that development is inevitable in a town like Westfield, and a casual restaurant to grab a quick bite, a coffee or ice cream shop, or some other small businesses would certainly be convenient and welcomed in our growing area. But what the developer is proposing with a gas station/convenience store is troubling on so many levels: light and noise pollution, environmental impacts, trash, greatly increased traffic, just to name a few. Do we really need yet another massive grocery store when there are already so many within just a few miles? And with a CVS currently being built less than two miles from our home at 161st and Spring Mill, why on earth do we need another? What happens when, after a few years, CVS figures out that it can't possibly keep all their stores profitable when they have so many in such close proximity? We are left to stare at a huge, ugly, empty box.

The City of Westfield has done such a tremendous job with the Grand Park project, and the development of fast food, lodging, and other conveniences going on at 31/32 is surely needed to help support all that goes on there. I would guess that those businesses will be very successful, as they can draw not only from the folks who utilize Grand Park, but also passing motorists on 31 and 32 as well as residents of Westfield like us. I don't mind a bit driving just a few minutes to patronize those establishments. But those types of businesses have absolutely no place in the middle of our lovely residential neighborhoods. I do NOT want or need a gas station or fast food restaurant in my backyard!

Committee members, PLEASE do not just blindly approve this request in the name of "progress." Please consider the negative impact it would have on us and all of our neighbors. Let's take pride in intelligently planning the growth of Westfield, not just following the money and buying into any proposal a developer may introduce. Give the residents of this beautiful city the services we need, but please don't put them in the middle of existing neighborhoods!

Thank you for your consideration,

Maria & Lee Collier  
1338 Monmouth Dr.  
Westfield, IN  
(317)509-2482



## Jesse Pohlman

---

**From:** mookie89 <mookie89@sbcglobal.net>  
**Sent:** Sunday, June 05, 2016 3:20 PM  
**To:** Jesse Pohlman  
**Cc:** APC  
**Subject:** Harmony Mixed Use District

Dear Mr. Pohlman:

Please take into consideration our vehement objection to having a gas station/24-hr convenience store and/or a fast food restaurant on the corner of 146th & Ditch. We were led to believe in previous applications/decisions that these establishments were not to be allowed and yet, here they come again. While we have many environmental, quality of life and property value reasons for our objection (it is our understanding these have been spelled out in detail to you by others), the appearance of so-called "bait and switch" tactics by the City of Westfield (to the surrounding residents) seems to be happening. Original resident angst was tamped by appearing to make clear there would be no, as in zero, gas station, fast food outlet, etc. permitted at said location. Indeed, we were led to believe a "high end" restaurant and grocery store were to be constructed. In today's world, "government" is getting hammered by disaffected citizens because of poor decisions by those in power, if not flat-out lies.

We write this to you with all due respect. Please consider it constructive. We are firm in our resolve that no gas station, 24-hr convenience store and/or fast food restaurant or anything similar be permitted to build/operate near or on any corner of 146th & Ditch Road. We appreciate your time in considering our input. Should you require any further comment, please do not hesitate to contact.

Richard A. Hansen  
Patricia L. Hansen  
14542 Brackney Lane  
Carmel, IN 46032

## Jesse Pohlman

---

**From:** Molly Knapp <knapp.molly@gmail.com>  
**Sent:** Sunday, June 05, 2016 3:33 PM  
**To:** Jesse Pohlman  
**Subject:** Subject: 1606-Pud-07 (Public Hearing). Harmony PUD District Amendment (Mixed-Use District)

Jesse,

We wanted to email you regarding my concern on the proposed Harmony PUD District Amendment. We have lived in Centennial for 13 years and love the neighborhood and the city of Westfield. We are deeply concerned with the proposed amendment which would allow for a gas station and fast food restaurant at 146th and Ditch. Additionally, it seems the CVS could be designed in such a way that would be more fitting for the area. While we can not attend the public hearing, we wanted to convey our deep concern with the city allowing changes that are being proposed.

Thank you,  
Molly and Tyler Knapp

## Jesse Pohlman

---

**From:** Ann Stochel <amstochel@yttech.com>  
**Sent:** Sunday, June 05, 2016 3:51 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony, Mixed-Use District, Northwest Corner of 146th and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. There are strong concerns about stored fuel, emissions from idling cars and emissions from fuel spilled by the fuel tankers in this already significantly populated area that is growing very quickly.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Ann and Tom Bruno  
1198 Bridgeport Drive  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Arlon Bardwell <arlon.bardwell@gmail.com>  
**Sent:** Sunday, June 05, 2016 4:22 PM  
**To:** Jesse Pohlman  
**Subject:** Public Hearing

June 4, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Arlon & Beverly Bardwell  
1348 Mayfield Ct  
Westfield, IN 46074

**Jesse Pohlman**

---

**From:** Goldstein Family <goldstein61025@gmail.com>  
**Sent:** Sunday, June 05, 2016 5:11 PM  
**To:** APC  
**Subject:** No to gas station @146th & Ditch

To whom it may concern,

I've recently heard that there are plans to change zoning of the area at 146th st. and Ditch Road to allow for a GetGo or other gas station to be located there.

I did not object a few years ago when other light commercial developments were proposed; I'm not against moderate development.

However, siting a gas station nearby is a different matter altogether, particularly when the operation may be a 24/7 store with gas and minimart. This could result in excessive noise at all hours of the night, the potential for groundwater contamination, and would be deeply out of keeping with the character of the area. I am a resident of a nearby development directly adjacent to this site and have lived here for 10 years. I strongly oppose this development.

Please do not allow this change to the zoning to occur.

Sincerely,

Marc Goldstein, Ph.D.  
1375 Kirklees Drive (in Kingsborough)  
Carmel, IN 36032



To: City of Westfield Advisory Plan Commission

Re: Agenda Items: 1606-PUD-07 and 1606-DDP-20  
Meeting of Monday June 6, 2016

Remarks to be delivered at the Public Hearing of Monday June 6, 2016

Good evening, and thank you for the opportunity to address the City of Westfield Advisory Plan Commission regarding Petitioner TMC Developers, LLC and their application amending their original intent of the use of land at the Harmony PUD site.

My name is Sanford Horn and I am owner and resident of 1388 Somerville Drive, Westfield – the corner property of Somerville and Ditch – where an unnecessary roundabout is to be placed, disrupting the lives of my family, neighbors, and community.

The bigger disruption is to be built at 146<sup>th</sup> Street and Ditch Road – a potential CVS pharmacy, a Get Go gas station, and a fast food establishment. The lesser concern, regarding the potential pharmacy is its intrusive size, hours of operation, lighting, and elevation in the residential neighborhood of Centennial and its surrounding environs.

Also at issue is the possibility of shrinking the size of the berm and buffering from the original 2012 plans. It needs to be taller, wider, and deeper, not shorter, thinner, and narrower.

The greater concerns are the gas station and fast food establishment that enjoy overwhelming objections to, and unpopularity for their construction in Centennial and the surrounding neighborhoods. More than 40 citizens took the time to attend a community meeting in this very building last Thursday evening to hear about the developer's plans and express grave concerns and objections regarding potential increases in crime to our communities, increases in traffic – foot, vehicular, and transient, as well as drainage issues, gas leaks and odors, 24-7 activities by possible miscreants, and a considerable reduction in property values.

It was disingenuous for TMC's representative to liken the gas station to the Cardon Copper Trace senior living facility. Copper Trace is a quiet, almost too quiet, residential fixture that blends into the neighborhood. A gas station is the antithesis. The residents of Centennial et al, are not idiots. To borrow from Sarah Palin's 2008 Republican convention speech, you can put lipstick on a pig, but it will most certainly still be a pig.

We understand what the City of Westfield allowed in 2012 and we also understand the importance of increasing tax revenue via commercial enterprises, but some enterprises are simply inappropriate for residential communities. There is already a gas station a five minute drive from Centennial and a cadre of fast food establishments within 10-12 minutes from Centennial.

I cannot stress the vehemence with which the residents of Centennial and surrounding neighborhoods have protested the building of these two types of commercial enterprises. One woman last Thursday commented in frustration that those with the money make the decisions for those with less money. I support that frustration because, as the gentleman who gave the presentation on behalf of the developer responded, if she was not happy about the use of the land, she should buy it herself. (To be fair, he said he was not trying to be patronizing, and I agree he was not being patronizing, but he did speak a simple irrefutable truth – those with the money make the decisions for those with less money.)

Another irrefutable truth is that the unwelcome additions of a gas station and fast food establishment into Centennial and our adjoining neighborhoods will irreversibly destroy the fabric of our communities.

I respectfully urge the Plan Commission of the City of Westfield to reject any and all amendments as applied for by TMC Developers and maintain the residential tenor of Centennial and surrounding neighborhoods.

Thank you for your time and attention.

Sanford D. Horn  
1388 Somerville Drive  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** David Hughes <Daviddhughes@outlook.com>  
**Sent:** Sunday, June 05, 2016 7:20 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch Get Go gas station

June 4, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

David Hughes resident at Brook Stone Park subdivision at North east Corner 146th and Ditch  
14486 Baldwin lane  
Carmel In 46032

**Jesse Pohlman**

---

**From:** Hilary Machemer <hmachemer@icloud.com>  
**Sent:** Sunday, June 05, 2016 7:34 PM  
**To:** APC  
**Cc:** Paul Estridge  
**Subject:** Mixed-Use District (6/6/16 mtg)

As residents of Harmony Homes, near 146th and Ditch Road in Westfield, we'd like to formally voice our opinion regarding the proposed development.

We stand in opposition to a gas station/fast food restaurants due to environmental effects as well as a change to quality of life in the area.

Regarding the development on the northwest corner, particularly CVS, the neighborhood demands a facade that is in tune with existing homes.

We urge you to vote with surrounding residents' concerns in mind.

Thank you for your consideration,

Mr. & Mrs. S. Machemer

## Jesse Pohlman

---

**From:** Lidia Santos <jlssantos@juno.com>  
**Sent:** Sunday, June 05, 2016 7:48 PM  
**To:** Jesse Pohlman  
**Cc:** APC  
**Subject:** NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 5, 2015

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

Re: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear by the community in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Jose and Lidia Santos  
1335 Monmouth Dr  
Westfield, IN 46074



317.669.8323

copy to: [apc@westfield.in.gov](mailto:apc@westfield.in.gov) (Advisory Plan Committee)

## Jesse Pohlman

---

**From:** Cristina Soboleski <csoboles@gmail.com>  
**Sent:** Sunday, June 05, 2016 7:55 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

Dear Jesse,

My husband and I just purchased a home in Harmony in December 2015, and we are very displeased the the proposal of having a gas station, fast food restaurant, and a CVS built at the intersection of 146th and Ditch.

We decided to build in Harmony because we immediately fell in love with the aesthetic of the neighborhood. When searching for a lot in Harmony, we decided to pay an additional \$10,000 lot premium in order to have our home facing the large pond that is just north of Ditch Road. We were told when we purchased this lot that the area directly to the south would eventually contain "high-end retail" with "boutique shops" and a "small grocery store." What is being proposed doesn't sound anything like what we were told when we decided to build in Harmony. We were also under the impression that there would be a separation between Harmony and the proposed retail development-- a wall, landscaping, etc. From my current understanding, there has been little talk of creating a barrier between the retail and residential area. I did not pay an additional \$10,000 to have my home facing the back of a CVS or overlooking a gas station.

Not only am I concerned about what the current proposed project will do to my property value, but I am also concerned about light pollution into the front of my home and the safety of my home as well. Running a 24-hour facility so close to a residential area does not make for a safe neighborhood. In addition, what is built at 146th and Ditch needs to conform with the architectural design of the Harmony residential area. The proposed project for the area seems like it will create a commercial feel to a community that is supposed to have an up-scale but quaint aesthetic.

If you have any questions regarding my concerns, please contact me at the number listed below.

Thank you,

Cristina Soboleski  
1472 Waterleaf Drive  
Westfield, IN 46074  
(248) 821-3302

## Jesse Pohlman

---

**From:** Abby Moore <abigailmoore1211@gmail.com>  
**Sent:** Sunday, June 05, 2016 9:14 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch Commercial Development

Good evening, Jesse-

My husband and I are greatly concerned with the commercial development proposal for the area of 146th and Ditch Road as our home faces south toward the possible development. This is our first home and we certainly hope we don't spend our years here dealing with excess traffic for a gas station, fast food restaurants, light pollution, unwanted smells, parking lots, runoff to our property and retention ponds and other such hazards and annoyances.

We are also expecting our first baby and are greatly concerned as to the additional risks this exposes our child too. We moved into a residential area with the expectation that any businesses the area would add would be small, a safe distance and would correspond with the residential feel of the area. However, especially a gas station, would greatly increase the flow of traffic, strangers in the area and risk of hazardous runoff to our property and retention ponds.

In addition, the inclusion of generic commercial properties would greatly decrease the value of our property and that of our neighbors. While proximity may be alluring to some, the aesthetics of facing a parking lot, dumpsters, constant traffic, fast food and gas station smells, generic CVS, and whatever other mystery business goes in.

It seems these commercial properties would do better at a much greater distance than proposed. In addition, Westfield has many areas of commercial development that the businesses would likely find greater success. In any direction, Harmony and Centennial residents can conveniently find a gas station, CVS, grocery store, etc. While finalized, we find it odd that yet another CVS is going in less than 2 miles away. This developer (and future developers) should strive to create a facade that better matches the surrounding communities. It could only help the limited business they may receive after having a sister store so close in a much denser and convenient location on Springmill for Westfield residents.

Given the finalized developments that will be installed, we ask for sufficient landscaping and design to ensure our home still feels like home rather than a parking lot. The inclusion of trees, walls, fencing and barriers that may clearly and aesthetically separate the commercial area from residential. In addition, the lot lighting should be regulated to ensure limited light pollution and again, a parking lot effect on local residents.

We're extremely frustrated with the possible changes to the original plan that was proposed to us when we selected our home and location. We were so excited to move to Westfield and we certainly hope that the city maintains a level of integrity for their residents. Simply put, the suggested developments are much too commercial for this area and would be a great disappointment and inconvenience to Harmony residents. Not to mention the loss of property value and the future challenge of selling our homes.

Please act in the best interests of local residents. This impacts the safety of our families, personal health and livelihood.

Best regards,  
Abby Moore, Harmony resident

## Jesse Pohlman

---

**From:** John Anderson <bartanderson@icloud.com>  
**Sent:** Sunday, June 05, 2016 9:16 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony development

> Mr. Pohlman,

>

> Finding the right balance between residential and commercial development is a delicate balancing act. Having lived in Fishers, Carmel, and now Westfield I have experienced a variety of attempts at finding just the right mix.

>

> Fishers it seems has sought to attract any and everything from car dealers to strip shopping centers. As a result, it has no real identity - famous only for nightmarish traffic and for being that city you have to drive through on the way to the lake.

>

> Many would say that Carmel is at the other extreme. For example requiring commercial developers to build second story facades when a single floor is all that is needed by a business. The city is successful however, challenging developers to build without infringing on the lifestyles of its citizens.

>

> Westfield is at a crossroads of sorts, especially near our new home in Harmony. The original development planned for the property on the northwest corner of 146th and Ditch Road was too blend into the surrounding neighborhoods in Centennial and Harmony. The plan under consideration at present takes a detour from its original concept. A detour which will make potential new homeowners think twice about moving to Westfield. A detour which will also make those of us who now call Westfield our home question our decision to relocate here.

>

> Sure, it's easy to start counting the tax dollars that come from yet another cookie cutter strip mall, fast food, and gas station asphalt jungle. If that comes to pass then our identity will be no different than our neighbors to the east.

>

> You have a chance to define our neighborhoods and our city for the next generation. Make a decision that will put homeowners and quality of life first. Build a shopping area that integrates into the surrounding communities - not one that defines it.

>

> Sincerely

>

> Bart Anderson

> Harmony Resident

>

>

>

> Sent from my iPad

## Jesse Pohlman

---

**From:** Larry Blessinger <lblessinger@hotmail.com>  
**Sent:** Sunday, June 05, 2016 9:23 PM  
**To:** Jesse Pohlman  
**Cc:** mschaaf@mac.com  
**Subject:** 146th and Ditch development

My wife and I are concerned about the recent news we have heard concerning possible variances being requested for a new gas station and a potential fast food restaurant with a drive thru for the mixed development location adjacent to the Harmony Development in Westfield. As residents with our house located on Waterleaf Drive overlooking the retention pond to the south, we do not feel these variances should be granted. They were not part of the original plan when we agreed to a contract to build our house and we paid a premium for the lot we are on to overlook the lake, not fast food and a gas station. We do not feel it is appropriate to approve this variance as it could have several negative impacts, including potential loss of home value, noise and light issues, safety and security issues, aesthetics, and potential for crime. Also, even though the CVS has been approved, we feel there should be an earth berm and trees or something similar put just to the south of the ponds to delineate a separation between the mixed development and the residential section.

Thank you,

Larry and Beth Blessinger  
Harmony residents



**Jesse Pohlman**

---

**From:** Lisa Floreancig <lisaflo14@gmail.com>  
**Sent:** Sunday, June 05, 2016 9:23 PM  
**To:** Jesse Pohlman  
**Subject:** 146th & Ditch Development

Dear Mr. Pohlman:

I live at 14935 American Lotus Drive in the Westfield subdivision of Harmony. My home is beautiful, as are all the homes in the area, and I am very happy to call Westfield my home.

My husband and I began our house search about a year ago when we came upon Harmony. We were very intrigued with Estridge's strategy - build homes with architectural and artistic diversity and interest.

When it came time to make the final decision as to where we wanted to live, we selected Harmony for the reason stated above but also because we were told that the commercial land to the south of Harmony was to be developed with a restaurant and CVS that were to be architecturally similar to the homes in the area. You cannot imagine our dismay when we learned that the original plan had been changed to a traditional CVS, a fast-food restaurant, and gas station ... without comparable architecture that graces the area.

The homes in this area are higher end, and the last thing any of us need or want is a displeasing-to-the-eye strip mall and gas station, which will only increase traffic and quite possibly crime.

I ask respectfully that the plans that are now on the table be scrapped, replaced with the original plan, a plan that homeowners supported.

Thank you,

Lisa Floreancig

## Jesse Pohlman

---

**From:** Allison Bonez <allisonbonez@yahoo.com>  
**Sent:** Sunday, June 05, 2016 9:58 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,  
The Shepherds  
1288 Valdosta Place  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Tori <tlshaw1978@gmail.com>  
**Sent:** Sunday, June 05, 2016 10:39 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony, Mixed Use District Northwest Corner of 146th St. and Ditch Rd.

Dear Jesse;

I am writing concerning the zoning amendments being proposed by the developer of the above property. I am a resident of Centennial. I moved to Westfield in March of 2013 from the northwest side of Indianapolis. The main reason I moved was to get away from all the commercialism in Indy. There is literally a gas station or fast food restaurant on every corner. Westfield was a quaint, friendly city and I fell in love with it immediately. Now the threat of fast food restaurants and a gas station in my area is becoming a possible reality.

I have not talked to one neighbor that wants this to happen. Not only will it make our property value plummet, the very probable risk of increased crime is in itself reason enough to fight this. It breaks my heart to think of neighbors, my friends, moving out of Westfield because of a promise made back in 2012 of no gas station or fast food in our area...but that's exactly what will happen if this is passed.

I pray that the Advisory Plan Committee will stop the developer from turning our area into another Indianapolis. Let Westfield continue to be a unique city of their own and not follow in Carmel or Fishers footsteps.

Thank you for your time and consideration.

Sincerely,

Victoria Shaw  
1341 Monmouth Dr.  
Westfield, In 46074

Sent from my iPad

**Jesse Pohlman**

---

**From:** Sue Taylor <staylor@parktutor.org>  
**Sent:** Sunday, June 05, 2016 11:13 PM  
**To:** APC  
**Subject:** Commercial Development at Ditch Road and 146th Street

To the Commercial Planning Board of Westfield,IN,

I am writing with concerns about the plans for the development of the property at the corner of Ditch Road and 146th Street. I just recently moved into the Harmony neighborhood and have some serious concerns about what will be built on the perimeter of our neighborhood. We were told that there would be a possible grocery store and gas station at this location. We were assured that the construction style would compliment our neighborhood. Fast food restaurants and a CVS store were not mentioned and do not meet this criteria. As a homeowner in the area, I am of course concerned about maintaining our property values and the look and feel of what surrounds our home. The small town, village look of our neighborhood should be complemented with businesses constructed with a similar architectural design. It should look like small town business district.

We are opposed to 24 hour businesses, and fast food commercial development. Most of our homes have substantial outdoor living spaces. These are what differentiate our homes from the other new constructions in the area. Noise and light pollution from 24 hour businesses and drive thru chatter will take away from the space for which these homes were designed. Homes that border Ditch Road were required to meet high design standards, needing 7 points of interest on the back of our homes. This cost us all extra money. This was done to add value and to maintain a standard for the City. It would seem unwise to approve a construction style that does not meet this standard simply because it is a commercial space.

We are not in favor of development similar to that which is found near the Grand Park area. This area serves a different purpose and is not a highly residential area. The businesses at that location are appropriate for what else is there.

Please consider the unique qualities of our neighborhood throughout the planning and construction of this commercial space.

Sincerely,  
Susan and Mark Taylor  
14941 Pollard Drive  
Harmony neighborhood  
317-679-4211 (Sue)  
317-771-3136 (Mark)

Susan Taylor  
8th Grade Science  
Park Tudor School

**Sue Taylor**  
Middle School Science Teacher

staylor@parktutor.org  
Office: (317) 415-2738

**PARK TUDOR**  
Exceptional Educators. Extraordinary Opportunities.

**Confidentiality Note:** This e-mail message is for the sole use of the recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient(s), please contact the sender by reply e-mail and destroy all copies of the original message.



## Jesse Pohlman

---

**From:** Aaron Hughes <aaronlouise@att.net>  
**Sent:** Monday, June 06, 2016 8:32 AM  
**To:** Jesse Pohlman; Louise Hughes  
**Subject:** Proposed development at 146th & Ditch

Jesse,

I am writing you on behalf of my family, which has lived in the Harmony subdivision since July of 2015. When we were going through the process of purchasing a home, we were made aware of the development plans that were to include a fuel center (not gas station), as well as some other small commercial locations. My current understanding is that there are plans for a cookie cutter CVS, as well as a run of the mill gas station and potential fast food location. As with many of my neighbors we are against any development that does not meet the architectural standards of our beautiful neighborhood.

With regards to the proposed CVS, I fail to understand why there is a need as there is already one under construction at 161st and Spring Mill. I'd gladly drive the 2 miles to that one to avoid having one in our back yard, drawing unwanted traffic, noise, etc to the streets our children play in. I'm not 100% opposed to a fuel center, but am NOT on board with a normal gas station, especially if it is not going to be built with the proper environmental considerations being made. The architecture should also reflect the neighborhood, and not look like something that was just stamped out like all the rest.

On the subject of a restaurant, we do not want any sort of Taco Bell, McDonalds, etc this close to our community. There are plenty of existing fast food places already within a short drive. As others have mentioned this would bring unwanted traffic, noise, pollution to the area our kids are growing up in. If there were an opportunity for a nice sit down restaurant, I believe most if not all residents would welcome that, but nobody wants another fast food place, effectively IN our neighborhood.

We implore you to look at the development opportunity as something to enhance our neighborhood, not bring it down. There's a reason we paid a premium to build in Harmony, and we, along with others, don't want that diminished.

Thank you for listening to our concerns, I have to believe you will act in a way that represents the wishes of the community members, and not those wishing to take advantage of the economic opportunities our communities (Harmony, Centennial and others around the area) provide.

Sincerely,

Aaron & Louise Hughes  
14969 Pollard Drive  
Harmony Subdivision

**Jesse Pohlman**

---

**From:** Alison Day <alisonkay32@gmail.com>  
**Sent:** Monday, June 06, 2016 9:09 AM  
**To:** APC  
**Subject:** 146th and ditch commercial development

I have a home near 146th and ditch. I am writing to report my disapproval for some of the planned commercial development in that area. First, this area does not need another CVS with one being built at springmill. Second, we do not want a gas station near our quiet, safe neighborhoods. This will bring added noise and de-value our homes. Please do not build a cvs or gas station at ditch and 146th street Alison Day

**Jesse Pohlman**

---

**From:** Tena McClanahan <billtena@yahoo.com>  
**Sent:** Monday, June 06, 2016 9:20 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony Amendment to Zoning

Dear Mr. Pohlman,

We were unable to attend the meeting held on June 2, but have been updated by our neighbors and members of our HOA. We are **ABSOLUTELY OPPOSED** to ANY gas/convenience store being allowed at 146th and Ditch Road, on ANY corner. The originally platted upscale shops and cafes would be a welcome addition to our area, but **NOT** a fast food drive through. The CVS pharmacy would also be a welcome addition, **BUT ONLY** if the architecture is in keeping with our unique neighborhoods (Centennial and Harmony). We would ask that any approvals for any development take into consideration the residential nature of this area and keep this feel in retail shops allowed on this corner.

Homeowners in this area made the decision to purchase their homes in these neighborhoods with the knowledge that the retail area was to be upscale and in keeping with the look, feel and monetary investment they were making. To have the original zoning amended to incorporate these types of businesses is deceitful. The developer who purchased this land **KNEW WHEN HE BOUGHT IT** what the present zoning entailed. If he did not wish to develop the land with this vision in mind they never should have purchased it.

As outlined in letters from other homeowners, we are also concerned about the drainage and lighting issues. There is presently a large runoff of rainwater from this area east across Ditch and into Centennial. This needs to be addressed to not adversely affect homeowners. Berms and landscaping should be installed to block the light/noise for those homes that border this area.

We are asking the board to deny this amendment. We are looking to you, our government officials, to protect our investments in The City of Westfield.

Sincerely,

Bill and Tena McClanahan  
1383 Bridgeport Drive  
Westfield, IN 46074

**From:** Betty Whittaker [mailto:betty.whittaker2@gmail.com]

**Sent:** Monday, June 06, 2016 9:28 AM

**To:** Jesse Pohlman <jpohlman@westfield.in.gov>

**Subject:** changes to 146th and Ditch

We don't need any of this at that corner. Three CVS stores within a couple of miles...131st and Towne and 161st and Springmill. All the trees have been taken down along Ditch...put some of them back with lots of greenery.

Betty Whittaker

1364 Bridgeport Dr.

---

**From:** Betty Whittaker [mailto:betty.whittaker2@gmail.com]

**Sent:** Tuesday, June 07, 2016 5:13 PM

**To:** Jesse Pohlman <jpohlman@westfield.in.gov>

**Subject:** construction

Once again, I am writing to let my opposition to any 146th St. and Ditch projects be known. None of this, gas station, CVS, etc. is needed at this location. Are you going to allow a CVS at every corner? There is one at 131st and Towne and another going up at 161st and Spring Mill.

Enough is enough. Put all the trees back and the farmland which is one reason why I moved to this area just six years ago. Please listen to the people affected by this construction. Enough is enough!!!!

Betty Whittaker

1364 Bridgeport Dr.

**Jesse Pohlman**

---

**From:** Jeff O'Neill <joejeffoneill@gmail.com>  
**Sent:** Monday, June 06, 2016 10:12 AM  
**To:** Jesse Pohlman  
**Subject:** Development at 146th and Ditch Road

Mr. Pohlman,

We would like to express our views and concerns regarding the commercial development at 146th Street and Ditch Road.

We have been residents of Centennial since 2002 and have lived through the ill advised commercial development at 161st Street, the residents threat to be voluntarily annexed by Carmel rather than by Westfield, the county's illogical parceling of 146th Street at Ditch Road, approval of section 8 housing and now to this commercial development.

We understand that we cannot go back and un-ring the bell of the decision in 2012 to allow this overall commercial development. We also understand, though, that we should not have to be revisiting the issue of a gas station at that location nor revisit the issue of where and what type of restaurant with drive up window will be permitted on the property. The developer understood the type of restrictions that were placed on the property in 2012 and yet we discover in 2016 they still went out and solicited a tenant that was specifically not allowed on the property. This ill advised and in your face mockery of the affected residents of both Westfield and Carmel indicates no willingness on their part to be good neighbors nor good property stewards in the eyes of the residents of Centennial, Harmony and Brookstone Park.

We strongly support the desires of the local residents that the Advisory Planning Commission and the City Council reject the requested changes to the PUD regarding the permitted use of the property for a gas station and any changes to the location or type of restaurant with drive up window allowed.

We also strongly support changing the architectural standards for all the commercial buildings and multi-family residences from the requirements of the SR 32 Overlay requirements to requirements that are more fitting with the existing residential tone of the area.

We also strongly support not relaxing the buffer requirements that currently exist to shield the properties on the south side of 146th Street from further commercial encroachment. Do not further degrade the value of those homes for the enrichment of the developers.

Sincerely yours,  
Joseph J. and P. Jane O'Neill  
15203 Declaration Dr.  
Westfield, IN 46074



## Jesse Pohlman

---

**From:** Brandon Smith <smithbd12@icloud.com>  
**Sent:** Monday, June 06, 2016 10:22 AM  
**To:** Jesse Pohlman  
**Subject:** 146th and ditch development

To the members of the Advisory Planning Commission, City of Westfield:

My name is Brandon Smith and I am the resident owner of a home in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment. Also making it safer for our children.

Respectfully yours,

Brandon Smith

Lana Smith

Sent from my iPhone

June 6, 2016

Mr. Jesse Pohlman, Senior Planner

City of Westfield

2728 E 171<sup>st</sup> St

Westfield, I 46074

RE: 1606-PUD-07, 1605-SPP-06, 1605-OPD-06 (Harmony Mixed Use District)

Mr Pohlman:

I would like to make a few comments regarding the proposals regarding the 3 proposals before the Westfield APC listed above. I am not sure which proposal my comments best apply to but I trust you can determine which is the most appropriate place for them.

I am most concerned with the elevation changes already made at the property in question. The land was elevated several feet without any input from the community or residents directly affected by the change. While this was reportedly done for drainage purposes, this has created drainage issues for Ditch Road, which now floods across the road every time it rains—even with a “drain” put into the west side of the road. If Ditch Road improvements, in the discussion stages, also elevate Ditch Road, that will transfer the lowest land flow to the homes on Trescott Drive that back up to Ditch Road. Most of us have basements with sump pumps already working frequently and issues in the winter with drain lines freezing. Any extra runoff onto these properties is totally unacceptable and would drastically affect the value of our property. Drainage issues must be satisfactorily resolved at “100 year flood levels” to be acceptable to me.

The increased elevation of the Harmony land has also increased the visibility of the project from our back yards. Lighting for any improvements—even “down lights” are now elevated to the point that lights will come into our houses any time the lights are on. We already are experiencing this problem with “down lights” from the 146<sup>th</sup> St/Ditch Rd roundabout. Any project in the Harmony PUD must address this problem satisfactorily to be acceptable.

Plot layouts need to be designed to eliminate headlight glare shining into our homes. Therefore, the plot designs proposed in 1605-SPP-06 and 1605-OPP-06 may not be the best design for resolving this problem.

It appears that approving a gas station next to a marshy area/wetlands should be a non-starter. Lights from canopies for fuel pumps are notorious for emitting enormous amounts of light, that would be unacceptable to anyone residing near it, not to mention the pollution risks of spills and traffic noise generated from a business of that type in that location. This is just a bad location for this idea—not to

Page 2

June 6, 2016

mention the fact neighbors fought against this type of business years ago and have not changed their minds in the interim.

A CVS (are they trying to become a monopoly here?) would be an acceptable type of business that was envisioned originally but the architecture and placement of the building on the proposed lot need improvement. Does facing the building inward rather than toward the intersection improve or headlight glare to the Centennial residents or make it worse? I see no place on the proposal for a loading dock.

An access point between 146<sup>th</sup> St and Somerville is unacceptable as again it would permit increased glare from headlights into the houses in Centennial. A better solution would be access only at Somerville, and west on 146<sup>th</sup> St. Roundabouts should be utilized within the Harmony proposal to allow for better traffic flow for the proposed apartments and commercial areas.

A fast food restaurant with drive through (typical of national chains) is not what I understand the original planning thought process entailed (burgers vs chicken notwithstanding). I understand the concept to be more of a Panera, Dunkin Doughnuts type, with a deemphasis on drive though business. I am not hearing anyone in favor of changing that concept.

Larger commercial projects are designated at 161<sup>st</sup> and Spring Mill and 146<sup>th</sup> and Towne. This project is merely a neighborhood convenience area such as cleaners, bank, insurance office, etc. filling out the other spaces after perhaps a small specialty type grocery.

Thank you for considering these comments.

Richard Kissling

317-414-7529

Melodyandrick@gmail.com

## Jesse Pohlman

---

**From:** mwilkinson@opusdesignad.com  
**Sent:** Monday, June 06, 2016 12:18 PM  
**To:** Jesse Pohlman  
**Subject:** 1606-Pud-07 (Public Hearing). Harmony Pud District Amendment (Mixed-Use District)

Dear Jesse...

Thank you for taking forward our concerns and comments about the commercial district at Harmony.

I am a 10+ year resident of Centennial, and I am one of the few houses that back up to Ditch Road with no fence or berm between my home and Ditch. It has been a tough 8 years since the speed limit was increased on the road, and later when construction began at Harmony. The dirt, noise and danger from speeding traffic has been a stressor, and one I didn't expect based on my research at the time. I was told when I built my house that Estridge would screen the road with additional plantings.

However, at hand is the concern about the commercial development.

When I first heard of Harmony, we were told that the commercial area would be built at 146th and Towne at the far end of Harmony.

Like most of those at the June 2 meeting, I object to all four of the proposals. I'd also like to note that we wasted a lot of time and discussion because the attorney for the developer didn't identify himself as such. We assumed he was with the city and were asking many questions he didn't have the answers for. I think we all thought that he was unprepared, until one member of the group asked him to explain his role because he wasn't sure this guy was on the side of the residents. It came out then that he was not...he was with the developer and only wanted to persuade the residents that this commercial district would be beneficial to them with the revisions proposed. It was not well received.

**The fueling center south of 146th street**, due to transient traffic, environmental concerns and safety concerns. I lived two blocks from a fueling station, across a busy street, not unlike this proposed situation. An elderly woman drove away with the fuel hose in her tank. It blew up the fueling station, burned four homes, injured seven and killed one. Despite promises of the safety of the new-style tanks, it was a disaster. In addition, convenience stores tend to draw loiterers and are often victims of robberies. We don't need this in such an elegant development.

**The potential fast food restaurants in the commercial center proper**, due to transient traffic, disturbing lights to nearby neighbors, smells and safety issues. I know from experience (another home location experience) that fast food restaurants are smelly, draw loiterers and create noise and traffic. In my case, the fast food restaurant was installed after a zoning amendment like this and it greatly reduced the value of the neighborhood.

**The change from a four to five point roundabout**, due to traffic issues. I am also extremely concerned about the planned roundabout at 151st/Bridgeport. In examining the plans, I saw "discuss demolition." This means the city is considering destroying homes of a wonderful neighborhood while destroying the property values of those of us who have already settled in our homes. I would hope this is just an oversight on the city's part.

**The CVS Pharmacy construction**, due to size and unattractiveness. I draw an example from the Springhill Station and pharmacies built in other upscale communities (Village of West Clay, for example) who have pulled the architecture of the area and created a "village" feel.

In working with Estridge with my home, I was promised a community with a coffee shop, dry cleaners and other small businesses in the center, like a village. I expected to have a quiet country lane with a 30 mph speed limit behind me. My other option was the Pettijohn property, which was smelly and noisy and meant trucks were up and down the road all the time. I was assured that this facility would be gone by the time my home was finished and that construction would be underway on homes in that area as well. I wasn't sure of that, so chose my lot and even paid a premium for it for the green space next to it. I never had my home warranty supported by Estridge and battled with them to make things right...until they filed bankruptcy. The noise has been never-ending, the dust and dirt appalling, and we can't even enjoy our porch and patio. We have cars speeding up and down the road all night and trucks throughout the day. I can only assume this will worsen with the commercial district and all the roundabouts.

We are also situated lower than the homes in Harmony and our bedroom windows are at a level with the road. The light and noise pollution as well as the safety of our homes is at risk.

I realize that my latter concerns affect only those of us along Ditch. Estridge made no effort to protect our properties, and now the city appears to be prepared to cut into Centennial for the sake of preserving Harmony's access and entrance. It's very sad.

I moved from Geist to Westfield to return to more of a charming lifestyle and invested everything I had at the time into my home. I am sick about what has happened and what is planned. I ask that the city take in consideration not just the money Estridge will make on this commercial district and protect the home values of those who live here.

Thank you for listening. I hope the city will do the right thing for Centennial, Harmony and all the neighborhoods surrounding this proposed commercial area. I can't attend tonight but look forward to hearing about good things as a result of the meeting.

Sincerely,

Mary Wilkinson  
1358 Monmouth Drive



## Jesse Pohlman

---

**From:** George Sheraw <gsheraw@yahoo.com>  
**Sent:** Monday, June 06, 2016 12:54 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD Rezoning of property on SW corner of 146th St and Ditch Rd to accomodate a Gas Station concerns

Mr. Pohlman,

We are residents in the Harmony Subdivision.  
My wife and I live at and own a home at 1437 W 151st St..

We are strongly opposed to Petition Docket Number 1606-PUD-07 (Ordinance No. 16-12) submitted by Petitioner TMC Developers, LLC Requesting an amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District which was first introduced at the May 9, 2016 City Council Meeting. Scheduled to be heard at a Public Hearing at the June 6, 2016 Advisory Plan Commission (the "APC") meeting.

In particular, we urge the APC to vote to deny the proposed siting and construction of a gas station to be built in Area C.

Locating a gas station will damage the character of the area that we believe the Westfield-Washington Township APC originally envisioned for this developing area.

We don't want a gas station anywhere near Area A, B or C of Ditch Rd and 146th St.

We urge the APC to deny this petition.

Respectfully,  
George Sheraw and Lisa Sheraw  
1437 W 151st St.  
Westfield, IN 46074  
June 6, 2016

## Jesse Pohlman

---

**From:** Daley, Penny J <PDaley@carmel.in.gov>  
**Sent:** Monday, June 06, 2016 1:21 PM  
**To:** Jesse Pohlman  
**Cc:** APC  
**Subject:** : Development of the Harmony, Mixed-Use District

June 6, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Penny Daley  
520 Super Star Ct  
Carmel, IN 46032

Village Farms

**Jesse Pohlman**

---

**From:** Patti Brinegar <pabrinegar@gmail.com>  
**Sent:** Monday, June 06, 2016 1:44 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch development projects

To whom it may concern,

My husband and I moved into Harmony one year ago and were advised that the development at 146th and Ditch would be appropriate for the residential area. Using State Road 32 as a model for development seems to be out of line for this area. Please consider the number of homes that this would affect, and keep the development scope and architectural styles conducive to the nature of the community that was planned and has been built. We appreciate your thorough investigation of these projects before they are allowed to proceed.

Steve and Patti Brinegar  
14999 Pollard Dr.  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Stephen Ashman <bentwoodtree@att.net>  
**Sent:** Monday, June 06, 2016 3:03 PM  
**To:** APC  
**Subject:** 146th and Ditch retail project

Dear sirs:

We moved into the Centennial neighborhood last year because it is a lovely well kept place to live and it was within 5-15 minutes of the retail amenities we felt we needed--4 groceries within 5- 15 min, gas station 5 minutes away, walgreen's, and CVS within 10- 15 minutes drive, Kroger, Walmart, and Marsh pharmacies 5-15 minutes drive, hospital and emergency medical care 10- 15 minutes away, library, fitness facilities, general shopping--all 5-15 minutes away. We were told a retail project would be going in at 146th and Towne Road which I thought was a good place because the area west and south of there is a shopping desert.

We later learned that the retail project was moved to 146th and Ditch and we felt it was unnecessary at that location but were willing to accept what we were told would be a small grocery, a nice restaurant, and other small businesses. During the meeting with Crowley representatives on June 2, 2016, it was disclosed that a gas station and a large CVS and large grocery are in the plans.

The location of a gas station in the middle of an otherwise residential area seems very inappropriate. The nature of that business is not consistent with the surrounding homes and is out of place for the area. It would be better located on Highway 32 which has already been zoned for commercial.

A gas station is a 24/7 operation with noise, dirt, oil, gas, outrageous lighting, tanker trucks, to say nothing of the unsightliness looking out one's front door. Would any of you on the planning commission want to have a family picnic next door to or across the street from a gas station and convenience store or look out your window every morning to the structure and traffic, or be exposed to the outside traffic which will use the facility? Increased traffic alone to the rest of the project will add plenty of noise, air, and light pollution to the area.

In addition it was mentioned that there is a natural wet lands adjacent to the planned site and the runoff of toxic fluids is a serious consideration-no matter how "safe" the builders say it would be.

Already, there is concern about property values being negatively affected. We have so much of our savings in our homes and we rely on our community planning agencies to do the right things to protect what is one of the major investments people will make in their lives.

I would suggest that areas in this project include green space and Village style smaller buildings to blend with the homes which surround the proposed project.

A CVS pharmacy seems redundant because a new one is under construction just 5 minutes away. The building plan shown at the meeting is more suited to a style appropriate for commercial not residential locations.

I write this to you with deep concerns and hope you will give very careful and thoughtful consideration to the planning for our neighborhood.

Janet Ashman  
1354 Monmouth Dr.  
Westfield, IN 46074

**Jesse Pohlman**

---

**From:** Stephen Ashman <bentwoodtree@att.net>  
**Sent:** Monday, June 06, 2016 3:16 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch Rd retail project

Dear Sir:

WE DO NOT WANT A GAS STATION ON ANY CORNER OR INCLUDED IN THE RETAIL PROJECT FOR 146th AND DITCH ROAD. IT IS NOT APPROPRIATE FOR THE RESIDENTIAL NEIGHBORHOOD.

I SPECIFICALLY REQUEST THAT NO ZONING CHANGES BE MADE TO ALLOW A GAS STATION OR CONVENIENCE STORE TO GO IN AT THIS LOCATION

Stephen Ashman  
1354 Monmouth Dr.  
Westfield IN 46074



## Jesse Pohlman

---

**From:** Stephen Ashman <bentwoodtree@att.net>  
**Sent:** Wednesday, June 08, 2016 9:34 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch project

Dear Sir: Your letter states how nice the Market District project at 116th Springmill is. However, it does not back up to any houses on either side or near it's perimeter. It is not in a part of a residential neighborhood. And I would like to correct the fact that you state only 29 people object to the project. If you would do a door to door survey, you would find hundreds of objections and many more than 29 letters have gone out and many more than 29 people attended the meeting on Monday. I have noticed that some letters coming out for the project are coming from persons who live at least a mile from the project and see it in different perspectives. They will not be affected in the same way as those who border the project.

Please assess the issues correctly. I don't know where you live but ask you if this gas station were going to be right across from your front door would you want it to be there with tanker trucks coming in and the smell of gasoline drifting into your dining room or a child's room, along with ultra lighting illuminating your bedroom windows, as well as the runoff of gas and oil. Do some research about studies on how children are affected when living close to a gas station. If you would not want this for your family then I urge you to be fair with our families. Drive to the site if you haven't and put yourself in our shoes.

Many people who have recently moved into Harmony and Centennial were badly mislead about the retail scope and design of the project. Yes, it has been approved as a retail area but the plan as described by Harmony associates certainly did not include a fast food chain or a gas station/convenience store. I believe along with many others that a middle ground must be found. I believe the gas station and fast food store with fried food odors is definitely not appropriate for a neighborhood gathering place.

There are dozens of very ideal retailers who could very easily fit into the plan and service the neighborhoods well. And when I need gas I will drive less than 5 minutes to the station already near or stop by the dozens of stations I will pass coming and going on my daily chores.

I realize the developer will want to move quickly on these big stores to close the deal and take their money and move on. But we the neighbors will be the ones here for the long term and certainly deserve to have the correct mix of businesses.

I ask you to search your heart and your sense of what's right for this wonderful Westfield community.

Janet Ashman

## Jesse Pohlman

---

**From:** Kathy Wilkerson <kwilk7@gmail.com>  
**Sent:** Monday, June 06, 2016 2:36 PM  
**To:** Jesse Pohlman  
**Subject:** Proposed Amendments to the Harmony PUD

I was in attendance at the June 2, 2016 meeting, but I will be unable to attend tonight, June 6, and would like my comments and requests be entered into consideration.

I am a 14 year resident of Centennial and have followed the development of the 146th Street area as it moves westward. Realizing changes will come, I request that they be done in such a manner so as to maintain as much of the residential atmosphere as possible and be considerate of property owners' investments and quality of living.

- 1) I agree with residents of this area and strongly object to a fueling station and convenience market ever being included as a permitted use at this 146th & Ditch Road location and the Board of Zoning Appeals not allow construction.
- 2) I request that fast food type restaurants not be allowed at this location whether on the south or north side of 146th Street.
- 3) I request that the proposed right-in right-out driveway between the new Somerville roundabout and the 146th Street roundabout not be constructed.
- 4) I request that when constructing any buildings at this location they confirm to a more "village setting" look.
- 5) I believe the June 2, 2016 letter sent by Bruce Watson speaks for and expresses the concerns and desires of residents of this area, and his suggestions should be complied with.

Respectfully,  
Kathylyn Wilkerson  
15265 Nashua Circle  
Westfield, IN 46074

Sent from my iPad

## Jesse Pohlman

---

**From:** Claudia Bengé <bengecaj@iquest.net>  
**Sent:** Sunday, June 05, 2016 8:00 PM  
**To:** APC; Jesse Pohlman  
**Subject:** 146th and Ditch Development

Advisory Planning Committee  
Westfield, Indiana

Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

To The Advisory Planning Committee:

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution. With a minimum of a 50 foot offset as was originally discussed back in 2012, according to other reports.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

The use of allowing changes based on SR 32 commercial development standards should not apply to the 146<sup>th</sup> Street and Ditch Road area. This area is heavily residential and we do not want a commercial development that promotes late hours of service nor encourages people to hang around at all hours of the day and night. Such as a fast food restaurant and gasoline-convenience stores.

It was also very distressing to listen to the homeowners just south of the old 146<sup>th</sup> Street on the corner of Ditch, hear that they were going to have a Gas station/convenience store shoved into their front and backyards.

Respectfully,

Claudia and Jim Bengé  
1343 Annapolis Drive  
Westfield, Indiana 46074  
bengecaj@iquest.net

June 6, 2016

To: Jesse Pohlman, Senior Planner

From:

Joe Plankis, President

Centennial HOA

**Subject: Proposed Amendment to the Harmony PUD Mixed Use District-1606-PUD-07**

Jesse,

Please pass this email on to the members of the APC and the City Council, the petitioner, and other appropriate parties.

I will make my comments brief, as the letter you have received from Bruce Watson spells out the issues and concerns of the residents in Centennial (and really the nearby Carmel residents also), so I want to avoid repeating the same thing.

When the original petition for the Harmony PUD was filed, the residents in south Centennial and the Centennial HOA, representing all residents, strongly opposed the inclusion of a gas station, associated convenience store, and fast food drive through restaurants. The gas station ended up being included, but only as a special exception, requiring review by the Board of Zoning Appeals (BZA) if brought forward in the future. The fast food restaurant would be allowed, but only in the triangle of land between the old 146<sup>th</sup> and the new 146<sup>th</sup> street, after the new road was built, and with restrictions as to the type of food that could be served-no burgers. It was stated that there would be a “couple lots for nice sit-down restaurants”, so neighbors could walk over from Centennial to enjoy both indoor and outdoor dining. The commercial area would have a larger building for a grocery store, such as a Trader Joe’s, or similar store, a location for a bank, and some additional commercial space for other retail or service businesses such as a dry cleaners.

Fast forwarding to today, there are numerous changes. The developer has a client for a gas station and convenience store that would be a 24/7 operation, the fast food business moves to the main section of the commercial area north of 146<sup>th</sup> street with no restrictions as to the type of fast food business in that location. The sit-down restaurants apparently are out of the picture.

**Our position remains the same as it was in 2012. We are opposed to both the gas station and any fast food restaurants.**

The road design has changed significantly with the 5-point roundabout being changed to a 4-point roundabout and there is now an addition of a right-in/right-out driveway on Ditch Road between Somerville and the 146<sup>th</sup> and Ditch Road roundabout. Where is the traffic study to indicate how these changes will affect traffic flow at different times of the day? There are many other issues associated with these changes which have been addressed in Bruce Watson’s letter.

We also understand from the developer, that the design for the CVS Pharmacy was driven by the St Rt 32 Overlay requirement for this area. The CVS design, as presented, is not acceptable for this residential area. A plan should be presented now for what can be expected for the other buildings on this commercial site. It needs to have a neighborhood, or as one resident put it, give it a “village feel”, not a high traffic, commercial look. Franchise architecture is not to be allowed for this area. Maybe the Springmill Station design of the CVS store is a good starting point for discussions. We were originally promised a neighborhood feel for the Kroger Center at the time it was built, but that never happened. The Springmill Station team, however, has worked very hard to make it a much better situation going forward for that area and that success is starting to show.



Other areas of concern are:

- How will the trash pickup and service areas for all the buildings in the commercial area be designed and handled such as: 1) facing away from the Centennial homes, 2) hours for pickup and delivery, 3) control of light pollution and headlights (new fencing/berming), and hours of operation?
- Architectural design of all the buildings, for a better fit within a residential neighborhood, which now exists on three of the four corners. (This is a much different situation than the 161<sup>st</sup> and Springmill intersection which will be commercial on all four corners eventually.) Now it appears that the building proposed to the north of the CVS will be of a “strip mall” design, not a neighborhood marketplace-type setting to use Bruce Watson’s description.
- What solutions are possible to limit unnecessary traffic through the Somerville entry into Centennial?

While we are firmly opposed to several elements of the proposed changes, we are certainly willing to work with the developer to create a project that fits the neighborhood and also protects the property values of all the residents in Centennial and the surrounding neighborhoods, which is our prime directive as an HOA.

Respectfully submitted,

Joe Plankis

**Jesse Pohlman**

---

**From:** Marcy Carmichael <marcychecksemail@gmail.com> on behalf of Marcy Carmichael <mjcarmich@att.net>  
**Sent:** Monday, June 06, 2016 3:56 PM  
**To:** APC  
**Subject:** opposition to gas station zoning variance at 146th & Ditch  
**Importance:** High

Dear President Graham, Vice-President Maue and members of the Westfield Advisory Plan Commission,

As homeowners in the Kingsborough neighborhood at 141st and Ditch Rd, we are very concerned regarding the proposed GetGo gas station and convenience store at the southwest corner of 146th and Ditch as part of the Harmony Mixed-Use Development. We feel very strongly that a gas station will have a negative impact on the character and environment of our neighborhood. This station would potentially be open 24 hours a day and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash, rodents, tobacco and alcohol sales.

We implore you to vote against any consideration of re-zoning this development to allow for a gas station for the larger good of the community, residential areas and for our environment.

Respectfully,  
Jeffrey L & Marcia J Carmichael  
1371 Newcastle Dr.  
Carmel

-----Original Message-----

From: Sara Niazi [<mailto:saraniazi11c@hotmail.com>]

Sent: Monday, June 6, 2016 4:01 PM

To: Webmaster <[Webmaster@westfield.in.gov](mailto:Webmaster@westfield.in.gov)>

Subject: Ditch road/146st construction plans

Hello, I understand there is a meeting doing on tonight to plan for the area . I strongly oppose the Gas Station plan being put in the picture. I am a resident of 14574 stonegate court, Carmel. Very close to the proposed site. I hope my email will be counted as my vote against the Gas Station being built in this area.

Thank you,  
Sara Niazi

## Jesse Pohlman

---

**From:** Steve Gibson <sgibson@ahhe.com>  
**Sent:** Monday, June 06, 2016 4:14 PM  
**To:** Jesse Pohlman  
**Cc:** APC  
**Subject:** RE: Development of the Harmony, Mixed-Use District

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Steve & Jennifer Gibson  
Centennial

## Jesse Pohlman

---

**From:** Jayne Jackson <jaynejackson214@gmail.com>  
**Sent:** Monday, June 06, 2016 4:34 PM  
**To:** APC  
**Subject:** Harmony mixed use amendments

Dear Advisory Planning Committee Members,

We, the residents of Westfield and living within subdivisions on or near 146th and Ditch, have received many communications of the zoning amendments being proposed by the developer of the above property. How very disappointing to be given this information for as a community the people have spoken out against this and had the understanding would NOT BE allowed. With this new knowledge, let us again share our commitment to preserve our communities as residential void of stores and restaurants that belong ONLY within commercial settings.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. The gas station located at the Kroger on 161st and Springmill serves the surrounding communities as do the others close by off 32. The residential area of 146th and Ditch IS NOT needed, necessary, or wanted. Grand Park is the better suited area to build or listen to the voices of those of us living within the communities and NOT build at all!

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use. Again, there are sufficient restaurants off 32 and in commercial districts outside of our residential areas that meet the needs of the communities.

3) WE oppose another CVS or any drugstore ... There are plenty already!!!! No commercial building in our residential areas!

4) Also opposed is the building of a strip mall, shopping area. Again, not in a residential area!!! Excessive noise and light, potential increase of crime, devaluation of our properties and homes...the points we have voiced since 2012! Please listen!!!!

Kindest regards,

Peter and Jayne Jackson  
14918 American Lotus Drive

--

*Jayne Jackson*

*Life Coach for Women*

[BeeYourDream.com](http://BeeYourDream.com)

[beeyourdream@gmail.com](mailto:beeyourdream@gmail.com)

[The Desire Map](#)



**Jesse Pohlman**

---

**From:** Laura <lpruppert@yahoo.com>  
**Sent:** Monday, June 06, 2016 4:45 PM  
**To:** APC  
**Subject:** 146 & Ditch Rd.

As a neighbor of the area affected by the potential businesses at 146 & Ditch Rd., my primary concern is regarding the proposed GetGo gas station, convenience store and fast food restaurant. I feel very strongly that these businesses have a strong potential for will a negative effect on the character and environment of our neighborhood. Issues include the potential for possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales, etc. I urge you to hold to the approved 2012 zoning plan so our neighborhoods and property values do not suffer.

Thank you,  
Laura Ruppert  
Centennial

Sent from my iPhone

## Jesse Pohlman

---

**From:** Noelle Dahl <noelledahl@gmail.com>  
**Sent:** Monday, June 06, 2016 5:38 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch development

June 4, 2016

Dear Jesse,

When we contracted to our home in Harmony last April, we were told the development plan would be like Village of West Clay. Westfield required that we had to meet certain architectural standards, and those standards held up the start of our build for several months. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities much like Village of West Clay.

It has come to our attention that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very quickly becoming commercial and definitely not residential. This is not at all what we expected. A gas station and fast food are not boutique shops and/or boutique grocer. Also, if there is a CVS at 161 and Sping Mill, why do we need another at 146 and Ditch. I'd much rather see small businesses and restaurants move in rather than chain businesses.

In addition to the issues regarding the design of the buildings and types, we are concerned about landscaping and lighting and noise. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. Please keep ample green space. Isn't that supposed to be part of the charm of living in the suburbs?

We and others of our neighbors hope that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Noelle Dahl  
1472 Birdsong Dr  
215-327-7640  
Sent from my iPhone

**Jesse Pohlman**

---

**From:** Bill Howard <billinois@gmail.com>  
**Sent:** Monday, June 06, 2016 10:42 PM  
**To:** APC  
**Subject:** Gas Station

I wanted to write and say that I oppose the zoning change to allow a gas station at 146th and Ditch. As a neighbor who lives near this intersection I do not think it's necessary and would bring more negatives than positives to the area.

Thank you.

Bill Howard

## Jesse Pohlman

---

**From:** L Ancich <centennial2@gotown.net>  
**Sent:** Tuesday, June 07, 2016 6:28 AM  
**To:** Jesse Pohlman  
**Cc:** Bruce Watson  
**Subject:** Re: Harmony PUD 1606-PUD-07

Jesse;

Please accept our endorsement of the letter sent to you by Joe Plankis regarding opposition to the proposed changes to the Harmony PUD 1606-PUD-07.

We do not support the requested changes for a gas station, fast food establishment and right-in/right-out on Ditch Rd.

This is nothing more than a bait and switch and we feel the original Harmony PUD agreement needs to be honored.

Thank You.  
Tom and Lynn Ancich  
1030 Pawtucket Dr.  
Westfield, IN

---

**From:** "Joe Plankis" <jplankis@gotown.net>  
**To:** "Jesse Pohlman" <jpohlman@westfield.in.gov>, "Bruce Watson" <bruce@westfieldconsult.com>, "Susan Stephens" <sstephens@cas-indiana.com>, "Scott Tanner" <scott.tanner@tannerlawgroup.com>  
**Cc:** "ron rothrock" <rmr551@live.com>, "Ralph Miller" <rmillerfiv@aol.com>, "Rick Mates" <rmates@gotown.net>, "Robert P Smith II" <disneyworldbob@yahoo.com>, "Mike Lyons" <lyons@lyonsteam.com>, "Dwayne Streeter" <dwayne@gotown.net>, "Joseph Ruppert (jwruppert@yahoo.com)" <jwruppert@yahoo.com>, "L Ancich" <centennial2@gotown.net>, "Joe Plankis" <jplankis@gotown.net>  
**Sent:** Monday, June 6, 2016 3:51:23 PM  
**Subject:** Harmony PUD 1606-PUD-07

Jesse,

Please see the attached letter that I would like you to pass on to the APC, City Council, petitioner, and staff. This is our input for the public record, listing our concerns regarding the proposed changes to the Harmony PUD. Don't hesitate to reach out to us with any questions you may have regarding our input.

Joe Plankis  
President,  
Centennial HOA

**From:** "Johnston, Craig" <[Craig.Johnston@RNDC-USA.COM](mailto:Craig.Johnston@RNDC-USA.COM)>

**Date:** June 7, 2016 at 9:08:16 AM EDT

**To:** "'[councilmembers@westfield.in.gov](mailto:councilmembers@westfield.in.gov)'" <[councilmembers@westfield.in.gov](mailto:councilmembers@westfield.in.gov)>

**Subject:** Harmony public hearing

Council members:

I am a resident of Harmony and was in attendance last night for the discussion of the mixed use plot (146<sup>th</sup> & Ditch).

Though I did not address the hearing I did stay past 9:30 to hear all the opposing views from the attendees and the attorney rebuttal. I do agree with my fellow neighbors that the plans on the board should be reviewed and revised to better meet the surrounding area.

Having moved many times, I have always reviewed open plots of land and zoning designation when considering a subdivision. I was aware of the commercial development designation, but not that It could include fast food and gas/c-store possibilities. I ask you to consider revision/restricting that part of the proposal and also to require a more suitable architectural façade on all buildings and no direct street access from the commercial section to the Harmony neighborhood. Selfish reasons: property value and family safety. Objective reasons: It's the right thing to do.

I understand that plot of land is highly desirable; so do the developers and they should plan/design accordingly.

Thank you for your attention last night and your consideration to my suggestions above.

Best regards,

**Craig Johnston**

Director Marketing-Fox Division

**RNDC-Indiana**

*O: 317.917.1235*

[craig.johnston@rndc-usa.com](mailto:craig.johnston@rndc-usa.com)

Harmony home:

1448 Rosebank Drive

Westfield



**From:** Scott Bennett [mailto:scott.bennett@elementthree.com]

**Sent:** Tuesday, June 07, 2016 9:24 AM

**To:** APC <APC@westfield.in.gov>

**Subject:** Gas Station or Fast Food at 146 and Ditch

As residents of Brookstone park and having lived in the area for 12 years we chose the area due to it being residential and not having the pop up convenient stores or businesses that cause congestion and noise pollution and possible increase of violence and overall just a BIG EYES SORE. We live where our house is backed up to the Horse Farm on Ditch road, a beautiful area that will be tainted and scarred by putting in a business or businesses that are not needed for this area. Do not let our neighborhoods be damaged in so many ways with these types of businesses.

We chose to live in this area and many others have also chosen to live here because we wanted not to be moved out in time and polluted with people that frequent these gas stations or fast food restaurants, we looked into the future and there we believed there would not be businesses like this. Look at WEST CLAY, they do not need fast food or gas stations, they decided to stay above being "below the line" and putting in businesses just to make taxes on the business. Stand up to this and let families grow the area not the 2016 version of the 1970s and 1980s, 7/11 stores.

In Indianapolis the city developers are saying quit building gas stations in the neighborhoods. Please read and understand our value we put on our lives as families is more valuable then the value Westfield govt would put in their checking accounts

<http://www.indystar.com/story/news/2015/03/04/halt-gas-stations-near-neighborhoods-indy-planners-say/24388231/>

Thank you, SB

**SCOTT BENNETT | VP, FINANCE**

**E** [scott.bennett@elementthree.com](mailto:scott.bennett@elementthree.com) | **T** [317-721-0641](tel:317-721-0641) | **W** [ElementThree.com](http://ElementThree.com)

**A** 3500 Depauw Blvd. Ste 3050 Indianapolis, IN 46268 (Pyramid 3 Floor 5)

## Jesse Pohlman

---

**From:** Steve Williams <skwilliams@gmail.com>  
**Sent:** Tuesday, June 07, 2016 9:00 AM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch Rd.

Hi Jesse,

I am writing to share my thoughts regarding the planning for the corner of 146<sup>th</sup> and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.

I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.
2. The placement itself of a “fast-food” restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a “fast-food” restaurant.
3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.

Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

--

Thanks  
Steven Williams  
Burnish and Press  
480-262-3942.

## Jesse Pohlman

---

**From:** john scott <jszilla@gmail.com>  
**Sent:** Tuesday, June 07, 2016 11:35 AM  
**To:** Jesse Pohlman  
**Subject:** RE: Development of the Harmony, Mixed-Use District Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

I just want to make sure you received this.

Sincerely,

John and Beth Scott  
1378 Monmouth Drive  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Claudia Bengé <bengecaj@iquest.net>  
**Sent:** Tuesday, June 07, 2016 3:10 PM  
**To:** Jesse Pohlman; APC  
**Subject:** 146th and Ditch development

Mr. Pohlman and APC committee:

We would really appreciate the denied approval of a gasoline station/convenience store in this area. Sit down restaurants or a Starbucks type coffee/tea store would be fine as long as it has limited hours. The architecture needs to be more complimentary to the Harmony-Centennial neighborhood. This area is residential and we understand the tax benefits to implement a retail/commerce structures for Westfield. Using the older SR 32 guidelines and approval appears to allow a higher risk of endangerment to the local children and adults who enjoy physical activities on both sides of the new and old 146<sup>th</sup> street. And by putting in a gas station and some types of drive through restaurants will encourage potential criminal activity.

I guess the CVS is a done deal... part of the approval process should include 24/7 exterior and interior security cameras that store the recordings for a minimum of 14 days. A solid landscaping buffer zone should be required with light shielding and dumpsters hidden from view of the roads and surrounding homes.

Please consider a compromise that will allow the residents that live on the "borders" of all these changes to feel more secure. The changes to Ditch Road with the widening, medians and roundabouts are going to cause a lot of daily upheaval alone. And those road changes will increase the traffic through these areas after DAYs of blocked access to Ditch Road. I feel empathy for the owner of the farm on the southwest corner of Ditch and old 146 th Street.

Claudia and Jim Bengé  
1343 Annapolis Drive  
Westfield, IN 46074  
bengecaj@iquest.net

**Jesse Pohlman**

---

**From:** Erin Hartley <ethornbu@gmail.com>  
**Sent:** Tuesday, June 07, 2016 3:35 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment

My family and I live in the Centennial Housing division. We oppose the building of a gas station, fast food restaurant and/or a CVS at 146th and Ditch. I do not see any benefits of any of these businesses going in so close to a residential area. Please keep our area neighborhood friendly!

Sincerely,

Erin Hartley  
614 Montgomery Drive



**Jesse Pohlman**

---

**From:** Matthew Harrod <mharrod5@gmail.com>  
**Sent:** Tuesday, June 07, 2016 3:52 PM  
**To:** Jesse Pohlman  
**Subject:** Please reconsider the design of the commercial development near Harmony Subdivision.

Mr. Pohlman,

After reading the considered development and the concerns voiced by the adjacent neighborhood citizens, I request that you and the board deny the developers requested modifications to the plan. I think you should suggest moving gasoline station to a soon-to-be developed intersection rather than one that is surrounded by existing neighborhoods. Any commercial eateries should adhere to strict (Carmel-like) architectural codes and fit the atmosphere of this residential part of Westfield. I understand that the infrastructure and needs of an ever-growing citizenry warrant more amenities but it should be done with careful consideration to the already existing quiet bedroom neighborhoods.

Thanks for reading.

Matt Harrod  
15239 Smithfield Drive  
Westfield, In 46074

**Jesse Pohlman**

---

**From:** Ellen Harrod <eharrod5@gmail.com>  
**Sent:** Tuesday, June 07, 2016 5:08 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony development

Mr. Pohlman:

I am in agreement with the residents that attended the meeting opposing the gas station and fast food restaurant. I have lived in Centennial for 14 years and I would like to see more of a neighborhood community style of businesses rather than a high way atmosphere.

Thank you for your consideration.

Ellen Harrod

Sent from my iPhone

**Jesse Pohlman**

---

**From:** Vance York <vanceyork@gotown.net>  
**Sent:** Tuesday, June 07, 2016 4:13 PM  
**To:** Jesse Pohlman  
**Subject:** 1606-PUD-07

Dear Sir,

As owners of a home is the southwestern corner of Centennial, we are very opposed to the latest proposals outlined in the above mentioned PUD. Mr. Bruce Watson, one of our neighbors has been very active in presenting the feelings of our neighborhood. He participated in the plans drawn up a few years ago on which most of us agreed. He recently discussed his objections with us and showed us the objections to the latest proposal by the petitioner request for changes. We agree completely with Bruce and request that these proposals be denied.

Sincerely,

Reba and Vance York  
1307 Somerville Drive  
Westfield, IN 46074

**Jesse Pohlman**

---

**From:** Kathy Sawyer <ksawyer2011@gmail.com>  
**Sent:** Tuesday, June 07, 2016 4:14 PM  
**To:** Jesse Pohlman  
**Cc:** Joseph Plankis  
**Subject:** Harmony 1606 PUD-07

Mr. Pohlman,

As a resident of Centennial South for a number of years, we are vehemently opposed to any gas station, fast food restaurant, and raising the elevation of the Harmony property in question. We would like to see the CVS architect design characteristics that would be a better fit for a residential area perhaps following the Springmill Station for that CVS store.

The surrounding area is residential and we would like the original 2012 Harmony PUD be followed with the exception of the CVS store as noted above.

Thank you.

Don and Kathy Sawyer  
1310 Mayfield Court  
Westfield, IN. 46074  
317-407-4588

Sent from my iPad

**From:** Neal Yerian [mailto:nealyerian@gmail.com]  
**Sent:** Tuesday, June 07, 2016 4:21 PM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Subject:** 146th & Ditch

I live in Centennial. I have no issue with the proposed changes to the zoning. I like the idea of a more convenient gas station. I hate having to drive north for gas.

---

**From:** txyerians@juno.com [mailto:txyerians@juno.com]  
**Sent:** Tuesday, June 07, 2016 4:32 PM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Subject:** Commercial developement at 146th & Ditch

Please approve the developers request for variances that includes a gas station. We need one at this side of town.

Thanks.

---

**From:** txyerians@juno.com [mailto:txyerians@juno.com]  
**Sent:** Tuesday, June 07, 2016 7:23 PM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Subject:** RE: Commercial developement at 146th & Ditch

Lesley Yerian, 1324 Pawtucket Dr Centennial My husband also sent a note to from his email address. I saw a message from our HOA that Joe Plankis made a presentation on behalf of the Centennial HOA. I want to be clear I was not contacted by my HOA, nor does Mr Plankis represent my views as a Cenntennial HOA member. Thank you



**Jesse Pohlman**

---

**From:** Casey Hiers <caseyhiers@hotmail.com>  
**Sent:** Tuesday, June 07, 2016 4:24 PM  
**To:** Jesse Pohlman  
**Subject:** Development 146th & Ditch

I am opposed to any sort of fast food or gas station new development in the 146th street & ditch area. I do not like that the 2012 language is attempting to be changed to allow these to be erected. I live in Centennial and wanted to pass along my input.

Thanks,  
Casey Hiers  
14940 Declaration Dr  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Shawn Crawford <crawford@gotown.net>  
**Sent:** Tuesday, June 07, 2016 4:27 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed-Use District)

Dear Sir:

I have lived in the (original) Centennial subdivision for nine years. I purchased my home with a long-term goal of raising my two children there. The neighborhood was relatively isolated, and has been a blessing to me and my family.

Recently, development of surrounding fields that previously grew only corn and soybeans is unrelenting. Fields are being scraped of topsoil, and new construction is occurring on a daily basis. I understand that this is only a natural progression, but this "development" is slowly destroying the beautiful surroundings I had in Westfield when I spent a significant amount of money to relocate my family and live in the city.

Now, proposals are being made that would even further devastate my sleepy, quaint part of Westfield. For reasons already expressed at last night's hearing, I am adamantly opposed to any development that would adversely affect the quality of the neighborhood that I bought into years ago. What used to be a relatively quaint two-lane highway has now transformed (and not for the better) the immediate area surrounding my home. And now there's a proposal that has no potential benefit to anyone but the developers, and can only introduce severe nuisance elements into what was formerly an idyllic countryside.

Thank you for your consideration of these comments.

Very truly yours,

Shawn J. Crawford  
1229 Valdosta Place  
Westfield Resident Since 2006

## Jesse Pohlman

---

**From:** nikkitsangaris@aol.com  
**Sent:** Tuesday, June 07, 2016 4:43 PM  
**To:** Jesse Pohlman  
**Subject:** Fwd: PLEASE HELP

Mr. Pohlman, as per your request, I am--once again--expressing my concerns about the PUD and my desire to have the west end of the Mayfield Court cul-de-sac closed off, once-and-for-all. Doing so, would provide a MUCH NEEDED BARRIER to whatever ends up getting built at 146th and Ditch. I would certainly appreciate an acknowledgement of your receipt of this message.

Yours truly,  
Dr. Nikki Tsangaris

-----Original Message-----

From: nikkitsangaris <[nikkitsangaris@aol.com](mailto:nikkitsangaris@aol.com)>  
To: jpolhman <[jpolhman@westfield.in.gov](mailto:jpolhman@westfield.in.gov)>  
Sent: Sun, Jun 5, 2016 12:08 pm  
Subject: PLEASE HELP

Dear Mr. Pohlman,

I live at 1370 Mayfield Court (Centennial South), at the west end of the cul-de-sac. There is a "opening" at that end that leads directly to Ditch Road. Either side of the opening is flanked by fencing. I would like to see that opening fenced off, once-and-for-all. Especially considering the renewed hoopla about the PUD at 146th and Ditch, closing off that cul-de-sac would easily provide a much-needed barrier to Ditch Road. I have been inquiring about this possibility for the past three YEARS, but no one has bothered to respond to my concerns and desire to close off the opening.

Can you PLEASE help me. PLEASE respond, Mr. Pohlman; I don't know who else to turn to.

Thank you,  
Nikki Tsangaris, PhD.

## Jesse Pohlman

---

**From:** Karen Battersby <redhen1950@aol.com>  
**Sent:** Tuesday, June 07, 2016 4:51 PM  
**To:** Jesse Pohlman  
**Cc:** hoa@centennialhoa.org  
**Subject:** Harmony PUD amendment

I am a newcomer to the Centennial development. I moved to the townhouses in April of this year, returning to the Indianapolis area from Bloomfield Hills Mi. I was a former resident of Carmel and looked long and hard at both communities before deciding on Centennial. As another side note, my late husband and I owned a business and building on Dartown for many years.

I'd like to present my objections to the proposed changes. I am very much in favor of change and growth, Clay Terrace is a prime example of what gentrification can do to improve an area, I well remember the old Carmel Motel. But, unintended consequences always result in over eager movement. The impact that fast food and another drug store have on an area far exceeds additional traffic, pests, delivery tucks, lighting are all problems that tag along.

Westfield is on a real cusp. It's very exciting to have new tax dollars come in from commercial growth, but it's also very important to attract high quality developers and prospective homeowners. Would you buy a 400-500 home so you could bask in the glow of the Golden Arches? Convenience and commerce can be achieved with strict controls, trust me the developer will not pick up his ball and go home, they'll find a way to comply.

Karen Battersby  
1331 Ashville  
Westfield

Sent from my iPad

**Jesse Pohlman**

---

**From:** Linda Tremblay <lindaatremblay@gmail.com>  
**Sent:** Tuesday, June 07, 2016 5:03 PM  
**To:** Jesse Pohlman  
**Subject:** 146th & Ditch Rd Project

My husband, Jim and I live in Centennial. The addition next to the proposed construction site. We are very much opposed to the gas station. We agree with changing the architectural design of the Market area to be more fitting to a village affect. Jim & Linda Tremblay



**Jesse Pohlman**

---

**From:** Kelly J. Smith <kanderson414@gmail.com>  
**Sent:** Tuesday, June 07, 2016 5:21 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD Amendment Petition: 1606-PUD-07

Mr. Pohlman,

I am writing you in regards to the proposed amendments to the Harmony PUD (146th & Ditch). My husband and I are highly opposed to the developer's proposed for changes. We chose to make Westfield and the Centennial neighborhood our family's home because of the peaceful residential setting and confidence that property values would maintain or hold steady. We believe that the proposed changes would negatively impact both the peaceful setting and property values. We are asking that you please take the community's comments and concerns into consideration when considering any changes to the Harmony PUD.

Kelly J. Smith  
kanderson414@gmail.com

**Jesse Pohlman**

---

**From:** Craig Wright <cw195661@yahoo.com>  
**Sent:** Tuesday, June 07, 2016 5:27 PM  
**To:** Jesse Pohlman  
**Subject:** Changes to PUD at 146th and Ditch

Dear Mr. Pohlman,

I would like to express my objection to changing the original PUD for the area south of Harmony and west of Centennial.

24 hour businesses are definitely undesirable so close to family homes for the light and noise pollution they create. Gas stations pose too great a risk of environmental damage and accident and, along with fast food establishments, would create too much traffic for a residential area, making it unsafe for children and pets.

The City Council have already shoved the commercial development surrounding Kroger down our throats, and now the area south of that is being developed commercially. With a Kroger gas station and a CVS at 161st and Spring Mill, I don't see the point of adding another gas station and CVS so nearby, at 149th and Ditch. It seems unlikely that we can support so many gas stations and drug stores in such a small area, which means we will eventually end up with vacant buildings being sold for who-knows-what use.

If you really must allow commercial development in the middle of this residential area, then having village-style architecture will be critical to keeping these businesses from being an eyesore. Regarding the nature of the businesses, and their quantity, I think the neighborhood shopping areas in the Meridian Kessler area would be a good example to follow. They seem to be a resource to the area's residents, and blend in well with their community. Any kind of strip mall would be a terrible idea.

Thank you for your consideration.

Sincerely,

Kim Wright  
15557 Marietta Circle  
Westfield, IN

**Jesse Pohlman**

---

**From:** terri rehm <terri5808@yahoo.com>  
**Sent:** Tuesday, June 07, 2016 6:52 PM  
**To:** Jesse Pohlman  
**Subject:** Gas station

I oppose the building of a gas station or fast food restaurant on the north side of 146 at Ditch. I would rather it stay residential. The area has enough gas stations and fast food.

Thanks. Terri Rehm  
Centennial Home Owner

Sent from my iPhone

## **Jesse Pohlman**

---

**From:** Shirley Wyant <shwyant@yahoo.com>  
**Sent:** Tuesday, June 07, 2016 6:57 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed -Use District) CONCERNS

Mr. Pohlman,

I live in the Lockerbe Townhomes in Centennial at Ditch Road and 156th Street. I would like to add my support to the critical concerns that multiple residents have expressed the developer's proposal(s), namely:

- ~ The negative effects of a gas station, such as potential air and water pollution, light pollution, 24-hour operation, transients' loitering, etc.
- ~ The advisability of placing a fast food restaurant(s) on the north side of 146th, as opposed to the planned south side.
- ~ The questionable architectural design of the development project that presently departs from a more fitting, "village/neighborhood" scheme.
- ~ The impact the revised road configuration will have on Centennial homes that back up to Ditch Road.

Thank you for adding and processing my concerns/opposition to the developer's proposal(s).

*Shirley Wyant*

## Jesse Pohlman

---

**From:** CarlJWinkler <carljwinkler@gmail.com>  
**Sent:** Tuesday, June 07, 2016 7:16 PM  
**To:** Jesse Pohlman

Dear Pohlman

I am not surprised in the opposition to the gas station and fast food at 146 & Ditch.

These are vitally needed services. Until Kroger at 161 & Springmill we had no gas stations west of 31. We now have 2 more but on 32.

The Kroger was moved and expanded just but it is still backed up.

The fast food is also needed. The 3 at 32 serving Grand Park are backed up.

The higher property taxes option income tax benefits the homeowners in the area. Everyone who complained will use the services at 146 & Ditch.

The problem with our zoning process is it will always be the negative protesters.

Those in favor are generally reluctant to suffer the ridicule from the protesters.

Please consider the vast need for these services at this location. The other service is at 421 & 106. This is an ideal location.

Sincerely  
Carl J Winkler  
15551 Portland Drive  
Westfield IN 46074  
317-281-6008

Sent from my iPhone

I dictate most of my messages through Siri. Siri's dictation and typing skills are not excellent. Thus please forgive Siri's typos and dictation.



## Jesse Pohlman

---

**From:** Dean Glascock <dglascock@talktotucker.com>  
**Sent:** Tuesday, June 07, 2016 8:47 PM  
**To:** Jesse Pohlman  
**Subject:** Centennial - Commercial Impact

25 Years as a licensed real estate agent selling more than 1500 properties I feel qualified to oppose a fueling station and/or fast food style restaurants at the intersections of 146<sup>th</sup> Street and Ditch Road. Residents within surrounding communities of this intersection would experience lower property values if the developer receives favorable approval. Family values, wealth & continuing property value increases are reasons why people move to Hamilton County. Why would government officials counter positive property value growth by approving this developer's requests?

### Dean Glascock

1st VP Residential Division  
Senior Broker, The Glascock Team  
F.C. Tucker  
317-716-7008 cell  
317-843-4435 fax  
317-844-4200 office  
[www.indianapolishomesnorth.com](http://www.indianapolishomesnorth.com)  
5 STAR Awarded Real Estate Broker



**Jesse Pohlman**

---

**From:** Charles Geier <charliegeier@hotmail.com>  
**Sent:** Tuesday, June 07, 2016 8:47 PM  
**To:** Jesse Pohlman  
**Subject:** Westfield Development

I strongly oppose the proposed development along 146th street in Westfield as proposed. The development is a lazy design attempt and does not reflect the desires or values of the community. The development will bring unwanted traffic, potential crime, light and air pollution to a highly populated residential area.

Charlie  
Sent from my iPhone

## Jesse Pohlman

---

**From:** Lynsay Cassidy <cassidy.65@gmail.com>  
**Sent:** Tuesday, June 07, 2016 9:03 PM  
**To:** Jesse Pohlman  
**Subject:** Centennial Resident

I am in agreement with the issues that the speakers presented this past week:

All 29 speakers were opposed to the gas station for a number of reasons, including possible air and water pollution, light pollution, 24-hour operation, transient persons being in the neighborhood, and numerous other reasons.

There were major concerns expressed about allowing fast food restaurants to be built on the north side of 146th street and not limited to the triangle of land on the south side of the new 146th Street.

There were strong concerns about the design characteristics of the development following the St Rt 32 Overlay provisions rather than providing a design that would be a “better fit” for a residential area, perhaps following the Springmill Station designs for that CVS store, and/or Cardon’s Copper Trace project, so there would be more of a “village/neighborhood feel” rather than a high volume trafficked area such as St Rt. 32. The architecture of the entire development needs to be reconsidered and that also was requested by one of the City Councilors.

There were concerns expressed about the revised road configuration and the impact on the Centennial homes that back up to Ditch road.

Thank you,

Lynsay Cassidy

## Jesse Pohlman

---

**From:** Johnson, Christopher <Christopher.Johnson@rci.com>  
**Sent:** Tuesday, June 07, 2016 9:44 PM  
**To:** Jesse Pohlman  
**Cc:** hoa@centennialhoa.org  
**Subject:** Harmony PUD amendment petition 1606-PUD-07 146th/Ditch

Hi Jesse, I would like to take a moment to voice our strong opposition to a gas station at this corner, as well as any fast food w/drive-through operations in that location. I think this location be better served by some type of sit down only establishment or small retail shops - which would hopefully be receptive to the developers and the community as a better alternative for all – I'm sure the area would support these types of businesses.

We moved to Centennial back in '14 (15133 New Haven Drive), and one of the things we liked was the peacefulness of the area, even though we knew 146<sup>th</sup> is a major thoroughfare. We are most concerned about the potential air/noise pollution that comes with a gas station, not to mention what a drive- thru lane at a fast food restaurant brings. There is a horse farm on the Carmel side of 146th, very nice new developments at Harmony and Copper Trace, and some of these new proposals just don't seem to fit in with the existing development.

As for CVS, it would also be nice not to have another cookie-cutter generic styled CVS, as I don't feel Westfield is trying to be a cookie-cutter suburb. That said, objecting to a gas station and fast food establishments with drive-through lanes are of higher concern to me and my wife.

Thanks for your time and allowing us to provide input.

**Chris Johnson**

**RCI**

Sr. Financial Analyst, NA Finance

9998 North Michigan Road

Carmel, IN 46032

o: 317-805-8439

f: 317-805-9744

e: [christopher.johnson@rci.com](mailto:christopher.johnson@rci.com)

"The information in this electronic mail ("e-mail") message may contain information that is confidential and/or privileged, or may otherwise be protected by work product or other legal rules.

It is solely for the use of the individual(s) or the entity(ies) originally intended. Access to this electronic mail message by anyone else is unauthorized.

If you are not the intended recipient, be advised that any unauthorized review, disclosure, copying, distribution or use of this information,

or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

Please notify the sender immediately if you have received this electronic message by mistake, and destroy all copies of the original message.

The sender believes that this e-mail and any attachments were free of any virus, worm, Trojan horse, malicious code and/or other contaminants when sent.

E-mail transmissions cannot be guaranteed to be secure or error-free, so this message and its attachments could have been infected, corrupted or made incomplete during transmission.

By reading the message and opening any attachments, the recipient accepts full responsibility for any viruses or other defects that may arise, and for taking remedial action relating to such viruses and other defects.

Neither Wyndham Worldwide Corporation nor any of its affiliated entities is liable for any loss or damage arising in any way from, or for errors or omissions in the contents of, this message or its attachments.

**Jesse Pohlman**

---

**From:** Mel Hankinson <mhankinson@firstmile.net>  
**Sent:** Tuesday, June 07, 2016 10:15 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment

Dear Sir,

In a democratic society, let out voices state that we strongly oppose the stated development of property in question primarily because it will

(1) lessen the value of our property, (2) overload the already crowded road structure, (3) encourage a transient populace, and (4) generally decrease the overall quality of living in our neighborhoods. We respectfully submit an agreement with the stated opposition in the June 6, 2016, meeting.

Sincerely,

Mel and Joan Hankinson



## Jesse Pohlman

---

**From:** Marigen <magrssl@aol.com>  
**Sent:** Tuesday, June 07, 2016 10:39 PM  
**To:** Jesse Pohlman  
**Subject:** Petition 1606-PUD-07

Dear Mr. Pohlman,

Last year, I was in the market for a home. As a single woman, I was looking for a neighborhood that could provide me with security, peace, beauty, great location and a great sense of community. After looking for a while I came to find the town homes of Centennial. I have been here since January 2015 and must admit that Centennial has indeed satisfied and exceeded all my expectations.

Unfortunately, I fell ill and couldn't attend the meeting of last night regarding the petition mentioned above.

The objective of this email to you is to express my opposition to the project. I am concerned about the pollution of water and air and the increasing traffic that such development will for sure bring to the area. I am also in agreement with some of the other opposers to the project regarding keeping this area exclusively residential, which helps keep and increase the value of our real estate. There is already a gas station at 161st and Springmill Ponds, as well as a supermarket at the same corner. There is another supermarket down Springmill Rd and 116th. There is a pharmacy at Town and 131st and another one at 116th and Springmill Rd. There is really NO NEED from the residents to bring any of these business around the area and that leads us to believe that the motivation to do such things is mainly profit for the developers, the city and the business owners.

I appreciate you will pass my vote to those concerned and that you do consider the values and interests of all those, like me, who have selected to live in this area for the home and community environment it offers. If we wanted to be around businesses we would have chosen another place to live.

Thank you very much in advance for your consideration and please do not hesitate to get in touch with me if I can be of further assistance in stopping this project.

Sincerely yours,

Marigen Gonzalez-Russell  
Lockerbie Town Homes at Centennial  
15538 Lockport Dr  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Tim Czizek <tczizek@me.com>  
**Sent:** Wednesday, June 08, 2016 7:17 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed-Use District)

I am a Centennial resident who is **against** the building of retail stores and a gas station on 146th and Ditch. This area should be left residential. This will only drive up noise, traffic and light pollution. Additionally there is absolutely **no benefit** to our area. If someone is **so lazy** that they **cannot drive to 161st and Spring Mill** for food, gas, or visit a **CVS** (and soon to be Walgreen's) they should move to a neighborhood closer.

Thanks for your time  
Tim Czizek  
1067 Belvedere Place

## Jesse Pohlman

---

**From:** Alice Weintraut <alice.weintraut@gmail.com>  
**Sent:** Wednesday, June 08, 2016 8:28 AM  
**To:** Jesse Pohlman  
**Subject:** Opposition to changes in Development at 146th & Ditch

I'm writing to discuss the Harmony PUD District Amendment as a resident of Centennial. I'm opposed to the changes. I think the design characteristics need to be designed to mesh with a residential area, not a highway. I also do not feel that we need to add fast food restaurants in this area, the area by Walmart and the areas along 32 are a logical place for these establishments & their traffic patterns. They're near enough and still part of the revenue for the city. Adding high-traffic options like fast food will have a negative impact the noise. The bigger impact is the walk-ability of this area, something the city has been trying to improve by adding paths along the north side of 146th street. I feel this undermines this effort and impacts the safety of pedestrians trying to take advantages of these features. I like the idea of my children being able to safely bike to a CVS & pick up a loaf of bread or get themselves some candy, but if we add in fast food options, it becomes too dangerous to consider. I used to live in the NE corner of Westfield in Grassy Knoll, and I can say from experience that biking/walking into the parking lot of the CVS at Grassy Knoll was much safer than the area where the Kroger Gas Station & Wendy's were located. I don't support changing the plans in this way.

Respectfully,  
Alice Weintraut

**Jesse Pohlman**

---

**From:** Damon Dieckmeyer <damoncd2004@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 8:33 AM  
**To:** Jesse Pohlman  
**Subject:** Westfield plans

To Whom it may concern,

I live in the Centennial neighborhood, and I oppose the developers proposal for the area around 146th st and Ditch road. I understand there was a meeting last night, and other people from Centennial spoke out against this, and offered to help the developers for a better solution. Please do what you can to make that happen.

Thanks,

Damon Dieckmeyer

**From:** Allyson Riley [<mailto:avi956@yahoo.com>]  
**Sent:** Monday, June 6, 2016 10:27 PM  
**To:** community <[community@westfield.in.gov](mailto:community@westfield.in.gov)>  
**Subject:** 1606-PUD-07

Dear Planning Commission Members,

I just returned from attending this evenings Advisory Plan Commission meeting. I am shy by nature, so I did not come up to the podium, but I do want to share my concern about the Harmony PUD District Amendment.

Our family has resided at 14538 Brackney Lane in the Brookstone Park of Carmel subdivision since 2004.

My husband and I join our voices with the many residents from all three affected subdivisions that your commission heard from tonight in opposing a gas station being built.

Please listen to the voices of the people living in the area. We don't want a gas station built so close to where we live.

Sincerely,

Allyson Riley

---

**From:** Allyson Riley [<mailto:avi956@yahoo.com>]  
**Sent:** Wednesday, June 08, 2016 3:54 PM  
**To:** APC <[APC@westfield.in.gov](mailto:APC@westfield.in.gov)>  
**Subject:** 1606-PUD-07

When my fellow homeowners and I built our houses in the Brookstone Park of Carmel subdivision over 10 years ago, the intersection of 146th and Ditch was a four-way stop and the land in the northwest and northeast corners of that intersection were zoned agricultural/residential.

Please keep this in mind when you consider the requested amendment change. Our neighborhood would be the closest one to the proposed gas station. Every neighbor I have spoken to is against a gas station as well as a drive-thru restaurant that serves meat or chicken.

Sincerely,

Randy Riley



**Jesse Pohlman**

---

**From:** Pat Sperlik <pasperlik@gotown.net>  
**Sent:** Wednesday, June 08, 2016 8:56 AM  
**To:** Jesse Pohlman  
**Subject:** 1606-PUD-07 Development proposed at 146th and Ditch

Dear Sir:

We are so angry and disappointed that a gas station may be built in our neighborhood! We certainly don't want a gas station, another drugstore, or fast food in this area. Please do whatever you can to reduce the negative impact on our homes and neighborhoods!

Sincerely,  
Patricia and James Sperlik

## Jesse Pohlman

---

**From:** Stephanie Boarman-Rowe <slboarma52@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 9:17 AM  
**To:** Jesse Pohlman  
**Subject:** Commercial development 146 and Ditch

I am opposed to a gas station and/or fast food development at the corner of 146 and Ditch. When we built our house in 2008 we were told that the land on the northwest corner of 146 and Ditch and north would be single residential building by Mr. Estridge. Not only were we shorted by Mr Estridge when he declared bankruptcy by losing promised trees and a third year of our warranty but now he has screwed us once again by selling the land to a commercial developer who doesn't care about our neighborhoods, only profits. Initially he was going to develop a small retail area with cafes and boutique businesses. A small grocery was mentioned and sit down restaurants. Gas stations, CVS and drive through fast food does not add value to our home and property value for all the reasons that have been mentioned. There is all of the above at Springmill and 161st. already. Please represent the best interests of the current homeowners who did not purchase property next to existing businesses but after they were told that residential building was planned. If retail must be built I am not opposed to what was proposed when Harmony was to be Symphony. The plans had a small area that had business including sit down restaurants and small businesses that were not open all night.

Sent from my iPhone

## Jesse Pohlman

---

**From:** Mary Reisenleiter <mary.reisenleiter@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 9:46 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

I am vehemently opposed to the proposed changes to the Harmony PUD. The proposal to put a service station on the triangle at 146th street is ludicrous. It will result in traffic congestion, noise pollution, light pollution and eventually change the area from a quiet, family neighborhood to a transient, less stable area. Why not put it on the corner of Town Road. There are no developments at that intersection. The proposal to add a FAST FOOD RESTAURANT is even more outrageous. It's bad enough that he has raised the land on the north side of 146th so that anything that goes in there will stick out like a sore thumb, but now he is asking for these changes. It seems the developer agreed to the earlier specifications with the clear intent to change them after the development was underway. This feels like a HUGE betrayal. These proposals will obviously lower all of our property values and change the ambience from a family oriented neighborhood to one of commercialization. I understand the need for Westfield to develop the tax base; but I don't think it should be done at the expense of those who have bought here for the very values that Westfield claims to hold dear. I ask that the city suggest the service station be constructed at Towne Road and that the proposal for a fast food restaurant be categorically denied.

Mary Reisenleiter  
15050 Rutherford Drive

[Sent from Yahoo Mail on Android](#)

## Jesse Pohlman

---

**From:** David <davidriek@hotmail.com>  
**Sent:** Wednesday, June 08, 2016 9:52 AM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch development

Jesse,

The purpose of my email is to provide you my thoughts on the development at 146th and Ditch. As a 4 year resident of Centennial, I have come to enjoy everything Westfield has to offer, and have enjoyed seeing the growth. Let me first say, I am in favor of growth, progress and development. I would just ask that you please take into consideration the opinions of those most affected by the decisions that you make. I strongly oppose a 24 hour gas station and fast food restaurant at that location. I think it cheapens the neighborhood and creates an environment that is not congruent with what Harmony and Centennial are. With that said, I understand that that area will be developed, I just ask that it is done in a way that complements the neighborhoods that are already there (for example, a local grocer, a neighborhood drug store, a nice restaurant, coffee shop).

Westfield is at a critical point in its development into a city that provides both its residents and visitors the opportunity to experience a small-town feel with big city amenities. It will be imperative that leadership within our city be very vigilant and concerted in their efforts as they decide on what will and will not be a part of our city. The last thing we want is a commercialized, impersonal, low property value, transient neighborhood. We don't want to make the same mistakes that Fishers did. Thank you for your time.

David Rieck

## Jesse Pohlman

---

**From:** Ben Rogge <broggejr@gmail.com>  
**Sent:** Wednesday, June 08, 2016 9:56 AM  
**To:** Jesse Pohlman  
**Subject:** Petition 1606-PUD-07

Mr. Pohlman,

As a long time resident of Centennial I am submitting my strong disapproval of the development plans for the 146th and Ditch Rd area contained in this petition. Although unable to attend the general meetings I have reviewed the plans and summary of the residents' comments. I feel the plans as submitted are inconsistent with the residential area, result in hardships and reduced property value for the nearby residents, and vary significantly from previous development planning decisions.

Significant time and effort was spent to design the Springmill Junction by incorporating the ideas of developers, planners, and residents to create a plan that truly enhances the value of a residential community. It is frustrating to see the opposite of that occur in Westfield just a few miles away.

Sent from my iPad



## Jesse Pohlman

---

**From:** Wayne Shipe <shipew@wws.k12.in.us>  
**Sent:** Wednesday, June 08, 2016 10:31 AM  
**To:** Jesse Pohlman  
**Subject:** Input on Petition 1606-PUD-07

Mr. Pohlman,

Re: Harmony PUD District Amendment (Mixed-Use District) Northwest Corner of 146th Street and Ditch Road Street  
Petition: 1606-PUD-07

I have been following the input on this project and whereas I'm not opposed to commercial development I do believe that there should be limitations placed on those who wish to expand their commercial businesses next to residential areas. We recently moved from Carmel to Westfield and chose Centennial because of the type of neighborhood it provided. As a retired Army veteran I've lived many different places, twenty in all. Some were highly commercial and others, like the US Military Academy at West Point were total residential.

The points brought out by my neighbors against commercial development in residential areas are well based. The noise, odors, crime, and trash that accompany all commercial areas, not to mention rodent and insect problems, are abhorrent and totally undermine the entire intent of creating a community like Centennial. A CVS in this location is totally unnecessary since there is one being constructed at 161st and Springmill. Convenience should be measured in miles not fractions thereof, same goes for fast-food eating establishments. If the purpose of constructing the businesses included in the petition at 146th and Ditch is to target traffic along 146th Street two factors need to be considered - the proximity to CR 32 and the proximity to the 161st/Springmill location. I find it hard to believe that it's necessary to establish a high-volume fast-food/convenience store center adjacent to a residential area - especially one that was purposefully planned to provide a relaxed and beautiful setting. If the proposed vendors wish to capitalize on the traffic in this area, the mobility of the customer should enable them to move their proposal further away without diminishing profitability.

Once compromised, the serenity of a neighborhood can never be retrieved. What they're proposing for this area runs totally contrary to the reason we chose to live here. If I wanted to live adjacent to a commercial area I could have purchased a house for considerably less.

Thank you for considering our concerns, if there is anything further that I can provide on the subject, please don't hesitate to contact us.

Wayne Shipe, Lt. Col., US Army (Ret)  
Lois Shipe  
1310 Monmouth Drive  
Westfield, Indiana  
(317) 844-2650

-----Original Message-----

From: Kobe [mailto:kobe60509@yahoo.com]

Sent: Tuesday, June 07, 2016 6:28 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject:

I am a resident of Centennial and our family vote for NO for the plan to put up a gas station in our area.

Thank you.

Blessy and Alex Chavente

-----Original Message-----

From: Beth Price [mailto:beth.price777@gmail.com]

Sent: Wednesday, June 08, 2016 11:47 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Development at 146

I want to express that I am against commercial development in Westfield and in particular development that creates a "Fishers" crowded over developed feel such as the one proposed at 146 and Ditch. One of the reasons we moved here 10 years ago was to avoid Fishers. We enjoy the more community oriented planning and residential feel here. Please don't lose track of this unique quality that only Westfield can offer. As you drive through our area you see grass and open space and children playing. In fishers you see concrete and businesses and you grind your teeth at every crowded commercialized intersection. We don't want that here. Consider requiring a residential low impact design for business that adds community value rather than pure commercial value. Thank you. Beth Price

Sent from my iPhone

## Jesse Pohlman

---

**From:** Christine Perkins <bestperkins@gmail.com>  
**Sent:** Wednesday, June 08, 2016 12:18 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed-Use District)

Dear Mr. Pohlman,

We would like to express our surprise and disappointment with the direction the plans are taking for the Harmony retail section at 146th and Ditch. Bringing in such establishments, as a 24-hour CVS, 24-hour gas station and late-night fast food restaurants, is not conducive to a peaceful residential neighborhood. While we're not against having retail in this area, we were under the impression that there would be fine dining establishments, upscale shops and cafes better suited for the type of housing that is already developed in Harmony and Centennial. We were also under the impression that the plans called for any retail to be designed in a fashion that did not scream "RETAIL"; that they would blend in with the community, not separate and cheapen it - more along the lines of the Villages of West Clay. We are very concerned how the current direction will affect our property values and overall quality of life.

Sincerely,

John and Christine Perkins  
[bestperkins@gmail.com](mailto:bestperkins@gmail.com)  
317-507-8342

**Jesse Pohlman**

---

**From:** Emily Clare <e.clare@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 12:21 PM  
**To:** Jesse Pohlman  
**Subject:** NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 8, 2015

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

Re: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Emily Clare  
1398 Bridgeport Dr  
Westfield, IN 46074



**Jesse Pohlman**

---

**From:** Barbara Johnson <barbathome7777@sbcglobal.net>  
**Sent:** Wednesday, June 08, 2016 1:52 PM  
**To:** Jesse Pohlman  
**Subject:** Development at 146th and Ditch

Mr. Pohlman.

As a resident of Centennial, I am very concerned about the nature of the development being discussed at 146th and Ditch Road. One of the things that attracted my husband and me to this area was the wonderful residential feeling and quiet atmosphere of the surroundings. I would like to see that continued in having very thoughtful planning of any changes that affect the area.

I am not in favor of a gas station at this intersection; it is busy enough already. If there would be any consideration of a restaurant/s or other businesses, I would want them to be integrated architecturally to the surrounding area.

Thank you for your consideration of this input.

Best regards,

Barbara Green Johnson  
1307 Valdosta Place

**Jesse Pohlman**

---

**From:** Kathryn Sexton <katiekat222@icloud.com>  
**Sent:** Wednesday, June 08, 2016 2:04 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch development

I OPPOSE the proposed plan for a gas station and fast food restaurants. I would support cafe type restaurant and higher end boutiques.

Kathryn Sexton  
Centennial  
771 Bucksport Lane  
Westfield 46074

Kay Sexton  
Sent from my  iPhone

## Jesse Pohlman

---

**From:** S A Yovanovich <sayovanovich@sbcglobal.net>  
**Sent:** Wednesday, June 08, 2016 5:13 PM  
**To:** Jesse Pohlman  
**Cc:** hoa@centennialhoa.org  
**Subject:** Developer's Proposal for Northwest Corner 146th & Ditch

Mr. Pohlman,

My name is Sue Ann Yovanovich and I am a resident of the Centennial subdivision. I am writing in regards to the proposed developments at the intersection of 146th St. and Ditch Road.

I moved to this area at the end of February, 2016. One of the reasons I chose this area was because it was quiet and away from gas stations and huge retail outlets. I moved from the west side of Indianapolis where there were many gas stations which caused many concerns - the pollution, the noise and robberies. I was hoping to get away from that by moving to Centennial.

I am against the construction of a gas station! Also, I would like to see one or two nice family restaurants where families could walk to the restaurant, maybe sit outside and enjoy meeting friends. I do not want a fast food drive-up restaurant in this nice neighborhood. A few small unusual retail stores would be fun, too. Places to browse and find unusual items. I would like to see the CVS and other retail stores and restaurants follow a "village" type architecture - to give the entire area a feel of a small, friendly, "down home" village.

I hope that the planning commission will take my comments and those of other Centennial HOA residents into serious consideration.

Thank you,  
Sue Ann Yovanovich  
15086 Rutherford Dr.

*Praise God for all His blessings!*

*Sue Ann Yovanovich, Ph.D.*

## Jesse Pohlman

---

**From:** Kristie Troy <kktroy@gmail.com>  
**Sent:** Wednesday, June 08, 2016 6:42 PM  
**To:** Jesse Pohlman  
**Subject:** Development at 146th/Ditch

Dear Mr. Pohlman –

I wanted to write to express my extreme opposition to the current amendment regarding the commercial development at 146<sup>th</sup> and Ditch.

I was at the meeting on Monday night and was thrilled to see such a strong support for our community. I, too, live in Harmony. We were the 8<sup>th</sup> family to move into the development. We were also told in exact terms – there would be a gourmet grocery store as the anchor and the development would include shops and restaurants similar to a Village of West Clay feeling. And as I heard at the meeting, everyone else was told the same.

We moved here after living in Carmel for 15 years and I did have apprehension about moving to Westfield. I felt that Carmel put so much effort into developing Carmel for its residents and didn't know if it would be the same in Westfield. When I heard of the plans for the corner adjacent to the development we were considering, it told me that Westfield was stepping up its game and I was sold.

I understand, as the representative for the developer said in his response Monday night, “shame on us” for not confirming the information Estridge provided, but in reality, what reason would we have to doubt that it wasn't true?

In closing I vehemently oppose the gas station for all of the reasons stated at Monday's meeting, as well as moving the fast food restaurant and waiving the restrictions on types of food required for this area. Regarding the CVS, I too agree that the elevation needs to match the neighborhood.

Thank you for allowing us to voice our opinions.

Kristie Troy  
1409 W. 151<sup>st</sup> Street  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Marcie Cole <macole612@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 9:10 PM  
**To:** Jesse Pohlman  
**Subject:** Development of the Harmony Mixed Use District

Dear Jesse,

We do not want a gas station on any of the corners at Ditch and 146th Street. This was made very clear in 2012. We do not want you to give the developer a special exception for a gas station and convenience store.

We do not want you to give the developer an amendment to change the zoning that would allow the fast food drive through restaurant to be moved from the south side to the north side of 146th street. We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding communities. This should be done with the entire commercial complex. We also feel that some type of berm and landscaping should be created between the new shopping area and the Harmony and Centennial developments to cut down on noise and light pollution. We want Westfield to have more character than Fishers or Avon or Greenwood. We need to follow Carmel's lead and have commercial developments blend in, not stand out. We do not want our property value going down due to this development. Let's not just build things to build things, but use good judgement in growing Westfield in to a beautiful community.

Thank you for your consideration.

Marcie Cole and Keith Moore  
1230 Monmouth Drive  
Centennial



## Jesse Pohlman

---

**From:** Matt Scott <mscott1604@gmail.com>  
**Sent:** Wednesday, June 08, 2016 8:14 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment

City Planning Department:

I just learned of the petition 1606-PUD-07 (NW corner of 146th & Ditch Rd) and have many concerns about what is currently planned as well as the proposed amendment.

This is a residential area, and adding fast food restaurants, CVS store, or a gas station would degrade the quality of the adjacent neighborhoods in several ways.

Additional traffic will add noise, pollution, and this could extend through all hours of the night. I am most against the proposal to add a 24-hour gas station at that location. That would increase transient persons in the area, potentially walking through our neighborhood in the middle of the night. This is completely unacceptable and is not what we signed up for when we moved to Brookstone Park.

I know that my feelings are shared by many others, as expressed in the recent Public Hearing. Please stop the plans to allow development of fast food restaurants, stores, and gas stations in that area.

Thanks,  
Matt Scott  
Brookstone Park Resident

**Jesse Pohlman**

---

**From:** Cheryl Moore <farmgirl@gotown.net>  
**Sent:** Wednesday, June 08, 2016 9:29 PM  
**To:** Jesse Pohlman  
**Subject:** Land Usage 146th Street

I live in Centennial and feel the proposal for a gas station and fast food restaurants doesn't fit the appropriate needs for this area at 146th and Ditch. Please do not support this.....

Sincerely,

Cheryl L. Moore  
1392 Bridgeport Dr.  
Westfield, IN 46074

## Jesse Pohlman

---

**From:** Steve Rupp <steve@welcome2indy.com>  
**Sent:** Wednesday, June 08, 2016 11:01 PM  
**To:** APC  
**Subject:** 146th & Ditch Development plans

Dear Jesse,

I am writing to voice my concern for the plans for a gas station at 146th & Ditch. I live in the Centennial South subdivision and am gravely concerned about the light pollution, noise pollution, potential environmental concerns, increased traffic and general negative overall appearance for this type of structure at this intersection. I do not believe it will enhance the property values of our homes and neighborhoods, nor will it blend in with the surrounding housing. Being in real estate, I have an advanced knowledge of development and believe this gas station is going to reduce property values of the surrounding houses. Please deny this proposed request. Thank you!!!

Warmest Regards,

*Steve Rupp*

Your *Personal* Real Estate Consultant...for *Life!*

REALTOR®, Broker-Associate, Notary Public

ABR®, AHWD®, ASP™, ASR®, CDPE®, CNHS™, CRS®, e-PRO®, GRI, RFS®, SRES®

R.E.A.L. Fellow

IAR Director 2008-2009

**Angie's List Super Service Award-2015**

**Indianapolis Monthly 5-Star Real Estate Agent for Outstanding Client Care**

**Quality Service Award Winner**

**Click [here](#) to download our mobile app to search for any home in the Indianapolis area.**

Keller Williams Indy Metro North

The Zulu Group, P.C.

11550 North Meridian Street, Suite 450

Carmel, IN 46032

Direct/VM-317.573.1880

Fax-317.846.5959

Toll-Free-877.886.7788

Please visit our website & blog:

<http://www.Welcome2Indy.com>

<http://www.CarmelLovelyHomes.com>

***Did you enjoy magical service from us recently?***

***Please describe your experience in a report on Angie's List [www.AngiesList.com](http://www.AngiesList.com)***

***Connect with us:***

**P.S. Please don't keep us a secret because we know you want the people you care about to get the best advice possible when it's time for them to make their next move.**



## Jesse Pohlman

---

**From:** Tom Bluett <tbluett@me.com>  
**Sent:** Thursday, June 09, 2016 9:36 AM  
**To:** Jesse Pohlman  
**Subject:** Say NO to commercial development at 146th and Ditch Rd

Jesse,

As a resident of Centennial, I'd strongly encourage you to work against putting in a gas station and fast food restaurants at 146th and Ditch.

Isn't the point of a suburb to give people space and separate commercial and residential spaces?

We all have cars, and can easily get to several other gas stations and junk food joints within a 3 mile radius.

Please don't ruin the peaceful charm enjoyed by hundreds of families for the benefit of a handful of developers and business owners.

Sincerely,

Tom Bluett  
[tbluett@me.com](mailto:tbluett@me.com)  
(312) 505-7281



**From:** Elizabeth [mailto:wg7eliz@gmail.com]  
**Sent:** Wednesday, June 08, 2016 7:53 PM  
**To:** Jesse Pohlman <jpohlman@westfield.in.gov>  
**Cc:** hoa@centennialhoa.org  
**Subject:** Proposed Amendment to the Harmony PUD

Many salient points have been addressed in recent meetings and communications; the ideas presented here are germane to the lives of people who have chosen to live in neighborhoods that are family-friendly, quiet, and safe. My opinions are given as a resident of Centennial who purchased my home in 2015 when descriptions of the Harmony area corresponded with the 2012 PUD.

#### **CENTENNIAL COVENANTS**

Some areas of the Centennial covenants, available through the Centennial HOA, include the following:

- Architectural structure and appearance
- Landscaping
- Lighting, specifically:  
“lighting which illuminates (other) private property...result(s) in adverse visual impact to (other) property, lighting directed offsite shall be Prohibited.”
- Nuisances, specifically:  
“Noxious or offensive activity...that may be, or may become, an annoyance or nuisance to the neighborhood.”

Centennial property values have risen, in part due to planning and respect for the covenants.

#### **HARMONY EXPECTATIONS**

The website for Harmony, a master-planned community by David Weekley Homes, offers prospective homebuyers amenities including:

- Custom-built homes
- “...a culture that everyone enjoys...”
- “...put(s) the homebuyer first...”

Completed homes evidence integration of the architectural and landscaping values of surrounding communities in Westfield. The Life Style Center with Clubhouse and recreational venues is already under construction.

#### **GAS STATION/CONVENIENCE STORE**

- This business is not necessary at this location.

Gasoline and convenience shopping are available within a two-mile radius from the intersection of Ditch Road and 146<sup>th</sup> Street. Pollution, safety, and nuisance issues are all very real and important, as are both foreseeable and unintended consequences into the future. Refer to letter of June 2, 2016 from Bruce Watson to the City of Westfield.

## **FAST-FOOD DRIVE-THROUGH**

- This business is not necessary at this location.

Nuisance and pollution issues are addressed in the above-mentioned letter from Bruce Watson. The eat-in restaurant, coffee-shop, and boutique stores described in the 2012 PUD would be appropriate.

## **TRAFFIC PATTERNS**

The distance from the proposed Somerville roundabout to the roundabout at 146<sup>th</sup> Street is .2 mile. The insertion of a driveway within that distance would restrict traffic flow and increase congestion on Ditch Road. A safer and more practical alternative would be access from 146<sup>th</sup> Street to a frontage road.

## **RECOMMENDATIONS**

- Deny any consideration of a gas station/convenience store. This should be non-negotiable.
- Deny consideration of a fast-food establishment. This should be non-negotiable.
- Require effective and appropriately constructed buffering to protect homeowners in SW Centennial from lights, traffic, storm water drainage, and other nuisance factors.
- Request the City Council to reject changes from the already agreed-upon 2012 PUD; also referral to the Board of Zoning Appeals. The original PUD presented a positive, viable plan to incorporate a commercial presence into the Harmony area.
- A corporate entity should be held accountable to the same standards/covenants as individual property owners, and should demonstrate understanding and respect through collaborative planning to achieve mutually desired results.
- Going forward, additional changes, improvements, and details will occur, and can best be implemented by collaborative planning and informal agreements prior to the legal procedures to attain final approvals for this project.

Elizabeth Myers  
576 Stockbridge Dr  
Phone 406-240-4315

**Jesse Pohlman**

---

**From:** Malea Firestone <maleafirestone@yahoo.com>  
**Sent:** Thursday, June 09, 2016 9:52 AM  
**To:** Jesse Pohlman; Yaw Aning  
**Subject:** Developers Proposal

All,

As new home owners in Harmony, we would like to voice our concern about the upcoming developer's proposal. We feel that having a gas station and fast food restaurant so close to our home will bring much unwanted and additional traffic to the area. Most importantly, we feel that it also poses a safety issue to the family we plan to raise here.

Please reconsider the amenities that you will be placing in the Harmony neighborhood.

Sincerely,

Malea Firestone & Yaw Aning

## Jesse Pohlman

---

**From:** Carol Robertson <carobertson53@yahoo.com>  
**Sent:** Thursday, June 09, 2016 10:28 AM  
**To:** Jesse Pohlman  
**Subject:** 146

I am glad to hear that so many people oppose the gas station at 146th and Ditch. I just can't imagine those beautiful homes on the south side of 146th looking at the back of a gas station - or a fast food restaurant. What about a small park in the triangle? With all the walkways and trails in the area, not to mention the fitness gym in Harmony, people would rather see healthier options for eating out. Why do we need another CVS when there is one a few blocks away at 161st and Spring Mill and one on Towne Rd and 131st? CVS has an irresponsible way of saturating the market. Can our neighborhood support so many drug stores? (There's Kroger too.) Most people move to Westfield for its rural feel, even if we have to drive a mile or two to the store.. We are soon going to lose that. If I wanted to live in Carmel I would have bought a house there. I prefer the small town feel of Westfield.

Carol Robertson (Centennial)

## Jesse Pohlman

---

**From:** Nelson Scott <scott@gotown.net>  
**Sent:** Thursday, June 09, 2016 1:35 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed-Use District)

Harmony PUD District Amendment (Mixed-Use District)  
Northwest Corner of 146th Street and Ditch Road Street  
Petition: 1606-PUD-07

I hope that I am not late in responding with concerns regarding this petition.

I am opposed to the gas station on 146th Street and Ditch Road. That gas station needs to be placed on West Highway 32 so it can use the traffic to Grand Park for customers. No gas station has the amenities worthy of an outstanding residential neighborhood like Centennial. Fast food restaurants are obsolete. Eating establishments belong on the order of family style seating and healthy food menus. Actually only one decent restaurant is needed in this development. Street. We need a four lane access east=west corridor with inner landscaping separating the lanes and long entrances for the business shops, like the Springmill Station designs for that CVS store, and/or Cardon's Copper Trace project, so there would be more of a "village/neighborhood feel" rather than a high volume trafficked area such as St Rt. 32. The road configuration needs to be redesigned for a neighborhood style feature without commercial impact.

Ditch road needs to be three or four lanes from Highway 32 to 146th Street with inner landscaping features.

Basically, I am opposed to the current petition.

Nelson Scott  
15503 Marietta Circle  
Centennial  
Westfield, Indiana



**Jesse Pohlman**

---

**From:** Dennis Davidson <dennzio@gmail.com>  
**Sent:** Thursday, June 09, 2016 1:40 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

Dear Westfield City Planning dept,

Regarding: Harmony PUD District Amendment (Mixed-Use District)  
Northwest Corner of 146th Street and Ditch Road Street  
Petition: 1606-PUD-07

Count me, a 10 year Centennial resident, against the proposed gas station and fast food development at 146th and Ditch. I wretch at the thought of it. We don't need it, we don't want it! Please do not allow this disturbance of our countryside idyl.

Thank you for your consideration,  
Dennis Davidson

## Jesse Pohlman

---

**From:** Kelly Masin <kmasin@ccs.k12.in.us>  
**Sent:** Thursday, June 09, 2016 3:32 PM  
**To:** APC  
**Subject:** Gas Station

June 9, 2016

Mr. Jesse Pohlman  
[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)

RE: Development of the Harmony, Mixed-Use District  
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Jon and Kelly Masin  
14191 Nicholas Dr.  
Westfield, IN 46074

*Kelly Masin*  
*5th Grade Teacher*  
*Cherry Tree Elementary*  
*13989 Hazel Dell Pkwy.*  
*Carmel, IN 46033*  
*(317) 846-3086 ext. 1229*



## Jesse Pohlman

---

**From:** amy cannon <aabrown32@hotmail.com>  
**Sent:** Thursday, June 09, 2016 3:42 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment

Subject: Harmony PUD District Amendment (Mixed-Use District)  
Northwest Corner of 146th Street and Ditch Road Street  
Petition: 1606-PUD-07

I am writing to oppose the aforementioned amendment. Moving to Westfield almost three years ago, it was important to our family to find a family oriented community with small town ties yet has access to city amenities. Westfield was perfect, specifically Centennial. The proposed changes to the corner of 146th and Ditch is heartbreaking, that piece of land is not appropriate for retail use. Not only the environmental impacts but the impact to our community at large. Not only does the construction of a gas station create negative health impacts to a neighborhood, it also effectively prevents the development of a project on that site which may have had a positive impact on the neighborhood. The gas station will likely stay there for at least fifty years and will be a reminder of the missed opportunity for a development that could promote a community's vision for the future. Smart developments tend to increase transportation options and property values. They encourage residents to walk, bike, or run, and not to just remain tied to their cars.

Anything "retail" built on this corner must maintain a quaint feel in order to blend into this residential area of town. I know expansion is inevitable, but expanding along 146th street is a big mistake. Westfield will continue to lose it's charm if we lose the "country feel". It makes much more sense to expand along SR 32 where the infrastructure is already in place.

I am hoping Westfield doesn't turn into another Fishers. We need to be thoughtful on how the city chooses to expand. Thank you for your time and efforts.

Respectfully,  
Amy Cannon  
Centennial Resident

**Jesse Pohlman**

---

**From:** Mark Long <indylong55@yahoo.com>  
**Sent:** Thursday, June 09, 2016 6:27 PM  
**To:** APC  
**Subject:** 146th & Ditch Commercial Development

Mr. Jesse Pohlman:

We live at 1385 Trescott Drive in Centennial. Our house sits at the corner of Ditch Road & Somerville at the west entrance. Our back yard faces Ditch Road. Understandably, we oppose any kind of gas/service station and fast food restaurants. Also, because we are directly across the street from the proposed development, we are quite concerned about lighting, noise, water run-off and increased traffic. Please give careful consideration to us "unfortunate" folks who by the luck of the draw, find our home at risk for the potential pitfalls of unsavory developers.

Thank you for your time and consideration!

Regards,

Mark & Betty Long  
1385 Trescott Drive  
Westfield, IN 46074



**Jesse Pohlman**

---

**From:** Amy Stewart <amystewart821@gmail.com>  
**Sent:** Friday, June 10, 2016 10:55 PM  
**To:** Jesse Pohlman  
**Subject:** Subject: Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this evening to provide my feedback and opposition to the above listed amendment. As a resident of Centennial, I feel that the proposed redesign is something that does not belong in such a community focused residential area. Please pass along this feedback to the City of Westfield.

Regards,

Amy Stewart  
1226 Lewiston Dr.  
Westfield, IN

## Jesse Pohlman

---

**From:** Eric S. <emstewar@gmail.com>  
**Sent:** Saturday, June 11, 2016 3:39 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this afternoon to provide my feedback to the above listed amendment to the plan design. As a resident of Centennial I am strongly opposed to the request to add a gas station and fast food to the corner of 146th and Ditch Rd.

The proposed redesign would forever change the lives of ALL residents in the surround miles.

We are already getting a CVS at the corner of 161st and Springmill. Additionally, Kroger just spent millions of dollars updating and improving the gas station to accommodate more consumers, and they did a great job with the overall design.

When I think of the proposal to add a gas station and fast food at a location such as 146th and Ditch Rd. I fear that it will open up the surrounding areas to additional development that is not residential.

If you have ever driven these roads after [10pm](#) then you would know that nothing is needed 24 hours a day. The surrounding neighborhoods are filled with residents like myself that chose this location and this city because of the quiet non commercial area that surrounds our neighborhood.

I feel that there isn't a need to RUIN the feel of OUR Westfield by allowing the proposed amendment to go forward.

Regards,

Eric Stewart  
1226 Lewiston Dr.  
Westfield, IN

## Jesse Pohlman

---

**From:** Robert Goodlett <isobassbike@gmail.com>  
**Sent:** Monday, June 13, 2016 12:28 AM  
**To:** APC  
**Subject:** Harmony Commercial Development at 146th and Ditch

As we will very soon be residents of Westfield having purchased a home in Harmony we have become aware of some issues related to the commercial development of the intersection of 146th St. and Ditch Road.

After reading the recent article in the IBJ, here are some thoughts that my wife, [Chin Mi Kim](#), and I have about the future development at 146th and Ditch. While we haven't moved into the neighborhood just yet, we feel that these issues are very important to the integrity of the neighborhood.

### THOUGHTS ON HARMONY COMMERCIAL DEVELOPMENT

1.) Gas stations are usually not smack dab and so close to so many houses and neighborhoods. They are usually located on busier streets or thoroughfares, near other retail shops or connected to some other big business like grocery or super stores. Not on 2 lane road in a community of homes.

If they are really considering the neighborhoods and the residents in that area, they wouldn't even think that a gas station makes sense in that spot. Who builds a gas station just for the neighborhood. AND it's too far inland to attract other many others that would use it.

There are gas stations all along driving routes to and from work and convenient locations when people are out and about. Which they are ALL THE TIME!

It makes sense to have one closer to Clay Terrace, or over the bridge, if there isn't one there already.

2.) No one wants to "dine" with their family at a gas station cafe, no matter how nice. We are residents, not families passing through on vacation! There are enough drive through fast food joints near Grand Park and all the larger streets north, south, east and west of the future Crowley commercial area. There is no need for that in this community. We need restaurants that families can really dine in.

3.) Have the commission and Estridge driven around that area at different times of day??!! There is not that much traffic. Some passing through, but not enough through the whole day to warrant a gas station.

4.) They are going to get more retail business from all the surrounding neighborhoods that walk and have dining or places that stay open a little later on the weekends. Ice cream/coffee shops. They need to hear from the people living around that area and consider the Carmel residents across and down the street in all directions that go for miles what they would like to have there as well. The land is Westfield, but it does affect the Carmel residents too. The retailers will make a lot of money if Crowley builds wisely.

5.) For the whole hype of building a village and a lifestyle in that area....do they want shops and businesses that enhance or are they interested in another strip mall. Estridge may not really care about the residents, because he is thinking business for himself, but if he really cares about the "community", not just the "houses" he is building, he really should make a push to support what the residents feel they need or want in that space. We are NOT over reacting! We are trying to be proactive and not reactive, because we the residents care about the quality of life, not just convenience.

Obviously Estridge has had sells agents from the start tell home buyers what a village and great retail area that 146th and Ditch will be. That means he was misleading from the start and he is pushing or at least supporting any thoughts from the developer, that are not in any consideration or in line for the residents and the feel of the community he is building. Maybe is doesn't really care about the home owners, but just about building homes. There has to be some integrity, accountability and reliability.

I think he has given more thought into the club house at Harmony than he has for a bigger and more important development that will impact a whole community in Westfield and Carmel.

6.) I don't mind a drug store, but another CVS?

7.) Trader Joes, Fresh Market, or another grocery type of store would be perfect as there is not one near by for miles. That could serve Carmel, Westfield, even Noblesville, Zionsville and even Kokomo.

8.) Carmel has taken thoughtful consideration for developments in their neighborhood areas. Why doesn't Westfield. There is already a certain image that Carmel has of Westfield, why doesn't the Westfield commission try to up the scale of what they develop?

--

Robert Goodlett  
Assistant Principal Contrabassist  
Indianapolis Symphony Orchestra  
QUATTRO STRING ACADEMY  
Mobile Phone - 317.414.8190  
SKYPE - isobassbike

"Never mistake activity for achievement" - John Wooden

## Jesse Pohlman

---

**From:** Sidney Chang <nujac@earthlink.net>  
**Sent:** Tuesday, June 14, 2016 11:04 AM  
**To:** Jesse Pohlman  
**Subject:** Proposed Gas Station

Attn: Westfield Plan Commission

Because the noise and traffic generate by the planning new Getgo gas station, we strongly object the reducing the buffer zones on our street from 20 feet to 10 feet. The City of Westfield shouldn't let the rule change to satisfy a single company's request. If the company want to build a gas station, it should follow the rule, changing the design plan to fit the local regulations. Being a resident of Carmel, I don't against the company invest locally, but being a resident at the neighbor hood, we don't want to see change the regulation to fit the request of Getgo. We wish the plan commission will reject the proposal of changing the buffer zone of the Getgo gas station.

Sidney Chang & Yana Sung  
1677 W. 146th  
Carmel, IN 46074 .



## Jesse Pohlman

---

**From:** Grace, Helene C. <helene.grace@anthem.com>  
**Sent:** Thursday, June 16, 2016 1:10 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD District Amendment (Mixed-Use District) - 1606-PUD-07

We are residents of Centennial, and oppose, please note for the record.

*Helene*

**Helene Grace, Buyer I, NGS Procurement/Subcontract Administration**

National Government Services, Inc. | 6081 E 82<sup>nd</sup> Street | Suite 300, INA103-AF58 | Indianapolis, IN 46250

Cell: 317- 954-8127 | Office: 317-436-1728 | Direct Dial: 200-1728 | Fax: 317-595-4362

Email: [helene.grace@anthem.com](mailto:helene.grace@anthem.com) | [www.ngsservices.com](http://www.ngsservices.com)

**NGS Procurement/Subcontract – your partner for service, support, and solutions**

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information or may otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachment thereto.

## HARMONY PETITIONS SUMMARY

JULY 29, 2016

As of the most recent count that we did, there are 93 occupied homes in Harmony. We were able to contact residents in 81 of those homes.

Of the 81 households contacted, 78 signed the enclosed petitions.

**96%** of the households contacted support the 5 major points listed in the petitions.

Carla Schaaf  
Mark Schaaf  
14925 Pollard Drive (Harmony)  
Westfield, IN 46074-7916

402-4380

## PETITION

We, the *Estridge* and *Weekley* neighbors of Harmony, would like you to know that we are in favor of the following items as regarding the commercial development being proposed at the corners of Ditch and 146th Street:

1. No gas station on either plot of land north or south of 146th.
2. No fast food drive through restaurant on the plot of land north of 146th.
3. Building architecture that fits in with that of the Harmony neighborhood and gives a village feel. See an example below of an existing CVS in Atlanta.
4. Special attention given to layout and facilities that will promote a family atmosphere with pedestrian and bike movement along with automobiles.
5. Change the code so that 146th street is not zoned the same as State Road 32. Changing this zoning would ensure future buildings at 146th and Ditch will fit within the architecture of the neighborhood.



(An example of a CVS Pharmacy in Atlanta, GA that might be acceptable.)

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

①

| NAME         | ADDRESS              |
|--------------|----------------------|
| Natalie Vack | 1444 Waterleaf Drive |
| Whonnel      | 1444 Waterleaf Dr.   |
| 1444         | 1444 WATERLEAF DR.   |
| 1458         | 1458 Waterleaf Dr    |
| 1458         | 1458 Waterleaf Dr.   |
| 1472         | 1472 Waterleaf Dr.   |
| 1472         | 1472 Waterleaf Dr.   |
| 1514         | 1514 Waterleaf Dr.   |
| 1514         | 1514 Waterleaf Dr.   |
| 1472         | 1472 Farmhouse Dr    |
| 1472         | 1472 Farmhouse Dr    |
| 14911        | 14911 Pollard Dr.    |
| 14941        | 14941 Pollard Dr.    |
| 1400         | 1400 Waterleaf Dr.   |
| 1400         | 1400 Waterleaf Dr.   |
| 14917        | 14917 Pollard Drive  |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

⑨

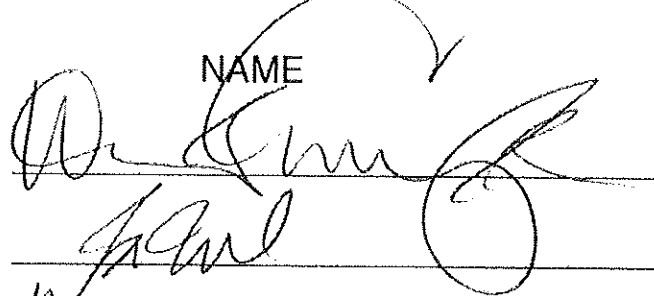
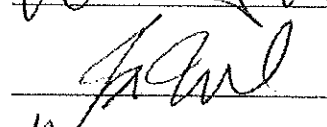
| NAME                     | ADDRESS                    |
|--------------------------|----------------------------|
| <u>Andrew M. Lane</u>    | <u>14917 Pollard Drive</u> |
| <u>Chet Balli</u>        | <u>1499 Birdsong Drive</u> |
| <u>Rohit Balli</u>       | <u>1499 Birdsong Drive</u> |
| <u>Rafferty</u>          | <u>1456 Rosebank Dr.</u>   |
| <u>Fred Vickery</u>      | <u>1458 Birdsong Dr.</u>   |
| <u>Susan Vickery</u>     | <u>1458 Birdsong Dr.</u>   |
| <u>Shelley D. Dutton</u> | <u>14160 Birdsong Dr.</u>  |
| <u>MD S.</u>             | <u>1416 Birdsong Dr.</u>   |
| <u>Tom Hall</u>          | <u>1440 Rosebank Dr.</u>   |
| <u>Shu Hall</u>          | <u>1440 Rosebank Dr.</u>   |
| <u>Jim Jacob</u>         | <u>1428 Rosebank Dr.</u>   |
| <u>Janet Jacob</u>       | <u>1428 Rosebank Dr.</u>   |
| <u>James E. Anderson</u> | <u>14995 Pollard Dr.</u>   |
| <u>Noemie Lukan</u>      | <u>14995 Pollard Dr.</u>   |
| <u>Paul</u>              | <u>1471 Farmhouse Dr.</u>  |
| <u>Paul</u>              | <u>1471 Farmhouse Dr.</u>  |



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

(10)

| NAME                                                                              | ADDRESS                       |
|-----------------------------------------------------------------------------------|-------------------------------|
|  | 1401 Farmhouse Dr.            |
|  | 1429 Farmhouse Dr.            |
| Mandie WalKowiaK                                                                  | 1429 Farmhouse Dr.            |
| Molly K. Long                                                                     | 1401 Farmhouse Dr.            |
| Scott C. Machamer                                                                 | 1416 Waterloo Dr.             |
| Hilary Machamer                                                                   | 1416 Waterloo Dr.             |
| BART ANDERSON & Lisa                                                              | 14935 American Lotus          |
| Nat Moody                                                                         | 14943 American Lotus Dr.      |
| Tiffany Moody                                                                     | 14943 American Lotus Dr.      |
| John H. Powell                                                                    | 1500 Farmhouse Dr.            |
| Lou Powell                                                                        | 1500 Farmhouse Dr.            |
| John & Susan Bass                                                                 | 14979 Pollard Drive           |
| Adam Albright                                                                     | 1445 W. 151 <sup>st</sup> St. |
| Abby Albright                                                                     | 1445 W. 151 <sup>st</sup> St. |
| William Panchman                                                                  | 14971 Pollard Dr.             |
| MICHAEL HEBENSTREIT                                                               | 1457 BIRDSONG DR              |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

(10)

| NAME               | ADDRESS                          |
|--------------------|----------------------------------|
| LOTTIE NORVELL     | 14958 Dawnhaven Drive            |
| Patty Murray       | 1586 Rosebank Dr.                |
| Toni Murray        | 1586 Rosebank Dr.                |
| Natalie J. Ponte   | 1574 Rosebank Dr.                |
| Joyce M. Jones     | 1574 Rosebank Dr.                |
| Robert J. Cay      | 1461 W. 151 <sup>st</sup> Street |
| Melinda Yuen       | 1469 W. 151 <sup>st</sup> St.    |
| David Yuen         | 1469 W. 151 <sup>st</sup> St.    |
| Marla Lach         | 1453 W. 151 <sup>st</sup>        |
| Susan Sachs        | 1453 W. 151 <sup>st</sup>        |
| GEORGE SHERMAN     | 1437 W. 151 <sup>st</sup> St.    |
| STEVE BRIDGEMAN    | 14999 POLLARD DR.                |
| Patricia Bridgeman | 14999 Pollard Dr.                |
| Debbie Rochester   | 14933 POLLARD DR.                |
| Robert Goodlett    | 14957 Pollard Dr.                |
| Chun Mi Kim        | 14957 POLLARD DR.                |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

8

NAME

ADDRESS

Shirley Hebenstreit

1457 Birdsong Dr.

Don Lewis

1471 Birdsong Dr.

SL (STEVE LEWIS)

1471 Birdsong Dr.

Lee Bellamy

1429 Birdsong Dr.

Amanda Bellamy

1429 Birdsong Dr.

Tiffany Morrison

1430 Birdsong Drive

Noelle Ball

1472 Birdsong DR

1472 Birdsong Dr.

Eudon Perkins

151 West 151st Street

Ife Perkins

151 West 151st Street

Dave Richmond

1486 Birdsong Dr.

Dan Richmond

1525 BIRDSONG DR.

Kelli Dorris

1557 Birdsong Dr.

Lee Dorris

" "

W.C. Dorris

" "

Carol Cooper

14958 Dawnhaven Dr.

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

①

| NAME             | ADDRESS                      |
|------------------|------------------------------|
| Kelley Smart     | 14949 Pollard Dr.            |
| David M. Gelfman | 1404 ROSEBANK Dr.            |
| Kyle Moore       | 1430 Waterleaf Dr.           |
| Abby Moore       | 1430 Waterleaf Dr.           |
| Janet Rochester  | 14933 Pollard Dr.            |
| Carol Schaeff    | 14925 Pollard Dr.            |
| Mark Schaeff     | 14925 Pollard Drive          |
| Laurie Laury     | 1594 Rosebank Dr.            |
| John Laury       | 1594 Rosebank Dr.            |
| Kimberly Halsten | 1457 Farmhouse Dr.           |
| Jeremy Halsten   | 1457 Farmhouse Dr.           |
| KRISTIE TROY     | 1469 W. 151 <sup>ST</sup> ST |
|                  |                              |
|                  |                              |
|                  |                              |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

(4)

NAME

ADDRESS

Jan A. Henry

1401 W 151<sup>st</sup> ST

John Bay

1505 Rossmay

T. F.

1505 Rossmay

James Jackson

14918 American Lotus

John

14918 American Lotus Dr.

Mike J. J. J.

1448 ROSEBANK

Cindy J. J.

1448 ROSEBANK



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

⑧

Jeff Lewis

1416 FARMHOUSE DR

Barb Lewis

1416 FARMHOUSE DR

Doug Bryant

1486 WATER LEAF

JENNIFER BAKER

1486 WATER LEAF

RUBY BRYANT

1486 WATER LEAF

Sydney Barker

1486 Waterleaf

Donna Walker

1500 BIRDSONG

Marionne Underhill

1500 Birdsong

Ally Cline

1415 Birdsong

Joe Paton

1586 Birdsong Dr

Margaret Hale

1617 Birdsong DR

Rachel Jackson

15074 American Lotus

Mike

" " "

Ally Jackson

" " "

Lisa Anderson

15098 American Lotus Dr

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

⑥

NAME \_\_\_\_\_

ADDRESS

Arrested

you.

NAME \_\_\_\_\_

*Russell Van Dyke*

14987 Pollard Dr

By McDonald

14990 DAWN HAVEN Dr

*[Handwritten signature]*

1617 Rosebank Dr

Bethany Towne

1617 Rosebank Drive

White

1587 Rosebank Dr.

Paul Hoover

1558 Rosebank Dr.

## PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Paul D. Anderson

1477 W. 151<sup>st</sup> St.

Greg Vernon + Lisa Minizio

1481 W. 151<sup>st</sup> St.

Sam [Signature]

1503 W. 151<sup>st</sup> St

Ife & Eudon Perkins

1571 W 151<sup>st</sup> St

Stephanie Bokup [Signature]

1391 W 151<sup>st</sup> St

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

David L. Harder

1566 ROSEBANK DR.

James K. Bernal

1550 ROSE BANK DR

Harry Andronico

1550 ROSE-BANK DR

Lindsay Pedigo

1457 Roselawn Drive

*[Signature]* R. H. Hager

1412 Rosebank Dr.

MSK 11/11/17

1420 Rosebank Dr.

Karen Vibbert

1415 ROSEBANK DR.

1415 Rosebank Dr.

**Jesse Pohlman**

---

**From:** cooldrmom@aol.com  
**Sent:** Tuesday, June 21, 2016 12:51 PM  
**To:** Jesse Pohlman  
**Cc:** atul@thecomputercenter.com  
**Subject:** Proposed gas station on 146th and Ditch Road

Attn: Westfield Planning Commission

We vehemently oppose a gas station at the southwest corner of 146<sup>th</sup> and Ditch Rd. We feel this type of business (selling fuel, Cigarette, beer and wine, and being open late hours) will be a safety and pollution/environmental concern for our private setting residential area. We have private setting for recreation like tennis, swimming pool and horseback riding. This type of business will increase traffic, attract additional transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our quiet residential area. We have been residents for this property for about twenty years and we have made a substantial investment in our property and we feel this will change the setting. We feel our safety and privacy should be taken into account.

However, in the event that all the voices who opposed this misguided plan are not heard, we would like to put on record that the request for the reduction of the buffer zones from 20 feet to 10 feet be DENIED. We would also ask that the density of plantings be increased to 7 trees and 30 shrubs per 100 feet due to the nature and unsightliness of this type of business.

In addition, we request that all affected residents be provided with a detailed lighting plan to ensure that adequate care will be taken to reduce any and all light pollution directly affecting our home.

There are already several fueling stations in the near vicinity; we don't need more gas pollution. We do not want this gas station any closer to our home!!

Sincerely,

Atul & Reeta Bhargava  
14588 Ditch Road  
Carmel, IN 46074  
317-848-1286



## Jesse Pohlman

---

**From:** pani.chitturi@sbcglobal.net  
**Sent:** Friday, June 24, 2016 5:49 PM  
**To:** APC  
**Subject:** PETITION

### PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

Petition We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council.

Thank you.

| Name          | Address                              |
|---------------|--------------------------------------|
| Pani Chitturi | 14156 Ledgewood Way, Carmel IN 46032 |
| Hema Chitturi | 14156 Ledgewood Way, Carmel IN 46032 |

# PETITION

**We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:**

- 1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.**
- 2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**
- 3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**
- 4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**
- 5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

## Petition

**We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.**

Name

Name  
Julian Wehrli  
Mark Wehrli

**Address**

Address  
14153 Ledgebrook Way  
14153 Ledgebrook Way

## PETITION

**We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:**

- 1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.**
- 2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**
- 3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**
- 4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**
- 5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

### Petition

**We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.**

**Name**

**Address**

MARC Goldstein

1375 Kirklees Drive

Anne Conley-Goldstein

1375 Kirklees Drive

## PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

### Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

Name

Address

ZHONGHUA QI *Zhonghua Qi*

1372 Kingsgate Dr. Carmel, IN 46032



## PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

### Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| Name                         | Address             |
|------------------------------|---------------------|
| Ryan Mossakowski <i>RA</i>   | 14163 Ivybridge DR. |
| Lauren Mossakowski <i>LM</i> | 14163 Ivybridge DR. |
| _____                        | _____               |



**Jesse Pohlman**

---

**From:** Deyi and Hujingdan Zhang <zhanghufamily@hotmail.com>  
**Sent:** Wednesday, June 29, 2016 8:36 PM  
**To:** APC  
**Subject:** Zoning petition

## **PETITION**

**We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:**

- 1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.**
  
- 2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**
  
- 3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**
  
- 4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**
  
- 5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

## **Petition**

**We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.**

**Jingdan Hu**

**Deyi Zhang**

**1372 Kirklees Drive**

**Carmel, IN 46032**



June 29, 2016

Mr. Jesse Pohlman, Senior Planner  
Community Development Dept.  
2728 E 171<sup>st</sup> St.  
Westfield, IN 46074

RE: 1607-PUD-07, 1605-SPP-06, 1605-OPD-06  
Harmony Mixed Use District, Ditch Road Improvements

Dear Mr. Pohlman:

As residents of the 5 properties in Centennial South that back up to Ditch Road and the proposed commercial area in the referenced numbers above, we would like to provide some suggestions that would help provide buffering from our existing homes on Trescott Drive.

An independent survey was taken of the properties owners as to their preferences of buffering on the East Side of Ditch Road. Currently the Centennial HOA owns a wooden fence and landscaping bordering Ditch Road. The results of the survey are summarized in a letter to Mr. Joe Plankis, Centennial HOA President. Copies of the summary and responses from each owner plus Mr. Bruce Watson (who owns the next property adjacent to Ditch Road and is still affected by the roundabout at 146<sup>th</sup> St) are attached for your review. Mr. Plankis requested I provide you with this information to place our options, concerns, and preferences on record with the APC.

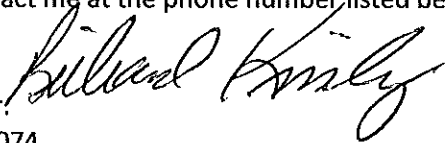
All 5 owners affected directly feel existing buffering currently in place is insufficient when the above referenced proposals and known plans for improving Ditch Road are analyzed. All are concerned that the incorrect buffering could lead to greatly lowering of our property values. All agree that a big reason for the insufficiency is a direct result of the increased elevation of the Harmony land by several feet to accommodate drainage off the property and the anticipated increased traffic flow into the proposed commercial and apartment complex projects.

Visual privacy and sound pollution are the driving issues of our concern. As a result of the survey, most owners feel a cement retaining wall, similar to that in place on the north side of 146<sup>th</sup> St just east of the Spring Mill Apartments, of sufficient height supplemented by a mound, such as is in place at Copper Trace, would be the preferred option.

Please include this information with your planning and negotiations with the Harmony developers.

Feel free to contact me at the phone number listed below if you have any questions.

Richard Kissling  
1361 Trescott Dr.  
Westfield, IN 46074  
317-414-7529



Mr. Joe Plankis

President, Centennial HOA

June 27, 2016

RE: Harmony Mixed Use Project

Joe: As all of the neighbors whose properties south of Somerville are adjacent to the new commercial construction on the west side of Ditch Road are directly affected by the new construction, we would like to present our preferences on what type of barriers we think would most greatly preserve home values and provide for light and sound pollution barriers on the east side of Ditch Road.

Currently, there is a wooden fence with a mixture of vegetation providing the current barrier. With all of the construction truck traffic using Ditch Road currently, noise has already become a problem we think should be addressed. The fence has had storm damage in 2015 that was repaired and currently there is again storm damage that has not been repaired. We question the long term durability of the existing fence and feel this may be a good time to address other options.

The developer of the commercial area mentioned that they might be willing to assist with additional barriers to help satisfy us with their project. We believe this should be fully explored.

A survey was taken to independently determine the options we feel would be in our best interest. Copies of the completed surveys are attached. Most feel that the best option would be a permanent barrier similar to that currently along 146<sup>th</sup> St just east of the apartment complex just east of Spring Mill Road. That option provides the maximum sound and light pollution deflection while being lowest in maintenance costs. The other options would be any combination which raises the height of the barrier and provides noise abatement. Those options include dirt mounding, fence design to reduce noise, and additional landscaping. None of us felt that the existing landscaping and fencing were sufficient.

We hope this letter will provide a guideline to you and the City planners as to what we feel would help move the commercial development along while still maintaining our property values. It was also noted that the existing power/telephone poles and lines appear to serve no purpose and could be removed for esthetic purposes.

Submitted on behalf of the 5 residents on Trescott Drive that back up to Ditch Road plus the input of Bruce Watson by

Rick Kissling

1361 Trescott Drive

Phone: 317-414-7529

E-mail: melodyandruck@gmail.com

Kissling

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO X
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes X NO \_\_\_\_\_
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO X
- 4) Any of the above options but add additional landscaping. Yes X NO \_\_\_\_\_
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO X
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes X NO \_\_\_\_\_
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes X NO \_\_\_\_\_



Please add your own ideas, suggestions, and/or comments here:

Anything that raises the height for light reflection and provides sound reflection as traffic on Ditch is heavy with many dump trucks and cement mixers.

An insufficient solution will detract from our property values. Thus, I would be willing to contribute to the best solution if possible financially.

When completed, please return to Rick Kissling, 1361 Trescott Dr.

Please turn your comments in by June 24, 2016. Thanks

Questions? Call Rick 317-414-7529

Your Name rick kissling

Your Address 1361 TRESOTT DR

Your Phone Number 317-414-7529

VANRYCKEGHEM

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO X
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO X
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes X NO \_\_\_\_\_
- 4) Any of the above options but add additional landscaping. Yes X NO \_\_\_\_\_
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO X
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes X NO \_\_\_\_\_
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes \_\_\_\_\_ NO X

Please add your own ideas, suggestions, and/or comments here: Regarding Section:

- 2) I don't think there is enough land between my property + ditch Rd. sidewalk to have a tall mound.
- 4) I don't think we can go taller due to powerlines, but landscaping in front of a taller wall, on our side, would break up the flat view.
- 7) We pay community fees for lots of things we don't use or have direct benefits. This community owned fence is already paid for + the maintenance is paid for from everyone's dues. The ~~extra~~ costs should be born by the developer which is the cause of our grief.

When completed, please return to Rick Kissling, 1361 Trescott Dr.

Please turn your comments in by June 24, 2016. Thanks

Questions? Call Rick 317-414-7529

Your Name Alain Van Ryckeghem

Your Address 1367 Trescott Drive

Your Phone Number 317-569-5198

Rick- Thanks for doing this - please call if you have any other ideas or need help - we'd like to help + stay a "United Front".

Thanks!

Christina + Alain

RENSHAW

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO X
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes X NO \_\_\_\_\_
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO X (I am open to the dirt mound)
- 4) Any of the above options but add additional landscaping. Yes \_\_\_\_\_ NO X
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO X
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes \_\_\_\_\_ NO X
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes X NO \_\_\_\_\_

Please add your own ideas, suggestions, and/or comments here:

Thank - you!

When completed, please return to Rick Kissling, 1361 Trescott Dr.  
Please turn your comments in by June 24, 2016. Thanks  
Questions? Call Rick 317-414-7529

Your Name Julie Renshaw

Your Address 1373 Trescott Dr.

Your Phone Number 213-6982



6/13/16

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO X
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO X
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes X NO \_\_\_\_\_
- 4) Any of the above options but add additional landscaping. Yes \_\_\_\_\_ NO X
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO X
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes \_\_\_\_\_ NO X
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes \_\_\_\_\_ NO X

Please add your own ideas, suggestions, and/or comments here:

When completed, please return to Rick Kissling, 1361 Trescott Dr.  
Please turn your comments in by June 24, 2016. Thanks  
Questions? Call Rick 317-414-7529

Your Name DAVID & JACALYN GRIEL

Your Address 1379 Trescott Dr Westfield, IN

Your Phone Number 574-361-3023

hono

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 13, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO ☒
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO ☒
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO ☒
- 4) Any of the above options but add additional landscaping. Yes \_\_\_\_\_ NO ☒
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO ☒
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge on the north side of the road, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes ☒ NO \_\_\_\_\_
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes ☒ NO \_\_\_\_\_

Please add your own ideas, suggestions, and/or comments here:

- 1) We would welcome a raised mound with a stone/concrete fence that would eliminate or greatly reduce noise (both traffic + commercial areas). Also to reduce lighting coming into our house (both traffic + commercial areas)
- 2) We want to keep the trees along the iron fence on the N/W side of our backyard. They provide excellent buffer as is!
- 3) We are open to any + all suggestions from our neighbors to prevent our property values from decreasing!

When completed, please return to Rick Kissling, 1361 Trescott Dr.

Please turn your comments in by June 24, 2016. Thanks

Questions? Call Rick 317-414-7529

Your Name Mark + Betty Long

Your Address 1385 Trescott Dr.

Your Phone Number (219) 671-1521 (Mark)

(219) 617-7176 (Betty)

WATSON

Trescott Drive Survey

Ditch Road Buffer from Our Houses

June 10, 2016

We all know that changes are coming to the land west of Ditch Road across from our houses. Ditch Road will be reconstructed to accommodate new construction and the intersection of Somerville and Ditch is scheduled to become a roundabout. All road improvements will occur west of existing roadway and no further encroachment of Centennial property will be needed. We currently have a wooden fence and trees buffering our properties from Ditch Road. The purpose of this survey is to determine your satisfaction/dissatisfaction with the current buffering in light of these coming projects.

The current wooden fence is not aging well and may need to be replaced in the next couple of years. What kind of fencing/buffering would you prefer to replace the existing fencing?

- 1) Replace the current fence with a product very similar in materials and height as is currently in place. No additional landscaping needs to be provided. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 2) Add dirt mounding similar to that provided from the Copper Trace property to our south before replacing fencing to increase the height of the buffer. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 3) Do not add a dirt mound but increase the height of the wooden fencing. All other buffering to remain the same as listed in 1) above. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 4) Any of the above options but add additional landscaping. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 5) Replace current fencing with only landscaping and dirt mounding. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 6) Replace wood fencing with different materials such as stone. One example would be the fencing on 146<sup>th</sup> St west of Oak Ridge, which is a variant of the interstate sound barriers. Existing landscaping to be preserved as is. Yes \_\_\_\_\_ NO \_\_\_\_\_
- 7) The HOA is responsible for maintaining the fencing. The developer of the Harmony Commercial area has indicated the possibility of assisting with the cost of any new buffer. IF HOA dues and contributions from the developer lack covering the full cost of our preferred option, would you be willing to contribute a reasonable amount (undefined) to the remaining cost to see our preferred option fully constructed? Yes \_\_\_\_\_ NO X



Please add your own ideas, suggestions, and/or comments here:

MOUNDING AND EVERGREEN PLANTINGS ALONG PARKING  
AREAS WITHIN THE HARMONY COMMERCIAL DISTRICT, PARTICULARLY  
ALONG THOSE AREAS FACING DITCH RD. & THE TRES COTT DR. HOMES.

When completed, please return to Rick Kissling, 1361 Trescott Dr.

Please turn your comments in by July 1, 2016. Thanks

Questions? Call Rick 317-414-7529

Your Name Bruce A. Watson

Your Address 1356 TRES COTT DR.

NOTE: MR WATSON'S PROPERTY DOES NOT  
DIRECTLY FACE DITCH ROAD BUT WAS  
INCLUDED IN THE SURVEY AS HIS  
PROPERTY FACES THE AREA OF THE  
146th ST. ROUNDABOUT. (2)

**Jesse Pohlman**

---

**From:** Yogander Dwivedi <ydwivedi@gmail.com>  
**Sent:** Saturday, July 2, 2016 11:34 PM  
**To:** APC; Yogander Dwivedi  
**Subject:** Protest against Ditch/146th Gas Station / Fast Food Development

APC Board members - I am filing my written protest to the planned commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

Thank you for taking this note - we will appreciate your positive decision in this case.

Yogander Dwivedi  
1399 Kingsgate Drive  
Carmel, IN 46032

## Jesse Pohlman

---

**From:** Migut, Kimberly C. <kim.migut@FaegreBD.com>  
**Sent:** Tuesday, July 12, 2016 9:59 AM  
**To:** Jesse Pohlman  
**Subject:** Opposed to Gas Station

As a resident of the area (1351 Annapolis Dr. – Centennial) I would like to go on record as opposing any gas station for the corner of 146 and Ditch road. I am also opposed to the CSV that is proposed for that site. This is so close to my home that the proposed gas station would lower my home value and in my opinion be a nuisance to the area.

IF you are not the correct person to express my views to please let me know, your name was posted on Nextdoor as the appropriate person.

Thanks,

Kim

Kim Migut, CMP

*Director of Events*

[kim.migut@FaegreBD.com](mailto:kim.migut@FaegreBD.com) [Download vCard](#)

D: +1 317 237 1365 | M: +1 317 445 2861 | F: +1 317 237 1000

**Faegre Baker Daniels LLP**

300 N. Meridian Street | Suite 2700 | Indianapolis, IN 46204, USA

Connect: [LinkedIn](#) | [Twitter](#)

## Jesse Pohlman

---

**From:** Linda Moorman <ldmindy@yahoo.com>  
**Sent:** Wednesday, July 13, 2016 8:38 AM  
**To:** Jesse Pohlman  
**Subject:** 146th Street & Ditch Road Proposed Development

Dear City of Westfield:

As long time residents of Centennial, regarding the proposed commercial developments of 146th and Ditch Road, we need to ensure that the new commercial businesses will not hurt our property values or make our neighborhoods less safe and secure but benefit the people living in the surrounding neighborhoods. Therefore, we support the following changes to the developments:

- (1) NO GAS STATION,
- (2) not increasing the NUMBER of fast food restaurants,
- (3) not increasing the TYPES OF FOOD that could be sold at the fast food restaurant,
- (4) not moving the ONE APPROVED fast food restaurant from the south to the north side of 146th street,
- (5) Designing the new CVS in keeping with the Harmony Development architecture AS WELL AS THE REST OF THE SHOPPING CENTER creating more of a VILLAGE FEEL, and
- (6) Create BERMS AND LANDSCAPING to cut down noise and light pollution into the Harmony and Centennial neighborhoods.

Thank you for your consideration.

Sincerely,  
Linda and Lee Moorman  
15528 Bethesda Circle  
Westfield, Indiana

## Jesse Pohlman

---

**From:** John Ferentz <john\_ferentz@yahoo.com>  
**Sent:** Wednesday, July 13, 2016 9:59 AM  
**To:** Jesse Pohlman  
**Subject:** Gas stations

Excuse me sir, we have a gas station at 161st/springmill. Why would we need one at 156th/springmill? For that matter, why do we need another at all within a 5 mile radius of the existing?

Let's say we put one on the corner of where YOU live? No? I thought not. Leave well enough alone sir.

Thank you.

John F Ferentz



## Jesse Pohlman

---

**From:** Amanda Fruland <amuhles@gmail.com>  
**Sent:** Wednesday, July 13, 2016 10:55 AM  
**To:** Jesse Pohlman  
**Subject:** thumbs up to development at 146th & ditch

Just writing you to let you know I am in favor! Lots of talk on Nextdoor, but I think it would be very beneficial to me and my family. A lot of friends in my neighborhood agree.

Cheers!

--  
Amanda Fruland | 219-617-0490

## Jesse Pohlman

---

**From:** Claudia Bengé <bengecaj@iquest.net>  
**Sent:** Thursday, July 14, 2016 1:51 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch development  
**Attachments:** 146th and Ditch development Steve Goodere from Centennial.docx

Mr. Pohlman

My husband and I will be on vacation at the time of the July 18<sup>th</sup> meeting regarding this issue. We do not support a gas station at Ditch and 146<sup>th</sup> Street area. Nor do we support allowing significant commercialization of that area. There are too many homeowners in the near area that these proposed entities will impact regarding safety and increased traffic problems for both the adults and children.

We agree with the attached information provided by Steve Goodere in Centennial as a compromise to this issue. It appears to us to be ridiculous to have a large commercial area in the more populated home area of Ditch and 146<sup>th</sup> Street irregardless of what has been proposed recently. The Towne and 146<sup>th</sup> area has more undeveloped land and therefore, any future development of that area should be well published before any homebuilders of any size build out single family homes.

Thank you

Claudia and James Bengé  
1343 Annapolis Drive  
Westfield, IN 46074  
317 626 1260 cell

## **Benge Email Attachment**

### **Steve Goodere from Centennial**

Some individuals have been posting items on Nextdoor about the above commercial development, but only stating some of the facts.

There were 29 citizens who spoke at the June APC meeting, but there were at least another 25 there supporting the following:

- (1) NO GAS STATION,
- (2) not increasing the NUMBER of fast food restaurants,
- (3) not increasing the TYPES OF FOOD that could be sold at the fast food restaurant,
- (4) not moving the ONE APPROVED fast food restaurant from the south to the north side of 146th street, (5) Designing the new CVS in keeping with the Harmony Development architecture AS WELL AS THE REST OF THE SHOPPING CENTER creating more of a VILLAGE FEEL, and
- (6) Create BERMS AND LANDSCAPING to cut down noise and light pollution into the Harmony and Centennial neighborhoods.

No one was suggesting there be no commercial development at 146th Street and Ditch Road. We were expressing our desires for our neighborhood. In 2013 the gas station suggestion was turned down and only ONE fast food restaurant WITHOUT hamburgers and chicken was approved for the south side of 146th Street and Ditch Road. The above 6 items are clear as to what we were requesting.

As we have gone through the neighborhoods requesting signature for the above, almost everyone was supporting the above items. I would say 1 in 50 liked the idea of a gas station. So to suggest that the opposed group is in the minority is an outright lie and very misleading.

On 2/11/2013 the City Council approved Ordinance 12-24 for the Planned Unit Development (PUD) at 146th Street and TOWNE ROAD (Northeast corner). The rural intersection of 146th Street and Towne sits amid farm fields, but the proposed plan for the area transforms it to a commercial development, which included a grocery store, medical offices, assisted living facility and a GAS STATION. Attorney Matt Price said the development was at the point that it needed approvals before it could receive commitments. He said the residential area might include multi-family housing consisting of either apartments, attached senior living garden homes, assisted living facilities, skilled nursing care or office uses. Apartments, which are not age-restricted, will be limited to a maximum of 480 units. Price said a separate residential area would include cottage homes. OFFICIALS SAID PERMITTED STORES IN THE RETAIL AREA INCLUDED: general and medical offices, dental facilities, banks/financial institutions, restaurants, drug stores, GASOLINE SERVICE STATIONS (NOT MORE THAN ONE-STAND-ALONE), grocery stores, a hospital complex or hospital campus, which may include in-patient and out-patient facilities, skilled nursing care, and medical-related facilities. Price said no big box stores were proposed or allowed at the site.

This Towne Road and 146th Street Development is going to be huge. Since a GAS STATION has already been permitted at the 146th Street and Towne Road Development, WHY DO WE NEED ANOTHER GAS STATION at 146th Street and Ditch Road??? It makes no sense.

Furthermore, to suggest that "non area residents are trying to create the impression that a far greater number of locals object to the project" is a ridiculous statement unless they are referring to the adjacent neighborhoods of Carmel on the southeast and southwest corners of 146th Street and Ditch which are not part of Westfield but never the less are part of our neighborhood.

Also, no one is suggesting moving the 146th Street and Ditch Road commercial development to another residential corner in the south western part of Westfield. They are just using scare tactics which again makes no sense. We are not fighting all commercial development. I do not think we need to worry about other possible developments at this time with the size of the development proposed at 146th Street and Towne Road plus the development at 146th Street and Ditch Road.

Please send your emails in support of the 6 items above to the City of Westfield:

-----Original Message-----

From: Hilary Machemer [mailto:nicholsbean@yahoo.com]

Sent: Sunday, July 17, 2016 5:14 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: CVS facades 146/Ditch

Mr. Pohlman,

Attached are two photos of viable designs (from Cape Cod, MA) that may blend in with Harmony. The cedar shake and shutters seem to fit nicely.

Thanks for entertaining the design and even passing the pics on to the appropriate individuals.

Hilary

Harmony Homes



## Jesse Pohlman

---

**From:** Mike Siara <mike.siara@gmail.com>  
**Sent:** Tuesday, July 19, 2016 3:19 AM  
**To:** Jesse Pohlman  
**Subject:** 146th/Ditch Rd Development Support

Hey Jesse,

I don't typically put my two cents in when it comes to development around the city, but this development amendment at 146th/Ditch Rd has been getting so much negative press on social media (NextDoor). The people who primarily post negative stuff about it are residents of Harmony and Centennial. It seems the people who support it are a little less forthcoming, but I thought I'd let you know there are residents like myself who do support it.

Any development in the city is a positive thing, as it brings a positive economic impact. Having said that, I'm not opposed to a gas station or fast food drive through in that area as long as it is architecturally pleasing like the new buildings at 32/Wheeler Rd.

The opposition claims that a 24-hour place like the gas station will bring in a bad crowd. That's just not the case. People won't go out of their way to go to that gas station. It will either be local Carmel/Westfield residents in the area or people passing by on 146th St. The "light pollution" would be minimal.

A lot of people opposed the Kroger and strip mall development years ago at 161/Springmill, but not that is one of the most successful Krogers and that parking lot is always full with patrons to all those business. That gas station, bar, grocery store (24hours) is all in a highly residential setting, arguably more so than 146th/Ditch Rd.

Another comparison would be 146th/Carey Rd. That area is more residential than that Ditch Rd, and there's a new gas station and liquor store there. The buildings look nice and there's a great dividing wall East of the Liquor store to separate that business area from the neighborhood, which could be done at 146th/Ditch. That gas station closes at midnight, so if that's the issue, a gas station at 146th/Ditch doesn't have to be 24 hours.

I just wanted to give you my thoughts so you just don't receive all negative responses. I support the amendment because it provides an economic impact, would be convenient for residents like myself, and that development would likely start a chain reaction of businesses wanting to locate there.

Sorry to bother you, I know you are very busy.

Mike Siara  
Viking Meadows Resident



## **Jesse Pohlman**

---

**From:** Sylvia Kettermann <sdkparis@aol.com>  
**Sent:** Thursday, July 21, 2016 1:40 AM  
**To:** Jesse Pohlman  
**Subject:** 146th Street and Ditch Road

We are against and will not support ANY proposed commercial development in a totally residential area.

Clark and Sylvia Kettermann  
14843 Bixby Drive  
Westfield, Indiana 46074

Sent from my iPhone

## Jesse Pohlman

---

**From:** Sylvia Kettermann <sdkparis@aol.com>  
**Sent:** Tuesday, July 26, 2016 3:47 AM  
**To:** Jesse Pohlman  
**Subject:** Development 146/Ditch

Ditch the commercial development. We have driven 146 St from Clay Terrace to Michigan Road no commercial development. If you allow One it leads to other developments DITCH the plan. Safety and security is priority and don't forget our investment of beautiful residential areas

Clark and Sylvia Kettermann  
14843 Bixby Drive  
Westfield, In

Sylvia Kettermann

## PETITION

We, the Centennial and surrounding neighbors of the HARMONY PUD at 146<sup>th</sup> and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146<sup>th</sup> and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146<sup>TH</sup> ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OF THE OLD OR NEW 146<sup>TH</sup> STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146<sup>th</sup> and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

*These signatures are all Centennial residents.*

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| NAME                       | ADDRESS                    |
|----------------------------|----------------------------|
| <u>Joseph R. Balon</u>     | <u>1334 Monmouth Dr</u>    |
| <u>L.R. Gou</u>            | <u>1338 Monmouth Dr.</u>   |
| <u>Jose L. Santos</u>      | <u>1335 Monmouth Dr.</u>   |
| <u>Michael R. Balon</u>    | <u>143 " "</u>             |
| <u>Francis Balon</u>       | <u>1334 Monmouth Dr.</u>   |
| <u>William J. Balon</u>    | <u>1341 Monmouth Dr.</u>   |
| <u>Betty Whittaker</u>     | <u>1364 Bridgeport</u>     |
| <u>St. J. Goodere</u>      | <u>1393 Bridgeport Dr</u>  |
| <u>Tammy Pluchel</u>       | <u>1330 Monmouth DR</u>    |
| <u>Benjamin R. Goodere</u> | <u>1393 Bridgeport Rd</u>  |
| <u>Maria Valdes</u>        | <u>15250 Nashua Circle</u> |
| <u>Wm. R. Balon</u>        | <u>15250 NASHUA CR.</u>    |
| <u>Mal D. Hankinson</u>    | <u>15297 Seneca Circle</u> |
| <u>Jan C. Hankinson</u>    | <u>15297 Seneca Circle</u> |
| <u>Norma J. Hodges</u>     | <u>15234 Nashua Circle</u> |
| <u>Mary Roy Hutton</u>     | <u>15290 Nashua Circle</u> |



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Judy Larson

15246 Seneca Circle Westfield

Barbara Luther

15208 Nashua Cir, Westfield

Kathleen Wilkerson

15265 Nashua Cir, Westfield

Karen Kuhn

15265 Seneca Cir, Westfield

Jessie Otto

15289 Seneca Cir, Westfield

John P. DeL

651 Stockbridge Dr. Westfield

John P. DeL

651 Stockbridge Dr. Westfield

Jennifer Busley

1344 Valdosta Dr. Westfield

Ryan Busley

1344 VALDOSTA PL.

John P. DeL

1326 Valdosta Pl, Westfield

Brad Cat

1332 Valdosta Pl Westfield

Karen Ben

1326 Valdosta Pl Westfield

Beth Shupers

1378 Monmouth Dr

John Scott

1378 Monmouth Dr

Jennifer Taylor

14934 Declaration Dr.

Bill Taylor

14934 Declaration Dr.

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

|                  |      |                          |
|------------------|------|--------------------------|
| Lynn Denison     | 1369 | BRIDGEPORT DR. WESTFIELD |
| Jeanne B Denison | "    | " " "                    |
| Alisa            | 1352 | Bridgeport Dr.           |
| Susan Brown      |      | 1340 Bridgeport Dr.      |
| Mark Brown       |      | 1340 BRIDGEPORT DR.      |
| Tom Venzler      |      | 1323 Bridgeport Dr.      |
| Debbie Scott     |      | 1396 Bridgeport Dr.      |
| Carol Thompson   |      | 1294 Bridgeport Dr.      |
| Brenda Smith     |      | 1278 Bridgeport Dr.      |
| William H. Alban |      | 1222 Bridgeport Dr.      |
| [Signature]      |      | 1215 Bridgeport Dr.      |
| Jessie Kasper    |      | 1229 Bridgeport Dr.      |
| Carol Hastings   |      | 1243 Bridgeport Dr.      |
| Crane Bradford   |      | 1273 BRIDGEPORT DR.      |
| Lill Drake       |      | 1354 Bridgeport Dr.      |
| Melvin Otter     |      | 1376 Bridgeport Dr.      |



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

|                   |                      |
|-------------------|----------------------|
| Cindi Meyer       | 1350 Monmouth        |
| Pat Meyer         | 1350 Monmouth        |
| D. Dersing        | 1354 Annapolis Dr    |
| Don Dersing       | 1354 ANNAPOLIS DR    |
| Angie Dersing     | 1354 Annapolis Drive |
| Terri Scott       | 1338 Annapolis Dr.   |
| Claudia Dersing   | 1343 Annapolis Dr    |
| Jennifer Hodge    | 1322 Annapolis Dr    |
| Doug Telford      | 1322 Annapolis Dr    |
| Carol A Robertson | 1302 Annapolis       |
| Tim Dersing       | 1308 ANNAPOLIS       |
| Carol Ann         | 1308 Annapolis Dr.   |
| Sharon Patterson  | 1330 ANNAPOLIS DR    |
| James M. Patton   | 1330 ANNAPOLIS       |
| David M. Moore    | 1309 Monmouth Dr.    |
| Ken Anna Moore    | 1309 Monmouth Dr.    |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Kim Migt

1351 Annapolis Dr.

Janet Ashman

1354 Monmouth Dr.

Steve Ashman

CI

Mary Wilkinson

1358 Monmouth Dr.



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Wayne McLean

1310 Monmouth Dr.

Just - McLean

1370 Monmouth Dr.

Judy Loken

1327 Monmouth Dr.

Cherie Truske

1321 Monmouth Dr.

W. Bond

1321 Monmouth Dr.

Barbara Wiles

1358 Monmouth Dr.

Eric Chao

14911 Declaration Dr.

## PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Emily Clare

1398 Bridgeport Dr.

John & Bill McCann

1353 Bridgeport Dr.

## WRITTEN PUBLIC COMMENTS

[Summary of comments that were submitted in response to the revisions presented at the August 1, 2016, Plan Commission meeting.]

**Docket Number:** 1606-PUD-07  
**Petitioner:** TMC Developers, LLC by Nelson & Frankenberger  
**Request:** Petitioner requests an amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) Ordinance.

### Enclosed Attachments:

- |                                         |                                                                                                                                                          |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Sell Email (updated)                 | Mark and Gina Sell (1611 W 146 <sup>th</sup> St)                                                                                                         |
| 2. Goodere Email (07/31/16)             | Steve and Bea Goodere (Harmony)                                                                                                                          |
| 3. Magnussen Email (07/31/16)           | Marc Magnussen (Harmony)                                                                                                                                 |
| 4. Kissling Letter (08/01/16)           | Richard Kissling (Centennial)                                                                                                                            |
| 5. Ashman Email (08/01/16)              | Janet Ashman (Centennial)                                                                                                                                |
| 6. Goldstein Email (08/01/16)           | Kingsborough Neighborhood Petition                                                                                                                       |
| 7. Chang Email (08/01/16)               | Sidney and Yana Chang (Brookstone Park)                                                                                                                  |
| 8. A. Anderson Email (08/01/16)         | Amy Anderson (Brookstone Park)                                                                                                                           |
| 9. Johnston Email (08/02/16)            | Craig Johnston (Harmony)                                                                                                                                 |
| 10. Shaw Email (08/02/16)               | Victoria Shaw (Centennial)                                                                                                                               |
| 11. Schaff Letter (08/02/16)            | Mark and Carla Schaaf (Harmony)                                                                                                                          |
| 12. Machemer Email (08/02/16)           | Hilary Machemer (Harmony)                                                                                                                                |
| 13. Sullivan Email (08/02/16)           | Carol Sullivan (Harmony)                                                                                                                                 |
| 14. Rochester Email (08/02/16)          | Derek Rochester (Harmony)                                                                                                                                |
| 15. Cummings Email (08/04/16)           | Molly and Warren Cummings (Harmony)                                                                                                                      |
| 16. Perkins Email (08/07/16)            | Christine Perkins                                                                                                                                        |
| 17. Brookstone Park Petition (09/01/16) | Brookstone Park                                                                                                                                          |
| 18. Goldstein Email (09/01/16)          | Marc Goldstein (Kingsborough)<br>Barb Simonson (Centennial)<br>Kristie Troy (Harmony)<br>Steve Gerke (Brookstone Park)<br>Amy Anderson (Brookstone Park) |
| 19. Bhargava Email (09/02/16)           | Atul & Reeta Bhargava (14588 Ditch Rd)                                                                                                                   |
| 20. Floreancig Email (09/05/16)         | Lisa Floreancig (Harmony)                                                                                                                                |
| 21. Plankis Email (09/06/16)            | Joseph Plankis (Centennial)                                                                                                                              |



## Jesse Pohlman

---

**From:** Gina Sell <magisell@aol.com>  
**Sent:** Wednesday, August 24, 2016 11:40 AM  
**To:** Jesse Pohlman; councilmember@westfield.in.gov; APC  
**Subject:** Harmony Get Go

The developers contend that the GetGo is a superior alternative to fast food restaurants. They ultimately pose the question to the Plan Commission and City Council, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative?”

While we have heard the many negatives associated with a gas station we have not heard any compelling reason of why this would be “more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative.”

Since a gas station is considered a **special exception use according to the UDO** we will use the criteria the Board of Zoning Appeals uses, first up on the list is

1. the approval will not be injurious to the public health, safety, morals and general welfare of the community.

First, let's look at public safety.

The GetGo will introduce the potential for more crime into the surrounding neighborhoods than a fast food restaurant due to the nature of it's business. These statistics do not include disorderly conduct and shoplifting.

Here is a list of just some of the recent crime at **Hamilton County** Indiana convenience store/fuel stations:

Kroger Gas Station at U.S. 32 and Carey Road

A truck driver delivering fuel at 4 a.m., attempted robbery and was attacked.

Speedway Gas Station - Westfield

Robbed

Village Pantry - Carmel

Robbed the Village Pantry of cash, cigarettes and cigars

Marathon Gas Station - Carmel

Robbed at gunpoint

Speedway Gas Station Noblesville

Robbed at gunpoint - money and cigarettes

Circle K Gas Station - Carmel

Robbed cash

Village Pantry - Fishers

Robbed at gunpoint

Next, let's look at public health.

In a Scientific American article the question was posed, "is it safe to live near a gas station"? The answer was, **"Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children."**

This recent article explains the relationship between tobacco companies and convenience stores.

**Deadly Alliance:  
How Big Tobacco and Convenience Stores Partner to Market Tobacco Products**

Key findings of the report:

**Convenience stores and other retail outlets have become by far the dominant channel for marketing tobacco products in the United States.**

**Tobacco marketing in stores entices kids to smoke and use other tobacco products, discourages current tobacco users from quitting.**

**Convenience stores remain one place where kids are regularly exposed to tobacco advertising and promotions. More than two-thirds of teenagers visit a convenience store at least once a week.**

**Studies have found that cigarette marketing is more prevalent in stores where adolescents shop frequently; tobacco advertisements and product displays are often placed at kids' eye level or near candy; and point-of-sale marketing – especially price discounting – increases youth smoking.**

This is what you encounter at the GetGo at 116th street:

When you get to the door this is what you see:



As soon as you have entered this is what you see:



When you pay for your purchases this is what you see:









When you leave this is what you see:



The Harmony PUD excludes fast food restaurants that primarily serve burgers - yet the GetGo sells HAMBURGERS. The Towne West Development excludes tobacco shops from their PUD but the GetGo sells any type of tobacco you could ever want to purchase.

After reviewing this information, we would hope that the Plan Commission and City Council will answer the developers question, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative” with a NO.

Please consider our position and ask the question - how is a gas station more beneficial to our community?



Reasons why a fast food restaurant would be better than a gas station:

Property is already zoned for fast food

## **Westfield will receive more money in the form of local restaurant and beverage tax**

### **Less opportunity for crime**

Children and Teens are not bombarded with exposure to cigarettes, smokeless tobacco and e cigarettes

More defined busy times i.e. breakfast, lunch, dinner - Less constant traffic

Less light pollution

Better for the environment

Reduces potential long term health concerns

Better opportunity for employment for teens

## Jesse Pohlman

---

**From:** Gina Sell <magisell@aol.com>  
**Sent:** Wednesday, August 24, 2016 11:40 AM  
**To:** Jesse Pohlman; councilmember@westfield.in.gov; APC  
**Subject:** Harmony Get Go

The developers contend that the GetGo is a superior alternative to fast food restaurants. They ultimately pose the question to the Plan Commission and City Council, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative?”

While we have heard the many negatives associated with a gas station we have not heard any compelling reason of why this would be “more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative.”

Since a gas station is considered a **special exception use according to the UDO** we will use the criteria the Board of Zoning Appeals uses, first up on the list is

1. the approval will not be injurious to the public health, safety, morals and general welfare of the community.

First, let's look at public safety.

The GetGo will introduce the potential for more crime into the surrounding neighborhoods than a fast food restaurant due to the nature of it's business. These statistics do not include disorderly conduct and shoplifting.

Here is a list of just some of the recent crime at **Hamilton County** Indiana convenience store/fuel stations:

Kroger Gas Station at U.S. 32 and Carey Road

A truck driver delivering fuel at 4 a.m., attempted robbery and was attacked.

Speedway Gas Station - Westfield

Robbed

Village Pantry - Carmel

Robbed the Village Pantry of cash, cigarettes and cigars

Marathon Gas Station - Carmel

Robbed at gunpoint

Speedway Gas Station Noblesville

Robbed at gunpoint - money and cigarettes

Circle K Gas Station - Carmel

Robbed cash



Village Pantry - Fishers

Robbed at gunpoint

Next, let's look at public health.

In a Scientific American article the question was posed, "is it safe to live near a gas station"? The answer was, **"Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children."**

This recent article explains the relationship between tobacco companies and convenience stores.

### **Deadly Alliance: How Big Tobacco and Convenience Stores Partner to Market Tobacco Products**

Key findings of the report:

**Convenience stores and other retail outlets have become by far the dominant channel for marketing tobacco products in the United States.**

**Tobacco marketing in stores entices kids to smoke and use other tobacco products, discourages current tobacco users from quitting.**

**Convenience stores remain one place where kids are regularly exposed to tobacco advertising and promotions. More than two-thirds of teenagers visit a convenience store at least once a week.**

**Studies have found that cigarette marketing is more prevalent in stores where adolescents shop frequently; tobacco advertisements and product displays are often placed at kids' eye level or near candy; and point-of-sale marketing – especially price discounting – increases youth smoking.**

This is what you encounter at the GetGo at 116th street:

When you get to the door this is what you see:



As soon as you have entered this is what you see:



When you pay for your purchases this is what you see:











When you leave this is what you see:



The Harmony PUD excludes fast food restaurants that primarily serve burgers - yet the GetGo sells HAMBURGERS. The Towne West Development excludes tobacco shops from their PUD but the GetGo sells any type of tobacco you could ever want to purchase.

After reviewing this information, we would hope that the Plan Commission and City Council will answer the developers question, “are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative” with a NO.

Please consider our position and ask the question - how is a gas station more beneficial to our community?

Reasons why a fast food restaurant would be better than a gas station:

Property is already zoned for fast food

## **Westfield will receive more money in the form of local restaurant and beverage tax**

### **Less opportunity for crime**

Children and Teens are not bombarded with exposure to cigarettes, smokeless tobacco and e cigarettes

More defined busy times i.e. breakfast, lunch, dinner - Less constant traffic

Less light pollution

Better for the environment

Reduces potential long term health concerns

Better opportunity for employment for teens

**From:** Gina Sell <[magisell@aol.com](mailto:magisell@aol.com)>

**Date:** August 12, 2016 at 8:55:30 AM EDT

**To:** [cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)

**Subject:** Get Go Gas Station

We are vehemently opposed to the construction of a Get Go Gas Station on the parcel of land located at 146th and Ditch road. This property is currently zoned for a fast food restaurant. In 2012 the Westfield City Council voted against a gas station at this location. The council has already approved a gas station to be built at Towne Road and 146th where there are currently no homes.

As reported in the Indianapolis Star, the Indianapolis City-County Council passed an ordinance April 20, 2015 that placed a moratorium on gas stations/convenience stores in areas zoned for small businesses near residential neighborhoods. They must now be built in areas with heavier industry because of the traffic and noise they attract and lighting they need around the clock said the report. "These aren't just a garage with a mechanic that closes at 5:00 p.m. like they were four decades ago when these zoning classifications were written," John Bartholomew, a spokesperson for the city's Department of Metropolitan Development, told the newspaper. "There's a lot of activity all the time around them now."

We would hope that Westfield would be just as prudent and deny the developer's request.

A 24 hour gas station does not belong in the middle of a residential community. My concerns are not only for the health of my family and the decrease in property value of my home. My concerns are about what traffic will be like on 146th Street at peak hours and the proximity of this gas station to a roundabout. This does not seem safe and appears to be a potential for a chokepoint. If the new development happens at Wood Wind which would be the largest housing development in Westfield, the increase in the amount of traffic on Ditch and 146th has me concerned.

Our home is located on the southside of 146th street and the gas station will be directly across the street. If this gas station is approved they have also requested and will be allowed to decrease the PUD buffer ordinance from 20 feet to 10 feet. We also question why are there two in and out cut ins on "old" 146th Street and only one on 146th street?? This will effectively turn "old" 146th into a service road for the Get Go. We are also concerned that if this is approved the Get Go will get everything they ask for without any consideration for those directly affected.

The Get Go has been touted as a "high end" gas station by the developers but I have visited the one at 116th and it's basically the worst of all possibilities - it's a gas station, it's a liquor store and it's a fast food restaurant all wrapped up in one.

We are well aware that this zoned commercial property - but it is not zoned for a gas station and we implore you to keep it that way. Westfield deserves better. Let the developer go out and find something better suited for this property and our community.

We have lived in our home for almost 20 years and have made significant investments. The original plans for 146th street had "old" 146th as a frontage road and then four lanes of 146th and then the Harmony development. Obviously that has changed and now we're dealing with the aftermath.

We would appreciate any guidance or assistance you can offer us.

Sincerely,

Mark and Gina Sell  
1611 W. 146th Street  
Carmel, IN 46074

## Jesse Pohlman

---

**From:** Gina Sell <magisell@aol.com>  
**Sent:** Thursday, July 28, 2016 9:29 AM  
**To:** Jesse Pohlman  
**Subject:** Get Go Gas Station Alternative

We are vehemently opposed to the construction of a Get Go gas station on the parcel of land adjacent to our home on 146th street.

Why are these developers so aggressively trying to put this gas station in the middle of a residential area? Did they even attempt to find any other type of business to go on that piece of land? Or did they go straight for the gas station because that's what they do. It's almost laughable that they are calling this gas station "high end" - do they think we are that shallow?? I don't care if they sell caviar it is still a gas station with unhealthy fried food, tobacco, sugary and caffeine fueled monster drinks, lottery tickets, etc. Nothing has changed. I'm assuming this business will be open 24 hours bringing transitory traffic into the area at all hours day and night.

But the main reason we do not want this gas station is the potential exposure to health hazards.

A study that found a child whose home was within two blocks of a fuel station was four times as likely to develop leukemia as a child than a child whose home was further away and the longer a child had lived nearby, the higher the risk of leukemia seemed to be.

So here we are faced with the possibility of having a gas station basically in our front yard, where our children play. This is not right.

I also do not appreciate their attempt to entice us by offering to take fast food restaurants off the table if we stop voicing our opposition to the gas station. If they themselves don't see a benefit that fast food restaurants would provide the neighborhood then why on earth would they want to bring that type of business here? There are many more appealing alternatives to "Popeye's Chicken and Taco Bell". We understand that the developers are going off of what this property is zoned for but it doesn't say fast food only. Just because you CAN do something doesn't necessarily mean you SHOULD do something.

If we must choose one over the other then let them bring in a restaurant that the parcel is already approved for.

So to answer the question the developers posed - "are fast food restaurants more preferable and beneficial to the quality of life in the surrounding neighborhoods than the GetGo alternative?" To that we give you a resounding YES! A fast food restaurant can at least provide employment to the teens in the area - unlike a gas station. Fast food restaurants are more preferable than a gas station that's open 24 hours a day bringing crime and transients into our neighborhoods. Fast food restaurants are more preferable and beneficial to the quality of life than a gas station with underground storage tanks that can leak and fuel spills that can contaminate our ground water, and chemicals released in the air that can make our children sick.

We implore you to deny the request to put a gas station on this parcel of land.

Respectfully,

Mark and Gina Sell



## Jesse Pohlman

---

**From:** Steve Goodere <[sgoodere@gmail.com](mailto:sgoodere@gmail.com)>  
**Sent:** Friday, September 2, 2016 4:28 PM  
**To:** Jesse Pohlman; Steve Hoover  
**Subject:** Harmony 1606-PUD-7 Comments and Recommendations

September 2, 2016

To: Steve Hoover & Jesse Pohlman

Re: Harmony 1606-PUD-7, Requests and Amemdments for APC Meeting 9/6/2016

From: Steve & Bea Goodere, 1393 Bridgeport Dr, Westfield / [sgoodere@gmail.com](mailto:sgoodere@gmail.com)

After reviewing all the new and old information regarding the Harmony 1606-PUD-7 proposal, we have some observations and some questions.

Section 6.A. Why is the gasoline service station permitted to have different signage than the rest of the development? We thought the idea was to tie everything together into a "Village Design Theme".

Section 7.2 We do not feel that the current GetGo design should be used as a benchmark example of a "Village Design Theme"? The current CVS design is much more inline with the "Village Design Theme". "and Character Exhibit - GetGo" needs to be eliminated from this section if the GetGo design stays the way it is.

When the developer was answering questions to Issues/Comments, question #17 regarding the "Village" was answered by them:

Yes, generally more overhangs have been provided to establish areas for pedestrians to obtain cover from weather and for outdoor seating. WHERE is that cover at the GetGo?

Dormers have been implemented where applicable and depending on the building use. WHERE at the GetGo?

Inclusion of columns with masonry bases. Yes, depending on building size. WHERE at the GetGo?

Unlike the new CVS (Exhibit D - Illustrative Character Exhibit - CVS - Page 3 of 3) proposed building, the new GetGo (Exhibit C - Illustrative Character Exhibit - GetGo - Page 1 of 4) does not include OVERHANGS, COLUMNS with MASONRY BASES or EXTERNALLY LIT SIGNAGE which is why we DO NOT feel the GetGo should be used as a benchmark example in either Section 6.A or Section 7.2.

The above leads us to the next question: Why can't the GetGo design include at least one or two items like the CVS?

Extend the upside down V roof design on each side of the GetGo building and add the brown wood beams like is shown in the CVS design. There may need to be columns added to the 2 main entrances which would also tie into CVS. This increase in roof coverage would also give the pedestrian cover when entering the GetGo.

2. We also feel changing the red brick around the GetGo to a dark stone similar to the CVS design would also help bring the development together.

We really like the new CVS design. Good job. Our only question is why not continue the brown wood beam design on both the north side facing Harmony and the south side (west end) facing 146th Street?

Thank you both for all your time, thoughts, ideas and help. We feel it is hard to put into words how much we really do appreciate everything you do and have to consider for the citizens of Westfield.

From: Steve Goodere [mailto:[sgoodere@gmail.com](mailto:sgoodere@gmail.com)]  
Sent: Sunday, July 31, 2016 9:19 PM  
To: Jesse Pohlman <[jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)>  
Subject: Harmony PUD Questions and Information

Questions about the Harmony PUD after the Neighborhood Meeting on July 27, 2016 with John Dobosiewicz

To: Jesse Pohlman [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov)  
Advisory Planning Commission

From: Steve & Bea Goodere [sgoodere@gmail.com](mailto:sgoodere@gmail.com) 317.753.1359  
1393 Bridgeport Drive  
Westfield, IN 46074 July 31, 2016

Enhanced Architectural Design of the Harmony Commercial Development - the timing?

We have chosen not to fight a gas station but rather work with the developer on an enhanced architectural design of the Harmony commercial development.

What is the legal process through the City of Westfield of creating and approving an enhanced architectural design for the Harmony shopping center?

What would be the timing for creating this new design?

How do we work with the developer on the shopping center design? John Dobosiewicz said at his 7/27/16 meeting to coordinate everything through one person like Jesse Pohlman. We did not think that was your job nor should it be. We would like one person from Harmony and Centennial neighborhoods to be the point persons working with the developer because it effects both of those neighborhoods directly.

An Acceptable "Village Feel" Design (We have a chance to create something distinctive)

We have attached a design of a CVS in Wayland, Massachusetts and a design of another shopping center in Massachusetts which could fit very well with the Harmony Home Development. Several of the Harmony and Centennial homeowners support these types of design. In fact everyone I have shown these pictures, likes them.

We like the "village feel" of these design - these type of buildings.

We like the overhang that could go around the buildings protecting shoppers from the weather rather than your typical 4 sided walled building...also dormers like the Harmony homes.

We like the columns which could match the homes in Harmony...more pyramid with brick bases.

We like the smaller windows...again, matching the homes in Harmony.

We like this type of signage on the buildings with hanging lamps rather than back lighted signs.

We prefer brighter colors, again tying in with the Harmony Home colors.

A. (CVS in Wayland, Mass see attached picture)



B. <http://dmrconstruction.com/images/portfolio/pembroke-plaza1.jpg>  
(A similar idea for a center, see attached picture)



Steve

**Jesse Pohlman**

---

**From:** Marcus Magnussen <mjmagnu51@gmail.com>  
**Sent:** Sunday, July 31, 2016 10:34 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

Mr. Pohlman,

My name is Marc Magnussen. My family lives at 1400 Waterleaf Dr in the Harmony neighborhood. We live across the street from the Harmony mixed use district. I have attended several city meetings and met directly with a member of city council (Chuck Lehman) regarding the PUD for this plot of land. I am writing to ask you to vote against the gas station and the other adjustments to the Harmony mixed use district PUD.

I feel that the addition of the gas station will decrease property values, further congest the round about at 146th and Ditch Rd, and leave this portion of Westfield less desirable for future home buyers. I understand that voting against the gas station allows development to proceed under the current PUD. I ask that you keep the PUD as it was when I chose to build my home, and please do not grant a special exception for a gas station.

Thank you,

Marc Magnussen



## Jesse Pohlman

---

**From:** Tara Magnussen <tmagnussen08@gmail.com>  
**Sent:** Sunday, July 31, 2016 10:38 PM  
**To:** Jesse Pohlman  
**Subject:** Harmony PUD

Hi Mr. Pohlman, my name is Tara Magnussen. My family and I live at 1400 Waterleaf Drive in Harmony. I want to state that I am strongly opposed to the Get Go gas station/convenience store south of 146th and Ditch. I believe this will not only have a negative effect on our property value, but could very well put our family and community's health and safety at risk.

This will increase noise, light, and environmental pollution; I think the traffic flow with all semis/trucks etc coming in and out of the area will be a nightmare.

However, what concerns me probably the most is the draw/introduction for crime right to our front door. No business needs to be open 24 hours that directly connects to a single family neighborhood or is in someone's front yard.

It simply is not needed in this location, esp since there is a gas station approved for 146th and Towne. This proposed Get-go is not only a gas station, but somewhat of a "fast food" restaurant too. I don't want it.

I know Gas stations/Get-go's follow strict rules and regulations, but accidents can always happen and I would urge the city council to deny this proposal and not grant it a special exception.

The gas station was denied for a reason in 2012 and nothing has changed since that time, except maybe a better esthetic appeal to the overall mixed use district to some people.

.I have been to almost all of the meetings, I have researched what I could, and I understand that me saying NO to the GetGo will mean me saying yes to the state road 32 layouts.

Our house directly looks at the Harmony Mixed Use district, and I have no problem with it looking like SR 32 if that means it keeps our family safe and not risking the value of our property.

Thank you for your time.

Sincerely,  
Tara Magnussen

1361 Trescott Drive  
Westfield, IN 46074  
August 1, 2016

Mr. Jesse Pohlman, Senior Planner  
City of Westfield, Indiana

RE: Harmony 1607-PUD-07  
Ordinance 16-12

Dear Mr. Pohlman:

Please add these comments to the file for the official record for the Advisory Plan Commission on August 1, 2016.

First, the developer is proposing to revise the ordinance from the State Highway 32 Overlay District to a new "Village Overlay District" which I believe is more appropriate than that in place currently. That does not mean what is proposed is satisfactory, but merely just a step in the right direction.

I believe a village overlay concept should be focused around the central space of the development, not the corridors passing by on the fringe of the space. Business buildings should be faced inward, promote easy access for pedestrian and non-motorized traffic, and generally enhance the residential neighborhood it will serve. That is the concept utilized in shopping areas as nearby as Clay Terrace.

To this point, the developer has not either understood the basic concept or has chosen to ignore it.

The CVS store proposed should face inward toward the other future businesses and should only be of an architectural design CVS so far has refused to embrace. I refer you to the example submitted by Hilary Machemer of the Cape Cod design already in use by CVS. CVS is only thinking about attracting the traffic flow on 146<sup>th</sup> Street and is ignoring the village concept envisioned by the community.

Second, I see no reason why the Get Go gas station should be forever tied to the "Village Concept Overlay District". The proposed changes to Ordinance 16-12 would allow that to happen. Chapter 12 of the Uniform Development Ordinance specifies that the proposed gas station receive "a greater level of scrutiny and review." I believe this can only be accomplished by keeping the issues separate from each other.

Again, to this point, the developer has chosen to try and skirt around the spirit of the ordinance in place rather than work within it and work with the community.

There are many more basic issues of landscaping (we should have no deciduous trees), access points to Ditch Road (inappropriate) and 146<sup>th</sup> St (insufficient), hours of operation (no 24 hour options), basing

Page 2  
Mr Pohlman  
August 1, 2016

delivery and emergency vehicle needs to too small turning radii allowable for safe operation, and requiring access to the apartment complex to go through the commercial area, just to name a few.

Regarding the 146<sup>th</sup> St. access issues, how does the Hamilton County Highway Department respond to this proposal? The access point into the commercial area and apartment complex from 146<sup>th</sup> St is grossly inadequate as currently designed. Has anyone performed a traffic study to determine if Ditch Road can handle the increased traffic? How will Hamilton County and Westfield address the increased noise resulting from the increased number of people living and shopping here (and from construction traffic in the short term)?

In summary, it has become clear that in 2 months' worth of meetings and discussions, this developer has not and apparently is not willing to listen to the community and actually develop something that is acceptable. The CVS building is still not of a design that is even close to the desired concept. That the Gas Station is still even being considered should derail the entire proposal. If this is the best they can come up with, then the proposal should be rejected in its entirety except for the new proposed "Village Concept Overlay District". I am truly disappointed in the developer's performance. I expected much better.

Sincerely,

Richard Kissling  
[melodyandrick@gmail.com](mailto:melodyandrick@gmail.com)  
317-414-7529

## Jesse Pohlman

---

**From:** Stephen Ashman <bentwoodtree@att.net>  
**Sent:** Monday, August 1, 2016 11:00 AM  
**To:** APC  
**Subject:** 146th/ditch retail project

Dear Sirs:

I have been following the discussions regarding the addition of a gas station to the corner of 146th and Ditch roads. As you are aware many residents who have invested in homes near this area have asked (for many reasons) that the construction of a gas station and convenience store should not be allowed in the project.

An article in the July 28 edition of the Indianapolis Star should be reason enough—it states that Indiana is "No. 1 for pharmacy robberies". and that "As security measures in Marion County are ramping up, they're going out to other places,"—meaning the criminals.

With a CVS at that intersection already a potential target for crime why would you want to add what is a very close to second target— convenience stores and gas stations—to the area?

I have lived in this community for only a year and have recently been alerted to nearby incidents of break-ins and theft in our area already.

I understand the developer's motivation which is money driven—they are a large and powerful company and they have been sitting on this property without much progress for some time and are very eager to move forward with anything they can. My sincere hope is that the council will not allow money only to drive this decision. Truly, there is a gas station and convenience store just 5 minutes away and the same can be said for the CVS.

As stated by the developer they would plan to put fast food stores in place of the gas station. There are many food businesses that could be wonderful additions to the community—we all know what comes with a gas station—perhaps taking a chance on the food establishments is a better decision, and I am sure the CVS would approve a softer facade with or without the gas station if the developer is willing to take away their threats.

Let's work together to find businesses designed to suit the real needs of the community. I urge the council to do whatever it can to prevent the gas station from becoming a negative addition to this area.

Most Sincerely,

Janet Ashman  
1354 Monmouth Dr.

## Jesse Pohlman

---

**From:** Goldstein Family <goldstein61025@gmail.com>  
**Sent:** Monday, August 1, 2016 11:12 AM  
**To:** Jesse Pohlman; APC  
**Subject:** Petition against zoning changes 146th/Ditch  
**Attachments:** Kingsborough Petition.pdf

Jesse and APC members,

I'm attaching a petition signed by numerous members of the Kingsborough subdivision in Carmel who are opposed to the proposed changes to the Westfield zoning that would allow the gas station and potentially increase the scope of fast food there.

Details are in the PDF but our primary concern is stopping the gas station. Reducing fast food expansion is our secondary concern. We also agree that members of Harmony/Centennial that have to look at the development every day should be involved in the process of finalizing look/feel.

I look forward to the APC meeting tonight. See you there.

Marc Goldstein  
1375 Kirklees Drive  
Carmel, IN 46032  
317-964-1472



To the Westfield APC

RE: Petition against zoning changes to allow gas station at 146<sup>th</sup>/Ditch road.

The attached petition with signatures represents more than 24 signatures from 18 homes within the Kingsborough subdivision of Carmel in zip code 46032.

Kingsborough is a development of 106 homes; during the knock-on-door phase we got 12 homes signed up just from our single block of Kirklees Drive plus adjacent corner homes on other streets. 100% of contacted homes opposed the development and signed the petition. Several additional signatures were obtained by leveraging social media. Due to a vacation I was unable to knock on additional doors but will do so in the future if it would be helpful; for now I offer this as testament to the strong opposition to the 1607-PUD-07 proposed zoning changes.

Thank you for your continued openness to community input regarding this controversial proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Marc Goldstein', followed by a long horizontal line extending to the right.

Marc Goldstein  
1375 Kirklees Drive  
Carmel, IN 46032  
317-964-1472

Total  
18 Homes

PETITION

6 Homes  
This Page

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO CHANGES TO THE ZONING REGARDING THE FAST FOOD: NO ADDITIONAL FAST FOOD SITES SHOULD BE APPROVED AND NO CHANGES SHOULD BE MADE TO THE ALLOWABLE FAST FOOD FRANCHISE TYPES.
3. The commercial buildings should be designed in accordance with the originally approved plans, and factor in Harmony/Centennial resident concerns regarding exterior appearance.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| Name                  | Signature                                                                           | Address ( # & Street) |
|-----------------------|-------------------------------------------------------------------------------------|-----------------------|
| MARC Goldstein        |  | 1375 Kirklees Drive   |
| Anne Conley-Goldstein |  | 1375 Kirklees Drive   |
| AL LOWE               |  | 1374 KIRKLEES DRIVE   |
| Kevin Zhang           |  | 1372 Kirklees Drive   |
| Marta Jones           |  | 1373 Kirklees Dr.     |
| MICHAEL BRENNAN       |  | 1367 KIRKLEES DR.     |
| Janine Hopwood        |  | 1363 Kirklees Dr.     |

STANLEY CHAN

Stu

RAYMOND Muller

R.

John Delaney

John

NEIL Zatrnski

Neil

Lynn Zatrnski

Lynn

Lynne Wiegand

Lynne

~~PAID~~

LAUREN Mossakowski

See Attached

MILTON HARTD

See Attached

ALISON DAY

See Attached

1361 KIRKLEES DR CARMEL IN

46032

1360 KIRKLEES DR

1364 Kirklees Dr Carmel IN 46032

1368 KIRKLEES DRIVE Carmel IN

46032

1368 Kirklees Dr Carmel, IN 46032

14161 Wicksouth Way Carmel, IN 46032

14163 IVYBRIDGE Drive

14247 SAFFRON Circle

14108 Welford Way

PETITION

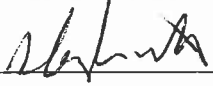
1 Home  
This Page

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO CHANGES TO THE ZONING REGARDING THE FAST FOOD: NO ADDITIONAL FAST FOOD SITES SHOULD BE APPROVED AND NO CHANGES SHOULD BE MADE TO THE ALLOWABLE FAST FOOD FRANCHISE TYPES.
3. The commercial buildings should be designed in accordance with the originally approved plans, and factor in Harmony/Centennial resident concerns regarding exterior appearance.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| Name               | Signature                                                                           | Address ( # & Street) |
|--------------------|-------------------------------------------------------------------------------------|-----------------------|
| Rex & Neigha Wolfe |  | 1371 Kirkleas Dr.     |
|                    |                                                                                     |                       |
|                    |                                                                                     |                       |
|                    |                                                                                     |                       |
|                    |                                                                                     |                       |
|                    |                                                                                     |                       |
|                    |                                                                                     |                       |

PETITION

1 House  
This Page

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO CHANGES TO THE ZONING REGARDING THE FAST FOOD: NO ADDITIONAL FAST FOOD SITES SHOULD BE APPROVED AND NO CHANGES SHOULD BE MADE TO THE ALLOWABLE FAST FOOD FRANCHISE TYPES.
3. The commercial buildings should be designed in accordance with the originally approved plans, and factor in Harmony/Centennial resident concerns regarding exterior appearance.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| Name             | Signature     | Address ( # & Street) |
|------------------|---------------|-----------------------|
| Marcy Carmichael | MJ Carmichael | 1371 Newcastle Dr.    |
|                  |               |                       |
|                  |               |                       |
|                  |               |                       |
|                  |               |                       |
|                  |               |                       |
|                  |               |                       |



# PETITION

2 Homes This Page

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO CHANGES TO THE ZONING REGARDING THE FAST FOOD: NO ADDITIONAL FAST FOOD SITES SHOULD BE APPROVED AND NO CHANGES SHOULD BE MADE TO THE ALLOWABLE FAST FOOD FRANCHISE TYPES.
3. The commercial buildings should be designed in accordance with the originally approved plans, and factor in Harmony/Centennial resident concerns regarding exterior appearance.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

## Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| Name          | Signature     | Address ( # & Street)            |
|---------------|---------------|----------------------------------|
| Dawn Waddell  | Dawn Waddell  | 14127 Ivybridge Dr. Carmel 46032 |
| Dylan Waddell | Dylan Waddell | 14127 Ivybridge Dr. Carmel 46032 |
| Oscar Waddell | Oscar Waddell | 14127 Ivybridge Dr. Carmel 46032 |
| Bonnie Myers  | Bonnie Myers  | 14162 Ivybridge Dr. Carmel 46032 |
| Kerrie Myers  | Kerrie Myers  | 14162 Ivybridge Dr. Carmel 46032 |
| Colten Myers  | Colten Myers  | 14162 Ivybridge Dr. Carmel 46032 |
|               |               |                                  |
|               |               |                                  |

Supporting  
Documentation

Search

Invite

 Marc

## (/news\_feed/)

Nextdoor Kingsborough works best when all your neighbors are members. Invite your neighbors » (/invitation\_email/?is=schp)

[Home \(/news\\_feed/?is=sid...](#)[Inbox \(/inbox?is=sidebar\)](#)[Neighbors \(/directory/?is=si...](#)[Map \(/map/?is=sidebar\)](#)[Events Calendar \(/events/?i...](#)[Invite \(/invitation\\_email/?is...](#)[Recommendations NEW \(/r...](#)

## LOCAL

[Kingsborough \(/neighborhood\\_...](#)[Nearby Neighborhoods \(/nearb...](#)[Local Agencies \(/agency/feed/...](#)

## CATEGORIES

[Classifieds \(/classifieds/?is=sid...](#)[Crime & Safety \(/crime\\_and\\_sa...](#)[Documents \(/documents/?is=si...](#)[Free items \(/free/?is=sidebar\)](#)[General \(/general/?is=sidebar\)](#)[Lost & Found \(/lost\\_and\\_found...](#)[Recommendations \(/recomme...](#)

## GROUPS

[+ Add a group... \(/groups/?is=s...](#)

## Inbox » RE: Opposing the Ditch Rd Gas Station: MONDAY NIGHT MEETING REMIND

Conversation between you and Alison Day from Kingsborough

 Alison Day (/profile/10617271)

3 hours ago

I authorize you to sign the petition against zoning changes for me.

Jon and Alison day

Kingsborough



Marc Goldstein (/profile/11400278)

3 hours ago

Great! Thanks! Which address?

 Alison Day (/profile/10617271)

2 hours ago

14108 Welford way

(/profile/11400278)  
Write a reply...

Reply



© Nextdoor 2016

[About \(https://nextdoor.com/about\\_us/\)](https://nextdoor.com/about_us/)[Blog \(https://blog.nextdoor.com\)](https://blog.nextdoor.com)[Guidelines](#) [\(https://nextdoor.com/neighborhood\\_guidelines/#guidelines\)](https://nextdoor.com/neighborhood_guidelines/#guidelines)[Help \(https://nextdoor.com/help/\)](https://nextdoor.com/help/)[Jobs \(https://nextdoor.com/jobs/\)](https://nextdoor.com/jobs/)[Privacy \(https://nextdoor.com/privacy/#privacy\)](https://nextdoor.com/privacy/#privacy)[Press \(https://nextdoor.com/press/\)](https://nextdoor.com/press/)[Safety](#) [\(https://nextdoor.com/about\\_safety/#safety\)](https://nextdoor.com/about_safety/#safety)

Supporting  
Documentation

Search

Invite



Marc

## (/news\_feed/)



Nextdoor Kingsborough works best when all your neighbors are members. Invite your neighbors » (/invitation\_email/?is=schp)

[Home \(/news\\_feed/?is=sid...](#)[Inbox \(/inbox?is=sidebar\)](#)[Neighbors \(/directory/?is=si...](#)[Map \(/map/?is=sidebar\)](#)[Events Calendar \(/events/?i...](#)[Invite \(/invitation\\_email/?is...](#)[Recommendations NEW \(/r...](#)

## Inbox » Zoning

Conversation between you and Lauren Mossakowski from Kingsborough

Lauren Mossakowski (/profile/11312836)

3 hours ago

"I authorize you to sign the petition against the zoning changes for me. My husband also authorizes you to sign for him

Thank you!

14163 IVYBRIDGE Drive

## LOCAL

[Kingsborough \(/neighborhood\\_...](#)[Nearby Neighborhoods \(/nearb...](#)[Local Agencies \(/agency/feed/...](#)(/profile/11400278)  
Write a reply...

Reply

## CATEGORIES

[Classifieds \(/classifieds/?is=sid...](#)[Crime & Safety \(/crime\\_and\\_sa...](#)[Documents \(/documents/?is=si...](#)[Free items \(/free/?is=sidebar\)](#)[General \(/general/?is=sidebar\)](#)[Lost & Found \(/lost\\_and\\_found...](#)[Recommendations \(/recommen...](#)

## GROUPS

[+ Add a group... \(/groups/?is=s...](#)

© Nextdoor 2016

[About \(https://nextdoor.com/about\\_us/\)](https://nextdoor.com/about_us/)[Blog \(https://blog.nextdoor.com\)](https://blog.nextdoor.com/)[Guidelines](#)[\(/https://nextdoor.com/neighborhood\\_guidelines/#guidelines\)](https://nextdoor.com/neighborhood_guidelines/#guidelines)[Help \(https://nextdoor.com/help/\)](https://nextdoor.com/help/) [Jobs](#)[\(https://nextdoor.com/jobs/\)](https://nextdoor.com/jobs/) [Privacy](#)[\(/https://nextdoor.com/privacy/#privacy\)](https://nextdoor.com/privacy/#privacy)[Press \(https://nextdoor.com/press/\)](https://nextdoor.com/press/)[Safety](#)[\(/https://nextdoor.com/about\\_safety/#safety\)](https://nextdoor.com/about_safety/#safety)

Supporting  
Documentation

(/news\_feed/)

Search

Invite

 Marc

Nextdoor Kingsborough works best when all your neighbors are members. Invite your neighbors » (/invitation\_email/?is=schp)

[Home \(/news\\_feed/?is=sid...](#)[Inbox \(/inbox?is=sidebar\)](#)[Neighbors \(/directory/?is=si...](#)[Map \(/map/?is=sidebar\)](#)[Events Calendar \(/events/?i...](#)[Invite \(/invitation\\_email/?is...](#)[Recommendations NEW \(/r...](#)

## LOCAL

[Kingsborough \(/neighborhood\\_...](#)[Nearby Neighborhoods \(/nearb...](#)[Local Agencies \(/agency/feed/...](#)

## CATEGORIES

[Classifieds \(/classifieds/?is=sid...](#)[Crime & Safety \(/crime\\_and\\_sa...](#)[Documents \(/documents/?is=si...](#)[Free items \(/free/?is=sidebar\)](#)[General \(/general/?is=sidebar\)](#)[Lost & Found \(/lost\\_and\\_found...](#)[Recommendations \(/recommen...](#)

## GROUPS

[+ Add a group... \(/groups/?is=s...](#)

## Inbox » 146th street petition

Conversation between you and Milton Hatfield from Kingsborough

 Milton Hatfield (/profile/3345522)

5 days ago

Marc, I would be happy to sign the petition. I am opposed to the project! Address 14247 saffron circle. Thank you



Marc Goldstein (/profile/11400278)

5 days ago

Thank you Milton!

(/profile/11400278)  
Write a reply...

Reply

© Nextdoor 2016

[About \(https://nextdoor.com/about\\_us/\)](https://nextdoor.com/about_us/)[Blog \(https://blog.nextdoor.com\)](https://blog.nextdoor.com/)[Guidelines](#) [\(https://nextdoor.com/neighborhood\\_guidelines/#guidelines\)](https://nextdoor.com/neighborhood_guidelines/#guidelines)[Help \(https://nextdoor.com/help/\)](https://nextdoor.com/help/) [Jobs](#) [\(https://nextdoor.com/jobs/\)](https://nextdoor.com/jobs/) [Privacy](#) [\(https://nextdoor.com/privacy/#privacy\)](https://nextdoor.com/privacy/#privacy)[Press \(https://nextdoor.com/press/\)](https://nextdoor.com/press/)[Safety](#) [\(https://nextdoor.com/about\\_safety/#safety\)](https://nextdoor.com/about_safety/#safety)

## Jesse Pohlman

---

**From:** Sidney Chang <nujac@earthlink.net>  
**Sent:** Monday, August 1, 2016 11:45 AM  
**To:** Jesse Pohlman  
**Subject:** Construction of Get Go gas station.

Mr Pohlman

After the neighbor hood meeting on Gas station at the SW conner of 146th and Ditch Rd, I like to have more information on the gas station, especially the view from the South side to the Get Go gas station, I also like to see the diagram or the views of gas station before the reducing the buffer zone change and after. The proposed gas station have 3 exits 1 connect to the new 146th and 2 exits on the norther side of old 146th. The design will not only increase the traffic on the old 146th dramatically and totally destroy the purpose the frontage road and turn that section of 146th street into Get Go gas station private drive way. 2 exits on old 146th is No, No, No. My house is located on the back of propose gas station, without knowing what my house are going to face and current design of gas station, my family is object the current proposal of Get Go gas station at 146th and Ditch Rd.

Sidney & Yana

Your neighbor from Carmel.



## Jesse Pohlman

---

**From:** Amy Anderson <amya14466@gmail.com>  
**Sent:** Monday, August 1, 2016 5:21 PM  
**To:** Jesse Pohlman; Council Members; Cari Hahn; jbrainard@carmel.in.gov  
**Subject:** Harmony PUD

TO: Jessie Pohlman, Westfield City Council, Advisory Plan Commission, Mayor Brian Sullivan, Mayor James Brainard

FROM: Amy Anderson  
14466 Welford Way  
Carmel, IN. 46032

RE: Harmony PUD

I remain opposed to the development of a gas station at the corner of 146th Street and Ditch Road. I have major concerns about the increase in traffic on Ditch Road that the requested revision by Crowley and Associates would cause. If you vote for the gas station, I believe the value of my home will decrease by more than if you leave it the way the PUD currently is approved. Either way, I will see a decrease in the value of my primary financial investment and would hope you would consider this in your decision. I also have concerns that have been expressed at previous public hearing that include noise, trash, light and air pollution just to name a few.

Regardless of your decision, please consider or ask the following:

1. What type of fencing (screening) beyond landscaping will be provided to Carmel homeowners that have a direct view of the development?
2. Why does the traffic plan allow for an east bound left hand turn from the old 146th Street onto the northbound Ditch Road? The intersection of old 146th Street and Ditch is too close to the new roundabout to safely make a left turn onto Ditch. We also want consideration that limits the use of Ditch and the Brookstone Park subdivision entrance to be used for making U-turns by those wanting to go north on Ditch or west on new 146th Street. Our feeling is that they should be using the new well planned roundabout on the new 146th Street and Ditch.
3. Please ask that no backlit signage be allowed.

If you do allow a gas station as recently explained at an open meeting held by Crowley please consider or answer the following:

1. Why doesn't the plan for the gas station have adequate entrances/exits directly onto the new 146th Street? The current plan shows more entrances/exits on the old 146th Street. What is the rationale for this? We were told the primary traffic street would be the new 146th Street. Shouldn't the businesses be mostly confined to the new 146th Street instead of routed around our homes and neighborhoods?
2. Can the gas station be forced to have the pumps along the new 146th Street to minimize the effect on the Carmel/Ditch side of the property?
3. Can you have the developer put a up a wall with the landscaping along the side of the property by the pond to reduce noise, trash, fumes and visually be more appealing to neighbors to the south and west (similar to the wall between Westfield residents and 146th Street from Oakridge to the the beginning of the apartments)?
4. Why are the majority of the entrances to the gas station at the opposite end of the property from the pumps?
5. Can the number of pumps be reduced to allow for an additional entrance onto the new 146th Street? If not, why not? Please require the developer to have no more entrances/exits onto old 146th Street than they have on the new 146th street.
6. Will triple walled gas tanks with alarms be required or will the developer use EPA minimums. What warranty is included by the manufacturer of the tanks and what amount is the company insured for?

7. Will alternative forms of fuel be available I.e. Electric and natural gas?

8. What is the planned name for the old 146th Street to identify it from the new 146th Street?

I respectfully look forward to you response to my concerns and questions.

Amy Anderson

Sent from my iPad

## Jesse Pohlman

---

**From:** Johnston, Craig <Craig.Johnston@RNDC-USA.COM>  
**Sent:** Tuesday, August 2, 2016 9:45 AM  
**To:** Jesse Pohlman  
**Subject:** Harmony comments

Mr. Pohlman,

As a resident of Harmony I would like to express my opinion of the development slated for 146<sup>th</sup> and Ditch. I have attended three planning commission meetings in the past two months, listened to the attorney for the developer and witnessed the commentary from numerous residents.

Here is where I stand:

- The parcel will be developed—that is fact.
- The parcel is a very desirable and valuable property. I would hope the developer would want their structures to reflect the area; not only for visual appeal but rent rates.
- I chose my lot in Harmony based on my knowledge of the zoning---I will not see the commercial development from my house, but I do desire the development to be visually appealing and aligned with the “village” feel.
- I would prefer no gas station or fast food but that appears to not be an option.
- I do appreciate the changes the developer has submitted in CVS and GitGo architecture.
- I would not like to see the 32 overlay implemented by the developer. When I drive 32 in Westfield; I see a cement plant, a steel business and Speedway all within one mile---that does not reflect the 146<sup>th</sup> street corridor.

I invite you to share my comments with the commission members. I thank you all for your time and oversight.

Best regards,

**Craig Johnston**

**1448 Rosebank Dr**  
**Westfield (Harmony)**  
*O: 317.917.1235*  
*craig.johnston@rndc-usa.com*

## Jesse Pohlman

---

**From:** Tori <tlshaw1978@gmail.com>  
**Sent:** Tuesday, August 2, 2016 12:38 PM  
**To:** Jesse Pohlman  
**Subject:** APC meeting held 8/1/2016

Dear Jessie;

I'm writing in response to the question posted at last night's APC meeting held at the Westfield Town Hall concerning who had met the previous week (7/27/2016) with the select few of residents from Harmony and Centennial. The person in question is Steve Hoover, District 2 City Council member. It was also made known that Chuck Lehman, President of the City Council, Jim Ake, Vice President and Steve Hoover offered to meet with small groups of residents in their homes to address the Get Go/CVS debate.

Mr. Hoover told these residents that in so many words, that the gas station was a 'done deal' and if the residents didn't oppose it, they would be able to help with the design of the gas station, which we heard from the developer's attorney last night, the developer had no knowledge of this meeting between Mr. Hoover and the residents. What Mr. Hoover offered to these residents is nothing but blackmail. He found the most influential residents of both Harmony and Centennial to bring the offer to these developments. Some residents lost what little hope they had of defeating the gas station, hence the lower turn out at last evening's meeting. Many of my neighbors feel that the City Council members are in Paul Estridge's back pocket. I refuse to believe this and believe that the citizens wants and needs are much important than the "almighty dollar". This is why I moved to Westfield from Indianapolis over 3 years ago.

Thank you for your time.

Victoria Shaw  
1341 Monmouth Dr.  
Westfield, Indiana

Sent from my iPad

To: Members of the APC

From: Carla and Mark Schaaf

Date: August 2, 2016

This is basically what you heard from Mark at the APC meeting the evening of August 1. Please note that when the word “we” was used, it meant only Carla and Mark Schaaf. We were not speaking for all of Harmony. In order to support our most recent comments, we want to preface with the following:

- We have attended all of the neighborhood outreach meetings that the developer has held at City Hall including the new proposal put forth on Wednesday, July 27th.
- We have also attended all of the APC meetings and Council meetings that have entertained the Harmony PUD in the last few weeks. We have spoken at several to share our thoughts.
- We have had Steve Hoover and Chuck Lehman in our home recently to discuss with us and small groups of Harmony residents the commercial development.
- We have visited the Get-Go station on 116th and asked questions of the store manager and several of the store employees. We have spent time reading studies and statistics about gas stations and the effects on the surrounding area including, but not limited to, environmental hazards and crime rates.

With all of this in mind, and although we are not excited about a gas station so close to us, we ***will not oppose the gas station*** any longer. We believe it is time to compromise, allow the Get-Go on the land south of 146th, and have substantial influence in the design of the entire Harmony commercial development. The following are questions that we have for the developer:

- How can we ensure that the Get-Go, the CVS, and all future buildings are built with the variety of colors, materials, and design features that are present in the homes in Harmony?
- Can we ask for more green spaces and shade trees to be added to the development north of 146th Street?
- Is there any special attention that can be given to providing safe walking and biking paths from the neighborhoods into the commercial area?
- What provisions for a wall or green barrier south of the Get-Go can be made to buffer the homes in Carmel whose yards face the station?
- Can we ask to shorten the open hours of both the CVS and gas station to alleviate noise and traffic during the nighttime?

Attached is a design that more closely resembles the “village look” that we would like to see from our homes.

We understand that this is the beginning of a long process. Thank you for all your hard work and taking our thoughts into consideration.

Carla and Mark Schaaf  
14925 Pollard Drive  
Westfield  
Harmony residents





-----Original Message-----

From: Hilary Machemer [mailto:hmachemer@icloud.com]

Sent: Tuesday, August 2, 2016 7:35 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: CVS Design

Mr. Pohlman,

I did not receive notice of receipt so I am resending.

Thank you for listening to Harmony Residents.

H. Machemer



## Jesse Pohlman

---

**From:** carasull3@aol.com  
**Sent:** Tuesday, August 2, 2016 2:52 PM  
**To:** Jesse Pohlman  
**Subject:** 146th and Ditch

Mr. Jesse Pohlman  
Westfield Council  
Westfield Plan Commission

146<sup>th</sup> and Ditch PUD

After the developer/homeowner meeting last Wednesday evening I sent you an email about the meeting but fortunately it was returned undelivered. I was blessed as I was very terse in that email and I do not want to be considered in that light. After last evening's meeting I feel I need to give my perception of what transpired at the Wednesday meeting since it was brought up at last evening's meeting but time had expired to give more input.

During the process of the meeting Wednesday evening Mr. Steve Goodere spoke about a meeting a group had that afternoon with phone conversations with attorneys and various council members. My impression was that group came away with the feeling that if the GetGo gas station/mini mart was not approved then all architectural input on the north side development would be abandoned. That strict 32/31 overlay would be adhered to. My impression also was that since the GetGo gas station/mini mart was on the south of 146<sup>th</sup> they would rather have input on the development closest to their homes. I may be wrong but that was my impression.

I still am NOT in favor of the GetGo gas station/mini art. I purchased my home one year ago after having lived in Carmel for 40 years and watched all its growth. I was excited to be back in a small community to be a part of new growth. I was told by my realtor that the parcels of land at 146<sup>th</sup> and Ditch would be developed with a village feel with small shops and restaurants that would be conducive to walking and neighborhood gathering. I realize at one of the meetings I attended we were told that the 32 layover was always on the books but I trusted my realtor as her information was coming from people supposedly representing the Estridge Group. This really stresses me as many people had that same impression.

One of the reasons I purchase my home because it has lovely front porch I enjoy sitting on. I can see the vacant land where the proposed "village" development will be built. When I sit on my neighbor across the street's patio we will look directly at the GetGo and the new development with apparently is no longer to have a village feel. I am also concerned that the elevation of the land has changed to considerably higher than it was a year ago and we will now have headlights of cars shining in our homes.

I also feel much empathy for the families on the south of 146<sup>th</sup> in Carmel, especially those who will have a gas station directly in their front yards and possible patrons using their drives for turn arounds. Therefore I am still very much opposed to a GetGo gas station/mini mart.

Thank you,

Carol Sullivan  
1370 Trescott Dr. (Centennial South)  
CARASULL3@aol.com  
317-669-7543

## Jesse Pohlman

---

**From:** Rochester, Derek <drochester@Theoris.com>  
**Sent:** Tuesday, August 2, 2016 3:44 PM  
**To:** Jesse Pohlman  
**Subject:** 146th & Ditch gas station vs. fast food debacle

Jesse-

I hope this message finds you well. I am sure you hope this debacle at 146<sup>th</sup> and Ditch gets some closure in the near future. I am 100% AGAINST a gas station at the intersection south of our brand new home. I am very upset that we even have to deal with fast food restaurants in that space with the same exteriors as those on US 32. We moved out of the city and to Harmony to get away from gas stations and fast food restaurants and traffic that were close to our homes. I think it's a bit ridiculous that the person that owns this land is also involved in the development of our beautiful community and, even after hearing all of the opposition, is still moving forward with some of these decisions. I know that's not your concern but we would greatly appreciate the council doing anything possible to hear our concerns and keep as much unfavorable commercial out of the area.

Thanks,

**Derek Rochester | Director-Client Services**  
**Theoris | Fueling Innovation**  
8900 Keystone Crossing, Suite 150 | Indianapolis, IN 46240  
[drochester@theoris.com](mailto:drochester@theoris.com) | [www.theoris.com](http://www.theoris.com)  
**Office:** 317-968-9885 | **Fax:** 317-968-9886 | **Mobile:** 317-384-5541

This message is confidential, intended only for the named recipient(s) and may contain confidential and proprietary information that is for the sole use of the intended recipient. If you are not the intended recipient(s), you are notified that the dissemination, distribution or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at either the e-mail address or telephone number above and delete this e-mail from your computer. Thank you for your cooperation.

**ExchangeDefender** Message Security: [Check Authenticity](#)

## Jesse Pohlman

---

**From:** MollyKCummings <mollykcummings@gmail.com>  
**Sent:** Thursday, August 4, 2016 11:43 AM  
**To:** Jesse Pohlman  
**Cc:** Warren Cummings  
**Subject:** Harmony PUD Comment & Question

Hi Jessie!

We live at 1401 Farmhouse Drive in the Harmony subdivision. We have attended several APC meetings to stay informed on the proposed development at 146th and Ditch. While we are not excited about the proposed gas station on the south side of 146th street, we have looked at the options for the area and would not be opposed to the gas station if it means the architecture of the development would match that of the Harmony subdivision.

We also have a question regarding the proposed development and changes that may/may not be allowed. We have heard a few neighbors discuss the possibility of closing the roundabout at Somerville off to Waterleaf closing off Harmony. Is this something that can be changed with this proposal? We purchased our lot based on the proximity to this roundabout and the ability to exit the neighborhood at Ditch Road. We would be opposed to closing off Harmony from the retail development. Can you let me know if this is something that would be permitted?

Molly & Warren Cummings  
1401 Farmhouse Drive  
Westfield, IN 46074  
317.627.7126



**From:** Christine Perkins [mailto:bestperkins@gmail.com]  
**Sent:** Sunday, August 7, 2016 11:17 PM  
**To:** jon@nf-law.com  
**Cc:** Jesse Pohlman <jpohlman@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; jplankis@gotown.net  
**Subject:** Harmony PUD Suggestions

Hi Jon,

I want to thank you for returning my call on August 1st regarding the comments and suggestions I sent to Chuck Lehman and copied you on. As per your instruction, I contacted Jesse Pohlman via e-mail. He called me in response and, while we talked about several issues pertaining to this particular area, he said the concerns I have regarding the GetGo, the CVS and the retail development by T.M. Crowley & Associates should be sent to you, as you represent them.

Even though I copied you on my email to Chuck Lehman on July 31st, I'm going to reiterate the points that pertain to Giant Eagle and Crowley.

### **GetGo**

- 1) You have presented some nice features that Giant Eagle is willing to incorporate into their proposal for the GetGo. I especially liked their idea of utilizing the green space next to the GetGo for a community type gathering area, such as a bark park, a small playground or both.
- 2) The 16 pumps that are proposed seem like a lot and would give it more of a truck stop feel rather than a neighborhood feel. I realize there is a lot of vehicle traffic now and will likely double in the future. However, there is a good possibility that another gas station will be installed at Towne and 146th. Would Giant Eagle consider 12 pumps instead of 16?
- 3) It would be nice if the canopy from the pumps connected all the way to the building. Protection from the elements would seem a little more folksy and friendly rather than commercial.
- 4) Also, the canopy would look less commercial if it wasn't white on the sides. If it was brown or the same color as the brick, it would blend better and give a more "upscale" appearance.

### **CVS**

- 1) It seems that the CVS being built at 161st and Springmill has a more village neighborhood design. Is there any reason why the same design can't be built at 146th and Ditch, with all the gables at the same elevation? May I see a final design drawing for the CVS at 161st and Springmill?

### **T.M. Crowley & Associates**

- 1) We are concerned about the types of businesses that may end up in the retail spaces. With this in mind, I would like to make some recommendations of types of retail we would like to see Crowley pursue:
  - a) a fine dining establishment, such as The Olive Garden, Red Lobster, Mark Pi's China Gate, Cheesecake Factory; perhaps even an MCL, given the senior living apartments planned for the Towne West PUD
  - b) a nice neighborhood bar and grill, such as Applebee's
  - c) an upscale ice cream shop, like Handel's, Cold Stone Creamery
  - d) an upscale coffee cafe, like Craven and Hubbard
  - e) an upscale brunch cafe, like Patachou's
  - f) an upscale deli like Allistair's
  - g) a Trader Joe's would be nice
  - h) a spa salon
  - i) an upscale barber shop

Thanks for allowing me to give my input. I trust you will pass this along to all pertinent parties.

Christine Perkins  
317-507-8342  
[bestperkins@gmail.com](mailto:bestperkins@gmail.com)

## PETITION

BROOKSTONE PARK

After reviewing the developer's offer of trading a gas station exception in the triangle at 146 and Ditch for slightly enhanced architectural changes to the gas station and the buildings in the retail center on the northwest corner of 146<sup>th</sup> and Ditch.....

We, the surrounding neighbors of the HARMONY PUD at 146<sup>th</sup> and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146<sup>th</sup> and Ditch:

NO exceptions should be allowed regarding gas stations and fast food for the area of 146 and Ditch Rd.

1. NO GAS STATION ON ANY CORNER, NORTH OR SOUTH OF THE OLD OR NEW 146<sup>TH</sup> ST. AND EAST OR WEST OF DITCH ROAD.
2. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
3. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.

## PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| NAME              | ADDRESS               |
|-------------------|-----------------------|
|                   | 1351 Holden Ct. Camel |
|                   | 1334 Holden Ct        |
| Resatta Ruschi    | 1335 Holden Ct.       |
| Aline Fagundes    | 1352 Holden Ct        |
| Cara Howard       | 1340 Holden Ct        |
|                   | 1365 Holden Ct.       |
| St. M. Whit       | 1370 Holden Ct.       |
| Heather Elliott   | 1341 Holden Ct        |
| Rachel Miller     | 14524 Brackney Ln.    |
| Allyson Riley     | 14538 Brackney Ln     |
| Rae Brevard       | 14520 Brackney Ln     |
|                   | 14514 Brackney Ln     |
|                   | 1377 Midway Ct        |
| ARUN RAJBHANDARI  | 1369 Midway Ct        |
| Rishus Kraus      | 1362 Midway Ct        |
| Andrew Bittermann | 1358 Holden Ct.       |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| NAME           | ADDRESS                       |
|----------------|-------------------------------|
| Kari Roth      | 1358 Holden Ct Carmel IN      |
| Bryan Roth     | 1347 Holden Ct Carmel IN      |
| Jane Smith     | 1347 Holden Ct Carmel IN      |
| Bill Hurl      | 1340 Holden Ct                |
| Smith          | 1346 Holden Ct. Carmel IN     |
| Steven P. Hebe | 14460 Welford Way Carmel, IN  |
| M. Hebe        | 14460 WELFORD WAY, CARMEL, IN |
| [Signature]    | 14520 BALDWIN LN. CARMEL, IN  |
| Brian L. Riss  | 14520 BALDWIN LN CARMEL, IN   |
| [Signature]    | 14526 Baldwin Ln Carmel       |
| [Signature]    | 14526 Baldwin Ln Carmel       |
| Silakeemi      | 14524 " " "                   |
| SHELDON BARNES | 14549 Brackney Lane           |
| [Signature]    | 14549 Brackney Lane           |
| [Signature]    | 14545 BRACKNEY LANE           |
| Amanda Bannour | 14545 Brackney Lane           |

# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| NAME                    | ADDRESS                        |
|-------------------------|--------------------------------|
| ABHILASH BALACHANDRAN   | 14547 BRACKNEY LN              |
| BRENDA CAPUANO          | 14550 Baldwin Lane             |
| MIKE CAPUANO            | 14550 BALDWIN LANE             |
| Lisa Falco              | 14546 Baldwin Ln               |
| Cliff Helsel            | 14546 Baldwin Ln               |
| Laura Hansen            | 14537 Baldwin Ln.              |
| <del>Mark Myers</del>   | 14537 Baldwin                  |
| Todd Violette           | 14541 Brackney Ln              |
| Stacy Violette          | 14471 Welford Way              |
| <del>Amy Anderson</del> | 14466 Welford Way              |
| Amy Anderson            | 14466 Welford Way              |
| Art Vasquez             | 14525 Baldwin Lane             |
| Olivia Vasquez          | 14525 Baldwin Lane             |
| Gopendra Bhattarai      | 14531 Baldwin Lane             |
| Angie Bhattarai         | 14531 Baldwin Lane, Carmel, IN |



# PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Dinesh Pillai

14542 BALDWIN LN CARMEL IN 46032

Praseetha Reghunathan

14542 Baldwin IN Carmel IN 46032

Randall Riley

14538 Brackney Ln, Carmel IN 46032

Enne Grishin

14534 Brackney Ln

K. Ann Haglston

14459 Welford Way Carmel

Hu, Xiaochun

14465 Welford Way

Fan, Lixin

14465 Welford Way

Sing Paul

14453 Welford Way

Bridget Palathingal

14453 Welford Way

Matt Belva

14509 Baldwin Ln

Jill Bennett

14490 Baldwin Ln

Siobhann Bennett

14490 Baldwin Ln

Tonya Charland

14501 Baldwin Ln

Amy Lee

14493 Baldwin

Jashyn Lee

14493 Baldwin

arely Castro

14494 Baldwin Ln



# PETITION

~~ST. ROSE MARY~~  
1st 1st

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

| NAME            | ADDRESS             |
|-----------------|---------------------|
| Luoding Zhu     | 1346 Hinault Way    |
| Ying Wang       | 1346 Hinault Way    |
| Yongqi Fu       | 14508 Brackney Ln   |
|                 | 14508 Brackney Ln   |
| Danheui xie     | 14497 Baldwin Ln    |
| Xunjie xie      | 14497 Baldwin Ln    |
| Scott Charland  | 14501 Baldwin LN    |
| Jaya Charland   | 14501 Baldwin LN    |
| Xiaoquan Zou    | 14506 Baldwin Ln    |
| Nancy Song      | 14506 Baldwin Ln    |
| Jackie Woodling | 14584 Trailwind Ct  |
| Zhonghua Qi     | 1372 Kingsgate Dr.  |
| Jingdan Hu      | 1372 Kirklees Dr    |
| Deyi Zhang      | 1372 Kirklees Dr    |
| Hongbo Zeng     | 14167 Ivybridge Pr. |
| Yuki Yang       | 14167 Ivybridge Pr. |

Name

KERRY YAU

Rosalie YAU

Brighton YAU

Address

14482 Baldwin Lane

14482 Baldwin Lane

14482 Baldwin Lane

PETITION

16  
+3  
48  
54

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME

ADDRESS

Jennifer LaFary

14487 Baldwin Ln.

Daniel Rylee

14486 Baldwin Ln

Susan Hughes

14486 Baldwin Lane

Alex Contis

14490 Brockney Ln

Jess Contis

14490 Brockney Ln

Bill Schell

14484 Brockney Ln

## Jesse Pohlman

---

**From:** AnneMarc Goldstein <goldstein61025@gmail.com>  
**Sent:** Thursday, September 1, 2016 10:53 AM  
**To:** Jesse Pohlman; APC; Council Members; Barb Simonson; Steve Gerke; Amy Anderson  
**Subject:** Summary of our opposition to the proposed 146th & Ditch gas station

Attn:  
Jesse Pohlman  
Westfield APC Members  
Westfield City Council Members

We, the undersigned, representing well over 300 petitioners residing in Westfield and Carmel neighborhoods close to the site in question, respectfully ask that the Westfield APC deny the request for zoning changes under 1606-PUD-07 that would allow a gas station with mini-mart to be built at the corner of 146th Street and Ditch Road.

We request the APC to direct the developers instead to return with a plan that conforms to the existing zoning constraints with respect to the types of businesses to be permitted in the development. For example, the area south of the new 146th street could be used for a sit-down restaurant with outdoor seating, or other relatively quiet, non-intrusive business.

In summary, our opposition to this zoning change request stems from the following concerns:

- A gas station would bring increased traffic, noise, and disruption to an established area of primarily single family homes. The proposed site is within a mere hundreds of feet of existing homes and neighborhoods. It would be unconscionable to approve a zoning change allowing such a disruptive business, which would operate 24 hours per day, disrupting the quiet lifestyle of nearby residents.
- Despite best efforts of gas station operators, some level of pollution from the gas station is inevitable, and could have adverse health impacts on residents in the area. There is also a wetland area less than 50 feet from the proposed site, which would be put at risk by runoff pollution from the gas station.
- The gas station being proposed would be unique within Hamilton County, in that it would be closer to homes than any other gas station within the county, and would be much closer to roundabouts than is typical. These concerns amplify the threat of placing the gas station at that location.
- The incidence of crime at businesses such as this in the greater Indianapolis area including Carmel is well documented; we fear this change would have the effect of importing crime to our neighborhoods.
- The unexpected change to previously settled zoning would have a deleterious effect on property values of nearby homes. Adjacent properties may be harmed further by the removal of eligibility of FHA, VA, or CFHA loans due to the proximity of the gas station / fuel tanks.
- No changes to the design or style of the gas station can alleviate these concerns.
- The area does not need another gas station. There are already existing gas stations approximately two miles away and an approved gas stations less than a mile away. In fact we count approximately 80 pumps and 6 convenience stores within five miles.

Due to these factors, primarily lack of need for the business and the harms it will cause to nearby residents, the proposal does not meet Westfield's criteria for granting the special exception.

Please factor the strong opposition of the nearby community into your decision, and vote against allowing the gas station.

Sincerely,

Barb Simonson representing the concerned citizens of Centennial

Kristie Troy representing the concerned citizens of Harmony

Marc Goldstein representing the concerned citizens of Kingsborough

Steve Gerke and Amy Anderson representing the concerned citizens of Brookstone Park

(please refer to previously-submitted petitions)

## Jesse Pohlman

---

**From:** Lisa Floreancig <lisaflo14@gmail.com>  
**Sent:** Monday, September 5, 2016 3:08 PM  
**To:** APC; Council Members  
**Subject:** 146th and Ditch

Hello,

My name is Lisa Floreancig, and I live in Harmony. I have written in the past, and I feel compelled to write one last time before a decision is made.

I respectfully request that you rethink a gas station in this area. The homes are high end; there are children in the area; and there many horse stables. My goodness! What are the property owners just to the south going to do? Have you offered to buy their beautiful .. and expensive .. home because they will never be able to sell it without losing everything. PLEASE, don't allow this. A gas station will result in people leaving the area for whatever they can get for their homes. This, in turn, will result in everyone's property values plummeting.

Not to rehash history, but the CliffNote version is, when my husband and I began looking at Harmony we were told specific things about the property to the south ... none of which included a "traditional" (and unappealing) CVS, a fast food restaurant, and a gas station. We, like every one of our neighbors, was sold a bill of goods. The good old bait and switch. There are no words for such deception.

While it has become painfully obvious that "you can't fight city hall" because if we try to, we get blackmailed into caving in, please find it in your hearts to at the very least protect the property owners from a business that will wreak havoc on their lives. Please.

Lisa Floreancig



## Jesse Pohlman

---

**From:** ul <cooldrmom@aol.com>  
**Sent:** Friday, September 2, 2016 1:11 PM  
**To:** APC; Council Members  
**Cc:** atul@thecomputercenter.com  
**Subject:** Say NO to Getgo

Respected APC members,

We have voiced our opposition to Get go gas station several times before. We want to stress it again that it is not a good idea from our point of view. Most of our neighbors agree with us.

As Get go is a special exception use, one of the criteria is that in each case, the public need and benefit should be weighed against the local impact. There is no need and there is no benefit of Getgo gas station in this location.

There are over 80 gas pumps and 6 convenience stores within a 5 mile radius of this location.

The nearest gas station with convenience store is only 2 1/2 miles away. So why is there a need for this Getgo so close to our houses?

### OUR BIG CONCERN-

If this GetGo is approved it will have a direct negative financial impact on the value of our home and the homes in the surrounding vicinity as well as the ability to resell our homes.

We deserve better than this. This is going to have a lasting financial impact to the homeowners in the surrounding vicinity and when the developers have filled their pockets and are long gone, we will live with an ugly 16 bay gas station lit up 24 hours a day as a hideous reminder.

If you are following the criteria set before by the Westfield Unified Development Ordinance for a Special Exception this should not be recommended at all.

We respectfully ask that you not recommend this proposal favorably to the City Council.

Atul & Reeta Bhargava  
14588 Ditch Road  
Carmel, IN 46074

## Jesse Pohlman

---

**From:** Joseph Plankis <jplankis@gotown.net>  
**Sent:** Tuesday, September 6, 2016 6:37 AM  
**To:** Jesse Pohlman  
**Cc:** Steve Hoover; Jim Ake; Chuck Lehman; Steve Goodere; rmr551@live.com; centennial2@gotown.net; lyons@lyonsteam.com; DWAYNE@gotown.net; jwruppert@yahoo.com; disneyworldbob@yahoo.com; rmates@gotown.net; jplankis@gotown.net; rmillerfiv@aol.com  
**Subject:** Harmony 1606-PUD-7

Jesse,

I am writing this note to you and the APC since I will not be able to attend the meeting in person this evening. I will address only the design aspects of the GetGo petition and not the inclusion of a gas station, to which I am still opposed, especially as currently presented.

After reviewing the links on the City website for the upcoming APC meeting this evening, I am gravely disappointed. While the developer has done some excellent work with the CVS portion of the project to incorporate a "Village Design Theme", it appears that the GetGo design revisions that have been submitted do show some improvement over the standard GetGo design, but has ignored the community's request for an effort to fit in with the "Village Design Theme". The CVS portion of the project is being held back, yet the final design that would come out of that petition, should be the benchmark for the entire Harmony commercial area in order to have it fit in with the surrounding residential community. The GetGo station design should NOT be the benchmark for the design of the commercial area of Harmony. The State Road 32 Overlay is not appropriate for this project and the developer and CVS should be complimented for working with the community and the City to make it "better" by incorporating the "Village Design Theme" to more closely match the Harmony residential area and well as blending in better with the surrounding community..

Steve Goodere has submitted a letter to you and the APC, that states in detail, the objections to the revised design of the GetGo station, as well as asking for a couple more tweaks to the CVS building. Rather than restate those same points, I would ask that the APC, City Council, and staff review his comments (dated 9/2/2016) and incorporate those suggestions as the minimum requirements before even discussing the any possible approval of the gas station itself.

Respectfully submitted,

Joseph Plankis

Regardless,

Email: [jplankis@gotown.net](mailto:jplankis@gotown.net)  
Cell: 317-625-4387