



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_07_16_2018

Monday, July 16, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 16, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - July 2, 2018

Documents: [APC Minutes - July 2, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Items of Business.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

1807-PUD-18 [PUBLIC HEARING]

Grassy Branch Marketplace PUD

NE Corner of State Road 32 and Grassy Branch Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Draft PUD Ord. 18-24](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Lot 4 Concept Site Plan](#) | [Exhibit 6: Play School Elevations](#) | [Exhibit 7: Westfield Lighting Elevations](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Sign Exhibit](#) | [Exhibit 10: Landscape Plan](#) | [Exhibit 11: Revised Elevations \(7/16/18\)](#)

1808-PUD-22 [PUBLIC HEARING]

Oak Ridge Pointe PUD Amendment (Birdie's)

632 E. State Road 32

Time Financial Corporation by Ice Miller, LLP requests an amendment Oak Ridge Pointe Planned Unit Development (PUD) District to modify development and overlay standards for the Real Estate for the permitted miniature golf course and restaurant.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Potential Course Layout](#)

CONTINUED ITEMS

1801-PUD-03 [CONTINUED]

Aurora (Northpoint) PUD Amendment

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

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

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

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

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

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

1806-PUD-15 [CONTINUED]

Liberty Villas PUD

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

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

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

1806-ODP-12 & 1806-SPP-12 [CONTINUED]

Liberty Villas

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

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 84 single-family attached residential

units on 22.2 acres +/- in the Liberty Villas PUD District (pending approval).
(Planner: Pam Howard - PHoward@westfield.in.gov)

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

Serenade Subdivision (formerly known as Augusta)

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

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 16, 2018
1807-PUD-18
Exhibit 1

Docket Number: 1807-PUD-18 (Ordinance No. 18-24)

Petitioner: Rita Hafner by Church, Church, Hittle + Antrim, LLP

Request: A change in zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace Planned Unit Development (PUD) District

Current Zoning: LB-PD: Local Business Planned Development

Current Land Use: Commercial & Vacant

Acreage: 13.436 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed PUD Ordinance No. 18-24
4. Site Plan
5. Lot 4 Concept Site Plan
6. Play School Elevations
7. Westfield Lighting Renovation Elevations
8. Neighborhood Meeting Summary
9. Sign Exhibit
10. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 11, 2018, City Council meeting. The petition will receive a public hearing at the July 16, 2018, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Tuesday, June 26th. A summary of the meeting is included in **Exhibit 8** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Grassy Branch Marketplace Planned Unit Development (PUD) District (the "District") for approximately 13.436 acres (the "Property") located at the northeast corner of State Road 32 and Grassy Branch Road (see **Exhibit 2**).

The property is currently zoned LB-PD: Local Business Planned Development. Properties to the north are zoned SF-4: Single Family High Density, Properties to the south are zoned the Oak Manor PUD, properties to the east are zoned AG-SF1: Agriculture/Single Family, GB-PD: General



Business Planned Development, and the Oak Manor PUD while properties to the west are zoned LB: Local Business and SF-4.

The Property includes the existing Westfield Lighting Building as well as an in-line tenant building at the hard northeast corner of State Road 32 & Grassy Branch Road which was approved at the October 2, 2017, APC meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: The Concept Plan (see collectively '*Exhibits B-1, B-2, & B-3*' of the PUD Ordinance) proposes four (4) lots with the existing, approved in-line tenant center on Lot 1, the existing Westfield Lighting building which will be renovated on Lot 2, an office building on Lot 3 and a preschool with a gym on Lot 4.

Landscape Plan: The Landscape Plan (see **Exhibit 10**) proposes enhanced landscaping in the Rear Yard of Lot 4 as shown on the Concept Plan. For all other yards, landscaping will be subject to the Unified Development Ordinance (UDO) standards.

Zoning Districts: The Property is currently zoned LB-PD: Local Business-Planned Development, an antiquated zoning district. The PUD proposes an underlying zoning district of LB: Local Business.

The PUD proposes modifying the Minimum Building Setback Line for Rear Yards adjacent to a Residential District from sixty (60) feet to forty (40) feet. This request for modification is necessary because the applicant is changing the underlying zoning of the Property LB-PD zoning to LB; LB-PD zoning requires a Rear Yard Setback of only twenty (20) feet.

Default Standards: The Grassy Branch Marketplace PUD Ordinance (the "PUD Ordinance") (see **Exhibit 3**) defaults to the LB: Local Business District as the Underlying Zoning District.

Permitted Uses: All permitted uses in the LB district shall be permitted, except that an Educational Institution without dormitory accommodations (preschool) shall be permitted only on Lot 4 as shown on the Concept Plan. Special Exception uses shall be prohibited.

Overlay Districts: The standards of Chapter 5.3 State Highway 32 Overlay District shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the State Road 32 Overlay conflicts with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO) of LB: Local Business. The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Use and Building Standards: Chapter 6.1(H)(2) Screening and Receptacles and Loading Areas: The standard requiring that enclosures not be located in an Established Front Yard or in any required Side or Rear Yard shall apply only to Established Front Yards or required Side or Rear Yards that are adjacent to Grassy Branch Road or State Road 32.
2. Architectural Standards
 - a. Building Materials: Shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the standards for building materials conflict with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control
 - b. Building Elevations; Wall Planes: Shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the standards requiring bump outs or building plane recessions conflict with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control.
3. Landscaping Standards: Landscaping in the Rear Yard of Lot 4 as shown on the Concept Plan shall be installed in substantial compliance with the Illustrative Landscape Plan (see **Exhibit 10**).
4. Sign Standards:
 - a. Any Nonresidential center Monument Sign shall be constructed substantially similar to the sign depicted in Exhibit D of the PUD.

Character Exhibit: The Character Exhibits (see **Exhibit 6** and **Exhibit 7**) show elevations of the preschool and gym and the proposed renovation of the existing Westfield Lighting building.

COMPREHENSIVE PLAN

The Property is located in the 'Local Commercial' corridor of the Comprehensive Plan. Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots. Examples of local businesses include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Westfield Marketplace, located directly across from the proposed Grassy Branch Marketplace, is specifically called out by the Comprehensive Plan as a type of local business.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the July 16, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Property Location Map Grassy Branch Commercial PUD

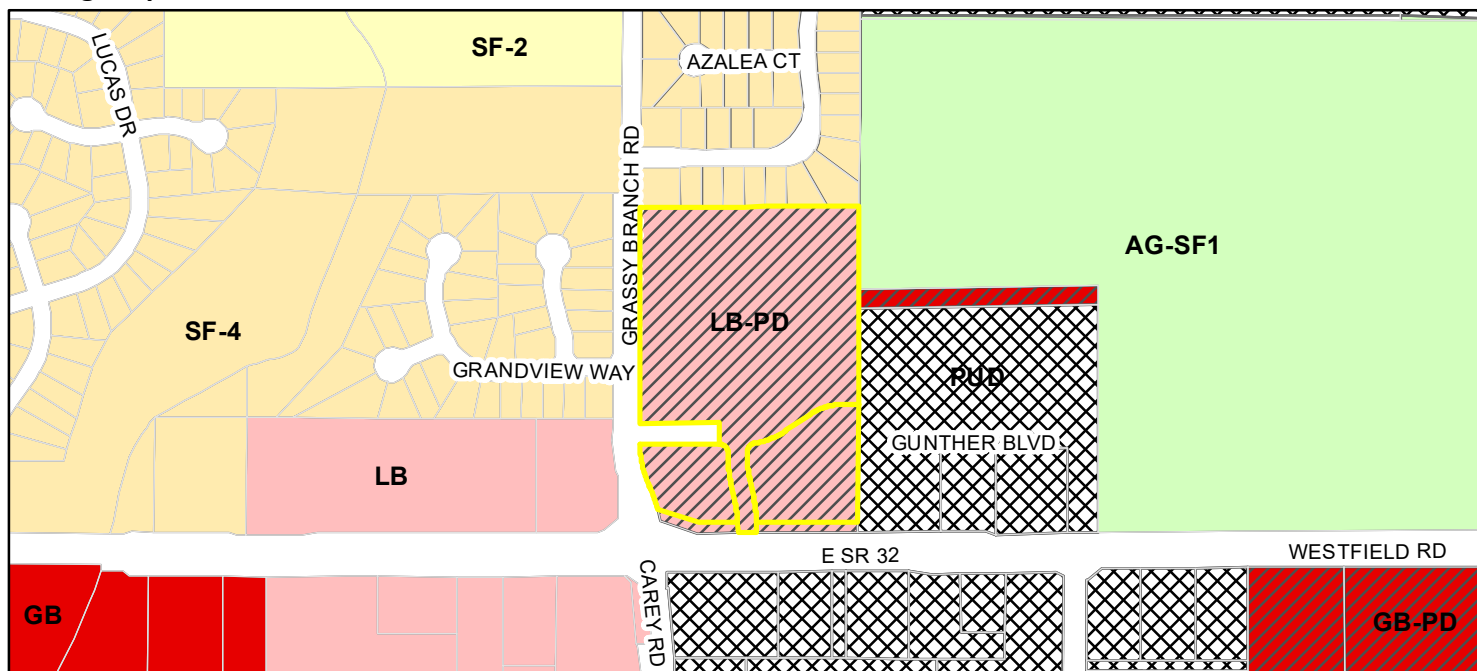
Not To Scale

Aerial Location Map

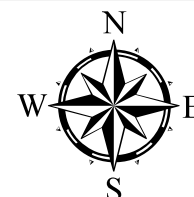
 Site



Zoning Map



- Legend**
-  Parcel
 -  AG-SF1 (Agriculture - Single Family - 1)
 -  GB (General Business)
 -  GB-PD (General Business - Planned Development)
 -  LB (Local Business)
 -  LB-PD (Local Business - Planned Development)
 -  PUD (Planned Unit Development)
 -  SF-2 (Single Family - 2)
 -  SF-4 (Single Family - 4)



ORDINANCE NUMBER 18-24

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

This is a Planned Unit Development District Ordinance (to be known as the “**Grassy Branch Marketplace 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. 1807-PUD-18**), requesting an amendment 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. 1807-PUD-18** 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, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The “Concept Plan”, attached hereto collectively as **Exhibits B-1, B-2 and B-3**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Landscape Plan. The “Landscape Plan”, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Rear Yard of Lot 4 as shown on the Concept Plan shall be developed in substantial compliance with the Landscape Plan.

Section 5. Underlying Zoning District. The Underlying Zoning District of this District shall be the LB: Local Business District (the “Underlying Zoning District”).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 **Permitted Uses:** The following use(s) shall be permitted:
 - Educational Institution, without dormitory accommodations (“the Educational Institution”) shall be permitted only on Lot 4 as shown on the Concept Plan.

- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
- Special Exception Uses.

Section 7. **Zoning Districts.** The standards of Chapter 4.14: Zoning Districts – Local and Neighborhood Business District, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below:

7.1 Article 4.14(E)(3)a) Minimum Building Setback Lines, Rear Yard, Adjacent to Residential District: 40 feet

Section 8. **Overlay Districts.** The standards of Chapter 5.3 State Highway 32 Overlay District shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of the State Highway 32 Overlay district conflict with the repurposing of the Westfield Lighting building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** shall control.

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the district, except as otherwise modified below.

9.1 Article 6.1 Accessory Use and Building Standards:

- A. Chapter 6.1(H)(2) Screening and Receptacles and Loading Areas: The standard requiring that enclosures not be located in an Established Front Yard or in any required Side or Rear Yard shall apply only to Established Front Yards or required Side or Rear Yards that are adjacent to Grassy Branch Road or State Road 32.

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

- A. Chapter 6.3(F)(2) Building Materials: Shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of Chapter 6.3(F)(2) conflict with the repurposing of the Westfield Lighting Building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** Shall Control.
- B. Chapter 6.3(F)(5)(b) Wall Planes: Shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of Chapter 6.3(F)(5)(b) conflict with the repurposing of the Westfield Lighting Building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** Shall Control.

9.3 Article 6.3 Landscape Standards: Landscaping in the Rear Yard of Lot 4 as shown on the Concept Plan shall be installed in substantial compliance with the Illustrative Landscape Plan, attached hereto as **Exhibit C.**

Also, Fruit-bearing trees shall be permitted as an acceptable substitute where shade trees are required.

9.4 Article 6.17 Sign Standards: Shall apply, except that the permitted Nonresidential Center Monument Sign shall be constructed substantially similar to the depiction in **Exhibit E** in terms of design, height and area.

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 preservation of the natural topography and environment and 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.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James Edwards

James Edwards

James Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-24 was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-24**

this ____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-24**

this ____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibits B-1 through B-3	Concept Plan
Exhibit C	Landscape Plan
Exhibits D-1 and D-2	Character Exhibits
Exhibit E	Sign Exhibit

EXHIBIT A
REAL ESTATE

Grassy Branch Commercial Subdivision, a subdivision in Hamilton County, Indiana. Recorded May 1, 2015 in Plat Cabinet 5, Slide 342, as Instrument No. 2015020517 in the Office of the Recorder of Hamilton County, Indiana, as amended by a Surveyor's Correction recorded as Instrument No. 2015022258.

EXHIBIT B-1
CONCEPT PLAN

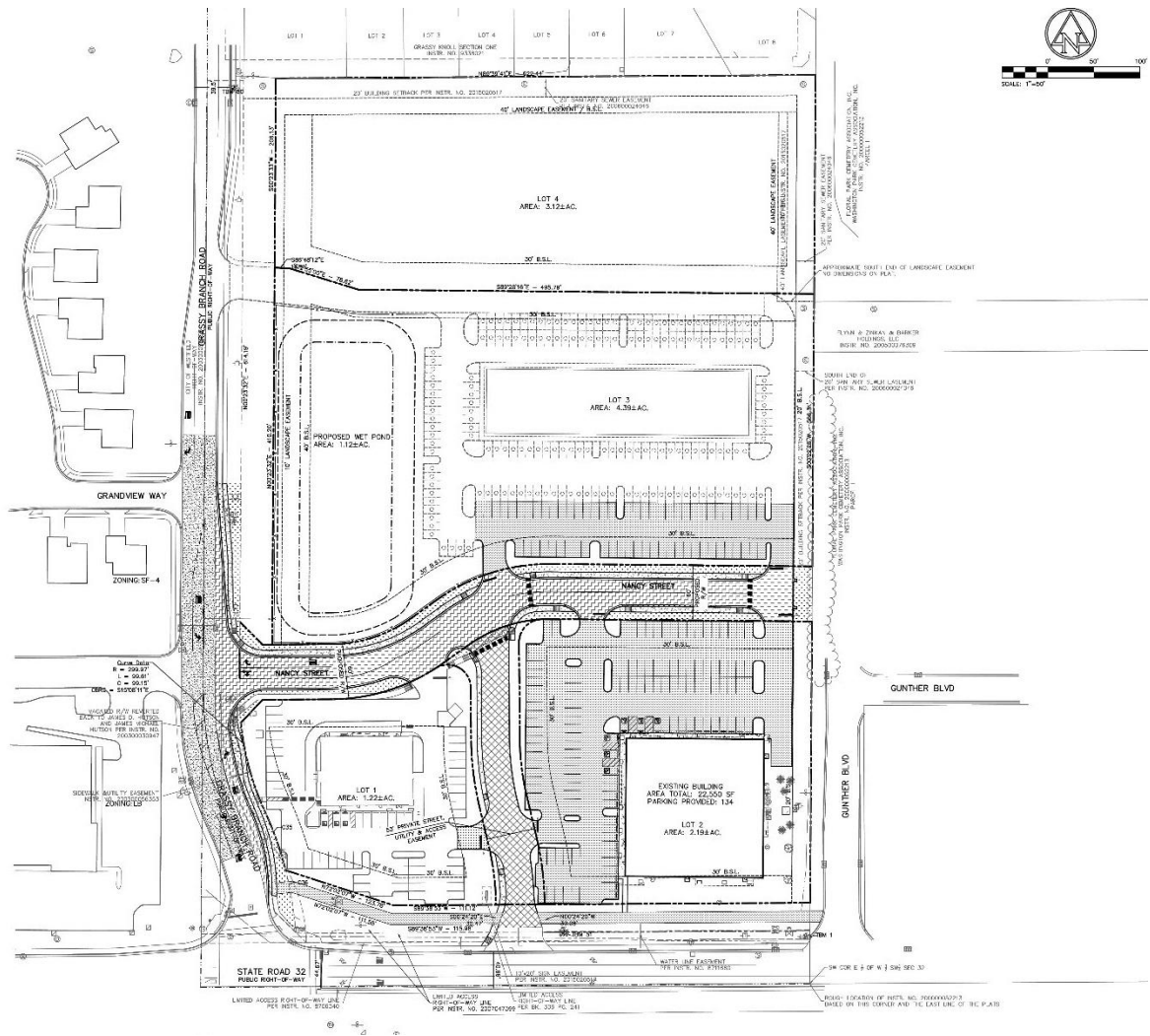


EXHIBIT B-2
CONCEPT PLAN

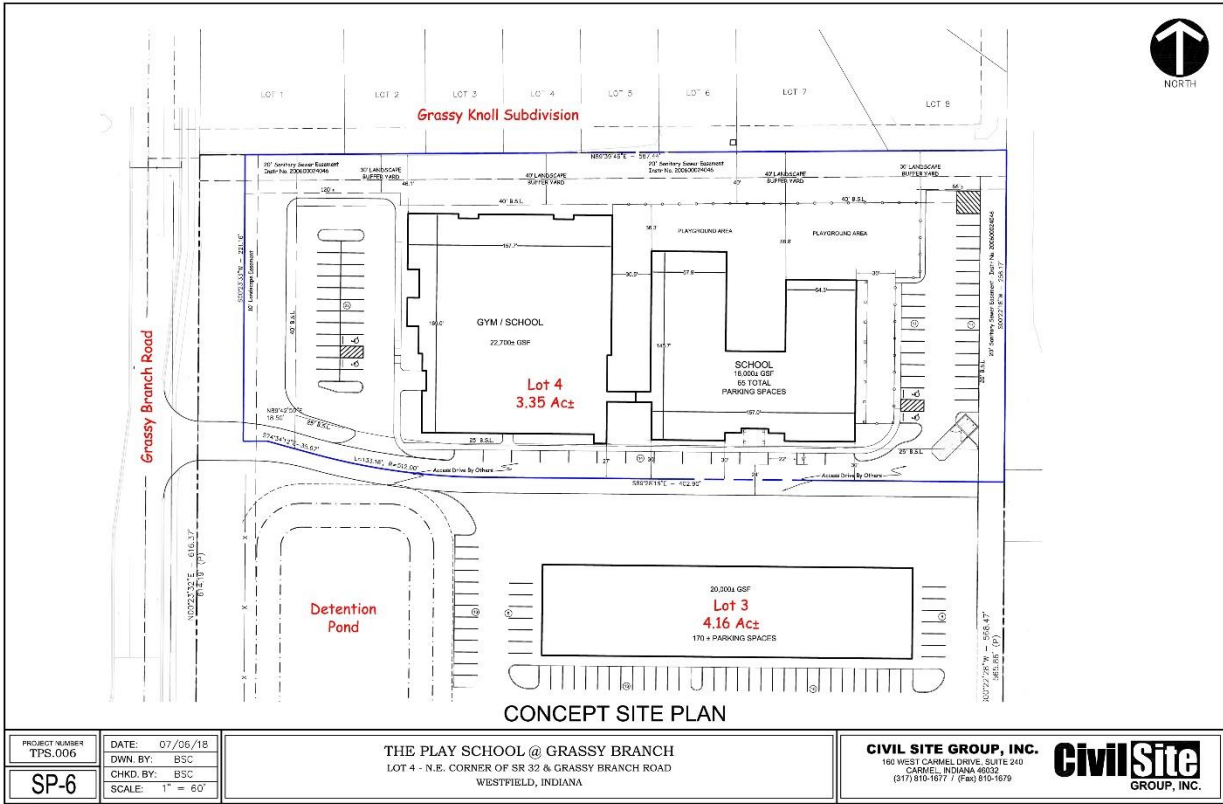


EXHIBIT B-3 CONCEPT PLAN

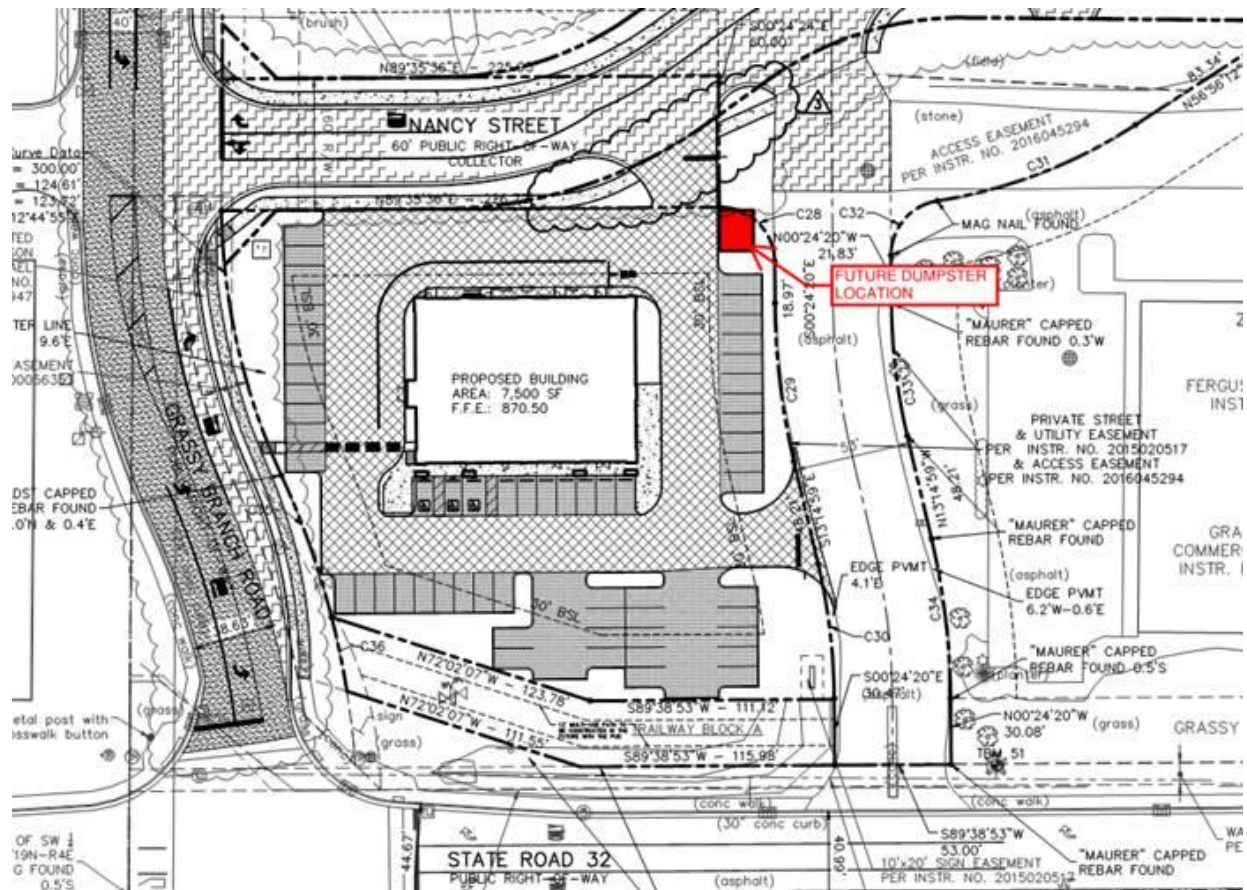
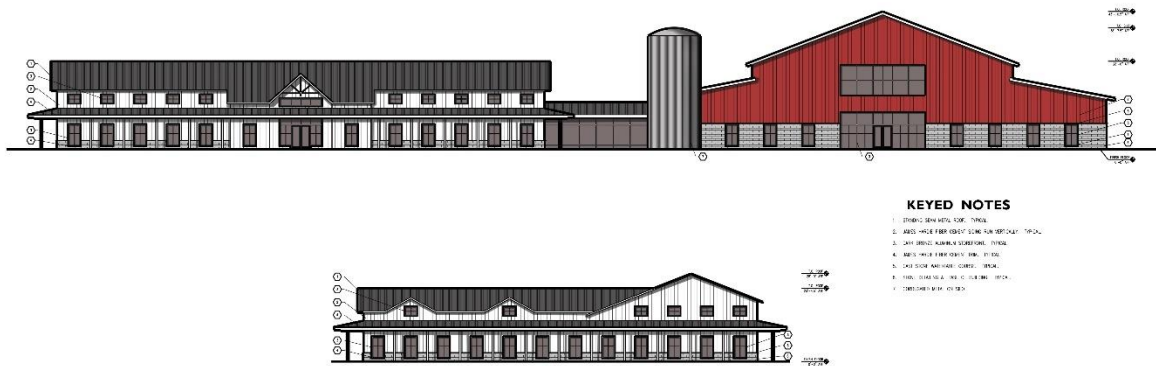


EXHIBIT D-1
CHARACTER EXHIBIT – DAYCARE/GYM



ELEVATIONS
05.29.18
NOT TO SCALE
PROJECT # 180132
PLAYSCHOOL - WESTFIELD

CURRAN
ARCHITECTURE
317.388.0861
CURRANARCHITECTURE.COM

EXHIBIT D-2
CHARACTER EXHIBIT – WESTFIELD LIGHTING BUILDING REPURPOSE

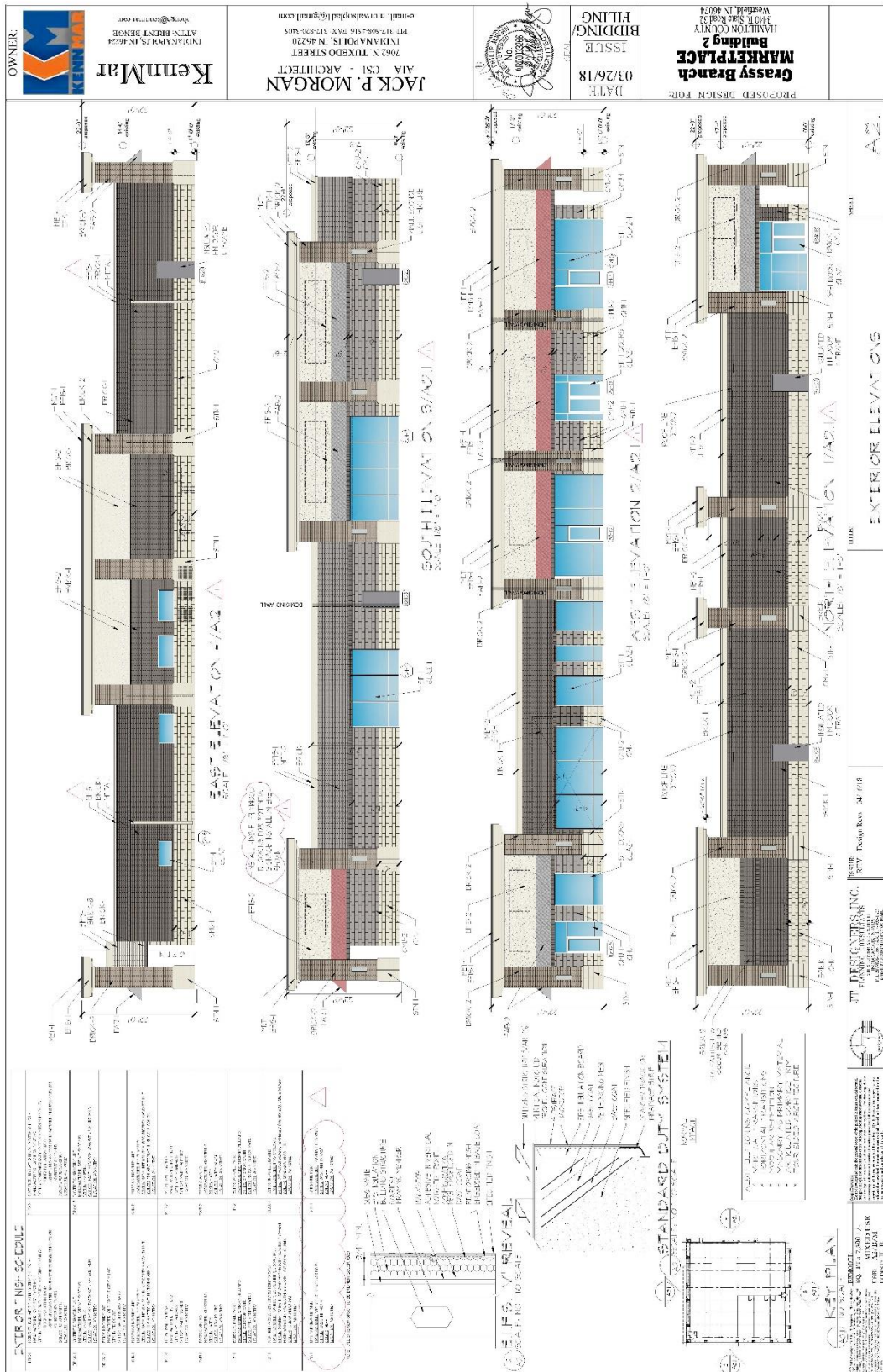
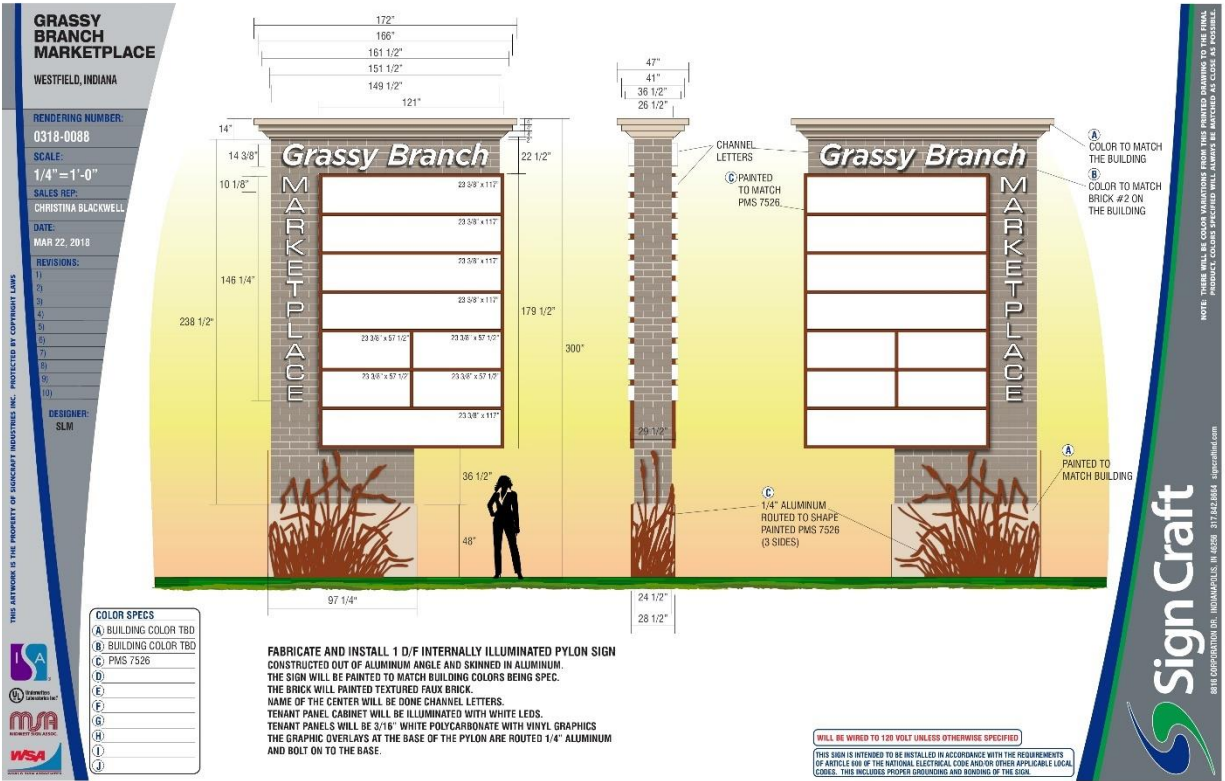
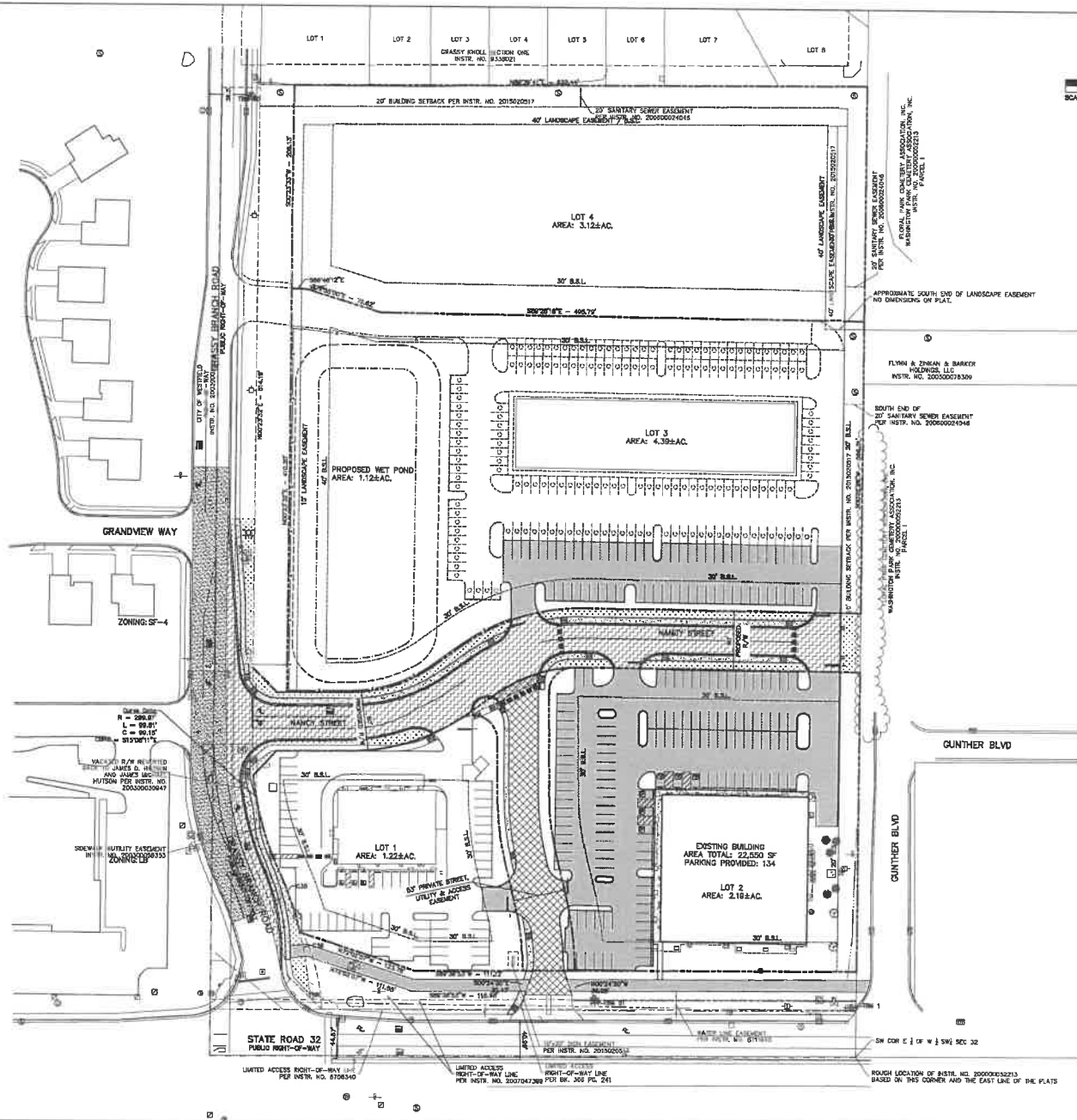


EXHIBIT E

SIGN EXHIBIT





EXISTING LEGEND

Baseline Inlet	Mail Box
Combination Pole	Power Pole
Curb Inlet	Right of Way Marker
Detector Housing	Sanitary Man
Drainage Inlet	Sign
Drainage Man	Telephone Handset
Electric Pole	Test Hole
Electric Handset	Traffic Light
Flow Hydrant	Traffic Pole
Gas Meter	Tree
Gas Valve	Water Valve
Light Pole	

SITE DATA TABLE

SITE ZONING	1B-PO, SR 32 OVERLAY
PROJECT AREA	11.84± ACRES
BUILDING AREA	22,550 SF
SITE IMPROVEMENT AREA	1.78± ACRES
STANDARD PARKING (418'±)	138
AREA PROVIDED (INCLUDES 1 VAN ACCESSIBLE)	8
TOTAL PROVIDED PARKING	134

SITE LEGEND

Light Duty Asphalt Paving	Light Duty Asphalt Paving
Heavy Duty Asphalt Paving	Heavy Duty Asphalt Paving
Right of Way Asphalt Paving	Right of Way Asphalt Paving
Concrete Paving	Concrete Paving
Mill and Overlay	Mill and Overlay



PO Box 45043 | Indianapolis, Indiana 46260
TEL 317.274.4504
www.kandm.com



7380 Shadeland Station | Indianapolis, Indiana 46268
TEL 317.247.5580 | FAX 317.243.5578
www.structurepoint.com

GRASSY BRANCH COMMERCIAL SUBDIVISION

3440 EAST SR 32
WESTFIELD, IN 46074

CERTIFIED BY

ISSUANCE INDEX

DATE: 04/14/2018
PROJECT PHASE: DETAILED DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	05/04/18

Project Number 2017.00660

OVERALL SITE PLAN

C200

GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- LOT 1 DESIGN IS SHOWN AS REFERENCE ONLY.

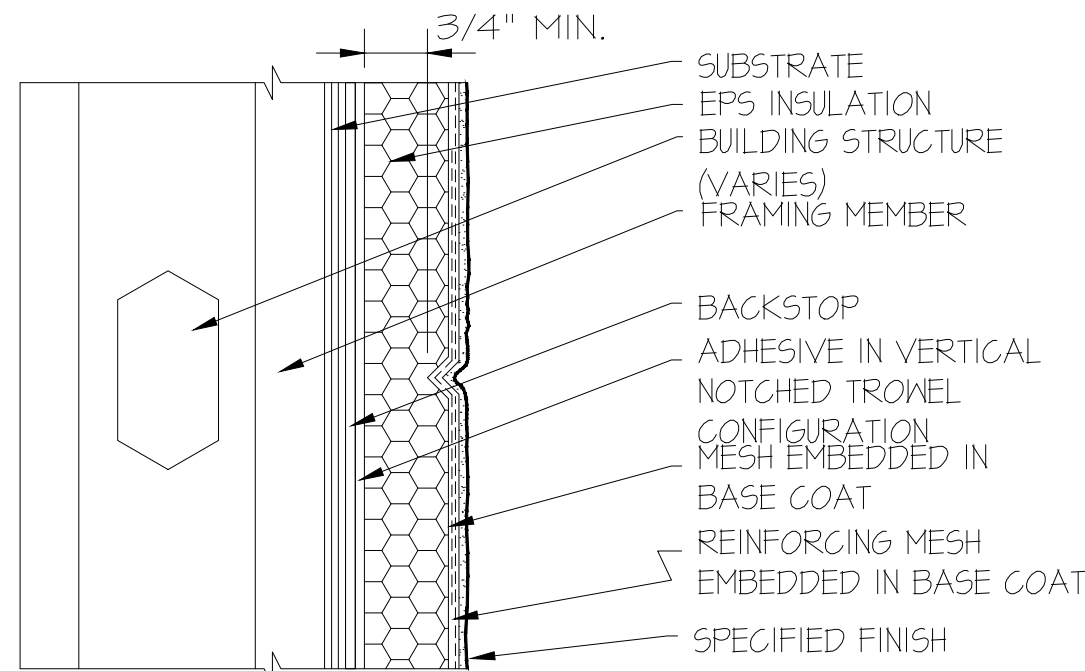
II. CAUTION II

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GRADING EVIDENCE. (Including, but not limited to, manholes, inlets, valves, and meter vaults) AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

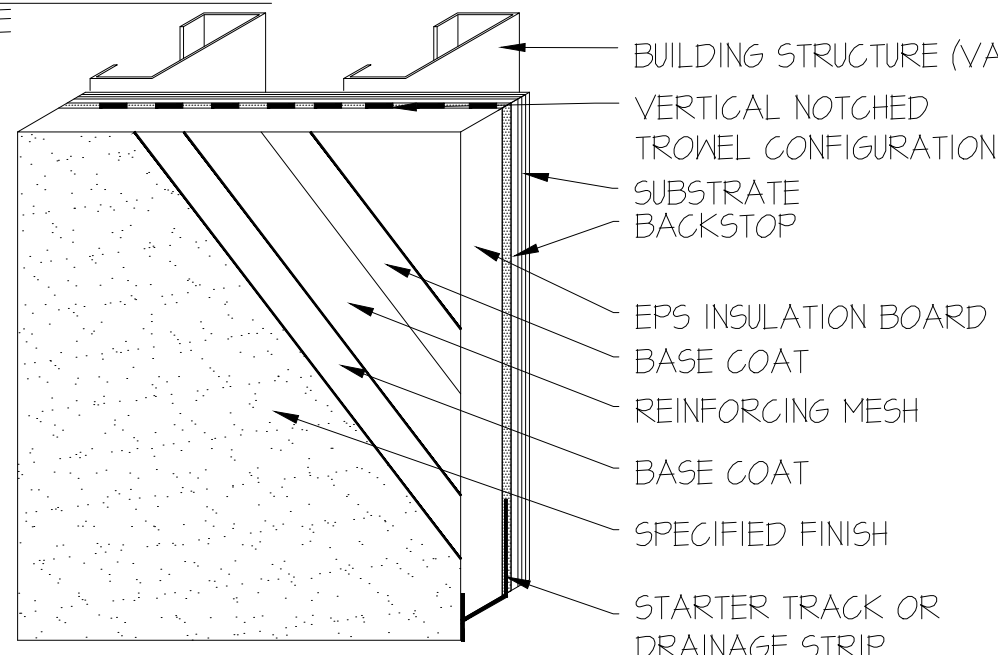
CALL TOLL FREE
811 OR 1-800-382-5864
- INDIANA UNDERGROUND -

EXTERIOR FINISH SCHEDULE			
EFIS-1	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #903 FRAMPE LOCATION: AS NOTED	EFIS-2	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #903 SANDMAN LOCATION: AS NOTED
BRICK-1	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: VALLEY FIELD #15951 - VELOUR FINISH LOCATION: AS NOTED	BRICK-3	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: EARTHEN VESSEL-#35951 - VELOUR FINISH LOCATION: AS NOTED
BRICK-2	BRICK MASONRY UNIT MANUFACTURER: OLD CASTLE OR SIMILAR STYLE: BRICK UNIT COLOR: SANDLEWOOD MATCH LOCATION: AS NOTED		
CMU-1	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8" X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH STONE PANELS LOCATION: AS NOTED	CMU-2	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8" X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH BRICK #1 COLOR LOCATION: AS NOTED
MET-1	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE BRONZE LOCATION: AS NOTED	MET-2	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE ALMOND LOCATION: AS NOTED
FAB-1	FABRIC ANNING MANUFACTURER: SUNERELLA STYLE: MATTE COLOR: JOCKEY RED LOCATION: AS NOTED	FAB-2	FABRIC ANNING MANUFACTURER: SUNERELLA STYLE: MATTE COLOR: MATTE BLACK LOCATION: AS NOTED
P-1	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: EFIS CREME MATCH LOCATION: AS NOTED	P-2	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: BRICK #1 COLOR MATCH LOCATION: AS NOTED
SF-1	ALUMINUM AND GLASS STOREFRONT SYSTEM MANUFACTURER: KAWNEER, US ALUMINUM, VISTA WALL STYLE: SYSTEM TO BE 4 1/2" DEEP FRAME WITH GLAZING 1" OFFSET FROM EXTERIOR FACE. LOW E GLASS - COLOR BY OWNER COLOR: CLEAR ANODIZED LOCATION: AS NOTED	GLAZ-1	EXTERIOR WALL GLAZING MANUFACTURER: PPG OR EQUAL STYLE: 1/4" FLOAT GLASS, TEMPERED (AS NOTED), LOW E GLASS COLOR: 20% ASA GRAY TINT LOCATION: AS NOTED
PC-1	EFIS FABRICATED SILL MANUFACTURER: DRYVIT, SYNERGY, OR EQUAL STYLE: BASE UNIT 4" X 4" COLOR: BUFF LOCATION: AS NOTED	STN-1	LIMESTONE PANEL MANUFACTURER: INDIANA LIMESTONE STYLE: BASE UNIT 12" X 28" COLOR: BUFF LOCATION: AS NOTED

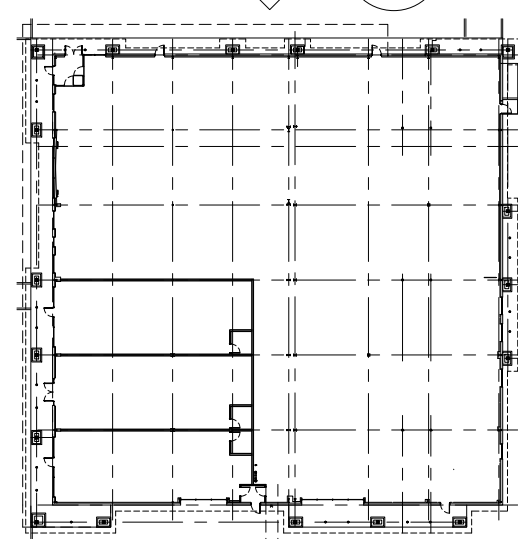
NOTE: ALL EXTERIOR GROUT TO BE BRIMMENT COLOR #360



2 E.I.F.S. 'V' REVEAL
A2.1 SCALE: NOT TO SCALE

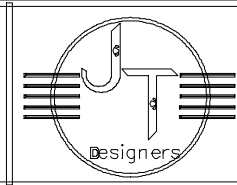


1 STANDARD DUTY SYSTEM
A2.1 SCALE: NOT TO SCALE



2 KEY PLAN
A2.1 NO SCALE

REMODEL SQ. FT.: 7,500 +/- USE: MIXED USE CONST: II-B	Scope Drawings: These drawings indicate the general scope of the project in terms of architectural design concepts, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.
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JT DESIGNERS, INC.
PLANNING CONSULTANTS
211 S. RITTER AVE., SUITE H
INDIANAPOLIS, IN 46209
PH: 317-828-1166 FAX: 317-493-1805
e-mail: JTDESIGNERSINC@GMAIL

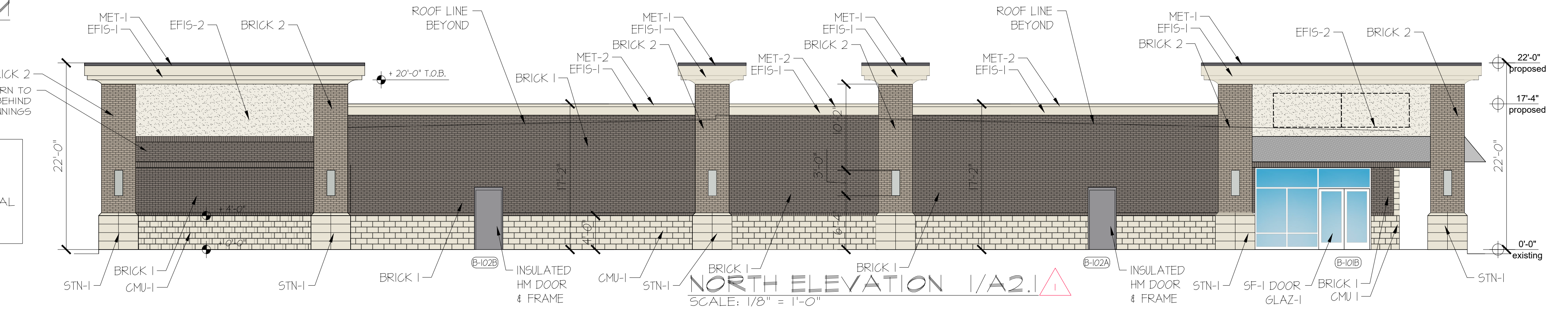
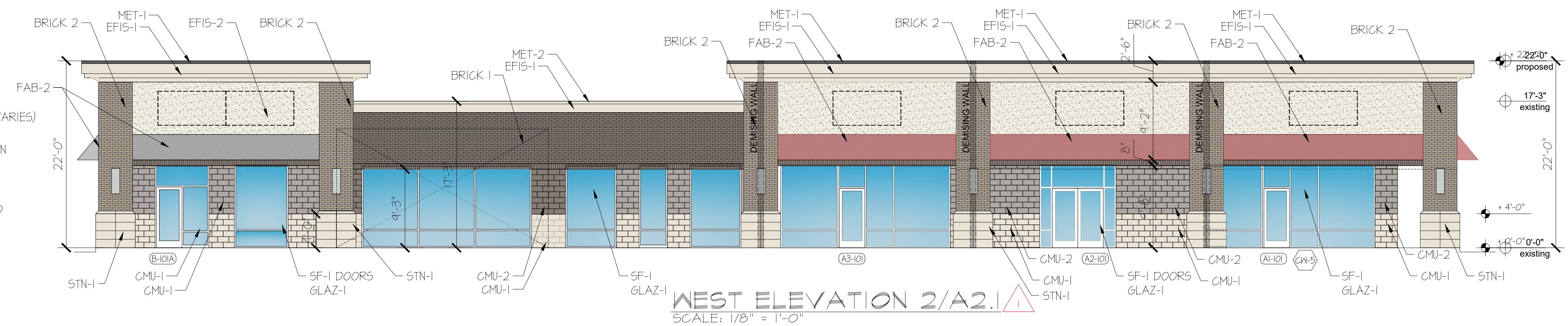
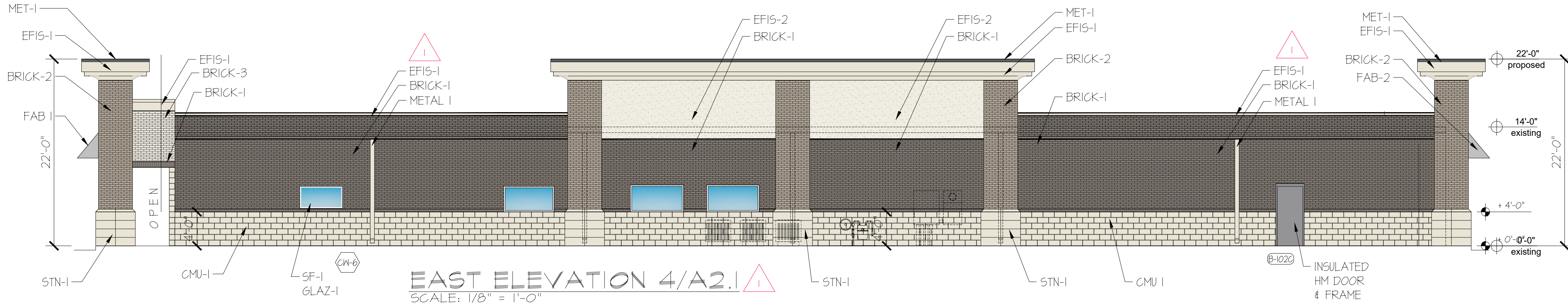
ISSUE:
REV1 Design Revs 04/16/18

TITLE:

EXTERIOR ELEVATIONS

SHEET:

A2.1



OWNER:

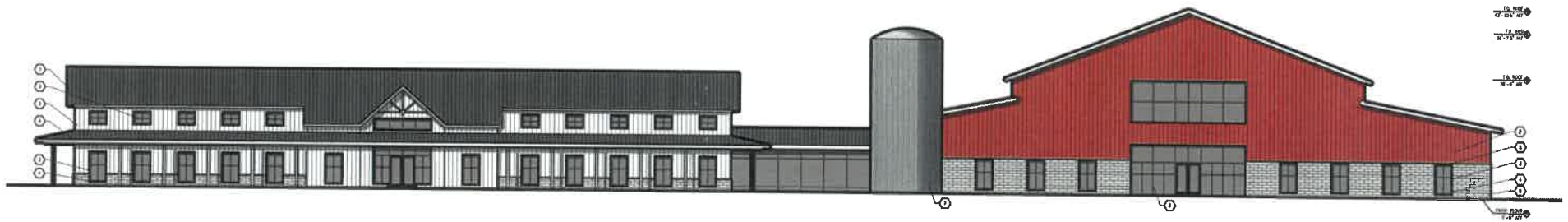
KennMar
INDIANAPOLIS, IN 46224
ATTN: BRENT BENGE
bbenge@kennmar.com

JACK P. MORGAN
AIA CSI - ARCHITECT
7062 N. TUXEDO STREET
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DATE: 03/26/18
ISSUE: BIDDING/
FILING

PROPOSED DESIGN FOR:
**Grassy Branch
MARKETPLACE
Building 2**
HAMILTON COUNTY
3440 E. State Road 32
Westfield, IN 46074



KEYED NOTES

1. STANDING SEAM METAL ROOF, TYPICAL.
2. JAMES HARDIE FIBER CEMENT SIDING RUN VERTICALLY, TYPICAL.
3. DARK BRONZE ALUMINUM STONEFRONT, TYPICAL.
4. JAMES HARDIE FIBER CEMENT TRIM, TYPICAL.
5. CAST STONE WATERTABLE COURSE, TYPICAL.
6. STONE DETAILING AT BASE OF BUILDING, TYPICAL.
7. CORRUGATED METAL ON SLO.



ELEVATIONS

05.29.18

NOT TO SCALE

PROJECT # 180132

PLAYSCHOOL - WESTFIELD

WESTFIELD, INDIANA

0318-0088

SCALE:

$$1/4'' = 1' - 0''$$

SALES REP:

CHRISTINA BLACKWELL

DATE: _____

MAR 22, 2018

REVISIONS

20

1

DESIGNER

SLM

THIS ARTWORK IS THE PROPERTY OF SIGNCRAFT INDUSTRIES INC. PROTECTED BY COPYRIGHT LAWS



- (A)** BUILDING COLOR TBD
(B) BUILDING COLOR TBD
(C) PMS 7526
(D)
(E)
(F)
(G)
(H)
(I)
(J)

FABRICATE AND INSTALL 1 D/F INTERNALLY ILLUMINATED PYLON SIGN
CONSTRUCTED OUT OF ALUMINUM ANGLE AND SKINNED IN ALUMINUM.
THE SIGN WILL BE PAINTED TO MATCH BUILDING COLORS BEING SPEC.
THE BRICK WILL PAINTED TEXTURED FAUX BRICK.
NAME OF THE CENTER WILL BE DONE CHANNEL LETTERS.
TENANT PANEL CABINET WILL BE ILLUMINATED WITH WHITE LEDS.
TENANT PANELS WILL BE 3/16" WHITE POLYCARBONATE WITH VINYL GRAPHICS
THE GRAPHIC OVERLAYS AT THE BASE OF THE PYLON ARE ROUTED 1/4" ALUMINUM
AND BOLT ON TO THE BASE.

WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT, COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

8816 CORPORATION DR. INDIANAPOLIS, IN 46256 317.842.8664 signatureind.com

Sign Craft

Grassy Branch Marketplace PUD Neighborhood Meeting

A neighborhood meeting was held at 6 pm on June 26, 2018 at Washington Woods Elementary School. In attendance were as follows:

- Katie Guerra, The Play Schools
- Eric Douthit, Church, Church, Hittle & Antrim
- Andy Wert, Church, Church, Hittle & Antrim
- Brent Benge, KennMarr
- Jim Ake, Westfield City Council
- Cindy Spoljaric, Westfield City Council
- Chuck Lehman, Westfield City Council
- Daine Crabtree, Westfield Department of Economic & Community Development
- Kara White, Grassy Knoll resident (Lot 3)
- Pam White, Grassy Knoll resident (Lot 3)
- Jill Simonis, Grassy Knoll resident (Lot 4)
- Dan Montgomery, Grassy Knoll resident
- Randall Warren, Willow Creek resident

Handouts were distributed and the site plan and building elevation of the daycare center were displayed on an easel. Mr. Douthit summarized the proposal. The most significant part of the petition is a proposed child care center and gymnasium on the northern-most lot, Lot 4. Construction work is proceeding on the two lots fronting State Road 32. These will be leased for retail use.

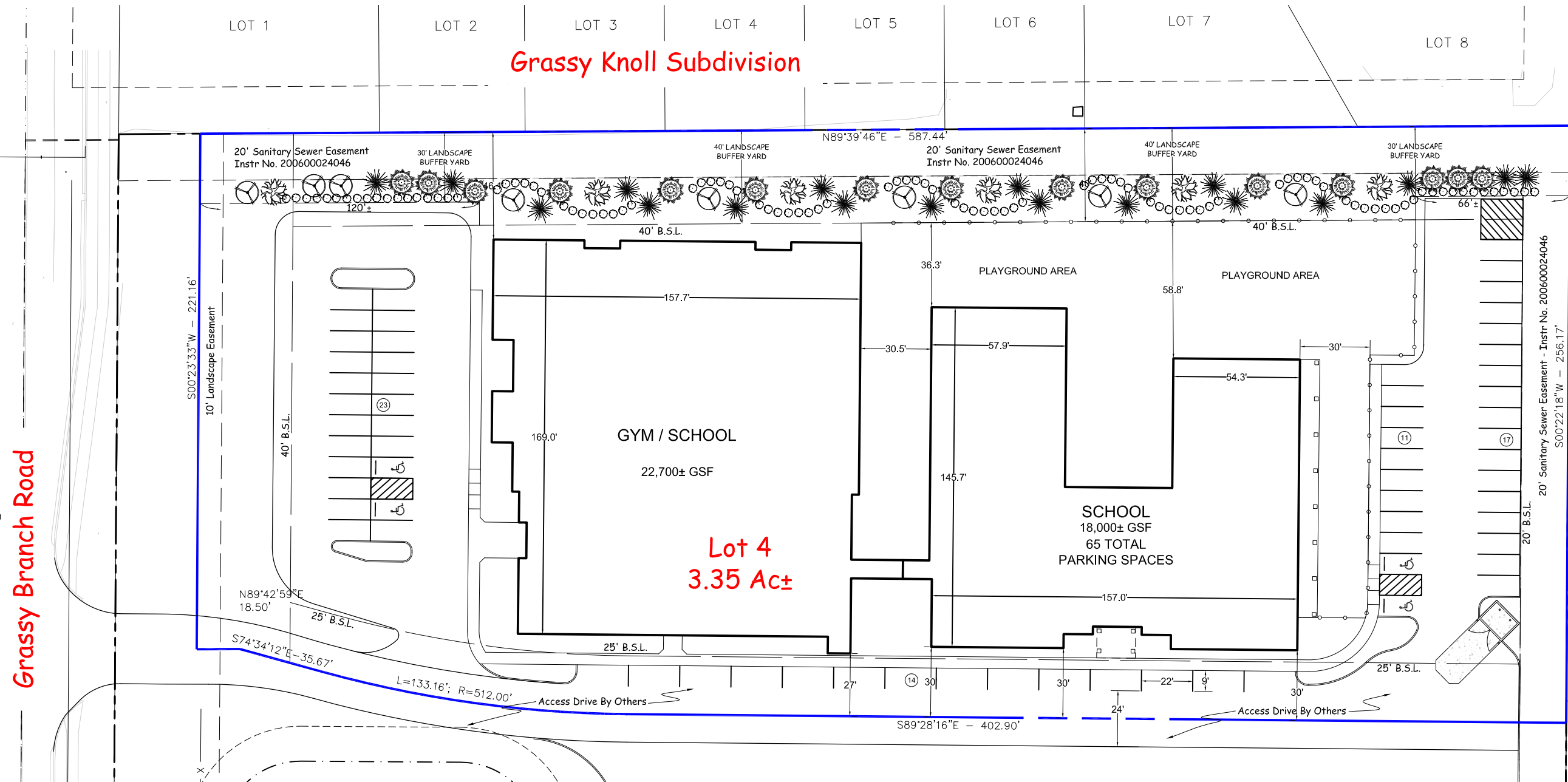
Kara White, Pam White and Jill Simonis live in homes that abut the child care center's north property line. They are concerned about noise from children on the playground. They would like the current forty foot setback standard adhered to. Mr. Douthit explains that there will be a mound constructed within the buffer area as well as landscaping plantings that meet the City's installation standards. Mr. Wert advises that contrary to the large display on the easel, but consistent with the handouts, the gymnasium will be on the west side with the child care center on the east side. Ms. Guerra explains some of the operations of the facility.

Mr. Warren has a question about the use for Lot 3. Mr. Benge explains that the exact use is not known at this time, but will be either office or retail or some combination thereof.

There is further discussion about setbacks, landscaping, and the uses that are currently permitted on this property.

7/9/2018 UPDATE: A conceptual landscape plan has been developed showing a 40 foot wide buffer behind the Lot 4 building and specific planting materials that will be installed within this buffer area.

SCHEMATIC BUFFER YARD PLANTING PLAN



BUFFERYARD PLANTING SCHEDULE

SHADE (LARGE) TREES PROVIDED = 6 (Min. 2.5" Caliper 6" Above Ground & 6' Height) Shade (Large) Trees to be one of the following: • Celtis occidentalis - Hackberry • Liriodendron tulipifera - Tulip Tree • Gymnocladus dioica - Kentucky Coffeetree • Quercus rubra - Northern Red Oak • Zelkova serrata 'Green Vase' - Japanese Zelkova • Tilia tomentosa - Silver Linden • Platanus x acerifolia 'Liberty' - London Planetree • Ulmus carpinifolia 'Patriot' - Elm • Glendista triancanthos inermis 'Shademaster' - Honeylocust NOTE: No single shade tree shall constitute more than 15% of the total shade trees within the Bufferyard.	EVERGREEN TREES PROVIDED = 33 (Min. 6' Height at Planting) Evergreen Trees to be one of the following: • Norway Spruce • Virginia Pine • Green Giant Arborvitae • Colorado Blue Spruce • Austrian Pine • Eastern Red Cedar NOTE: No single ornamental tree shall constitute more than 15% of the total evergreen trees within the Bufferyard.	ORNAMENTAL (MEDIUM/SMALL) TREES PROVIDED = 8 (Min. 1.5" Caliper 6" Above Ground & 6' Height) Ornamental (Medium/Small) Trees to be one of the following: • Cornus Kousa Chinensis - Flowering Dogwood • Cercis canadensis - Eastern Redbud • Amelanchier x grandiflora - 'Autumn Brilliance' • Serviceberry • Cotinus obovatus - American Smoketree • Prunus serrulata - 'Kwanzan' Cherry NOTE: No single ornamental tree shall constitute more than 15% of the total ornamental trees within the Bufferyard.	SHRUBS PROVIDED = 100 (Min. 18" Height & 4' o.c.) Shrub plantings to be one of the following: • Physocarpus capitus - Diablo Ninebark • Viburnum rhytidophyllum - Leatherleaf Viburnum • Myrica pennsylvanica - Northern Bayberry • Spirea japonica 'Shibori' - Peppermint Stick Spirea • Boxus x Koreana - 'Green Velvet' Boxwood • Leucanthemum x superbum 'becky' - Becky Daisy • Arborescens Incridiball 'Abetwo' - Hydrangea • Rhododendron 'QbackB' - Solar Flare Sunbow Azalea • Euonymus Alatus 'compactus' - Burning Bush • Miscanthus Sinensis 'strictus' - Porcupine Grass • Syringa Vulgaris - Purple Lilac NOTE: No single shrub shall constitute more than 15% of the total shrubs within the Bufferyard.
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PROJECT NUMBER TPS.006	DATE: 07/06/18 DWN. BY: BSC CHKD. BY: BSC SCALE: 1" = 50'	THE PLAY SCHOOL @ GRASSY BRANCH LOT 4 - N.E. CORNER OF SR 32 & GRASSY BRANCH ROAD WESTFIELD, INDIANA	CIVIL SITE GROUP, INC. 160 WEST CARMEL DRIVE, SUITE 240 CARMEL, INDIANA 46032 (317) 810-1677 / (Fax) 810-1679	CivilSite GROUP, INC.
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Minutes of the July 2, 2018 APC Meeting*Presented for approval: July 16, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 2, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Robert Horkay.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve June 18, 2018 Meeting Minutes as presented.

Motion: Schmitz; Second: Willis. Motion passed. Vote: 7-0.

Ginny Kelleher arrived at 7:02 p.m.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS**1803-PUD-08****Wheeler Landing PUD**

Northwest Corner of SR 32 and Wheeler Road

Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.

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

Ernest presented an overview of this request for a change in zoning to the Wheeler Landing PUD District. He said that staff has worked with the petitioner to add clarification to the ordinance.

Kelleher stated that although she thinks this is a wonderful project she feels it needs more details regarding traffic, setbacks and multi-family standards.

Smith expressed concern about alignment of roads.

Maue expressed concern about traffic.

Skelton said that the City Engineer has been very engaged with the issue of traffic and that Council will require the project to accommodate traffic.

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Minutes of the July 2, 2018 APC Meeting*Presented for approval: July 16, 2018*

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Smith expressed concern about if this large of a project will have any financial burdens on the City.

Hoover said he would like to hear from the City Engineer. He added that as a City Councilor, he said that traffic will have to be satisfactorily addressed before City Council would approve this project.

Willis said he understood the big picture of this project and the plan to address traffic after meeting with ECD and WPWD staff.

John Nail, City Engineer, said the city is well aware of the traffic situation. He summarized the following three areas of study:

- 1) State Road and Wheeler Road intersection; 2) Oak Ridge Road connection to Grand Park Boulevard; and 3) 181st Street and Wheeler Road roundabout.

Woodard asked if the intersection at Tournament Trail and Wheeler Road was considered for a roundabout.

Nail replied a roundabout would not be an efficient use at that location because the distance between State Road 32 and Tournament Trail would not allow sufficient spacing.

Nick Churchill, representing the petitioner, said that traffic has been discussed from the onset of this project and that the property owners, the Wheeler family, are integral to the proposed road improvements.

Motion: Forward 1803-PUD-08 to the City Council with a favorable recommendation with the following condition: Traffic planning for the area be resolved to the satisfaction of the City Engineer and City Council.

Motion: Maue; second, Kelleher. Motion passed. Vote: 8-0

1806-PUD-13**Spring Mill Grand Station PUD Amendment**

16156 Spring Mill Road

Spring Mill Grand Station, LLC by Church, Church, Hittle and Antrim Law requests an amendment to the General Regulations and Development Standards of the Spring Mill Grand Station PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard presented an overview of this request for an amendment to the Spring Mill Grand Station PUD Amendment.

Motion: Forward 1806-PUD-13 to the City Council with a favorable recommendation.

Motion: Smith; second, Schmitz. Motion passed. Vote: 8-0

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PUBLIC HEARING ITEMS**1801-PUD-03**

[PUBLIC HEARING]

Aurora (Northpoint) PUD Amendment

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

Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests an amendment to expand and amend the Aurora PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this request for a PUD amendment to expand and amend the Aurora PUD District.

Russell Brown with Clark, Quinn, Moses, Scott & Grahm, LLP, on behalf of the petitioner, overviewed the proposed modifications to the Aurora PUD, including text amendments incorporating a name change to Northpoint PUD District, the addition of approximately 115 acres, and modifications to the Business Parke standards.

Public Hearing for 1801-PUD-03 opened at 7:46 p.m.

No public comments.

Public Hearing for 1801-PUD-03 closed at 7:47 p.m.

Kelleher asked about buffering along adjacent residential.

Brown replied that buffering would include ponds and mounds.

Maue expressed concern about ponds being used in a buffer in lieu of mounding along residential areas. He is concerned that the lack of height to the buffer would result in car headlights shining in homes at night.

Hoover asked about a possible cemetery on the property that is owned by Washington Township and wondered how the PUD impacted this property.

Brown replied that they were made aware of this matter last week. He said it is unclear when the property was created and transferred versus when it was zoned. He indicated they would work with staff and Washington Township and they would work around this 0.8 acre piece of property.

1806-PUD-15

[PUBLIC HEARING]

Liberty Villas PUDSouth side of 151st Street, approximately 1,300 feet west of Ditch Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning of 22.2 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Liberty Villas PUD District.(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Minutes of the July 2, 2018 APC Meeting*Presented for approval: July 16, 2018*

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**1806-ODP-12 &
1806-SPP-12**
[PUBLIC HEARING]

Liberty Villas

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

Howard summarized the request for a change of zoning and for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz, Nelson & Frankenberger, overviewed this proposed development. He was accompanied by Lennar's (formerly CalAtlantic Homes) representative Keith Lash. Dobosiewicz spoke to the several aspects of the project including the location of the project, current zoning, adjacent zoning, land use in relation to the Comprehensive Plan, types of housing, density, permitted uses open spaces, amenities and common area maintenance.

Joint Public Hearing for 1806-PUD-15, 1806-ODP-12, and 1806-SPP-12 opened at 8:11 p.m.

Greg Moyer, 15001 Shelborne Road; stated that this proposal has a lack of open space. He said the UDO requires 35 percent; however, this proposed project provides only 15 percent and other nearby developments have provided more than UDO requirement. He stated that the buffer against AG-SF1 to the west is too small.

Lisabeth Armstrong, 16414 Towne Road; said this project is in contrast to the Comprehensive Plan. She thinks area should remain AG-SF1 and that too many lots and neighborhood under construction. She said that schools, fire staff, and police are currently not adequate for this much growth.

Public Hearing for 1806-PUD-15, 1806-ODP-12, and 1806-SPP-12 closed at 8:16 p.m.

Dobosiewicz responded that other Single Family Attached (SFA) neighborhoods have more open space because of the way the projects are platted. He explained that in many SFA neighborhoods, all areas around the dwellings are considered common area, and that the home owners do not own a yard, resulting in a higher percentage of open space. He explained that this model was used when determining the 35% open space requirement for the SFA District. He further explained that the proposal for the Liberty Villas project is that home owners will own a yard that will be commonly maintained by a HOA, but that structuring the property ownership and lot lines in this manner results in a smaller percentage of common area/open space. He further responded to comments regarding consistency with the Comprehensive Plan, stating that he believes this is a good transitional product to go between the existing neighboring SF-4 and multifamily zoned properties.

Kelleher asked why the petitioner choose to design the open space this way if it is commonly maintained.

Dobosiewicz responded that Lennar has found that product sells better this way.

Schmitz mentioned that the product is more easily financed this way.

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Minutes of the July 2, 2018 APC Meeting*Presented for approval: July 16, 2018*

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Kelleher asked if the petitioner would they would consider putting a path all around the pond to make it more useable and accessible. She stated that without a path, people may think it is part of a yard and not open space.

Keith Lash, Lennar, stated that they have done this in other communities and would explore adding a pathway around the pond in this project.

Kelleher asked about number of units compared to The Maples and if this is why there is not a clubhouse or other gathering space.

Dobosiewicz responded that The Maples have more units.

Kelleher asked why there is no buffer to the AG-SF1 to the south. She requested the petitioner to speak with the neighbor regarding this matter.

Dobosiewicz responded, stating that they are asking for relief from this requirement. He also stated that they will reach out to the neighbors with more detailed information.

Smith stated that he agreed with Kelleher's comment regarding the buffer yard.

Kelleher asked how price range at The Maples compare.

Dobosiewicz responded that the prices are comparable.

Schmitz asked about a Fair Housing email that was received.

Dobosiewicz responded that he believes this was sent to make sure the petitioner was aware of this potential issue. He indicated that the email said that the PUD references "active empty nester", but it does not. This is used in the project description because it is the petitioner's experience that this is typical of the buyer of this product type.

Willis asked what the open space percent would be if the property lines were directly around the buildings.

Dobosiewicz responded that they will calculate this and provide later.

**1807-ODP-13 &
1807-SPP-13**
[PUBLIC HEARING]

Augusta

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

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

Howard summarized this request for an Overall Development Plan and Primary Plat review. The outstanding items noted in the department report will be made compliant prior to subsequent agendas.

Woodard recused himself at 8:33 p.m.

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Public Hearing for 1807-ODP-13 and 1807-SPP-13 opened at 8:34 p.m.

Suzy DuBois, 1719 West 161st Street; addressed open space and buffering. She said approximately 60% of open space is ponds and questioned how that qualifies. She asked if adding benches really make this qualify as open space. She stated the amenities minimal for a neighborhood of this size. Primary Plat shows a drainage and utility easement that overlaps with reforestation buffer, and this area is not plantable. She said the breaks are also shown in buffer due to drainage easements between lots

Sandy Wilds, 15919 Ditch Road; is concerned about amenities and open space amounts, and is also concerned about buffering along roads. She wants to ensure that traffic is considered.

Lisabeth Armstrong, 16414 Towne Road; thinks this plat should not be approved because proposed open space does not comply and neither does the buffer. She feels the City should hold this developer to higher standards.

Greg Moyer, 15001 Shelborne Road; thinks the 45 foot reforestation buffer should be upheld and should be able to move because of 60 foot Restricted Open Space Buffer.

Public Hearing for 1807-ODP-13 and 1807-SPP-13 closed at 8:41 p.m.

Bryan Stumpf with 11th Street Development, representing the petitioner, responded that the petitioner is working with staff on outstanding items, that the plat complies with both the PUD and UDO, that they do provide 27% open space and the ponds are useable, the reforestation buffer is shown and described as 9 foot on center, and that the species of the trees and maintenance will be outlined in covenants.

Kelleher asked about what percentage of the ponds count as open space.

Howard responded that no, that is not a standard. All the water can be counted as open space and there is no maximum percentage of open space represented by water, but that they must comply with landscape standards and be designed as an amenity to the public.

Kelleher asked about adding path around ponds, asked about the drainage and utility easement overlapping the reforestation buffer.

Skelton responded that we are working with the petitioner on the overlapping easement.

Kelleher asked about allowing plantings in drainage and utility easements between lots to eliminate break and she also asked about southern portion of buffer being located in yard doesn't remember it being that way.

Smith shares Kelleher's concerns and awaits staff's input.

Woodard returned at 8:50 p.m.

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1807-PUD-19
[PUBLIC HEARING]**Spring Mill Station SEC PUD Amendment II**

381 South Junction Crossing

Weihe Engineers requests an amendment to the Spring Mill Station SEC PUD to accommodate a drive-thru bank.

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

Howard overviewed the status of this request for an amendment to the Spring Mill Station SEC PUD.

Public Hearing for 1807-PUD-19 opened at 8:51 p.m.

No Public Comments.

Public Hearing for 1807-PUD-19 closed at 8:52 p.m.

Motion: Forward 1807-PUD-19 to the City Council with a positive recommendation.

Motion: Smith; second, Woodard. Motion passed. Vote: 8-0

CONTINUED ITEMS**1805-PUD-09****Lyons Team PUD**

750 Liberty Drive

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

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)**1807-PUD-18**
[PUBLIC HEARING]**Grassy Branch Marketplace PUD**

NE Corner of State Road 32 and Grassy Branch Road

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

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

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 8:56 p.m.

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Minutes of the July 2, 2018 APC Meeting

Presented for approval: July 16, 2018

Page 8 of 8

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 16, 2018
1808-PUD-22

Docket Number: 1808-PUD-22 (Ordinance No. 18-27)

Petitioner: Time Financial Corporation by Ice Miller, LLP (the “Petitioner”)

Request: An ordinance amendment to overlay and development standards in the ORP – Commercial 3 District of the Oak Ridge Pointe Planned Unit Development (PUD).

Current Zoning: Oak Ridge Pointe PUD (Ord. 11-09 & 17-14)

Current Land Use: Vacant

Acreage: 3.75 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 18-27
4. Site Plan
5. Potential Course Layout with Revised Trail Corridor

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced before the City Council at their July 9, 2018, meeting. The petition will receive a public hearing at the July 16, 2018, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Project Location: The subject property (the “Property”) encompasses 3.75 acres +/- and is located at 632 East State Road 32 near the intersection of Oak Ridge Road and State Road 32. (see **Exhibit 2**). The property is currently zoned by the Oak Ridge Pointe PUD, specifically the ORP – Commercial 3 District (the “District”). A Speedway gas station exists to the east of the Property while the land immediately to the south, north, and west are vacant.

Property History: The property is currently vacant. The Property was zoned as part of the Oak Ridge Pointe PUD at the May 23, 2011, City Council Meeting. The City Council approved Ordinance 17-14 at their May 22, 2017 permitting a miniature golf facility on the Property.



ZONING REQUEST

The petitioner requests this PUD amendment to modify overlay and development standards specific to the Property.

Overlay Standards: The proposed amendment modifies width of the required Trail Corridor along State Road 32 from thirty (30) feet to ten (10) feet (see **Exhibit 4** and **Exhibit 5**).

General Development and Design Standards: The proposed amendment would permit a trash receptacle as well as any miniature golf-related shed or building in the Established Front Yard of Tournament Trail. The Property contains two front yards. Per the Site Plan, the miniature golf course is proposed in the western side yard while parking is proposed in the eastern side yard.

Additionally, the proposed amendment permits the required bicycle parking area to be uncovered and be located within one hundred (100) feet of any entrance to the Principal Building. The existing standard requires bicycle parking to be covered and located within 100 feet of the main entrance of the Principal Building.

The amendment also modifies the required off-street parking on the Property specifically for restaurants. Off-street Parking Spaces for restaurants on the Real Estate are proposed to be provided at a ratio of one (1) space for each four and one-half (4.5) seats of serving area, plus one (1) space for each employee on primary shift.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana Law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-603 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 development.

Council Introduction: The petition was introduced at the July 9, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the July 16, 2018, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Oak Ridge Pointe PUD Amendment (1808-PUD-22), the Department recommends forwarding the PUD Amendment to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Property Location Map

632 E. SR 32

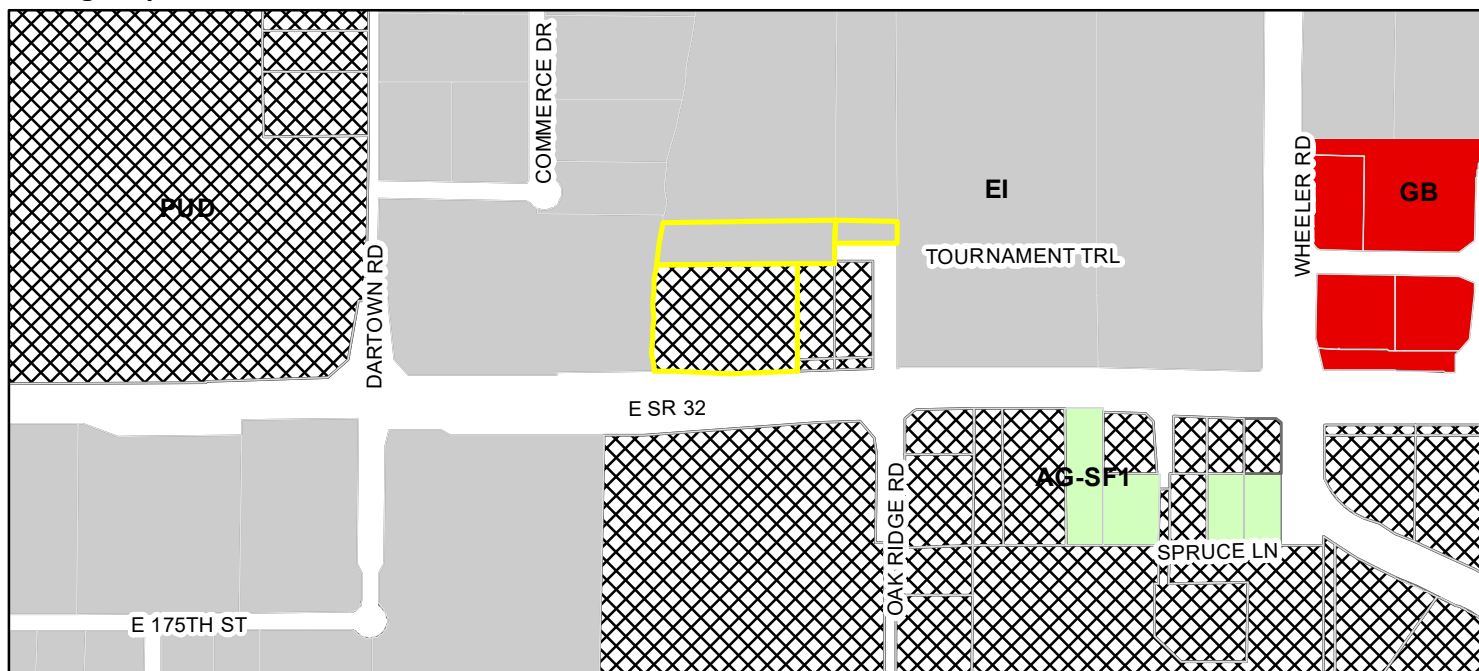
Not To Scale

Aerial Location Map

 Site

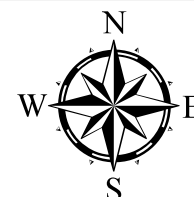


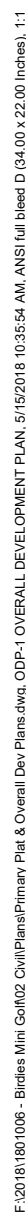
Zoning Map



Legend

-  Parcel
-  AG-SF1 (Agriculture - Single Family - 1)
-  B (Enclosed Industrial)
-  GB (General Business)
-  PUD (Planned Unit Development)





THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED'. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE'. AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.

STANDARD SPACES:	56
ADA SPACES:	3
TOTAL SPACES:	59



ORDINANCE NUMBER 18-27

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT DISTRICT

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

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; and

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") previously adopted Ordinance No. 08-48, which established the Oak Ridge Pointe Planned Unit Development District, on December 8, 2008 (the “Original Ordinance”); and

WHEREAS, the Common Council subsequently adopted Ordinance No. 11-09, the Oak Ridge Pointe Planned Unit Development District on May 23, 2011 (the “First Amendment”), which amended and restated the Original Ordinance; and

WHEREAS, the Common Council subsequently adopted Ordinance No. 17-14, the Oak Ridge Pointe Planned Unit Development District on May 22, 2017 (the “Second Amendment”), which amended the First Amendment; and

WHEREAS, the Common Council subsequently adopted Ordinance No. 18-01, the Oak Ridge Pointe Planned Unit Development District on March 12, 2018 (the “Third Amendment”), which amended the First and Second Amendments (collectively, the Original Ordinance as amended by the First Amendment, Second Amendment and Third Amendment is hereinafter referred to collectively, as the “PUD Ordinance”); and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1808-PUD-22** (the “Petition), proposing this Ordinance No. 18-27, an amendment to the PUD Ordinance (the “Fourth Amendment”), pertaining to the use and development of the subject real estate more particularly described in **Exhibit A** attached hereto and made apart hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded **Petition No. 1808-PUD-22** to the Common Council with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Fourth Amendment and its exhibits, and (ii) the PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable, except as modified, revised, supplemented or expressly made inapplicable by this Fourth Amendment or the PUD Ordinance.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. 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 3. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified by the PUD Ordinance or this Ordinance.

Section 4. Overlay Districts. The standards and requirements of Section 5.3(L)(4)(a) of the Unified Development Ordinance: State Highway 32 Overlay District: Trail Corridor shall apply to the development of the District, except as otherwise modified below or elsewhere in the PUD Ordinance. To the extent any term or provision of the PUD Ordinance conflicts with the provisions of this Fourth Amendment, the terms and provisions of this Fourth Amendment shall control. The following development standards shall apply within the District:

- A. The Trail Corridor shall be a minimum of 10 feet in width.

Section 5. Development Standards. The standards of Chapter 6: Development Standards

shall apply to the development of Real Estate, except as otherwise modified below:

- A. Chapter 6.1(H)(2) Screening of Receptacles and Loading Areas: A trash receptacle and a shed or booth for equipment associated with miniature golf operations such as putters, golf balls, score cards, point of sale equipment, concessions and other similar equipment or items shall be permitted in the Established Front Yard that abuts Tournament Trail.
- B. Chapter 6.14(G)(11)(h) Off-street Parking: Off-street Parking Spaces for restaurants on the Real Estate shall be provided at a ratio of one (1) space for each four and one-half (4.5) seats of serving area, plus one (1) space for each employee on primary shift.
- C. Section 4.3 of Ordinance 11-09 Bicycle Parking: Bicycle Parking shall not be required to be enclosed and shall be located within one hundred (100) feet of any entrance to the Principal Building.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-27**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-27**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Timothy E. Ochs, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN
46282-0200

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: Timothy E. Ochs

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of Real Estate
Exhibit B	Concept Plan

EXHIBIT A
Legal Description

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #2017029485)

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST (ASSUMED BEARING), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 398.61 FEET TO A 5/8 INCH REBAR WITH RED CAP STAMPED FIRM 0066, (HEREINAFTER REFERRED TO AS REBAR) AT THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 510.49 FEET TO THE CENTERLINE OF THE EVAN KENDALL DITCH AS NOW LOCATED; THENCE NORTH 09 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 32.63 FEET; THENCE NORTH 05 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG SAID CENTERLINE, 30.63 FEET; THENCE NORTH 10 DEGREES 44 MINUTES 11 SECONDS EAST, ALONG SAID CENTERLINE, 29.11 FEET; THENCE NORTH 03 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 25.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 496.54 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A REBAR; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 60.00 FEET TO A REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 56.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.593 ACRES, MORE OR LESS.

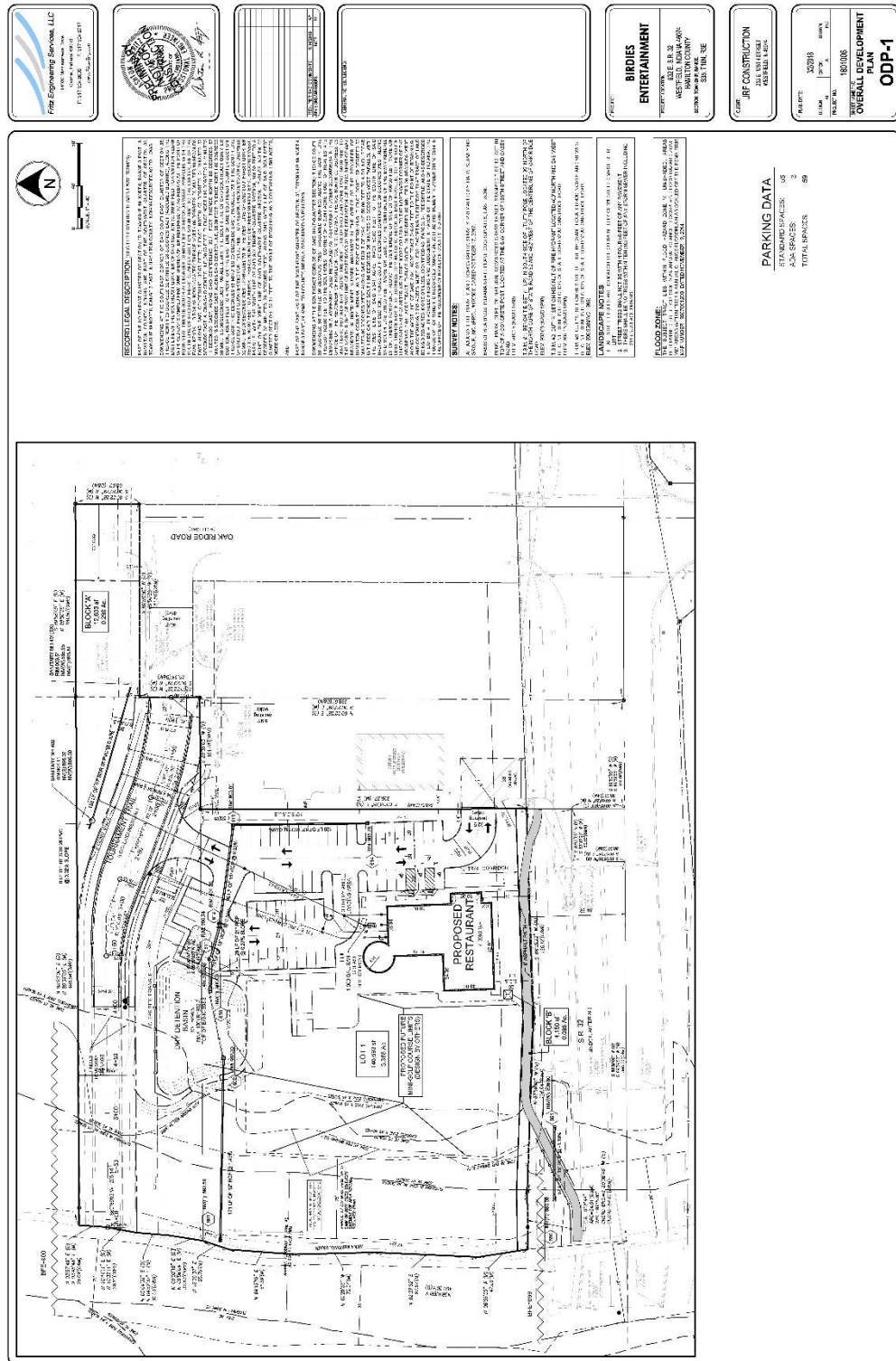
AND

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

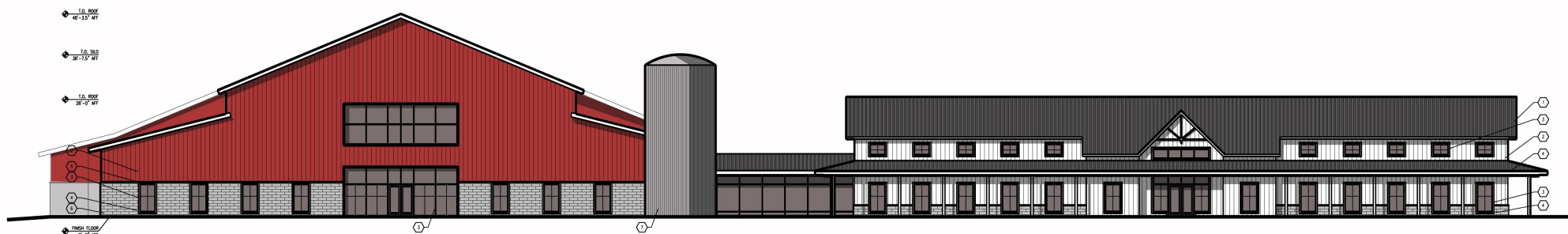
COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 102.00 FEET TO THE

SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 9809810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 366.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.745 ACRES, MORE OR LESS; EXCEPTING THEREFROM THAT TRACT OF LAND BEING 0.793 ACRES, MORE OR LESS, IDENTIFIED AS "PARCEL 24, FEE SIMPLE" AND AS DESCRIBED IN EXHIBIT A" IN AGREED FINDING AND JUDGEMENT IN FAVOR OF THE STATE OF INDIANA, THE TRANSCRIPT OF WHICH IS RECORDED MARCH 24, 2011 AS INSTRUMENT NUMBER 2011012514 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
CONCEPT PLAN

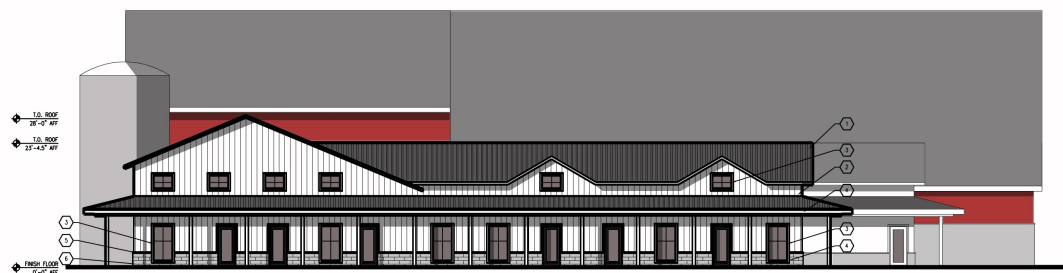


PREPARED BY: BIRDIES ENTERTAINMENT 1000 N. 10TH AVE. SEVIER, TN 37862	DATE: 10/10/2018	PROJECT: PROPOSED RESTAURANT 1000 N. 10TH AVE. SEVIER, TN 37862	SCALE: 1" = 20'



SOUTH ELEVATION

1
NOT TO SCALE



KEYED NOTES

1. STANDING SEAM METAL ROOF. TYPICAL.
2. JAMES HARDIE FIBER CEMENT SIDING RUN VERTICALLY. TYPICAL.
3. DARK BRONZE ALUMINUM STOREFRONT. TYPICAL.
4. JAMES HARDIE FIBER CEMENT TRIM. TYPICAL.
5. CAST STONE WATERTABLE COURSE. TYPICAL.
6. STONE DETAILING AT BASE OF BUILDING. TYPICAL.
7. CORRUGATED METAL ON SILO.

EAST ELEVATION

2
NOT TO SCALE

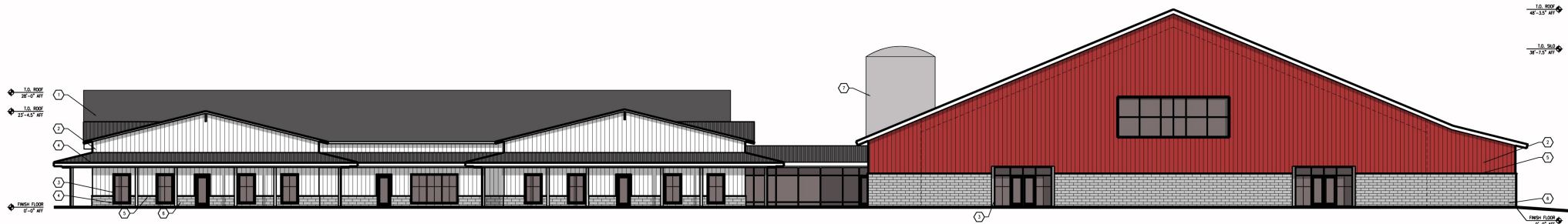
ELEVATIONS

07.12.18

NOT TO SCALE

PROJECT # 180132

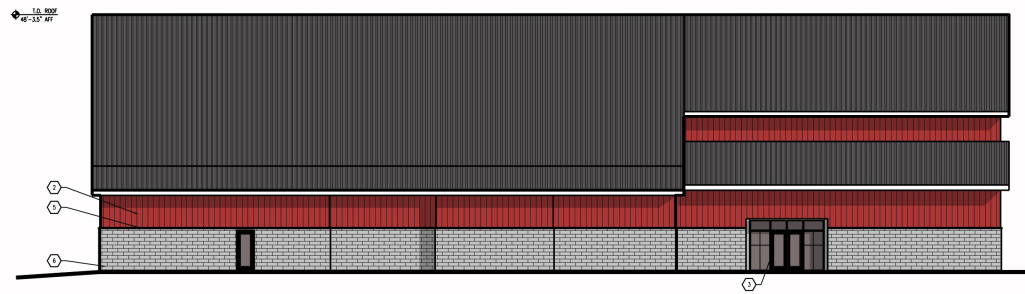
PLAYSCHOOL - WESTFIELD



NORTH ELEVATION

3

NOT TO SCALE



KEYED NOTES

1. STANDING SEAM METAL ROOF. TYPICAL.
2. JAMES HARDIE FIBER CEMENT SIDING RUN VERTICALLY. TYPICAL.
3. DARK BRONZE ALUMINUM STOREFRONT. TYPICAL.
4. JAMES HARDIE FIBER CEMENT TRIM. TYPICAL.
5. CAST STONE WATERTABLE COURSE. TYPICAL.
6. STONE DETAILING AT BASE OF BUILDING. TYPICAL.
7. CORRUGATED METAL ON SILO.

WEST ELEVATION

4

NOT TO SCALE

ELEVATIONS

07.12.18

NOT TO SCALE

PROJECT # 180132

PLAYSCHOOL - WESTFIELD