



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda 07\_11\_2017**

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*Tuesday, July 11, 2017 at 07:00 PM*

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

**MEETING DATE:** Tuesday, July 11, 2017 at 07:00 PM

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

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

**OPENING OF MEETING**

Note the Presence of a Quorum

**Approval of Minutes**

APC Minutes - June 5, 2017

Documents: [APC Minutes: June 19, 2017](#)

Review APC Rules & Procedures

**PUBLIC HEARING ITEMS**

**1707-ODP-07 & 1707-SPP-07 [PUBLIC HEARING]**

Northpoint Subdivision

*Southwest Quadrant of SR 38 and Grassy Branch Road*

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

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

**1706-PUD-11 [PUBLIC HEARING]**

Spring Mill Station SEC PUD District Amendment

*Southeast Corner of 161st Street and Spring Mill Road*

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Mechanical Screening Exhibit](#) | [Exhibit 4: Signage Exhibits](#) | [Exhibit 5: Drive-Thru Exhibits](#) | [Exhibit 6: Ordinance 17-18](#) | [Exhibit 7: Spring Mill Station SEC PUD Ord 14-46](#) | [Exhibit 8: Spring Mill Station Addendum](#) | [Exhibit 9: SMSTG Letter of Support](#)

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

**Springmill Grand Station PUD District**

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 17-19](#) | [Exhibit 6: Project Narrative Statement](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Exhibit 8: Spring Mill Station Addendum](#) | [Exhibit 9: Public Comment](#) | [Petitioners Packet](#)

**1707-PUD-12 [PUBLIC HEARING]**

**Oak Manor PUD District Amendment**

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 17-20](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Project Narrative](#) | [Exhibit 7: Oak Manor PUD Ord. 3-37](#) | [Exhibit 8: Neighbor Meeting Summary](#) | [Exhibit 9: Public Comments](#)

**1707-ODP-08 & 1707-SPP-08 [PUBLIC HEARING]**

**Lancashire at Oak Manor**

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

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

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

**CONSENT AGENDA ITEMS**

**1706-DDP-05**

**Grand Park Springhill Suites**

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscaping Plan](#)



## **CONTINUED ITEMS**

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

**Penske Subdivision**

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

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

### **1706-PUD-09 [CONTINUED]**

**Village Park Plaza I PUD District**

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

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

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

**Village Park Plaza I**

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

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

## **REPORTS/COMMENTS**

**Advisory Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Economic and Community Development Department**

## **ADJOURNMENT**



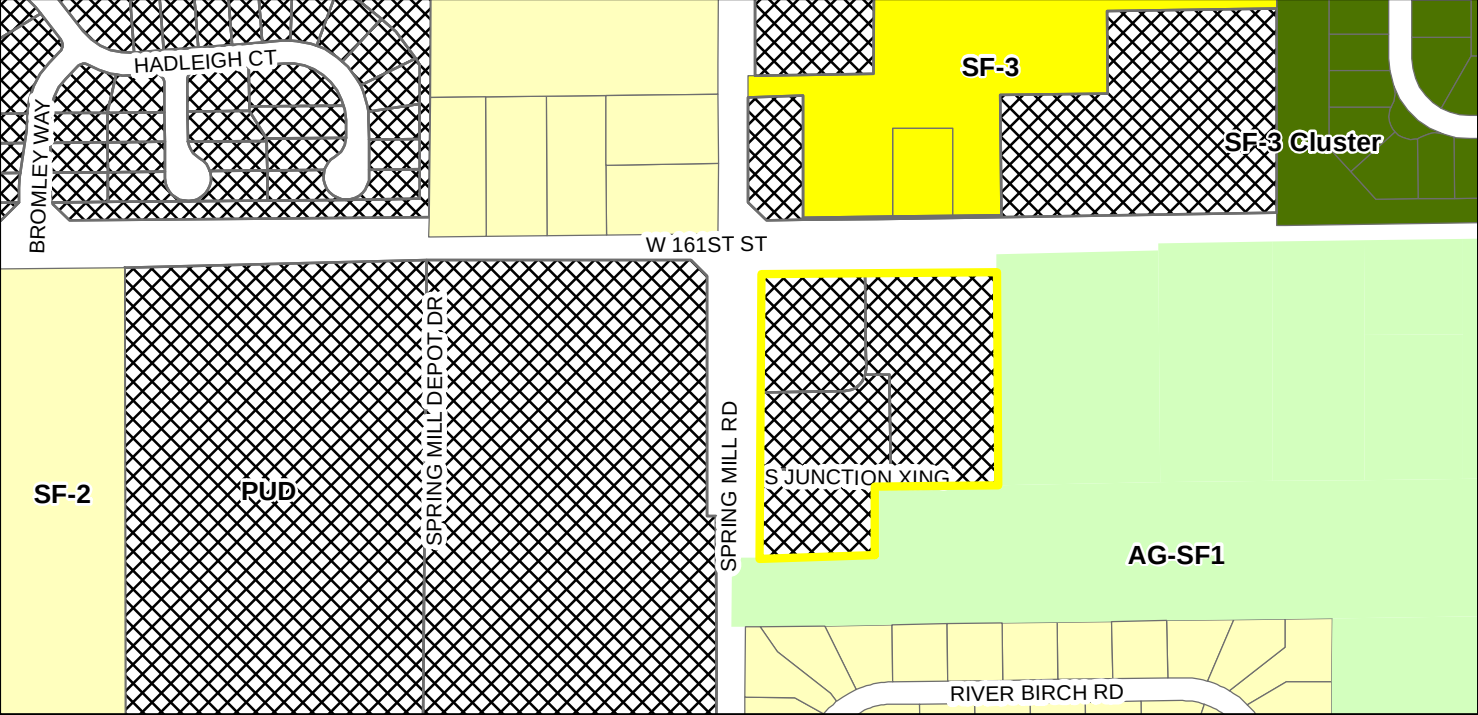
Location Map  
Spring Mill Station SEC PUD District Amendment  
1706-PUD-11



Aerial Location Map



Zoning Map



Zoning

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

**EXHIBIT 2**

**6' x 6' Tan Belmont Privacy Vinyl Fence Panel**



Dated: June 29, 2017



EXHIBIT 2-2

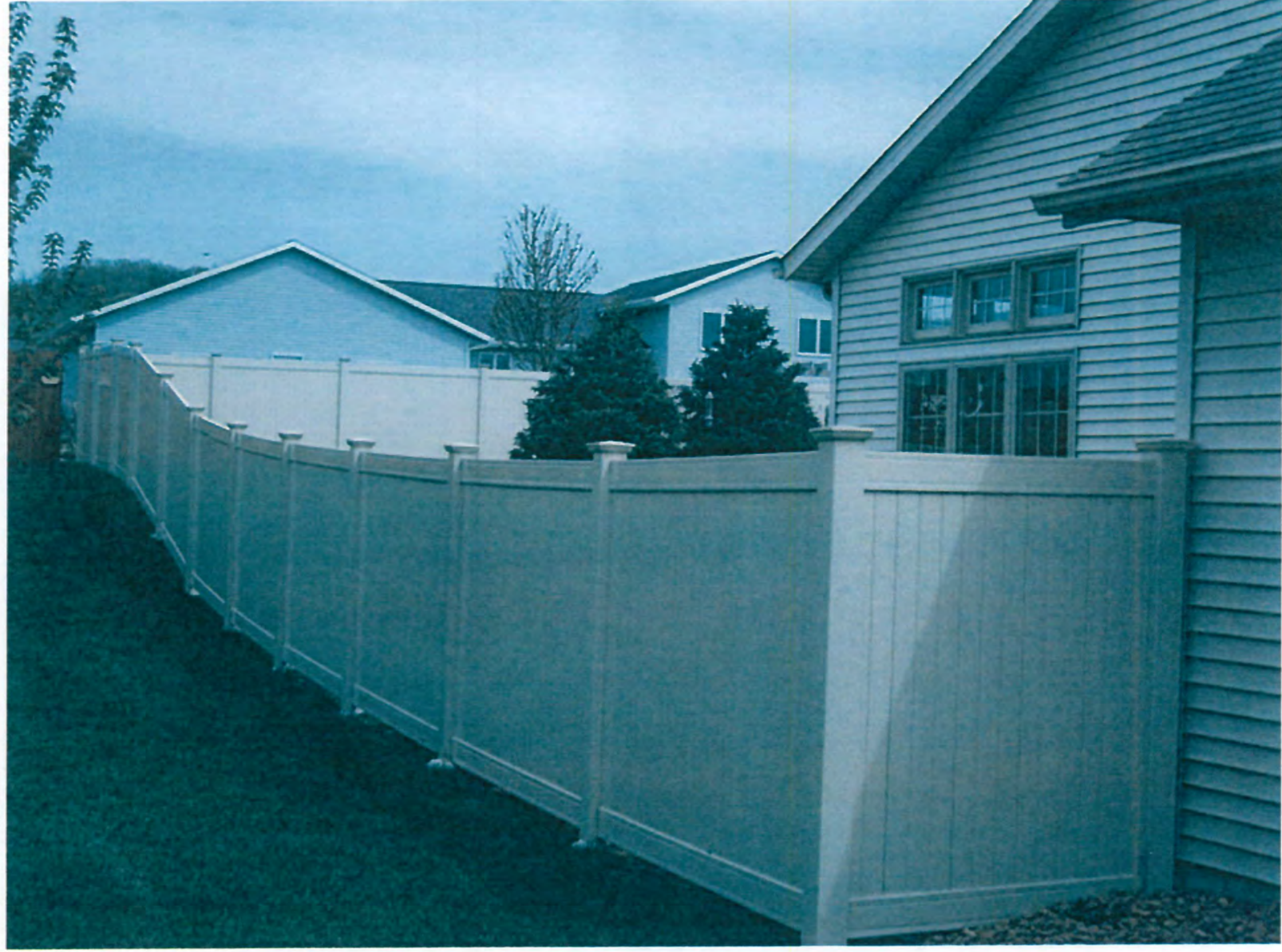
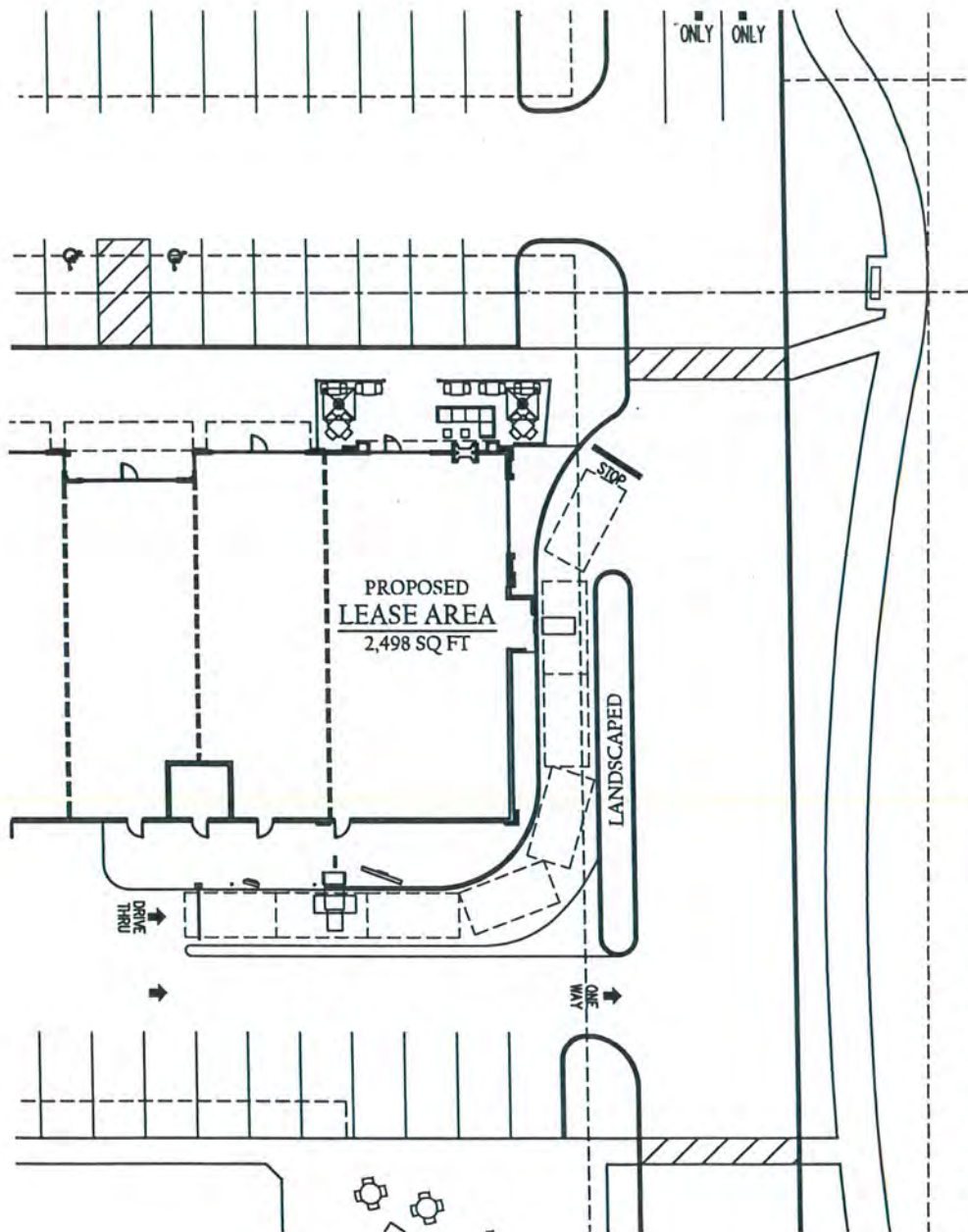


EXHIBIT 5



ARCHITECTURAL SITE  
DRIVE THRU

## EXHIBIT 6

### Pedestrian Crossing Signs

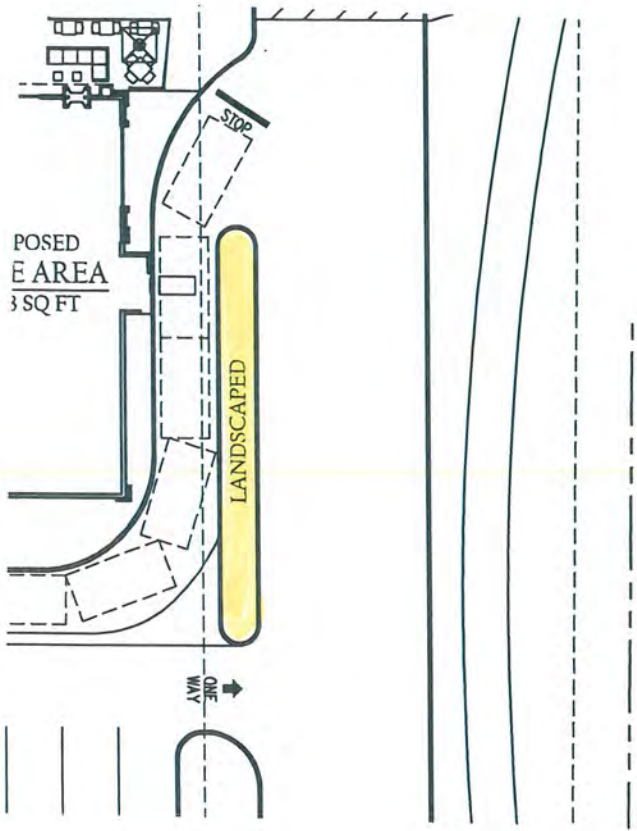


|                    |
|--------------------|
| Pedestrian Traffic |
| Pedestrian symbol  |
| X-W11-2            |
| Black on Yellow    |
| Diamond            |

Fluorescent signs give superior dawn/dusk visibility – precisely the times that pedestrian crosswalks are most dangerous.



EXHIBIT 7



ORDINANCE NUMBER 14-46

**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 District Ordinance to amend the Westfield-Washington 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 *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 Zoning Ordinance;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-11), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

**WHEREAS**, the Commission forwarded Docket 1209-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a 9-0 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 October 6, 2014; and,

**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.

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

**Section 1. Applicability of Ordinance.**

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Spring Mill Station SEC PUD".
- 1.2 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.



- 1.3 The underlying zoning district shall be the **LB – Local and Neighborhood Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 **Concept Plan:** The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate.
- 2.2 **Illustrative Character Exhibit.** A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as **Exhibit C.**

**Section 3. Permitted Uses.**

- 3.1 All uses permitted in the Underlying Zoning District shall be permitted; in addition, a Health, Fitness, and Exercise Center shall also be permitted.
- 3.2 **Prohibited Uses.** The following uses shall specifically be prohibited (these uses would otherwise be permitted by the Underlying Zoning District): amphitheater, car wash, public commercial parking lots and structures, gasoline service station, post offices, radio and TV service, semi-automatic car wash, boarding and lodging houses, fraternities, lodges, private clubs, Trade Schools (Family Schools shall be permitted), retail sales of firearms or ammunition related to firearms use, payday loan or cash loan establishments, used precious metal stores, charitable or thrift retail establishments, pick-up centers for non-profit entities (i.e. Goodwill or Salvation Army), laundromats, self dry-cleaning, grocery stores in excess of 25,000 square feet, or pawn shops.
- 3.3 **Service Hours.** Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 11:00 p.m. and 5:00 a.m.
- 3.4 **Hours of Operation.** Any permitted restaurant, tavern/bar, or retail use (excluding drug store) on the Real Estate are prohibited from operating from the hours of 1:00 – 5:00am.

**Section 4. Development Standards.**

- 4.1 **General Regulations.** While the regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein below, the Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. The



owner of the Real Estate commits to construct or install the amenities generally depicted on the Concept Plan attached hereto as **Exhibit B**. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of a Certificate of Occupancy for the building proposed for the northwest corner of the property. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill and 161<sup>st</sup> Street as identified on the Conceptual Site Plan associated herewith shall be completed on or before issuance of the aforementioned Certificate of Occupancy. Additionally, the said owner of the subject site asserts the general support for the connectivity recommended and espoused in the Spring Mill Station Plan with respect to future commercial development to the east and south. These amenities shall substantially comply with the amenities depicted on Character **Exhibit D** attached hereto.

The owner of the Real Estate agrees to collaborate with those associated with future commercial development to the east and/or south of the Real Estate to effectuate connectivity as recommended in the Spring Mill Station Plan referenced in the Westfield-Washington Township Comprehensive.

At such time as said future commercial development occurs, such development shall be able to access the internal drive system developed within this Real Estate and the Spring Mill Station SEC PUD. At the time of detailed plan approval / primary platting of the Spring Mill Station SEC PUD real estate, an access easement shall be provided over: (i) the main internal drive system of the Spring Mill Station SEC PUD; and (ii) at two (2) locations from the main internal drive system to the property line of the Real Estate to provide access to said future commercial development to the east and/or south, with one access easement oriented to the east and one access easement oriented to the south. At the time of construction of said future commercial developments, the owner / developer of such future commercial development shall be responsible for all costs associated with the design, approval and construction of such drives from the main internal drive system to the property line. Further, the owner / developer of the adjoining parcels shall be required to enter into a cross-easement agreement with the owner of the Real Estate said agreement including, in addition to cross-easement rights, a provision related to maintenance and the pro rata sharing of the maintenance expenses of the Spring Mill Station SEC PUD internal drive system. The owner of the Real Estate agrees to negotiate all terms associated with said cross-easement agreement in a good faith and that the terms and provisions thereof shall be commercially reasonable manner. However, notwithstanding the foregoing, no access fee, or other fee or assessment of a similar nature, shall be charged or assessed by the owner of the Real Estate solely for the right of the owner / developer of an adjoining parcel to connect to the Real Estate.

The Owner of the Real Estate shall dedicate to the City of Westfield at no cost the portions of the Real Estate for additional right of way along 161<sup>st</sup> Street and Spring Mill as illustrated on the site plan, provided that any impact fees assessed



with respect to and because of development of the Real Estate shall be offset by the reasonable value of the portions of the Real Estate dedicated as additional right of way. Notwithstanding the foregoing, the impact fee schedule applicable to original or initial commercial development upon the Real Estate shall be the schedule for calendar year 2014, and the maximum amount of the aforescribed offset or credit shall be One Hundred Fifty Thousand Dollars (\$150,000.00).

- A. Use of Required Yards. Required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's perimeter property line; and (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.
- B. Maximum Building Height. The maximum height of any building or structure shall be forty-five (45) feet above grade.
- C. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate:
  - (i) In accordance with *WC § 16.04.050(D)(15(a))*, *WC § 16.04.240(G)*, and the City's Thoroughfare Plan, an eight (8) foot wide path shall be provided along the Real Estate's 161<sup>st</sup> Street and Spring Mill Road frontages.
  - (ii) Continuous pedestrian walkways, a minimum of five (5) feet wide, shall be provided from the 161<sup>st</sup> Street and Spring Mill Road paths to the primary customer entrances of all structures on the Real Estate. These pedestrian paths along 161<sup>st</sup> Street and Spring Mill Road shall have a railroad track print pressed onto the hard surface thereof on a regular intervals basis.
  - (iii) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. Notwithstanding the foregoing, there shall be at least four (4) raised speed table crosswalks, as depicted on the Concept Plan attached hereto as Exhibit B, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Commission, said speed tables shall be situated as depicted on the attached Concept Plan, and also generally adjacent to the commercial building located along Spring Mill and south of the corner building.



- (iv) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (v) A pedestrian walkway shall be provided from the 161<sup>st</sup> Street and Spring Mill Road paths to the caboose / gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or east property line buffer yards described in Sections 4.3, B., and C., below.
- (vi) Bike parking shall be provided for each building. The bike parking shall be functional and architecturally consistent with the bike parking facilities located at the time of enactment of this ordinance on the Kroger development on the northeast corner of 161<sup>st</sup> Street and Spring Mill. The details of said bike parking shall be subject to approval of the Commission at the time of Final Plan Approval of each building on the Real Estate. Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on Character **Exhibit E** attached hereto. The common area benches within the interior of the Real Estate shall be consistent with the common area benches located at the time of enactment of this ordinance on the Kroger development on the northeast corner of 161<sup>st</sup> Street and Spring Mill.

D. Trash Enclosures. Trash containers shall: (i) be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real Estate (as depicted on the illustrative character exhibits attached hereto as Exhibit C), 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. Additionally, dumpster enclosures shall not be oriented towards residential properties or rights-of-way where reasonably possible.

4.2 Off-Street Loading and Parking. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).



4.3 Landscaping and Screening. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) and the design shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan. A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the Real Estate (likely the building at the northeast corner of the Real Estate) and the overall Site Development Plan. Notwithstanding the foregoing however, the Real Estate's minimum buffer yards shall be as follows:

- A. 161<sup>st</sup> Street and Spring Mill Road. The Real Estate's north and west property line buffer shall comply with the street frontage landscaping requirements of the Zoning Ordinance (*WC § 16.06.050*) and require no buffer yard. Notwithstanding the foregoing, a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161<sup>st</sup> Street and Spring Mill Road, in substantial compliance with the landscaping depicted on Character **Exhibit F** attached hereto
- B. East Property Line. The Real Estate's east property line shall consist of a minimum ten (10) foot wide buffer yard. The buffer yard plantings shall consist of those required pursuant to the Zoning Ordinance (*WC § 16.06.060*).
- C. South Property Line. The Real Estate's south property line shall consist of a minimum ten (10) foot wide buffer yard. The buffer yard plantings shall consist of those required pursuant to the Zoning Ordinance (*WC § 16.06.060*). Existing vegetation within the buffer yard shall be preserved where possible and credited towards required buffer yard plantings pursuant to the Zoning Ordinance (*WC § 16.06.020*). Notwithstanding the foregoing, these amenities shall substantially comply with the amenities depicted on Character **Exhibit F** attached hereto.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

4.4 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*). Additionally, signage shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. The following additional restrictions shall apply:

- A. All signs shall be either (i) reverse channel letter, in accordance with *WC § 16.08.010(E)(13)*; or (ii) externally lit with gooseneck light fixtures.



- B. Ground identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.

4.5 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*) and substantially adhere to and be guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. The following additional restrictions shall apply:

- A. Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
- E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- F. Neon Lights. Neon lighting shall not be permitted

**Section 5.** **Architectural and Design Standards.** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced below by this Ordinance.

5.1 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows and for the following uses:

- A. a Drug Store associated with the structure labeled on the Concept Plan attached as **Exhibit B** as a "Proposed CVS Pharmacy" and as generally depicted on said the Concept Plan; or
- B. a Bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided



that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility. Additionally, any drive-thru facility associated with a Bank use proposed for the Real Estate shall necessitate the filing of an amendment to this Ordinance including an amended site or concept plan and the specific location and specifications of the proposed Bank and its drive-thru.

Notwithstanding the foregoing, a building at the Real Estate may have a patient or customer pickup area as depicted generally on the Concept Plan attached hereto as **Exhibit B**.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 13 DAY OF October, 2014.

**WESTFIELD COMMON COUNCIL  
HAMILTON COUNTY, INDIANA**

**Voting For**

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Robert J. Smith

Cindy L. Spoljaric

Robert W. Stokes

**Voting Against**

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Robert J. Smith

Cindy L. Spoljaric

Robert W. Stokes

**Abstain**

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Robert J. Smith

Cindy L. Spoljaric

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 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: Eugene Valanzano.

This Instrument prepared by: J. Murray Clark, Esq., Attorney at Law, and Eugene Valanzano, Sr. Land Use Consultant, Faegre Baker Daniels, LLP. 600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46240.

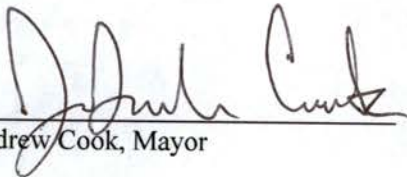


I hereby certify **ORDINANCE** 14 - 46 was delivered to the Mayor of Westfield  
on the 14 day of October, 2014.



Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14 - 46  
this 14 day of Oct., 2014.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14 - 46  
this \_\_\_\_ day of \_\_\_\_\_, 2014.

J. Andrew Cook, Mayor

ATTEST:



Cindy J. Gossard, Clerk Treasurer

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

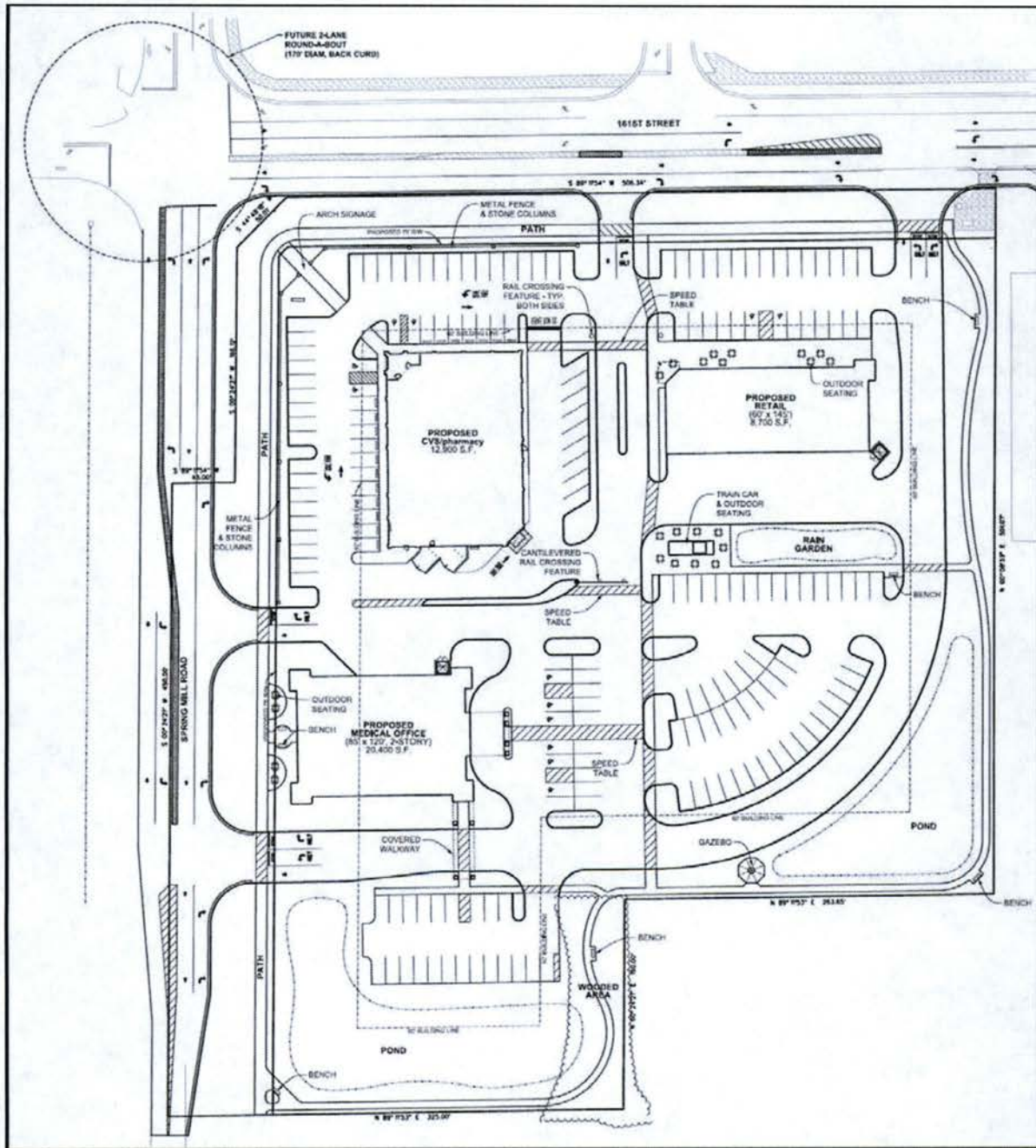
That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.



**EXHIBIT B**  
**CONCEPT PLAN**



**EXHIBIT C**  
**ILLUSTRATIVE CHARACTER EXHIBITS**



SPRING MILL STREET - WEST ELEVATION  
SCALE: 3/8" = 1'-0"



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



161TH STREET - NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION



## EXHIBIT D

### **SPRING MILL STATION SEC PUD: Site Development Amenities**

1. Gazebo on perimeter path
2. Rail car feature (adjacent to rain garden)
3. Rail crossing/cantilever signal element
4. Main corner entrance arch element (CVS)
5. Center drive entrance elements (off 161st )
6. Center drive landscaped median
7. Perimeter path with benches
8. Interior walkways and cross walks (4 as speed tables)
9. Multi use paths along 161st & Spring Mill
10. Variable (mixed) wall & landscape screening to shield the parking lots along 161st & Spring Mill (not including the medical building or areas south)
11. Bike parking adjacent to buildings (locations TBD)

## GAZEBO EXAMPLES





# RAIL CAR FEATURE EXAMPLES



RAIL CROSSING & CANTILEVER EXAMPLE



CENTER DRIVE 161<sup>st</sup> ENTRANCE EXAMPLE (PILLARS)





CENTER DRIVE LANDSCAPE MEDIAN EXAMPLES



INTERIOR CROSS WALK EXAMPLES

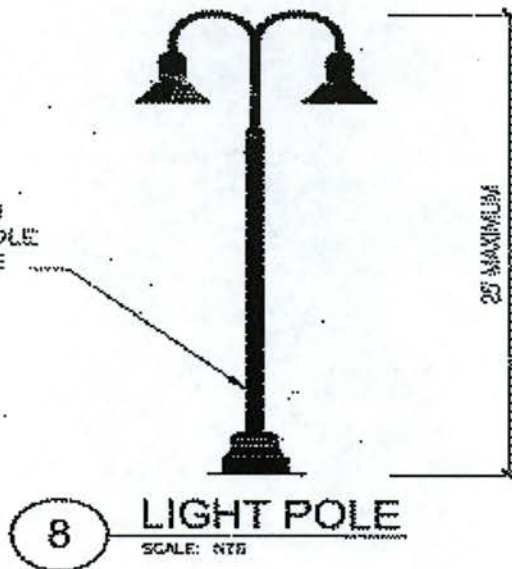




BIKE RACK & LIGHT POLE EXAMPLE



BLACK WROUGHT IRON  
LOOK ORNAMENTAL POLE  
TO MATCH MAIN STORE



**EXHIBIT E**  
**BIKE PARKING AMENITY**

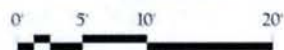






## BUFFER WALL PARTIAL ELEVATION

LANDSCAPING AS SHOWN IS CONCEPTUAL.  
ALL PLANTS TO BE VERIFIED AND DESIGNED.



## POND AREA PARTIAL ELEVATION

LANDSCAPING AS SHOWN IS CONCEPTUAL AS  
A BLEND OF EXISTING AND NEW. ALL PLANTS  
TO BE VERIFIED AND DESIGNED.

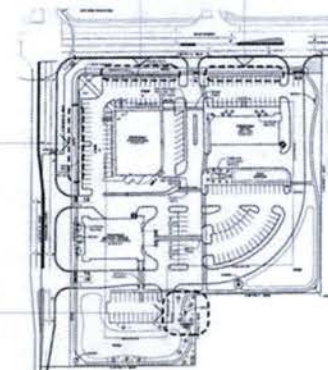


## EXHIBIT F

SEE BUFFER WALL  
PARTIAL ELEVATION

SEE BUFFER WALL  
PARTIAL ELEVATION

SEE POND AREA  
PARTIAL ELEVATION



## ARCHITECTURAL SITE KEY PLAN

NO SCALE

PROPOSED DEVELOPMENT  
SPRINGMILL CORNER

161st & SPRINGMILL ROAD  
WESTFIELD, INDIANA

SEPTEMBER 22, 2014



COMMERCIAL REAL ESTATE SERVICES

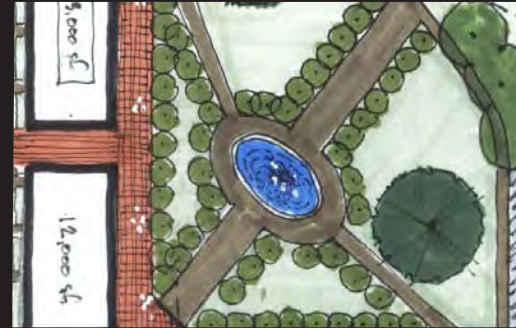
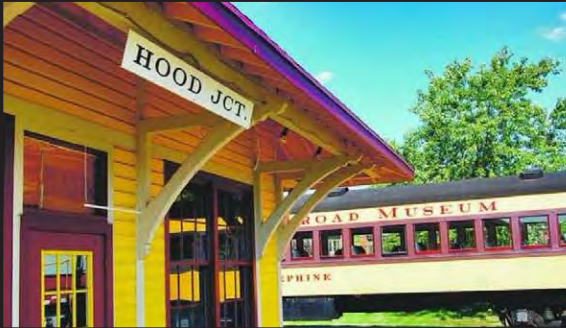
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# SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP  
COMPREHENSIVE PLAN

V. 3/26/14





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### EXECUTIVE SUMMARY:

This Spring Mill Station Plan (the “Plan”) is an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan: (1) provides a history of past events and current activities related to the vicinity of the 161st Street and Spring Mill Road intersection (named “Spring Mill Station” in this Plan); (2) identifies the geographic area of the Spring Mill Station Study Area; and (3) sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the Study Area that are suggested as being essential for achieving the Spring Mill Station vision described in this Plan.

The Spring Mill Station Plan process included several meetings, or charrettes, of the Spring Mill Station Study Group comprised primarily of community leaders from the various residential neighborhoods within close proximity of the Study Area. Through the process of these Study Group meetings and other input meetings with stakeholders, residents and developers, the Study Group arrived at the following policy recommendations which are discussed in further detail in this Plan:

1. **Spring Mill Station Task Group:** Establish the “Spring Mill Station Task Group,” which is contemplated as a neighborhood land use committee that will, among other things, review proposed zoning petitions and provide recommendations regarding such projects to City representatives.
2. **Branding:** Further develop the Spring Mill Station “brand” and incorporate such brand into development projects and public infrastructure projects.
3. **Land Uses:** Develop land uses within the Study Area in a manner consistent with the concepts envisioned the Spring Mill Station Plan (e.g., a mix of complementary uses, a neighborhood “hub”).
4. **Architecture and Site Design:** The design and quality of building architecture and site designs within the Study Area should be developed in a manner consistent with the Spring Mill Station Plan (e.g., high quality buildings, pedestrian orientation, people spaces).
5. **Development Strategy:** A coordinated development strategy for the Study Area should be developed (e.g., coordinated amenities, infrastructure, vehicular accesses and pedestrian trails).
6. **Financial Strategy:** Develop and implement a financial strategy to make desired infrastructure improvements within the Study Area.
7. **Economic Development:** Be proactive in attracting desirable development projects and businesses within the Study Area.

The Spring Mill Station Plan recommends that this planning process be revisited periodically, ideally every year: (1) to measure progress toward accomplishing the planning objectives included in the Plan; (2) to revise or refine the planning objectives of the Plan as needed; and (3) to aid in work planning and project prioritization in order to accomplish the Spring Mill Station vision.



## CHAPTER 1: OVERVIEW

This document, the Spring Mill Station Plan (the “Spring Mill Station Plan”), is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Spring Mill Station Plan is to clearly identify the surrounding community’s vision for the future of the area in the vicinity of 161st Street and Spring Mill Road. Residents in the surrounding neighborhoods are hopeful that this plan will encourage coordination and cooperation among the development community and the neighborhoods within the vicinity of 161st Street and Spring Mill Road to ultimately achieve the Spring Mill Station vision.

The Spring Mill Station Plan: (1) identifies important historical events which have occurred over the past ten (10) years related to the 161st Street and Spring Mill Road area; (2) inventories the relative recent events, plans, nonconforming uses, development interests, and infrastructure plans for the area; (3) identifies the geographic scope of the study area to which the recommendations of the Spring Mill Station Plan apply; (4) identifies land uses, architectural styles, transitions, buffers, and circulation preferences in Spring Mill Station area; (5) summarizes feedback received from the development community and residents about the feasibility and desirability of the various Spring Mill Station elements; and (6) sets forth policy recommendations necessary to accomplish the Spring Mill Station vision.

The process of preparing the Spring Mill Station Plan involved a series of neighborhood charrettes hosted by a group of 161st Street and Spring Mill Road area HOA leaders, City Council Committee on Ordinance Revisions members, and the Superintendent of Westfield Washington Schools. Study group members include:

|                      |                                                                 |
|----------------------|-----------------------------------------------------------------|
| •Chris Bluto         | Countryside Subdivision (Past President of Countryside HOA)     |
| •Steve Hoover        | City Council (Council Committee on Ord. Revision member)        |
| •Jeff Boller         | Countryside Subdivision                                         |
| •Jeanine Fortier     | Enclave at Maple Knoll Subdivision                              |
| •Dr. Mark Keen       | School Superintendent (Westfield-Washington Township Schools)   |
| •Jim Ake             | City Council (Council Committee on Ordinance Revision member)   |
| •Cindy Spoljaric     | City Council (Council Committee on Ordinance Revision member)   |
| •Mark Christoffersen | Mulberry Farms Subdivision                                      |
| •Butch Meese         | Enclave at Maple Knoll Subdivision (Maple Knoll Advisory Board) |

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





## **CHAPTER 2: CHRONOLOGY OF RELATED EVENTS**

**Over the past several years, the area within the vicinity of 161st Street and Spring Mill Road has experienced a significant amount of attention from the development community, residents and the City of Westfield. This section of the Spring Mill Station Plan is intended to summarize the recent historical context of this area related to land use and development.**

**June 23, 2003** – A change in zoning request was introduced at the Westfield-Washington Township Advisory Plan (the “APC”) Commission meeting. The request was to rezone approximately 16.8 acres of property, located at the northeast corner of 161st Street and Spring Mill Road, from SF-3 and AG-SF1 zoning classifications to the General Business zoning classification (Case No. 0306-REZ-02). The proposal, filed by Flynn and Zinkan Realty Company, LLC, was to develop a retail shopping center at this location. The proposal was forwarded to a committee for analysis against the Comprehensive Plan.

The property was not within the corporate limits of Westfield at the time, but was within Washington Township. Through a joinder agreement, the Town of Westfield was given zoning jurisdiction over all of Washington Township in the late 1970’s.

**August 25, 2003** – The APC held a public hearing, where 4 people spoke in favor of the project and 17 people spoke in opposition of the project. In addition to comments made at the meeting, approximately 75 pieces of written comment were received prior to the meeting, the majority of which were in opposition of the project. The Comprehensive Plan Committee of the APC recommended that the proposal receive a negative recommendation from the full APC.

The APC voted 6-1 to send a negative recommendation of Flynn and Zinkan’s rezoning petition 0306-REZ-02 to the Westfield Town Council.

**October 13, 2003** – The Westfield Town Council (the “Council”) approved Ordinance 03-28, which changed the zoning of the 16.8 acres at the northeast corner of 161st Street and Spring Mill Road to the General Business District.

**Winter 2003/Spring 2004** – The events surrounding the zoning decision at the intersection of 161st Street and Spring Mill Road caused many residents to voice their opinions and concerns with Westfield decision-makers about the Flynn and Zinkan project. At the time the area around 161st Street and Spring Mill Road was an unincorporated area of the township, and therefore, the residents in the area did not have the ability to vote for the Council members. Many residents were frustrated by this situation. Discussions between residents and the City of Carmel occurred regarding the possibility of the south-central/south-western portion of Washington Township being annexed into Carmel, instead of Westfield. Carmel put plans together to annex up to 10 square miles of Washington Township, which had long been assumed to be “Westfield’s territory”. Westfield leaders met with residents and ultimately convinced them that it would be in their best interest



to be annexed by Westfield instead of Carmel. A citizen group called “Citizens for Responsible Annexation” was instrumental in building support amongst the residents for incorporation into Westfield.

**February 9, 2004** – Platinum Properties, LLC requested that the 24 acres located immediately north of the Flynn and Zinkan property be rezoned from SF-3 (Cluster) to Multi-Family 2 (Case No. 0312-REZ-07).

**February 10, 2004** – Developer Flynn and Zinkan filed a Development Plan with the APC for a retail shopping center at the northeast corner of 161st Street and Spring Mill Road (Case No. 0402-DP-08). The shopping center was named SpringMill Commons.

**March 22, 2004** – The APC was not able to obtain majority vote to either approve (3-5-1 vote) or deny (4-3-2 vote) the Development Plan for Springmill Commons. The project was continued to the April 26, 2004 APC meeting.

**April 26, 2004** – Flynn and Zinkan withdrew its Development Plan item for Springmill Commons (Case No. 0402-DP-08).

**June 28, 2004** – The APC voted 6-1 to send a recommendation for approval of the Platinum Properties petition 0312-REZ-07 (called “Townhomes at Countryside”) to the Council.

**July 12, 2004** – The Council initiated the rezoning of the property at the northeast corner of 161st Street and Springmill Road from SF-3 (Cluster) to the MF-2 District. The Council directed the APC to hold a public hearing and send the item back to the Council with a recommendation on how to act on the case.

**July 12, 2004** – The Westfield City Council approved Ordinance 04-28, changing the zoning of the area for the Townhomes at Countryside from SF-3 (Cluster) to the MF-2 District.

**September 27, 2004** – The APC approved the Development Plan for the Townhomes at Countryside project (Case No. 0405-DP-24).

**September 27, 2004** – The APC held a public hearing on the petition sent to them from the Council to rezone the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 zoning classifications (Case No. 0408-REZ-07). The APC voted 5-1 to send a recommendation for approval of the petition to the Council.

**September 27, 2004** – Flynn and Zinkan requested that the APC suspend its rules and make a determination on the previously-withdrawn Development Plan (Case No. 0402-DP-08). The APC did not take action on this request at the September 27, 2004 meeting. This matter was never discussed again at subsequent meetings.





**October 11, 2004** – Flynn and Zinkan filed a lawsuit against the Town of Westfield in Hamilton County Superior Court No. 3 (Cause No. 29D03-0410-PL-914). The lawsuit requested a judgment mandating that the Town of Westfield approve the Development Plan for Springmill Commons and issue all necessary permits for the project.

**October 25, 2004** – The Council rezoned the property at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 classifications (Ordinance 04-36).

**November 2, 2004** – 82 percent of Westfield voters voted to change from a Town to a City. The conversion to a City would not take effect until January 1, 2008.

**August 27, 2005** – The Hamilton County Superior Court found that the Development Plan for Springmill Commons was compliant with applicable zoning regulations and ordered the Town of Westfield to approve the Development Plan (Case No. 0402-DP-08) for Springmill Commons (Cause No. 29D03-0410-PL-914).

**August 31, 2005** – As ordered by the Hamilton County Superior Court, the Advisory Plan Commission approved the Development Plan for Springmill Commons (Case Nos. 0402-DP-08 and 0508-DP-32).

**September 12, 2005** – The “Southwest Annexation” was approved by the Westfield Town Council (Ordinance 05-09). This was a large annexation that incorporated much of the south-central and south-western portions of Washington Township into the Town of Westfield.

**November 1, 2005** – A minor amendment to the rear façade of the Kroger building in Springmill Commons was approved administratively (Case No. 04-02-DP-08). The minor amendment approved moving the truck dock forty feet towards the center of the store and adding a fourteen foot tall masonry wall to screen the trash dumpster and refrigeration equipment.

**November 22, 2005** – A minor amendment to the building size, drive-thru location, and number of drive-thru lanes for the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 04-02-DP-08).

**May 26, 2006** – A minor amendment to the building size of the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 0605-DP-12).

**July 9, 2007** – Zinkan and Barker, successor to Flynn and Zinkan, requested that the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road (Springmill Commons plus the additional 2-acre parcel that was owned by Crossroads Church, and part of the original rezoning petition) be rezoned from SF-3 and AG-SF1 to General Business (Case No. 0707-REZ-02).

**July 13, 2007** – Douglas Realty Group, LLC filed a request that the 20 acres located at the southwest corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to Local Business (Case



No. 0709-REZ-04). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Spring Mill Road Special Study to be completed.

**August 1, 2007** – The City began studying the area around the intersection of 161st Street and Spring Mill Road. The study was named “161st and Spring Mill Road Special Study and Community Design Gallery Report” (the “Special Study”). The Special Study included stakeholder interviews, market analysis, capacity/demand analysis, and a community design preference survey using renderings of possible future build-out scenarios at the intersection. The Special Study also included recommendations for the area, based on information gathered at the time. The Special Study was adopted by the City Council on March 3, 2008.

**August 13, 2007** – Peacock Springmill, LLC requested that the 6.9 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to General Business (Case No. 0708-REZ-03). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Springmill Road Special Study to be completed. This case was withdrawn before the July 7, 2008 APC Meeting.

**November 26, 2007** – The APC voted 6-1-1 to send a negative recommendation of Zinkan and Barker’s rezoning petition (0707-REZ-02) to the Council.

**December 6, 2007** – Zinkan and Barker withdrew its rezoning request, (Case No. 0707-REZ-02).

**May 12, 2008** – The Special Study was presented to the Council, and the Council adopted the Special Study under Resolution 08-12.

**June 9, 2008** – CrossRoads Church at Westfield, Inc. requested that approximately 2 acres located north of the Spring Mill Road entrance to Springmill Commons (the “Church Property”) be rezoned from AF-SF1 to General Business (Case No. 0807-REZ-02). This property was part of the initial rezoning request by Flynn and Zinkan in 2003.

**July 7, 2008** – Peacock Springmill, LLC withdrew its rezoning request, (Case No. 0708-REZ-03).

**July 21, 2008** – The APC voted 9-0 to send a negative recommendation of Douglas Realty Group’s rezoning petition 0709-REZ-04 to the Council.

**July 21, 2008** – The APC voted 9-0 to send a negative recommendation of Cross Road Church’s rezoning petition 0807-REZ-02 to the Westfield City Council. The church withdrew its petition at the APC meeting.

**August 11, 2008** – The Council denied Douglas Realty Group’s rezoning petition, (Ordinance 08-43).

**May 9, 2011** – M & I Bank requested that the Church Property be rezoned from AF-SF1 to General





Business (Case No. 1106-REZ-02).

**June 30, 2011** – M & I Bank withdrew its rezoning request, (Case No. 1106-REZ-02).

**January 23, 2012** – Cross Roads Church of Westfield, Inc. requested that the Church Property be rezoned from AG-SF1 to the CrossRoads Church PUD District (Case No. 1202-PUD-01).

**March 5, 2012** – The APC voted 9-0 to send a recommendation for the approval of the CrossRoads Church PUD petition (1202-PUD-01) to the Council. The PUD proposal limits the allowable uses on the site to banks and other professional office uses.

**March 12, 2012** – The Council approved Ordinance 12-03, changing the zoning of the Church Property from AG-SF1 to the CrossRoads Church PUD District.

**August 13, 2012** – Cooperstown Partners, LLC requested that the approximately 6.5 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to the Springmill Corner PUD District (Case No. 1209-PUD-11).

This petition remains pending as of the writing of this plan. Several other development inquiries have been received from would-be developers regarding the status of this Spring Mill Station planning initiative by the time of this writing. This would seem to indicate a substantial amount of development interest in the Spring Mill Station area.



## **CHAPTER 3: RECENT EVENTS**

The City of Westfield (the “City”) is a dynamic development environment with several plans and projects (public and private) related to the Spring Mill Station Study Area under way. This section of the Spring Mill Station Plan is intended to provide a summary of recent activities that have occurred or that are in the process of occurring that affect (or will affect) the area in the vicinity of 161st Street and Spring Mill Road.

### **Spring Mill Road and 161st Street Engineering and Programing Study Summary**

The Spring Mill Road and 161st Street Engineering and Programming Study was completed on April 30, 2013. The purpose of the study is to assess future traffic needs of the 161st Street and Spring Mill Road corridors to plan for future roadway improvements. A summary of the study follows:

***Spring Mill Road Corridor:*** No additional lanes are identified as being needed through 2033. However, it is recommended that the roadway from 146th Street to 161st Street be updated by 2018 and continue to SR 32 by 2023 in accordance with the City’s Complete Streets Policy (Resolution 12-114). At the time the study was completed, 161st Street was classified as a secondary arterial which contemplates one hundred and twenty (120) feet of right-of-way. Since that time, the City’s Thoroughfare Plan was amended to identify 161st Street as a primary arterial which contemplates one hundred and fifty (150) feet of right-of-way (Resolution 13-115).

***161st Street Corridor:*** It is recommended that an additional lane be added in each direction by 2028 to maintain an acceptable level of service and to implement the City’s Complete Streets Policy. A roundabout is scheduled to be constructed at Oak Ridge Road and 161st Street in the fall of 2014.

***Existing Conditions of the 161st Street and Spring Mill Road Intersection:*** The signalized intersection northbound approach includes one through lane, a 170 feet long left turn lane, and a 100 feet long right turn lane. The westbound approach includes one through lane, a 460 feet long left turn lane and a 260 feet long right turn lane. The southbound approach includes one 310 feet long left turn lane and one shared through/right turn lane. The eastbound approach includes a 150 feet long left turn land and one shared through/right turn lane.

### **Springmill Commons Shopping Center – Zinkan and Barker**

The northeast corner of 161st Street and Spring Mill Road, named “Springmill Commons,” was developed by a development firm named Flynn & Zinkan (now Zinkan & Barker) with a large grocery store anchor, with additional outlots and an in-line multi-tenant retail building in 2004. The property is presently zoned for single-family residential use. The existing commercial development constitutes a legally established nonconforming use on the property, resulting from certain legal





proceedings requiring the City's approval of the project. Any proposed changes to the existing development would require the site to be rezoned.

The Spring Mill Study Group has identified several issues associated with Springmill Commons that, if adequately addressed, would enhance the development:

**1. Traffic Circulation and Parking:** The traffic and pedestrian circulation patterns within the shopping center function at a suboptimal level with multiple points of conflict on the internal access ways and drive aisles in the development, leading to potentially dangerous interactions. The internal drive running north to south across the development causes confusion as stop signs control traffic movements along the access road but there are no restrictions on automobiles entering from the existing parking lot. There is no vehicular or pedestrian access planned in order to access the parcel (the "CrossRoads Church PUD" Ordinance 12-03) to the northwest of Springmill Commons from within Springmill Commons. This prohibits the shopping center and the CrossRoads Church PUD from operating as a coordinated integrated commercial center.

**2. Sign Area:** The sign standards applicable to Springmill Commons are lesser than what is permitted for a similar center under the present zoning ordinance. The sign standards applicable to the shopping center currently permit one (1) square foot of wall signage for each linear foot of tenant front facade while the present zoning ordinance permits two (2) square feet of signage for each linear foot of tenant front facade. Also, no sign shall be restricted to be less than twenty-five (25) square feet of sign area under the present zoning ordinance.

**3. Landscaping:** Compared to the normally applicable zoning standards, Springmill Commons is deficient on several landscaping standards. There is little or no landscaping along structures that exceed eighty (80) feet in length without corner breaks, which would not be permitted under current zoning requirements. Also, the site is deficient in the number of shade trees for a commercial development. Most notably the development lacks the normally applicable shade trees along the 161st Street road frontage. 161st Street also lacks the normally required buffer yard distance from the road right-of-way. As a result, the parking lot appears expansive in this area and there is insufficient landscaping to help break up the monotony of the parking lot. The interior parking lot also lacks shade trees in most parking lot islands as required by the zoning ordinance today. Such additional landscaping would greatly enhance the feel of the development. The overall development is also deficient in the number of shrubs required in buffer yards.

**4. ROW Widths:** 161st Street is classified as a primary arterial in the City's Thoroughfare Plan which contemplates a seventy five (75) feet wide half right-of-way. Currently, 161st Street possesses a half right-of-way of approximately forty (40') feet (which would require up to an additional thirty-five (35') feet of right-of-way in order to comply with the recommendations of the Thoroughfare Plan).



**5. Architectural Standards:** State Highway 32 Overlay Zone: The State Highway 32 Overlay Zone (the “32 Overlay”; WC 16.04.065) is a set of standards applicable to new developments along the State Highway 32 Corridor. The architectural standards and urban design standards included in the 32 Overlay are frequently imposed on new community development during the zoning approval process. If the Spring Mill Commons were approved today, these standards would likely apply. Compared to these standards, the strip center development does not have any building offsets for elevations that are greater than 90 feet in length. Also, the layout of the gas station would not be permitted due to location of the fuel pump canopy and the actual convenience store location under the pumps.

### US 31 Major Moves Project

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

Construction of the 161st Street bridge and interchange began in 2011 and numerous on-line and off-line improvements have been made to U.S. Highway 31 in Westfield since that time. Most notably in August 2013, a double tear drop roundabout interchange was completed at the U.S. Highway 31 and 161st Street intersection. West of the interchange, where the Monon Trail intersects with 161st Street, initial work has been completed for the Monon Trail to tunnel underneath 161st Street. The initial work included installing tunnel infrastructure under 161st Street which enables the City to extend the Monon Trail under 161st Street while keeping the road open to traffic when the rest of the tunnel project is completed. It is expected that 161st Street will be the primary east/west vehicular travel corridor for the City’s existing population.



*161st Street Bridge Rendering*





### Possible Intersection Improvements for 161st Street/Spring Mill Road

The City Engineer has indicated the following possible future improvements to the intersection of 161st Street and Spring Mill Road. The intersection of 161st Street and Spring Mill Road currently functions at an acceptable Level of Service (“LOS”) for current traffic levels. 161st Street and Spring Mill Road both currently function at an A or B LOS for all four approaches to the intersection. A curb on the southeast corner of the intersection was installed in 2012 to prevent continued encroachment into the corner yard from automobiles driving through the corner of the intersection. Improvements to the intersection that may occur in the future include relocating electric lines that are installed at nearly the same height as the hanging street lights, creating visibility obstructions. The street light poles themselves might be updated to a higher quality pole than those that are currently in place. Lastly, reprogramming the traffic light to meet the demands of future traffic patterns may occur.

### Spring Mill Road Programming and Engineering Draft Study

Future improvements to the 161st Street and Spring Mill Road area are recommended by the United Consulting Engineers’ Spring Mill Road Programming and Engineering Study. Future improvements not included in the study may be added at a later date if needed. The study recommends that a roundabout be installed at both the intersections of 161st Street and Oak Ridge Road, as well as 156th Street and Spring Mill Road. Both roundabouts are expected to be completed by fall of 2014. It is also recommended that 161st Street be widened to include an additional lane on each side of the road to allow cycle tracks to be added to the road cross section.

### Grand Park

The Grand Park Sports Campus is located approximately 2.5 miles north of the Spring Mill Station Study Area and is anticipated to generate approximately 1.5 million visitors per year. This level of tourism activity will likely generate a significant amount of consumer activity in Westfield. Spring Mill Station may experience increased demand due to its proximity to the Sports Campus. Due to





the nature of how Grand Park is expected to function, extreme traffic spikes are not expected in the Study Area; however, overall traffic levels may be greater than previously expected.

The Grand Park Sports Campus may also affect the use of the southwest corner of Spring Mill Station, where approximately fourteen (14) soccer fields are currently used by the Westfield Youth Soccer Association. The Westfield Youth Soccer Association is one of the key users expected to host activities at the Sports Campus. Demand for the fields, currently owned by the Westfield-Washington School Corporation, may be reduced if the demand for fields is otherwise met at the Sports Campus.

### **Viking Meadows and Maple Knoll Subdivisions Permit Activity:**

Located in close proximity to the Spring Mill Station study area are the subdivisions of Viking Meadows and Maple Knoll. The Viking Meadows Subdivision had the highest number of new single-family home starts in Westfield for 2013, accounting for twenty five (25%) percent of all permits. In 2012, Viking Meadows accounted for twenty five (25%) percent of all new single-family home starts in Westfield. The Maple Knoll subdivision located to the northwest of Spring Mill Station had the third highest number of new single-family housing starts at thirteen (13%) percent for 2013. In 2012, Maple Knoll accounted for twenty seven (27%) percent of all new single-family home starts in Westfield. These new homes located in close proximity to Spring Mill Station will likely increase the viability of and need for a neighborhood hub as contemplated in this Plan.

### **Townhomes at Countryside**

On the northeast corner of 161st Street and Spring Mill Road and north of Springmill Commons is the Townhomes of Countryside, an owner occupied multi-family development. The development consists of nine (9) three (3) story townhome buildings with approximately forty-eight (48) units and three (3) single story buildings with nine (9) units. The development gained zoning approval in July of 2004 and development plan approval for the townhomes was granted in September of 2004. This approval occurred after the Springmill Commons project was approved.

Nine (9) of the three (3) story townhome buildings were constructed by Ryland Homes and the single story buildings were constructed by Shoopman Homes, who acquired the remaining unimproved building pads in the project. During the recent economic downturn, owner-occupied townhome buildings struggled to remain as viable as traditional single family homes. As a result, Shoopman Homes acquired the remaining building pads and began constructing single family attached units in 2010. Nine (9) separate single story units have been constructed by Shoopman Homes since that time and nine (9) building pads remain to complete the build out of the project. As indicated by Shoopman Homes, it chose this area because of the amenities in the immediate vicinity and easy road connections to the surrounding area.





### Development Interest

The four corners of the 161st Street and Spring Mill intersection have seen an increased level of development interest over the past several years. Currently, one formal rezoning petition has been filed with the Advisory Planning Commission for the southeast corner of 161st Street and Spring Mill Road. The proposal would permit a variety of local business (LB) uses such as a drug stores, banks and medical offices on a seven (7) acre site. The proposed site plan illustrates four (4) structures with a drug store (approximately 15,000 square feet) on the corner of 161st and Spring Mill and three other separate buildings totaling 16,000 square feet.



## CHAPTER 4: PLANNING AREA



The Spring Mill Station planning area consists of approximately ninety (90) acres around the four corners of the 161st Street and Spring Mill Road intersection. The area is approximately two (2) miles west of US Highway 31 and three (3) miles from downtown Westfield, also known as Grand Junction. The planning area is comprised of an existing shopping center to the northeast, residential lots and part of an airport runway to the southeast, a vacant field and soccer fields to the southwest, and residential lots and a large wooded estate to the northwest.

### Rationale:

The planning area is identified in order to prevent commercial creep down the 161st Street and Spring Mill Road. Both corridors are zoned entirely for single-family residential use and the study area itself is envisioned as the only location non-residential activity may occur in this vicinity. It is not intended that the planning area be entirely commercial. Residential uses may occupy a significant portion of the planning area. Areas outside of the planning area are envisioned to remain as single-family homes. The planning area is designed to allow adequate space for internal buffering and transitions to the surrounding neighborhoods. Specific descriptions of the planning area as well as rationale for the inclusion of each individual corner of the planning area are included below:





### Northwest Corner of 161st/Spring Mill Road



The northwest corner of the planning area includes approximately fourteen (14) acres of land, comprised of seven (7) parcels. The corner is bound by the Enclave at Maple Knoll residential development to the west and a five (5) acre residential parcel to the north. The area includes six (6) residential homes and a vacant parcel with a regulated drain (John Edwards Ditch) running through the center of the parcel. The west boundary along Maple Knoll includes a dense planting of trees.

**Rationale:** The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong

Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

### Northeast Corner of 161/Spring Mill Road



The northeast corner of the planning area includes approximately fifteen (15) acres of land comprised of five (5) parcels. This corner of the Study Area is bound by the Townhomes at Countryside to the north and the Countryside Subdivision to the east. The area includes Spring Mill Commons, a Kroger anchored shopping center, which includes in-line B-shoppes, three outlots, and a gasoline fueling station. A vacant, dilapidated, single family home with a pole barn is also located

north of the gasoline fueling station. The buffer area located north of the B-shops between the townhomes of Countryside includes a large earthen mound with evergreen and deciduous landscaping. A pedestrian trail connects the shopping center with the Countryside Subdivision to the north.

**Rationale:** The existing and Spring Mill Commons development was included in the study area since the existing commercial center is a large component of the functional area within the vicinity of 161st Street and Spring Mill Road. A zoning nonconformity also exists for the



shopping center as the development is zoned Single-Family 3. This study acknowledges this issue and suggests that this issue be appropriately addressed in order to accommodate the further development of future redevelopment of this property. The eastern common area is also included and may be desirable to provide a trail connection area from Countryside Subdivision to 161st Street.

### *Southeast Corner of 161/Spring Mill*



The southeast corner includes approximately twenty-two (22) acres of land, comprised of eight (8) parcels. The area follows the same eastern boundary as Spring Mill Commons to the north. The area is bound by the Mulberry Farms Subdivision to the south and a residential home to the east. The area includes a church, five (5) residential homes, two vacant lots, and approximately half of a grass airport runway. A tree stand runs intermittently along the Mulberry Farms boundary.

**Rationale:** The intention for the eastern boundary is to create a seamless transition on both sides of 161st Street. Mulberry Farms Subdivision serves as a natural boundary to the south. The intention of the twenty-two (22) acre area would allow for residential and commercial development to include a large buffer and landscape area to provide transition between newly developed areas and adjacent development.

### *Southwest Corner of 161/Spring Mill*



The southwest corner includes approximately thirty-seven (37) acres, comprised of two parcels of land. The area is bounded by the Crosswind Commons Subdivision to the south and Shamrock Springs Elementary School to the west. Both parcels are approximately eighteen (18) acres in size. The parcel located on the immediate corner of Spring Mill Road and 161st Street is undeveloped and currently farmed. The school-owned parcel currently contains fourteen (14) soccer fields.

**Rationale:** The thirty-seven (37) acres of the corner were included to ensure coordinated design and transitioning with surrounding neighborhoods and the rest of the planning area should any redevelopment occur. The corner is not envisioned to develop entirely as neighborhood commercial and would mostly likely include a large residential or medical component. If development occurs, special attention should be given to the soccer fields as an amenity for the planning area.





## CHAPTER 5: IDENTITY– “SPRING MILL STATION”

The Spring Mill Station Study Group quickly determined that establishing a clear identity for the planning area is of critical importance to create the desired neighborhood hub. The area is intended to function as a “hub” of activity and social connections for the surrounding neighborhoods and the name “Spring Mill Station” was chosen to embody that concept. The hub concept envisions local residents using multiple modes of transportation to access the various amenities that are contemplated in this plan. The hub is intended to function as both a community gathering place as well as a neighborhood center to meet the local consumer needs of the community.

To create the desired identity and community hub of activity, “Spring Mill Station” was chosen as the name of this planning area for the following reasons:

1. “Station” continues the downtown Westfield rail road-like theme of “Grand Junction” and its relation to the abandoned rail lines in the area.
2. “Station” also relates to Westfield’s involvement in the Underground Railroad and the continuation of that theme west of US 31.
3. “Spring Mill” connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.
4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

Spring Mill Station is envisioned to be a high quality development area that has a timeless feel, a place where people feel comfortable simply spending time outdoors, a place away from home and work that one can relax and play. The quality of development contemplated in this plan is intended to focus attention on aesthetic detail and reduce the generic feel of typical strip mall shopping centers. Architectural themes that possess a long lasting appeal are recommended in order to create a timeless “feel” for this area and prevent trendier architectural themes that could be outdated in a decade.

To fulfill this vision and work within the “Spring Mill Station” name, a railroad era architectural theme was chosen to be continued throughout the planning area. The theme presents an opportunity for not only railroad era architecture, but a branding of railroad style designs all throughout Spring Mill Station. Such elements can be utilized in public rights-of-way as art pieces as well as within common areas. The history of railroads in Westfield and the United States presents design opportunities that are as timeless as any architecture we have in the country. Recreating that visual effect can further the brand of this area and create the desired space that is unique from other areas.



## CHAPTER 6: LAND USES



To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The contemplated land uses for Spring Mill Station are aimed to help achieve the feel of a neighborhood center and meet the needs and desires of local residents.

Recommended land uses include eating and dining establishments, convenience retail stores, food and beverage retail stores, multi-family uses, small business offices and community facilities. All of these uses are contemplated as serving the basic needs of surrounding residential neighborhoods. Below is a list of the recommended land use categories with specific local examples identified:

A. Retail sales as envisioned by the Spring Mill Station Study Group, includes the sale or rental of common goods or services. (excluding agricultural, animal, automotive, business equipment, construction sales, gas sales, prominent drive-up orientation). Retail sales can be broken into the following groups:

1) **Convenience retail sales:** As envisioned by the Spring Mill Station study group this type of use includes the sale of frequent or reoccurring small personal items or services for residents located in close proximity. Typical uses include neighborhood grocery and drug stores. *Examples: Pharmacy, Small Retail Establishment*

2) **Restaurants and Pubs:** Establishments primarily engaged in sale of foods and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or pubs. *Examples: Restaurants – Yat’s, Kona Grill, Granite City Food and Brewery, Mitchell’s Fish Market, Keltie’s, Mama Corollas Old Italian Restaurant, Aristocrat Pub and Restaurant, Ice Cream shop, Pizza Shop, Dunkin Donuts*



*Unique outdoor eating establishment*





**3) Food and Beverage Retail Sales:** Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens.

*Examples: Trader Joe's, Butcher Shop, Bakery, Fresh Market*

**4) General Retail Sales:** Sale or rental of goods and merchandise for personal or household items but different from the uses listed above. Typical uses include boutique stores, apparel stores, paint stores, hardware stores, bike shops, hobby stores and specialty stores. *Examples: Art Gallery, Design Gallery, Music Store, Florists, Pottery, Clothing Store.* Big box retail stores are not contemplated uses in this area.

B. Administrative and Professional Services refer to businesses which typically provide professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, accounting offices, and engineering or architecture firms.

C. Business and Personal Services includes the use categories of banks, financial services, medical services, and personal and repair services. Business and Personal services can be broken into the following groups:

**1) Banks and Savings and Loan:** Financial institutions providing on site retail services to individuals and businesses.

**2) Finance, Insurance and Real Estate Services:** Establishments primarily engaged in financial, insurance, real estate, or security brokerage services. Typical uses include banks, insurance agencies or real estate firms.

**3) Medical Services:** Personal health services for the prevention, diagnosis and treatment or rehabilitation services. Typical uses include clinics, medical specialty offices and dentist's offices.

**4) Personal and Repair Services:** Establishments primarily engaged in the provision of repair service to individuals and households. Typical uses include photography studios, dry cleaners, apparel repair business or musical instrument repair business.

D. Community Facilities to provide a physical meeting space for residents to hold meetings or special events/activities. (e.g. Gazebo)

E. Assisted Living Facilities to provide housing opportunities for individuals with additional needs and assistance.

F. Multi-Family housing for apartments, townhomes, and condominiums intermixed with other approved uses and as a transition from more intense uses.



G. Single Family housing as envisioned by the Spring Mill Station Study Group include village or cottage style residential development in a compact arrangement to blend in with the neighborhood hub.

### Spring Mill Station Land Use Examples:





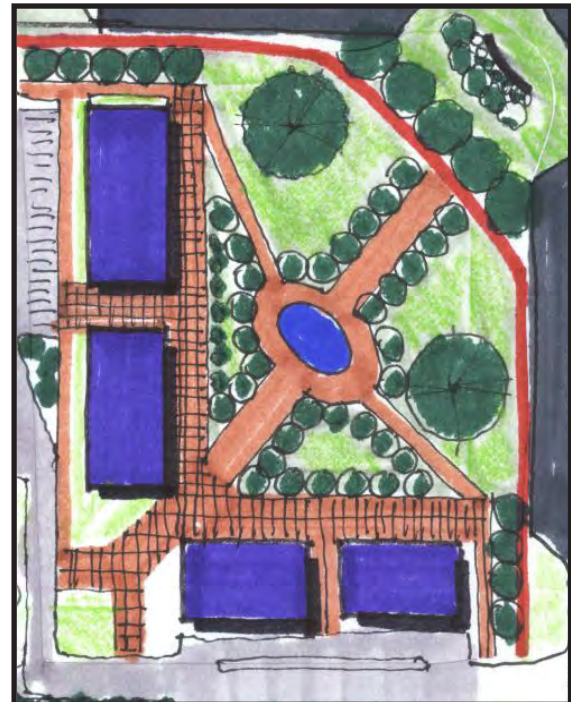


## CHAPTER 7: SITE DESIGN & ARCHITECTURE

In order to create a residential neighborhood center which blends into the surrounding single-family residential fabric of the area, specific architecture and site design concepts should be thoughtfully crafted to create the desired effect. It is envisioned that the (4) four corners of the planning area should be developed in such a manner where buildings are located up closer to the street rights-of-way on two (2) or three (3) of the four (4) hard corners of 161st Street and Spring Mill Road. It is not contemplated that building should be built right along the street rights-of-way on all four (4) corners. Buildings located along the street should range between 1.5 to 2.5 stories and promote pedestrian connectivity over vehicular access. Generous buffer areas are recommended between the edge of the developed areas of the Spring Mill Station and existing residential/institutional areas. Spring Mill Station is envisioned as including a significant residential component in addition to the various commercial uses described in this plan. It is envisioned that Spring Mill Station will be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.

### Village Green

A village green located near the intersection is desired by residents to provide a place to relax and socialize, and to serve as a community gathering place for the local neighborhoods. The village green is envisioned as a place including public art, outdoor seating, heavy landscaping, and mixed use buildings that front on the village green. The space is meant to be intimate and freely accessible to all while also providing a comfortable setting for restaurants or businesses to use part of the green as an amenity. Ideally the space would also include a clubhouse or community meeting room area to serve as a meeting place for the surrounding neighborhoods. The green would function to diversify the entire neighborhood center to create multiple reasons why someone might visit the area and ultimately increase impromptu interactions with others.





### **Thematic Design: Railroad**

The Spring Mill Station study group selected a railroad style architectural theme to be carried out throughout the entire Spring Mill Station Study Area. This theme should be continued throughout the architecture of the buildings, common areas, and amenities of Spring Mill Station. This theme will help to carry a consistent vision on all four corners and create a custom feel for the area. The buildings should utilize quality building materials (e.g., brick, stone, wood) and be built at a scale that is comfortable for pedestrians using the neighborhood center. The architecture should be similar to what is described below and as illustrated in the following examples:

The following is a list of encouraged architectural designs for Spring Mill Station:

#### ***Railroad Theme Architecture: Quality and Theme***

- 1) Verge board (gingerbread style detail)
- 2) Gable roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Variation of architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents/fenestration
- 11) Iron work/accents
- 12) Undulating facades to prevent box like structures
- 13) Inviting entrances/covered entrances to buildings
- 14) Pedestrian scale: windows and building massing designed for pedestrians

The following is a list of encouraged features for public art in Spring Mill Station:

#### ***Public Art (Desired Features)***

- 1) Water tower feature
- 2) Railroad style public furnishings (e.g., benches, pergolas, playscapes)
- 3) Use of red/black/rust colors
- 4) Use of old railroad track or steam engine as part of common area





### Site Design Concepts

To help illustrate the concepts and objectives set forth in the Spring Mill Station Plan, two conceptual renderings were created that would both be considered consistent with the vision set forth in this document. The purpose of the illustrations is to represent two potential build out scenarios of the entire planning area that are consistent with the Spring Mill Station vision. These two illustrations are not an either/or scenario, rather two of many possible build-out scenarios that could meet the intent of the Spring Mill Station Plan. Any two building locations or land uses shown on the conceptual plans could be placed many other ways on the sites. The renderings are presented to provide additional clarity to the concepts set forth in the Spring Mill Station plan.

*Conceptual Plan A*



*Conceptual Plan B*



The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.



### Conceptual Plan A

*Plan A is consistent with the Spring Mill Station Plan for the following reasons:*

- 1) A neighborhood “hub” center is located in the center of the planning area around the ponds.
- 2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
- 6) Mix of land uses spread throughout the planning area.







### Conceptual Plan B

*Plan B is consistent with the Spring Mill Station Plan for the following reasons:*

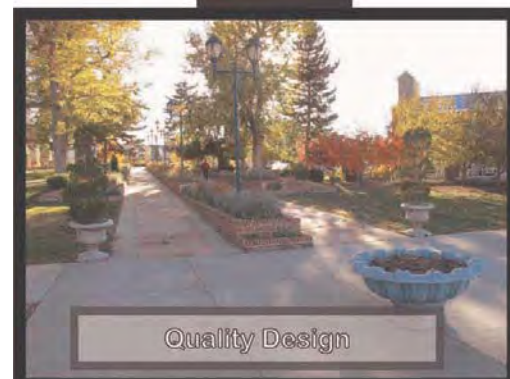
- 1) A neighborhood “hub” area and village green is located on the southwest corner of the planning area.
- 2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
- 6) Mix of land uses spread throughout the planning area.







The following are examples of site design elements that are encouraged to be within the Spring Mill Station:





## Spring Mill Station

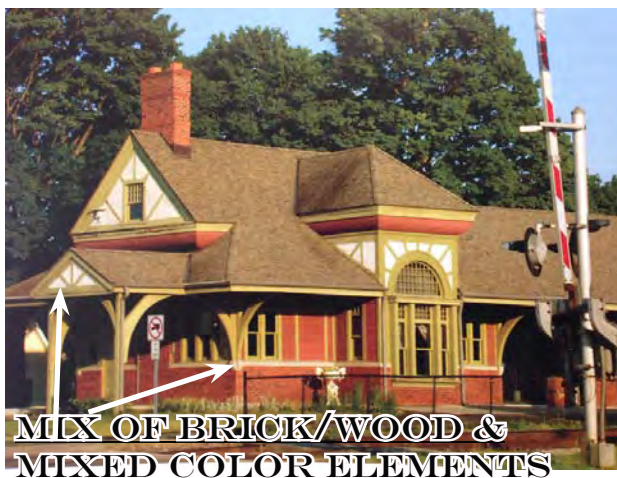


The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:





## Spring Mill Station





## Spring Mill Station



The following are examples of encouraged features for public art in Spring Mill Station:



**RAILROAD INSPIRED ART**



**WATER TOWERS**



**RAILROAD BENCHES**



**CLOCK  
TOWER**







Specific examples of site design and quality architecture to be emulated include the following:

- 1) **Buckingham Development:** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
- 2) **Scottsdale, Arizona:** Architecture and quality design that tie area together.
- 3) **Soulard in St. Louis:** Residential neighborhood with many restaurants, pubs, and other businesses.
- 4) **The Hill in St. Louis:** Family area feel with active people places on sidewalks.
- 5) **Breckenridge, Colorado:** Walkable downtown with many shoppes and restaurants.
- 6) **Downtown Zionsville, Indiana:** Smaller building massing with good internal landscaping.
- 7) **Manchester, Vermont:** Old world feel
- 8) **Bloomington, Indiana:** Hodgepodge of architecture and eclectic feel.
- 9) **Fountain Square, Indiana:** Interesting mix of architecture, dining, entertainment

### Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

*The following is a list of encouraged massing elements:*

- 1) Curvilinear elements
- 2) Broken planes
- 3) Staggered/varied styles/textures
- 4) Trees/comfort/elements that draw people to space
- 5) Ornamental parapets
- 6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

*The following is a list of discouraged massing elements:*

- 1) Traditional strip center style development (e.g., lack of bump out/offsets)
- 2) Movie set look (e.g., fake design)
- 3) Lack of rooftop modulation



## CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

### **Connected, But Protected Design**

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a “hub” of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.



(Connected pedestrian path shielded from surrounding uses)





### **Buffering:**

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

*The following is a list of encouraged buffer standards:*

- 1) Continuation of the “railroad theme” throughout the buffer areas.
- 2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.
- 3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.
- 4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.
- 5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.
- 6) Native plantings should be used where appropriate.
- 7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.
- 8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.
- 9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.
- 10) Delivery trucks should not be permitted to remain idling while deliveries are being made.
- 11) Trash pickup should be restricted to normal waking hours.
- 12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.



13) Lighting should be fully shielded from encroaching into neighboring residential areas.

***Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.***

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.



***(Earthen mound w/mix of trees and hardscapes)***



***(Mix of evergreen and deciduous trees w/ wrought iron fence)***

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).





## **CHAPTER 9: ACCESS AND CIRCULATION:**

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.



## CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

- 1) Stakeholder Input
- 2) Public Open House Comments
- 3) Developer Input

### **1) Stakeholder Input:**

#### ***Stakeholder Concerns:***

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
  - a. Time to obtain approval and agreements.
  - b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
  - a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for “office” space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
  - a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
  - b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
  - c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.





### ***Stakeholder Affirmations:***

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
  - a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
  - b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
  - c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
  - d. Architecture: Supportive of the use of variable and high quality materials.
  - e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
  - f. Community: Supportive of designing hardscape elements to promote quality public spaces.

### **2) Public Open House Comments:**

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as “rain gardens” for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to not affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.



15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

### 3) Developer Input

#### Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
- 5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
- 6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
- 9) Consider a stronger focus on integration to the existing, surrounding land uses.
- 10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.





### ***Quality Apartment Development in planning area:***

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

### ***Concept A***

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

### ***Concept B***

- 1) Establishes a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design Concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.



## CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

**1) *Spring Mill Station Task Group:*** The Study Group recommends the establishment of the “Spring Mill Station Task Group.” This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: (a) it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; (b) it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; (c) it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; (d) it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and (e) it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

**2) *Branding:*** The Study Group recommends further development of the Spring Mill Station “brand.” Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

**3) *Land Uses:*** The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

**4) *Architecture and Site Design:*** The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.





**5) Development Strategy:** The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

**6) Financial Strategy:** The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

**7) Economic Development:** The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.



## CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

- 1) **Measuring Progress:** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.
- 2) **Important Factors:** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.
- 3) **Validation of Existing Objectives:** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.
- 4) **Revising Planning Objectives:** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.
- 5) **Prepare Addendum:** A summary document, a Spring Mill Station Plan Addendum (the “Addendum”), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community’s Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood “hub” envisioned in the Plan.



## APPENDICES

- Appendix A – Charrette 1: Orientation and Introduction
- Appendix B – Charrette 2: Planning Area and Land Use
- Appendix C – Charrette 3: Architecture and Urban Design
- Appendix D – Charrette 4: Transitions and Vehicular Access
- Appendix E – Charrette 5: Rail Road Era Architecture and Design
- Appendix F – Charrette 6: Stakeholder Meeting Feedback
- Appendix G – Charrette 7: Public Open House
- Appendix H – Charrette 8: Developer Input Meeting
- Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)





### **Appendix A – Charrette 1: Orientation and Introduction**

161st/Spring Mill Plan  
Charrette #1 Summary  
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.



161st & Spring Mill Plan

Charrette #2 Homework Handout – Study Area & Land Use

July 31, 2013

(6:30 PM – 8:30 PM)

1. Study Area:

- a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
- b. Review the aerial photographs distributed to the group showing this geographic area.
- c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
- d. Please draw a line on at least one of the aerial photographs showing what you believe should be the limits of the study area.
- e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):

- a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
- b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
- c. Do you have any name ideas for the vicinity (if a name is desired)?
- d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

- e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
- f. If you could have any new land uses located within the study area, what would they be? Why?
- g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
- h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
- i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,



but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.



*(Consensus Map Area chosen)*

Planning Area Boundary







### **Appendix B: - Charrette 2: Planning Area and Land Use**

161st/Spring Mill Plan

Charrette #2 Summary

July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the “Station” part of the name played well with the existing “Grand Junction” theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name “Station” also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name “Spring Mill” has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

#### **Uses:**

1. *The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.*
  - a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
2. *Uses*
  - a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
    - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
  - b. Ice Cream
  - c. Bakery
  - d. Florist



- e. Medical Specialty
  - i. Eye doctor, dentist, pediatrician, etc.
- f. Apartments with first floor retail were agreed as being a desirable use.
  - i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
- g. Insurance
- h. Assisted Living
- i. Art Gallery
- j. Clothing Store
- k. Design Gallery
- l. Pizza
  - i. The group identified a strong need for a good sit down pizza restaurant in the area.
- m. Dunkin Donuts or similar
- n. Pilates
- o. Music store
- p. Florists
- q. Beauty salon
- r. Pottery
- s. Rentable space for hosting
- t. Butcher shop
- u. Trader Joes or similar
- v. GNC or supplement store
- w. Upstairs office
- x. Tae kwon do or similar karate venues
- y. Church
- z. Walk-in movie theatre

***The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.***

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.



***The group then discussed corner development examples they feel aspects of which could work well in the area:***

- 1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
- 2) Scottsdale, Arizona
  - a) Architecture and quality design that tie area together.
- 3) Soulard in St. Louis
- 4) The Hill in St. Louis
  - a) Family area feel with active people spaces on sidewalks.
- 5) Breckenridge, Colorado
- 6) Zionsville, Indiana
  - a) Smaller building massing and good internal landscaping
- 7) Manchester, Vermont
  - a) Old world feel
- 8) Bloomington, Indiana
  - a) Hodgepodge of architecture
- 9) Fountain Square, Indiana
  - a) The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

***Existing preferred uses in Study Area:***

The group then discussed the uses at the existing shopping center that like:

- 1) Bank
- 2) Chinese restaurant
- 3) Liquor store
- 4) The Mill
- 5) Kroger
- 6) Mexican restaurant (ability to sit outside)
- 7) Starbucks (ability to sit outside)
- 8) The convenience of having these close to homes, not the uses themselves
- 9) Gas Station

***What about the center do you not like?***

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

- 1) The group agreed the traffic flow in and around the development was subpar.
- 2) The aesthetic appeal of the center is poor.
- 3) Parking lot design and landscaping is poor.
- 4) No landscape buffer on south side of development between the street.





5) An overall lack of creativity in the design.

161st & Spring Mill Plan

Proposed Discussion Outline & Meeting Schedule

Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)

- a. Identifying the Planning Area – Review Results
- b. Naming the Planning Area/Community Identity
  - i. Interested in naming corner?
  - ii. Ideas
  - iii. Selection
- c. Identify/Discuss Desired Land Uses
  - iv. Is change desired?
  - v. Places you would like to replicate?
  - vi. Existing uses you like/don't like?



### Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan  
Charrette #3 Summary  
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of “Spring Mill Station”, as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

- 1) Building Massing
  - a) review images
  - b) Discuss
    - i. The group discussed the following elements as being desirable relating to massing:
      - a. Intersection of 126th and Gray
      - b. Architectural Detail
      - c. Iron work/accents
      - d. Curvilinear elements



- e. Broken planes
- f. Staggered/varied styles/textures
- g. The Library- use of timeless architecture, elements to draw people in
- h. Dormers
- i. Use of ornamental parapets
- j. Trees/comfort/draw people to space
- k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

- a. Strip Center development
- b. Movie set look (fake)
- c. Limited amount of flat rooftops

### 2) Building Setbacks and Orientation

- a) review images
- b) Discuss

#### 1. Positive elements relating to massing:

- a. hardscape and landscape elements important
- b. design for protection of pedestrian space using landscaping to create a comfortable feeling
- c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

### 3) Architecture and Building Materials

- a) review images
- b) Discuss

#### 1) Positive elements relating to architecture and building materials

- 1. Heavy use of arches and angles
- 2. Unusual architecture that is not simply a box design
- 3. Need a heavy mix of materials
- 4. EIFS can be used as an accent material
- 5. Dormers to match residential character
- 6. Covered entrances to buildings
- 7. Use of window fenestration
- 8. Residential compatible design to blend into surrounding area
- 9. Use of wrought iron in building design
- 10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.





5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

### Spring Mill Station Plan

#### Charrette 3 Discussion Outline – Architecture & Urban Design

August 7, 2013

(6:30 PM – 8:30 PM)

1. Building Massing: (HANDOUT #1)
  - a. Review Images
  - b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
  - a. Review Images
  - b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
  - a. Review Images
  - b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

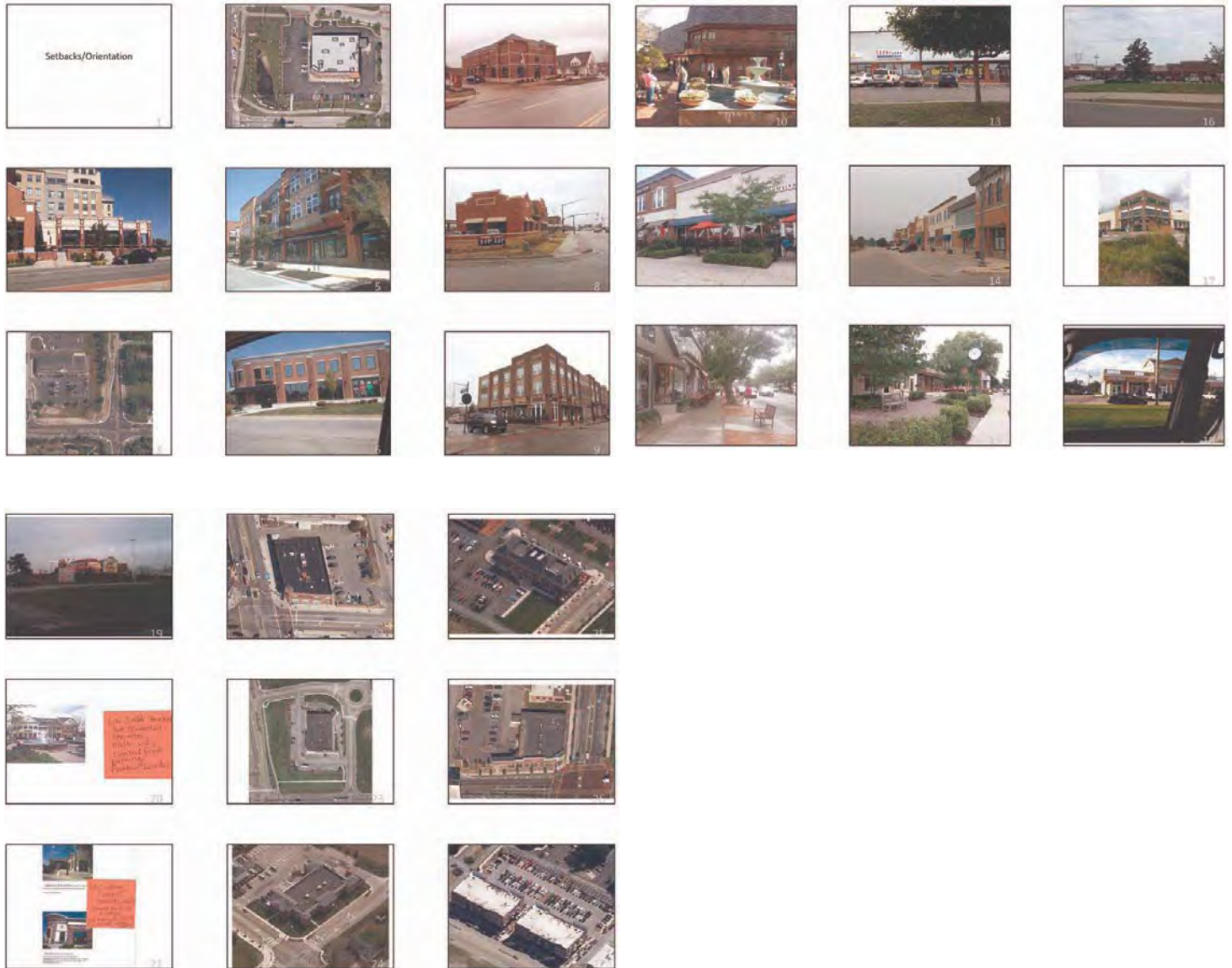


## Handout 1: Massing





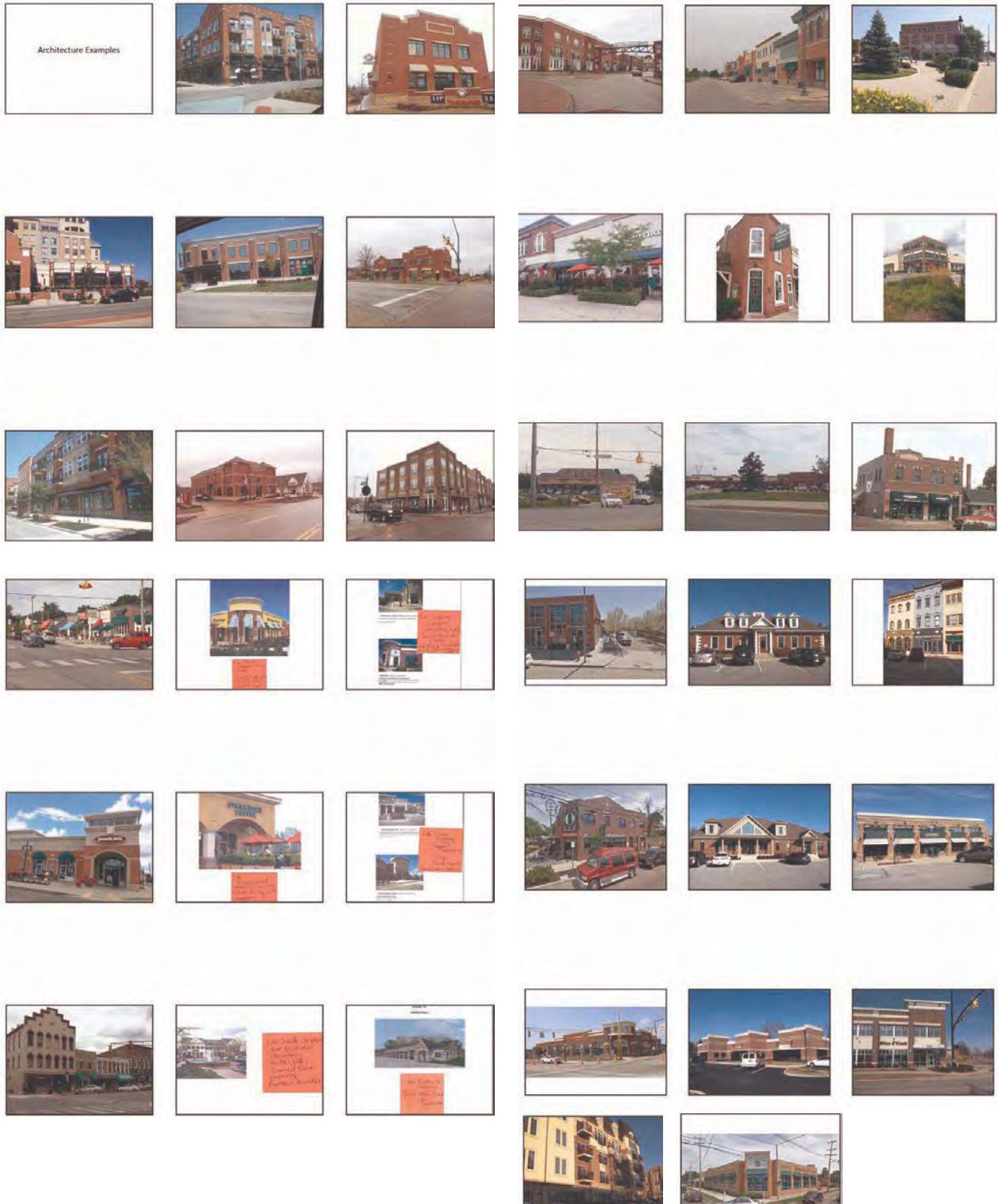
## Handout 2: Setbacks







## Handout 3: Architecture





### Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan  
Charrette #4 Summary  
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

#### Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

#### Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

#### Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charrette meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked



as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a “village green” style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

- 1) Transitions/Buffering
  - a. Connected vs protected
    - i. The group discussed the concept of protected vs connected and agreed upon the following:
      1. Protected:
        - a. Preserve property value
        - b. Traffic calming (bending roads etc)
      2. Connected:
        - a. Social connectivity in the study area
        - b. Pedestrian connectivity in the study area
        - b. Blending/Transition
    - ii. The group discussed the following areas as being more sensitive to buffer design:
      1. Enclave at Maple Knoll (NW quadrant-residential boundary)
        - a. Preservation of trees along boundary to serve as visual and sound barrier, 50’ buffer preferred (including trees)
      2. Mulberry Farms (SE quadrant residential boundary)
        - a. Maintaining a 150’ buffer between residential area potential commercial area to north.
      3. Crosswind Common Subdivision (SW quadrant-residential boundary)
        - a. Maintaining a considerable buffer between residential area and potential commercial area.
    - iii. The group discussed the following items as being preferences for buffer areas:
      1. Elevation changes
      2. Minimizing sound impacts
      3. Creating visual screen
      4. Combination of evergreen and shade trees
      5. Year round function
      6. Strong growth rate for landscaping (trees)
      7. Taller buildings require taller buffer blocks
      8. Native plantings where appropriate.
      9. Context sensitive design (berms that have pedestrian connectivity thru





them)

- iv. The group had the following concerns for buffer areas:
  - 1. Fences that are long, unbroken, and lacking character
    - a. Fences of this style could be ok when serving as security boundary along a residential area
- v. The group discussed keeping the “Spring Mill Station” railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

### c. Site Plan Rendering

- i. The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.
  - 1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.
    - a. The following reasons were identified as why this approach was preferred:
      - i. Natural traffic calming
      - ii. Develop all corners to build how group would prefer
      - iii. Simplifies amount of landowners involved
  - 2. The group also preferred a design showing “slip lane” parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.
  - 3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighborhoods.



### Spring Mill Station Plan

#### Charrette 4 Discussion Outline – Transitions & Vehicular Access

August 14, 2013

(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
  - a. Connected and Protected: Review & Discussion [HANDOUT #1]
  - b. Connecting: Review and Confirmation of Strategy
  - c. Protecting:
    - i. Blending/Transitioning
    - ii. Buffering/Preventing Commercial Creep
    - iii. Transition Methods [HANDOUT #2]
      1. Distance/Space
      2. Improvements
        - a. Landscaping
        - b. Mounds/Berms
        - c. Hardscapes/Walls/Fences
      3. Adjacent Buildings/Design/Scale/Architecture
        2. Vehicular Access/Circulation:
          - a. Quick Review
          - b. Review Exhibits
  - i. Preliminary Draft Design [HANDOUT #3]
  - ii. Connectivity Plan [HANDOUT #4]
  - iii. Alternative Road Configuration [HANDOUT #5]
  - iv. Village Green Concept [HANDOUT #6]
  - c. Discuss Preferences/Observations

#### Protected vs Connected Discussion

Ability to walk to commercial areas

Can I get there safely

Synergy across the different developments

Preservation of existing mature tree in the area

Pedestrian path network

Well planned transitions between commercial and residential areas

Foot and bike connectivity



### Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan  
Charrette #5 Rail Road Era Architecture and Design  
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

#### Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

#### Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents





Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.



Spring Mill Station meeting

Protected vs Connected Discussion

| <u>Connected</u>                          | <u>Protected</u>                                                  |
|-------------------------------------------|-------------------------------------------------------------------|
| Ability to walk to commercial areas       | Can I get there safely                                            |
| Synergy across the different developments | Preservation of existing mature tree in the area                  |
| Pedestrian path network                   | Well planned transitions between commercial and residential areas |
| Foot and bike connectivity                |                                                                   |



## Handout # 2 Transition Methods

Transitions

1



2



3



4



5



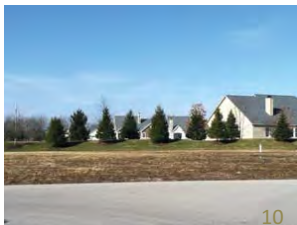
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9



10



12



13



14

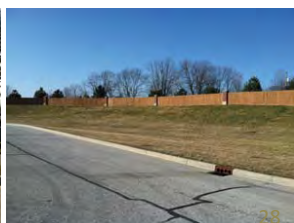
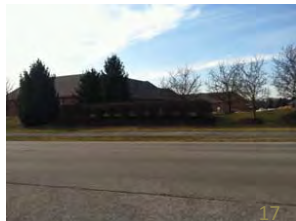


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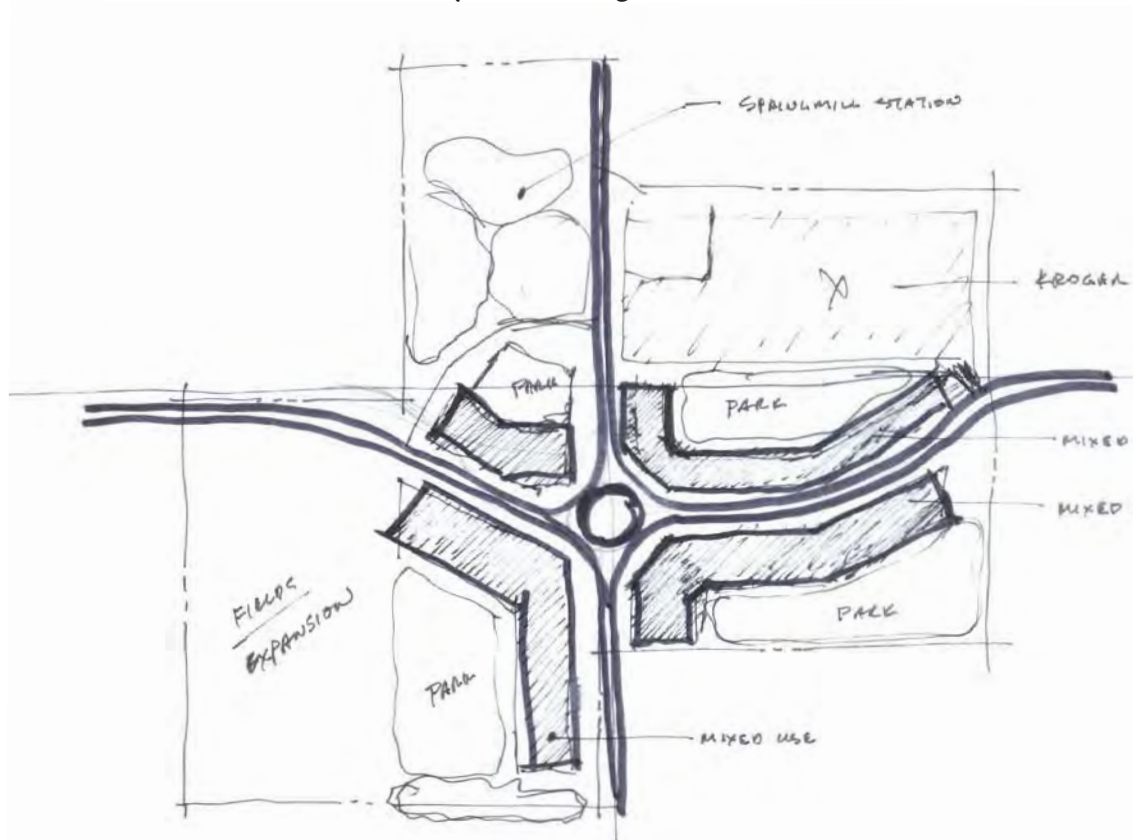
## Spring Mill Station







## Handout # 3 Preliminary Draft Design

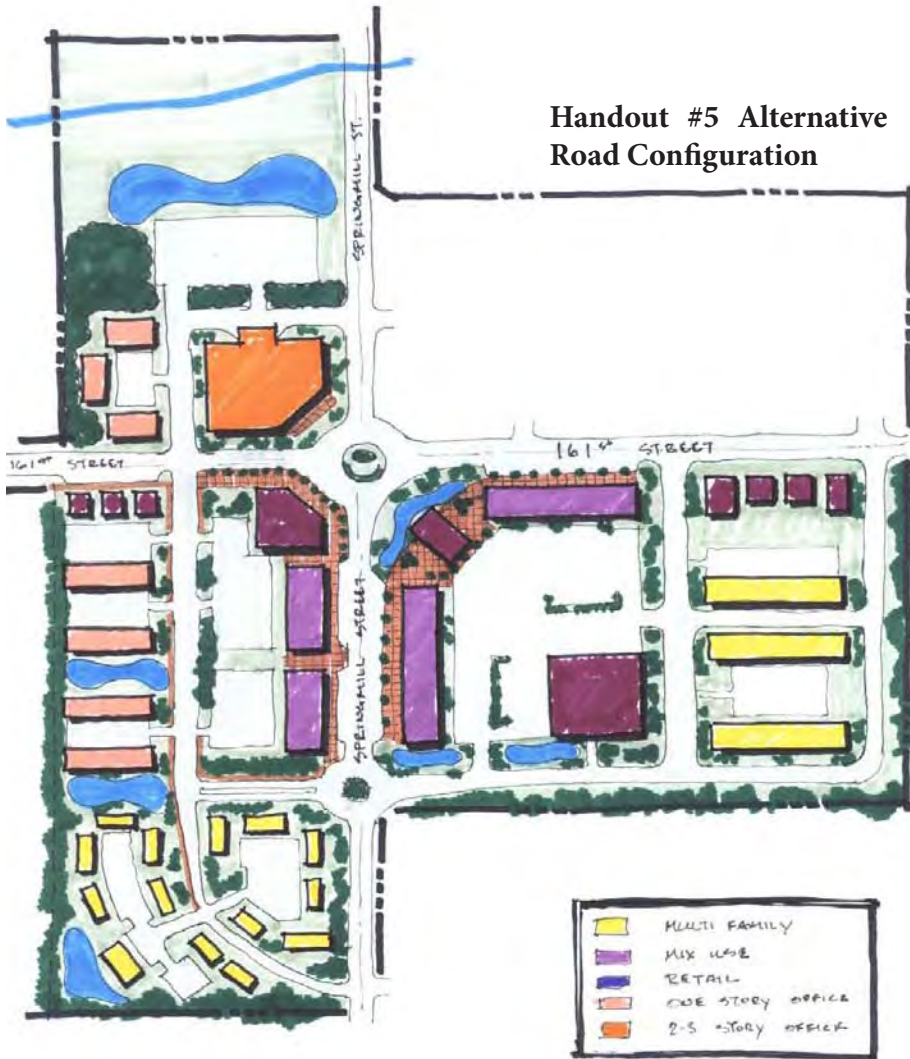


## Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





### *Appendix E - Charrette 5: Rail Road Era Architecture and Design*

#### *161st/Spring Mill Plan*

#### *Charrette #5 Summary*

*September 25, 2013*

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

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- 4) Mixed colors and stacked elements
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- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents





### Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

### Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

#### 1. Review Spring Mill Station Plan Text

- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – “Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
  - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10) Access and Circulation
- 11) Stakeholder Feedback
- 12) Policy Recommendations
- 13) Going Forward
- 14) Appendices

#### 2. Review Spring Mill Station Concept Plan

- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

#### 3. Strategy Regarding Development Input

#### 4. Strategy Regarding Community Input

#### 5. Process/ Timing



## Handout #1 Rail Road Era public art, thematic examples and architecture quality and form

Railroad Public Art

1



2



3



4



8



9



10



11



12

Railroad Theme examples  
(elements and ornamentation)

13



15



16

# Spring Mill Station



## Architecture Quality and Form

by Windows User





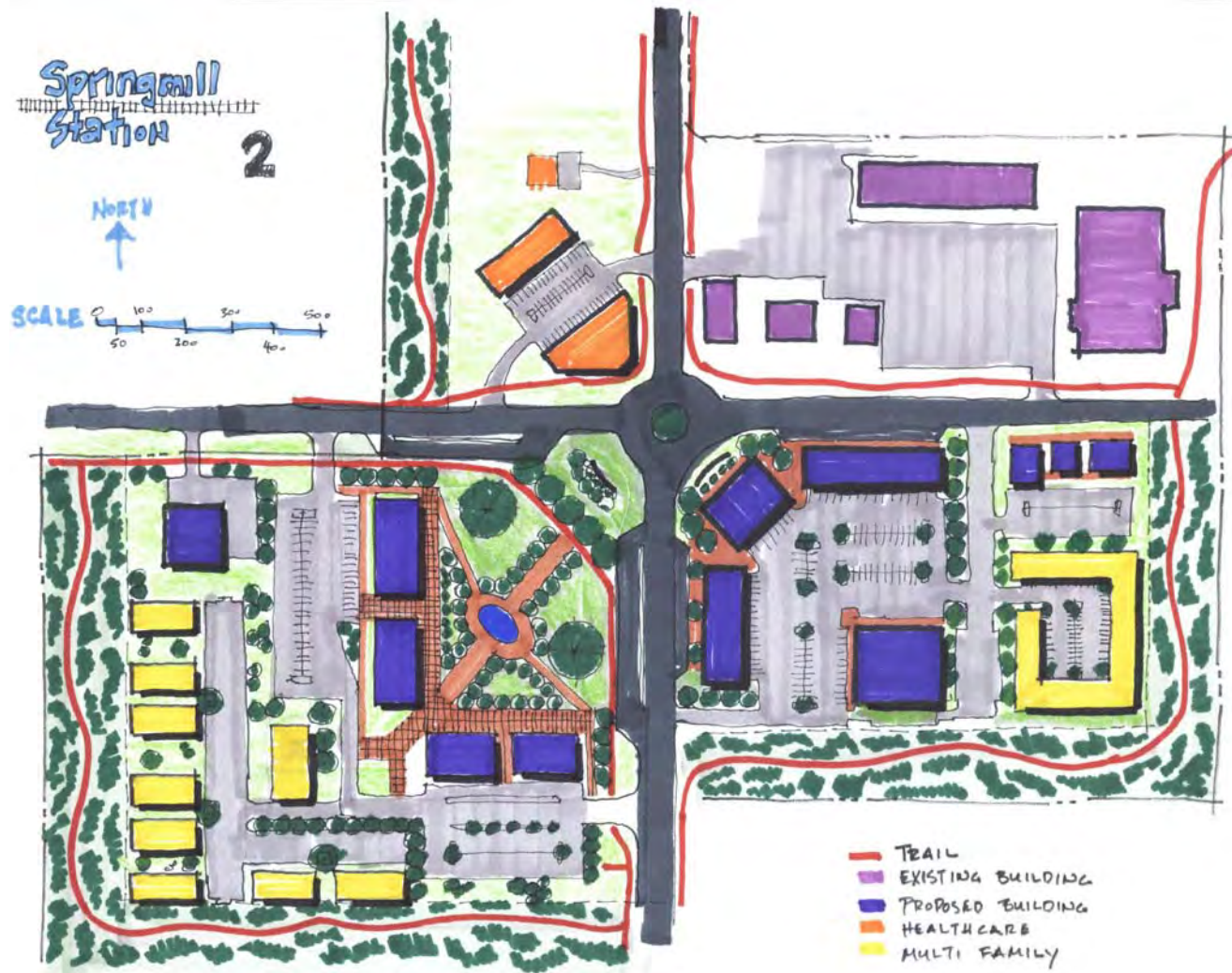


## Handout #2 Spring Mill Station Concept Plan A





## Handout #3 Spring Mill Station Concept Plan B







### Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

#### ***Stakeholder Concerns:***

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
  - a. Time to obtain approval and agreements
  - b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
  - a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
  - a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for “office” is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfield (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
  - a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
  - b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
  - c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

#### ***Stakeholder Affirmations:***

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping





5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
  - a. Buffering: unified and consistent landscape plan
  - b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
  - c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
  - d. Architecture: Use of variable and high quality materials
  - e. Road improvements: Contribution to roundabout construction and required ROW
  - f. Community: Design of hardscape elements to promote public space



### Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan  
Charrette #7 Public Open House  
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

- 1) HANDOUT #1 (Spring Mill Station Display Boards)
- 2) HANDOUT #2 (Spring Mill Station Narrative Description)

#### **Public Open House Comments:**

##### ***Community Residents Affirmations:***

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station “theme” and “architecture”
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

##### ***Community Residents Concerns:***

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths to close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be “rain gardens” for mitigation
11. Environmental concerns-water retention “rain gardens”, surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments



16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

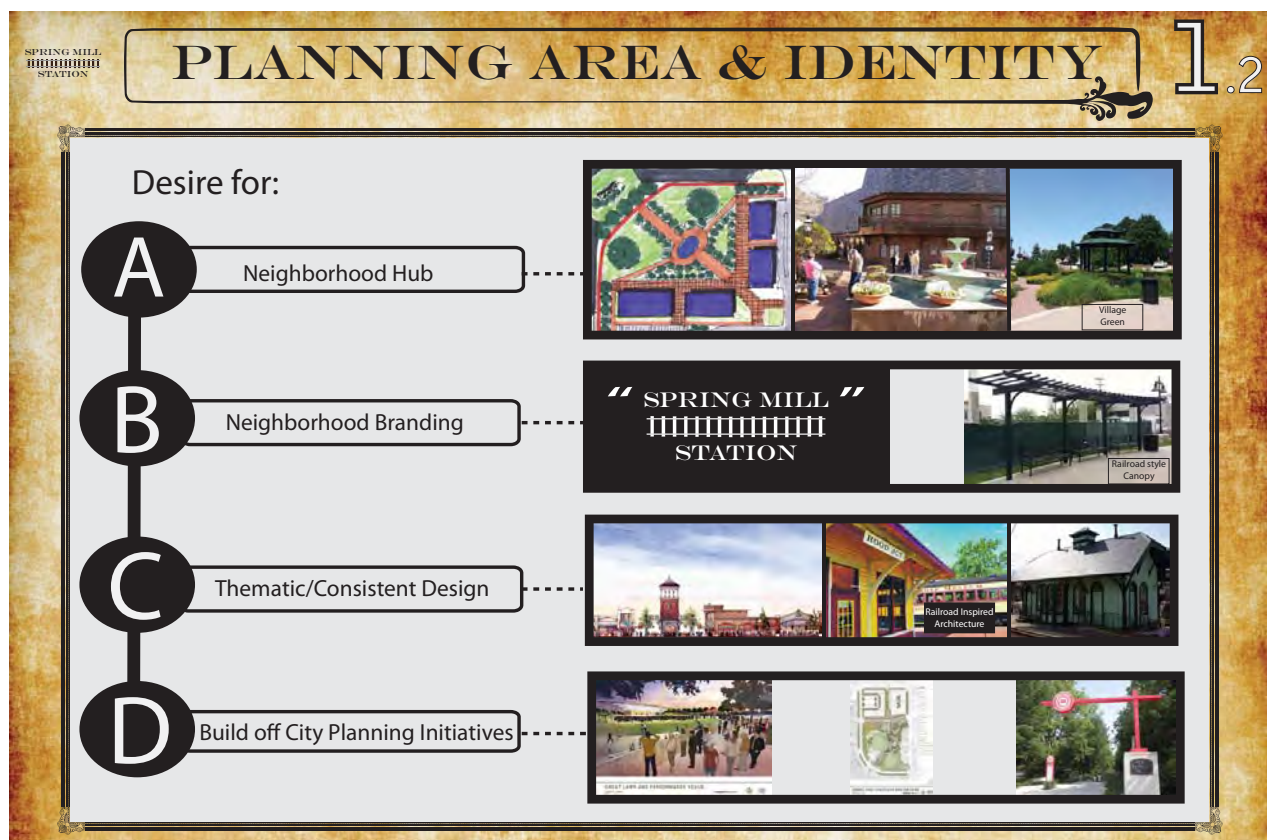
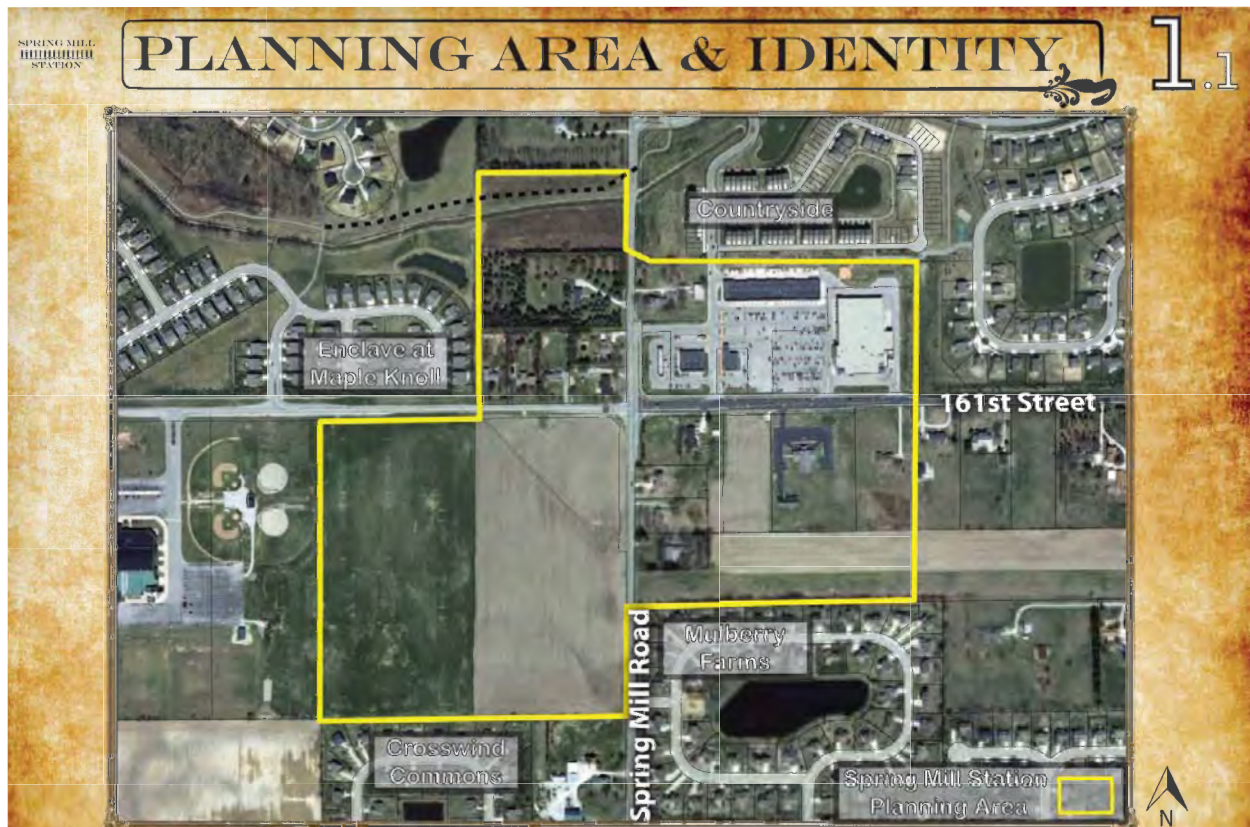
### Open House images:







## Handout #1 Spring Mill Station Display Boards







SPRING MILL STATION

## LAND USE & URBAN DESIGN

# 2.1

### Land Use

- **Neighborhood Retail Sales** (Pharmacy, Neighborhood Grocery, Drug Store)
- **Restaurants** (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- **Food and Beverage Retail Sales** (Groceries or Delicatessens)
- **General Retail Sales** (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- **Administrative and Professional Services** (Professional, Executive, Management or Administrative Services)
- **Financial, Medical, & Personal Services** (Banks, Insurance Offices, Medical and Dentist Offices)
- **Multi-Family housing** (Apartments, Condos)
- **Assisted Living Facilities**
- **Single Family Housing**

SPRING MILL STATION

## LAND USE & URBAN DESIGN

# 2.2

### Urban Design

- **Context Sensitive Design**
- **Neighborhood Hub Concept** (Impromptu Interactions)
- **Village Green**
- **Mixed-Use Buildings Surrounding Village Green**
- **Building Massing Along Street**
- **Heightened Pedestrian Connectivity**
- **Quality Design With Public Amenities**
- **Large Buffer Areas with Pedestrian Connectivity**
- **Thematic Design and Consistent Architecture**





SPRING MILL STATION

## THEMATIC ARCHITECTURE

# 3

**Encouraged Architecture Standards:**

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

**Railroad Era Architecture**

**Encouraged Public Art:**

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

**Public Art (Desired Features)**

SPRING MILL STATION

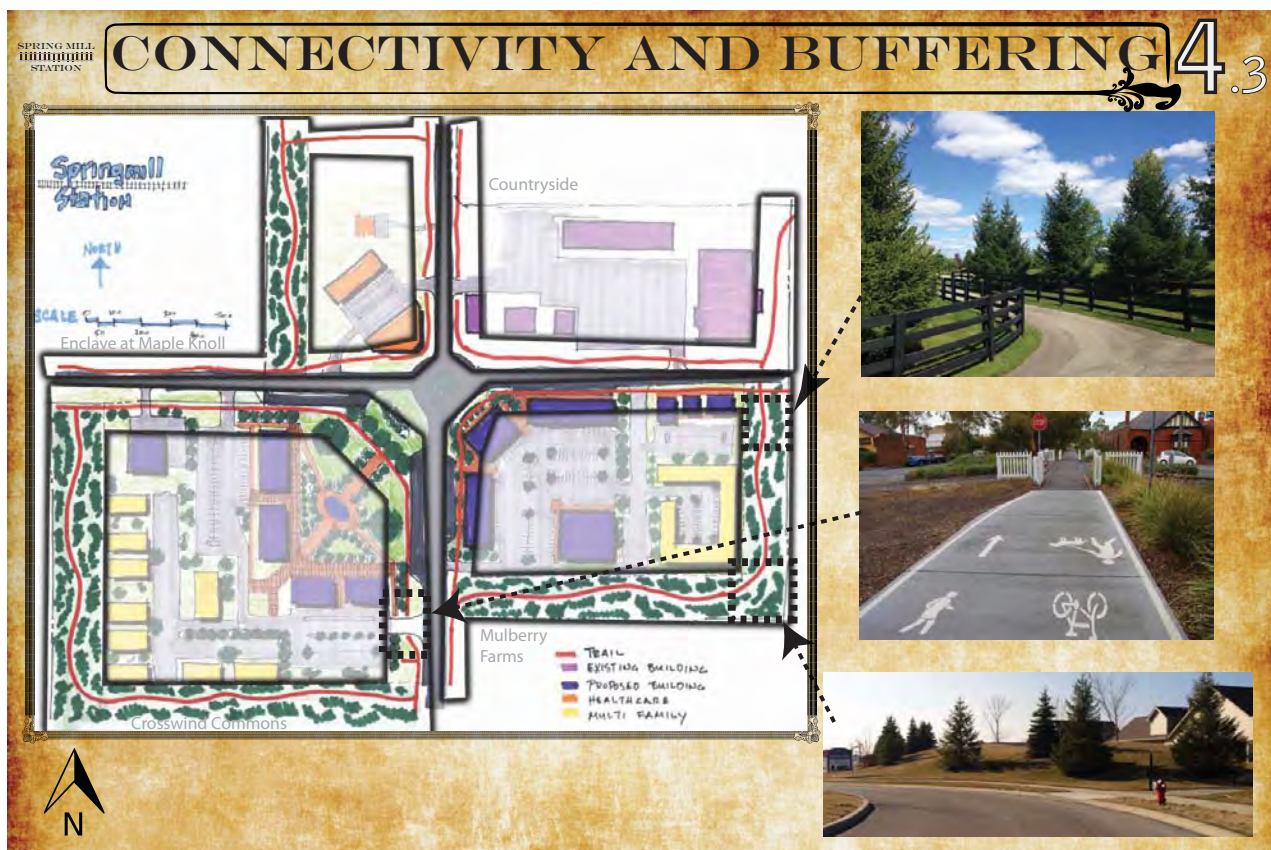
## CONCEPTUAL PLANS

# 4.1

**Spring Mill Station**

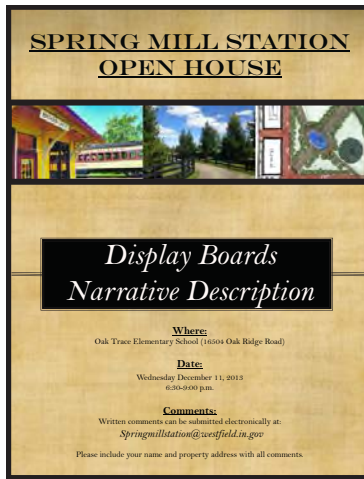
**Conceptual Plan "A"**







### Handout #2 Spring Mill Station Display Boards Narrative Description



#### 1) Work Station #1

##### a. Planning Area (1.1)

- i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.
- ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.
- iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.
- iv. Group consists of neighborhood representatives from the surrounding neighborhoods.
- v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

##### b. Identity (1.2)

- i. Group envisions and desires a “neighborhood hub” concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).
- ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.
- iii. “Spring Mill Station” name chosen for the following reasons:
  1. “Station” continues the Downtown Westfield theme of “Grand Junction” and acknowledges the railroad lines in the area.
  2. “Station” as a reference to the history of the underground railroad in Westfield.
  3. The prominence of “Spring Mill” Road in Indianapolis and there is a certain community pride associated with the road.
  4. Incorporation of the neighborhood “hub” concept and the concept behind multiple routes coming together in one area.





### 2) Work Station #2

#### a. Land Use (2.1)

- i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.
- ii. Heavy preference for additional restaurants and outdoor eating areas.
- iii. Heavy preference for “unique” style of stores/restaurants in the planning area.
- iv. Desired uses:
  1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
  2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
  3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
  4. Personal Services: (for example: photography studio, dry cleaner)
  5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
  6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
  7. Assisted Living: (same as multi-family)
  8. Single-Family Housing: Appropriate where supported by marketplace

#### b. Urban Design (2.2)

- i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.
- ii. Neighborhood “Hub” Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.
- iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.
- iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.
- v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings





- are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.
- vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity through trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.
- vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.
- viii. Thematic Design: Use components of railroad era design across the entire planning area.

### 3) Work Station #3

- a. Thematic Railroad Era Architecture (2)
  - i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.
  - ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.
  - iii. Public Art: Provides another method to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

### 4) Conceptual Plans

- a. Overview
  - i. Both conceptual plans are consistent with the vision of “Spring Mill Station” and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood “hub” concept and village greens.
  - ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.
- b. Conceptual Plan “A” (4.1)
  - i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood “hub” in center of the planning area.
- c. Conceptual Plan “B” (4.2)
  - i. Incorporates a more traditional street layout and roundabout with the village



green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

- i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.
- ii. Highlights some basic concepts incorporated into both plans.



### Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan  
Charrette #8 Developer Feedback  
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

#### Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners increase difficulty of achieving overall vision.
- 5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
- 6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
  - a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
  - a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
- 9) Stronger focus on integration to the existing, surrounding land uses.
- 10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.





### Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

### Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

### Concept B

- 1) Established a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.



### Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

**Julie Sole, 125 Mill Street:** I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

**Diane Zeph, 16310 Spring Mill Road:** Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

**Cindy Spoljaric, 16131 Chancellors Ridge Way:** Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this



amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

**Leighton Drake, 15873 River Birch Road:** Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.



**To:** City of Westfield Advisory Planning Commission

**From:** Mark Christoffersen, Spring Mill Station Task Group (SMSTG) Chair  
mark.christoffersen@gmail.com  
(317) 292-2541

**Date:** July 6, 2017

**Re:** Spring Mill Station, PUD amendment (SE corner)

The Spring Mill Station (SMS) Task Group met with Michael House on Wednesday June 21st in regards of amending the Spring Mills Station (SE corner) PUD.

The SMS Task Group supports the following changes:

- Removing the current singular CVS monument sign located on the corner of Spring Mill and 161<sup>st</sup> Street.
- Erecting two new monument signs to be located at the southern Spring Mill Rd entrance and the other along 161<sup>st</sup> Street.
- Allowing drive through business on the east side of the north retail building.

In cooperation with CVS, the City of Westfield, Michael House and the Spring Mill task Group, it was agreed to move the large monument sign located at the intersection of Spring Mill Rd and 161<sup>st</sup> Street. The current monument sign did not reflect the overall thematic design of the Spring Mill Station concept plan. It was agreed to allow two new monument signs to be erected as the current sign will be removed. The details and locations will be set forth in the PUD amendment.

Originally the SMS Task Group disallowed drive-through business outside of the permitted pharmacy pickup lane. After many discussions regarding adding a drive-through business on the east side of the north retail building, the group came to an agreement by allowing the proposed drive-through based on the business usage outlined in the amendment language.

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

Respectfully,

Mark Christoffersen  
15877 River Birch Rd  
Westfield, IN 46074



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 11, 2017  
1707-PUD-13  
Exhibit 1

**Docket Number:** 1707-PUD-13 (Ordinance No. 17-19)

**Petitioner:** Aspen Property management and Brokerage, LLC

**Representative:** Eric Douthit; Church, Church, Hittle, and Antrim

**Request:** A change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Springmill Grand Station Planned Unit Development (PUD) District.

**Current Zoning:** SF2: Single-Family Low Density District

**Current Land Use:** Residential

**Acreage:** 4.9 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ord. 17-19 (Springmill Grand Station PUD)
6. Project Narrative
7. Neighbor Meeting Summary
8. Spring Mill Station Addendum
9. Public Comments

**Staff Reviewer:** Pam Howard, Associate Planner

---

**PETITION HISTORY**

This petition was introduced at the June 12, 2017, City Council meeting. The petition will receive a public hearing at the July 11, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner met with the Spring Mill Station Task Group on June 7, 2017, and will continue to work with the task group to incorporate any necessary changes prior to requesting a recommendation.

The petitioner hosted an informational meeting on June 28, 2017, at Shamrock Springs Elementary School for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 7**.

---

## **PROJECT OVERVIEW**

**Location:** This subject property is 4.9 acres +/- in size and is located at 16156 Spring Mill Road (see **Exhibit 2**). The property is currently zoned the SF2: Single-Family Low Density District and has been previously used for residential purposes. Adjacent properties to the north, south, and east are residential in use, and properties on the east side of Spring Mill road are commercial in use.

---

**Property Description:** The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Springmill Grand Station”, that would allow for commercial development. The proposed ordinance defaults to the LB: Local and Neighborhood Business District as the underlying zoning district.

**Permitted Uses:** The proposed ordinance modifies the uses permitted by the Underlying Zoning by permitting a Self-Storage Facility.

**General Regulations:** The proposed ordinance reduces the Minimum Building Setback Line to twenty (20) feet, from the sixty (60) feet required by the UDO. The proposed ordinance also establishes a Minimum Tract Size of 4.9 acres.

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

**Architectural Standards:** The proposed ordinance defaults to the Architectural Standards in Article 6.3 of the UDO, Character Exhibits are also provided to establish the intended quality and architecture for the development.

**Landscaping Standards:** The proposed ordinance does not require Foundations Plantings. Additionally, the proposed ordinance waives the Buffer Yard requirement of the UDO and instead requires preservation of the existing trees as shown in the Concept Plan (see **Exhibit 3**)

---

## **COMPREHENSIVE PLAN**

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 8**).



---

## **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 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the June 12, 2017, Council meeting.

---

## **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the July 11, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



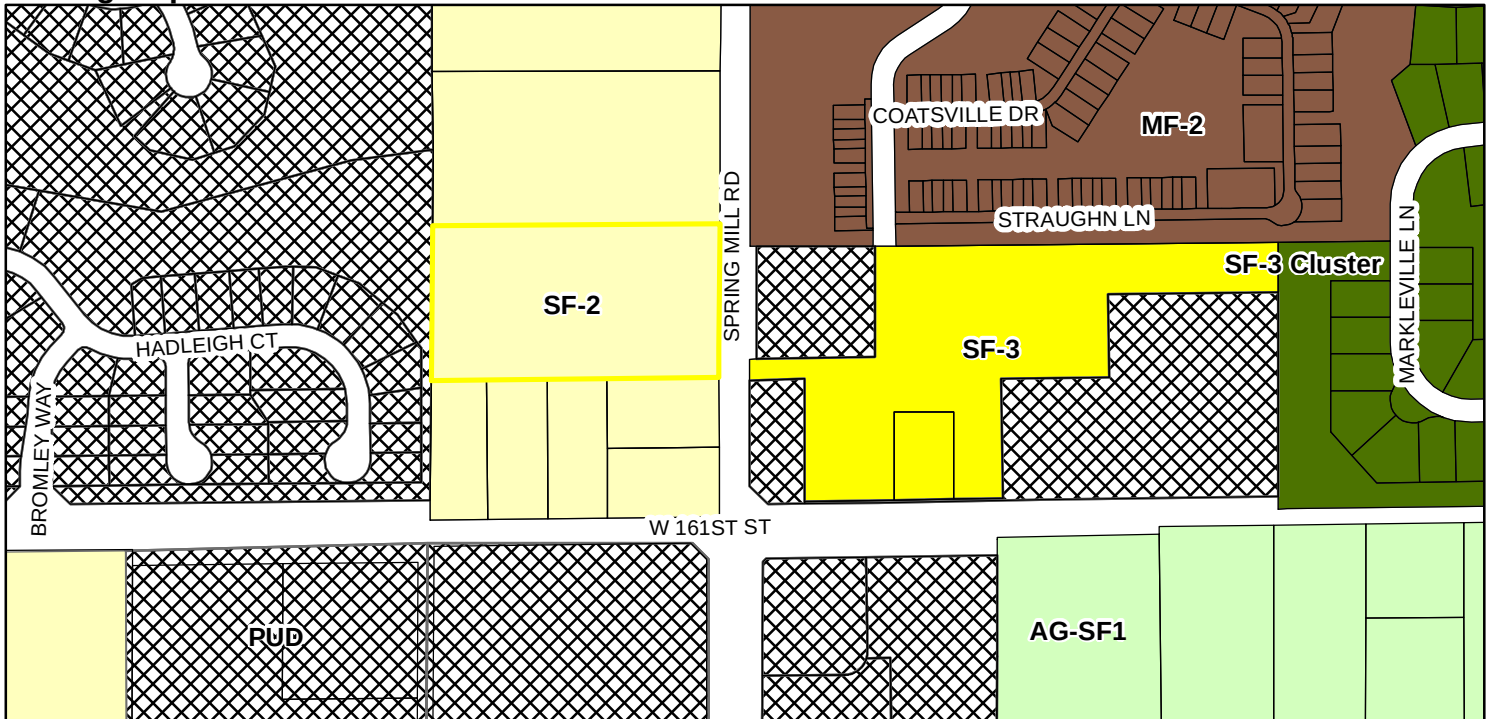
# Location Map Springmill Grand Station PUD District 1707-PUD-13



Aerial Location Map



Zoning Map



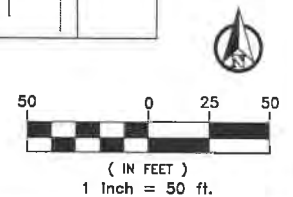
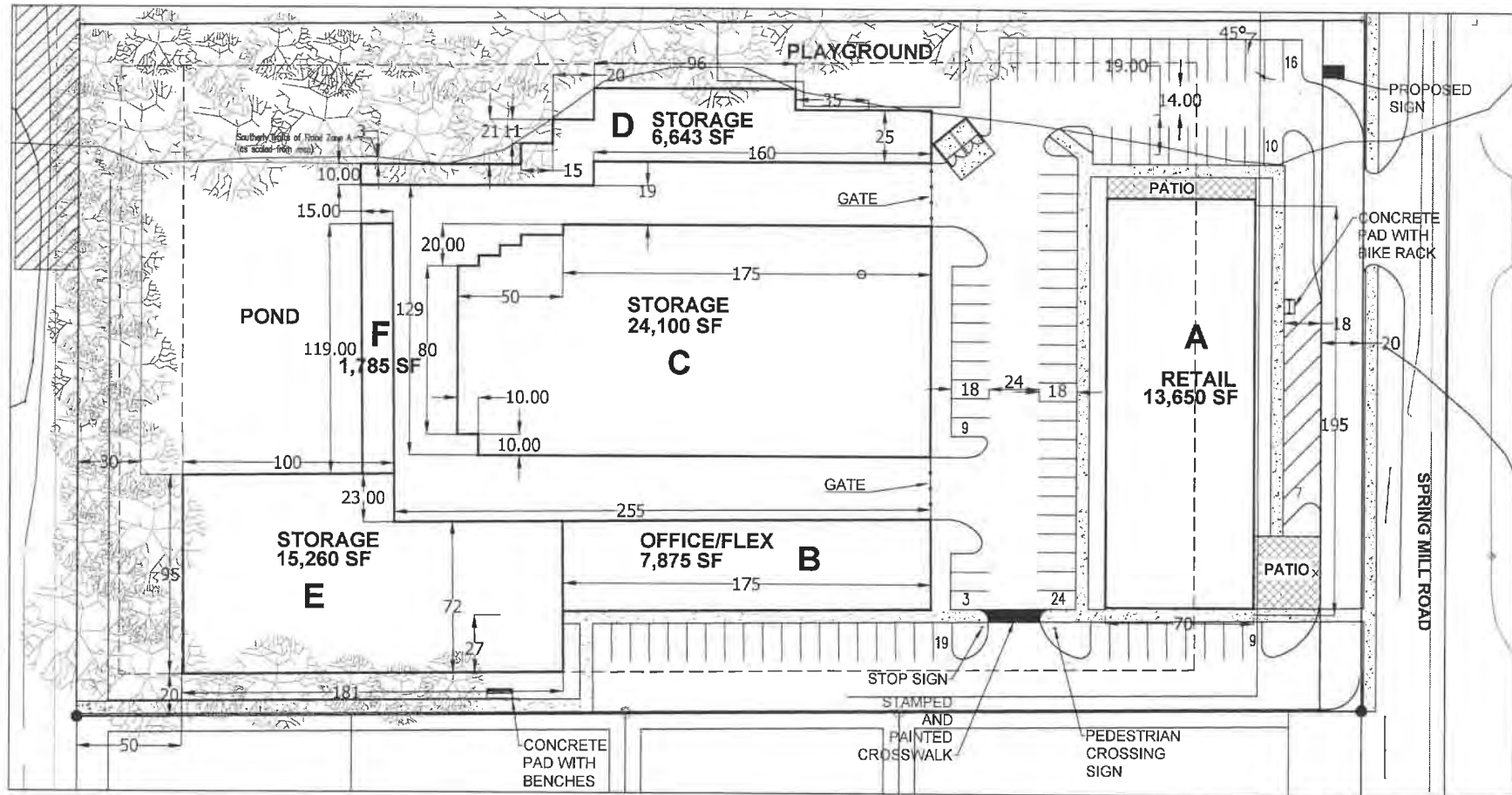
**Zoning**

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)

- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster

**EXHIBIT B-2**  
**CONCEPT PLAN**

**16156 SPRING MILL ROAD**





16156 SPRING MILL ROAD



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



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## ORDINANCE NUMBER 17-##

### 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 “**Springmill Grand Station 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. 1707-PUD-13**), 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. 1707-PUD-13** 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 of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2017;

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

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



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

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 “**Springmill Grand Station PUD District**” (the “District”).

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.

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.

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

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

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

**Section 4.**     **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB District (the “Underlying Zoning District”).

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

5.1     All uses permitted in the Underlying Zoning District shall be permitted unless otherwise prohibited below.

5.2     **Additional Uses:** The following additional use shall be permitted:

A.     Self storage facility

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

- A.     Minimum Tract Size: 4.9 acres
- B.     Minimum Front Setback: 20 feet

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

7.1     Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A.     Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

7.2     Article 6.8 Landscape Standards: Shall apply, except as otherwise modified below:

- A.     Foundation Plantings required in Article 6.8 (L) shall be waived.
- B.     Buffer yard requirements in Article 6.8 (N) shall be waived, provided that substantial numbers of existing trees depicted in Exhibit B be preserved and maintained.

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

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer



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

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

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

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

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

*This document prepared by:  
Eric Douthit, Attorney-At Law, 2 North 9<sup>th</sup> Street, Noblesville, IN 46060*

## **SCHEDULE OF EXHIBITS**

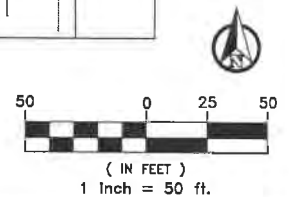
|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit C | Character Exhibit               |

**EXHIBIT A**  
REAL ESTATE

Lot #6 Spring Mill Estates, a subdivision in Hamilton County, Indiana. Recorded in Plat Book 4 pages 127 & 128 in the Office of the Recorder of Hamilton County.



**16156 SPRING MILL ROAD**



16156 SPRING MILL ROAD



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



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## **NARRATIVE STATEMENT**

The applicant, Aspen Property Management and Brokerage, LLC, is seeking approval of a change of zoning from SF-2 Single Family Low Density to LB-PD Local Business-Planned Development. The proposal is to develop Springmill Grand Station, a commercial project that reflects the growing needs of the Westfield community and is sensitive to current neighbors in the area.

The real estate is located on 4.9 acres on the west side of Springmill Road, 300 feet north of West 161<sup>st</sup> Street. Springmill Grand Station is an upscale, well-designed development that will consist of five buildings and associated parking, including 19,500 square feet of retail, 7,875 square feet of office space and a 39,837 square foot self-storage facility.

The architectural elements for the proposed project are reflective of the recommendations set forth in the 2014 Westfield Washington Township Comprehensive Plan addendum. A railroad era theme will be evident, particularly in the proposed retail building, with gable roofs, strut details, and cupola with clock.

The proposal has received input and support from the Spring Mill Station Task Group. It will tax base to the community, and provide additional shopping and service options for nearby neighborhoods.

## **Springmill Grand Station Neighborhood Meeting Summary**

Consistent with City of Westfield, Indiana policy, a neighborhood meeting was held on Wednesday, June 28, 2017 at 7 o'clock p.m. at Shamrock Springs Elementary School, 747 West 161<sup>st</sup> Street, Westfield regarding a proposed PUD (docket #1707-PUD-13) at 16156 Springmill Road. In attendance were John Perine, Aspen Property Management and Eric Douthit and Andy Wert of Church, Church, Hittle & Antrim, for the developer. Also in attendance were approximately 15 other interested individuals including Pam Howard of the City of Westfield Planning staff and City Councilpersons Cindy Spoljaric and Jim Ake.

Mr. Perine summarized the proposed project as a mixed commercial use of retail, office and self-storage. Design has followed the recommendation of the Springmill Station Task Force and the Addendum to the Westfield Washington Township Comprehensive Plan adopted in 2014. Architecture has adopted a railroad theme with a cupola/clock tower and undulating facades.

The storage facility will be a "fortress" style. All doors will be oriented and accessed toward the inside of an area secured by gates. The exterior of the storage buildings will be painted split-faced block. Lighting will be low level security lights. The intention is to save all live trees shown on the site plan, which will be part of the PUD ordinance. Dead trees in this group will be removed and replaced by evergreen varieties. Gate hours for the storage business will be 6am to 10pm to minimize disturbance. Only a few selected customers will have access after hours. Retail will likely contain at least one restaurant. A playground will be provided for restaurant patrons on a waiting list with small children. A pedestrian trail will be constructed along the south side of the property, providing connectivity to the Maple Knoll subdivision to the west. A concrete pad and bench will be installed along with pedestrian signage and a stamped, painted crosswalk to enhance the pedestrian-friendly design. In addition, a bike rack will be provided in front of the retail building, to encourage multi-modal transportation.

Building signs will meet City of Westfield standards. There will also be a monument sign constructed. It will likely be no taller than twelve feet (12') which is shorter than the fifteen feet (15') permitted by current City standards. It will be at the sign ordinance-allowed area of 120 square feet. This reflects the feedback that the development should have a more pedestrian impression to it.

Mr. Perine asked for questions or comments.

There were several questions from neighbors regarding what will be seen from various vantage points. A gentleman from the audience stated that he represented a property owner to the south. He opposed the project based on the proposed commercial use being surrounded on three sides by residential.

There was a suggestion to relocate or screen the dumpster area from the playground.

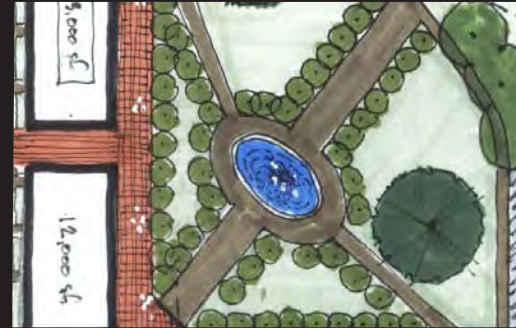
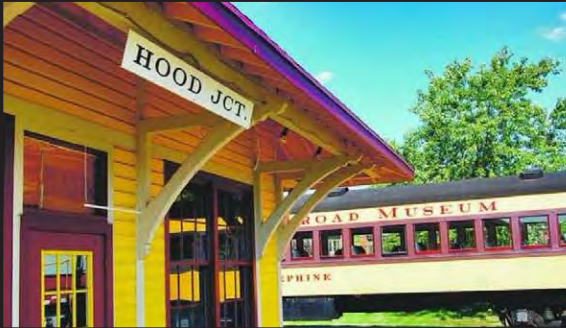
There was a question about how a pedestrian using the proposed sidewalk would cross Springmill Road. Mr. Perine responded that it would be a question for the City.

Ms. Spoljaric stated that she had some concerns and referenced the Springmill Station study. She believes the outside elevations of the storage buildings fall short of the spirit of what the study recommends.

Mr. Perine thanked everyone for their attendance and feedback. After some informal one-on-one conversations, the meeting adjourned around 8:15 p.m.



# SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP  
COMPREHENSIVE PLAN

V. 3/26/14



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**MAYOR:**

*Andy Cook*

**CLERK TREASURER:**

*Cindy Gossard*

**CITY COUNCIL:**

*Jim Ake, President*  
*Steve Hoover, Vice President*  
*Robert L. Horkey*  
*Chuck Lehman*  
*Bob Smith*  
*Cindy L. Spoljaric*  
*Robert Stokes*

**PLAN COMMISSION:**

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*Randy Graham, Vice President*  
*Daniel Degnan*  
*Andre Maue*  
*Robert Spraetz*  
*William Sanders*  
*Danielle Tolan*  
*Steve Hoover*  
*Robert L. Horkay*

**DEPARTMENT HEADS:**

*Todd Burtron, Administration*  
*Matt Skelton, Economic and Community Development*  
*Ken Alexander, Public Works*  
*Melody Jones, Parks and Recreation*  
*Derrick Cash, Informatics*  
*Joel Rush, Chief of Police*  
*Joe Lyons, Fire Chief*  
*Erin Verplank, Communications*





### EXECUTIVE SUMMARY:

This Spring Mill Station Plan (the “Plan”) is an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan: (1) provides a history of past events and current activities related to the vicinity of the 161st Street and Spring Mill Road intersection (named “Spring Mill Station” in this Plan); (2) identifies the geographic area of the Spring Mill Station Study Area; and (3) sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the Study Area that are suggested as being essential for achieving the Spring Mill Station vision described in this Plan.

The Spring Mill Station Plan process included several meetings, or charrettes, of the Spring Mill Station Study Group comprised primarily of community leaders from the various residential neighborhoods within close proximity of the Study Area. Through the process of these Study Group meetings and other input meetings with stakeholders, residents and developers, the Study Group arrived at the following policy recommendations which are discussed in further detail in this Plan:

1. **Spring Mill Station Task Group:** Establish the “Spring Mill Station Task Group,” which is contemplated as a neighborhood land use committee that will, among other things, review proposed zoning petitions and provide recommendations regarding such projects to City representatives.
2. **Branding:** Further develop the Spring Mill Station “brand” and incorporate such brand into development projects and public infrastructure projects.
3. **Land Uses:** Develop land uses within the Study Area in a manner consistent with the concepts envisioned the Spring Mill Station Plan (e.g., a mix of complementary uses, a neighborhood “hub”).
4. **Architecture and Site Design:** The design and quality of building architecture and site designs within the Study Area should be developed in a manner consistent with the Spring Mill Station Plan (e.g., high quality buildings, pedestrian orientation, people spaces).
5. **Development Strategy:** A coordinated development strategy for the Study Area should be developed (e.g., coordinated amenities, infrastructure, vehicular accesses and pedestrian trails).
6. **Financial Strategy:** Develop and implement a financial strategy to make desired infrastructure improvements within the Study Area.
7. **Economic Development:** Be proactive in attracting desirable development projects and businesses within the Study Area.

The Spring Mill Station Plan recommends that this planning process be revisited periodically, ideally every year: (1) to measure progress toward accomplishing the planning objectives included in the Plan; (2) to revise or refine the planning objectives of the Plan as needed; and (3) to aid in work planning and project prioritization in order to accomplish the Spring Mill Station vision.



## CHAPTER 1: OVERVIEW

This document, the Spring Mill Station Plan (the “Spring Mill Station Plan”), is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Spring Mill Station Plan is to clearly identify the surrounding community’s vision for the future of the area in the vicinity of 161st Street and Spring Mill Road. Residents in the surrounding neighborhoods are hopeful that this plan will encourage coordination and cooperation among the development community and the neighborhoods within the vicinity of 161st Street and Spring Mill Road to ultimately achieve the Spring Mill Station vision.

The Spring Mill Station Plan: (1) identifies important historical events which have occurred over the past ten (10) years related to the 161st Street and Spring Mill Road area; (2) inventories the relative recent events, plans, nonconforming uses, development interests, and infrastructure plans for the area; (3) identifies the geographic scope of the study area to which the recommendations of the Spring Mill Station Plan apply; (4) identifies land uses, architectural styles, transitions, buffers, and circulation preferences in Spring Mill Station area; (5) summarizes feedback received from the development community and residents about the feasibility and desirability of the various Spring Mill Station elements; and (6) sets forth policy recommendations necessary to accomplish the Spring Mill Station vision.

The process of preparing the Spring Mill Station Plan involved a series of neighborhood charrettes hosted by a group of 161st Street and Spring Mill Road area HOA leaders, City Council Committee on Ordinance Revisions members, and the Superintendent of Westfield Washington Schools. Study group members include:

|                      |                                                                 |
|----------------------|-----------------------------------------------------------------|
| •Chris Bluto         | Countryside Subdivision (Past President of Countryside HOA)     |
| •Steve Hoover        | City Council (Council Committee on Ord. Revision member)        |
| •Jeff Boller         | Countryside Subdivision                                         |
| •Jeanine Fortier     | Enclave at Maple Knoll Subdivision                              |
| •Dr. Mark Keen       | School Superintendent (Westfield-Washington Township Schools)   |
| •Jim Ake             | City Council (Council Committee on Ordinance Revision member)   |
| •Cindy Spoljaric     | City Council (Council Committee on Ordinance Revision member)   |
| •Mark Christoffersen | Mulberry Farms Subdivision                                      |
| •Butch Meese         | Enclave at Maple Knoll Subdivision (Maple Knoll Advisory Board) |

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



## **CHAPTER 2: CHRONOLOGY OF RELATED EVENTS**

**Over the past several years, the area within the vicinity of 161st Street and Spring Mill Road has experienced a significant amount of attention from the development community, residents and the City of Westfield. This section of the Spring Mill Station Plan is intended to summarize the recent historical context of this area related to land use and development.**

**June 23, 2003** – A change in zoning request was introduced at the Westfield-Washington Township Advisory Plan (the “APC”) Commission meeting. The request was to rezone approximately 16.8 acres of property, located at the northeast corner of 161st Street and Spring Mill Road, from SF-3 and AG-SF1 zoning classifications to the General Business zoning classification (Case No. 0306-REZ-02). The proposal, filed by Flynn and Zinkan Realty Company, LLC, was to develop a retail shopping center at this location. The proposal was forwarded to a committee for analysis against the Comprehensive Plan.

The property was not within the corporate limits of Westfield at the time, but was within Washington Township. Through a joinder agreement, the Town of Westfield was given zoning jurisdiction over all of Washington Township in the late 1970’s.

**August 25, 2003** – The APC held a public hearing, where 4 people spoke in favor of the project and 17 people spoke in opposition of the project. In addition to comments made at the meeting, approximately 75 pieces of written comment were received prior to the meeting, the majority of which were in opposition of the project. The Comprehensive Plan Committee of the APC recommended that the proposal receive a negative recommendation from the full APC.

The APC voted 6-1 to send a negative recommendation of Flynn and Zinkan’s rezoning petition 0306-REZ-02 to the Westfield Town Council.

**October 13, 2003** – The Westfield Town Council (the “Council”) approved Ordinance 03-28, which changed the zoning of the 16.8 acres at the northeast corner of 161st Street and Spring Mill Road to the General Business District.

**Winter 2003/Spring 2004** – The events surrounding the zoning decision at the intersection of 161st Street and Spring Mill Road caused many residents to voice their opinions and concerns with Westfield decision-makers about the Flynn and Zinkan project. At the time the area around 161st Street and Spring Mill Road was an unincorporated area of the township, and therefore, the residents in the area did not have the ability to vote for the Council members. Many residents were frustrated by this situation. Discussions between residents and the City of Carmel occurred regarding the possibility of the south-central/south-western portion of Washington Township being annexed into Carmel, instead of Westfield. Carmel put plans together to annex up to 10 square miles of Washington Township, which had long been assumed to be “Westfield’s territory”. Westfield leaders met with residents and ultimately convinced them that it would be in their best interest





to be annexed by Westfield instead of Carmel. A citizen group called “Citizens for Responsible Annexation” was instrumental in building support amongst the residents for incorporation into Westfield.

**February 9, 2004** – Platinum Properties, LLC requested that the 24 acres located immediately north of the Flynn and Zinkan property be rezoned from SF-3 (Cluster) to Multi-Family 2 (Case No. 0312-REZ-07).

**February 10, 2004** – Developer Flynn and Zinkan filed a Development Plan with the APC for a retail shopping center at the northeast corner of 161st Street and Spring Mill Road (Case No. 0402-DP-08). The shopping center was named SpringMill Commons.

**March 22, 2004** – The APC was not able to obtain majority vote to either approve (3-5-1 vote) or deny (4-3-2 vote) the Development Plan for Springmill Commons. The project was continued to the April 26, 2004 APC meeting.

**April 26, 2004** – Flynn and Zinkan withdrew its Development Plan item for Springmill Commons (Case No. 0402-DP-08).

**June 28, 2004** – The APC voted 6-1 to send a recommendation for approval of the Platinum Properties petition 0312-REZ-07 (called “Townhomes at Countryside”) to the Council.

**July 12, 2004** – The Council initiated the rezoning of the property at the northeast corner of 161st Street and Springmill Road from SF-3 (Cluster) to the MF-2 District. The Council directed the APC to hold a public hearing and send the item back to the Council with a recommendation on how to act on the case.

**July 12, 2004** – The Westfield City Council approved Ordinance 04-28, changing the zoning of the area for the Townhomes at Countryside from SF-3 (Cluster) to the MF-2 District.

**September 27, 2004** – The APC approved the Development Plan for the Townhomes at Countryside project (Case No. 0405-DP-24).

**September 27, 2004** – The APC held a public hearing on the petition sent to them from the Council to rezone the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 zoning classifications (Case No. 0408-REZ-07). The APC voted 5-1 to send a recommendation for approval of the petition to the Council.

**September 27, 2004** – Flynn and Zinkan requested that the APC suspend its rules and make a determination on the previously-withdrawn Development Plan (Case No. 0402-DP-08). The APC did not take action on this request at the September 27, 2004 meeting. This matter was never discussed again at subsequent meetings.



**October 11, 2004** – Flynn and Zinkan filed a lawsuit against the Town of Westfield in Hamilton County Superior Court No. 3 (Cause No. 29D03-0410-PL-914). The lawsuit requested a judgment mandating that the Town of Westfield approve the Development Plan for Springmill Commons and issue all necessary permits for the project.

**October 25, 2004** – The Council rezoned the property at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 classifications (Ordinance 04-36).

**November 2, 2004** – 82 percent of Westfield voters voted to change from a Town to a City. The conversion to a City would not take effect until January 1, 2008.

**August 27, 2005** – The Hamilton County Superior Court found that the Development Plan for Springmill Commons was compliant with applicable zoning regulations and ordered the Town of Westfield to approve the Development Plan (Case No. 0402-DP-08) for Springmill Commons (Cause No. 29D03-0410-PL-914).

**August 31, 2005** – As ordered by the Hamilton County Superior Court, the Advisory Plan Commission approved the Development Plan for Springmill Commons (Case Nos. 0402-DP-08 and 0508-DP-32).

**September 12, 2005** – The “Southwest Annexation” was approved by the Westfield Town Council (Ordinance 05-09). This was a large annexation that incorporated much of the south-central and south-western portions of Washington Township into the Town of Westfield.

**November 1, 2005** – A minor amendment to the rear façade of the Kroger building in Springmill Commons was approved administratively (Case No. 04-02-DP-08). The minor amendment approved moving the truck dock forty feet towards the center of the store and adding a fourteen foot tall masonry wall to screen the trash dumpster and refrigeration equipment.

**November 22, 2005** – A minor amendment to the building size, drive-thru location, and number of drive-thru lanes for the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 04-02-DP-08).

**May 26, 2006** – A minor amendment to the building size of the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 0605-DP-12).

**July 9, 2007** – Zinkan and Barker, successor to Flynn and Zinkan, requested that the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road (Springmill Commons plus the additional 2-acre parcel that was owned by Crossroads Church, and part of the original rezoning petition) be rezoned from SF-3 and AG-SF1 to General Business (Case No. 0707-REZ-02).

**July 13, 2007** – Douglas Realty Group, LLC filed a request that the 20 acres located at the southwest corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to Local Business (Case



No. 0709-REZ-04). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Spring Mill Road Special Study to be completed.

**August 1, 2007** – The City began studying the area around the intersection of 161st Street and Spring Mill Road. The study was named “161st and Spring Mill Road Special Study and Community Design Gallery Report” (the “Special Study”). The Special Study included stakeholder interviews, market analysis, capacity/demand analysis, and a community design preference survey using renderings of possible future build-out scenarios at the intersection. The Special Study also included recommendations for the area, based on information gathered at the time. The Special Study was adopted by the City Council on March 3, 2008.

**August 13, 2007** – Peacock Springmill, LLC requested that the 6.9 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to General Business (Case No. 0708-REZ-03). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Springmill Road Special Study to be completed. This case was withdrawn before the July 7, 2008 APC Meeting.

**November 26, 2007** – The APC voted 6-1-1 to send a negative recommendation of Zinkan and Barker’s rezoning petition (0707-REZ-02) to the Council.

**December 6, 2007** – Zinkan and Barker withdrew its rezoning request, (Case No. 0707-REZ-02).

**May 12, 2008** – The Special Study was presented to the Council, and the Council adopted the Special Study under Resolution 08-12.

**June 9, 2008** – CrossRoads Church at Westfield, Inc. requested that approximately 2 acres located north of the Spring Mill Road entrance to Springmill Commons (the “Church Property”) be rezoned from AF-SF1 to General Business (Case No. 0807-REZ-02). This property was part of the initial rezoning request by Flynn and Zinkan in 2003.

**July 7, 2008** – Peacock Springmill, LLC withdrew its rezoning request, (Case No. 0708-REZ-03).

**July 21, 2008** – The APC voted 9-0 to send a negative recommendation of Douglas Realty Group’s rezoning petition 0709-REZ-04 to the Council.

**July 21, 2008** – The APC voted 9-0 to send a negative recommendation of Cross Road Church’s rezoning petition 0807-REZ-02 to the Westfield City Council. The church withdrew its petition at the APC meeting.

**August 11, 2008** – The Council denied Douglas Realty Group’s rezoning petition, (Ordinance 08-43).

**May 9, 2011** – M & I Bank requested that the Church Property be rezoned from AF-SF1 to General





Business (Case No. 1106-REZ-02).

**June 30, 2011** – M & I Bank withdrew its rezoning request, (Case No. 1106-REZ-02).

**January 23, 2012** – Cross Roads Church of Westfield, Inc. requested that the Church Property be rezoned from AG-SF1 to the CrossRoads Church PUD District (Case No. 1202-PUD-01).

**March 5, 2012** – The APC voted 9-0 to send a recommendation for the approval of the CrossRoads Church PUD petition (1202-PUD-01) to the Council. The PUD proposal limits the allowable uses on the site to banks and other professional office uses.

**March 12, 2012** – The Council approved Ordinance 12-03, changing the zoning of the Church Property from AG-SF1 to the CrossRoads Church PUD District.

**August 13, 2012** – Cooperstown Partners, LLC requested that the approximately 6.5 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to the Springmill Corner PUD District (Case No. 1209-PUD-11).

This petition remains pending as of the writing of this plan. Several other development inquiries have been received from would-be developers regarding the status of this Spring Mill Station planning initiative by the time of this writing. This would seem to indicate a substantial amount of development interest in the Spring Mill Station area.



## **CHAPTER 3: RECENT EVENTS**

The City of Westfield (the “City”) is a dynamic development environment with several plans and projects (public and private) related to the Spring Mill Station Study Area under way. This section of the Spring Mill Station Plan is intended to provide a summary of recent activities that have occurred or that are in the process of occurring that affect (or will affect) the area in the vicinity of 161st Street and Spring Mill Road.

### **Spring Mill Road and 161st Street Engineering and Programming Study Summary**

The Spring Mill Road and 161st Street Engineering and Programming Study was completed on April 30, 2013. The purpose of the study is to assess future traffic needs of the 161st Street and Spring Mill Road corridors to plan for future roadway improvements. A summary of the study follows:

***Spring Mill Road Corridor:*** No additional lanes are identified as being needed through 2033. However, it is recommended that the roadway from 146th Street to 161st Street be updated by 2018 and continue to SR 32 by 2023 in accordance with the City’s Complete Streets Policy (Resolution 12-114). At the time the study was completed, 161st Street was classified as a secondary arterial which contemplates one hundred and twenty (120) feet of right-of-way. Since that time, the City’s Thoroughfare Plan was amended to identify 161st Street as a primary arterial which contemplates one hundred and fifty (150) feet of right-of-way (Resolution 13-115).

***161st Street Corridor:*** It is recommended that an additional lane be added in each direction by 2028 to maintain an acceptable level of service and to implement the City’s Complete Streets Policy. A roundabout is scheduled to be constructed at Oak Ridge Road and 161st Street in the fall of 2014.

***Existing Conditions of the 161st Street and Spring Mill Road Intersection:*** The signalized intersection northbound approach includes one through lane, a 170 feet long left turn lane, and a 100 feet long right turn lane. The westbound approach includes one through lane, a 460 feet long left turn lane and a 260 feet long right turn lane. The southbound approach includes one 310 feet long left turn lane and one shared through/right turn lane. The eastbound approach includes a 150 feet long left turn land and one shared through/right turn lane.

### **Springmill Commons Shopping Center – Zinkan and Barker**

The northeast corner of 161st Street and Spring Mill Road, named “Springmill Commons,” was developed by a development firm named Flynn & Zinkan (now Zinkan & Barker) with a large grocery store anchor, with additional outlots and an in-line multi-tenant retail building in 2004. The property is presently zoned for single-family residential use. The existing commercial development constitutes a legally established nonconforming use on the property, resulting from certain legal



proceedings requiring the City's approval of the project. Any proposed changes to the existing development would require the site to be rezoned.

The Spring Mill Study Group has identified several issues associated with Springmill Commons that, if adequately addressed, would enhance the development:

**1. Traffic Circulation and Parking:** The traffic and pedestrian circulation patterns within the shopping center function at a suboptimal level with multiple points of conflict on the internal access ways and drive aisles in the development, leading to potentially dangerous interactions. The internal drive running north to south across the development causes confusion as stop signs control traffic movements along the access road but there are no restrictions on automobiles entering from the existing parking lot. There is no vehicular or pedestrian access planned in order to access the parcel (the "CrossRoads Church PUD" Ordinance 12-03) to the northwest of Springmill Commons from within Springmill Commons. This prohibits the shopping center and the CrossRoads Church PUD from operating as a coordinated integrated commercial center.

**2. Sign Area:** The sign standards applicable to Springmill Commons are lesser than what is permitted for a similar center under the present zoning ordinance. The sign standards applicable to the shopping center currently permit one (1) square foot of wall signage for each linear foot of tenant front facade while the present zoning ordinance permits two (2) square feet of signage for each linear foot of tenant front facade. Also, no sign shall be restricted to be less than twenty-five (25) square feet of sign area under the present zoning ordinance.

**3. Landscaping:** Compared to the normally applicable zoning standards, Springmill Commons is deficient on several landscaping standards. There is little or no landscaping along structures that exceed eighty (80) feet in length without corner breaks, which would not be permitted under current zoning requirements. Also, the site is deficient in the number of shade trees for a commercial development. Most notably the development lacks the normally applicable shade trees along the 161st Street road frontage. 161st Street also lacks the normally required buffer yard distance from the road right-of-way. As a result, the parking lot appears expansive in this area and there is insufficient landscaping to help break up the monotony of the parking lot. The interior parking lot also lacks shade trees in most parking lot islands as required by the zoning ordinance today. Such additional landscaping would greatly enhance the feel of the development. The overall development is also deficient in the number of shrubs required in buffer yards.

**4. ROW Widths:** 161st Street is classified as a primary arterial in the City's Thoroughfare Plan which contemplates a seventy five (75) feet wide half right-of-way. Currently, 161st Street possesses a half right-of-way of approximately forty (40') feet (which would require up to an additional thirty-five (35') feet of right-of-way in order to comply with the recommendations of the Thoroughfare Plan).





**5. Architectural Standards:** State Highway 32 Overlay Zone: The State Highway 32 Overlay Zone (the “32 Overlay”; WC 16.04.065) is a set of standards applicable to new developments along the State Highway 32 Corridor. The architectural standards and urban design standards included in the 32 Overlay are frequently imposed on new community development during the zoning approval process. If the Spring Mill Commons were approved today, these standards would likely apply. Compared to these standards, the strip center development does not have any building offsets for elevations that are greater than 90 feet in length. Also, the layout of the gas station would not be permitted due to location of the fuel pump canopy and the actual convenience store location under the pumps.

### US 31 Major Moves Project

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

Construction of the 161st Street bridge and interchange began in 2011 and numerous on-line and off-line improvements have been made to U.S. Highway 31 in Westfield since that time. Most notably in August 2013, a double tear drop roundabout interchange was completed at the U.S. Highway 31 and 161st Street intersection. West of the interchange, where the Monon Trail intersects with 161st Street, initial work has been completed for the Monon Trail to tunnel underneath 161st Street. The initial work included installing tunnel infrastructure under 161st Street which enables the City to extend the Monon Trail under 161st Street while keeping the road open to traffic when the rest of the tunnel project is completed. It is expected that 161st Street will be the primary east/west vehicular travel corridor for the City’s existing population.



*161st Street Bridge Rendering*



### Possible Intersection Improvements for 161st Street/Spring Mill Road

The City Engineer has indicated the following possible future improvements to the intersection of 161st Street and Spring Mill Road. The intersection of 161st Street and Spring Mill Road currently functions at an acceptable Level of Service (“LOS”) for current traffic levels. 161st Street and Spring Mill Road both currently function at an A or B LOS for all four approaches to the intersection. A curb on the southeast corner of the intersection was installed in 2012 to prevent continued encroachment into the corner yard from automobiles driving through the corner of the intersection. Improvements to the intersection that may occur in the future include relocating electric lines that are installed at nearly the same height as the hanging street lights, creating visibility obstructions. The street light poles themselves might be updated to a higher quality pole than those that are currently in place. Lastly, reprogramming the traffic light to meet the demands of future traffic patterns may occur.

### Spring Mill Road Programming and Engineering Draft Study

Future improvements to the 161st Street and Spring Mill Road area are recommended by the United Consulting Engineers’ Spring Mill Road Programming and Engineering Study. Future improvements not included in the study may be added at a later date if needed. The study recommends that a roundabout be installed at both the intersections of 161st Street and Oak Ridge Road, as well as 156th Street and Spring Mill Road. Both roundabouts are expected to be completed by fall of 2014. It is also recommended that 161st Street be widened to include an additional lane on each side of the road to allow cycle tracks to be added to the road cross section.

### Grand Park

The Grand Park Sports Campus is located approximately 2.5 miles north of the Spring Mill Station Study Area and is anticipated to generate approximately 1.5 million visitors per year. This level of tourism activity will likely generate a significant amount of consumer activity in Westfield. Spring Mill Station may experience increased demand due to its proximity to the Sports Campus. Due to





the nature of how Grand Park is expected to function, extreme traffic spikes are not expected in the Study Area; however, overall traffic levels may be greater than previously expected.

The Grand Park Sports Campus may also affect the use of the southwest corner of Spring Mill Station, where approximately fourteen (14) soccer fields are currently used by the Westfield Youth Soccer Association. The Westfield Youth Soccer Association is one of the key users expected to host activities at the Sports Campus. Demand for the fields, currently owned by the Westfield-Washington School Corporation, may be reduced if the demand for fields is otherwise met at the Sports Campus.

### **Viking Meadows and Maple Knoll Subdivisions Permit Activity:**

Located in close proximity to the Spring Mill Station study area are the subdivisions of Viking Meadows and Maple Knoll. The Viking Meadows Subdivision had the highest number of new single-family home starts in Westfield for 2013, accounting for twenty five (25%) percent of all permits. In 2012, Viking Meadows accounted for twenty five (25%) percent of all new single-family home starts in Westfield. The Maple Knoll subdivision located to the northwest of Spring Mill Station had the third highest number of new single-family housing starts at thirteen (13%) percent for 2013. In 2012, Maple Knoll accounted for twenty seven (27%) percent of all new single-family home starts in Westfield. These new homes located in close proximity to Spring Mill Station will likely increase the viability of and need for a neighborhood hub as contemplated in this Plan.

### **Townhomes at Countryside**

On the northeast corner of 161st Street and Spring Mill Road and north of Springmill Commons is the Townhomes of Countryside, an owner occupied multi-family development. The development consists of nine (9) three (3) story townhome buildings with approximately forty-eight (48) units and three (3) single story buildings with nine (9) units. The development gained zoning approval in July of 2004 and development plan approval for the townhomes was granted in September of 2004. This approval occurred after the Springmill Commons project was approved.

Nine (9) of the three (3) story townhome buildings were constructed by Ryland Homes and the single story buildings were constructed by Shoopman Homes, who acquired the remaining unimproved building pads in the project. During the recent economic downturn, owner-occupied townhome buildings struggled to remain as viable as traditional single family homes. As a result, Shoopman Homes acquired the remaining building pads and began constructing single family attached units in 2010. Nine (9) separate single story units have been constructed by Shoopman Homes since that time and nine (9) building pads remain to complete the build out of the project. As indicated by Shoopman Homes, it chose this area because of the amenities in the immediate vicinity and easy road connections to the surrounding area.





### Development Interest

The four corners of the 161st Street and Spring Mill intersection have seen an increased level of development interest over the past several years. Currently, one formal rezoning petition has been filed with the Advisory Planning Commission for the southeast corner of 161st Street and Spring Mill Road. The proposal would permit a variety of local business (LB) uses such as a drug stores, banks and medical offices on a seven (7) acre site. The proposed site plan illustrates four (4) structures with a drug store (approximately 15,000 square feet) on the corner of 161st and Spring Mill and three other separate buildings totaling 16,000 square feet.



## CHAPTER 4: PLANNING AREA



The Spring Mill Station planning area consists of approximately ninety (90) acres around the four corners of the 161st Street and Spring Mill Road intersection. The area is approximately two (2) miles west of US Highway 31 and three (3) miles from downtown Westfield, also known as Grand Junction. The planning area is comprised of an existing shopping center to the northeast, residential lots and part of an airport runway to the southeast, a vacant field and soccer fields to the southwest, and residential lots and a large wooded estate to the northwest.

### Rationale:

The planning area is identified in order to prevent commercial creep down the 161st Street and Spring Mill Road. Both corridors are zoned entirely for single-family residential use and the study area itself is envisioned as the only location non-residential activity may occur in this vicinity. It is not intended that the planning area be entirely commercial. Residential uses may occupy a significant portion of the planning area. Areas outside of the planning area are envisioned to remain as single-family homes. The planning area is designed to allow adequate space for internal buffering and transitions to the surrounding neighborhoods. Specific descriptions of the planning area as well as rationale for the inclusion of each individual corner of the planning area are included below:



### Northwest Corner of 161st/Spring Mill Road



The northwest corner of the planning area includes approximately fourteen (14) acres of land, comprised of seven (7) parcels. The corner is bound by the Enclave at Maple Knoll residential development to the west and a five (5) acre residential parcel to the north. The area includes six (6) residential homes and a vacant parcel with a regulated drain (John Edwards Ditch) running through the center of the parcel. The west boundary along Maple Knoll includes a dense planting of trees.

**Rationale:** The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong

Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

### Northeast Corner of 161/Spring Mill Road



The northeast corner of the planning area includes approximately fifteen (15) acres of land comprised of five (5) parcels. This corner of the Study Area is bound by the Townhomes at Countryside to the north and the Countryside Subdivision to the east. The area includes Spring Mill Commons, a Kroger anchored shopping center, which includes in-line B-shoppes, three outlots, and a gasoline fueling station. A vacant, dilapidated, single family home with a pole barn is also located

north of the gasoline fueling station. The buffer area located north of the B-shops between the townhomes of Countryside includes a large earthen mound with evergreen and deciduous landscaping. A pedestrian trail connects the shopping center with the Countryside Subdivision to the north.

**Rationale:** The existing and Spring Mill Commons development was included in the study area since the existing commercial center is a large component of the functional area within the vicinity of 161st Street and Spring Mill Road. A zoning nonconformity also exists for the





shopping center as the development is zoned Single-Family 3. This study acknowledges this issue and suggests that this issue be appropriately addressed in order to accommodate the further development of future redevelopment of this property. The eastern common area is also included and may be desirable to provide a trail connection area from Countryside Subdivision to 161st Street.

### *Southeast Corner of 161/Spring Mill*



The southeast corner includes approximately twenty-two (22) acres of land, comprised of eight (8) parcels. The area follows the same eastern boundary as Spring Mill Commons to the north. The area is bound by the Mulberry Farms Subdivision to the south and a residential home to the east. The area includes a church, five (5) residential homes, two vacant lots, and approximately half of a grass airport runway. A tree stand runs intermittently along the Mulberry Farms boundary.

**Rationale:** The intention for the eastern boundary is to create a seamless transition on both sides of 161st Street. Mulberry Farms Subdivision serves as a natural boundary to the south. The intention of the twenty-two (22) acre area would allow for residential and commercial development to include a large buffer and landscape area to provide transition between newly developed areas and adjacent development.

### *Southwest Corner of 161/Spring Mill*



The southwest corner includes approximately thirty-seven (37) acres, comprised of two parcels of land. The area is bounded by the Crosswind Commons Subdivision to the south and Shamrock Springs Elementary School to the west. Both parcels are approximately eighteen (18) acres in size. The parcel located on the immediate corner of Spring Mill Road and 161st Street is undeveloped and currently farmed. The school-owned parcel currently contains fourteen (14) soccer fields.

**Rationale:** The thirty-seven (37) acres of the corner were included to ensure coordinated design and transitioning with surrounding neighborhoods and the rest of the planning area should any redevelopment occur. The corner is not envisioned to develop entirely as neighborhood commercial and would mostly likely include a large residential or medical component. If development occurs, special attention should be given to the soccer fields as an amenity for the planning area.



## CHAPTER 5: IDENTITY– “SPRING MILL STATION”

The Spring Mill Station Study Group quickly determined that establishing a clear identity for the planning area is of critical importance to create the desired neighborhood hub. The area is intended to function as a “hub” of activity and social connections for the surrounding neighborhoods and the name “Spring Mill Station” was chosen to embody that concept. The hub concept envisions local residents using multiple modes of transportation to access the various amenities that are contemplated in this plan. The hub is intended to function as both a community gathering place as well as a neighborhood center to meet the local consumer needs of the community.

To create the desired identity and community hub of activity, “Spring Mill Station” was chosen as the name of this planning area for the following reasons:

1. “Station” continues the downtown Westfield rail road-like theme of “Grand Junction” and its relation to the abandoned rail lines in the area.
2. “Station” also relates to Westfield’s involvement in the Underground Railroad and the continuation of that theme west of US 31.
3. “Spring Mill” connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.
4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

Spring Mill Station is envisioned to be a high quality development area that has a timeless feel, a place where people feel comfortable simply spending time outdoors, a place away from home and work that one can relax and play. The quality of development contemplated in this plan is intended to focus attention on aesthetic detail and reduce the generic feel of typical strip mall shopping centers. Architectural themes that possess a long lasting appeal are recommended in order to create a timeless “feel” for this area and prevent trendier architectural themes that could be outdated in a decade.

To fulfill this vision and work within the “Spring Mill Station” name, a railroad era architectural theme was chosen to be continued throughout the planning area. The theme presents an opportunity for not only railroad era architecture, but a branding of railroad style designs all throughout Spring Mill Station. Such elements can be utilized in public rights-of-way as art pieces as well as within common areas. The history of railroads in Westfield and the United States presents design opportunities that are as timeless as any architecture we have in the country. Recreating that visual effect can further the brand of this area and create the desired space that is unique from other areas.



## CHAPTER 6: LAND USES



To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The contemplated land uses for Spring Mill Station are aimed to help achieve the feel of a neighborhood center and meet the needs and desires of local residents.

Recommended land uses include eating and dining establishments, convenience retail stores, food and beverage retail stores, multi-family uses, small business offices and community facilities. All of these uses are contemplated as serving the basic needs of surrounding residential neighborhoods. Below is a list of the recommended land use categories with specific local examples identified:

A. Retail sales as envisioned by the Spring Mill Station Study Group, includes the sale or rental of common goods or services. (excluding agricultural, animal, automotive, business equipment, construction sales, gas sales, prominent drive-up orientation). Retail sales can be broken into the following groups:

1) **Convenience retail sales:** As envisioned by the Spring Mill Station study group this type of use includes the sale of frequent or reoccurring small personal items or services for residents located in close proximity. Typical uses include neighborhood grocery and drug stores. *Examples: Pharmacy, Small Retail Establishment*

2) **Restaurants and Pubs:** Establishments primarily engaged in sale of foods and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or pubs. *Examples: Restaurants – Yat’s, Kona Grill, Granite City Food and Brewery, Mitchell’s Fish Market, Keltie’s, Mama Corollas Old Italian Restaurant, Aristocrat Pub and Restaurant, Ice Cream shop, Pizza Shop, Dunkin Donuts*



*Unique outdoor eating establishment*





**3) Food and Beverage Retail Sales:** Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens.

*Examples: Trader Joe's, Butcher Shop, Bakery, Fresh Market*

**4) General Retail Sales:** Sale or rental of goods and merchandise for personal or household items but different from the uses listed above. Typical uses include boutique stores, apparel stores, paint stores, hardware stores, bike shops, hobby stores and specialty stores. *Examples: Art Gallery, Design Gallery, Music Store, Florists, Pottery, Clothing Store.* Big box retail stores are not contemplated uses in this area.

B. Administrative and Professional Services refer to businesses which typically provide professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, accounting offices, and engineering or architecture firms.

C. Business and Personal Services includes the use categories of banks, financial services, medical services, and personal and repair services. Business and Personal services can be broken into the following groups:

**1) Banks and Savings and Loan:** Financial institutions providing on site retail services to individuals and businesses.

**2) Finance, Insurance and Real Estate Services:** Establishments primarily engaged in financial, insurance, real estate, or security brokerage services. Typical uses include banks, insurance agencies or real estate firms.

**3) Medical Services:** Personal health services for the prevention, diagnosis and treatment or rehabilitation services. Typical uses include clinics, medical specialty offices and dentist's offices.

**4) Personal and Repair Services:** Establishments primarily engaged in the provision of repair service to individuals and households. Typical uses include photography studios, dry cleaners, apparel repair business or musical instrument repair business.

D. Community Facilities to provide a physical meeting space for residents to hold meetings or special events/activities. (e.g. Gazebo)

E. Assisted Living Facilities to provide housing opportunities for individuals with additional needs and assistance.

F. Multi-Family housing for apartments, townhomes, and condominiums intermixed with other approved uses and as a transition from more intense uses.



G. Single Family housing as envisioned by the Spring Mill Station Study Group include village or cottage style residential development in a compact arrangement to blend in with the neighborhood hub.

### Spring Mill Station Land Use Examples:



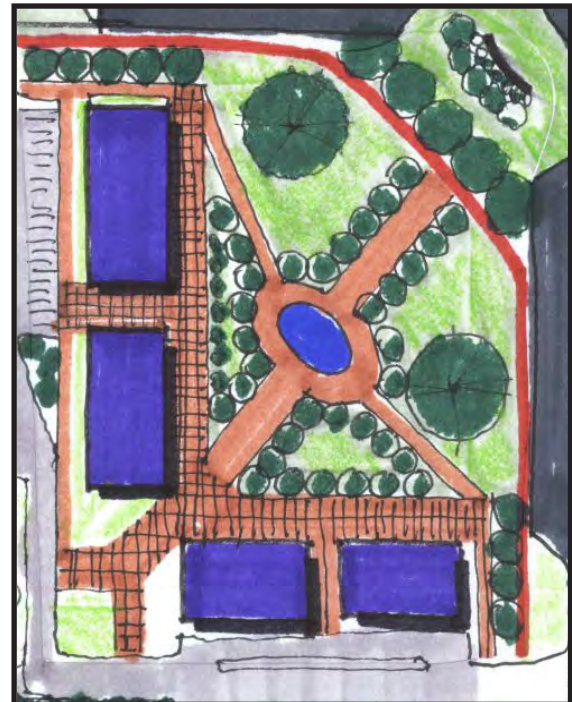


## CHAPTER 7: SITE DESIGN & ARCHITECTURE

In order to create a residential neighborhood center which blends into the surrounding single-family residential fabric of the area, specific architecture and site design concepts should be thoughtfully crafted to create the desired effect. It is envisioned that the (4) four corners of the planning area should be developed in such a manner where buildings are located up closer to the street rights-of-way on two (2) or three (3) of the four (4) hard corners of 161st Street and Spring Mill Road. It is not contemplated that building should be built right along the street rights-of-way on all four (4) corners. Buildings located along the street should range between 1.5 to 2.5 stories and promote pedestrian connectivity over vehicular access. Generous buffer areas are recommended between the edge of the developed areas of the Spring Mill Station and existing residential/institutional areas. Spring Mill Station is envisioned as including a significant residential component in addition to the various commercial uses described in this plan. It is envisioned that Spring Mill Station will be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.

### Village Green

A village green located near the intersection is desired by residents to provide a place to relax and socialize, and to serve as a community gathering place for the local neighborhoods. The village green is envisioned as a place including public art, outdoor seating, heavy landscaping, and mixed use buildings that front on the village green. The space is meant to be intimate and freely accessible to all while also providing a comfortable setting for restaurants or businesses to use part of the green as an amenity. Ideally the space would also include a clubhouse or community meeting room area to serve as a meeting place for the surrounding neighborhoods. The green would function to diversify the entire neighborhood center to create multiple reasons why someone might visit the area and ultimately increase impromptu interactions with others.







### **Thematic Design: Railroad**

The Spring Mill Station study group selected a railroad style architectural theme to be carried out throughout the entire Spring Mill Station Study Area. This theme should be continued throughout the architecture of the buildings, common areas, and amenities of Spring Mill Station. This theme will help to carry a consistent vision on all four corners and create a custom feel for the area. The buildings should utilize quality building materials (e.g., brick, stone, wood) and be built at a scale that is comfortable for pedestrians using the neighborhood center. The architecture should be similar to what is described below and as illustrated in the following examples:

The following is a list of encouraged architectural designs for Spring Mill Station:

#### ***Railroad Theme Architecture: Quality and Theme***

- 1) Verge board (gingerbread style detail)
- 2) Gable roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Variation of architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents/fenestration
- 11) Iron work/accents
- 12) Undulating facades to prevent box like structures
- 13) Inviting entrances/covered entrances to buildings
- 14) Pedestrian scale: windows and building massing designed for pedestrians

The following is a list of encouraged features for public art in Spring Mill Station:

#### ***Public Art (Desired Features)***

- 1) Water tower feature
- 2) Railroad style public furnishings (e.g., benches, pergolas, playscapes)
- 3) Use of red/black/rust colors
- 4) Use of old railroad track or steam engine as part of common area



### Site Design Concepts

To help illustrate the concepts and objectives set forth in the Spring Mill Station Plan, two conceptual renderings were created that would both be considered consistent with the vision set forth in this document. The purpose of the illustrations is to represent two potential build out scenarios of the entire planning area that are consistent with the Spring Mill Station vision. These two illustrations are not an either/or scenario, rather two of many possible build-out scenarios that could meet the intent of the Spring Mill Station Plan. Any two building locations or land uses shown on the conceptual plans could be placed many other ways on the sites. The renderings are presented to provide additional clarity to the concepts set forth in the Spring Mill Station plan.

*Conceptual Plan A*



*Conceptual Plan B*



The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.





### Conceptual Plan A

*Plan A is consistent with the Spring Mill Station Plan for the following reasons:*

- 1) A neighborhood “hub” center is located in the center of the planning area around the ponds.
- 2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
- 6) Mix of land uses spread throughout the planning area.







### Conceptual Plan B

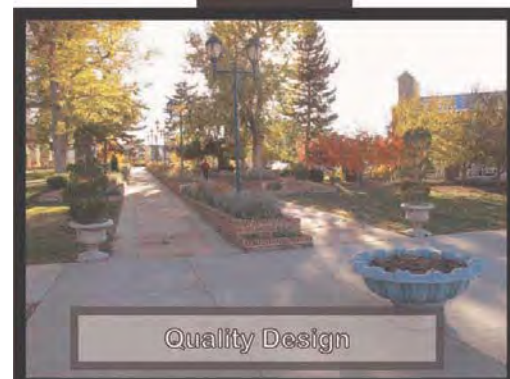
*Plan B is consistent with the Spring Mill Station Plan for the following reasons:*

- 1) A neighborhood “hub” area and village green is located on the southwest corner of the planning area.
- 2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
- 6) Mix of land uses spread throughout the planning area.





The following are examples of site design elements that are encouraged to be within the Spring Mill Station:





## Spring Mill Station

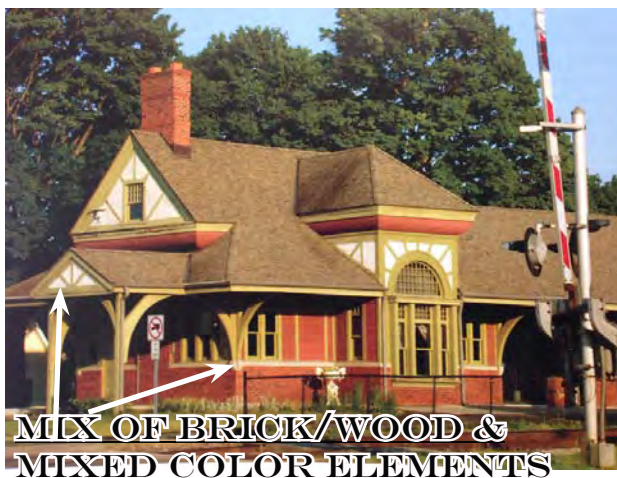


The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:





## Spring Mill Station





## Spring Mill Station



The following are examples of encouraged features for public art in Spring Mill Station:



**RAILROAD INSPIRED ART**



**WATER TOWERS**



**RAILROAD BENCHES**



**CLOCK  
TOWER**





Specific examples of site design and quality architecture to be emulated include the following:

- 1) **Buckingham Development:** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
- 2) **Scottsdale, Arizona:** Architecture and quality design that tie area together.
- 3) **Soulard in St. Louis:** Residential neighborhood with many restaurants, pubs, and other businesses.
- 4) **The Hill in St. Louis:** Family area feel with active people places on sidewalks.
- 5) **Breckenridge, Colorado:** Walkable downtown with many shoppes and restaurants.
- 6) **Downtown Zionsville, Indiana:** Smaller building massing with good internal landscaping.
- 7) **Manchester, Vermont:** Old world feel
- 8) **Bloomington, Indiana:** Hodgepodge of architecture and eclectic feel.
- 9) **Fountain Square, Indiana:** Interesting mix of architecture, dining, entertainment

### Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

*The following is a list of encouraged massing elements:*

- 1) Curvilinear elements
- 2) Broken planes
- 3) Staggered/varied styles/textures
- 4) Trees/comfort/elements that draw people to space
- 5) Ornamental parapets
- 6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

*The following is a list of discouraged massing elements:*

- 1) Traditional strip center style development (e.g., lack of bump out/offsets)
- 2) Movie set look (e.g., fake design)
- 3) Lack of rooftop modulation





## CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

### **Connected, But Protected Design**

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a “hub” of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.



(Connected pedestrian path shielded from surrounding uses)



### **Buffering:**

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

*The following is a list of encouraged buffer standards:*

- 1) Continuation of the “railroad theme” throughout the buffer areas.
- 2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.
- 3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.
- 4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.
- 5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.
- 6) Native plantings should be used where appropriate.
- 7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.
- 8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.
- 9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.
- 10) Delivery trucks should not be permitted to remain idling while deliveries are being made.
- 11) Trash pickup should be restricted to normal waking hours.
- 12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.



13) Lighting should be fully shielded from encroaching into neighboring residential areas.

***Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.***

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.



***(Earthen mound w/mix of trees and hardscapes)***



***(Mix of evergreen and deciduous trees w/ wrought iron fence)***

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).





## **CHAPTER 9: ACCESS AND CIRCULATION:**

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.



## CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

- 1) Stakeholder Input
- 2) Public Open House Comments
- 3) Developer Input

### **1) Stakeholder Input:**

#### ***Stakeholder Concerns:***

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
  - a. Time to obtain approval and agreements.
  - b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
  - a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for “office” space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
  - a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
  - b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
  - c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.



### ***Stakeholder Affirmations:***

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
  - a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
  - b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
  - c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
  - d. Architecture: Supportive of the use of variable and high quality materials.
  - e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
  - f. Community: Supportive of designing hardscape elements to promote quality public spaces.

### **2) Public Open House Comments:**

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as “rain gardens” for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to not affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.





15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

### 3) Developer Input

#### Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
- 5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
- 6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
- 9) Consider a stronger focus on integration to the existing, surrounding land uses.
- 10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



### ***Quality Apartment Development in planning area:***

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

### ***Concept A***

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

### ***Concept B***

- 1) Establishes a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design Concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.



## CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

**1) *Spring Mill Station Task Group:*** The Study Group recommends the establishment of the “Spring Mill Station Task Group.” This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: (a) it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; (b) it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; (c) it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; (d) it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and (e) it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

**2) *Branding:*** The Study Group recommends further development of the Spring Mill Station “brand.” Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

**3) *Land Uses:*** The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

**4) *Architecture and Site Design:*** The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.





**5) Development Strategy:** The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

**6) Financial Strategy:** The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

**7) Economic Development:** The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.



## CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

- 1) **Measuring Progress:** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.
- 2) **Important Factors:** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.
- 3) **Validation of Existing Objectives:** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.
- 4) **Revising Planning Objectives:** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.
- 5) **Prepare Addendum:** A summary document, a Spring Mill Station Plan Addendum (the “Addendum”), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community’s Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood “hub” envisioned in the Plan.



## APPENDICES

- Appendix A – Charrette 1: Orientation and Introduction
- Appendix B – Charrette 2: Planning Area and Land Use
- Appendix C – Charrette 3: Architecture and Urban Design
- Appendix D – Charrette 4: Transitions and Vehicular Access
- Appendix E – Charrette 5: Rail Road Era Architecture and Design
- Appendix F – Charrette 6: Stakeholder Meeting Feedback
- Appendix G – Charrette 7: Public Open House
- Appendix H – Charrette 8: Developer Input Meeting
- Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)





### **Appendix A – Charrette 1: Orientation and Introduction**

161st/Spring Mill Plan  
Charrette #1 Summary  
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.



161st & Spring Mill Plan

Charrette #2 Homework Handout – Study Area & Land Use

July 31, 2013

(6:30 PM – 8:30 PM)

1. Study Area:

- a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
- b. Review the aerial photographs distributed to the group showing this geographic area.
- c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
- d. Please draw a line on at least one of the aerial photographs showing what you believe should be the limits of the study area.
- e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):

- a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
- b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
- c. Do you have any name ideas for the vicinity (if a name is desired)?
- d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

- e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
- f. If you could have any new land uses located within the study area, what would they be? Why?
- g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
- h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
- i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,



but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.



*(Consensus Map Area chosen)*

Planning Area Boundary







### **Appendix B: - Charrette 2: Planning Area and Land Use**

161st/Spring Mill Plan

Charrette #2 Summary

July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the “Station” part of the name played well with the existing “Grand Junction” theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name “Station” also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name “Spring Mill” has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

#### **Uses:**

1. *The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.*
  - a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
2. *Uses*
  - a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
    - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
  - b. Ice Cream
  - c. Bakery
  - d. Florist



- e. Medical Specialty
  - i. Eye doctor, dentist, pediatrician, etc.
- f. Apartments with first floor retail were agreed as being a desirable use.
  - i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
- g. Insurance
- h. Assisted Living
- i. Art Gallery
- j. Clothing Store
- k. Design Gallery
- l. Pizza
  - i. The group identified a strong need for a good sit down pizza restaurant in the area.
- m. Dunkin Donuts or similar
- n. Pilates
- o. Music store
- p. Florists
- q. Beauty salon
- r. Pottery
- s. Rentable space for hosting
- t. Butcher shop
- u. Trader Joes or similar
- v. GNC or supplement store
- w. Upstairs office
- x. Tae kwon do or similar karate venues
- y. Church
- z. Walk-in movie theatre

***The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.***

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.



***The group then discussed corner development examples they feel aspects of which could work well in the area:***

- 1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
- 2) Scottsdale, Arizona
  - a) Architecture and quality design that tie area together.
- 3) Soulard in St. Louis
- 4) The Hill in St. Louis
  - a) Family area feel with active people spaces on sidewalks.
- 5) Breckenridge, Colorado
- 6) Zionsville, Indiana
  - a) Smaller building massing and good internal landscaping
- 7) Manchester, Vermont
  - a) Old world feel
- 8) Bloomington, Indiana
  - a) Hodgepodge of architecture
- 9) Fountain Square, Indiana
  - a) The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

***Existing preferred uses in Study Area:***

The group then discussed the uses at the existing shopping center that like:

- 1) Bank
- 2) Chinese restaurant
- 3) Liquor store
- 4) The Mill
- 5) Kroger
- 6) Mexican restaurant (ability to sit outside)
- 7) Starbucks (ability to sit outside)
- 8) The convenience of having these close to homes, not the uses themselves
- 9) Gas Station

***What about the center do you not like?***

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

- 1) The group agreed the traffic flow in and around the development was subpar.
- 2) The aesthetic appeal of the center is poor.
- 3) Parking lot design and landscaping is poor.
- 4) No landscape buffer on south side of development between the street.





5) An overall lack of creativity in the design.

161st & Spring Mill Plan

Proposed Discussion Outline & Meeting Schedule

Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)

- a. Identifying the Planning Area – Review Results
- b. Naming the Planning Area/Community Identity
  - i. Interested in naming corner?
  - ii. Ideas
  - iii. Selection
- c. Identify/Discuss Desired Land Uses
  - iv. Is change desired?
  - v. Places you would like to replicate?
  - vi. Existing uses you like/don't like?



### Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan  
Charrette #3 Summary  
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of “Spring Mill Station”, as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

- 1) Building Massing
  - a) review images
  - b) Discuss
    - i. The group discussed the following elements as being desirable relating to massing:
      - a. Intersection of 126th and Gray
      - b. Architectural Detail
      - c. Iron work/accents
      - d. Curvilinear elements



- e. Broken planes
- f. Staggered/varied styles/textures
- g. The Library- use of timeless architecture, elements to draw people in
- h. Dormers
- i. Use of ornamental parapets
- j. Trees/comfort/draw people to space
- k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

- a. Strip Center development
- b. Movie set look (fake)
- c. Limited amount of flat rooftops

### 2) Building Setbacks and Orientation

- a) review images
- b) Discuss

#### 1. Positive elements relating to massing:

- a. hardscape and landscape elements important
- b. design for protection of pedestrian space using landscaping to create a comfortable feeling
- c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

### 3) Architecture and Building Materials

- a) review images
- b) Discuss

#### 1) Positive elements relating to architecture and building materials

- 1. Heavy use of arches and angles
- 2. Unusual architecture that is not simply a box design
- 3. Need a heavy mix of materials
- 4. EIFS can be used as an accent material
- 5. Dormers to match residential character
- 6. Covered entrances to buildings
- 7. Use of window fenestration
- 8. Residential compatible design to blend into surrounding area
- 9. Use of wrought iron in building design
- 10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.





5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

### Spring Mill Station Plan

Charrette 3 Discussion Outline – Architecture & Urban Design

August 7, 2013

(6:30 PM – 8:30 PM)

1. Building Massing: (HANDOUT #1)
  - a. Review Images
  - b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
  - a. Review Images
  - b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
  - a. Review Images
  - b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

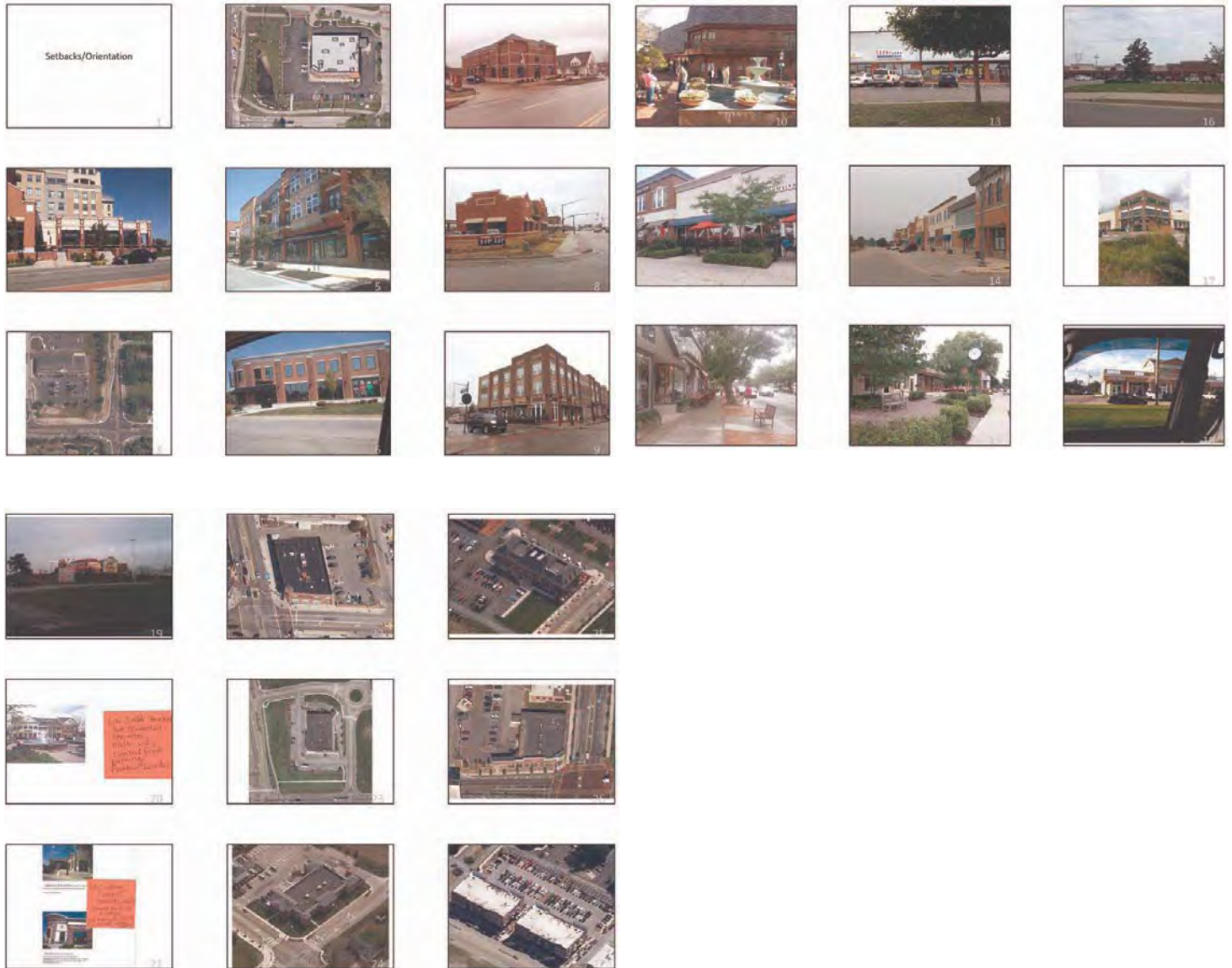


## Handout 1: Massing





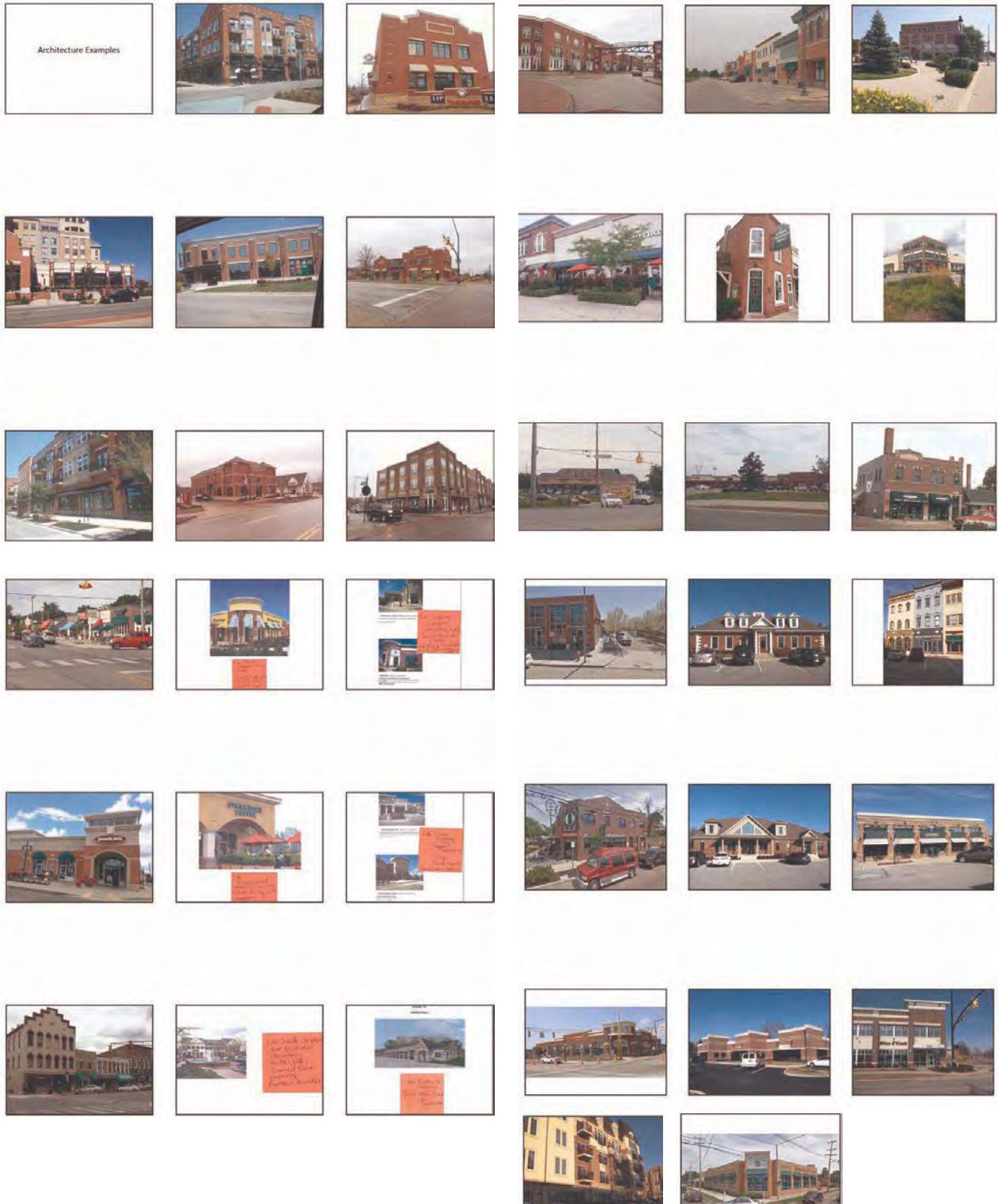
## Handout 2: Setbacks







## Handout 3: Architecture





### Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan  
Charrette #4 Summary  
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

#### Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

#### Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

#### Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charrette meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked



as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a “village green” style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

- 1) Transitions/Buffering
  - a. Connected vs protected
    - i. The group discussed the concept of protected vs connected and agreed upon the following:
      1. Protected:
        - a. Preserve property value
        - b. Traffic calming (bending roads etc)
      2. Connected:
        - a. Social connectivity in the study area
        - b. Pedestrian connectivity in the study area
        - b. Blending/Transition
    - ii. The group discussed the following areas as being more sensitive to buffer design:
      1. Enclave at Maple Knoll (NW quadrant-residential boundary)
        - a. Preservation of trees along boundary to serve as visual and sound barrier, 50’ buffer preferred (including trees)
      2. Mulberry Farms (SE quadrant residential boundary)
        - a. Maintaining a 150’ buffer between residential area potential commercial area to north.
      3. Crosswind Common Subdivision (SW quadrant-residential boundary)
        - a. Maintaining a considerable buffer between residential area and potential commercial area.
    - iii. The group discussed the following items as being preferences for buffer areas:
      1. Elevation changes
      2. Minimizing sound impacts
      3. Creating visual screen
      4. Combination of evergreen and shade trees
      5. Year round function
      6. Strong growth rate for landscaping (trees)
      7. Taller buildings require taller buffer blocks
      8. Native plantings where appropriate.
      9. Context sensitive design (berms that have pedestrian connectivity thru





them)

- iv. The group had the following concerns for buffer areas:
  - 1. Fences that are long, unbroken, and lacking character
    - a. Fences of this style could be ok when serving as security boundary along a residential area
- v. The group discussed keeping the “Spring Mill Station” railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

### c. Site Plan Rendering

- i. The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.
  - 1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.
    - a. The following reasons were identified as why this approach was preferred:
      - i. Natural traffic calming
      - ii. Develop all corners to build how group would prefer
      - iii. Simplifies amount of landowners involved
  - 2. The group also preferred a design showing “slip lane” parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.
  - 3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighborhoods.



### Spring Mill Station Plan

#### Charrette 4 Discussion Outline – Transitions & Vehicular Access

August 14, 2013

(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
  - a. Connected and Protected: Review & Discussion [HANDOUT #1]
  - b. Connecting: Review and Confirmation of Strategy
  - c. Protecting:
    - i. Blending/Transitioning
    - ii. Buffering/Preventing Commercial Creep
    - iii. Transition Methods [HANDOUT #2]
      1. Distance/Space
      2. Improvements
        - a. Landscaping
        - b. Mounds/Berms
        - c. Hardscapes/Walls/Fences
      3. Adjacent Buildings/Design/Scale/Architecture
        2. Vehicular Access/Circulation:
          - a. Quick Review
          - b. Review Exhibits
  - i. Preliminary Draft Design [HANDOUT #3]
  - ii. Connectivity Plan [HANDOUT #4]
  - iii. Alternative Road Configuration [HANDOUT #5]
  - iv. Village Green Concept [HANDOUT #6]
  - c. Discuss Preferences/Observations

#### Protected vs Connected Discussion

Ability to walk to commercial areas

Can I get there safely

Synergy across the different developments

Preservation of existing mature tree in the area

Pedestrian path network

Well planned transitions between commercial and residential areas

Foot and bike connectivity



### Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan  
Charrette #5 Rail Road Era Architecture and Design  
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

#### Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

#### Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents





Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.



Spring Mill Station meeting

Protected vs Connected Discussion

| <u>Connected</u>                          | <u>Protected</u>                                                  |
|-------------------------------------------|-------------------------------------------------------------------|
| Ability to walk to commercial areas       | Can I get there safely                                            |
| Synergy across the different developments | Preservation of existing mature tree in the area                  |
| Pedestrian path network                   | Well planned transitions between commercial and residential areas |
| Foot and bike connectivity                |                                                                   |



## Handout # 2 Transition Methods

Transitions

1



2



3



4



5



7



8



9



10



12



13



14

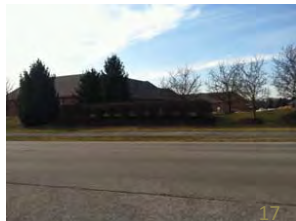


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# Spring Mill Station



17



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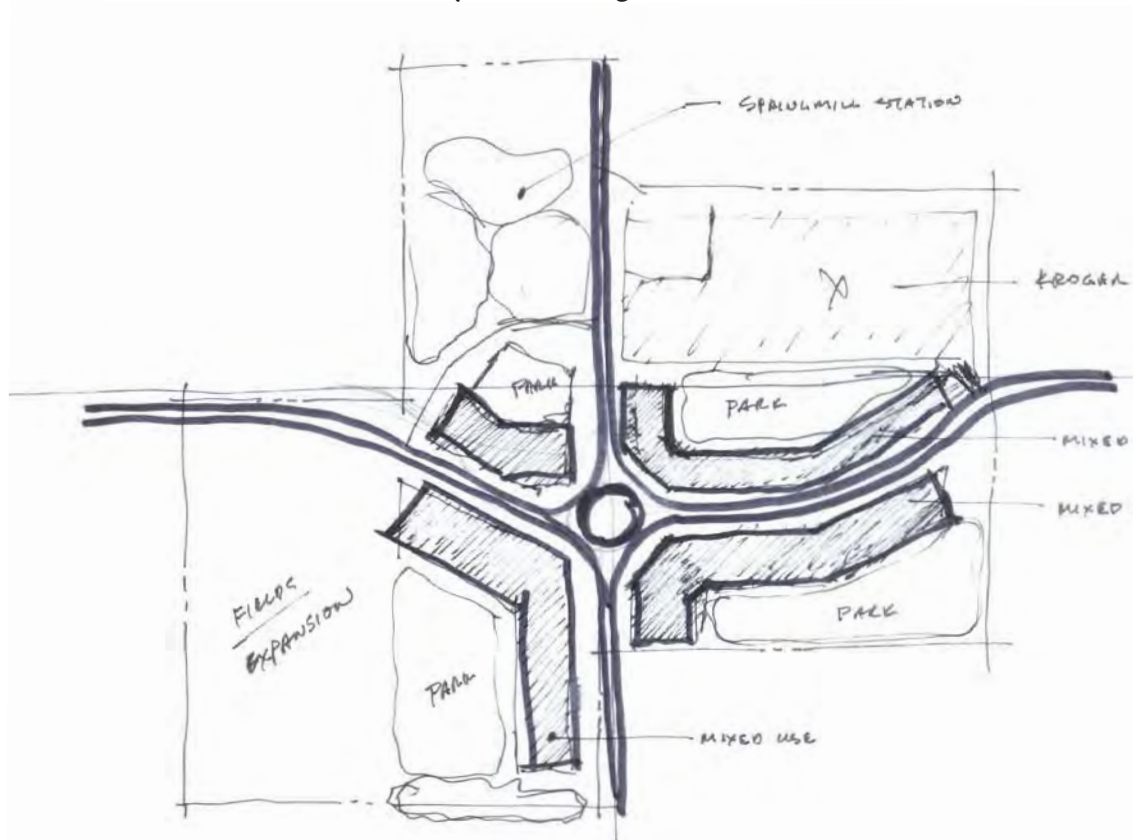


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## Handout # 3 Preliminary Draft Design

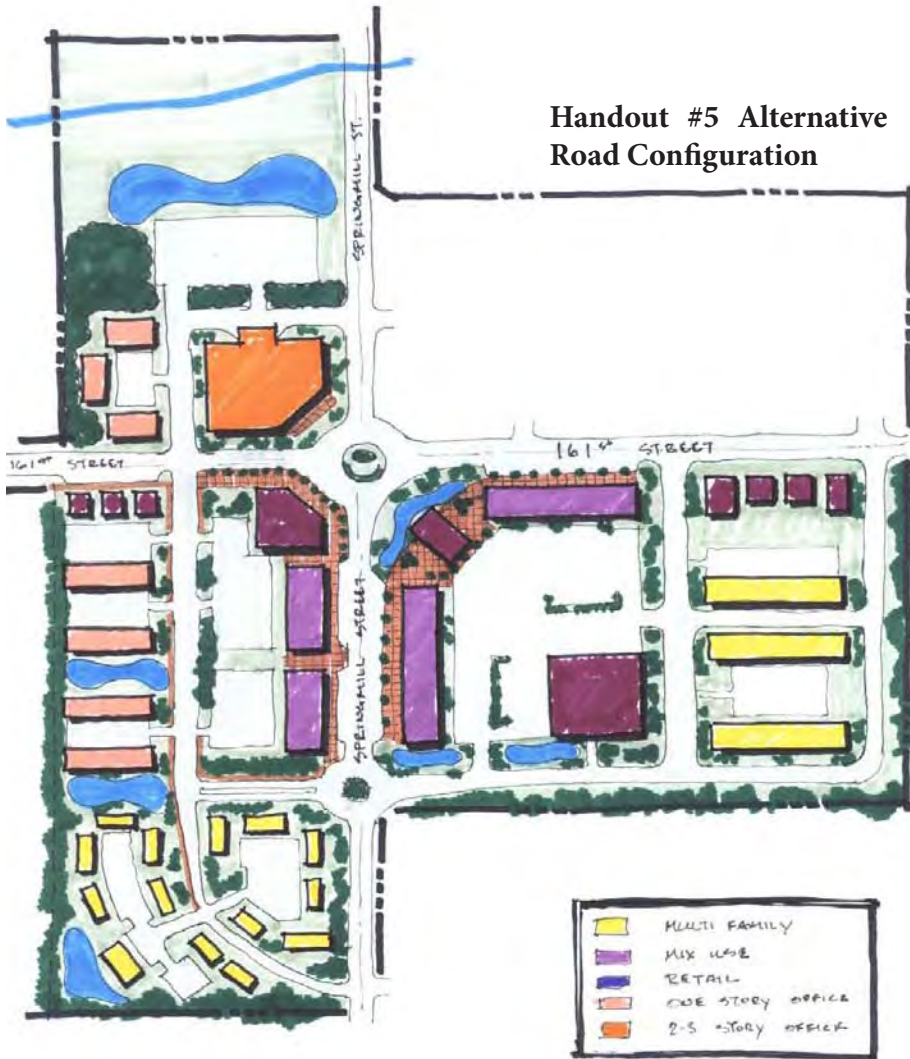


## Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





### *Appendix E - Charrette 5: Rail Road Era Architecture and Design*

#### *161st/Spring Mill Plan*

#### *Charrette #5 Summary*

*September 25, 2013*

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

#### Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

#### Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents





### Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

### Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

#### 1. Review Spring Mill Station Plan Text

- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – “Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
  - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10) Access and Circulation
- 11) Stakeholder Feedback
- 12) Policy Recommendations
- 13) Going Forward
- 14) Appendices

#### 2. Review Spring Mill Station Concept Plan

- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

#### 3. Strategy Regarding Development Input

#### 4. Strategy Regarding Community Input

#### 5. Process/ Timing



## Handout #1 Rail Road Era public art, thematic examples and architecture quality and form

Railroad Public Art

1



2



3



4



8



9



10



11



12

Railroad Theme examples  
(elements and ornamentation)

13



15



16

# Spring Mill Station



## Architecture Quality and Form

by Windows User





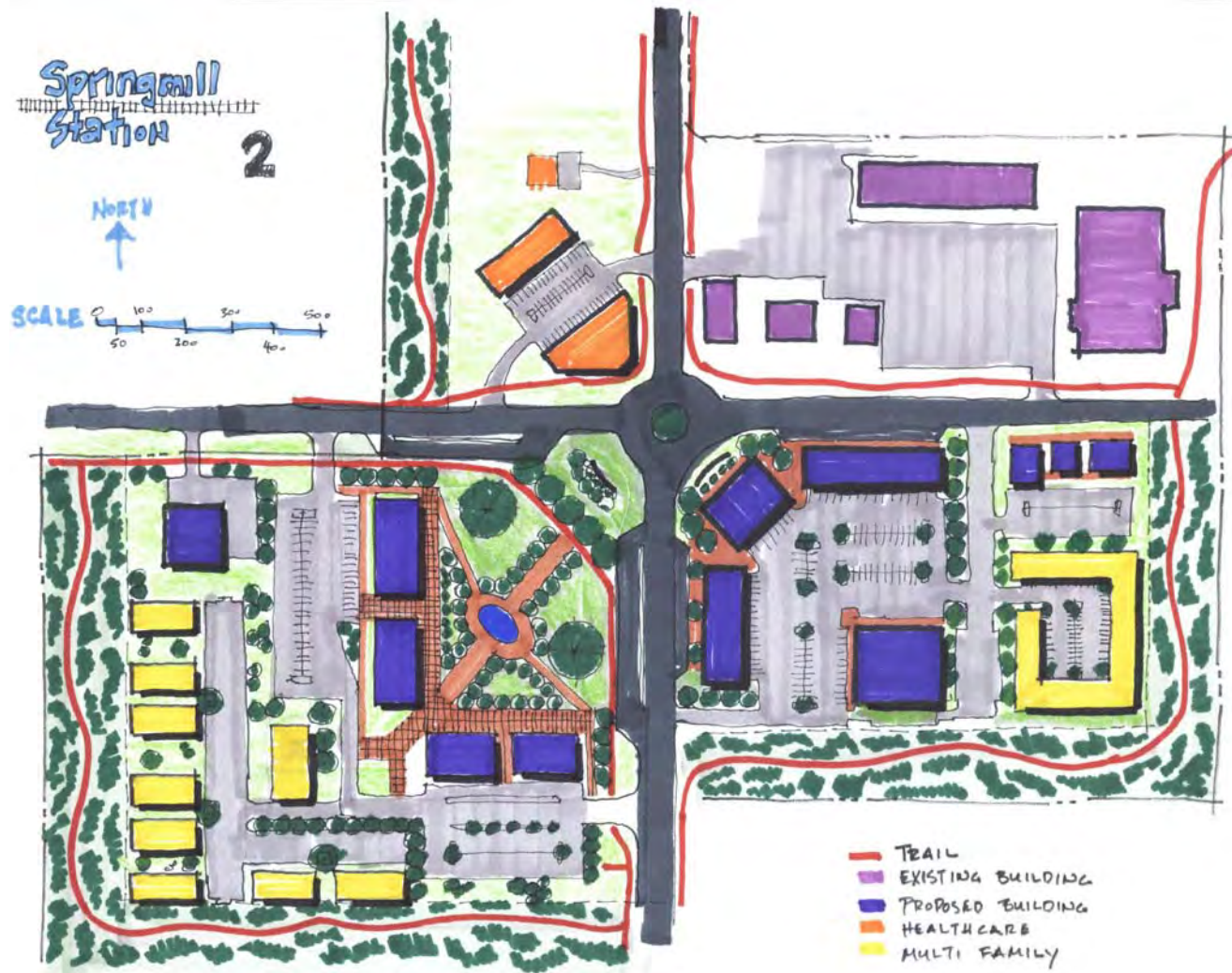


## Handout #2 Spring Mill Station Concept Plan A





## Handout #3 Spring Mill Station Concept Plan B







### Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

#### ***Stakeholder Concerns:***

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
  - a. Time to obtain approval and agreements
  - b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
  - a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
  - a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for “office” is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfield (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
  - a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
  - b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
  - c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

#### ***Stakeholder Affirmations:***

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping





5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
  - a. Buffering: unified and consistent landscape plan
  - b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
  - c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
  - d. Architecture: Use of variable and high quality materials
  - e. Road improvements: Contribution to roundabout construction and required ROW
  - f. Community: Design of hardscape elements to promote public space



### Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan  
Charrette #7 Public Open House  
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

- 1) HANDOUT #1 (Spring Mill Station Display Boards)
- 2) HANDOUT #2 (Spring Mill Station Narrative Description)

#### **Public Open House Comments:**

##### ***Community Residents Affirmations:***

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station “theme” and “architecture”
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

##### ***Community Residents Concerns:***

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths to close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be “rain gardens” for mitigation
11. Environmental concerns-water retention “rain gardens”, surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments



16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

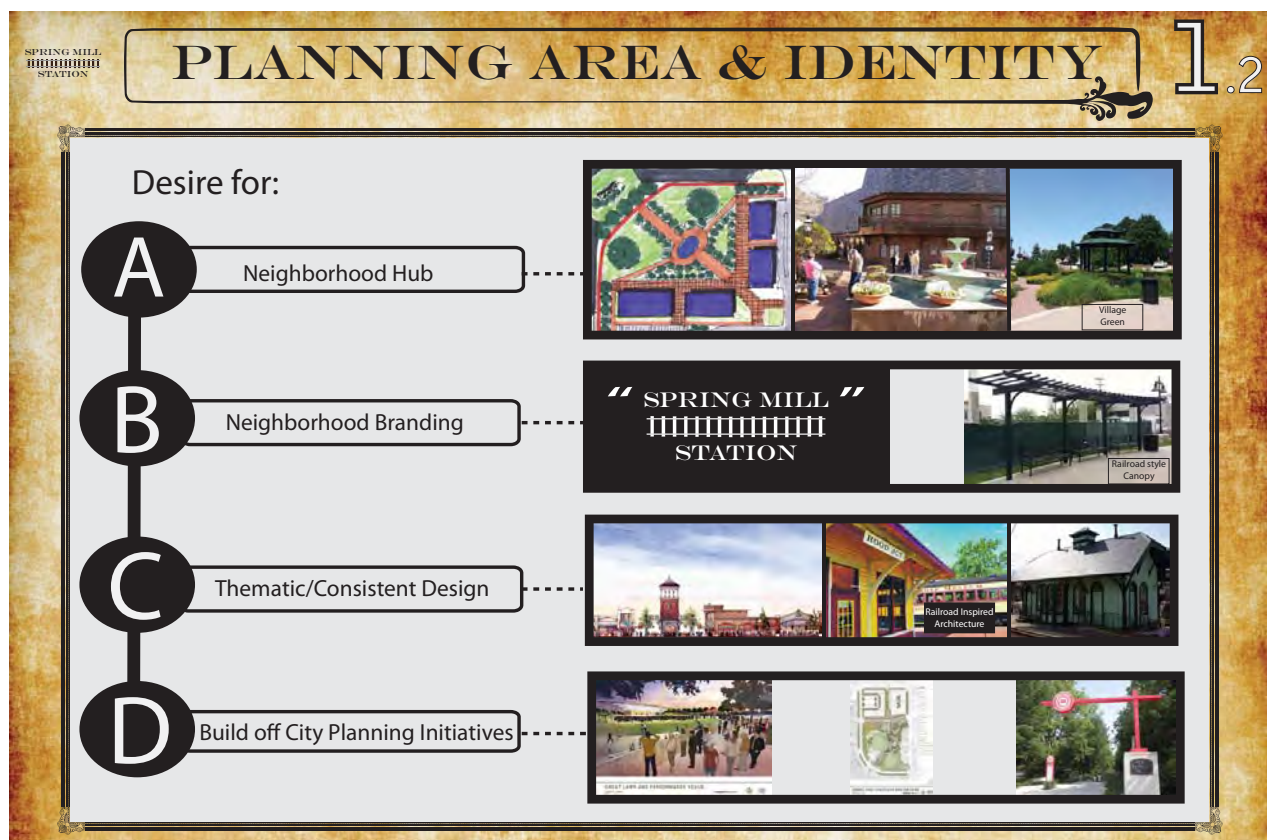
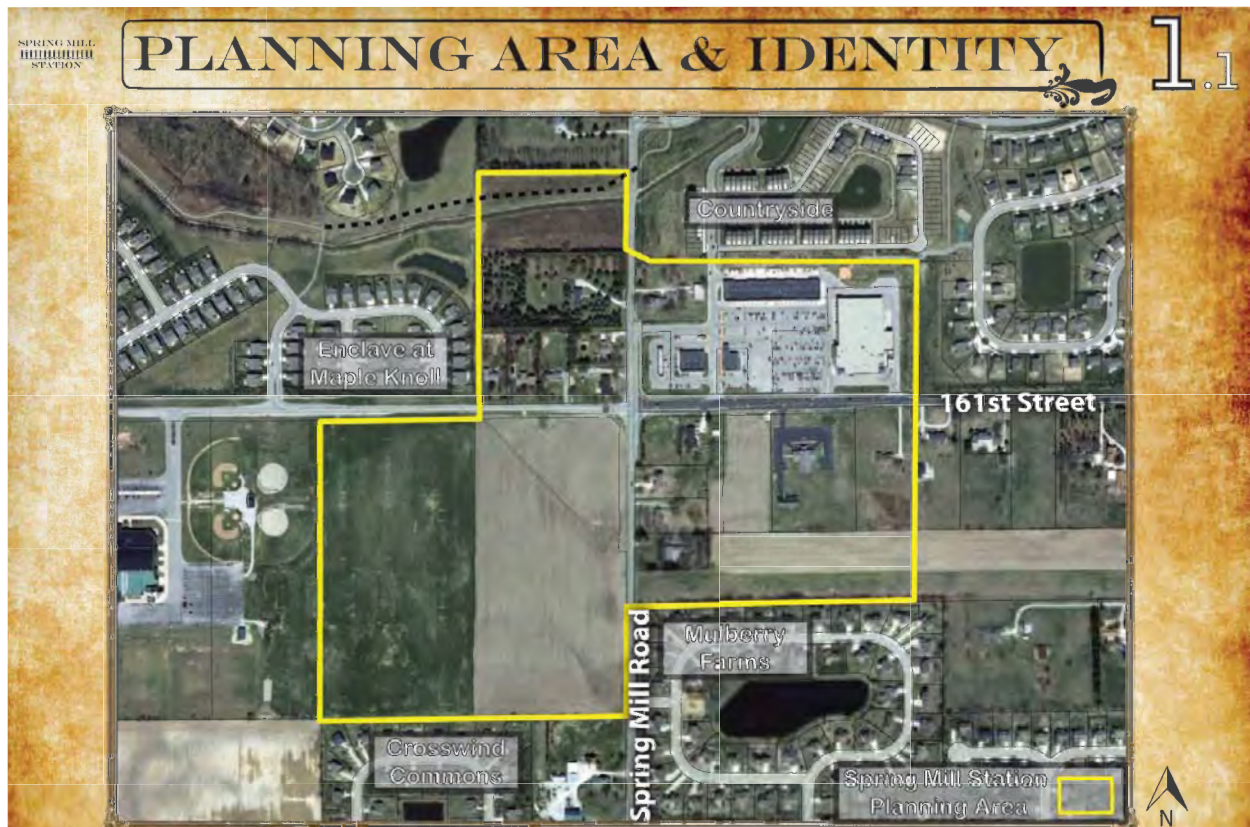
### Open House images:







## Handout #1 Spring Mill Station Display Boards







SPRING MILL STATION

## LAND USE & URBAN DESIGN

# 2.1

### Land Use

- **Neighborhood Retail Sales** (Pharmacy, Neighborhood Grocery, Drug Store)
- **Restaurants** (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- **Food and Beverage Retail Sales** (Groceries or Delicatessens)
- **General Retail Sales** (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- **Administrative and Professional Services** (Professional, Executive, Management or Administrative Services)
- **Financial, Medical, & Personal Services** (Banks, Insurance Offices, Medical and Dentist Offices)
- **Multi-Family housing** (Apartments, Condos)
- **Assisted Living Facilities**
- **Single Family Housing**

SPRING MILL STATION

## LAND USE & URBAN DESIGN

# 2.2

### Urban Design

- **Context Sensitive Design**
- **Neighborhood Hub Concept** (Impromptu Interactions)
- **Village Green**
- **Mixed-Use Buildings Surrounding Village Green**
- **Building Massing Along Street**
- **Heightened Pedestrian Connectivity**
- **Quality Design With Public Amenities**
- **Large Buffer Areas with Pedestrian Connectivity**
- **Thematic Design and Consistent Architecture**







## THEMATIC ARCHITECTURE

3

**Encouraged Architecture Standards:**

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

**Railroad Era Architecture**



**Encouraged Public Art:**

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

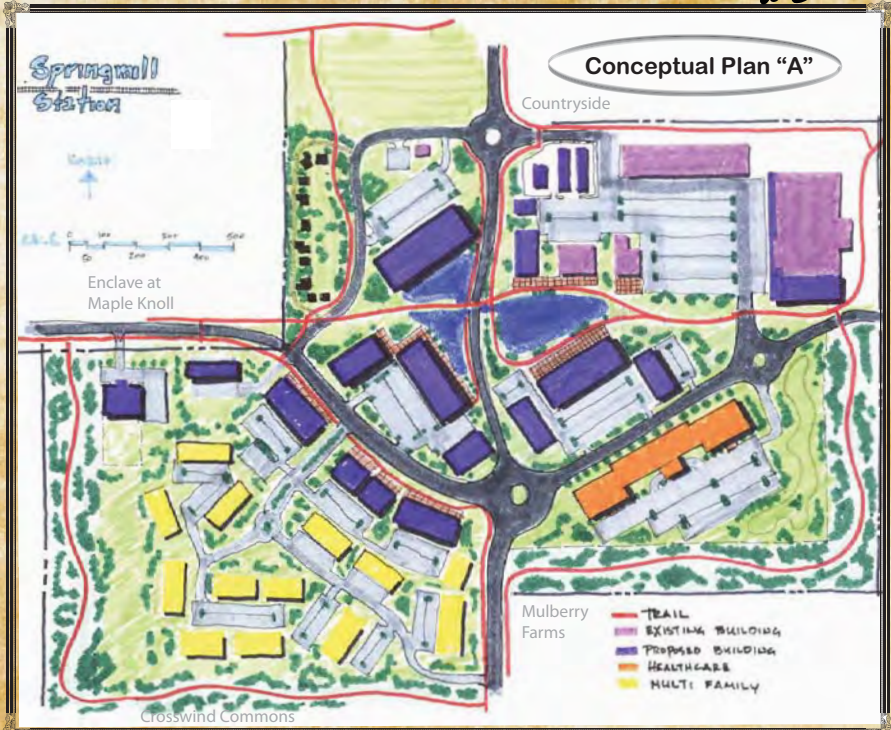
**Public Art (Desired Features)**





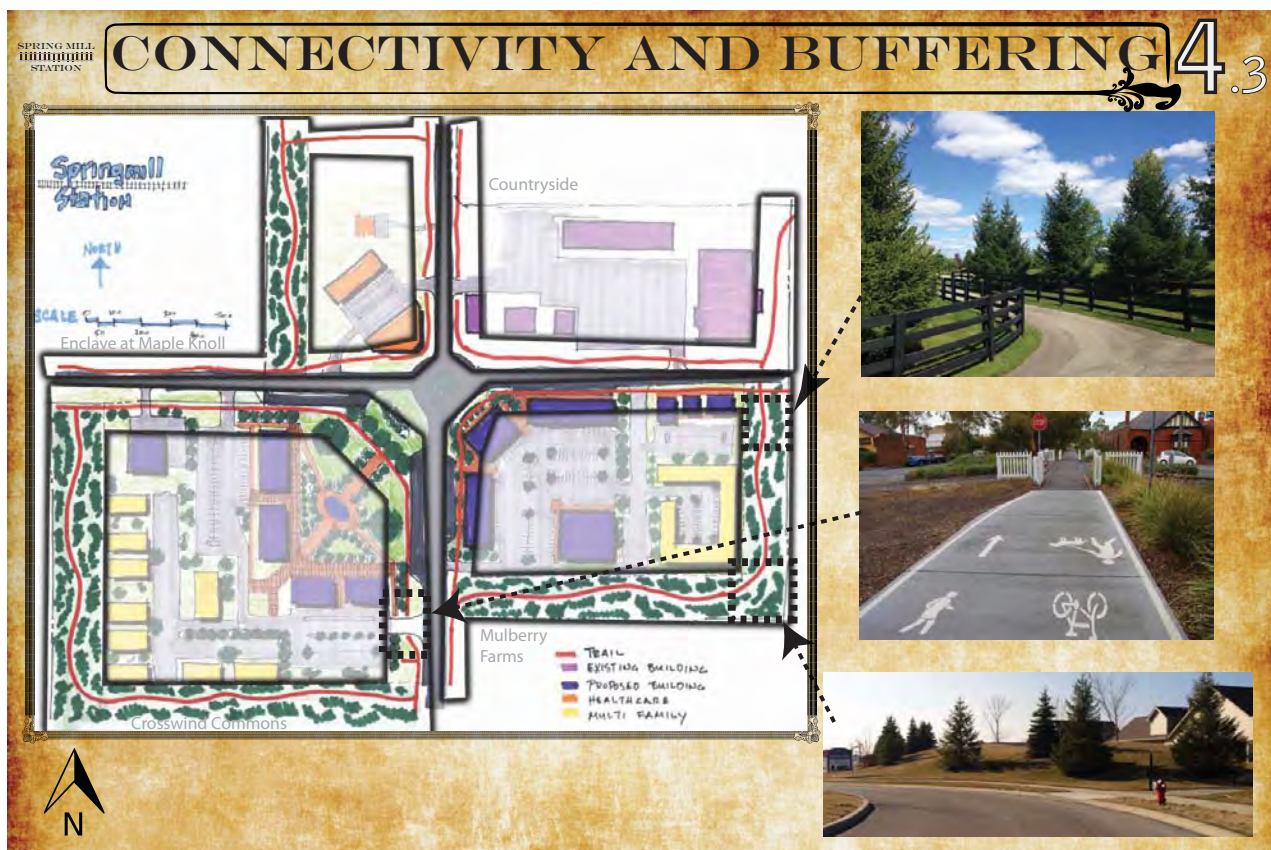
## CONCEPTUAL PLANS

4.1



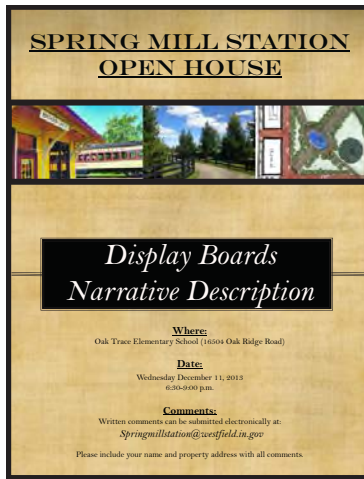
**Conceptual Plan "A"**







### Handout #2 Spring Mill Station Display Boards Narrative Description



#### 1) Work Station #1

##### a. Planning Area (1.1)

- i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.
- ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.
- iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.
- iv. Group consists of neighborhood representatives from the surrounding neighborhoods.
- v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

##### b. Identity (1.2)

- i. Group envisions and desires a “neighborhood hub” concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).
- ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.
- iii. “Spring Mill Station” name chosen for the following reasons:
  1. “Station” continues the Downtown Westfield theme of “Grand Junction” and acknowledges the railroad lines in the area.
  2. “Station” as a reference to the history of the underground railroad in Westfield.
  3. The prominence of “Spring Mill” Road in Indianapolis and there is a certain community pride associated with the road.
  4. Incorporation of the neighborhood “hub” concept and the concept behind multiple routes coming together in one area.





### 2) Work Station #2

#### a. Land Use (2.1)

- i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.
- ii. Heavy preference for additional restaurants and outdoor eating areas.
- iii. Heavy preference for “unique” style of stores/restaurants in the planning area.
- iv. Desired uses:
  1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
  2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
  3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
  4. Personal Services: (for example: photography studio, dry cleaner)
  5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
  6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
  7. Assisted Living: (same as multi-family)
  8. Single-Family Housing: Appropriate where supported by marketplace

#### b. Urban Design (2.2)

- i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.
- ii. Neighborhood “Hub” Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.
- iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.
- iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.
- v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings





- are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.
- vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity through trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.
- vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.
- viii. Thematic Design: Use components of railroad era design across the entire planning area.

### 3) Work Station #3

- a. Thematic Railroad Era Architecture (2)
  - i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.
  - ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.
  - iii. Public Art: Provides another method to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

### 4) Conceptual Plans

- a. Overview
  - i. Both conceptual plans are consistent with the vision of “Spring Mill Station” and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood “hub” concept and village greens.
  - ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.
- b. Conceptual Plan “A” (4.1)
  - i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood “hub” in center of the planning area.
- c. Conceptual Plan “B” (4.2)
  - i. Incorporates a more traditional street layout and roundabout with the village



green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

- i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.
- ii. Highlights some basic concepts incorporated into both plans.



### Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan  
Charrette #8 Developer Feedback  
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

#### Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners increase difficulty of achieving overall vision.
- 5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
- 6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
  - a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
  - a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
- 9) Stronger focus on integration to the existing, surrounding land uses.
- 10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.





### Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

### Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

### Concept B

- 1) Established a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.



### Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

**Julie Sole, 125 Mill Street:** I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

**Diane Zeph, 16310 Spring Mill Road:** Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

**Cindy Spoljaric, 16131 Chancellors Ridge Way:** Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this



amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

**Leighton Drake, 15873 River Birch Road:** Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.



## Pamela Howard

---

**From:** Cindy Spoljaric  
**Sent:** Monday, June 12, 2017 11:28 PM  
**To:** Pamela Howard  
**Subject:** Grand Station

Hi Pam!

Received this comment tonight and thought you could include in your review and send on to SMS group.

Thanks!

Cindy Spoljaric  
Westfield City Council  
317-695-6673  
Cspoljaric@westfield.in.gov

We are pleased with the front building appearances that will be visible from Springmill.

However, our concern is the self-storage facility that is behind these proposed stores and restaurants. There are little to no details depicting the presence of self-storage units in these images.

More specifically, OUR CONCERN IS THE BACK SIDE of the self-storage facility which would be the "front view" from Maple Knoll (Esher Ct and Featherstone Dr) including lights, noise, and undesirable activity which may be associated with self-storage space. Am I correct in understanding that NO trees along the back of the current property will be removed?

Second, something we have always looked forward to, that was stated in the Springmill Station task group presentation, is trail connectivity from Maple Knoll to adjacent Countryside and the businesses on the opposite side of Springmill. Early renderings and hopeful proposed planning included statements and depiction of extending the current Maple Knoll paths along the side of this proposed area of development. I do not see any additional paths added in the documents attached. Can you please clarify if that is being addressed here or within another location on this side of Springmill?

Currently walking and biking across Springmill is a safety risk as there is not a crosswalk with working signals at Springmill & 161st and there are also no sidewalks or paths connecting to access such a point, if there was one, from Maple Knoll. Do you have any information on firm plans to address this issue? Is there anything residents can do to increase our ability to safely cross Springmill (either at 161st or in front of Maple Knoll near Countryside) on foot or bike?

I realize a lot of development has yet to take place on the remaining open corners of 161st & Springmill. As of now, Maple Knoll is sort of on its own "little island" in that our walking paths in front of our neighborhood dead end on Springmill between MK and Keeneland subdivision and also between MK headed towards 161st due to large home lots with Springmill frontage to the street without sidewalks. Same is true on 161st in front of MK Enclave section. Would love for my family to be able to access the paths, city trails and neighborhoods surrounding Maple Knoll, as well as these beautiful newly proposed businesses, safely.

Thank you again for your time,

Sarah Kajdan

**From:** [Tom Burns](#)  
**To:** [Pamela Howard](#)  
**Subject:** No public storage in my neighborhood  
**Date:** Wednesday, June 21, 2017 8:45:32 PM

---

Pam,

Please do not recommend a public storage facility in our neighborhood. I live in the Maple Knoll subdivision and this has potential to ruin the tight-knit neighborhood aesthetic. Put the storage facilities on 32 or somewhere away from residential areas.

Tom Burns  
Maple Knoll resident

Sent from my iPhone

**Re: Proposed Development in Spring Mill Estates at 16155 Spring Mill Road, Westfield, IN 46074.**

**To: Town of Westfield,**

We, the undersigned, support the proposed rezone and development project proposed by Aspen Real Estates Services, LLC. We believe the improvements will contribute to our community and quality of life.

Brenda L Foster      1/22/17  
Brenda L Foster      Date

446 W 161st St Westfield  
Address

Mark A. Foster      1/22/17  
Mark A. Foster      Date

446 W 161st St Westfield  
Address



**Re: Proposed Development in Spring Mill Estates at 16155 Spring Mill Road, Westfield, IN 46074.**

**To: Town of Westfield,**

We, the undersigned, support the proposed rezone and development project proposed by Aspen Real Estates Services, LLC. We believe the improvements will contribute to our community.

David L Zeph 19 May 2017  
Date

16510 Spring Mill Road  
Address Westfield, IN 46074

Marjorie D. Zeph 5-19-17  
Date

16310 Spring Mill Rd Westfield IN 46074  
Address

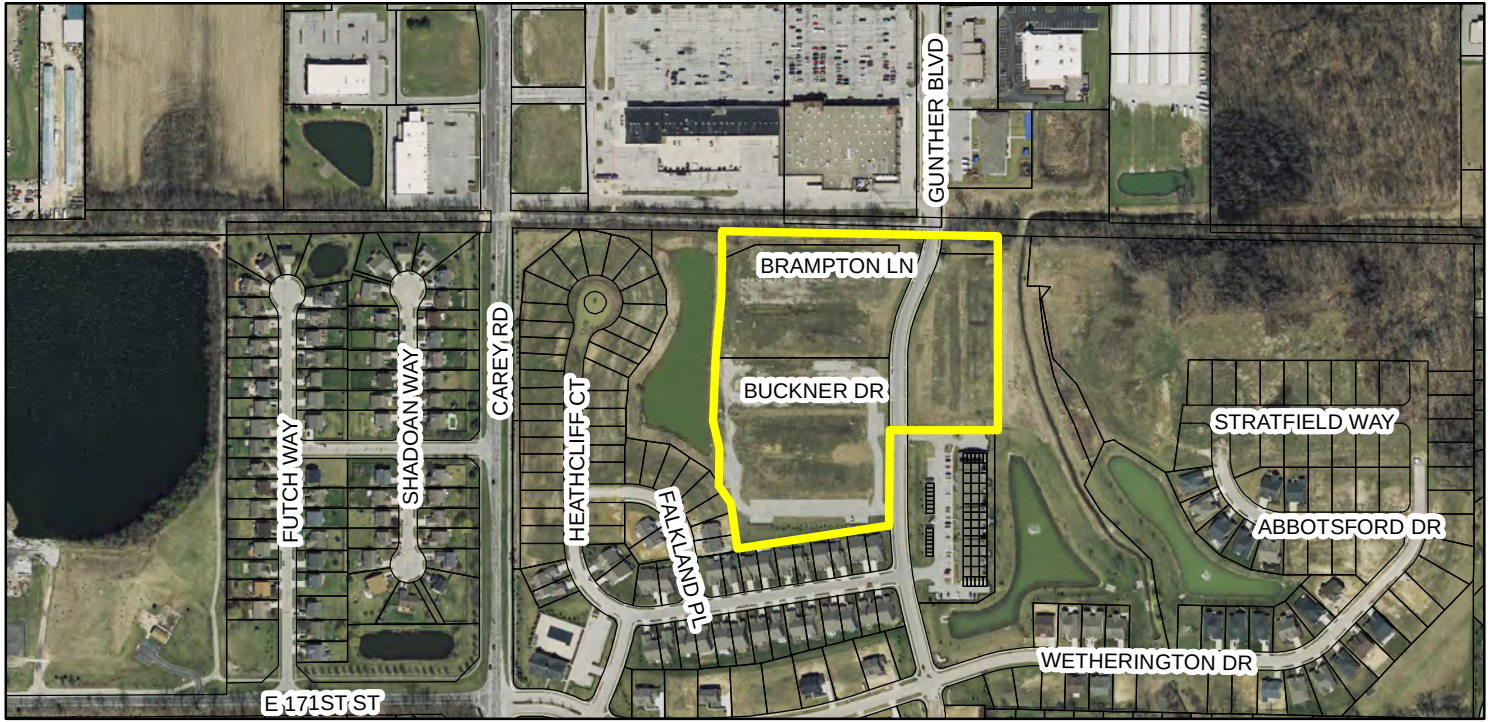


**Location Map**  
**Oak Manor PUD District Amendment**  
**Lancashire at Oak Manor**  
**1707-PUD-12, 1707-SPP-03, & 1707-ODP-03**

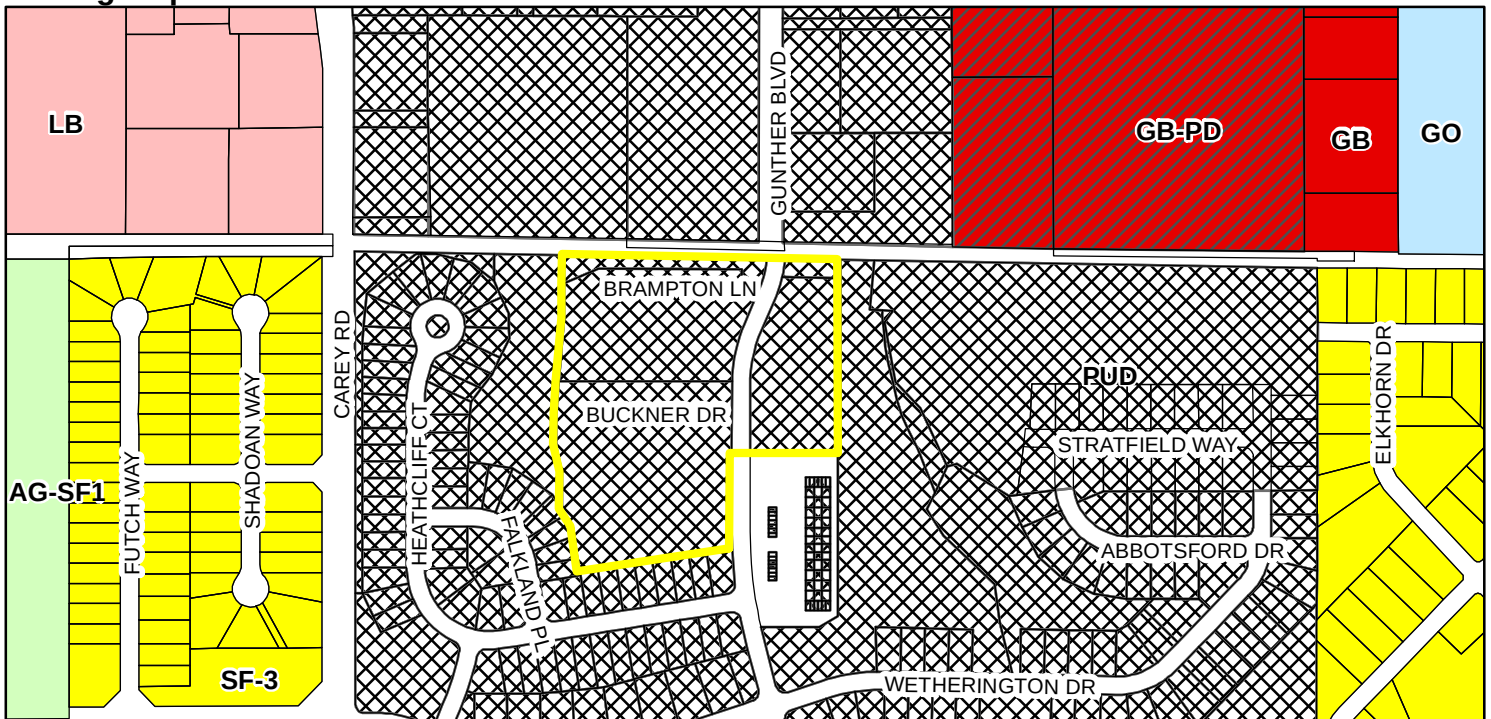


**Aerial Location Map**

 Site



**Zoning Map**



**Zoning**

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 GB-PD (General Business - Planned Development)

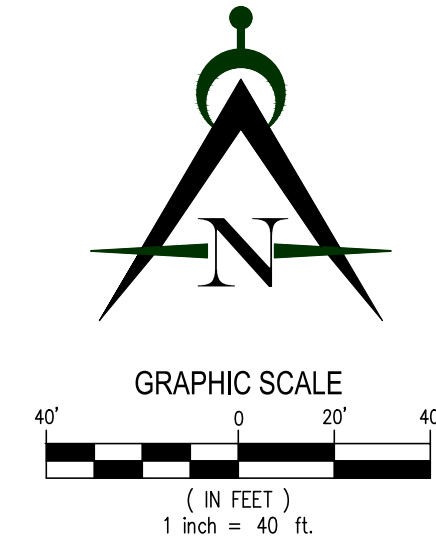
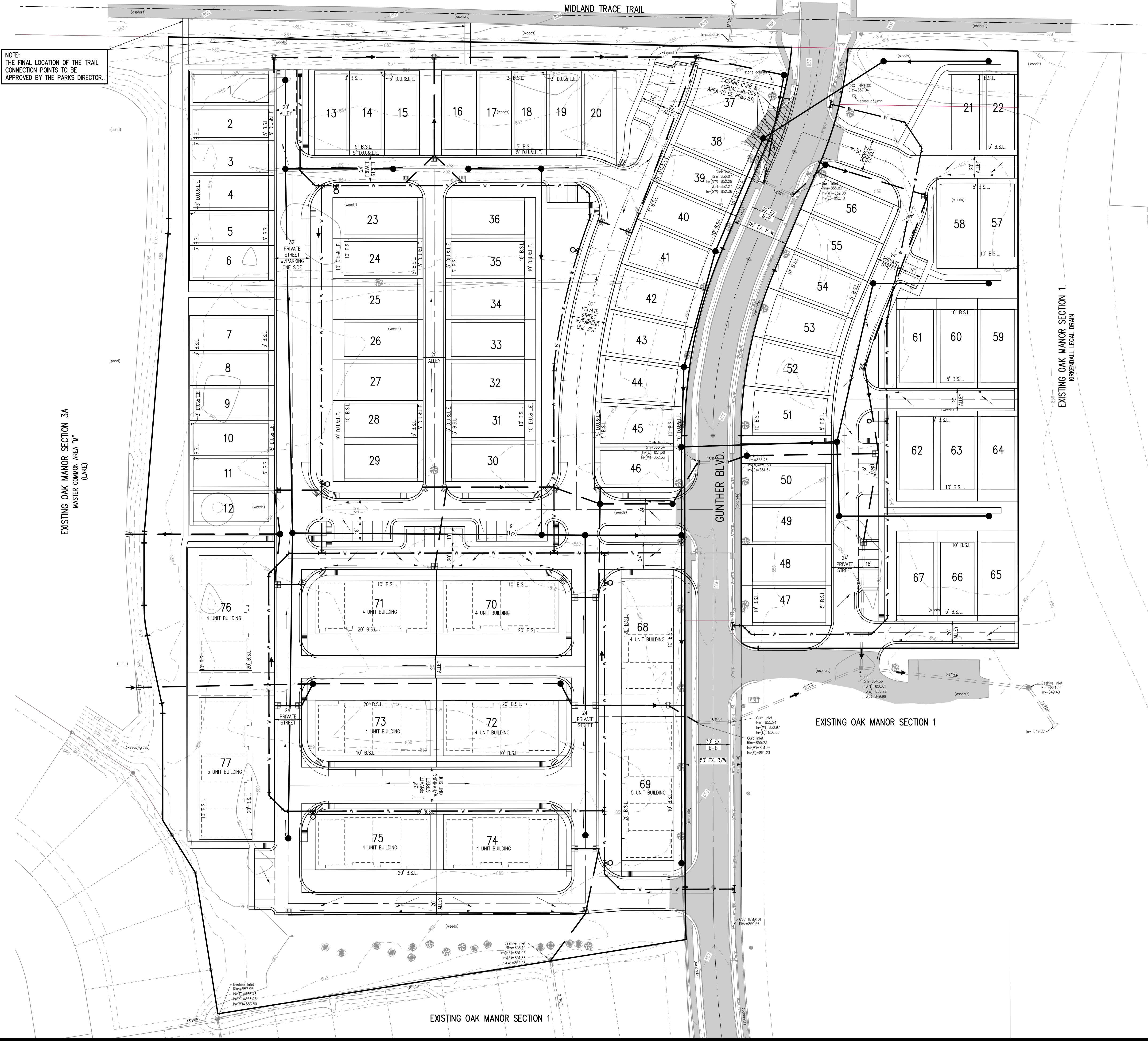
 GO (General Office)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)





LEGEND

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

LOT SUMMARY:  
SINGLE FAMILY  
31'x75' LOTS 22  
36'x60' LOTS 45  
TOTAL 67  
  
TOWNHOMES  
4 UNIT BUILDINGS (8) 32  
5 UNIT BUILDINGS (2) 10  
TOTAL UNITS 42  
  
TOTAL DWELLING UNITS 109  
  
SETBACKS:  
31' LOTS, FRONT 3' SIDE 3' REAR 5'  
36' LOTS, FRONT 10' SIDE 3' REAR 5'  
TOWNHOME LOTS, FRONT 10' SIDE 0' REAR 20'

**Innovative**  
Engineering & Consulting, Inc.

REVISIONS:

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

PREPARED FOR:

Lancashire  
at Oak Manor  
Westfield, Indiana  
Detailed Development Plan

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

DATE: 06/02/17  
ISSUED: kwk  
JOB NUMBER: 17107  
SHEET # P102



|                             |
|-----------------------------|
| <b>ORDINANCE NUMBER 17-</b> |
|-----------------------------|

**Oak Manor PUD District Amendment**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,  
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE OAK  
MANOR PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED  
DEVELOPMENT ORDINANCE**

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

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

**WHEREAS**, the Council enacted Ordinance No. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17\_\_\_\_-PUD-\_\_\_\_), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

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

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

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

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

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Area B Development Standards Detached Residential.** The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

|                                              | Parcel B-1<br>Type 1 Lots                                | Parcel B-1<br>Type 2 Lots                                |
|----------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| Minimum Lot Width at Building Line           | 31’                                                      | 36’                                                      |
| Minimum Lot Frontage on Street (1)           | 25’                                                      | 30’                                                      |
| Minimum Lot Area                             | 2,325 SF                                                 | 2,880 SF                                                 |
| Minimum Front Yard Setback (2)               | 3’                                                       | 10’                                                      |
| Minimum Side Yard Setback                    | 3’                                                       | 3’                                                       |
| Minimum Rear Yard Setback                    | 5’                                                       | 5’                                                       |
| Maximum Building Height                      | 35’                                                      | 35’                                                      |
| Minimum Gross Floor Areas for Ground Levels: | 1 Story: 1,200 SF<br>2 Story: 650 SF<br>1½ Story: 650 SF | 1 Story: 1,200 SF<br>2 Story: 700 SF<br>1½ Story: 700 SF |

- (1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0’.
- (2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house.

**Section 3.**     **Development Standards Attached Residential.** The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: The minimum building setback from right-of-way of public street shall be ten feet (10’) within Parcel B-1.

**Section 4.**     **Landscaping.** The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the “Landscape Plans”) for the site (Petition No. 17\_\_\_\_-SPP-\_\_\_\_). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:

|                |                         |
|----------------|-------------------------|
| Townhome Lots: | Four (4) shrubs per Lot |
| 31’ Lots:      | Five (5) shrubs per Lot |
| 36’ Lots:      | Six (6) shrubs per Lot  |

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



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

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

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Jim Ake

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Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

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Cindy Gossard, Clerk Treasurer

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

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

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

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

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

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

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

This document prepared by: Bryan D. Stumpf, 11<sup>th</sup> Street Development  
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

**EXHIBIT A**  
**(REAL ESTATE)**

**Parcel I:**

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter; thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 615.39 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 76.32 feet to the Point of Beginning; thence North 67 degrees 05 minutes 20 seconds East a distance of 102.05 feet; thence North 89 degrees 52 minutes 47 seconds East a distance of 256.32 feet; thence South 89 degrees 00 minutes 37 seconds East a distance of 134.60 feet; thence South 00 degrees 59 minutes 23 seconds West a distance of 44.50 feet; thence South 33 degrees 46 minutes 53 seconds East a distance of 57.10 feet; thence South 22 degrees 59 minutes 43 seconds West a distance of 62.71 feet to a tangent curve to the left having a radius of 425.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 161.22 feet to a point which bears North 88 degrees 44 minutes 20 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 471.86 feet; thence North 04 degrees 34 minutes 33 seconds East a distance of

170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

**Parcel II:**

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter, thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 1368.87 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 50.01 feet to the Point of Beginning; thence North 89 degrees 00 minutes 37 seconds West a distance of 158.39 feet to a non-tangent curve to the right having a radius of 325.00 feet, the radius point of which bears North 76 degrees 34 minutes 49 seconds



West; thence southerly and southwesterly along said curve an arc distance of 54.32 feet to a point which bears South 67 degrees 00 minutes 17 seconds East from said radius point; thence South 22 degrees 59 minutes 43 seconds West a distance of 104.03 feet to a tangent curve to the left having a radius of 375.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 150.56 feet to a point which bears South 89 degrees 59 minutes 31 seconds West from said radius point; thence South 00 degrees 00 minutes 29 seconds East a distance of 183.71 feet to a non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears North 36 degrees 51 minutes 42 seconds East; thence southeasterly and easterly along said curve an arc distance of 16.08 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 230.74 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 479.82 feet to the Point of Beginning, containing 2.480 acres, more or less.

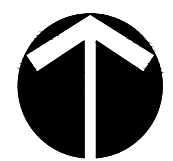
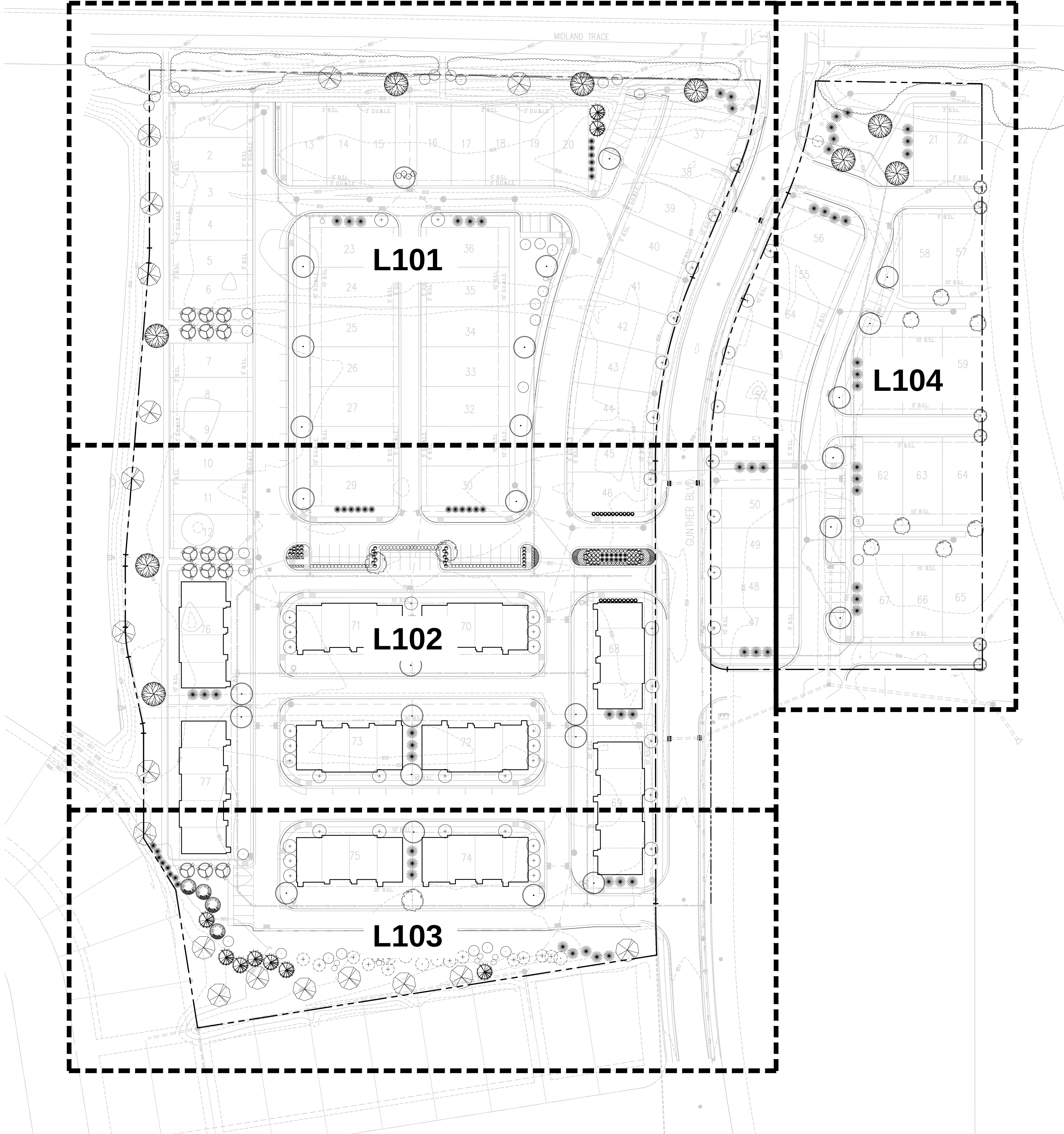
**Parcel III:**

Blocks C, D and E of The Villages of Oak Manor Section 3A, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded January 26, 2009 as Instrument Number 2009003437, Plat Cabinet 4, Slide 519 in the Office of the Recorder of Hamilton County, Indiana.

**EXHIBIT “A”**  
**(Real Estate)**







- GENERAL LANDSCAPE NOTES:**
1. ALL DISTURBED AREAS SHALL BE SEEDED.
  2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
  4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

**LANCASHIRE AT OAK MANOR**  
WESTFIELD, INDIANA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS:

DRAWING FILES:

DATE:  
JUNE 2, 2017  
PROJECT NUMBER:

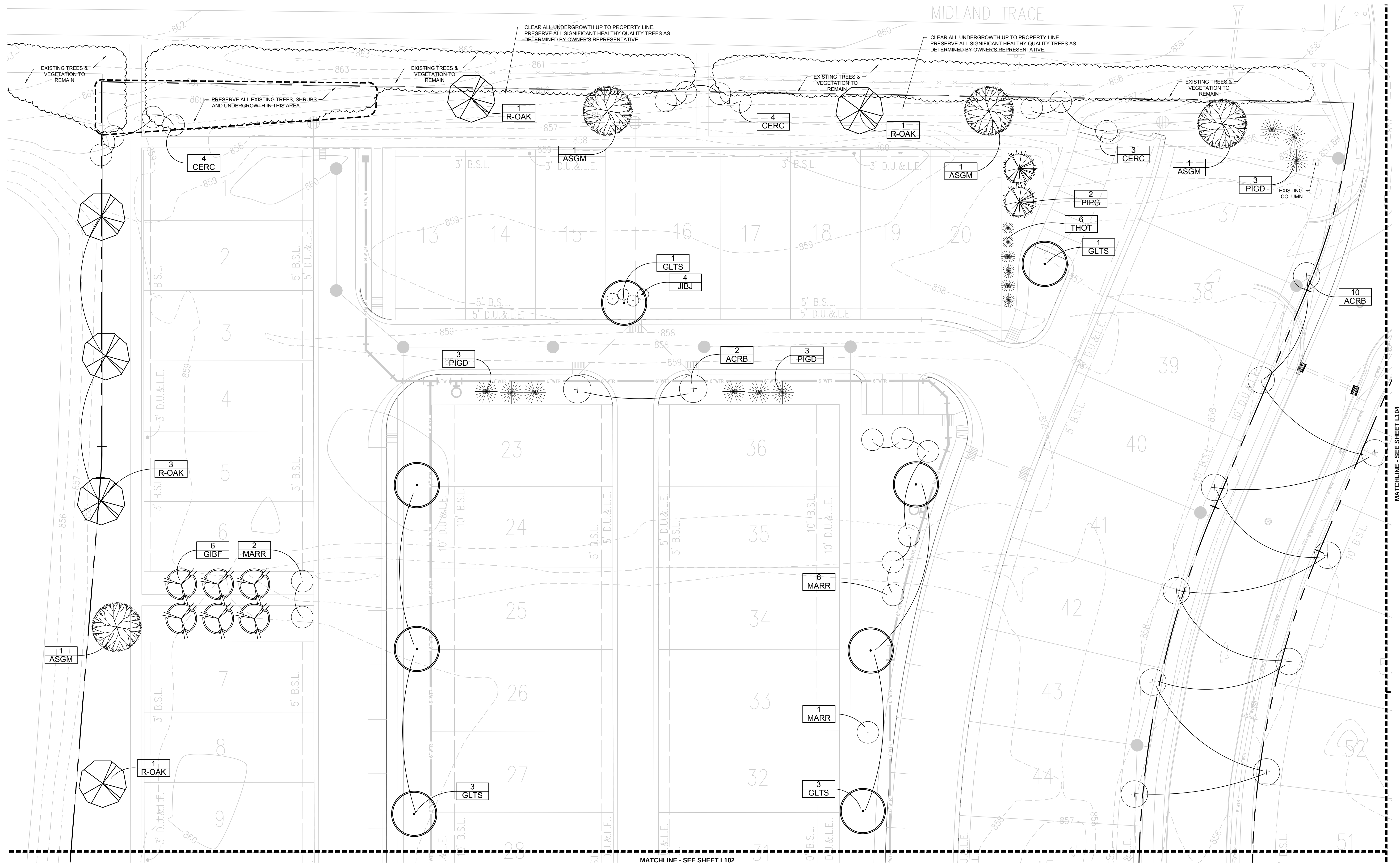
|                  |                    |
|------------------|--------------------|
| DRAWN BY:<br>RAF | CHECKED BY:<br>RAF |
| SHEET TITLE:     |                    |

LANDSCAPE PLAN  
SHEET KEY

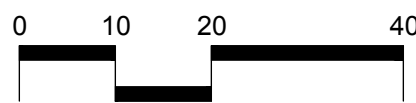
SHEET #:

**L100**





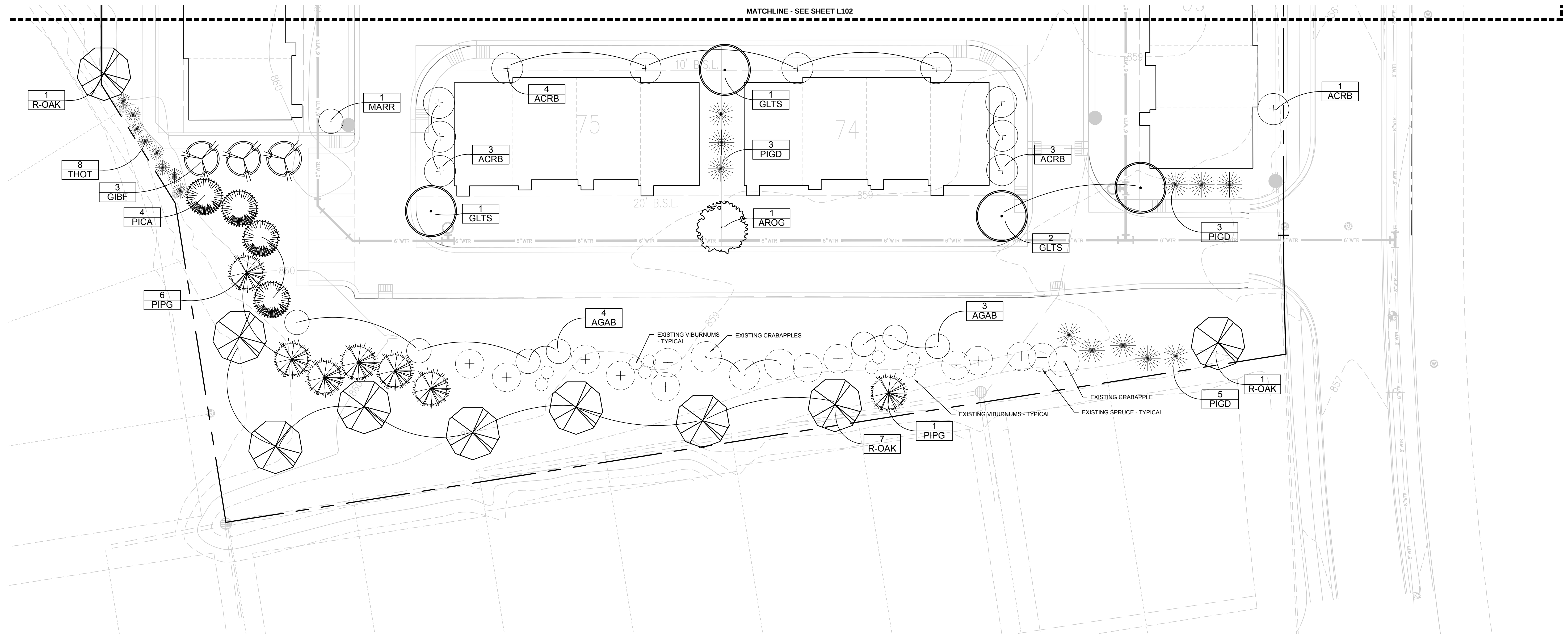
- LANDSCAPE NOTES:**
- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS.
  - REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
  - ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK WITH THE FINAL LOCATIONS OF TRAIL CONNECTION SIDEWALKS AND TO WORK AROUND ANY PRESERVED TREES.



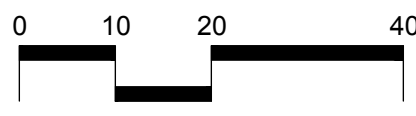








- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS.
  2. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

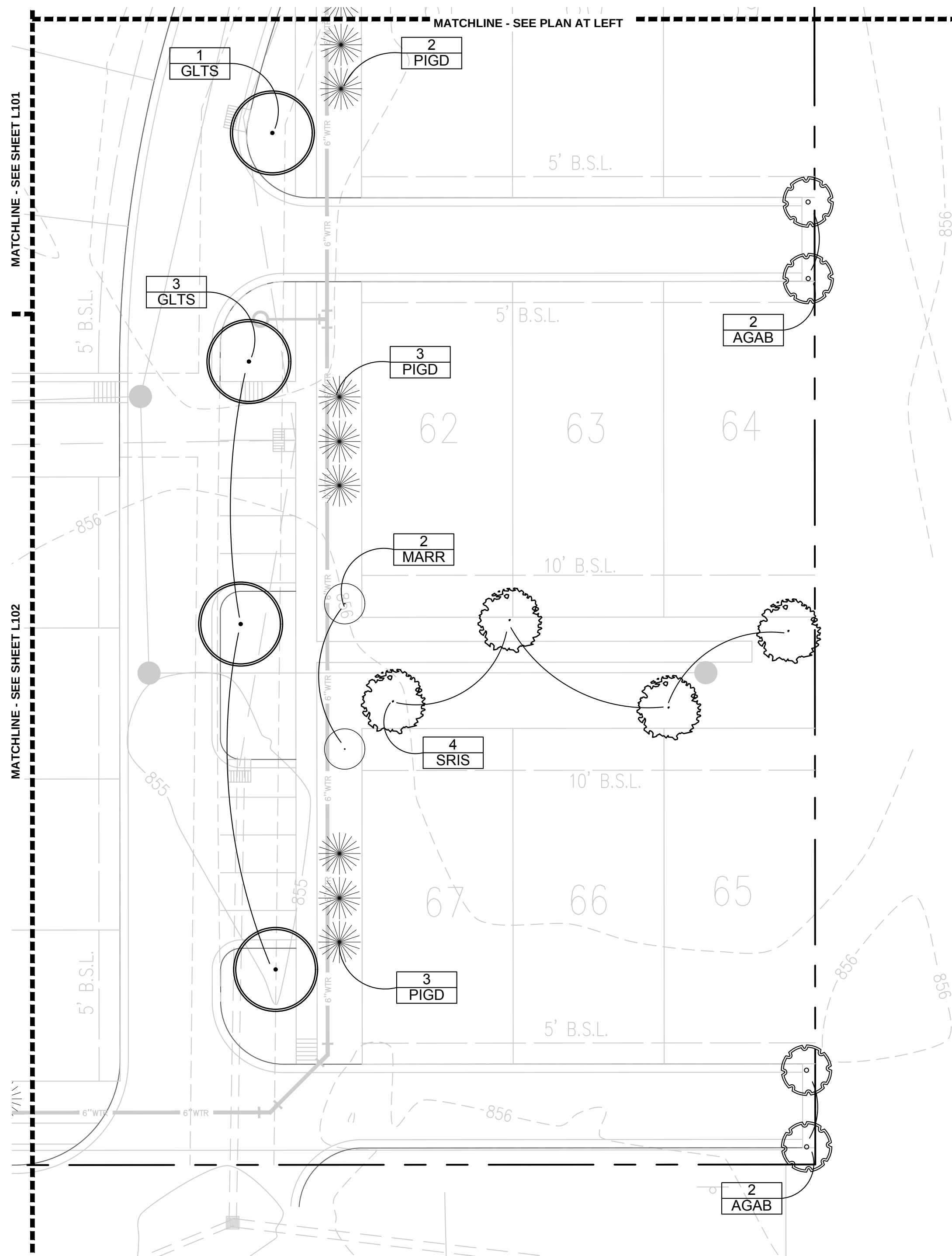
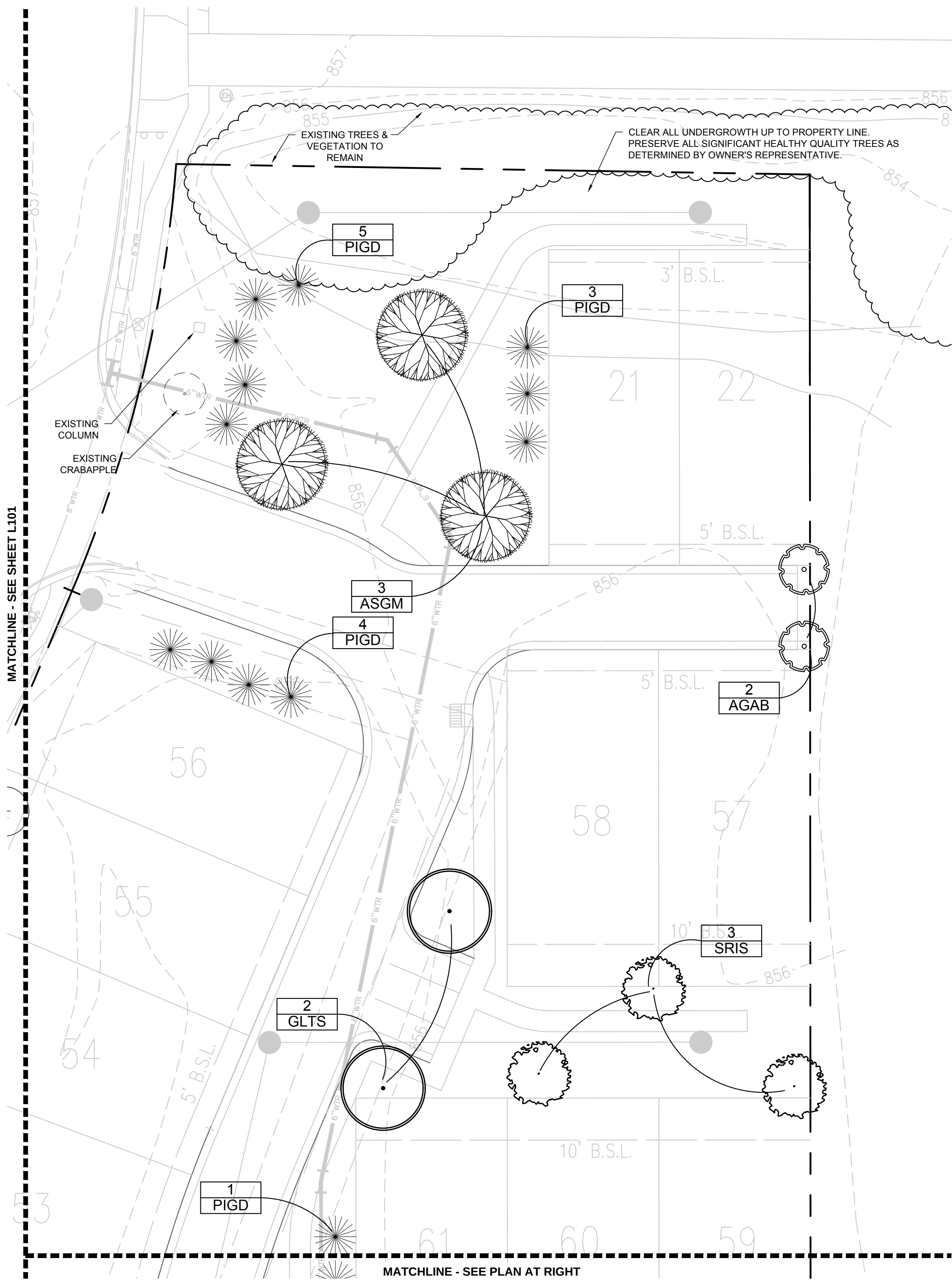


**LANCASHIRE AT OAK MANOR**  
**WESTFIELD, INDIANA**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

|                                |                    |
|--------------------------------|--------------------|
| REVISIONS:                     |                    |
| DRAWING FILES:                 |                    |
| DATE:<br>JUNE 2, 2017          |                    |
| PROJECT NUMBER:                |                    |
| DRAWN BY:<br>RAF               | CHECKED BY:<br>RAF |
| SHEET TITLE:<br>LANDSCAPE PLAN |                    |
| SHEET #:<br>L103               |                    |





- LANDSCAPE NOTES:**
- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS.
  - REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
  - ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK AROUND ANY PRESERVED TREES.



**LANCASHIRE AT OAK MANOR**  
WESTFIELD, INDIANA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

|                                |                    |
|--------------------------------|--------------------|
| REVISIONS:                     |                    |
| DRAWING FILES:                 |                    |
| DATE:<br>JUNE 2, 2017          |                    |
| PROJECT NUMBER:                |                    |
| DRAWN BY:<br>RAF               | CHECKED BY:<br>RAF |
| SHEET TITLE:<br>LANDSCAPE PLAN |                    |
| SHEET #:<br>L104               |                    |





| Symbol     | Quantity |      |      |      | Botanical Name | Common Name                                   | Spacing                              | Size     | Condition |       |
|------------|----------|------|------|------|----------------|-----------------------------------------------|--------------------------------------|----------|-----------|-------|
|            | L101     | L102 | L103 | L104 |                |                                               |                                      |          |           | Total |
| Trees      |          |      |      |      |                |                                               |                                      |          |           |       |
| AGAB       | 0        | 0    | 7    | 6    | 13             | Amelanchier x grandiflora 'Autumn Brilliance' | Clump Autumn Brilliance Serviceberry |          | 6' ht.    | B&B   |
| ACRB       | 12       | 26   | 11   | 0    | 49             | Acer rubrum 'Bowhall'                         | Bowhall Maple                        |          | 2" cal.   | B&B   |
| AROG       | 0        | 2    | 1    | 0    | 3              | Acer rubrum 'October Glory'                   | October Glory Red Maple              |          | 2" cal.   | B&B   |
| ASGM       | 4        | 2    | 0    | 3    | 9              | Acer saccharum 'Green Mountain'               | Green Mountain Sugar Maple           |          | 2" cal.   | B&B   |
| CERC       | 11       | 0    | 0    | 0    | 11             | Cercis canadensis                             | Eastern Redbud                       |          | 6' ht.    | B&B   |
| GBF        | 6        | 6    | 3    | 0    | 15             | Ginkgo biloba 'Fastigiata'                    | Columnar Ginkgo                      |          | 2" cal.   | B&B   |
| GLTS       | 8        | 9    | 4    | 6    | 27             | Gleditsia triacanthos 'Streetkeeper'          | Streetkeeper Honeylocust             |          | 2" cal.   | B&B   |
| MARR       | 9        | 2    | 1    | 2    | 14             | Malus 'Royal Raindrops'                       | Royal Raindrops Crabapple            |          | 2" cal.   | B&B   |
| PICA       | 0        | 0    | 4    | 0    | 4              | Picea abies                                   | Norway Spruce                        |          | 6' ht.    | B&B   |
| PIPG       | 2        | 0    | 7    | 0    | 9              | Picea pungens glauca                          | Colorado Blue Spruce                 |          | 6' ht.    | B&B   |
| PIGD       | 9        | 18   | 11   | 21   | 59             | Picea glauca 'Densata'                        | Black Hills Spruce                   |          | 6' ht.    | B&B   |
| R-OAK      | 6        | 3    | 9    | 0    | 18             | Relocated Oak Trees from Along Gunther Blvd.  |                                      |          |           |       |
| SRIS       | 0        | 0    | 0    | 7    | 7              | Syringa reticulata 'Ivory Silk'               | Ivory Silk Japanese Tree Lilac       |          | 2" cal.   | B&B   |
| THOS       | 0        | 21   | 0    | 0    | 21             | Thuja occidentalis 'Smaragd'                  | Emerald Green Arborvitae             | 3' o.c.  | 6' ht.    | B&B   |
| THOT       | 6        | 12   | 8    | 0    | 26             | Thuja occidentalis 'Techny'                   | Mission Arborvitae                   | 6' o.c.  | 6' ht.    | B&B   |
|            | 73       | 101  | 66   | 45   | 285            | Total Trees                                   |                                      |          |           |       |
| Shrubs     |          |      |      |      |                |                                               |                                      |          |           |       |
| BKGV       | 0        | 48   | 0    | 0    | 48             | Buxus x koreana 'Green Velvet'                | Green Velvet Boxwood                 | 3' o.c.  | 18" ht.   | B&B   |
| ROSE       | 0        | 51   | 0    | 0    | 51             | Rosa 'Radrazz'                                | Knock Out Rose                       | 3' o.c.  | 3 gal.    | CONT. |
| TAMW       | 0        | 12   | 0    | 0    | 12             | Taxus x media 'Wardii'                        | Wardi Spreading Yew                  | 4' o.c.  | 18" ht.   | B&B   |
| JUBJ       | 4        | 0    | 0    | 0    | 4              | Viburnum x juddii                             | Judd's Viburnum                      | 5' o.c.  | 5 gal.    | CONT. |
| WFDH       | 0        | 14   | 0    | 0    | 14             | Weigela florida 'Dark Horse'                  | Dark Horse Weigela                   | 3' o.c.  | 3 gal.    | CONT. |
| Perennials |          |      |      |      |                |                                               |                                      |          |           |       |
| HEMS       | 0        | 23   | 0    | 0    | 23             | Hemerocallis 'Stella de Oro'                  | Stella de Oro Daylily                | 24" o.c. | 1 gal.    | CONT. |
| MSG        | 0        | 12   | 0    | 0    | 12             | Miscanthus sinensis 'Gracillimus'             | Gracillimus Maiden Grass             | 4' o.c.  | 3 gal.    | CONT. |
| RUDF       | 0        | 36   | 0    | 0    | 36             | Rudbeckia fulgida speciosa                    | Showy Black-Eyed Susan               | 24" o.c. | 1 gal.    | CONT. |
| SANM       | 0        | 61   | 0    | 0    | 61             | Salvia nemorosa 'Mainacht'                    | May Night Salvia                     | 18" o.c. | 1 gal.    | CONT. |





Narrative:

Lancashire at Oak manor

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



BEST POSSIBLE IMAGE  
ALL PAGES

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

**ORDINANCE NO. 03-37**

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

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

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

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

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

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

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

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

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

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

11/6/2003

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

Ordinance 03-37

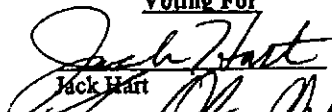
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF  
WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF  
Nov, 2003

**WESTFIELD TOWN COUNCIL**

Voting For

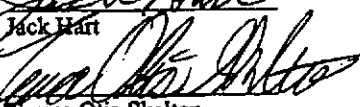
Voting Against

Abstain

  
Jack Hart

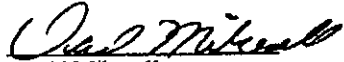
\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Jack Hart

  
Teresa Otis-Skelton

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Teresa Otis-Skelton

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Teresa Otis-Skelton

  
David Mikesell

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David Mikesell

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David Mikesell

  
Michael McDonald

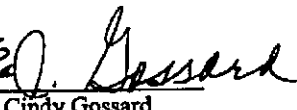
\_\_\_\_\_  
Michael McDonald

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Michael McDonald

  
Mic Mead

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Mic Mead

\_\_\_\_\_  
Mic Mead

  
  
Cindy Gossard  
This ordinance prepared by  
Jeff Rosenberg, Town Manager

11/6/2003

Ordinance 03-37

Rezone from SF 2 to SF 2/PUD

**AREA A LEGAL DESCRIPTION**

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

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



Rezone from SF 3 to SF 3/PUD

**AREA B LEGAL DESCRIPTION**

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

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

Rezone from GB-PD to GB/PUD

**AREA C LEGAL DESCRIPTION**

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

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

**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION  
CERTIFICATION**

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

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

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

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

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

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



Rezone from SF 2 to SF 2/PUD

**AREA A LEGAL DESCRIPTION**

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

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

Rezone from SF 3 to SF 3/PUD

**AREA B LEGAL DESCRIPTION**

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

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

Rezone from GB-PD to GB/PUD

**AREA C LEGAL DESCRIPTION**

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

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



**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION  
CERTIFICATION**

---

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

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

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

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

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

October 28, 2003  
Date

**WESTFIELD, INDIANA**

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

**OAK MANOR  
PLANNED UNIT DEVELOPMENT DISTRICT**

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

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

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

**WITNESSETH:**

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

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

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

## **ARTICLE I.**

### **OAK MANOR PUD**

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

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

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

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



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

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

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

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

Permitted uses are as follows:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

**SECTION 2.10. AMENITIES AND MEMBERSHIPS.**

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

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

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

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



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

**E. Permitted Other Signs:**

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

- (d) The sign may not be illuminated.

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

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

## ARTICLE III.

### COMMERCIAL AREA

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

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

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

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



**B. Building Setback Requirements.**

Side yard (each side): Internal - No minimum

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

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

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

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

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

Restaurant A minimum of 1 space for every 3 seats

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

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

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

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

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

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

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



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

**G. Architectural Standards.**

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



**APPROVAL**

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

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

THE TOWN COUNCIL OF WESTFIELD-WASHINGTON TOWNSHIP, INDIANA

BY:

**AYE**

**NAY**

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

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

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

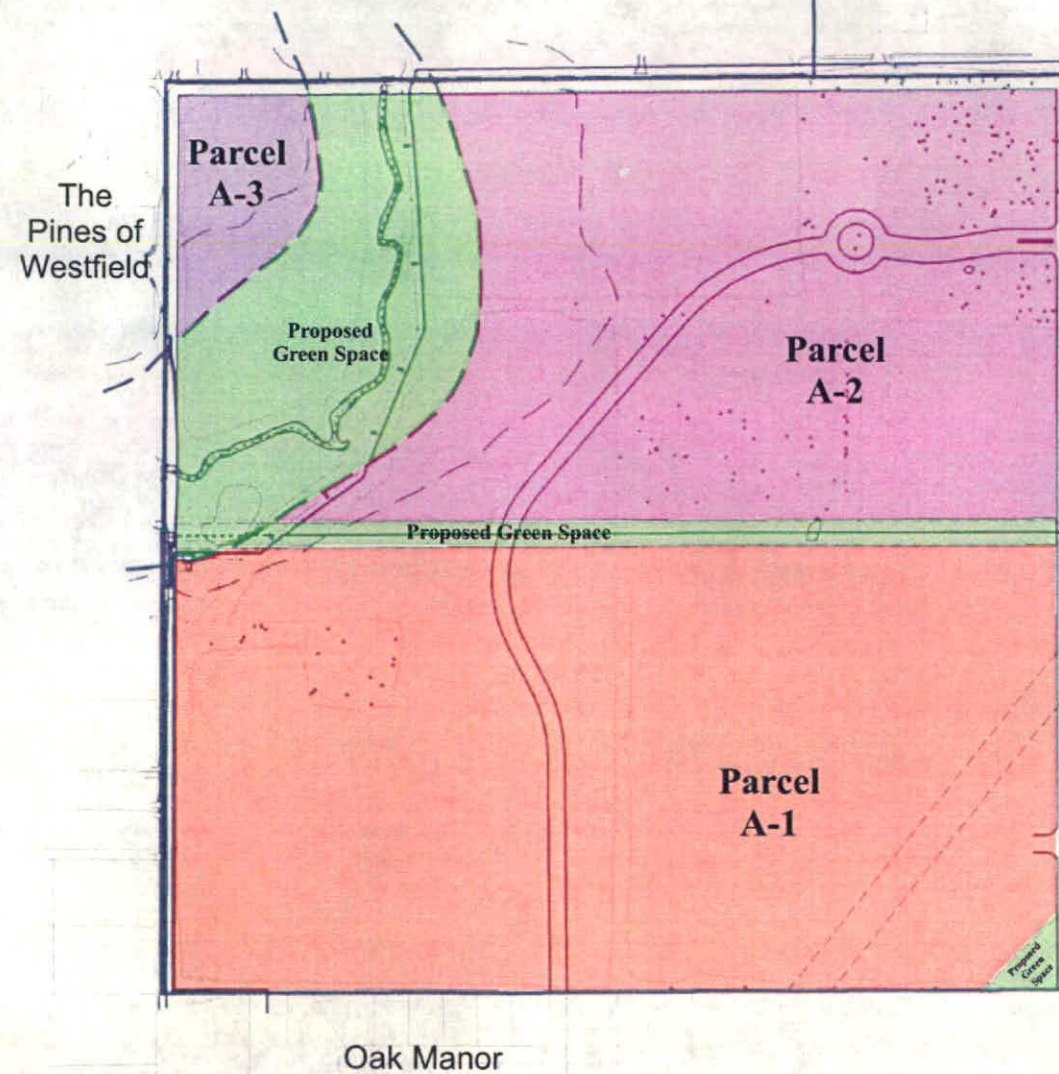
\_\_\_\_\_ David Mikesell, \_\_\_\_\_  
Member

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

**ATTEST:**

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





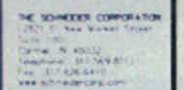
HAMILTON COUNTY INDIANA

Brookside

**Parcel  
A-1**

The map shows a green area labeled "Proposed Green Space" and a yellow area labeled "Proposed Community Recreation Area". The green space is located along the northern and eastern boundaries of the recreation area. The recreation area is bounded by a dashed line to the north and a solid line to the south. The green space is bounded by a solid line to the north and a dashed line to the south. The recreation area is located within the larger area of the proposed green space.

Crestview



- Architecture
- Civil Engineering
- Environmental Engineering
- Electrical Services
- ME/P&S
- Home Builder Services
- Interior Design
- Land Surveying
- Medical Architecture
- Structural Engineering

OAK MANOR PUD

REPRESENTATIVE OFFICE  
LANGSTON DEVELOPMENT CO., INC.  
TAMPA, FLORIDA

|                            |                       |
|----------------------------|-----------------------|
| DATE: 06/16/03             | PROJECT NO: 41.34.009 |
| WORK BY: DCC               | PROJECT BY:           |
| DATE FILED: CONCEPT PLAN 2 |                       |



## EXHIBIT 2

### DEFINITIONS

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

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

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



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

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

16.04.030 Residential Districts

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

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

2. Accessory buildings and uses:

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

3. Building Lines:

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

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

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

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

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

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

6. Minimum Setback Lines -

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

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

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

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

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

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

1. Permitted Uses -

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



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- 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

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

- Front yard -

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

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

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

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

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

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

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

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

16.04.030 Residential Districts

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

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

2. Accessory buildings and uses:

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

3. Building Lines:

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

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

**1. Permitted Uses -**

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

**2. Special Exceptions -**

- Tennis and swimming clubs
- Convents, monasteries, theological schools, rectories and parish houses

**3. Permitted Home Occupations -**

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

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



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4. Minimum Lot Area -

- Single family - not less than 12,000 square feet
- Two-family (duplexes) - corner lots not less than 15,000 square feet

5. Minimum Lot Frontage on Roads - Not less than 50 feet for single family and duplexes.

6. Minimum Setback Lines -

- Front yard - 20 feet
- Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
- Rear Yard - 30 feet
- Minimum lot width a building line - Single family - 80 feet  
Duplexes on corner lots - 90 feet

7. Maximum building height - Not to exceed 25 feet

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

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

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

F. SR-4 - This district is established for higher density single family residential homes in residential areas with available state approved water and sewer facilities and such lands must be at least one-eighth (1/8) of its perimeter adjacent to the corporate limits of the town

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - Public and private with dormitory accommodations
- Fire stations
- Accessory buildings as they relate to above uses

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

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- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
  - Lumber yards - including millwork
  - Liquor stores and taverns
  - Restaurants - drive-in and carry-out food and beverage stores
  - Industrial schools or training facilities
  - Amusement parks
  - Convents, monasteries, theological schools, rectories, parish houses
  - Large animal hospitals
  - Manufactured home parks (in accordance with provisions of WC 16.04.090)
  - Outdoor theaters
  - Material recycling facilities (MRFs)
3. <sup>25</sup> Minimum Lot Area - As required under Planned Business Development district.
4. Minimum Lot Frontage on Road - As required under Planned Business Development district.
5. Minimum Setback Lines - As required under Planned Business Development district.
6. Maximum Building Height - As required under Planned Business Development district.
7. Minimum Ground Level Square Footage - As required under Planned Business Development district.
8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.
9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.
- H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.
1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

planned business development, the petitioner for such rezoning, special exception, exemption or variance, in connection with such planned business development shall petition the Plan Commission or Board of Zoning Appeals, as appropriate, for such rezoning, special exception, exemption or variance, and shall notify surrounding property owners of such petition. Prior to the hearing on such petition, the petitioner shall submit evidence to the Plan Commission or Board, as appropriate, that all land owners located within a 500 foot radius of the proposed development have been notified in writing of the petitioner's request for such rezoning, special exception, exemption or variance. Such notice shall inform the notified land owners of the date for the public hearing to be held by the Board of Zoning Appeals or Plan Commission. For the purpose of determining the names and addresses of such land owners, the most recent real estate tax assessment records as they appear in the office of the assessor of Hamilton County, Indiana on the date the petition for rezoning, special exception, exemption or variance is filed shall be deemed the true names and addresses of persons entitled to notice. Outlot development area shall not exceed 25 percent of the total development.

2. Minimum Tract Requirements -

- In Planned Business Developments for General Business districts - A minimum of 10 acres
- In Planned Business Developments for Local business districts - A minimum of 5 acres
- Enclosed Industrial districts (Industrial Parks) - A minimum of 10 acres
- Where Local and General Business are included in the same Planned Business Development, the 10 acre minimum shall apply

3. Permitted Uses -

- All businesses approved for Local Business as shown on Figure 2 are eligible for Planned Local Business Development.
- All businesses approved for General Business as shown on Figure 2 are eligible for Planned General Business Development.

4. Special Exceptions -

a) Planned Business Development - Local Business -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and tavern
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business



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- Carry-out food and beverage business
  - Drive-in food and beverage stores
  - Convents, monasteries, theological schools, rectories, parish houses
  - Manufactured home parks - in accordance with the provisions of WC 16.04.090
  - Material recycling facilities (MRFs)
- b) Planned Business Development - General Business -
- Auto rustproofing
  - Gasoline service stations
  - Coal
  - Salt storage - outside
  - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
  - General construction companies
  - Lumber yards - including millwork
  - Mobile home sales
  - Liquor stores and taverns
  - Industrial schools or training facilities
  - Amusement parks
  - Convents, monasteries, theological schools, rectories, parish houses
  - Large animal hospitals
  - Manufactured home parks - in accordance with the provisions of WC 16.04.090
  - Outdoor theaters
  - Material recycling facilities (MRFs)
- c) Where in districts requiring Planned Business Development for Local Business, General Business and Special Business, there is proposed to be developed an enclosed shopping center with 100,000 square feet or more of gross leasable area, the special exception businesses and other uses as listed in 4.a) and 4.b) of this subsection may be exempted from such special exception restrictions if written approval is obtained from the Board of Zoning Appeals indicating which businesses and other uses listed as special exceptions may be included in such enclosed shopping center or in areas adjacent to such enclosed shopping center as appurtenant uses within 300 feet of the shopping center. The written approval by the Board of Zoning Appeals for such exemption must be granted on or before final plans are approved by the Plan Commission for the project. Such approval shall be recorded in the minutes of the Board of Zoning Appeals and a copy transmitted to the petitioner.
5. Minimum Frontage Required on Street of Primary Access-
- 10 acre minimum - 660 feet
  - 5 acre minimum - 330 feet

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6. Minimum Setback Lines -

- Front Yard - 10 acre minimum - 60 feet  
5 acre minimum - 30 feet
- Side Yard - 10 acre minimum - 15 feet  
5 acre minimum - 15 feet
- Rear Yard - 10 acre minimum - 20 feet  
5 acre minimum - 20 feet
- Minimum Lot Width at Building Line - None

7. Minimum Number of Structures - None

8. Minimum Size of Structures - None

9. Application Procedure - Applications for a Planned Business Development shall consist of the following steps:

a) Preliminary plans presented to the Building Commissioner must:

- Be drawn to scale.
- Show dimensional boundaries of property to be developed.
- Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
- Show the proposed number of parking and loading spaces.
- Show the proposed locations and width of driveways, entrances and exits.
- Show all areas to be maintained as permanent open space.
- Provide a traffic study to include:
  - 1) A comparative analysis of present capacity of streets adjacent to the proposed center with potential capacity volumes, taking into consideration the effect the proposed center will have upon engendering additional traffic; and
  - 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
- Include a statement of financial responsibility which demonstrates the ability of the developer of the center to proceed with construction and development
- Show locations and dimensions of sidewalks
- Provide for dedication of any right-of-ways that may be necessary
- Show location of any easements for utilities, public or private

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- Include a statement of proposed covenants to insure that the development plan is reasonable
  - Insure proper drainage
  - Provide a statement as to the proposed timetable for development if the project is to be done in phases
  - Submit a preliminary plan indicating the proposed location of land within the property to be developed which may be developed as out-lots of the shopping center or other business. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.
- b) The Building Commissioner shall review all materials, plans and schedules and make recommendations to the Plan Commission as to the suitability of the development as to:
- Unified design
  - Safe ingress and egress
  - Adequate and properly located parking and loading facilities
- c) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:
- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines
  - Any changes from preliminary plans
  - Deed or easement agreements
  - Final construction schedule stating the date for final construction on the proposed development
  - File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the Town for and amount to be specified by the Town Council.
- I. General Variance - Where the developer of business located in a planned business development district can show the provisions of this ordinance would cause unnecessary hardship if strictly followed, and where in the opinion of the Plan Commission because of the type and number of businesses to be located in such planned business development, the required number of parking spaces or the required size of such parking spaces or the; number of loading berths or the required size or configuration of such loading berths for such businesses are not practical, then the Plan Commission may authorize a variance from such required standards of this section and such variance shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards.

WC § 16.04.165 Development Plan Review.

Purpose: A Development Plan Review process is hereby established for the Town of Westfield and Washington Township, Hamilton County, Indiana. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., located within the planning and zoning jurisdiction of the Westfield - Washington Township Plan Commission. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

A. Districts Designated for Development Plan Review.

The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., in all zoning districts contained in this Ordinance.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission.

The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:

- a. any development for a use *other than* a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5);
- b. any proposed development in any Multi-Family District (MF-1, MF-2);
- c. any proposed development in any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD);
- d. any proposed development in any Industrial District (BI, BI-PD, OL, OL-PD);
- e. any proposed development of a Single Family Subdivision (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5); and,
- f. any proposed permanent signs, in any district, that require a permit pursuant to WC 16.08 et seq.



2. Development Plan Authority Delegated to the Director.

The authority to approve or disapprove a Development Plan for any proposed development of or addition to a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

C. Development Requirements - General.

Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:

1. Compliance with all applicable development standards of the zoning district in which the real estate is located;
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located;
3. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
4. Compliance with all applicable provisions of this Chapter WC16.04.165 (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
5. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield - Washington Township Comprehensive Plan;
6. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
7. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
8. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development; and,
9. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

D. Development Requirements for Each District.

1. Any development for a use other than a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping - See WC 16.06 et seq.

- c. Lighting - See WC 16.07 et seq.

- d. Signs - See WC 16.08 et seq.

- e. Building Orientation.

- (1) No loading spaces or loading docks shall be permitted to face a public street.
- (2) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

- f. Building Materials.

In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior

building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

2. Any Multi-Family District (MF-1, MF-2).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the project. Multi-family projects shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Green Space Areas - See WC 16.04.040 Multi-Family Districts.

d. Lighting - See WC 16.07 et seq.

e. Signs - See WC 16.08 et seq.

f. Building Materials.

All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). The primary exterior building material used on each facade shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of seventy-five (75) percent of each facade.

3. Any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD),

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.



In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

- (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,
- (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District:

4. Any Industrial District (EI, EI-PD, OI, OI-PD).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

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

5. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

- (1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in

those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,

- (2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,

At least two (2) of the following three (3) design objectives:

- (1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
- (2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
- (3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

- (1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
- (2) No single family dwelling shall utilize vinyl siding or aluminum siding, individually or in combination, on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.



g. Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

E. Findings Required for Approval of a Development Plan.

The Plan Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan; and,
2. The proposed development plan satisfies the development requirements specified in this Ordinance.

F. Development Requirements Which May Be Waived.

In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield – Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials, for the approval of a Development Plan upon making findings as specified in WC 16.04.165, G., below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals.

If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

G. Conditions for Waiver of Development Requirements.

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
3. The strict application of the Development Requirements of the Westfield – Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
4. The proposed development is consistent with and compatible with other development located in the area; and,

5. The proposed development is consistent with the intent and purpose of the Westfield - Washington Township Comprehensive Plan.

H. Plan Documentation and Supporting Information.

All requests for Development Plan approval shall include the following plans, as set forth Subsection J., below:

1. Site Plan. \*
2. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
3. Overall Plan. \*
4. Landscape Plan. \*
5. Building Elevations.
6. Lighting Plan. \*
7. Sign Plan. \*
8. Site Access and Site Circulation Plan. \*
9. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
10. Statement of Development Build-out. \*
11. Green Space Provisions. \*
- \* Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

I. Procedures.

1. Application for Development Plan Approval by the Plan Commission shall be in compliance with the following procedures:

a. Pre-Filing Conference.

A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval.

Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.

b. Who May File.

Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.

c. Filing Deadline.

All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.

d. Forms of Filing.

All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Sign Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.

e. Findings of Fact.

The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.

f. Specifying Request.

All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the Development Plan.

g. Docketing by Community Services Department.

Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to

the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.

h. Investigation of Petitions.

Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment.

The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

i. Notice Requirements.

All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:

- (1) Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
- (2) Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.
- (3) The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements.

Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.



j. Conduct of Public Hearings.

In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

- (1) Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.
- (2) Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- (3) Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- (4) Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.
- (5) The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.

At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented

The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.

All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

2. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:
  - a. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.
  - b. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
  - c. Director shall have a period of not more than fifteen (15) days in which to review the proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.
  - d. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
  - e. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
  - f. Appeals of Determinations by Director.

Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

3. Fees.

In order to defray administrative costs, the following fees shall be applicable:

- a. Development Plans filed for Plan Commission approval – See WC 16.04.180 Figures; or,
- b. Development Plans filed for Director's approval – included in the building permit fee.

The applicant shall pay all fees at the time of filing of a Development Plan.

3. Hearings.

All public hearing regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection I.

4. Amendments.

a. Amendments to Development Plans pending determination by the Plan Commission.

(1) Amendments Proposed At A Public Hearing.

The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

(2) Amendments To Development Plans Prior To Preparation Of A Staff Report.

In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical

Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield - Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

b. Amendments To Development Plans Pending Determination By The Director.

The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in WC 16.04.165, I., 2., above for the initial review of Development Plans by the Director.

c. Amendments to Approved Development Plans.

Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.



5. Signature for Findings.

All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

J. Plan Documentation.

1. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see WC 16.040165, J., 2.).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
- j. Location and dimensions of all existing structures, including paved areas;
- k. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- l. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- m. Location of all floodway and floodway fringe areas within the boundaries of the site;
- n. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- o. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);

- p. Structures proposed for demolition should be indicated as such;
- q. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
- r. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- s. All improvements to street system on-site and off-site;
- t. Plan for sidewalks or Alternate Transportation System;
- u. Measurement of curb radius and/or taper;
- v. Names of legal ditches and streams on or adjacent to the site;
- w. Location and type (e.g. ground, pole, wall) of all signs on the site;
- x. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or other similar uses;
- y. Existing zoning and land use of all adjoining real estate; and,
- z. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

- 2. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Legal description of the site;
- e. Boundary lines of the site including all dimensions of the site;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and dimensions of all existing structures, including paved areas;
- h. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- i. Location of all floodway and floodway fringe areas within the boundaries of the site;
- j. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- k. Use of each structure by labeling and size (e.g. one story house - 1,200 sq. ft., detached garage - 576 sq. ft., storage shed - 120 sq. ft.);
- l. Structures proposed for demolition should be indicated as such;

- m. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
- n. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- o. Measurement of curb radius and/or taper;
- p. Names of legal ditches and streams on or adjacent to the site; and,
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

Overall Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
- j. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- k. Location of all floodway and floodway fringe areas within the boundaries of the site;
- l. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- m. All improvements to street system on-site and off-site;
- n. Plan for sidewalks or Alternate Transportation System;

- o. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;
- p. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Overall Plan requirements listed above, which are not necessary to support a thorough review of the project.

- 4. Landscape Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.06, et seq. - Landscaping Standards; be drawn to scale of not more than 1"=100'; and, include the following items:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
- b. Address of the site;
- c. Proposed name of the development;
- d. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
- e. Locations, quantities, sizes and names (botanical names and common names) - of planting materials;
- f. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- g. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;
- h. Planting and installation details as necessary to ensure conformance with required standards;
- i. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
- j. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
- k. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches



or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,

- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Landscape Plan requirements listed above, which are not necessary to support a thorough review of the project.

5. Building Elevations.

Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. Elevations for each facade of the building;
- e. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
- f. A separate true color rendering of the proposed building, including any proposed wall sign; \*
- g. Placement, size, color and illumination details for any proposed wall sign; \*
- h. Details of any exterior architectural lighting proposed on or around the building; \*
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Building Elevation requirements listed above, which are not necessary to support a thorough review of the project.

- \* Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

6. Lighting Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.07 et seq. - Lighting Standards, be drawn to scale of not more than 1"=100', and, include the following items:

- a. North arrow;
- b. Graphic scale;

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- c. Address of the site;
- d. Proposed name of the development;
- e. Boundary lines of the site including all dimensions of the site;
- f. Location and dimensions of all existing structures, parking areas and walkways;
- g. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
- h. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
- i. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
- j. Timing of lighting and method of control of lighting; and,
- k. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Lighting Plan requirements listed above, which are not necessary to support a thorough review of the project.

7. Sign Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Sign Plans filed in connection with the submission of a Development Plan shall; indicate compliance with the requirements of WC 16.08 et seq. - Sign Standards; be drawn to scale; and, include the following items:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. A site plan indicating the location of any existing or proposed freestanding signs;
- e. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
- f. Elevation of proposed signs including size, materials and color;
- g. A true color rendering of the proposed signs;
- h. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination; and,
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Sign Plan requirements listed above, which are not necessary to support a thorough review of the project.

8. **Site Access and Site Circulation Plan** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternate Transportation System;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and name of all existing and proposed public or private streets, access easements and rights-of-way within two-hundred (200) feet of the site;
- h. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
- i. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
- j. All improvements to the street system on-site and off site;
- k. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
- l. Measurement of curb radius and/or taper;
- m. Location and dimensions of primary vehicular ways in and around the proposed development;
- n. Location of any proposed or existing sidewalk or pathway;
- j. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Access and Site Circulation Plan requirements listed above, which are not necessary to support a thorough review of the project.

9. **Traffic Impact Study** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

10. **Statement of Development Build-Out** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.

11. **Green Space Provisions** (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

**K. Transitional Rules.**

Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Westfield – Washington Township Zoning Ordinance prior to the effective date of this Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Westfield – Washington Township Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan



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Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Westfield – Washington Township Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

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prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
- b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
- c. Locations, quantities, sizes, and names (botanical names and common names) -- of planting materials;
- d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
- f. Planting and installation details as necessary to ensure conformance with required standards;
- g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
- h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
  - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
  - 2. The condition of vegetation with respect to continued vitality;
  - 3. The possibility of preserving vegetation through pruning rather than removal.
  - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
  - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
  - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees - Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)



inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

#### WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

##### A. Selection

1. **Shade Trees** - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. **Evergreen Trees** - Evergreen trees shall be a minimum height of six (6) feet.
3. **Ornamental Trees** - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. **Shrubs** shall possess a minimum height of eighteen (18) inches at the time of planting.
5. **Substitutions** - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
  - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
  - b. 1 ornamental tree = 1 evergreen tree

**B. Installation**

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
  - a. Periods of adverse weather, or
  - b. Conflicts between construction scheduling and proper planting conditions.

**C. Maintenance**

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
  - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
  - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
  - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
  - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
  - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
  - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
  - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

**WC 16.06.040 - General Landscape Design Standards**

- A. Consultation** - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping** - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance** - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials** - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight** - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation** - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction** - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans** shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities** - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities** - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

| Use Type           | Plant Materials     |                         |                     |
|--------------------|---------------------|-------------------------|---------------------|
|                    | Shade Trees         | Ornamental or Evergreen | Shrubs              |
| Residential        | 4 per dwelling unit | 2 per dwelling unit     | 4 per dwelling unit |
| Institutional Uses | 2 per acre          | 3 per acre              | 10 per acre         |
| Business Uses      | 10 per acre         | 10 per acre             | 25 per acre         |
| Industrial Uses    | 5 per acre          | 5 per acre              | 25 per acre         |

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.



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3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
  - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
  - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01..
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

**WC 16.06.060 - Buffer Yard Requirements**

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

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Table 16.06.060 - 01 : Minimum Required Buffer Yard

| Land Uses                                             | Adjoining |                          |           |           |                  |    |                                                       |            |                  |                  |
|-------------------------------------------------------|-----------|--------------------------|-----------|-----------|------------------|----|-------------------------------------------------------|------------|------------------|------------------|
|                                                       | AG        | SF<br>AG-SF1<br>AG-SF1-J | SF<br>SF2 | SF<br>SF3 | SF<br>SF4<br>SF5 | MF | Institutional<br>Churches<br>Schools<br>Gov't Offices | Commercial | Industrial<br>EI | Industrial<br>OI |
| AG                                                    | -         | 40                       | 40        | 40        | 40               | 40 | 15                                                    | 15         | 15               | 15               |
| SF<br>AG-SF1<br>AG-SF1-J                              | 40        | -                        | 20        | 20        | 20               | 20 | 40                                                    | 40         | 40               | 40               |
| SF<br>SF2                                             | 40        | 20                       | -         | 20        | 20               | 20 | 40                                                    | 40         | 40               | 40               |
| SF<br>SF3                                             | 40        | 20                       | 20        | -         | 20               | 20 | 40                                                    | 40         | 40               | 40               |
| SF<br>SF4<br>SF5                                      | 40        | 20                       | 20        | 20        | -                | 20 | 40                                                    | 40         | 40               | 40               |
| MF                                                    | 40        | 20                       | 20        | 20        | 20               | -  | 40                                                    | 40         | 40               | 40               |
| Institutional<br>Churches<br>Schools<br>Gov't Offices | 15        | 40                       | 40        | 40        | 40               | 40 | -                                                     | 15         | 40               | 40               |
| Commercial                                            | 15        | 40                       | 40        | 40        | 40               | 40 | 15                                                    | -          | 15               | 15               |
| Industrial<br>EI                                      | 15        | 40                       | 40        | 40        | 40               | 40 | 40                                                    | 15         | -                | 15               |
| Industrial<br>OI                                      | 15        | 40                       | 40        | 40        | 40               | 40 | 40                                                    | 15         | 15               | -                |

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
  - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.  
No drives or parking areas shall be permitted in the reduced buffer yard area.
- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

| Number of Parking Spaces | Percentage of Vehicular Use Area to Be Landscaped |
|--------------------------|---------------------------------------------------|
| 0 to 4                   | 0 %                                               |



# WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

|            |       |
|------------|-------|
| 5 to 24    | 5 %   |
| 25 to 49   | 7.5 % |
| 50 or more | 10 %  |

## 2. Parking Lot Islands

- Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

## B. Perimeter Parking Lot Landscaping

### 1. Application

- Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
  - the parking lot is located within a required yard; or
  - the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
  - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
  - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
  - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;
6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;



2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and
4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

**EXHIBIT 18**  
**PHASING SEQUENCE**

Phasing below is the order of development anticipated by the Developer. Actual phasing is subject to change based on market demands.

During the calendar years 2003-2005

A-1, B-1, B-2, B-4, C

During the calendar years 2005-2007

A-2, A-3, B-3, B-4, B-5

- \* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained for each parcel, development and the installation of utilities and streets shall commence within a reasonable period of time, but may be completed in phases.

**WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE**

**WC 16.04.077 State Highway 32 Landscape Overlay Zone**

It is the purpose of the State Highway 32 Landscape Overlay Zone to promote the public health, safety, comfort, and general welfare by providing for consistent and coordinated landscaping of the properties bordering State Highway 32 in Washington Township, Hamilton County.

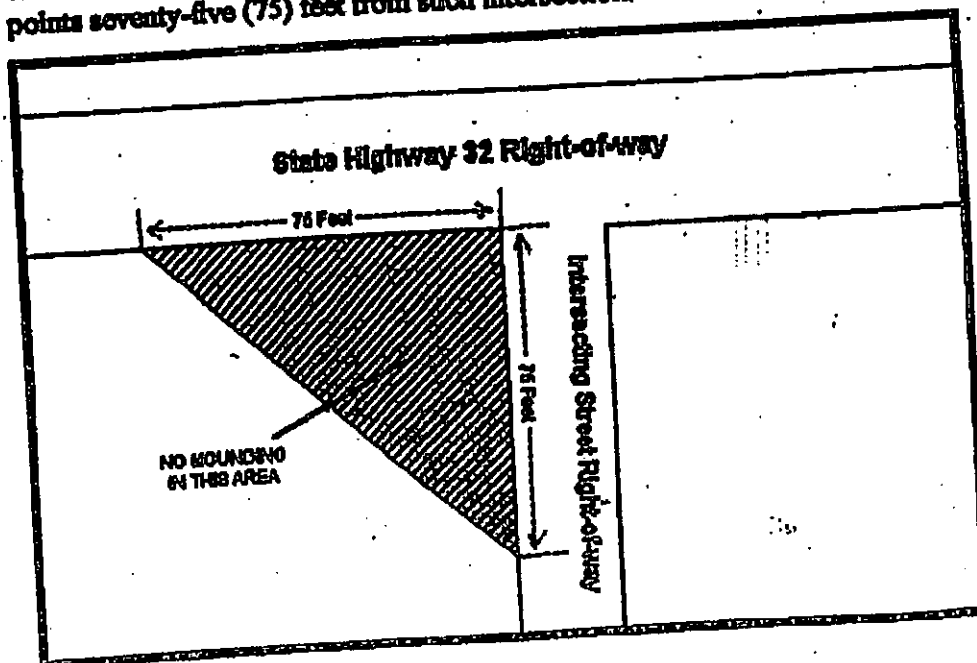
1. **Application** - This section (WC 16.04.077) shall apply to all land uses in all zoning districts that lie within the following described boundaries from the date at which this section is adopted.
2. **State Highway 32 Landscape Overlay Zone Boundaries** - The boundaries of the State Highway 32 Landscape Overlay Zone are hereby established for an area of 600 feet on either side of the right-of-way of State Highway 32, extending across the entire Township of Washington in Hamilton County, Indiana; except that portion of State Highway 32 which lies between U.S. 31 and Grassy Branch/Carey Road; and that portion which lies within the originally platted towns of Jolietville and Bagletown. (see Figure WC 16.04.077 A)
3. **Landscaping** - In conjunction with other landscaping requirements established in the Westfield - Washington Township Comprehensive Zoning Ordinance, all development activities in the State Highway 32 Landscape Overlay Zone shall meet the following minimum landscaping requirements:
  - a) **Frontage Along State Highway 32**
    - All development activities on properties having frontage on State Highway 32 shall include construction of landscaping consistent with that which is established in Figure WC 16.04.077 B of this section.
    - This exhibit illustrates four shade trees, six ornamental trees, and five evergreen trees to be planted every two hundred lineal feet in a staggered manner, on a mound, along such frontage (see 16.04.077, 3c for approved tree species).
    - All mounding along State Highway 32 shall be located at least forty (40) feet from the State Highway 32 right-of-way.
    - No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.
    - It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- Any partial section of the two hundred foot frontage landscaping depicted in Figure WC 16.04.077 B shall be landscaped in a manner which is proportionate to its size (i.e., a one hundred foot section of road frontage would be planted with half the number of trees as a two hundred foot section).
- When calculating the number of trees to be planted along such frontage results in a fraction, the number of trees required shall be rounded up to the nearest whole number (i.e., a calculation of 2.3 trees results in 3 trees being required).
- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 B; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 B to be changed in a way which is more consistent with Figure WC 16.04.077 B.

b) Intersections Along State Highway 32

- All development activities on properties which include or abut intersections along State Highway 32 (including all thoroughfares, driveways, and vehicular accesses to property) must include construction of landscaping consistent with that which is established in Figure WC 16.04.077 C of this Section.
- This exhibit illustrates daylilies, junipers, and six ornamental trees to be planted on the bulb-like termination of the frontage mounding facing State Highway 32 at each intersection. (see 16.04.077, 3c for approved tree species)
- Such mounding shall not be placed or permitted to remain on any corner lot within the triangular area formed by the intersection of rights-of-way lines and points seventy-five (75) feet from such intersection.





## WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- In the case of rounded rights-of-way intersections, the seventy-five (75) feet distance shall be measured from the point at which the rights-of-way lines would intersect if they were not to have been rounded at the corner.
- All mounding shall be located at least forty (40) feet from the State Highway 32 right-of-way and the rights-of-way of intersecting streets.
- No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.
- It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.
- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 C; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 C to be changed in a way which is more consistent with Figure WC 16.04.077 C.

### c) Approved Tree Species

Shade Trees - must be at least two and one half inches in diameter

- Purple Ash
- Honey Locust
- Red Maple

Ornamental Trees - must be at least two inches in diameter

- Winterking Hawthorn
- Crabapple
- Pear

Evergreens - must be a minimum of six feet in height

- Blackhill Spruce
- Colorado Blue Spruce
- Serbian Spruce
- Austrian Spruce

Other species may be substituted only with the explicit permission of the Plan Commission.

## WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

The following list of tree species shall not be permitted to be used to meet the minimum landscaping requirements of the State Highway 32 Landscape Overlay Zone; however, they may be used in addition to the trees required to meet State Highway 32 Landscape Overlay Zone landscaping standards, with the same maintenance requirements as established in 16.04.077, 3d:

- Box Elder
- Silver Maple
- Tree of Heaven
- Paper Birch
- European White Birch
- Southern Catalpa
- Mulberry
- American Sycamore
- Lombardy Poplar
- Cottonwood
- Carolina Poplar
- Pin Oak
- Willows
- Siberian Elm

- d) Maintenance - All plantings required by this section shall be owned and maintained by the owner of the property on which they exist. Each owner shall be required to maintain such plantings in a reasonable manner, replacing damaged or dead plantings, and not allowing such plantings to pose health and/or safety risks to vehicular traffic.
4. Landscaping Plans - Landscaping plans for all lots within the State Highway 32 Landscape Overlay Zone, on which any building is to be constructed shall be designed in accordance with the provisions of this section in order to receive site development plan approval from the Plan Commission.
5. Disclaimer on Rezoning - The State Highway 32 Landscape Overlay Zone does not rezone any land for any purpose.
6. Board of Zoning Appeals - All uses and standards of this section may be subject to variances as approved by the Board of Zoning Appeals pursuant to section WC 16.04.170 of the Westfield - Washington Township Comprehensive Zoning Ordinance.

Figure WC 16.04.077 A

Washington Township  
Hamilton County, IN

State Highway 32  
Landscape Overlay  
Zone

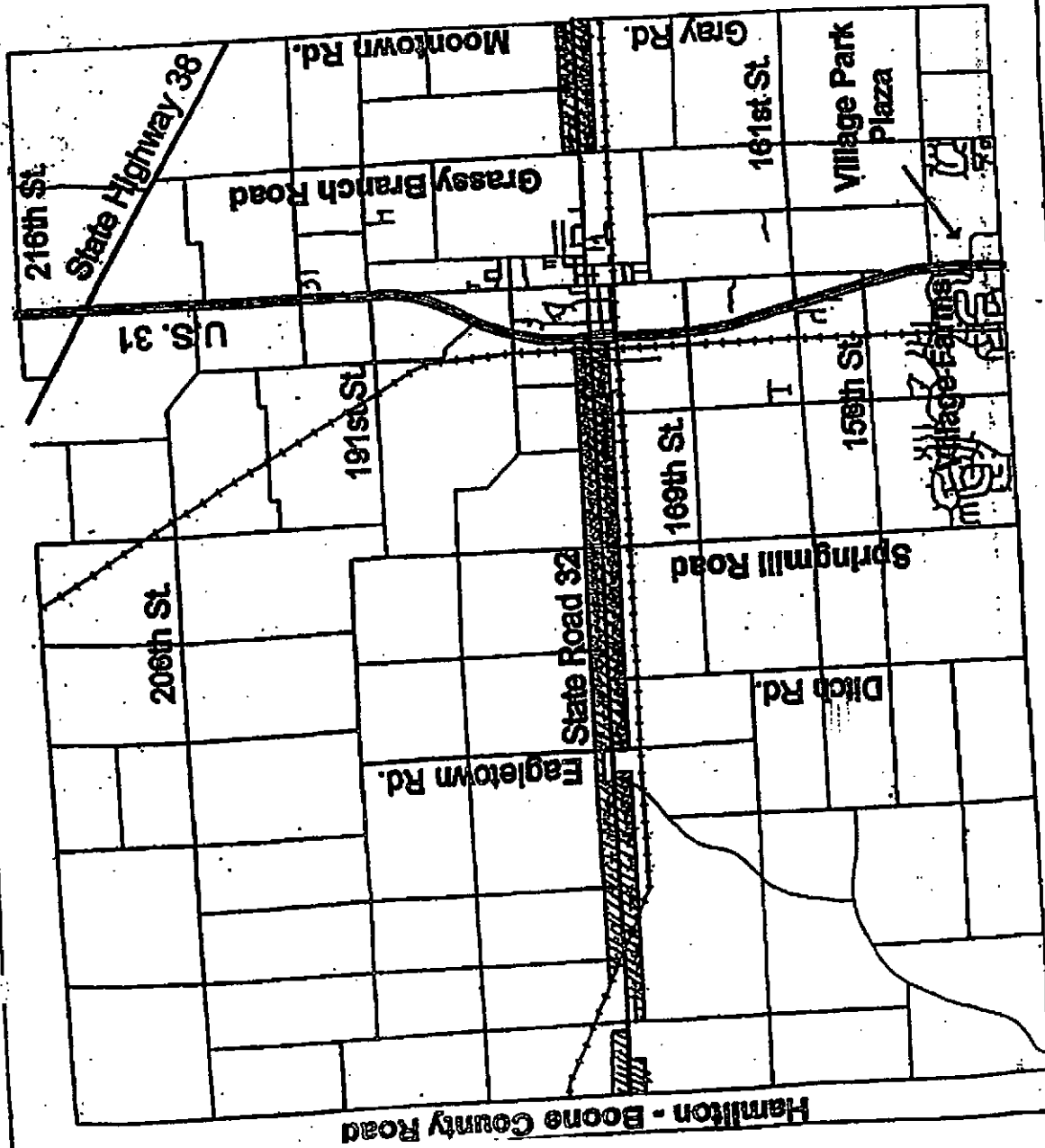


Figure WC 16.04.077 B  
Frontage Along State Highway 32

State Highway 32 Landscape Overlay Zone

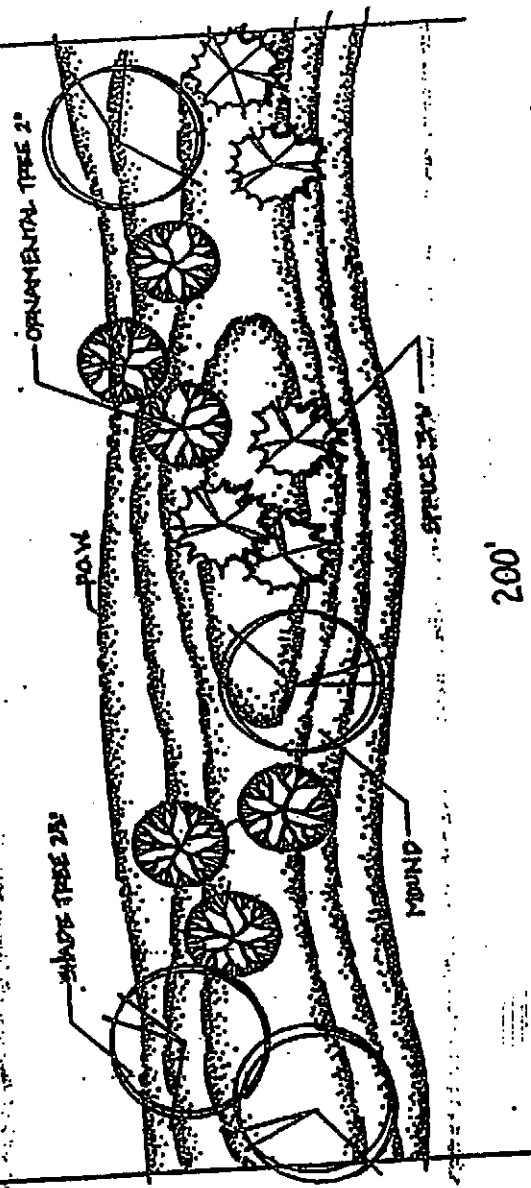
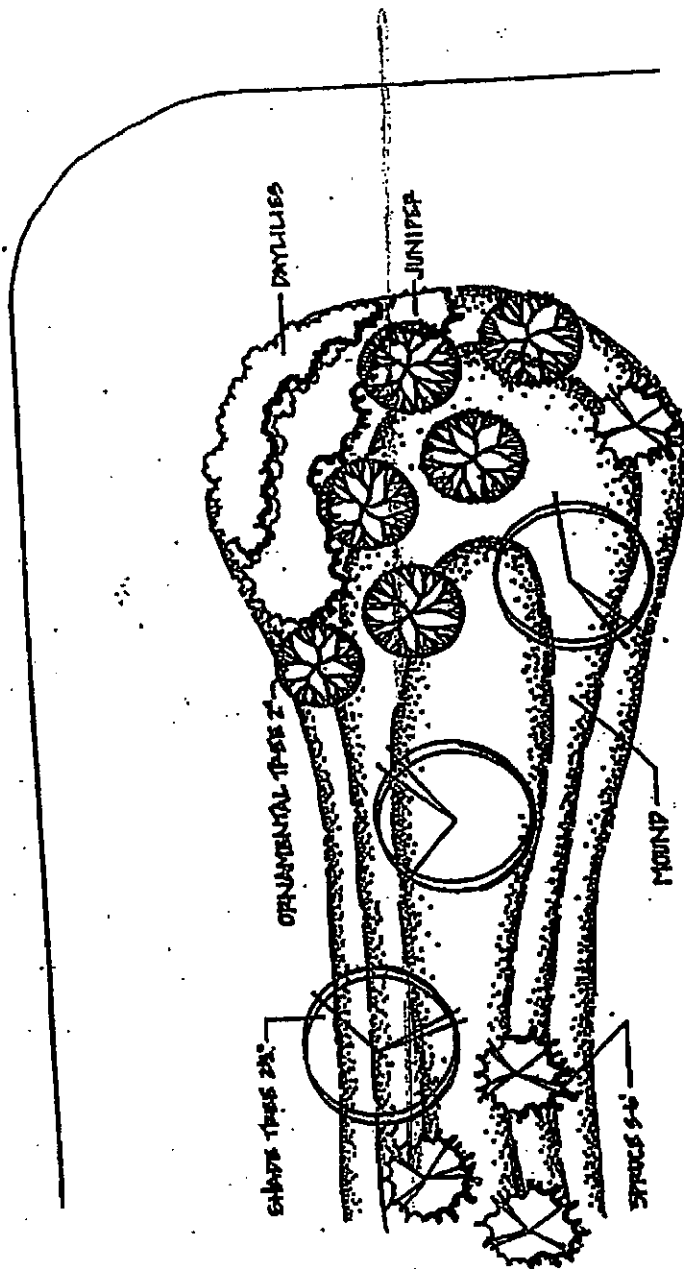




Figure WC 16.04.077 C  
Intersections Along State Highway 32

State Highway 32 Landscape Overlay Zone



## Chapter 7. Lighting Standards

### WC 16.07.010 General Lighting Standards

#### A. Applicability

The standards of this chapter shall apply to all zoning districts.

#### B. General Standards

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

## **EXHIBIT 9**

### **AREA A LEGAL DESCRIPTION**

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

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

## EXHIBIT 10

### AREA B LEGAL DESCRIPTION

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

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



**EXHIBIT 11**  
**AREA A DEVELOPMENT STANDARDS**

|                                              | Parcel A-1                                                 | Parcel A-2                                                 | Parcel A-3                                                 |
|----------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| Minimum Lot Width at Building Line (1)       | 100' for all lots                                          | 80' for all lots                                           | 100' for all lots                                          |
| Minimum Lot Frontage on Street               | 50'                                                        | 30' (2)                                                    | 10' (2)                                                    |
| Minimum Lot Area                             | 15,000 SF                                                  | 12,000 SF                                                  | 30,000 SF                                                  |
| Minimum Front Yard Setback (3)               | 25'                                                        | 15'(3)                                                     | 20'                                                        |
| Minimum Side Yard Setback                    | 8'<br>16' Aggregate                                        | 8'<br>16' Aggregate                                        | 8'<br>16' Aggregate                                        |
| Minimum Rear Yard Setback                    | 30'                                                        | 30'                                                        | 30'                                                        |
| Maximum Building Height                      | 35'                                                        | 35'                                                        | 35'                                                        |
| Minimum Gross Floor Areas for Ground Levels: | 1 Story: 1700 SF<br>2 Story: 1000 SF<br>1 ½ Story: 1100 SF | 1 Story: 1800 SF<br>2 Story: 1000 SF<br>1 ½ Story: 1200 SF | 1 Story: 2000 SF<br>2 Story: 1000 SF<br>1 ½ Story: 1500 SF |

Above requirements may be decreased a maximum of 10% on up to 10% of the residences.

Note: Provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

- (1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of sixty (60) feet.
- (2) Lot frontage may be located on Public Street or Private Drive.
- (3) Front yard setbacks less than 20' shall only be permitted in circumstances relating to tree preservation provided that all front load garages shall have a minimum set back of 20'.

## EXHIBIT 12

### AREA A ARCHITECTURAL GUIDELINES

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl or aluminum clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar) or equivalents as determined by the Developer.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Residences shall have windows on at least three (3) sides; provided, however, that in the event a side of a residential dwelling does not have a window, it shall have at least one (1) architectural break such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel A shall face or be parallel to the abutting Internal Street. At least seventy-five percent (75%) of the garages within Parcel A shall be side load, angled, or rear loaded. Residences having at least 50% of the garages side load shall be deemed to have met the side load, angled, or rear load requirement.
8. Design Objectives. Dwellings shall be required to meet the following:
  - A. Dwellings located adjacent to a External Street and located so as to have a rear or side façade oriented to said External Street shall utilize multiple textures or multiple architectural elements on each façade visible from the perimeter street.
  - B. No two dwellings located on side to side adjacent lots shall have to the same combination or proportion or roofing or siding materials on each façade visible from any public street.

### EXHIBIT 13

#### AREA B DEVELOPMENT STANDARDS DETACHED RESIDENTIAL

|                                              | Parcel B-4                                               | Parcel B-5                                               |
|----------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| Minimum Lot Width at Building Line (1)       | 65' for all lots                                         | 70' for all lots                                         |
| Minimum Lot Frontage on Street (2)           | 50'                                                      | 25'                                                      |
| Minimum Lot Area (3)                         | 7,800 SF                                                 | 8,400 SF                                                 |
| Minimum Front Yard Setback                   | 15'                                                      | 15'                                                      |
| Minimum Side Yard Setback (4)                | 5'                                                       | 5'                                                       |
| Minimum Rear Yard Setback                    | 20'                                                      | 20'                                                      |
| Maximum Building Height                      | 35'                                                      | 35'                                                      |
| Minimum Gross Floor Areas for Ground Levels: | 1 Story: 1200 SF<br>2 Story: 800 SF<br>1 ½ Story: 800 SF | 1 Story: 1200 SF<br>2 Story: 800 SF<br>1 ½ Story: 800 SF |

Above requirements may be decreased a maximum of 10% on up to 10% of the residencies with the exception of lot width in which the minimum width shall not be less than 65 feet .

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

- (1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of fifty (50) feet.
- (2) Minimum lot width may be reduced to fifty (50) feet for residences with rear load garages accessed via a lane or alley.
- (3) Lot frontage may be located on Public Street or Private Drive.
- (4) Minimum lot area may be reduced to 6,000 square feet for residences with rear load garages accessed via a lane or alley.
- (4) In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.

**EXHIBIT 13**  
**DEVELOPMENT STANDARDS ATTACHED RESIDENTIAL**

| Parcel Size*                                                             | 21 AC<br>Parcel B-1 | 16 AC<br>Parcel B-2 | 11 AC<br>Parcel B-3 |
|--------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| Minimum residence set back from Internal Street                          | 10'                 | 10'                 | 10'                 |
| Minimum set back from Internal Street for garages facing Internal Street | 20'                 | 20'                 | 20'                 |
| Minimum building separation                                              | 12'                 | 12'                 | 12'                 |
| Minimum building set back from right-of-way of public street             | 15'                 | 15'                 | 15'                 |
| Permitted density                                                        | 10 units per acre   | 5.5 units per acre  | 5 units per acre    |
| Maximum dwelling units*                                                  | 150                 | 85                  | 55                  |

\* Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units.

1. Maximum building height:
  - (a) Primary - 50'
  - (b) Accessory, including clubhouse - 55'
2. Minimum set back from External Street: This provision shall supercede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 2.9 of this Oak Manor PUD entitled "Landscaping".
3. Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.



## EXHIBIT 14

### AREA B ARCHITECTURAL GUIDELINES

#### A. Architectural Guidelines (Parcels B-1 and B-2)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of, long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include masonry or equivalents, EIFS, stucco, wood, concrete fiber (Hardy-Plank or similar) or equivalent materials. Thirty percent (30%) of the total façade of all structures shall incorporate masonry or equivalent, stucco, EIFS, or equivalent material excluding roofs, doors, and windows.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have an architectural break, such as a chimney or other corner break. The outermost corners of an attached building shall not be considered architectural breaks.
6. Detached Garages. Detached garage structures, not to exceed ten (10) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 14.
7. Front Façade Architectural Elements. Each dwelling shall utilize a minimum of two of the following architectural elements on the front façade;
  - a. Minimum of 50% masonry or equivalent, EIFS, stucco, or equivalent material on façades facing external streets, exclusive of doors and windows.

- b. Rear load, side load, or angled garage.
- c. Roof with dormers ( minimum 2 dormers).
- d. Shutters.
- e. Covered Porch (minimum of 6' in width and four feet in depth).
- f. Roof line direction or elevation change.
- g. Shed Roof accent at front entry (min. size 4' X 10').
- h. Gable accent.
- i. Decorative trim molding.
- j. Architectural elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).
- k. Keystone (over all first floor, front façade windows and doors).

**B. Architectural Guidelines (Parcels B-3, B-4, and B-5)**

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Design Objectives. Dwellings shall be required to meet the following:
  - A. Dwellings located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the external street.
  - B. No two dwellings located on side-to-side adjacent lots shall have substantially similar front elevations.
  - C. Dwellings with front load 2 car garages shall be designed such that the garage width is not greater than 60% of the total width of the dwelling.
6. Exterior Surfaces. Permitted exterior surfaces shall include; vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber (Hardy-Plank or similar), or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, and soffits shall be permitted.
  - A. Generally all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of 5' returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors unless architectural style does not warrant.

B. Each dwelling using vinyl siding on the front façade shall utilize a minimum of three of the following architectural elements on the front façade;

1. Side load or angled garage.
2. Covered Porch (minimum of 6' in width and 4' in depth based on foundation dimensions).
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Wood, Hardi-plank, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between to different exterior materials or Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
5. Architectural Break, including cantilevered offsets (Homes incorporating two or more architectural breaks shall be deemed to have met two of the element requirements.)
6. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
7. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

C. Each dwelling using vinyl siding on the sides of the dwelling shall utilize a minimum of one of the following architectural elements on each side façade. Side facades which face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade;

1. Side load or angled garage.
2. Hip Roof
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Architectural Break, including cantilevered offsets.



5. Masonry or equivalent, EIFS, stucco or equivalent material a minimum of 18" in height the entire length of the façade or 5' return on the first floor.
6. 3 or more windows on the façade.
7. Side Yard landscaping to include at least one tree a minimum of 6' in height at time of planting and 3 bushes 3' in height at time of planting.

D. Each dwelling using vinyl siding and located adjacent to an External Street which is oriented as to have the rear and/or side façade of the home predominately visible from an external street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and 5' returns for side facades facing External Streets or a minimum of two of the following design features on said façade(s);

1. Covered open or screened in porch (minimum size 10'X10', porches with arbor or similar roof treatments shall be deemed to meet this element requirement.)
2. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
3. Architectural Break. (Homes incorporating two architectural breaks shall be deemed as meeting this requirement.)
4. Masonry, EIFS, cultured stone or equivalent material wrap a minimum of 5' for side facades facing External Streets.
5. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18" in height the entire length of the façade.
6. Hip Roof, only for side facades facing External Streets.
7. Elevated deck with decorative rail minimum of 12' in width.
8. Roofline direction, or height change greater than sixteen (16) inches.

## EXHIBIT 15

### RESIDENTIAL STREETSCAPE STANDARDS

#### A. Streetscape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. All street lights shall be installed at the developer's expense and maintained by the owners of the parcel in which they exist or by the not-for-profit association for the parcel in which they exist. Street lights may be permitted to be 16 feet tall.
3. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.
4. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
5. Gas Lights. Gas lights may be used without shielding.

**EXHIBIT 16**  
**RESIDENTIAL STREET STANDARDS**

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# **LIGHTING STANDARDS**

**WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE**



## Chapter 7 Outdoor Lighting Standards

### WC 16.07.010 General Provisions

#### A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

#### B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

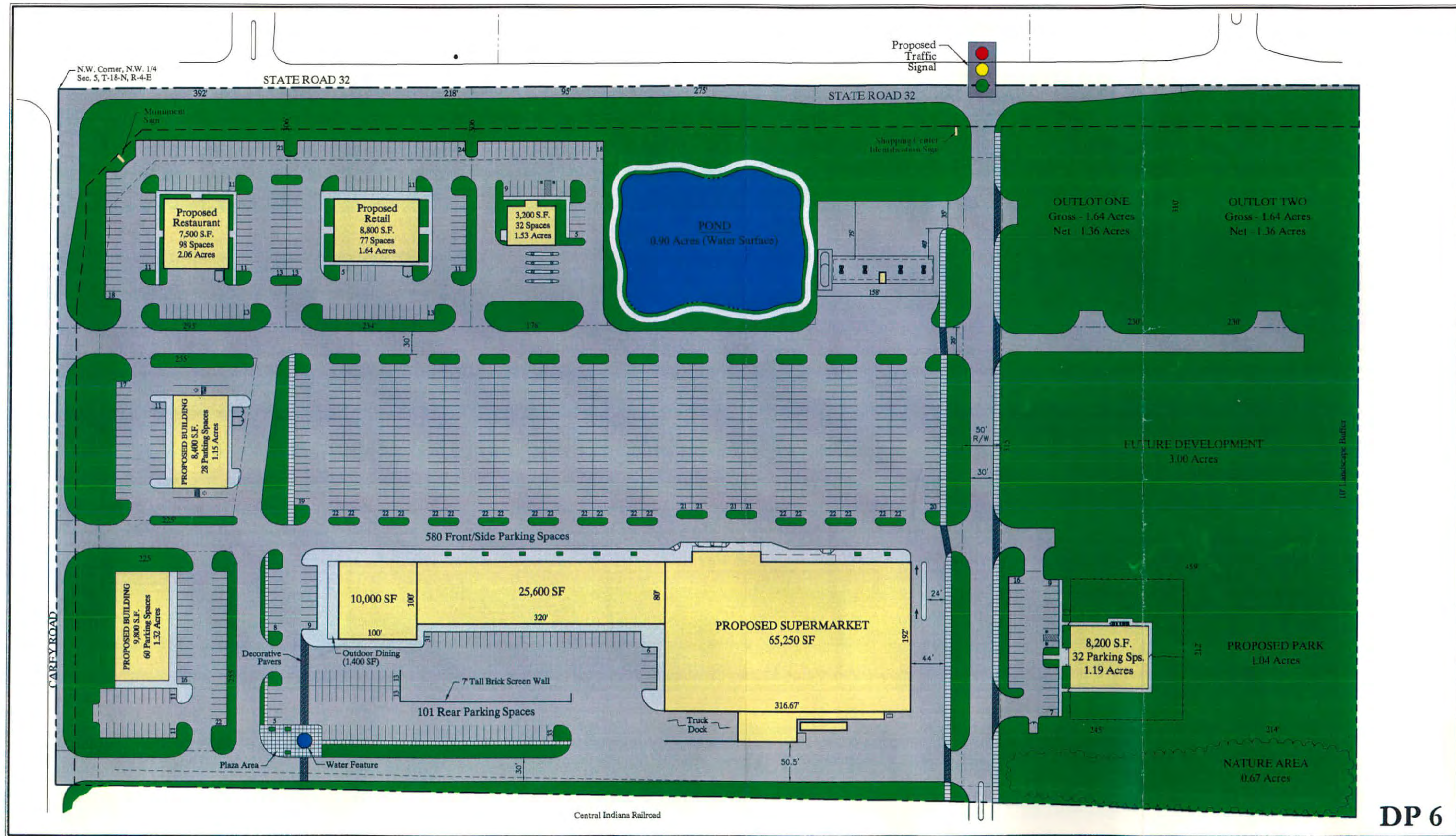
1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

#### C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;





## Development Plan 6 - S.R. 32 & Carey Road

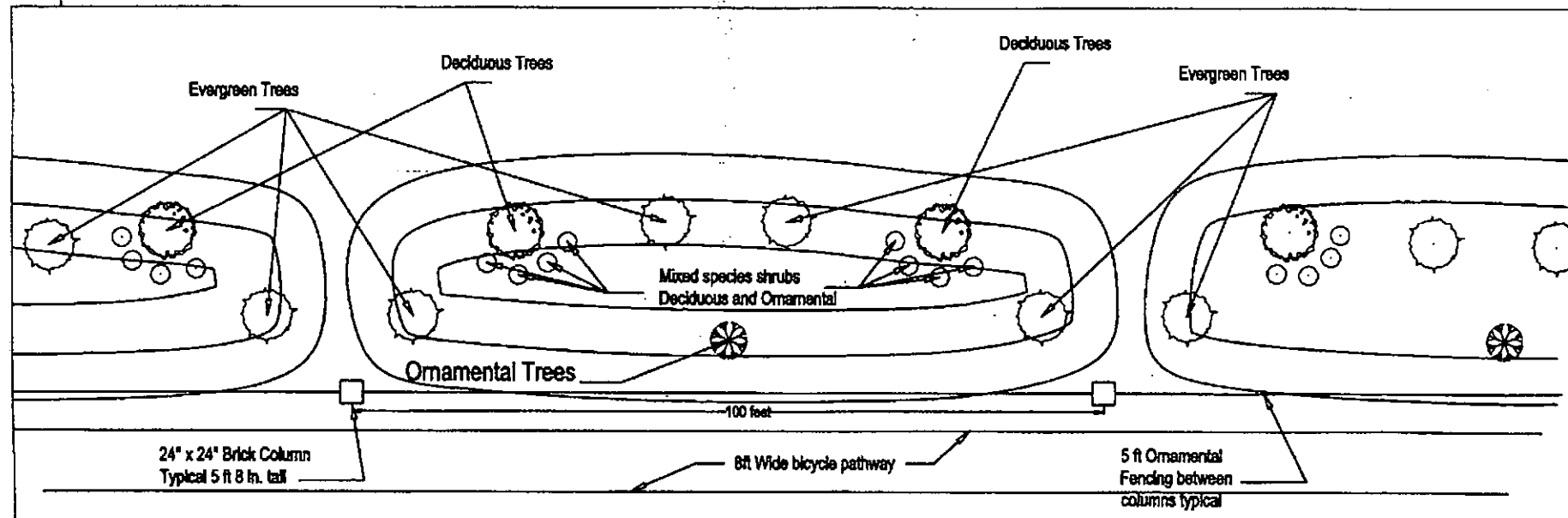
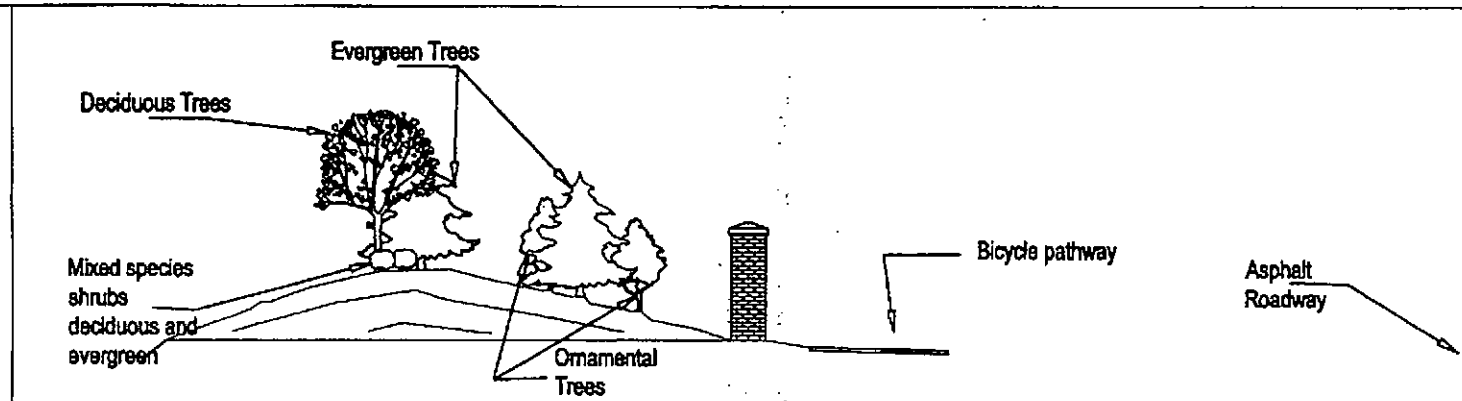
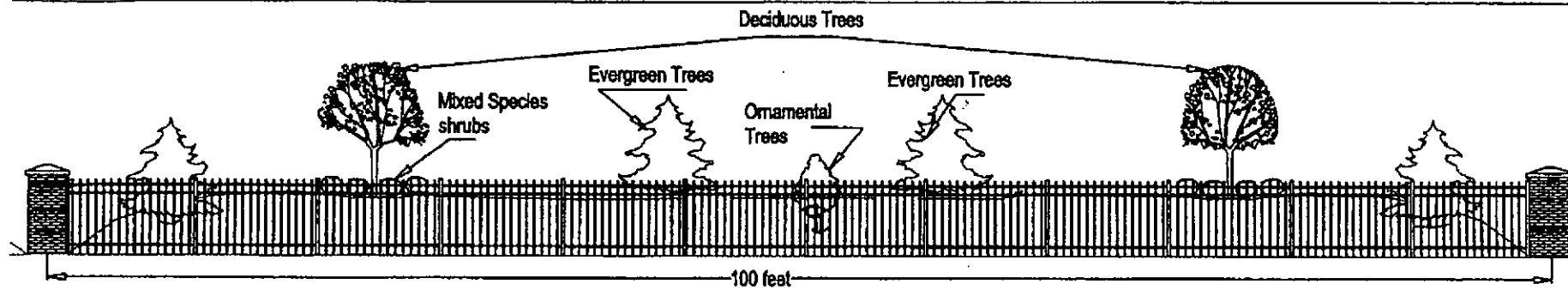
### Westfield, Indiana

JUNE 17, 2003

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**EXHIBIT 20**

**AREA C LEGAL DESCRIPTION**

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

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



## **PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES**

### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal public, semipublic, or office facility use on the same lot.

### **Assisted Living Facilities**

Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.

### **Day Care Facility**

A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.

### **Funeral Home**

An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

### **Governmental Facility**

A government owned or operated building, structure, or land used for public purpose.

### **Hospital**

A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.

### **Medical Clinic**

An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

### **Nursing Home**

A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.

### **Office**

An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

### **Office Showroom**

An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.

### **Postsecondary Educational Institution**

A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

**Professional/Technical Training/Educational Institution**

An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.

**Temporary Care Facility**

A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.

## **BUSINESS AND PERSONAL SERVICES**

### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal business or personal service use on the same lot.

### **Appliance Repair**

An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.

### **Auction House**

A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

### **Cargo and Package Service**

An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.

### **Catalog and Mail-Order Sales**

Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.

### **Caterer**

A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.

### **Coin-Operated Laundry and Dry Cleaning**

An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

### **Copy and Other Administrative Business Services**

A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.

### **Dry Cleaning and Laundry Pickup**

An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

### **Dry Cleaning and Laundry Service**

An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.

### **Electrical Repair**

An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

**Employment Agency**

An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

**Equipment Rental, Light**

An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.

**Estate Services**

A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

**Financial Service**

An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services. Vehicular drive-thru facilities and/or exterior automatic teller machines (a/k/a ATM's) are included as permitted uses of a financial service.

**Insurance Agency**

An agency whose business is to underwrite, sell or broker insurance policies.

**Interior Decorating**

An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.

**Legal Service**

An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.

**Locksmith**

An establishment engaged in making or repairing locks.

**Lodging**

A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

**Office Equipment Repair**

An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.

**Personal Grooming Services**

An establishment providing human personal grooming services including, but not limited to, cutting and styling hair, shaving and trimming beards, hairdressing/styling, facials, manicures, spa and other related services.

**Pet Services**

Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.



**Photographic Service**

An establishment primarily engaged in photography, developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting and/or selling photographic equipment.

**Real Estate Agency**

An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.

**Security Systems Services**

Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.

**Shoe Repair**

A place of business primarily engaged in repairing footwear.

**Tailoring**

An establishment primarily engaged in making and selling men's and women's clothing to individual order.

**Tanning Salons**

Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.

**Travel Agency**

An agency engaged in selling and arranging personal transportation and accommodations for travelers.

**Upholstery Service**

An establishment offering reupholstery and repair services and specific upholstery materials for sale.

**Veterinary Service (Indoor)**

An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.

## RETAIL AND WHOLESALE TRADE

### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal retail or wholesale trade use on the same lot.

### **Apparel Shop**

An establishment involved in selling clothing and clothing accessories.

### **Appliance Sales**

Establishments involved in selling instruments or devices designed for a particular use, such as stoves, fans or refrigerators, which are operated by gas or electric current.

### **Audio/Video Store**

An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.

### **Automotive Supply**

An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

### **Bakery (Retail)**

An establishment primarily engaged in the production and/or retail sale of bakery products.

### **Bookstore**

A place of business where books and magazines are the main items offered for sale.

### **Building Materials**

Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.

### **Camera and Photographic Supply**

An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

### **Confectionery**

An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.

### **Convenience Store**

Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

### **Coffee Shop**

An establishment primarily engaged in the retail sale of coffee beans or grounds, and coffee drinks ready for consumption, with or without the ancillary sale of food products.

**Department Store**

A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

**Drapery Sales**

Places of business where draperies are the main product offered for sale.

**Drugstore**

An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

**Electronic Devices**

Establishments primarily engaged in the retail sale or rental of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.

**Florist (Retail)**

An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

**Flooring, General Sales**

Places of business where floor coverings or hard wood flooring are the main products offered for sale.

**Framing Shop**

An establishment primarily engaged in framing artwork and photographs and the sale of custom and prefabricated frames.

**Furniture Sales**

Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.

**Gallery**

An establishment primarily engaged in displaying and selling artistic work to the general public.

**Garden Centers**

Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.

**Gift Shop**

An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.

**Grocery Store**

A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.

**Handicrafts**

Places of business that sell articles fashioned by those engaged in handicrafts.

**Hardware**

An establishment primarily engaged in the retail sale or rental of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.

**Hobby, Toy, and Game Shops**

Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.

**Housewares and Home Furnishings**

Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

**Jewelry**

An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets and brooches; sterling and plated silverware; and watches and clocks.

**Leather Goods and Luggage Stores**

Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods, except clothing.

**Liquor Store**

An establishment primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine and whiskey, for off-premises consumption.

**Marine Supply**

An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.

**Meat Market**

A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.

**Motorcycle Sales**

Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.

**Music Store**

An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.

**Office Supplies**

Places of business where stationer and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.



**Optical Goods**

Establishments involved in selling visual devices or products.

**Pet Shop**

A place of business where domestic animals, and products for the health and care of domestic animals, are sold.

**Restaurant**

An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only, a bar, billiard tables and/or live music that is incidental and subordinate to the sale of food.

**Restaurant (Drive-In)**

An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.

**Sporting Goods**

Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.

**Tobacco Shops, Specialty**

Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.

**Used Merchandise (Antiques)**

A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.

**Used Merchandise (General)**

A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

**Vitamin/Supplement Sales**

An establishment primarily engaged in the sale of non-prescription vitamins, herbs and other supplements.

## **AUTOMOTIVE AND TRANSPORTATION SERVICES**

### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal automotive or transportation service use on the same lot.

### **Automotive Rentals**

Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

### **Automotive/Boat Repair/Service Shop**

An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing and like services.

### **Automotive Tire Sales/Repair**

An establishment primarily engaged in the retail sale and repair of automotive tires.

### **Car Wash**

An area or structure equipped with automatic or self-service facilities for washing automobiles.

### **Refueling Center**

An establishment engaged in selling automotive fuel. Such an establishment may be affiliated with a shopping center anchor tenant and may include sales of concession-type consumer goods from inside the kiosk only. There shall be no outdoor storage, display or sales, including vending machines.

## **AMUSEMENT AND RECREATIONAL SERVICES**

### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal amusement or recreational use on the same lot.

### **Park and Recreational Services, For Profit**

Commercially-operated, for-profit, park and recreational uses which may include:

- establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and miniature golf;
- physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance, exercise and/or wellness (e.g. weight control) classes, whether or not on a membership basis.

### **Park and Recreational Services, Not For Profit**

Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

## **MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES**

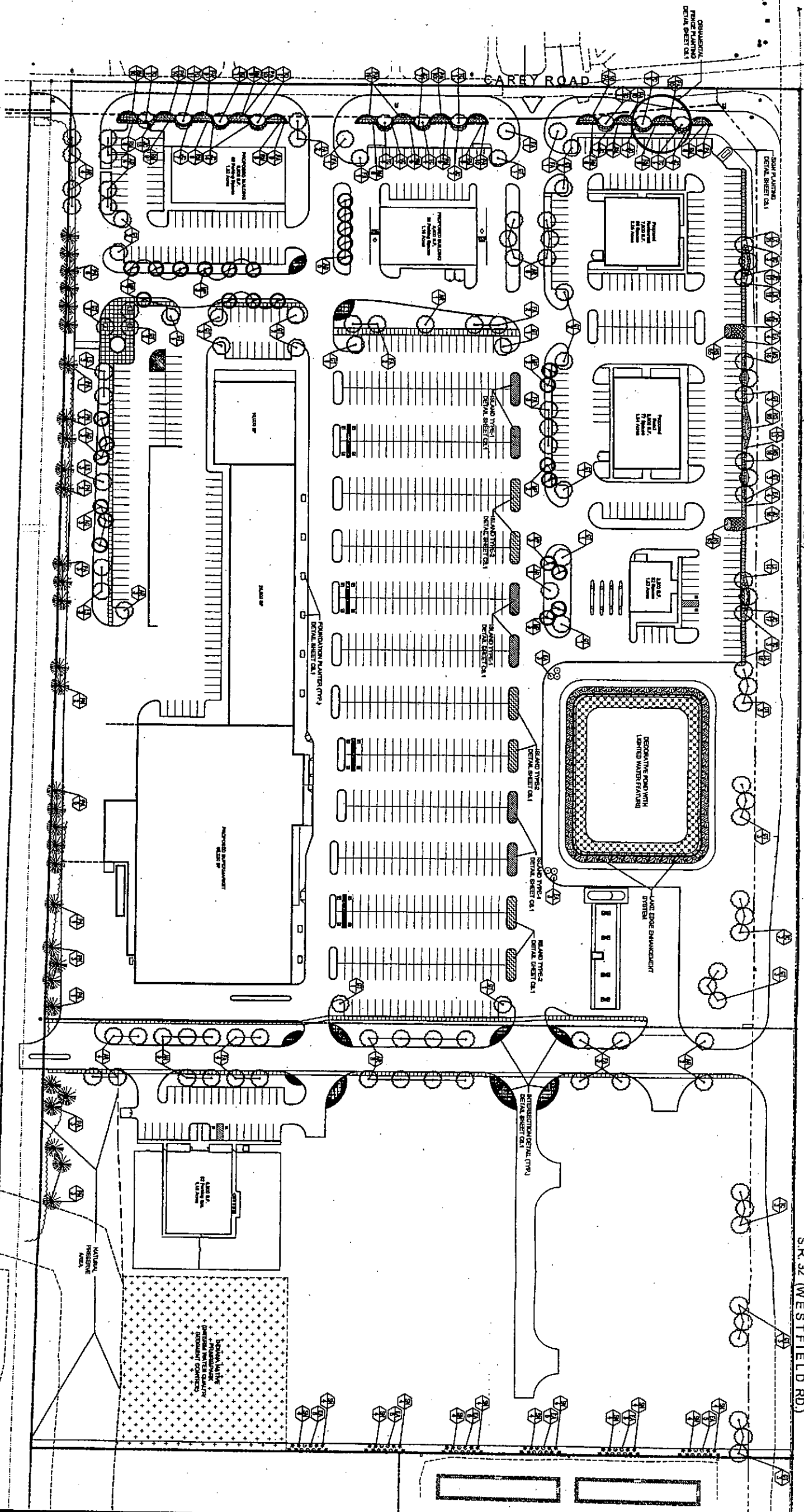
### **Accessory Use**

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal manufacturing, mining, construction, or industrial use on the same lot.

### **Signs and Advertising Displays**

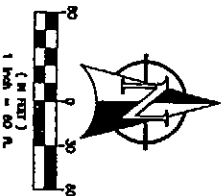
Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties. (Development standard: Maximum business size of 3,000 square feet.)





**EXISTING LEGEND:**

| SYMBOL   | DESCRIPTION          | SYMBOL   | DESCRIPTION   |
|----------|----------------------|----------|---------------|
| (Symbol) | EXISTING ASPHALT     | (Symbol) | WATER VALVE   |
| (Symbol) | EXISTING CONCRETE    | (Symbol) | TREE LITHANT  |
| (Symbol) | TELEPHONE BENCH MARK | (Symbol) | FIRE PLUG     |
| (Symbol) | SECTION CORNER       | (Symbol) | SHRUB LITHANT |
| (Symbol) | REBAR FOUND          | (Symbol) | HEAD POST     |
| (Symbol) | R/W MONUMENT         | (Symbol) | GRID MARK     |
| (Symbol) | MAN HOLE             | (Symbol) | POUNCE MARK   |
| (Symbol) | UTILITY POLE         | (Symbol) | WATER         |
| (Symbol) | OUT WARE             | (Symbol) | WATER         |
| (Symbol) | ELECTRIC POST        | (Symbol) | WATER         |
| (Symbol) | AREA LIGHT           | (Symbol) | WATER         |
| (Symbol) | TRAFFIC POLE         | (Symbol) | WATER         |
| (Symbol) | TRAFFIC MARK         | (Symbol) | WATER         |
| (Symbol) | TELEPHONE POST       | (Symbol) | WATER         |
| (Symbol) | MAIL BOX             | (Symbol) | WATER         |
| (Symbol) | SM                   | (Symbol) | WATER         |



Survey and boundary information provided by Flynn & Zinkan Realty Co., Inc. is the property of Flynn & Zinkan Realty Co., Inc. and is not to be used for any other purpose without the written consent of Flynn & Zinkan Realty Co., Inc.

**WESTFIELD MARKETPLACE**  
STATE ROAD 32 & CAREY ROAD  
WESTFIELD, INDIANA

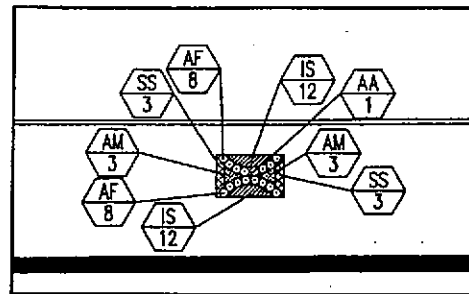
**OVERALL LANDSCAPE PLAN**

**FLYNN & ZINKAN REALTY CO.**  
5332 N. TEMPLE AVENUE  
INDIANAPOLIS, INDIANA 46220

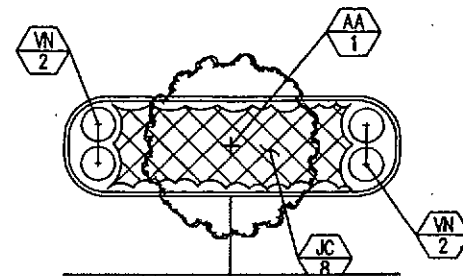
**CIVIL DESIGNS, LLP**  
2415 DIRECTORS ROW, SUITE E  
INDIANAPOLIS, INDIANA 46241  
PHONE: 317-244-1969  
FAX: 317-244-1969

DESIGN PHASE  
CONSTRUCTION  
PLAN NUMBER  
**C8.0**  
PROJECT NUMBER  
03-191  
DATE  
10-13-03  
SCALE  
1" = 50'  
CHKD BY: ACH  
DWN BY: BEB

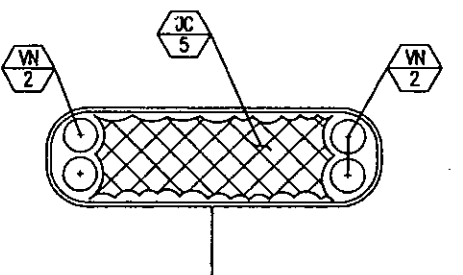
SHEET  
OF



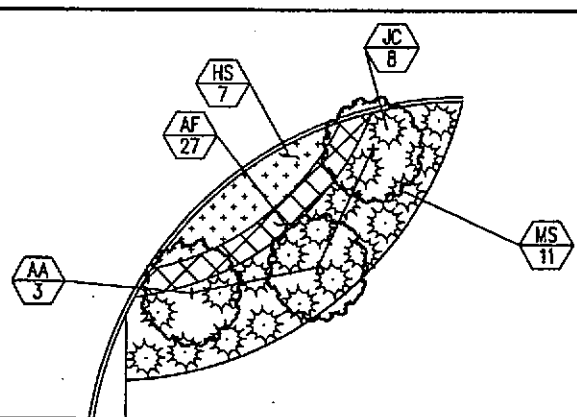
BUILDING PLANTERS ENLARGEMENT  
SCALE 1" = 10'



PARKING ISLAND TYPE-1 ENLARGEMENT  
SCALE 1" = 10'



PARKING ISLAND TYPE-2 ENLARGEMENT  
SCALE 1" = 10'



TYPICAL INTERSECTION ENLARGEMENT  
SCALE 1" = 10'

| MONUMENT SIGN PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|---------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                          | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                 | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                 | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

| BUILDING PLANTERS PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|-------------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                              | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                     | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                     | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

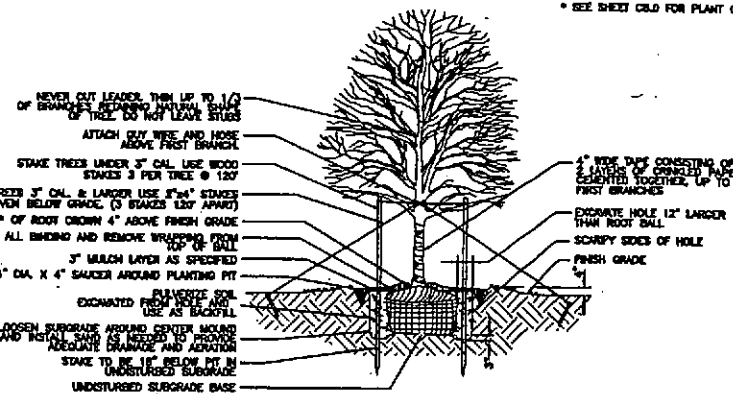
\* QUANTITIES INCLUDE ALL 8 PLANTERS IN FRONT OF BUILDING

| PARKING ISLAND TYPE-1 PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|-----------------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                                  | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                         | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                         | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

| PARKING ISLAND TYPE-2 PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|-----------------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                                  | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                         | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                         | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

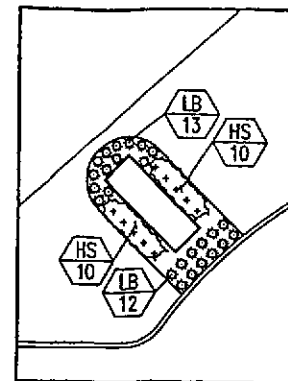
\* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS



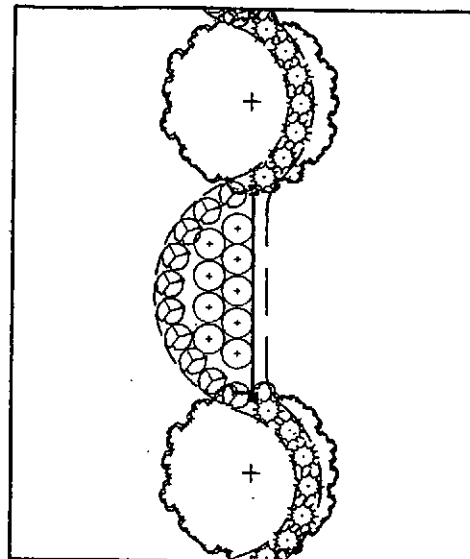
SHADE TREE PLANTING DETAIL  
NOT TO SCALE

| INTERSECTION PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|--------------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                         | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                                | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                                | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |

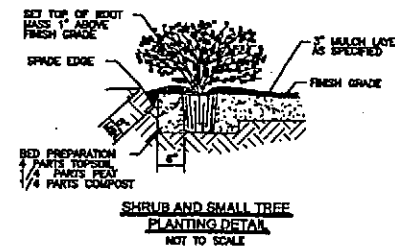
\* QUANTITIES ARE APPROXIMATE FOR ALL 10 INTERSECTION PLANTINGS



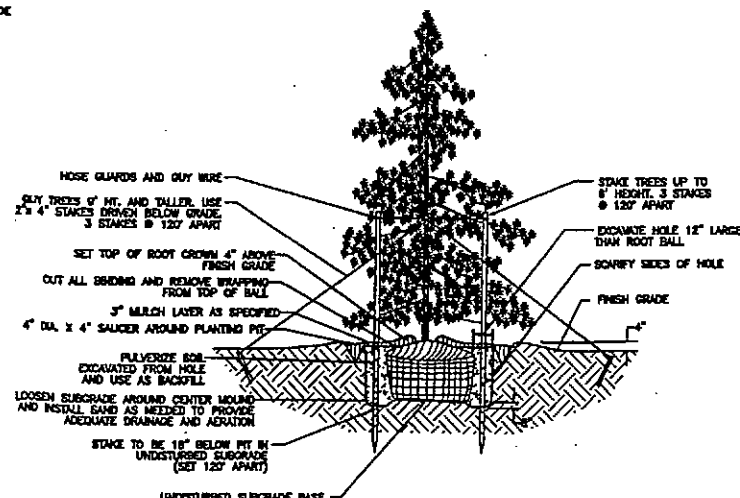
MONUMENT SIGN ENLARGEMENT  
SCALE 1" = 10'



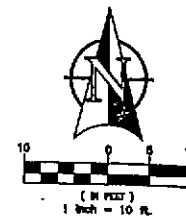
ORNAMENTAL FENCE ENLARGEMENT  
SCALE 1" = 10'



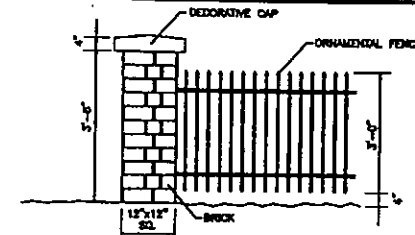
SHRUB AND SMALL TREE PLANTING DETAIL  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



| OVERALL PLANTING SCHEDULE |     |     |                |             |      |           |                    |                    |               |
|---------------------------|-----|-----|----------------|-------------|------|-----------|--------------------|--------------------|---------------|
| LEGEND                    | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS   | HEIGHT AT Maturity | SPREAD AT Maturity | PLANTING DATE |
|                           | 10  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |
|                           | 11  | 20  | Intermedia sp. | Shade Tree  | 12"  | Perennial | 12'-15'            | 12'-15'            | 12-15         |



TYPICAL ORNAMENTAL FENCE DETAIL  
NOT TO SCALE

- LANDSCAPE NOTES**
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
  - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
  - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK AND 200.1-1000", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
  - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
  - ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
  - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
  - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
  - THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
  - THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE.
  - IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
  - CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
  - STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
  - ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL, DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.
  - IF PLANTS SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

FLYNN & ZINKAN REALTY CO.  
5332 N. TEMPLE AVENUE  
INDIANAPOLIS, INDIANA 46220

CIVIL DESIGNS, LLP

2418 DIRECTORS ROW, SUITE E  
INDIANAPOLIS, INDIANA 46241

WESTFIELD MARKETPLACE  
STATE ROAD 32 & CAREY ROAD  
WESTFIELD, INDIANA

LANDSCAPE DETAILS

DWN BY: BEB  
CHKD BY: ACH  
SCALE: 1" = 30'  
DATE: 10-13-03

PROJECT NUMBER  
03-191

DESIGN PHASE  
CONSTRUCTION

PLAN NUMBER  
C8.1  
SHEET OF

## Neighbor Meeting Notes

**Date:** 27 June 2017  
**Location:** Oak Manor Clubhouse  
**Project Name:** Lancashire at Oak Manor  
**Petition No.:** 1707-SPP-08 & 1707-ODP-08  
**Attendees:** See sign in sheet  
**Notes By:** Bryan D. Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

### ITEMS DISCUSSED:

1. Stumpf provided information on his background, his 15 years of real estate development in Westfield, and his role as the developer for this project.
2. Stumpf provided a history of the site. The zoning for Oak Manor was approved in 2003. The Kroger was built in 2005. The existing condominium building was constructed in 2007. A portion of the subject site was also developed at that time.
3. The site is currently approved for 180 condominiums in five large buildings.
4. Stumpf explained the proposed development of the site. It is a combination of 67 single family detached homes and 42 townhomes in 4- and 5-unit buildings.
5. David Weekley Homes is the builder of the single family homes. The targeted buyers are young professionals, young couples, empty nesters, and divorcees.
6. On the 31' wide lots the home sizes will range from 1,600 to 2,400 square feet. Base prices of the homes will range from \$230,000 to \$260,000 with expected final sales prices after options ranging from \$260,000 to \$290,000.
7. On the 36' wide lots the home sizes will range from 2,000 to 2,600 square feet. Base prices of the homes will range from \$260,000 to \$290,000 with expected final sales prices after options ranging from \$290,000 to \$320,000.
8. CalAtlantic Homes is the builder of the townhomes. The targeted buyers are singles, young couples, and divorcees.
9. The townhome sizes will range from 1,700 to 2,100 square feet. Base prices of the homes will range from \$175,000 to \$215,000 with expected final sales prices after options ranging from \$205,000 to \$245,000.
10. The townhomes are three stories tall. The back half of the lower level is a two-car garage. The front half is finished bonus area. The main level on the second floor contains a study, kitchen, nook, and family area. The third floor contains three bedrooms, two bathrooms, and a

laundry. All units have the option to convert to two master bedrooms with a bath in each master.

11. The proposed development contains 40% fewer households on the property compared to the current approvals for the site. The higher price point of the homes results in 40% more assessed value than the current approvals for the site.
12. Development of the site is expected to begin in September with home construction expected to begin in January.
13. The streets will be private streets, but built to City standards.
14. The area will be part of the Village of Oak Manor Master HOA and will have its own sub-association for the maintenance of the site. The proposed households will pay the \$500 initial assessment like other new homes in Oak Manor do.
15. The existing trees along Gunther Boulevard will be transplanted to the perimeter of the site as shown on the primary plat landscape plans.
16. Sidewalks from this area will connect to the Midland Trace in two locations to be finalized with the Parks Director.
17. In the discussion that followed the presentation, residents had a variety of questions.
18. Some attendees were concerned about traffic traveling through the existing condominium parking lot.
19. Some expressed a desire for the exterior landscape maintenance of the single-family homes to be done by the HOA and not the homeowners.
20. One person voiced a preference for paired houses to what was being proposed.
21. Several attendees expressed a preference for fewer children in the neighborhood.
22. A few residents wondered how much green space is in this plan versus the current approved plan.
23. Some attendees shared a concern about placing the townhomes close to the existing paired patio homes in the southwest corner of the site.
24. Some residents liked the color palette of the homes shown in the photos while others preferred more earth tones colors.
25. There was a request to keep the lots clean and control construction trash from blowing all over.
26. Residents want to make sure there is enough parking in the new community.
27. One attendee asked if there are master bedrooms on the first floor of any of the homes. (There are not).
28. Some residents would like to review the CCRs for this new area prior to its approval. The Master HOA covenants will not be changed.
29. One attendee asked if there is a prohibition against an investor coming in and buy multiple homes and renting them out.



30. Some residents in the Cotswold area (the paired patio homes west of the pond) asked if the front porch lights on the homes facing the lake will be on dusk-to-dawn sensors. They do not want the lights on all night.

Very truly yours,  
11<sup>th</sup> Street Development

A handwritten signature in black ink that reads "Bryan D. Stumpf". The signature is written in a cursive, flowing style.

Bryan D. Stumpf, PLA, AICP  
President

cc: Pam Howard, City of Westfield  
file

BDS:bds

# Oak Manor Neighbor Meeting

27 June 2017

11th Street  
DEVELOPMENT

| Name                   | Address                | Email |
|------------------------|------------------------|-------|
| Ron Sander             | 3518 Heathcliff Ct.    |       |
| RON FREEMAN            | 3529 HEATHCLIFF        |       |
| Dee Clumer             | 3421 Heathcliff        |       |
| Paul James             | 3324 HEATHCLIFF CT.    |       |
| Gill Opolka            | 3940 Abbotsford Dr     |       |
| Gudy Scott             | 17229 Falkland Dr.     |       |
| John Delks             | 17219 Falkland Dr      |       |
| Maryann Delks          | 17219 Falkland Dr.     |       |
| Shirley Boston         | 17235 Wetherington     |       |
| Joe & Mary Jo Macken   | 3933 Abbotsford Dr.    |       |
| Dave & Arlene Swan     | 3528 Heathcliff Ct.    |       |
| Sandy & Bill Purnhagen | 3521 Heathcliff Ct.    |       |
| Phil Wenzel            | 17250 Wetherington Dr. |       |
| Jack Woelfel           | 3447 Heathcliff Ct     |       |
| Carolyn McConkey       | 3519 Heathcliff Ct.    |       |
| Betty Intus            | 17209 Falkland Dr      |       |

Mark & Cindy Hosking

Ed + Linda HIGGINS

Sue Van Wagner

Jane Tubergen

Genny & CHUCK GEORGE

Deanna Truitt

Sharon Vance

Julian L Burns

William & Linda Kelley

Gerald Kingon

JIM & JOY BIRD

Jim Ake

Steve Hoover

Terry Caruthers

Jane Flanders

Wendy Brewster

Rayford & Janet Creushear

Bob Romsbacher

Nyle Backus

17227 FALKLAND DR.

17268 Wetherington Dr

17238 Falkland Drive

17214 Falkland Drive

3448 Heathcliff CT

17156 Wetherington Dr.

17265 Wetherington

3611 Snowdon Drive

3549 Heathcliff Ct

3508 Heathcliff Ct

3537 HEATHCLIFF CT

543 Potomac Ct.

Westfield City Council

17233 GANTHER BLVD

17207 Gunther Blvd

3423 Heathcliff Ct

3352 Heathcliff Ct.

17203 Gunther Blvd

17238 Wetherington Dr.

# Oak Manor Neighbor Meeting

27 June 2017

11th Street  
DEVELOPMENT

| Name                       | Address               | Email |
|----------------------------|-----------------------|-------|
| Greg & Cathy Galasso       | 3334 Heathcliff Ct.   |       |
| Karen Mayberry             | 3426 Heathcliff Ct    |       |
| Dennis Hodges              | 3941 Abbottsford Rd   |       |
| JANE OLHAM                 | 3449 Heathcliff Ct.   |       |
| Sherry Hittle/Bob Benson   | 3506 Heathcliff Ct.   |       |
| Monica & Cale Clinkenbeard | 17163 Wetherington Dr |       |
| Bill DeBore                | 3332 Heathcliff Ct    |       |
| Dan Trost                  | 17290 Wetherington dr |       |
| Brenda Cosgrave            | 3516 Heathcliff Ct    |       |
| LAURA SANDERS              | 3570 Snowden Dr.      |       |
| Jan Talmage                | 3344 Heathcliff Ct.   |       |
| Rosemary Andrews           | 3354 Heathcliff Ct.   |       |
| Ron & Patty Langevin       | 17219 Falkland Drive  |       |
| Sandra Branner             | 17267 Hunter Blvd     |       |
| SARAH LASBURY              | 17319 Wetherington    |       |



## Oak Manor Neighbor Meeting

27 June 2017

*11th Street*  
DEVELOPMENT

[illegible]

Name

Address

Email Address

~~STEPHEN~~ O'DONISSE BX

3539 HEATHCLIFF CT

Hanna & Ronald Hallam

17301 Wetherington Dr

hanna.bye@gmail.com

~~DEBRA~~

## Pamela Howard

---

**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, June 21, 2017 12:02 PM  
**To:** Pamela Howard; Matt Skelton  
**Cc:** Jim Ake; Mark Keen; Cindy Spoljaric; Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon  
**Subject:** Proposed Development in Lancashire in the Villages of Oak Manor

Ms. Howard,

Thank you for meeting with Bill Kelley and me last week and for the information you sent me regarding the proposed development in Lancashire at Oak Manor as outlined in the letter some residents received from Innovative Engineering & Consulting, Inc.. I received my notice on June 12, 2017.

The residents of the Villages of Oak Manor(VOOM), through their volunteer steering committee, request that the proposed Westfield-Washington Township Advisory Plan Commission hearing on this project be delayed one month until the August meeting of the commission to allow the residents time to gather more information on the project. At this point the information is incomplete and is not adequate for the residents to form an opinion regarding the appropriateness of the proposed project for our neighborhood.

This notice has caught the residents of the Villages or Oak Manor by surprise. Normally, we are accustomed to seeing a notice sign on the property that is being proposed for rezoning or for revisions to existing Planned Unit Development. This sign has not been posted on the property in this proposed development.

We need the following information to make before we can form an opinion on the project:

1. What is the role of Applewood, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
2. What is the role of 11<sup>th</sup> Street Development, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
3. What is the role of Innovative Engineering & Consulting, Inc. in this project? Who is their registered professional engineer responsible for the project?
4. The plan appears to show very small green space.
5. Where will plowed snow be placed?
6. Will the streets and alleys in the development be turned over to the City of Westfield for maintenance and snow plowing?
7. Access for fire trucks appears to be meager. Has this been approved by the Westfield Fire Department?
8. Will the proposed development be a separate HOA with its own Covenants & Restrictions and By-Laws or will it be attached to and under the governing documents the existing Lancashire HOA?
9. The proposed development has two distinct types of residences; three story town houses and two story residences, both of which are significantly different than the current condominium building. How will these differences be accommodated in the Covenants and Restrictions and By-Laws of the combined Lancashire development? Will existing residents be allowed approval of these documents?
10. Will Kirkpatrick Management Co. be the property manager of the proposed development?
11. Will new property owners be subject to the governing documents of the VOOM Master HOA and its assessment?
12. What is the price point for the proposed units?
13. What is the targeted marketing demographic for the proposed units?
14. Will new residents contribute \$300 to the Master HOA Reserve Fund and \$200 to the Lancashire HOA Reserve Fund?

15. Will the proposed units have a limitation on number of units that can be purchased and rented?
16. Will the new residences have HOA landscape maintenance and snow removal provisions?

As you can see, we have more questions than answers as notification has been lacking important information.

While only a small number of our residents in the Villages of Oak Manor were notified of this hearing, it should be stressed that any PUD change within any part of our area affects ALL residents in our HOA, as we are bound together by a Master HOA with its covenants and restrictions and its by-laws.

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)



## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 8:56 AM  
**To:** Pamela Howard  
**Cc:** Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** Fw: VOOM Concerns regarding Lancashire Development Plan

Good Morning Pam,

The Villages of Oak Manor Steering Committee Chairman Gerald Kinyon sent this email yesterday. See these comments and add them to the public record for planning staff and plan commission members to consider. There is one other email I am forwarding to you to go with this. It is a chart with dimensional changes on lots , sq. footage etc.. Thank you  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, July 5, 2017 4:44 PM  
**To:** Bryan Stumpf  
**Cc:** Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** VOOM Concerns regarding Lancashire Development Plan

Bryan,

The residents are thankful and encouraged by your offer to consider our concerns regarding your proposed plan for the undeveloped land in Lancashire in the Villages of Oak Manor (VOOM).

For simplicity I will refer to your proposed development as "Lancashire II". The existing villas (paired-patio units) to the south and west of your development are in the Cotswold section of VOOM.

While there are some objections to your proposed development, most of our residents have indicated that they would not oppose if your development team will make some revisions, binding commitments and clarifications of your plan. We feel that we need these adjustments to be comfortable with the significant changes to our neighborhood that your development may cause. The first definitive information we received for this was in your presentation on June 27, just 7 days ago.

Our concerns are categorized in three general categories: 1. Revisions to the PUD Amendment; 2. Requirements for the Lancashire II governing documents (Covenants & Restrictions and By-Laws); 3. General

Requests for inclusion in PUD Amendment:

1. The development plan be revised to delete the five unit and 4 unit townhouses on the extreme west portion of the plan near the southwest corner. These units may be replaced with up to eight of the 31 foot wide two story residences.

2. The 31 foot and 36 foot wide lots will allow only two story homes with a minimum of 1800 sq. ft. of gross living area, excluding the two car garage on the ground floor.
3. The townhouses will be only three story units with a minimum of 1700 sq. ft. of gross living area, excluding the two car garage on the ground floor.
4. Exterior wall materials will be composite board (Hardie board) and masonry. (No vinyl siding)
5. All streets, alleys, sidewalks and parking areas will be private and will be maintained by the Lancashire II Corporation, not by the VOOM Master Corporation or any other currently existing corporation under the VOOM Master Corporation.
6. Dusk-to-dawn carriage lights will be required on each side of each unit garage door and by the front door on the opposite side of the units.

The following will be provided in a "Memorandum of Understanding" prepared by the developer and submitted to the Westfield City Council prior to the approval of this proposed development:

1. Lancashire II will be a part of and subject to all provisions of the VOOM Master Corporation covenants & restrictions and by-laws and will pay initial and monthly association payments to both the VOOM Master HOA and to the new Lancashire II HOA.
2. Lancashire II will develop and maintain its own covenants & restrictions and by-laws specific to Lancashire II residents and residences.
3. Lancashire II residences will be full maintenance, requiring maintenance of yards, landscaping and snow removal by contractors hired by the Lancashire II Corporation and funded by only Lancashire II residents.
4. Lancashire II residents will be required to keep trash and recycling barrels inside the garages, except for the night before and the day of trash/recycling collection.
5. No one entity, individual or corporation will be allowed to purchase more than two units in Lancashire II.
6. Upon the sale of each residence, \$300 will be made as an initial deposit to the VOOM Master HOA Reserve Account and \$200 will be made as an initial deposit to the new Lancashire II HOA Reserve Account

The following general concerns must be addressed:

1. The developer will install signs at the entrances to Lancashire II, similar to the existing signs currently installed for Cotswold, Nottingham and Southampton.
2. The Fourth Amendment to Declaration of Condominium Ownership for Lancashire at Oak Manor Condominiums as recorded by the Hamilton County Recorder on April 17, 2017 will be repealed or significantly revised to restrict construction in Lancashire II to the type and size as specified in the proposed PUD Amendment and to generally conform to the proposed residences as presented by Bryan Stumpf to the VOOM residents on Tuesday, June 27, 2017.
3. All newly planted or transplanted trees will be guaranteed by the developer for 1 year after the completion of construction on the development.
4. A statement and plan will be presented by the developer showing the location of street lights to be purchased and installed by the developer. Electric costs of operating the lights will be paid by the VOOM Master Corporation.

Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

Thanks for your understanding, consideration and patience.

**Gerald E. (Jerry) Kinyon**  
 3508 Heathcliff Ct.  
 Westfield, IN 46074  
 P: 317-804-9403  
 C: 941-962-4897  
 E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 8:58 AM  
**To:** Pamela Howard  
**Cc:** Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** Fw: Proposed PUD Standards for Lancashire II

Second Email from Villages of Oak Manor, FYI.  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <gkinyon@comcast.net>  
**Sent:** Wednesday, July 5, 2017 4:54 PM  
**To:** Bryan Stumpf  
**Cc:** Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake  
**Subject:** Proposed PUD Standards for Lancashire II

Brian,

Below is the requested standards for the proposed Lancashire II.

|                                          | Parcel B-1<br>Type 1 Lots | Parcel B-1<br>Type 2 Lots | Parcel B-1<br>Townhouses |
|------------------------------------------|---------------------------|---------------------------|--------------------------|
| Minimum Lot Width<br>at Building Line    | 31'                       | 36'                       | N/A                      |
| Minimum Lot<br>Frontage on Street<br>(1) | 25'                       | 30'                       | N/A                      |
| Minimum Lot Area                         | 2325 SF                   | 2880 SF                   | N/A                      |
| Minimum Front Yard<br>Setback (2)        | 3'                        | 3'                        | 1'                       |
| Minimum Side Yard<br>Setback             | 3'                        | 3'                        | N/A                      |
| Minimum Rear Yard<br>Setback             | 5'                        | 5'                        | 1'                       |

|                                              |         |         |         |
|----------------------------------------------|---------|---------|---------|
| Maximum Building Height                      | 35'     | 35'     | 35'     |
| Minimum Gross Floor Areas for Ground Levels: | 1200 SF | 1200 SF | 1200 SF |
| Number of Stories                            | 2       | 2       | 3       |
| Minimum Gross Living area                    | 1800 SF | 1800 SF | 1700 SF |
| Minimum Ground Level Garage                  | 2 Car   | 2 Car   | 2 Car   |

**Gerald E. (Jerry) Kinyon**

3508 Heathcliff Ct.

Westfield, IN 46074

P: 317-804-9403

C: 941-962-4897

E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)



## Pamela Howard

---

**From:** Jim Ake  
**Sent:** Thursday, July 6, 2017 11:24 AM  
**To:** Pamela Howard  
**Subject:** Fw: VOOM Concerns regarding Lancashire Development Plan

FYI,  
Regards,

Jim Ake  
President, Westfield City Council  
PH: 317-730-4959  
Email: [jake@westfield.in.gov](mailto:jake@westfield.in.gov)

---

**From:** Gerald Kinyon <[gkinyon@comcast.net](mailto:gkinyon@comcast.net)>  
**Sent:** Thursday, July 6, 2017 10:30 AM  
**To:** Bryan Stumpf  
**Cc:** Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric  
**Subject:** FW: VOOM Concerns regarding Lancashire Development Plan

Bryan,

In our hurry to get this to you we overlooked one item suggested to us by a council person.

The below listed item was an oversight and should have been listed with the **3. General** items.

Upon closing each housing unit, the builder or developer will deposit three hundred (\$300.) into the VOOM Master Reserve fund. The purpose for these deposits is to help add furniture to the pool area and maintenance of the VOOM Clubhouse and pool in light of the additional residents from Lancashire II that will be using these facilities. The builders will be marketing these amenities as part of their sales promotion for Lancashire II.

**Gerald E. (Jerry) Kinyon**  
3508 Heathcliff Ct.  
Westfield, IN 46074  
P: 317-804-9403  
C: 941-962-4897  
E: [gkinyon@comcast.net](mailto:gkinyon@comcast.net)

---

**From:** Gerald Kinyon [<mailto:gkinyon@comcast.net>]  
**Sent:** Wednesday, July 05, 2017 4:44 PM  
**To:** Bryan Stumpf ([bstumpf@11thstreetdevelopment.com](mailto:bstumpf@11thstreetdevelopment.com))  
**Cc:** [jake@westfield.in.gov](mailto:jake@westfield.in.gov); '[shoover@westfield.in.gov](mailto:shoover@westfield.in.gov)'; '[rhorkay@westfield.in.gov](mailto:rhorkay@westfield.in.gov)'; [cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)  
**Subject:** VOOM Concerns regarding Lancashire Development Plan

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Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

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**Gerald E. (Jerry) Kinyon**

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# **SPRINGMILL GRAND STATION**

## **PLANNED UNIT DEVELOPMENT**



cch+a

**Westfield-Washington Township Advisory Plan Commission**  
**July 11, 2017**



# TABLE OF CONTENTS

## SPRINGMILL GRAND STATION



### Petitioner:

John Perine  
Aspen Real Estate Services, LLC  
910 North Shadeland Avenue, Suite 6  
Indianapolis, IN 46219

### Law Firm:

Church, Church, Hittle & Antrim  
Eric Douthit, Attorney  
Andrew Wert, Land Use Professional  
2 North 9th Street  
Noblesville, IN 46060

### Engineer:

Max Mouser, PE  
Studio A of Indianapolis, Inc.  
9511 East 96th Street  
Indianapolis, IN 46256

### Architect:

Darren Peterson, AIA  
Peterson Architecture  
298 South 9th Street, Suite 500  
Noblesville, IN 46060

|       |                           |
|-------|---------------------------|
| Tab 1 | Executive Summary         |
| Tab 2 | Aerial Location Exhibit   |
| Tab 3 | Adjacent Developments Map |
| Tab 4 | Current Zoning Map        |
| Tab 5 | Concept Plan              |
| Tab 6 | Character Exhibit         |
| Tab 7 | Proposed PUD Ordinance    |

# **TAB 1**

# EXECUTIVE SUMMARY

## SPRINGMILL GRAND STATION



The applicant, Aspen Real Estate Services, LLC, is seeking approval of a change of zoning from SF-2 Single Family Low Density to LB-PD Local Business-Planned Development. The proposal is to develop Springmill Grand Station, a commercial project that reflects the growing needs of the Westfield community and is sensitive to current neighbors in the area.

The real estate is located on 4.9 acres on the west side of Springmill Road, 300 feet north of West 161<sup>st</sup> Street. Springmill Grand Station is an upscale, well-designed development that will consist of five buildings and associated parking, including 15,500 square feet of retail, 7,875 square feet of office space and a 47,788 square foot self-storage facility.

The architectural elements for the proposed project are reflective of the recommendations set forth in the 2014 Westfield Washington Township Comprehensive Plan addendum. A railroad era theme will be evident, particularly in the proposed retail building, with gable roofs, strut details, and cupola with clock.

The proposal has received input and support from the Spring Mill Station Task Group. It will provide tax base to the community, and afford additional shopping and service options for nearby neighborhoods.

## **TAB 2**



# AERIAL LOCATION EXHIBIT

## SPRINGMILL GRAND STATION



Aerial Location Map



## **TAB 3**

# ADJACENT DEVELOPMENTS MAP

## SPRINGMILL GRAND STATION



**TAB 4**



# CURRENT ZONING MAP

## SPRINGMILL GRAND STATION

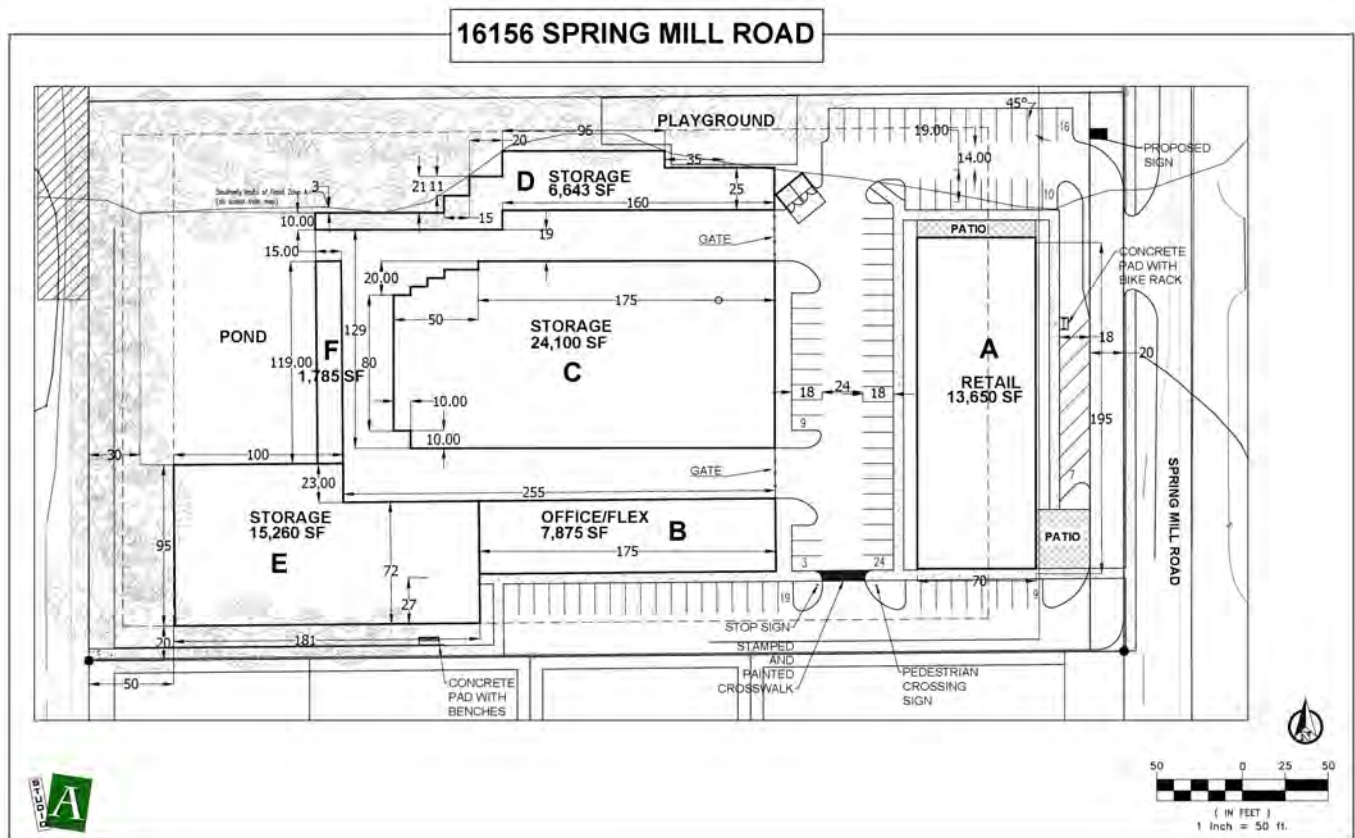




**TAB 5**

# CONCEPT PLAN

## SPRINGMILL GRAND STATION



( IN FEET )  
1 Inch = 50 ft.



# CONCEPT PLAN

## SPRINGMILL GRAND STATION



16156 SPRING MILL ROAD



# **TAB 6**



# CHARACTER EXHIBIT

## SPRINGMILL GRAND STATION



NEW MULTI-TENANT RETAIL BUILDING  
SPRINGMILL GRAND STATION  
WESTFIELD, INDIANA

DETETSON ARCHITECTURE  
1000 N. 10TH AVE.  
SUITE 100  
WESTFIELD, INDIANA 46084  
P: 317.774.1111  
WWW.DETETSONARCH.COM



NEW MULTI-TENANT RETAIL BUILDING  
SPRINGMILL GRAND STATION  
WESTFIELD, INDIANA

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**TAB 7**

## ORDINANCE NUMBER 17-##

### 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 “**Springmill Grand Station 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. 1707-PUD-13**), 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. 1707-PUD-13** 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 of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2017;

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

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

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

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 “**Springmill Grand Station PUD District**” (the “District”).

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.

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.

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

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

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

**Section 4.**     **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB District (the “Underlying Zoning District”).

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

5.1     All uses permitted in the Underlying Zoning District shall be permitted unless otherwise prohibited below.

5.2     **Additional Uses:** The following additional use shall be permitted:

A.     Self storage facility

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

- A.     Minimum Tract Size: 4.9 acres
- B.     Minimum Front Setback: 20 feet

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

7.1     Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A.     Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

7.2     Article 6.8 Landscape Standards: Shall apply, except as otherwise modified below:

- A.     Foundation Plantings required in Article 6.8 (L) shall be waived.
- B.     Buffer yard requirements in Article 6.8 (N) shall be waived, provided that substantial numbers of existing trees depicted in Exhibit B be preserved and maintained.

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

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



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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

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

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

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

*This document prepared by:*  
*Eric Douthit, Attorney-At Law, 2 North 9<sup>th</sup> Street, Noblesville, IN 46060*

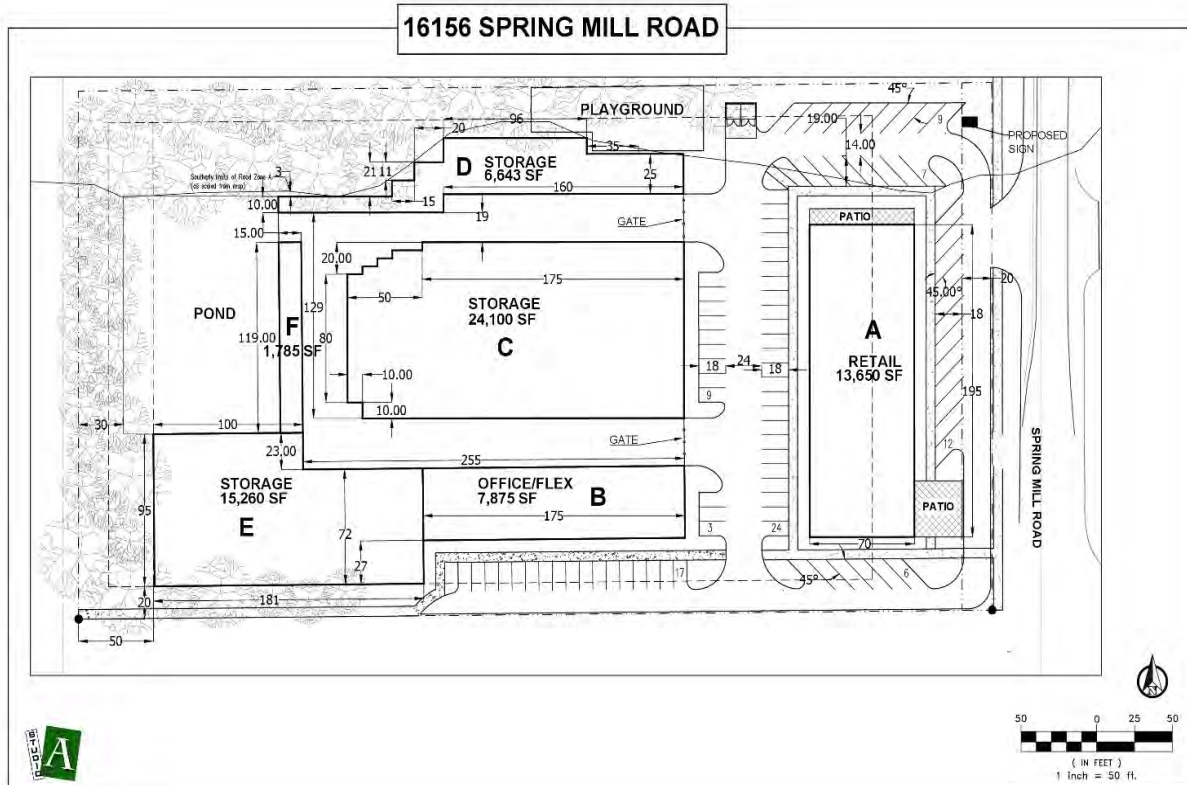
## **SCHEDULE OF EXHIBITS**

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

**EXHIBIT A**  
REAL ESTATE

Lot #6 Spring Mill Estates, a subdivision in Hamilton County, Indiana. Recorded in Plat Book 4 pages 127 & 128 in the Office of the Recorder of Hamilton County.

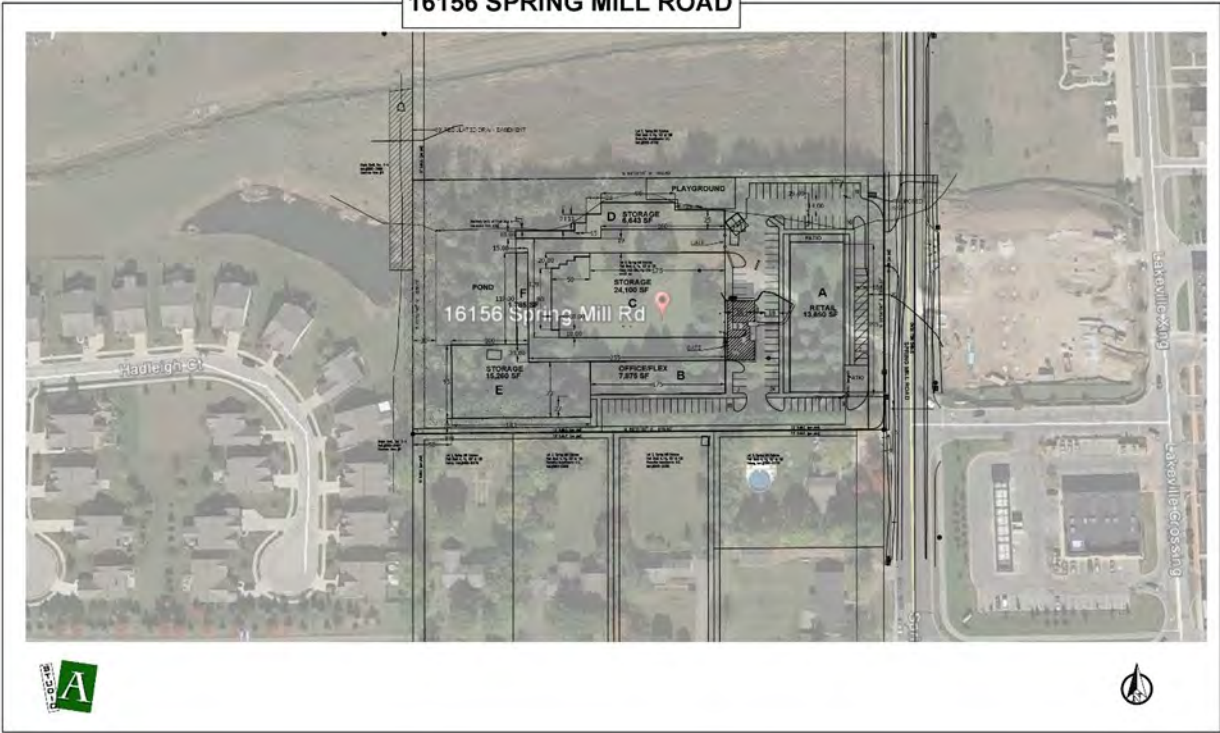
# EXHIBIT B-1 CONCEPT PLAN





**EXHIBIT B-2**  
**CONCEPT PLAN**

**16156 SPRING MILL ROAD**



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



NEW MULTI-TENANT RETAIL BUILDING  
SPRINGMILL GRAND STATION  
WESTFIELD, INDIANA

**peterSON** ARCHITECTURE  
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WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 5, 2017  
1707-ODP-08 & 1707-SPP-08

**Petition Number:** 1707-SPP-08 & 1707-ODP-08

**Subject Site Address:** South side of the Midland Trace Trail along Gunther Blvd (the "Property")

**Petitioner:** Innovative Engineering and Consulting, Inc

**Representative:** Bryan Stumpf, 11<sup>th</sup> Street Development

**Request:** Petitioner requests Primary Plat and Overall Development Plan review of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor Planned Unit Development (PUD) District (amendment pending, 1707-PUD-12).

**Current Zoning:** Oak Manor PUD (Ord. 03-37)

SF3 Underlying

**Current Land Use:** Vacant

**Approx. Acreage:** 12.4 acres +/-

**Exhibits:**

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

**Staff Reviewer:** Pam Howard, Associate Planner

---

**PROCEDURAL**

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

The petitioner hosted an informational meeting on June 27, 2017, at the Villages of Oak Manor Clubhouse for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 5**.

---



## **PROJECT OVERVIEW**

The Property was zoned the Oak Manor PUD District at the October 28, 2003 Town Council meeting.

In 2005 a Primary Plat and Development Plan were approved for this site which allowed for a total of 6 condo buildings on the Property and an adjacent property.

A portion of the Property was included on the Secondary Plat for Section 3A of the Villages of Oak Manor, which was recorded on January 26, 2009.

The Petitioner filed a PUD amendment for the Property concurrently with this application.

---

## **Primary Plat Standards (Article 10.12, J of UDO)**

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

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
  - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
  - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.

**Comment: Comment: The department is working with the petitioner to ensure compliance.**

- c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
  - i) Proposed name of the subdivision.



- ii) Names and addresses of the owner, owners, land surveyor or land planner.
- iii) Title, scale, north point and date.
- iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- v) Easements (locations, widths and purposes).

**Comment: The petitioner is coordinating with WPWD, HCSO, and utility companies.**

- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.

**Comment: The petitioner is coordinating with WPWD and utility companies.**

- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

**Comment: The department is working with the petitioner to ensure compliance.**

- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.





**Comment: The petitioner is coordinating with WPWD and HCSO.**

- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

**Comment: The department is working with the petitioner to ensure compliance.**

- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

**Comment: The petitioner is coordinating with applicable departments.**

- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

**Comment: The petitioner is coordinating with HCSO.**

- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

**Comment: Site is not within a floodplain.**

- xx) Misc.

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



**Comment:** Petitioner to provide a copy when available.

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**Development Plan Review (Article 10.7 of UDO)**

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

- 2) **Overall Development Plan:** The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

**Comment:** Acknowledged.

- 3) **Development Plan Review Criteria:** Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
  - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
  - c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
    - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
    - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.



- iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
  - i. Scale not more than 1"=100'
  - ii. Title, scale, north arrow and date.
  - iii. Proposed name of the development.
  - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
  - v. Address and legal description of the property.
  - vi. Boundary lines of the property including all dimensions.
  - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
  - viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

**Comment: The department is working with the petitioner to ensure compliance.**

- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

**Comment: The petitioner is coordinating with WPWD and utility companies.**

- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

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**OAK MANOR PUD (ORD. 03-37 AS AMENDED BY ORD. 17-20 (PENDING))**

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

- 5) Uses (Section 2.3 of Ord. 03-37)
- a) Maximum of 700 residential units
  - b) Maximum of 290 attached residential units
  - c) Permitted uses for Area B:
    - i) All uses permitted in SF-2
    - ii) Attached single family and multifamily residential
- 6) Gross Residential Density (Section 2.4 of Ord. 03-37)
- a) 700 units total for Areas A and B
- 7) Area B Development Standards and Architectural Guidelines (Section 2.6 and Exhibits 13 and 14 of Ord. 03-37 as amended by Sections 2 and 3 of Ord. 17-20)
- a) Development Standards for Detached Residential
    - i) **Comment: The department is working with the petitioner to ensure compliance.**

|                                       | Parcel B-1<br>Type 1 Lots | Parcel B-1<br>Type 2 Lots |
|---------------------------------------|---------------------------|---------------------------|
| Minimum Lot Width at<br>Building Line | 31'                       | 36'                       |
| Minimum Lot<br>Frontage on Street (1) | 25'                       | 30'                       |
| Minimum Lot Area                      | 2,325 SF                  | 2,880 SF                  |





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 5, 2017  
1707-ODP-08 & 1707-SPP-08

|                                                                                                                                                                                                                                                                                       |                                                          |                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| Minimum Front Yard Setback (2)                                                                                                                                                                                                                                                        | 3'                                                       | 10'                                                      |
| Minimum Side Yard Setback                                                                                                                                                                                                                                                             | 3'                                                       | 3'                                                       |
| Minimum Rear Yard Setback                                                                                                                                                                                                                                                             | 5'                                                       | 5'                                                       |
| Maximum Building Height                                                                                                                                                                                                                                                               | 35'                                                      | 35'                                                      |
| Minimum Gross Floor Areas for Ground Levels:                                                                                                                                                                                                                                          | 1 Story: 1,200 SF<br>2 Story: 650 SF<br>1½ Story: 650 SF | 1 Story: 1,200 SF<br>2 Story: 700 SF<br>1½ Story: 700 SF |
| (1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0'.<br>(2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house. |                                                          |                                                          |
| In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.                                                                |                                                          |                                                          |

b) Development Standards for Attached Residential

i) **Comment: Compliant**

|                                                                                                                                       |                       |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Parcel size*                                                                                                                          | Parcel B-1 (21 acres) |
| Minimum residence setback from internal street                                                                                        | 10'                   |
| Minimum setback from Internal Street for garages facing Internal Street                                                               | 20'                   |
| Minimum building separation                                                                                                           | 12'                   |
| Minimum building setback from right-of-way of public street                                                                           | 10'                   |
| Permitted density                                                                                                                     | 10 units per acre     |
| Maximum dwelling units*                                                                                                               | 150                   |
| *Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units |                       |

ii) Maximum building height



(1) Primary—50'

(2) Accessory, including clubhouse—55'

**Comment: To be reviewed at Detailed Development Plan stage.**

iii) Minimum setback from External Street: this provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required setback from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the setback be less than 30'. The setback area shall be landscaped according to standards set for the in Section 2.9 of this Oak Manor PUD entitled "Landscaping".

**Comment: To be reviewed at Detailed Development Plan stage.**

iv) Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.

c) Area B Architectural Guidelines

**Comment: To be reviewed at Detailed Development Plan or ILP stage.**

8) Streetscape Standards (Section 2.7 and Exhibit 15 of Ord. 03-37)

a) Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

**Comment: To be reviewed at Detailed Development Plan or ILP stage.**

b) Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. All street lights shall be installed at the developer's expense and maintained by the owners of the parcel in which they exist or by the not-for-profit



association for the parcel in which they exist. Street lights may be permitted to be 16 feet tall.

**Comment: The petitioner is coordinating with WPWD.**

- c) Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single family dwelling. All such numbering shall be of uniform design, coloring, and numbering as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.
- d) 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.

**Comment: The petitioner is coordinating with WPWD.**

- e) Gas Lights. Gas lights may be used without shielding.

9) Street Standards (Section 2.8 and Exhibit 16 of Ord. 03-37)

10) Landscaping Standards (Section 4 of Ord. 07-20)

- a) The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the "Landscape Plans") for the site (Petition No. 1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:
  - i) Townhome Lots: Four (4) shrubs per Lot
  - ii) 31' Lots: Five (5) shrubs per Lot
  - iii) 36' Lots: Six (6) shrubs per Lot

**Comment: The department is working with the petitioner to ensure compliance.**



11) Amenities and Membership (Section 2.10 of Ord. 03-37)

a) Amenities

**Comment: Compliant. Clubhouse, Swimming pool, and Dedicated Open Space or Park (minimum 5,000 sf) existing in Area B.**

b) Membership

- i) All property owners within each residential Area or Parcel, within Areas A & B, shall automatically, upon taking title to the property, become a member of that particular Area's and/or Parcel's Property Owner's Association.

12) Signage (Section 2.11 of Ord. 03-37)

**Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

13) Outdoor Lighting (Section 2.12 and Exhibit 17 of Ord. 03-37)

**Comment: The department is working with the petitioner to ensure compliance.**

14) Phasing Sequence (Section 2.13 and Exhibit 18 of Ord. 03-37)

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**WESTFIELD UNIFIED DEVELOPMENT ORDINANCE**

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

**Zoning Districts (Chapter 4)**

15) SF-3 District (Article 4.5) (as applicable to Subdivision Lots)

**Comment: All standards superseded by PUD**



**Overlay Districts (Chapter 5)**

16) Floodplain Overlay District (Article 5.5)

**Comment: This project does not fall within a Floodplain.**

17) Wellhead Protection District Overlay (Article 5.7)

**Comment: This project does not fall within a Wellhead Protection Zone.**

**Development Standards (Chapter 6)**

18) Accessory Use and Building Standards (Article 6.1)

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

19) Architectural Standards (Article 6.3)

**Comment: All standards superseded by PUD.**

20) Building Standards (Article 6.4)

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

21) Height Standards (Article 6.6)

**Comment: All standards superseded by PUD.**

22) Landscaping Standards (Article 6.8)

**Comment: All standards superseded by PUD.**

21) Lighting Standards (Article 6.9)

**Comment: All standards superseded by PUD.**

22) Lot Standards (Article 6.10)

**Comment: All standards superseded by PUD.**





23) Outdoor Storage and Display (Article 6.21)

- a) Residential Districts (regarding Recreational Vehicles)

**Comment: Will be monitored by Code Enforcement for compliance.**

24) Outdoor Café and Eating Areas (Article 6.13)

**Comment: Not Applicable**

25) Parking Standards (Article 6.14)

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

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

**Comment: All standards superseded by PUD.**

28) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

**Comment: The department is working with the petitioner to ensure compliance.**

29) Yard Standards (Article 6.21)

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



## Subdivision Regulations (Chapter 7)

### 30) Construction Standards (Article 7.3)

**Comment:** Please coordinate with WPWD.

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## Design Standards (Chapter 8)

### 31) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

### 32) Easement Standards (Article 8.3)

**Comment:** The petitioner is coordinating with WPWD, HCSO, and the utility companies.

### 33) Monument and Marker Standards (Article 8.5)

**Comment:** The department is working with the petitioner to ensure compliance.

### 34) Open Space and Amenity Standards (Article 8.6)

- a) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

**Comment:** The department is working with the petitioner to ensure compliance.

- b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

- c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.



- d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

**Comment: The department is working with the petitioner to ensure compliance.**

- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.

**Comment: The department is working with the petitioner to ensure compliance.**

- j) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.



k) Internal Pedestrian Network Standards:

- i. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

**Comment: The department is working with the petitioner to ensure compliance.**

- iii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

**Comment: The department is working with the petitioner to ensure compliance.**

l) Perimeter/External Pedestrian Network Standards:

- i. All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

**Comment: The petitioner is coordinating with WPWD.**

- iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to



respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

**Comment: The petitioner is coordinating with WPWD.**

35) Storm Water Standards (Article 8.8)— **The petitioner is coordinating with WPWD.**

36) Streets and Right-of-Way Standards (Article 8.9)—**The petitioner is coordinating with WPWD.**

37) Street Light Standards (Article 8.10) – **The petitioner is coordinating with WPWD.**

38) Street Sign Standards (Article 8.11) – **The petitioner is coordinating with WPWD.**

39) Surety Standards (Article 8.12) – **The petitioner is coordinating with WPWD.**

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#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the July 11, 2017, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).





# Location Map

## Oak Manor PUD District Amendment

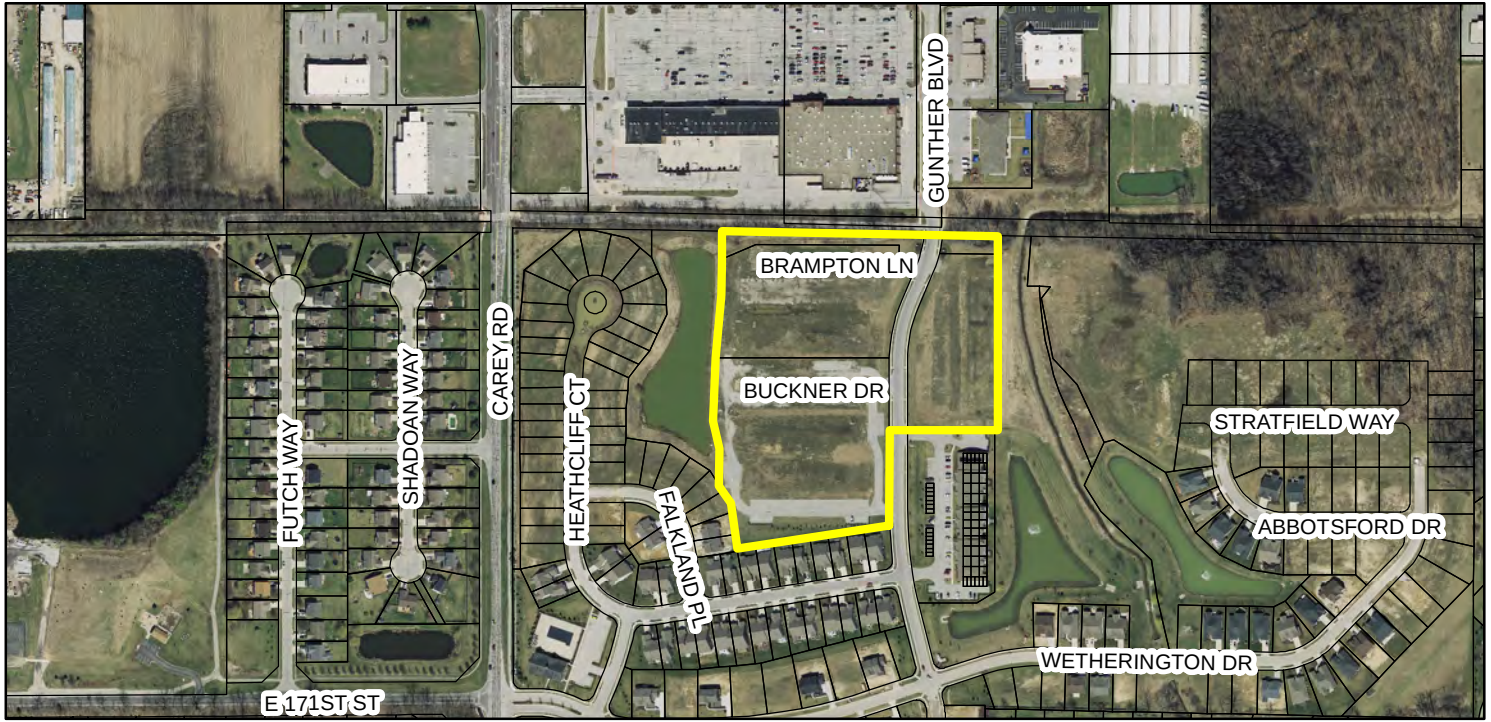
### Lancashire at Oak Manor

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

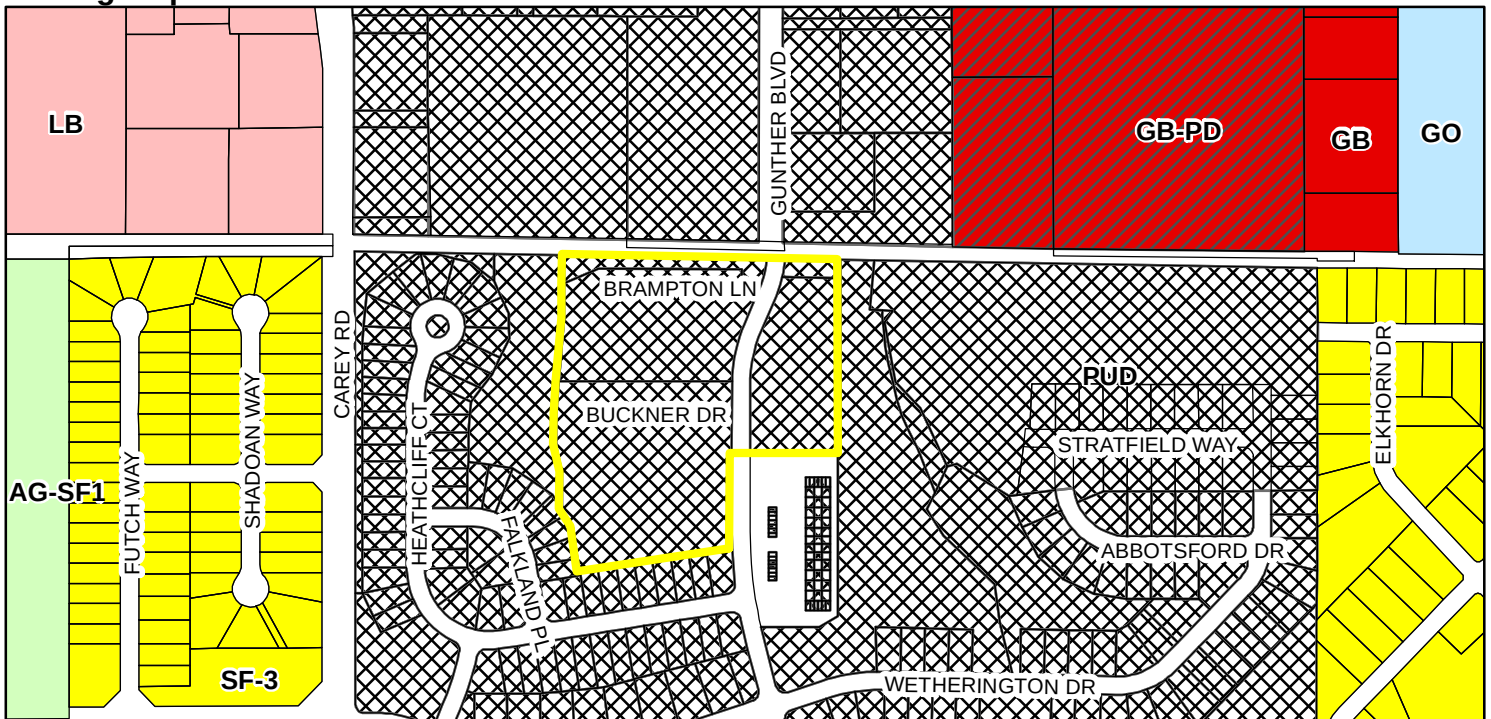


#### Aerial Location Map

Site



#### Zoning Map



#### Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

GB-PD (General Business - Planned Development)

GO (General Office)

LB (Local Business)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)



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

[illegible]

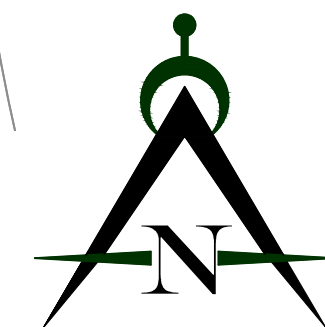
### LAND DESCRIPTION

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

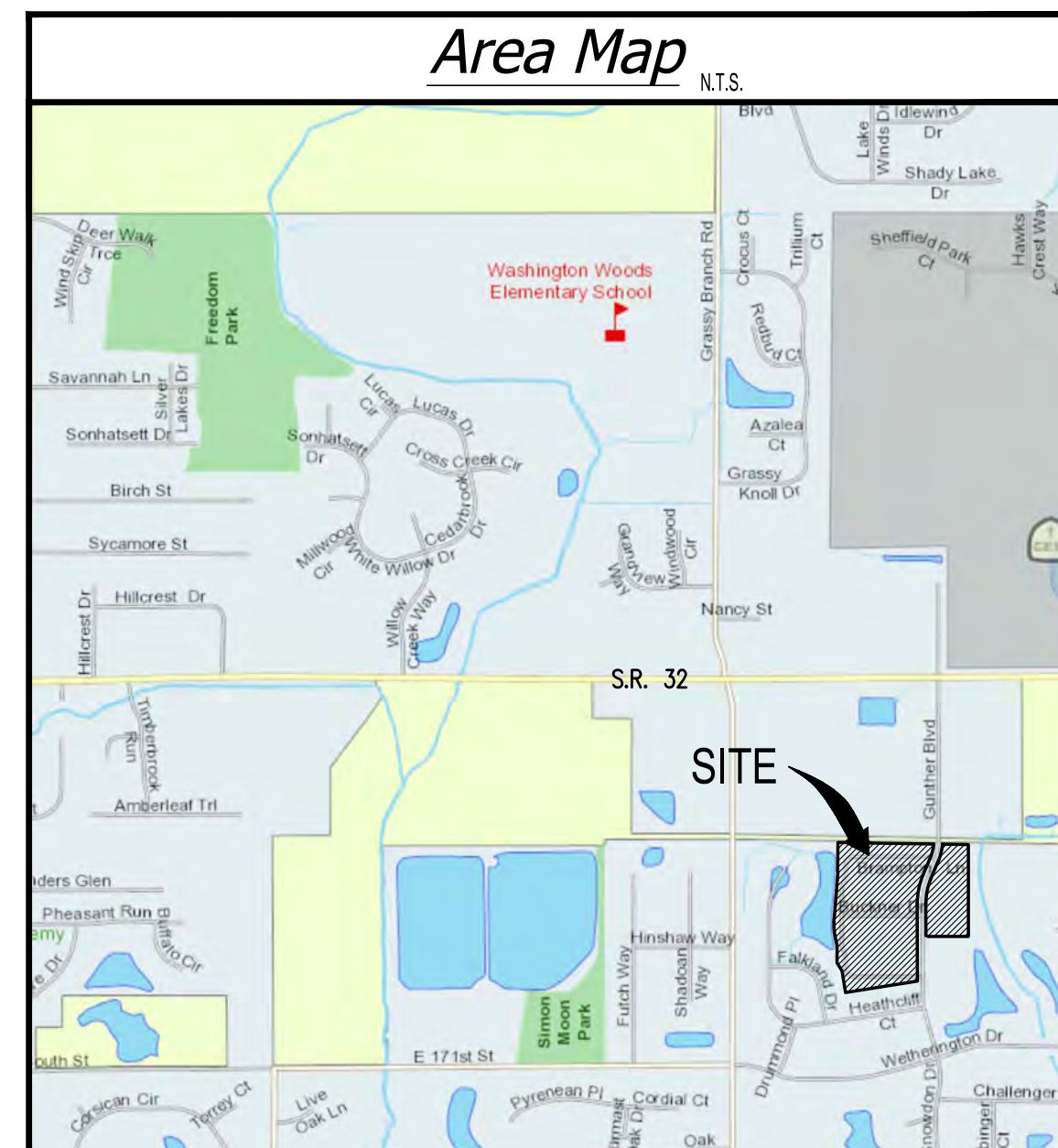
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST (EASS) OF BEARINGS; INDIANA STATE PLANE, WEST ZONE, NAD 83) ALONG THE WEST LINE OF SAID NORTHQUARTER QUARTER 91.91 FEET (917.53 FEET—PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER 100 DEGREES 06 MINUTES 11 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING OF THE COURSE; THENCE S 00° 06' 11" E 100.00 FT TO THE POINT OF BEGINNING OF SAID SOUTH HALF TO THE NORTHERN CORNER OF SAID BLOCK E, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING TWO (2) COURSES ARE ALONG THE BOUNDARY OF BLOCK E OF SAID PLAT: (ONE) THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 150.52 FEET; (TWO) SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 50.01 FEET; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 478.82 FEET ALONG THE WESTERN LINE OF MASTER CORMAN AREA "H" OF THE REPLAT OF SAID PLAT TO THE POINT OF BEGINNING OF SAID COURSE; THENCE S 89° 03' 08" E 150.52 FT TO THE POINT OF BEGINNING OF SAID COURSE; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST 230.73 FEET (230.74 FEET—PLAT) ALONG SAID NORTHERN LINE AND THE NORTHERN LINE OF BLOCK "A" OF SAID SECTION ONE TO THE POINT OF CURVATURE OR A TANGENT CURVE CONCAVE TO THE NORTH; SAID POINT LYING SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 25.03 FEET FROM THE RADIOUS POINT; THENCE S 89° 57' 29" E 16.08 FEET ALONG SAID CURVE TO A POINT LYING SOUTH 36 DEGREES 49 MINUTES 55 SECONDS WEST 10.00 FEET FROM THE RADIOUS POINT; THENCE S 36° 49' 55" E 10.00 FT TO THE POINT OF CURVATURE OR A TANGENT CURVE CONCAVE TO THE SOUTH; SAID POINT LYING SOUTH 36 DEGREES 49 MINUTES 55 SECONDS WEST 10.00 FEET FROM THE RADIOUS POINT; TWO (2) COURSES ARE ALONG THE EASTERN RIGHT-OF-WAY LINE OF GANTHER BOULEVARD; NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST 183.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET FROM THE RADIOUS POINT; THENCE S 89° 57' 00" E 375.00 FT TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET FROM THE RADIOUS POINT; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; SAID POINT LYING SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 325.00 FEET FROM THE RADIOUS POINT; THENCE NORTHEASTHERLY AND NORTHERLY 104.86 FEET TO THE POINT OF BEGINNING OF SAID COURSE; THENCE S 67° 02' 48" E 325.00 FT TO THE POINT OF BEGINNING OF SAID COURSE; THENCE S 67° 02' 48" E 325.00 FT TO THE POINT OF BEGINNING, CONTAINING 2,656 ACRES, MORE OR LESS.

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

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 26 DEGREES 06 MINUTES 11 SECONDS EAST (EASIS OF BEARINGS; INDIANA STATE PLAT, WEST ZONE, NAD 83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 91.91 FEET (91.753 FEET – PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTH HALF OF SAID NORTHWEST QUARTER 100.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCLE CONCAVE TO THE NORTHWEST; SAID CIRCLE HAS A RADIUS OF 100.00 FEET AND AN ARC OF SAID SOUTH HALF TO THE NORTHWESTERN CORNER OF SAID BLOCK D, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 05 SECONDS EAST 552.84 FEET (552.67 FEET – PLAT) ALONG THE NORTHERN LINE OF SAID BLOCK D TO THE NORTHEASTERN CORNER THEREOF ON THE WESTERN SIDE OF WAY OF GUNTER BOULEVARD; BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCLE CONCAVE TO THE NORTHWEST; SAID CIRCLE HAS A RADIUS OF 552.84 FEET AND AN ARC OF SAID NORTH LINE OF SAID BLOCK D 67 DEGREES 02 MINUTES 48 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; (TWO) THENCE SOUTH 22 DEGREES 57 MINUTES 12 SECONDS WEST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE EAST; SAID POINT LYING NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 425.00 FEET FROM THE RADIUS POINT THEREOF; (THREE) THENCE SOUTHWESTERLY AND SOUTHERLY 70.63 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 70.63 FEET AND AN ARC OF SAID SOUTHWESTERLY AND SOUTHERLY LINE OF SAID SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST 40.047 FEET PASSING ONTO THE COMMON RIGHT-OF-WAY LINE OF SAID GUNTER BOULEVARD WITH THE REPLAT OF THE VILLAGES OF ADAM MAJOR SECTION ONE (SECTION ONE) (RECORDED AS INSTRUMENT NUMBER 2008049065, PLAT CABINET 4, SLIDE 420 IN SAID RECORDER'S OFFICE) TO THE COMMON RIGHT-OF-WAY LINE OF SAID GUNTER BOULEVARD; BEING THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 122.50 FEET FROM SAID RADIUS POINT; (FOUR) THENCE NORTHERLY 8.96 FEET ALONG SAID COMMON RIGHT-OF-WAY LINE OF SAID GUNTER BOULEVARD TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 122.50 FEET FROM SAID RADIUS POINT; (FIVE) THENCE SOUTHERLY 46.32 FEET ALONG THE COMMON RIGHT-OF-WAY LINE OF SAID PLAT AND SAID COMMON RIGHT-OF-WAY LINE OF SAID GUNTER BOULEVARD TO THE SOUTHEASTERN CORNER OF SAID BLOCK C, AND LYING SOUTH 87 DEGREES 46 MINUTES 15 SECONDS WEST 122.50 FEET FROM SAID RADIUS POINT; THENCE SOUTH 00 DEGREES 59 MINUTES 13 SECONDS WEST 426.62 FEET ALONG THE COMMON LINE OF SAID SECTION ONE AND BLOCK C TO THEIR COMMON CORNER; (THE FOLLOWING NINE) (9) COURSES ARE ALONG THE WESTERN LINE OF SAID SECTION ONE, (ONE) THENCE NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 425.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 425.00 FEET FROM SAID RADIUS POINT; (TWO) THENCE NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 425.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 425.00 FEET FROM SAID RADIUS POINT; (THREE) NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 95.02 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 95.02 FEET FROM SAID RADIUS POINT; (FOUR) THENCE NORTHERLY 8.96 FEET ALONG SAID COMMON RIGHT-OF-WAY LINE OF SAID GUNTER BOULEVARD TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID CIRCLE HAS A RADIUS OF 122.50 FEET FROM SAID RADIUS POINT; (FIVE) THENCE NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 12.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE EAST; SAID POINT LYING NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 130.00 FEET FROM THE RADIUS POINT THEREOF; (SIX) THENCE NORTHERLY 10.38 FEET ALONG SAID RADIUS POINT TO ITS POINT OF TANGENCY; SAID POINT LYING NORTH 85 DEGREES 27 MINUTES 58 SECONDS WEST 130.00 FEET FROM SAID RADIUS POINT; (SEVEN) THENCE ALONG SAID COMMON LINE M-PER SAID PLAT TO THE POINT OF CURVATURE OF A TANGENT CIRCLE CONCAVE TO THE WEST; SAID POINT LYING SOUTH 85 DEGREES 27 MINUTES 58 SECONDS EAST 170.00 FEET FROM THE RADIUS POINT THEREOF (ALL OF THE REMAINING COURSES ARE ALONG THE EASTERN BOUNDARY OF SAID ADAM MAJOR SECTION ONE A.M.); THENCE NORTHERLY 10.38 FEET ALONG SAID RADIUS POINT TO ITS POINT OF TANGENCY; SAID POINT LYING NORTH 85 DEGREES 27 MINUTES 58 SECONDS WEST 130.00 FEET FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 161.08 FEET TO THE POINT OF BEGINNING OF SAID SECTION 12, BEING 0.122 ACRES, MORE OR LESS.



## Project Map



*Developer:*

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

*Engineer:*



REVISIONS:

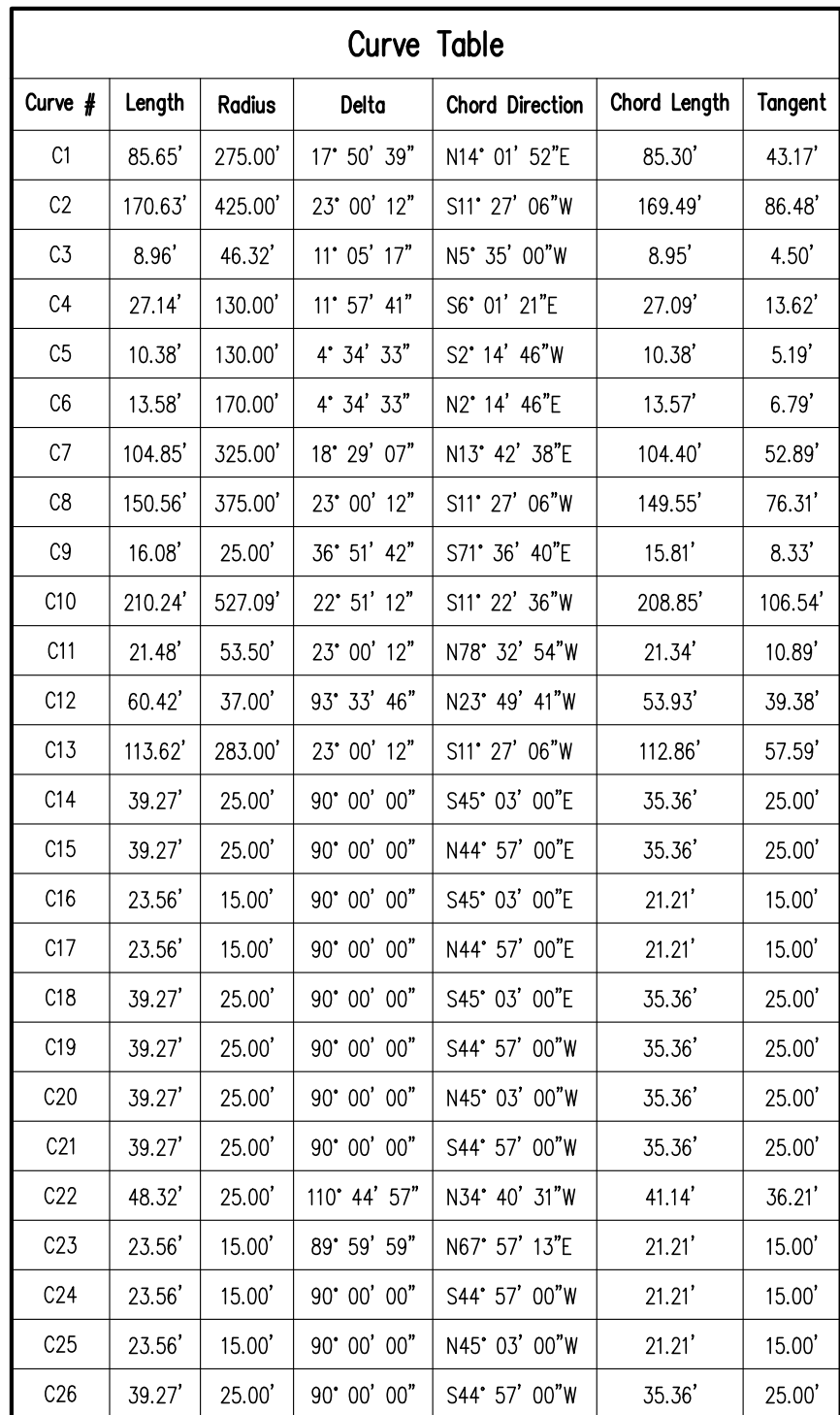
PREPARED FOR:

Lancashire  
Oak Manor  
Westfield, Indiana  
Title Sheet

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

|                      |                  |
|----------------------|------------------|
| DATE:                |                  |
| DATE:<br>06/02/17    | DRAWN BY:<br>kwk |
| ISSUED:              | CHECKED BY:      |
| JOB NUMBER:<br>17107 |                  |
| SHEET #<br>P100      |                  |





| Curve Table |         |         |              |                 |              |         |
|-------------|---------|---------|--------------|-----------------|--------------|---------|
| Curve #     | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent |
| C27         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C28         | 23.56'  | 15.00'  | 90° 00' 00"  | N44° 57' 00"E   | 21.21'       | 15.00'  |
| C29         | 23.56'  | 15.00'  | 90° 00' 00"  | N45° 03' 00"W   | 21.21'       | 15.00'  |
| C30         | 39.27'  | 25.00'  | 90° 00' 00"  | N44° 57' 00"E   | 35.36'       | 25.00'  |
| C31         | 39.27'  | 25.00'  | 90° 00' 00"  | N45° 03' 00"W   | 35.36'       | 25.00'  |
| C32         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C33         | 23.56'  | 15.00'  | 90° 00' 00"  | S44° 57' 00"W   | 21.21'       | 15.00'  |
| C34         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C35         | 39.27'  | 25.00'  | 90° 00' 00"  | S44° 57' 00"W   | 35.36'       | 25.00'  |
| C36         | 23.56'  | 15.00'  | 90° 00' 00"  | S45° 03' 00"E   | 21.21'       | 15.00'  |
| C37         | 23.56'  | 15.00'  | 90° 00' 00"  | N44° 57' 00"E   | 21.21'       | 15.00'  |
| C38         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 03' 00"E   | 35.36'       | 25.00'  |
| C39         | 9.41'   | 15.00'  | 35° 55' 40"  | S72° 04' 41"E   | 9.25'        | 4.86'   |
| C40         | 40.82'  | 25.00'  | 93° 33' 46"  | N23° 49' 41"W   | 36.64'       | 26.60'  |
| C41         | 24.17'  | 15.00'  | 99° 19' 22"  | S43° 47' 48"W   | 21.64'       | 15.62'  |
| C42         | 22.09'  | 50.00'  | 25° 19' 05"  | N10° 17' 40"E   | 21.91'       | 11.23'  |
| C43         | 48.20'  | 271.00' | 10° 11' 24"  | S11° 51' 30"W   | 48.13'       | 24.16'  |
| C44         | 26.91'  | 15.00'  | 102° 48' 19" | S38° 38' 21"E   | 23.45'       | 18.79'  |
| C45         | 23.17'  | 15.00'  | 88° 29' 29"  | S45° 42' 44"W   | 20.93'       | 14.61'  |
| C46         | 118.44' | 295.00' | 23° 30' 12"  | S11° 27' 06"W   | 117.64'      | 60.03'  |
| C47         | 23.56'  | 15.00'  | 89° 59' 31"  | S11° 02' 45"E   | 21.21'       | 15.00'  |
| C48         | 11.21'  | 15.00'  | 42° 49' 08"  | S68° 32' 55"W   | 10.95'       | 5.88'   |
| C49         | 39.27'  | 25.00'  | 90° 00' 00"  | S45° 57' 15"E   | 35.36'       | 25.00'  |
| C50         | 204.01' | 511.09' | 22° 52' 15"  | N11° 23' 07"W   | 202.66'      | 103.38' |
| C51         | 196.68' | 543.09' | 20° 44' 57"  | S10° 19' 29"W   | 195.60'      | 99.43'  |



**Innovative**  
Engineering & Consulting, Inc.

3961 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax: 317-769-3890



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

3961 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax: 317-769-3890

REVISIONS:

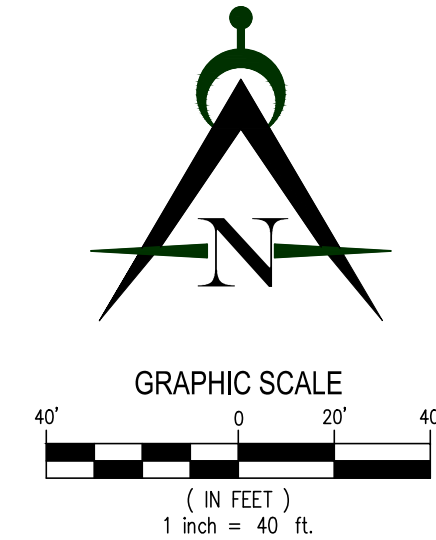
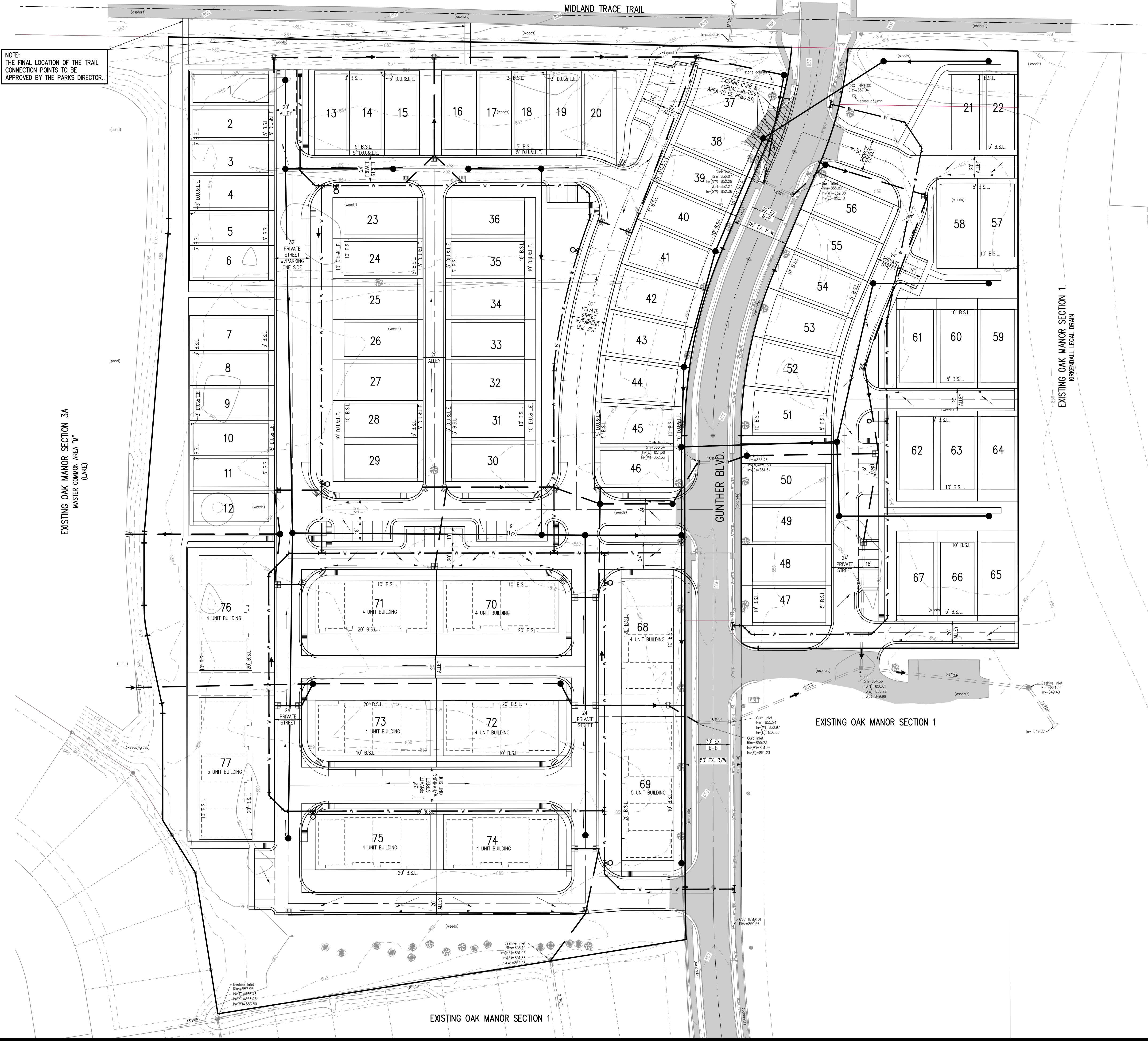
PREPARED FOR:

*Lancashire  
at Oak Manor  
Westfield, Indiana  
Primary Plat*

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

|                      |                  |
|----------------------|------------------|
| DATE:                |                  |
| DATE:<br>06/02/17    | DRAWN BY:<br>kwk |
| ISSUED:              | CHECKED BY:      |
| JOB NUMBER:<br>17107 |                  |
| SHEET #<br>P101      |                  |





#### LEGEND

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

#### LOT SUMMARY:

|               |    |
|---------------|----|
| SINGLE FAMILY |    |
| 31'x75' LOTS  | 22 |
| 36'x60' LOTS  | 45 |
| TOTAL         | 67 |

#### TOWNHOMES

|                      |    |
|----------------------|----|
| 4 UNIT BUILDINGS (8) | 32 |
| 5 UNIT BUILDINGS (2) | 10 |
| TOTAL UNITS          | 42 |

TOTAL DWELLING UNITS 109

#### SETBACKS:

31' LOTS, FRONT 3' SIDE 3' REAR 5'  
36' LOTS, FRONT 10' SIDE 3' REAR 5'  
TOWNHOME LOTS, FRONT 10' SIDE 0' REAR 20'

REVISIONS:

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

PREPARED FOR:

**Lancashire**  
at Oak Manor  
Westfield, Indiana  
Detailed Development Plan

**PRELIMINARY  
PENDING  
AGENCY  
APPROVAL**

DATE:

06/02/17

ISSUED:

17107

SHEET #

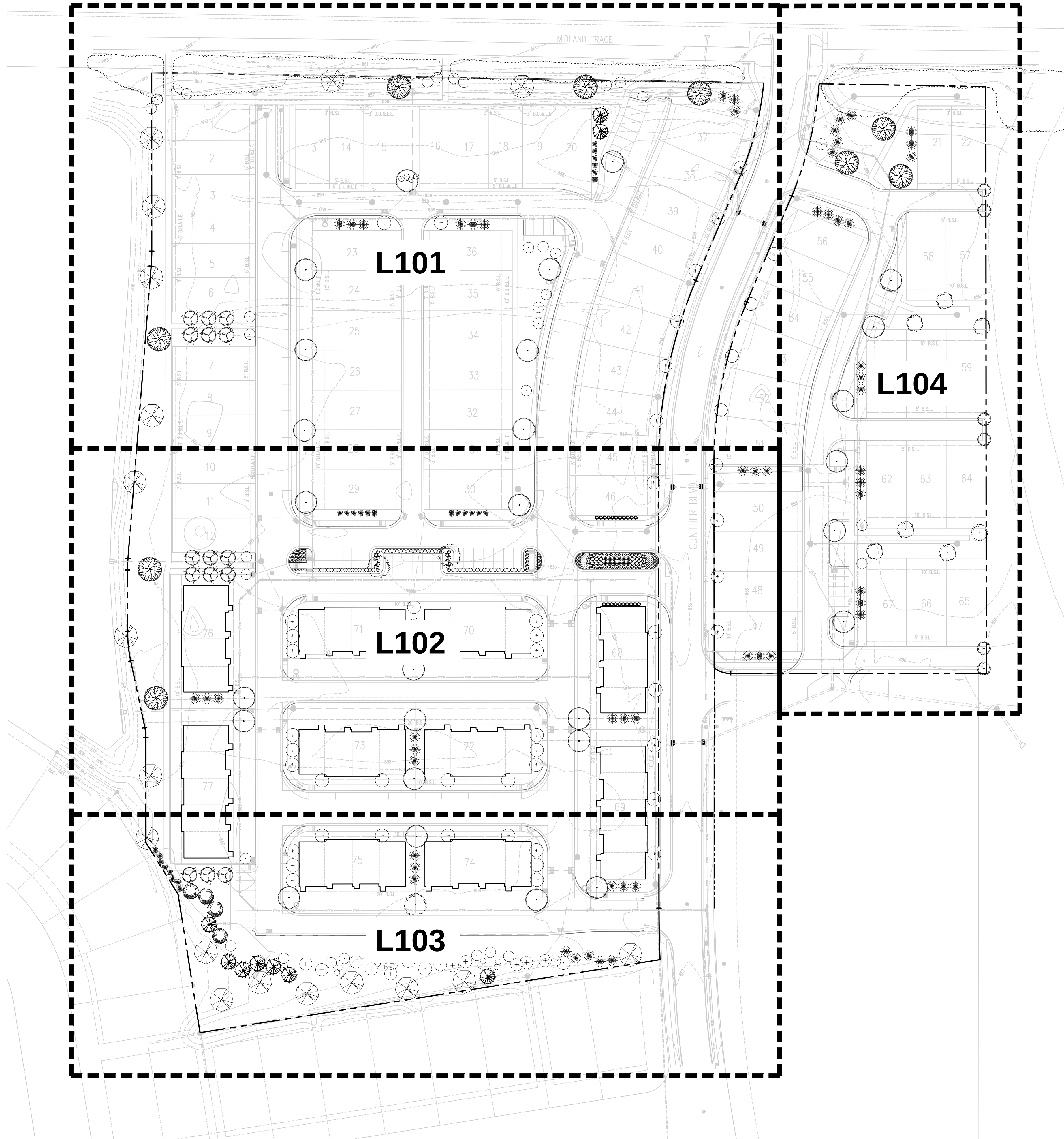
P102

DRAWN BY:

kwk

CHECKED BY:





GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

LANCASHIRE AT OAK MANOR  
WESTFIELD, INDIANA

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

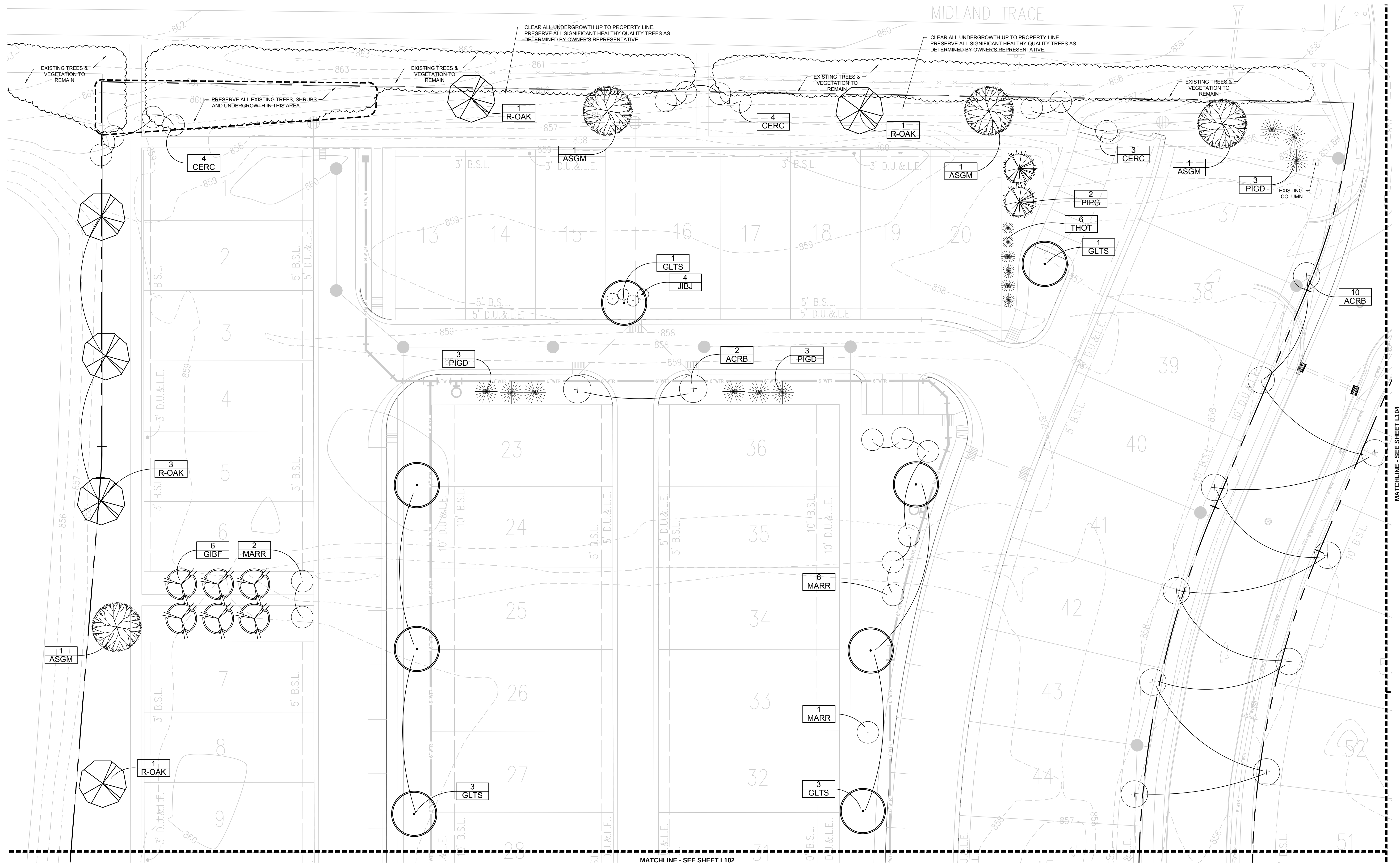
DATE:  
JUNE 2, 2017  
PROJECT NUMBER:

DRAWN BY:  
RAF  
CHECKED BY:  
RAF

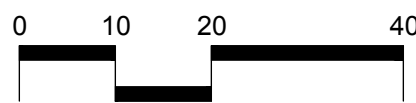
SHEET TITLE:  
LANDSCAPE PLAN  
SHEET KEY

SHEET #:  
L100





- LANDSCAPE NOTES:**
- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS.
  - REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
  - ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK WITH THE FINAL LOCATIONS OF TRAIL CONNECTION SIDEWALKS AND TO WORK AROUND ANY PRESERVED TREES.



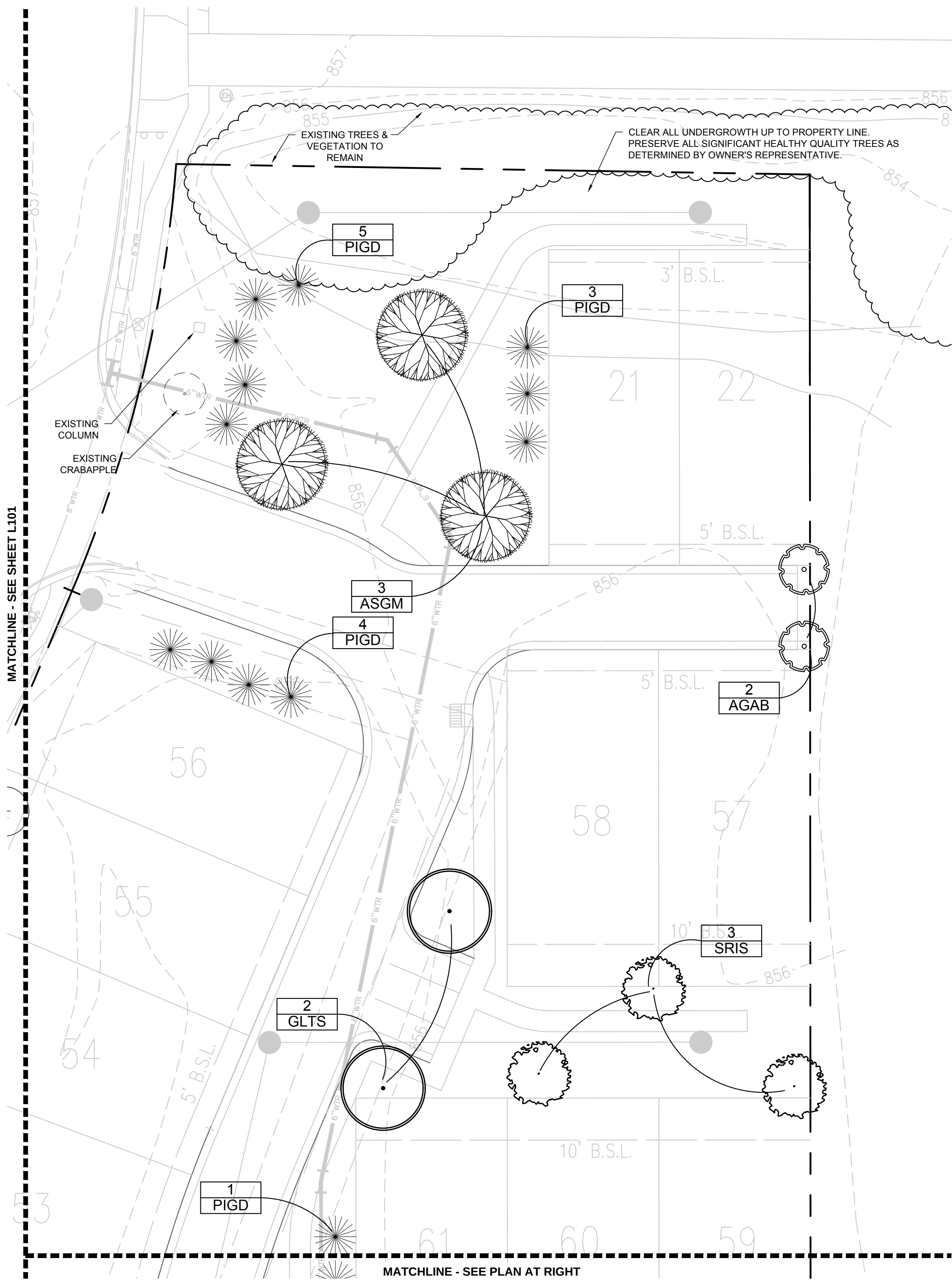




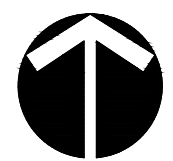
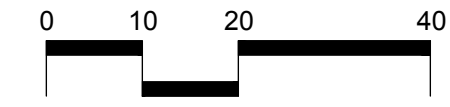
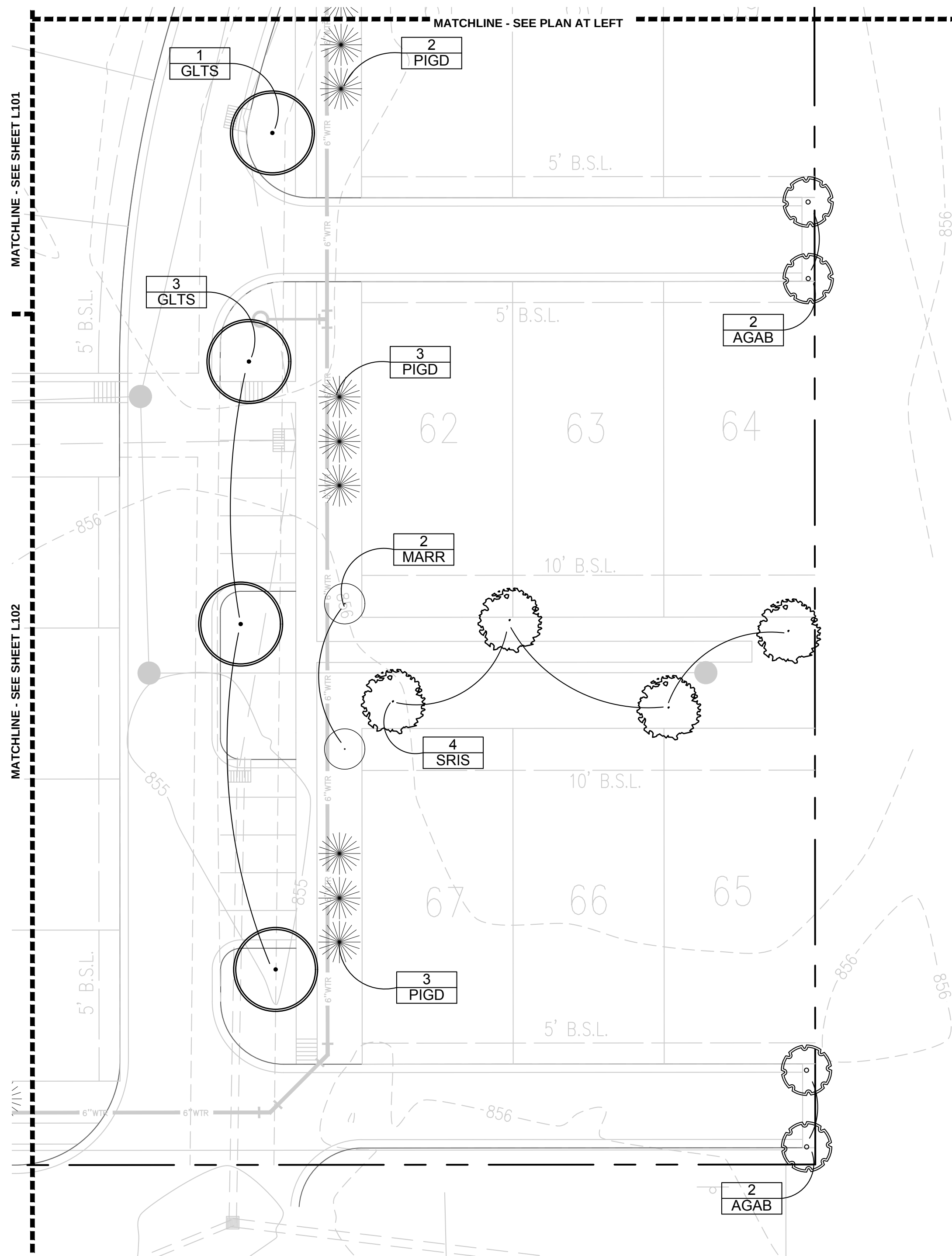








- LANDSCAPE NOTES:**
- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS.
  - REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
  - ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK AROUND ANY PRESERVED TREES.



**LANCASHIRE AT OAK MANOR**  
WESTFIELD, INDIANA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

|                                |                    |
|--------------------------------|--------------------|
| REVISIONS:                     |                    |
| DRAWING FILES:                 |                    |
| DATE:<br>JUNE 2, 2017          |                    |
| PROJECT NUMBER:                |                    |
| DRAWN BY:<br>RAF               | CHECKED BY:<br>RAF |
| SHEET TITLE:<br>LANDSCAPE PLAN |                    |
| SHEET #:<br>L104               |                    |

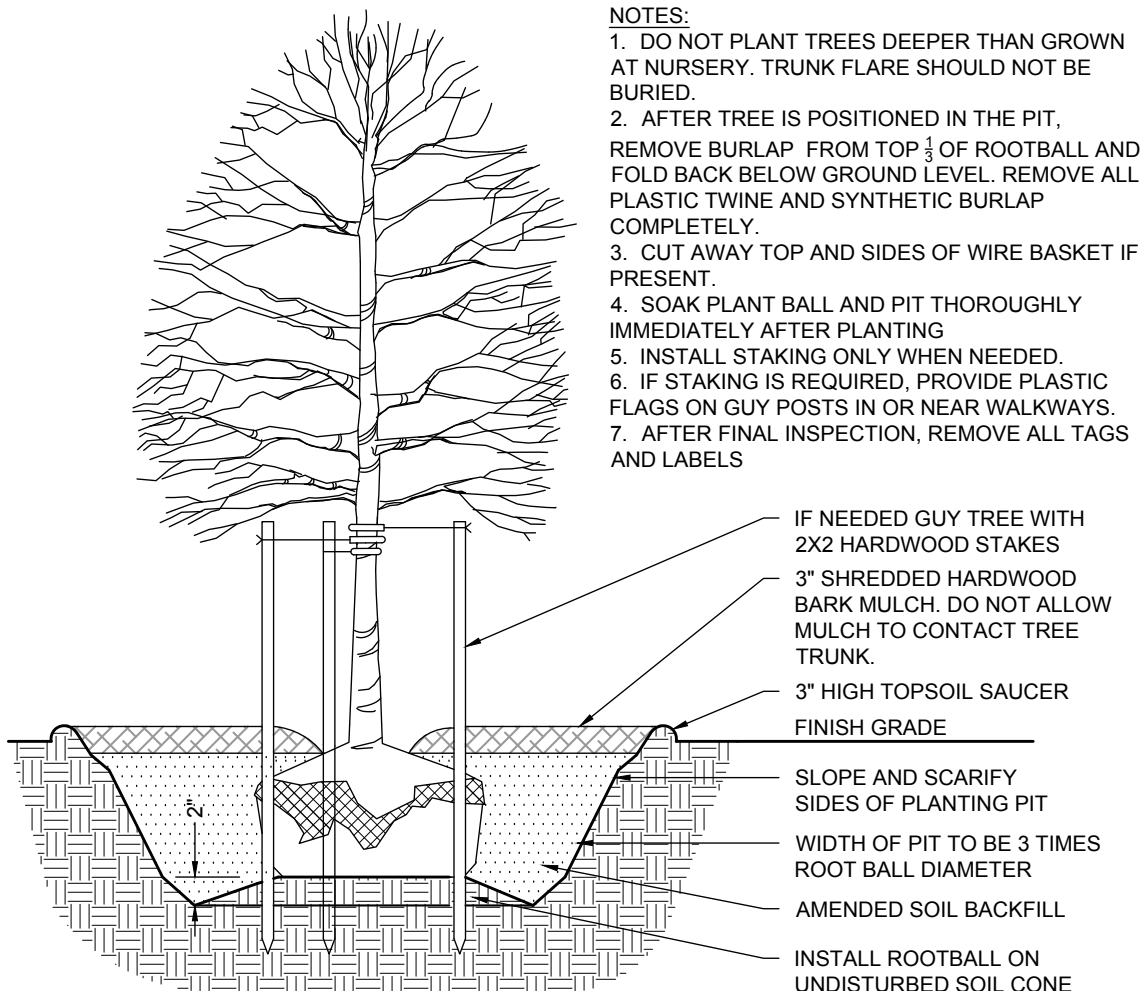


1

SHADE TREE PLANTING DETAIL

L105

SECTION



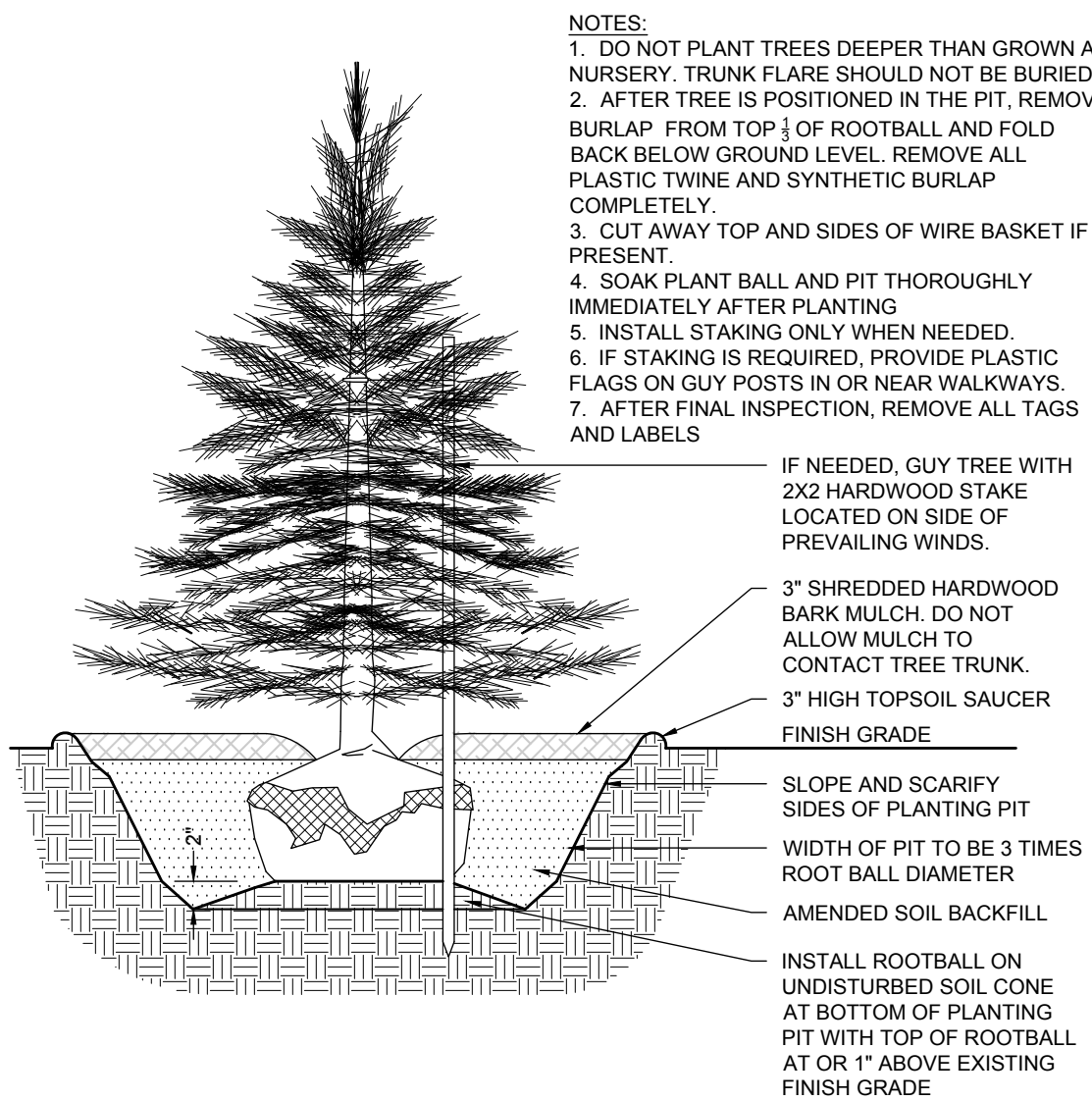
NTS

2

EVERGREEN TREE PLANTING DETAIL

L105

SECTION



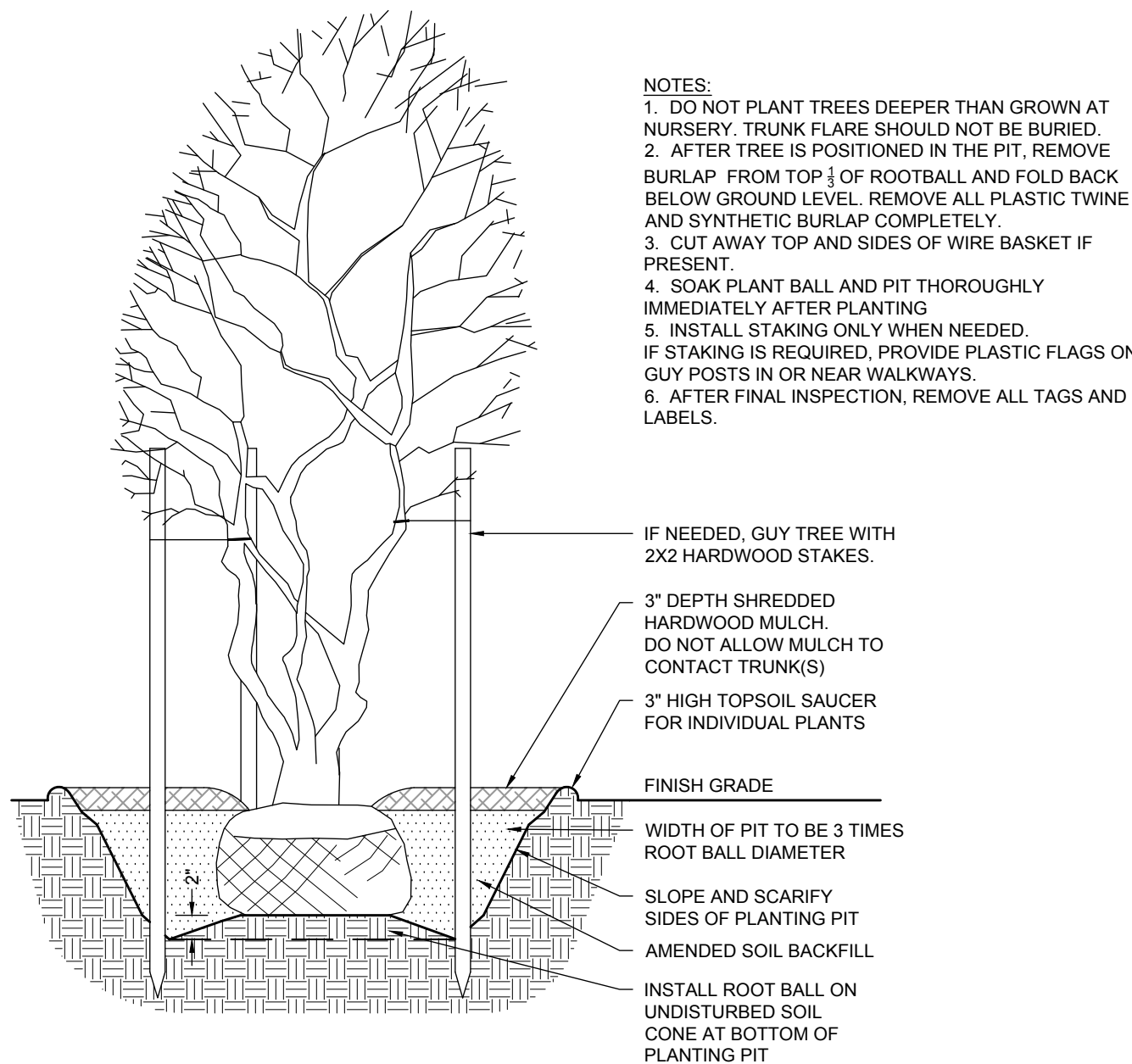
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3

MULTI-TRUNK TREE PLANTING DETAIL

L105

SECTION



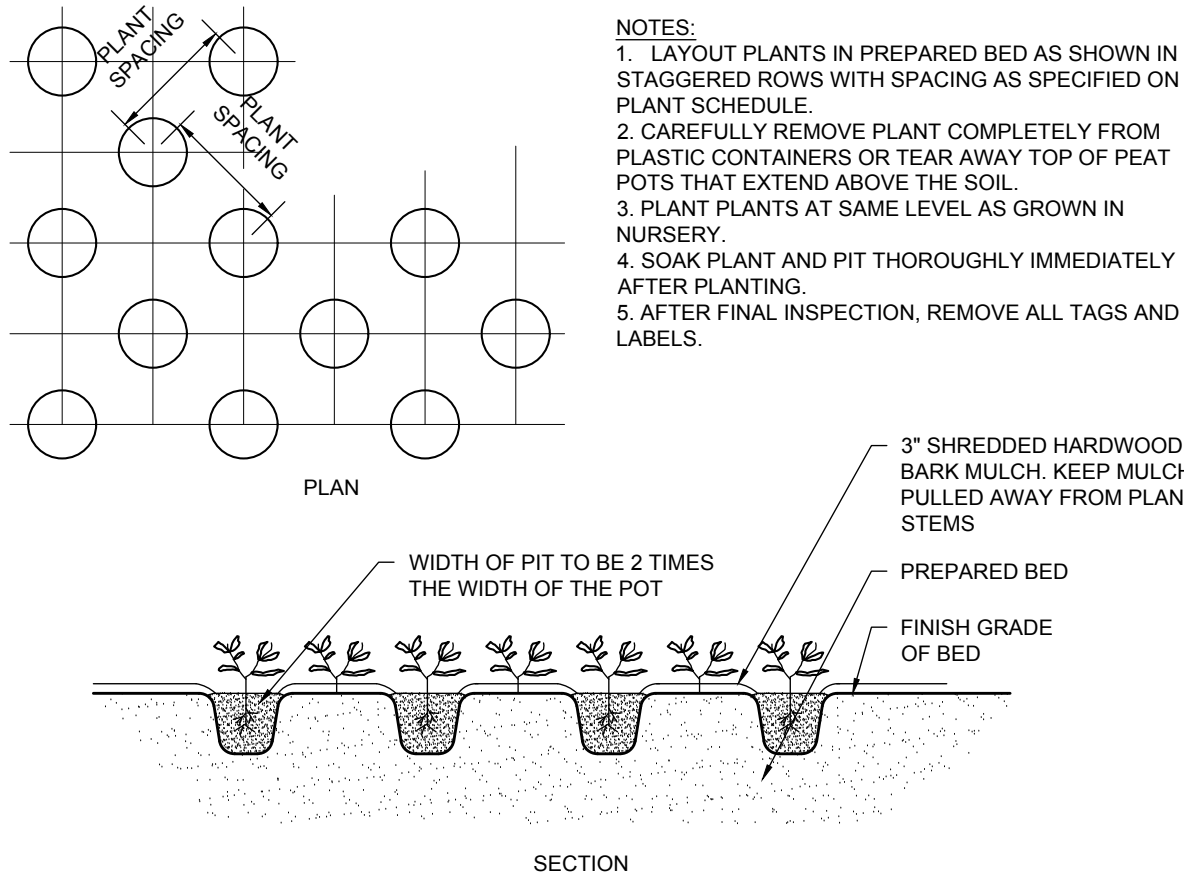
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4

PERENNIAL PLANTING DETAIL

L105

SECTION



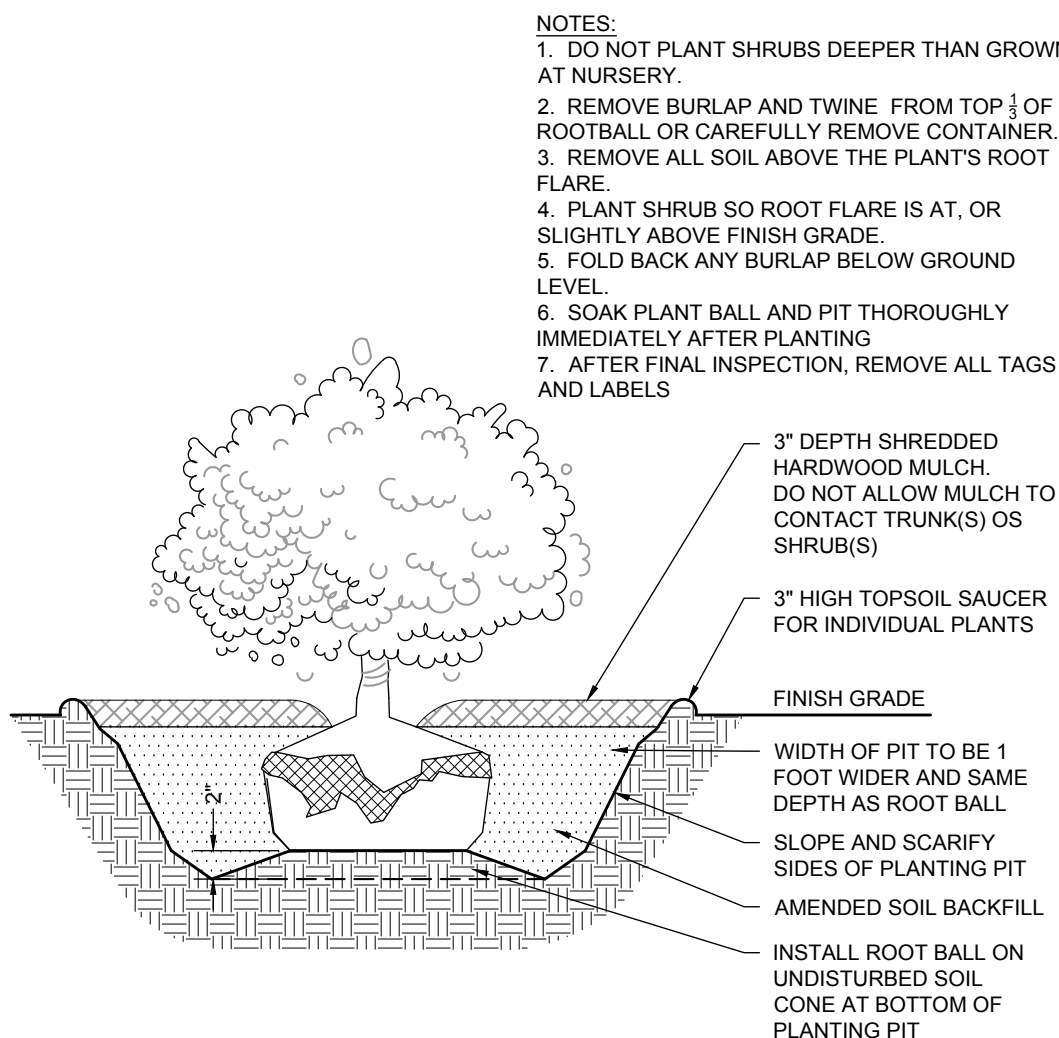
NTS

5

SHRUB PLANTING DETAIL

L105

SECTION



NTS

PLANT SCHEDULE:

| Symbol     | Quantity |      |      |      |       | Botanical Name                                | Common Name                          | Spacing  | Size    | Condition |
|------------|----------|------|------|------|-------|-----------------------------------------------|--------------------------------------|----------|---------|-----------|
|            | L101     | L102 | L103 | L104 | Total |                                               |                                      |          |         |           |
| Trees      |          |      |      |      |       |                                               |                                      |          |         |           |
| AGAB       | 0        | 0    | 7    | 6    | 13    | Amelanchier x grandiflora 'Autumn Brilliance' | Clump Autumn Brilliance Serviceberry |          | 6' ht.  | B&B       |
| ACRB       | 12       | 26   | 11   | 0    | 49    | Acer rubrum 'Bowhall'                         | Bowhall Maple                        |          | 2" cal. | B&B       |
| AROG       | 0        | 2    | 1    | 0    | 3     | Acer rubrum 'October Glory'                   | October Glory Red Maple              |          | 2" cal. | B&B       |
| ASGM       | 4        | 2    | 0    | 3    | 9     | Acer saccharum 'Green Mountain'               | Green Mountain Sugar Maple           |          | 2" cal. | B&B       |
| CERC       | 11       | 0    | 0    | 0    | 11    | Cercis canadensis                             | Eastern Redbud                       |          | 6' ht.  | B&B       |
| GIBF       | 6        | 6    | 3    | 0    | 15    | Ginkgo bilbo 'Fastigiata'                     | Columnar Ginkgo                      |          | 2" cal. | B&B       |
| GLTS       | 8        | 9    | 4    | 6    | 27    | Gleditsia triacanthos 'Streetkeeper'          | Streetkeeper Honeylocust             |          | 2" cal. | B&B       |
| MARR       | 9        | 2    | 1    | 2    | 14    | Malus 'Royal Raindrops'                       | Royal Raindrops Crabapple            |          | 2" cal. | B&B       |
| PICA       | 0        | 0    | 4    | 0    | 4     | Picea abies                                   | Norway Spruce                        |          | 6' ht.  | B&B       |
| PIPG       | 2        | 0    | 7    | 0    | 9     | Picea pungens glauca                          | Colorado Blue Spruce                 |          | 6' ht.  | B&B       |
| PIGD       | 9        | 18   | 11   | 21   | 59    | Picea glauca 'Densata'                        | Black Hills Spruce                   |          | 6' ht.  | B&B       |
| R-OAK      | 6        | 3    | 9    | 0    | 18    | Relocated Oak Trees from Along Gunther Blvd.  |                                      |          |         |           |
| SRIS       | 0        | 0    | 0    | 7    | 7     | Syringa reticulata 'Ivory Silk'               | Ivory Silk Japanese Tree Lilac       |          | 2" cal. | B&B       |
| THOS       | 0        | 21   | 0    | 0    | 21    | Thuja occidentalis 'Smaragd'                  | Emerald Green Arborvitae             | 3' o.c.  | 6' ht.  | B&B       |
| THOT       | 6        | 12   | 8    | 0    | 26    | Thuja occidentalis 'Techny'                   | Mission Arborvitae                   | 6' o.c.  | 6' ht.  | B&B       |
|            | 73       | 101  | 66   | 45   | 285   | Total Trees                                   |                                      |          |         |           |
| Shrubs     |          |      |      |      |       |                                               |                                      |          |         |           |
| BKGV       | 0        | 48   | 0    | 0    | 48    | Buxus x koreana 'Green Velvet'                | Green Velvet Boxwood                 | 3' o.c.  | 18" ht. | B&B       |
| ROSE       | 0        | 51   | 0    | 0    | 51    | Rosa 'Radrazz'                                | Knock Out Rose                       | 3' o.c.  | 3 gal.  | CONT.     |
| TAMW       | 0        | 12   | 0    | 0    | 12    | Taxus x media 'Wardii'                        | Wardii Spreading Yew                 | 4' o.c.  | 18" ht. | B&B       |
| JUBJ       | 4        | 0    | 0    | 0    | 4     | Viburnum x juddii                             | Judd's Viburnum                      | 5' o.c.  | 5 gal.  | CONT.     |
| WFDH       | 0        | 14   | 0    | 0    | 14    | Weigela florida 'Dark Horse'                  | Dark Horse Weigela                   | 3' o.c.  | 3 gal.  | CONT.     |
| Perennials |          |      |      |      |       |                                               |                                      |          |         |           |
| HEMS       | 0        | 23   | 0    | 0    | 23    | Hemerocallis 'Stella de Oro'                  | Stella de Oro Daylily                | 24" o.c. | 1 gal.  | CONT.     |
| MISG       | 0        | 12   | 0    | 0    | 12    | Miscanthus sinensis 'Gracillimus'             | Gracillimus Maiden Grass             | 4' o.c.  | 3 gal.  | CONT.     |
| RUDF       | 0        | 36   | 0    | 0    | 36    | Rudbeckia fulgida speciosa                    | Showy Black-Eyed Susan               | 24" o.c. | 1 gal.  | CONT.     |
| SANM       | 0        | 61   | 0    | 0    | 61    | Salvia nemerosa 'Mainacht'                    | May Night Salvia                     | 18" o.c. | 1 gal.  | CONT.     |



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 19, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

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

Approval of Minutes: June 5, 2017 Meeting Minutes.

Motion: Approve June 5, 2017 Meeting Minutes

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

Todd reviewed the meeting rules and procedures.

### **ITEMS OF BUSINESS**

#### **1706-PUD-10**

#### **Hall and House PUD Amendment**

*17407 Wheeler Road*

Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP requests an amendment to the Monument Sign standards of the Hall and House Planned Unit Development (PUD) District.

Pleasant presented an overview of this amendment request to the Hall and House Planned Unit Development (PUD) District regarding monument signage requirements.

Motion: Forward 1706-PUD-10 to City Council with a favorable recommendation.

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

#### **1706-SPP-06 & 1706-ODP-06**

#### **The Trails**

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

Edgerock Development LLC by Onpointe Land Matters LLC requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.

Todd presented an overview of the request for Primary Plat and Overall Development Plan review of 4 lots on approximately 17.5 acres +/- in the Trails PUD District. He added that the petitioner has made all requested revisions and the plans are fully compliant.

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

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

Motion: Approve 1706-SPP-06 & 1706-ODP-06 with the following Staff's recommended condition:

- All necessary approvals shall be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a Secondary Plat.

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

**CONSENT AGENDA ITEMS****1706-DDP-08****NewPro Containers**

*16460 Southpark Drive*

Dearinger Buildings LLC by American Structurepoint, Inc. requests Detailed Development Plan approval of a 48,000 square-foot industrial building on approximately 3.4 acres +/- in the West Oak Planned Unit Development (PUD) District.

Motion: Approve Consent Agenda

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

**CONTINUED ITEMS****1706-ODP-03 &  
1706-SPP-03****Penske Subdivision**

*Northwest Corner of State Road 32 and Dartown Road*

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

**1706-PUD-09****Village Park Plaza I PUD District**

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

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

**1706-SPP-04  
1706-ODP-04****Village Park Plaza I**

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

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

**REPORTS/COMMENTS**

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 7:14 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 11, 2017  
1707-SPP-07 and 1707-ODP-07

**Petition Number:** 1707-SPP-07 and 1707-ODP-07

**Subject Property:** Southwest Corner of State Road 32 and Grassy Branch Road

**Petitioner:** CR White Aurora, LLC by Stoeppelwerth & Associates, Inc.

**Request:** Petitioner requests **Primary Plat** and **Development Plan** review for 250 lots on 317 acres+/- in the Aurora Planned Unit Development (PUD) District

**Current Zoning:** Aurora PUD District Ordinance No. 16-35

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 314 acres+/-

**Exhibits:**

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

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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**PROCEDURAL**

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

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**BACKGROUND**

The 314-acre+/- site is located on the southwest corner of State Road 38 and Grassy Branch Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibits 4 & 5**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Aurora PUD District Ordinance No. 16-35 (the "PUD Ordinance"). The petition was reviewed by the Technical Advisory Committee at its June 20, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's July 11, 2017.





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**DEVELOPMENT PLAN (Article 10.7(H) of the UDO):**

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

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

**Comment: Plans will comply once acreage for each lot, block and common areas are included.**

- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.



**Comment:** Petitioner is coordinating with the Public Works Department and utility providers.

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - 1. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - 2. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - 3. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

**Comment:** Petitioner is coordinating with the Public Works Department and utility providers.



## **DISTRICT STANDARDS**

**The plans comply with Article 4.7 (SF-4 District), Article 4.9 (SFA District), Article 4.11 (MF2 District), Article 4.14 (LB District), Article 4.16 (GB District), Article 4.24 (EI District), and the Aurora PUD Ordinance unless otherwise noted below.**

**22) Aurora PUD District Standards:** The underlying zoning district of each District shall be:

|                       |                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------|
| <u>Business Parke</u> | GB: General Business District                                                         |
| <u>Commerce Parke</u> | EI: Enclosed Industrial District                                                      |
| <u>The Shoppes</u>    | LB: Local and Neighborhood Business District                                          |
| <u>The Townes</u>     | SF4: Single-Family High Density District<br>MF2: Multi-Family Medium Density District |
| <u>The Villas</u>     | SF4: Single-Family High Density District<br>SFA: Single-Family Attached District      |

**1. Concept Plan:** (Section 3 of the PUD Ordinance)

- A. The approximate size of each District is as follows. The size of the Commerce Parke or the Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (60) acres total. The total acreage comprising The Townes and The Villas may increase so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

| <u>District</u>           | <u>Acres<br/>Proposed</u> | <u>Acres<br/>Shown</u> | <u>Compliant?</u> |
|---------------------------|---------------------------|------------------------|-------------------|
| Business Parke            | 20 acres                  | 20 acres               | Compliant         |
| Commerce Parke            | 216 acres                 | 186 acres              | Compliant         |
| The Shoppes               | 17 acres                  | 17 acres               | Compliant         |
| The Townes/<br>The Villas | 61 acres                  | 91 acres               | Compliant         |

- B. Section 3.3 – The total number of residential units on the Real Estate shall not exceed two hundred fifty (250). The actual number of detached Single-Family Dwellings shall be governed by the number of acres dedicated to detached Single-Family Dwellings as governed by the following charts:



| Minimum Acreage | Maximum Units |
|-----------------|---------------|
| 61 Acres        | 180 Units     |
| 71 Acres        | 205 Units     |
| 81 Acres        | 225 Units     |
| 91 Acres        | 250 Units     |

2. Section 5. Permitted Uses: **These standards will be further reviewed for compliance at the time of the Detailed Development Plan and/or Secondary Plat.**
3. Section 6. General Regulations
  - A. Lot Standards for Business Parke: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**
  - B. Lot Standards for Commerce Parke: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**
  - C. Lot Standards for The Shoppes: **These standards will be further reviewed for compliance at the time of Detailed Development Plan and/or Secondary Plat.**
  - D. Lot Standards for The Townes (Single-family dwellings):
    - (1) Minimum lot area: 6,000 SF
    - (2) Minimum lot frontage: 40 feet
    - (3) Minimum setback lines:
      - Front Yard: 20 feet
      - Side Yard: 5 feet
      - Rear Yard: 20 feet
    - (4) Minimum Lot Width: 50 feet
  - E. Lot Standards for The Villas (Single-family dwellings):
    - (1) Minimum lot area: 7,200 SF
    - (2) Minimum lot frontage: 40 feet
    - (3) Minimum setback lines:
      - Front Yard: 20 feet
      - Side Yard: 5 feet
      - Rear Yard: 20 feet





- (4) Minimum Lot Width: 60 feet
4. **Section 7. Development Standards: Architecture, Height, Outdoor Storage and Display, Parking and Loading, Performance, Sign and Lighting Standards will be further reviewed at the time of the Detailed Development Plan and/or Improvement Location Permit.**
- A. Landscaping Standards:
- (1) A twenty foot (20') buffer yard shall be required around the perimeter of each District
  - (2) A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Brand Road.\*
  - (3) A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.
  - (4) A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.
  - (5) Buffer between The Shoppes and adjoining Residential District
    - (a) A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance.
  - (6) Buffer along the northern, western, southern and eastern borders of Commerce Parke
    - (a) A forty foot (40') buffer yard shall be required and shall be improved as follows:
      - (b) The buffer yard shall have a six foot (6') mound
      - (c) Shall be landscaped per this Ordinance
      - (d) Evergreen trees shall be planted on or near the top of the mound
      - (e) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
- Comment: Standards cannot be reviewed at this time, additional information to be provided by petitioner.**
5. **Section 9. Design Standards: These standards will be further reviewed at the time of the Detailed Development Plan and/or Secondary Plat.**
6. **Section 10. Amenities:**
- A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.



- B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising The Townes and The Villas.
- C. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit.
- D. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

**Comment: Please see additional comments herein.**

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#### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:**

##### **23) Landscaping Standards (Article 6.8):**

**Comment: Standards cannot be reviewed at this time, additional information to be provided by petitioner.**

##### **1. General Landscape Design Standards:**

- (1) **Standard:** Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings.

##### **2. Street Trees**

##### **3. Minimum Lot Landscaping Requirements**

**Comment: To be reviewed at the time of the Lot's Detailed Development Plan/Improvement Location Permit, except as noted herein regarding the common areas within The Townes and The Villas.**

##### **4. External Street Frontage Landscaping**

**Comment: Standards cannot be reviewed at this time, additional information to be provided by petitioner.**

##### **5. Buffer Yard Requirements**

**Comment: Standards cannot be reviewed at this time, additional information to be provided by petitioner.**

##### **6. Parking Area Landscaping**

**Comment: To be reviewed at the time of the Lot's Detailed Development Plan.**



- 24) Lot Standards (Article 6.10)
- 25) Setback Standards (Article 6.16)
- 26) Vision Clearance Standards (Article 6.19)
- 27) Yard Standards (Article 6.21)

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#### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply except for those items identified as outstanding below, that need addressed prior to approval:**

- 28) Block Standards (Article 8.1)
- 29) Easement Standards (Article 8.3)

**Comment: Petitioner is coordinating with the Public Works Department and utility providers.**

- 30) Monument and Marker Standards (Article 8.5)
- 31) Pedestrian Network Standards (Article 8.7)
- 32) Storm Water Standards (Article 8.8)
- 33) Street and Right-of-Way Standards (Article 8.9)

**Comment: Petitioner is coordinating with the Public Works Department.**

- 34) Street Light Standards (Article 8.10)
- 35) Street Sign Standards (Article 8.11)
- 36) Surety Standards (Article 8.12)
- 37) Utility Standards (Article 8.13)

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#### **PRIMARY PLAT REVIEW COMMENTS**

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

- 38) Proposed name of subdivision.
- 39) Names and addresses of the owner, owners, land surveyor or land planner.
- 40) Title, scale, north arrow and date.
- 41) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and



including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

42) Easements (locations, widths and purposes). (Article 8.3)

43) Statement concerning the location and approximate size or capacity of utilities to be installed.

**Comment: Petitioner is coordinating with the Public Works Department and utility providers.**

44) Layout of Lots (showing dimensions, numbers and square footage).

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

46) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

47) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

48) Building setback lines.

49) Legend and notes.

50) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

51) Other features or conditions which would affect the subdivision favorable or adversely.

52) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

53) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

54) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

55) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

56) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.





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**DEPARTMENT COMMENTS**

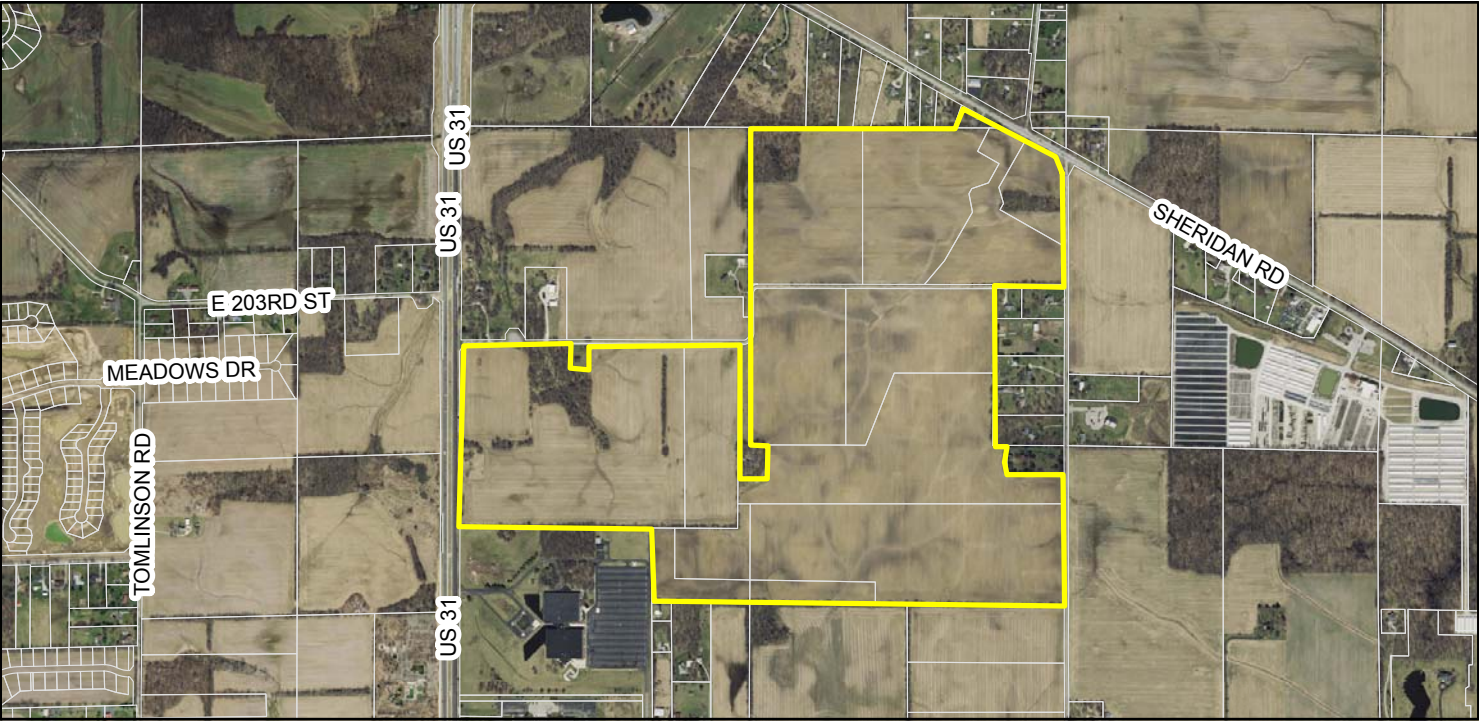
1. **ACTION: Hold a public hearing at the July 11, 2017, APC meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
3. If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).



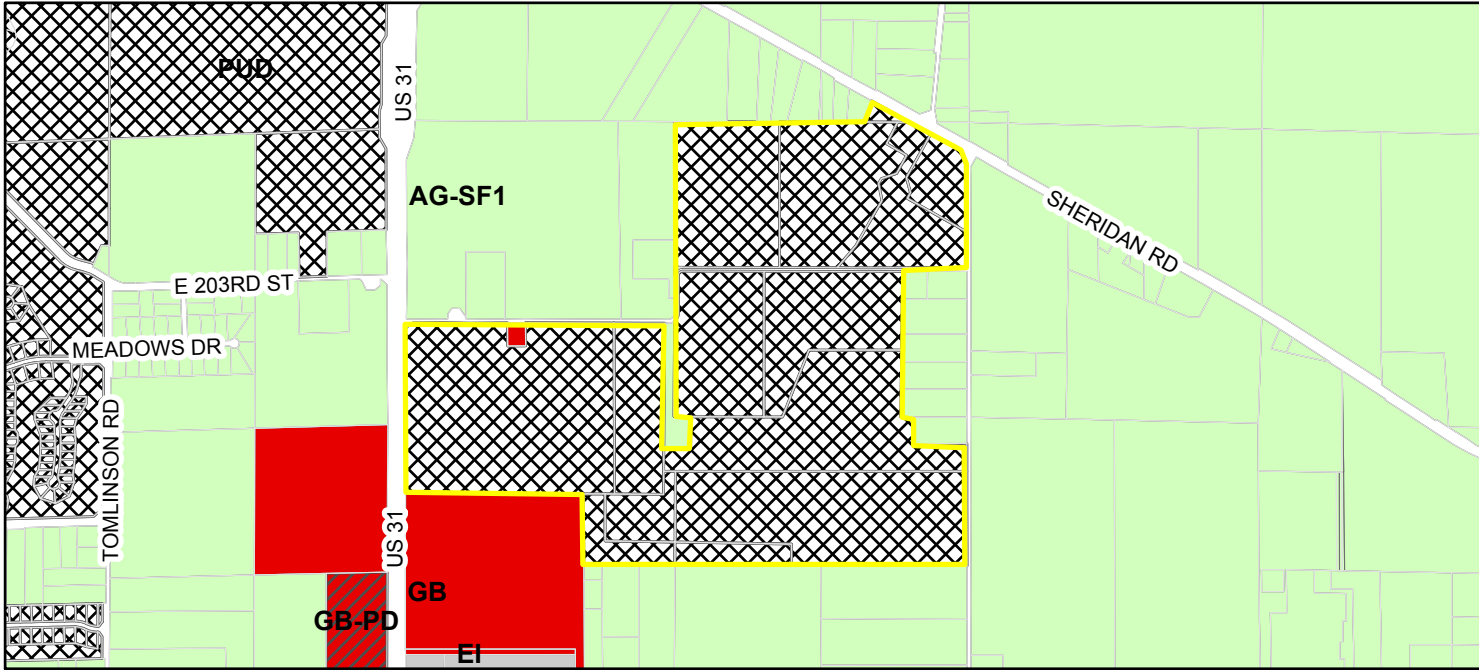
Property Location Map  
Northpoint (Aurora)  
Overall Development Plan & Primary Plat  
1707-ODP-07 & 1707-SPP-07



Aerial Location Map



Zoning Map



Parcel

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

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

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

THIS INSTRUMENT PREPARED FOR:  
OWIS WHITE  
OR WHITE AURORA, LLC  
15608 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 523-6116

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

| COMMON AREA |                   |
|-------------|-------------------|
| 1           | 167,894 sq. ft.   |
| 2           | 3,586 sq. ft.     |
| 3           | 3,848 sq. ft.     |
| 4           | 45,286 sq. ft.    |
| 5           | 14,128 sq. ft.    |
| 6           | 156,599 sq. ft.   |
| 7           | 14,321 sq. ft.    |
| 8           | 49,868 sq. ft.    |
| 9           | 288,182 sq. ft.   |
| 10          | 42,713 sq. ft.    |
| 11          | 74,720 sq. ft.    |
| 12          | 85,615 sq. ft.    |
| 13          | 55,546 sq. ft.    |
| 14          | 150,504 sq. ft.   |
| TOTAL       | 1,152,810 sq. ft. |
|             | 26.465 Ac.        |

#### RESIDENTIAL DESIGN DATA

|            |                  |
|------------|------------------|
| 250 LOTS   |                  |
| 88.003 AC. | = 2.84 LOTS/ACRE |
| OPEN SPACE | = 26.47 AC. +/-  |
| STREET A   | 2,376.30 L.F.    |
| STREET B   | 1,916.36 L.F.    |
| STREET C   | 2,748.12 L.F.    |
| STREET D   | 638.00 L.F.      |
| STREET E   | 1,253.99 L.F.    |
| STREET F   | 1,506.13 L.F.    |
| TOTAL      | 10,438.90 L.F.   |

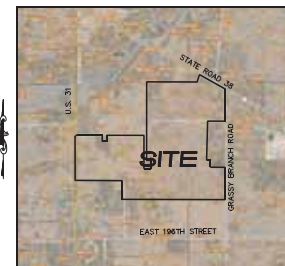
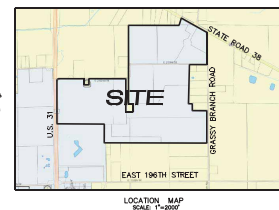


FLOOD STATEMENT  
THIS SITE DOES NOT LIE WITHIN A ZONE  
FOR FIRM 18057C01280 & 18057C01090  
DATED NOVEMBER 19, 2014



# NORTHPOINT

## OVERALL DEVELOPMENT PLAT ZONING - AURORA PUD



SOILS MAP  
By: C.A. HINES, M.S.C. & P.  
SCALE: 1"=200'

#### Soil Descriptions (City clay loam)

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

#### C1A-C-Cretek silt loam, 8 to 10 percent slopes

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

#### M1m2-M-Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 30 acres in size.

#### M1c7-M-Miami clay loam, 6 to 12 percent slopes, severely eroded

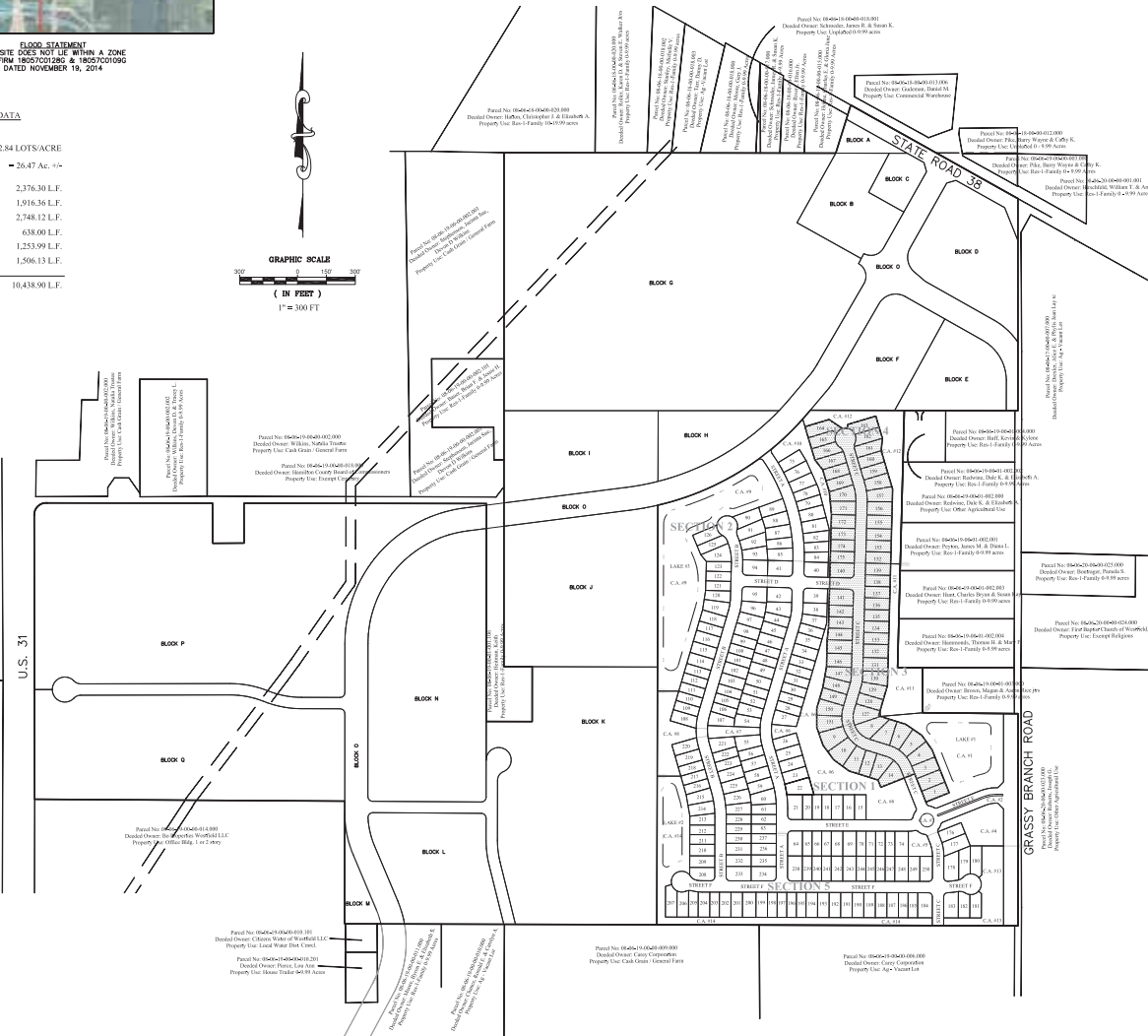
This moderately sloping, deep, well drained soil is on knolls and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 1 to 35 acres in size.

#### P1-P-Patina silt clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

\*SEE SHEET 2 FOR  
LEGAL DESCRIPTION

| INDEX     |                                     |
|-----------|-------------------------------------|
| SHT.      | DESCRIPTION                         |
| 1-2       | COVER SHEET                         |
| 3-13      | PRIMARY PLAT                        |
| 14-24     | DEVELOPMENT PLAN                    |
| REVISIONS |                                     |
| SHT.      | DESCRIPTION                         |
| ALL       | REVISE PER TAC COMMENTS 6/30/17 GDK |



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

PLANS PREPARED BY:

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



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STOEPPELWERTH & ASSOCIATES, INC.  
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FOREST, INDIANA 46038  
PHONE: (317) 846-5035

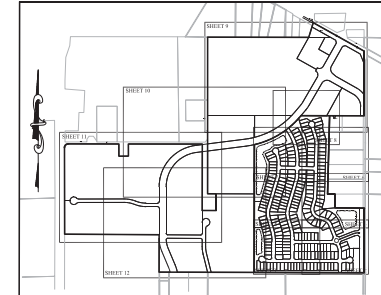
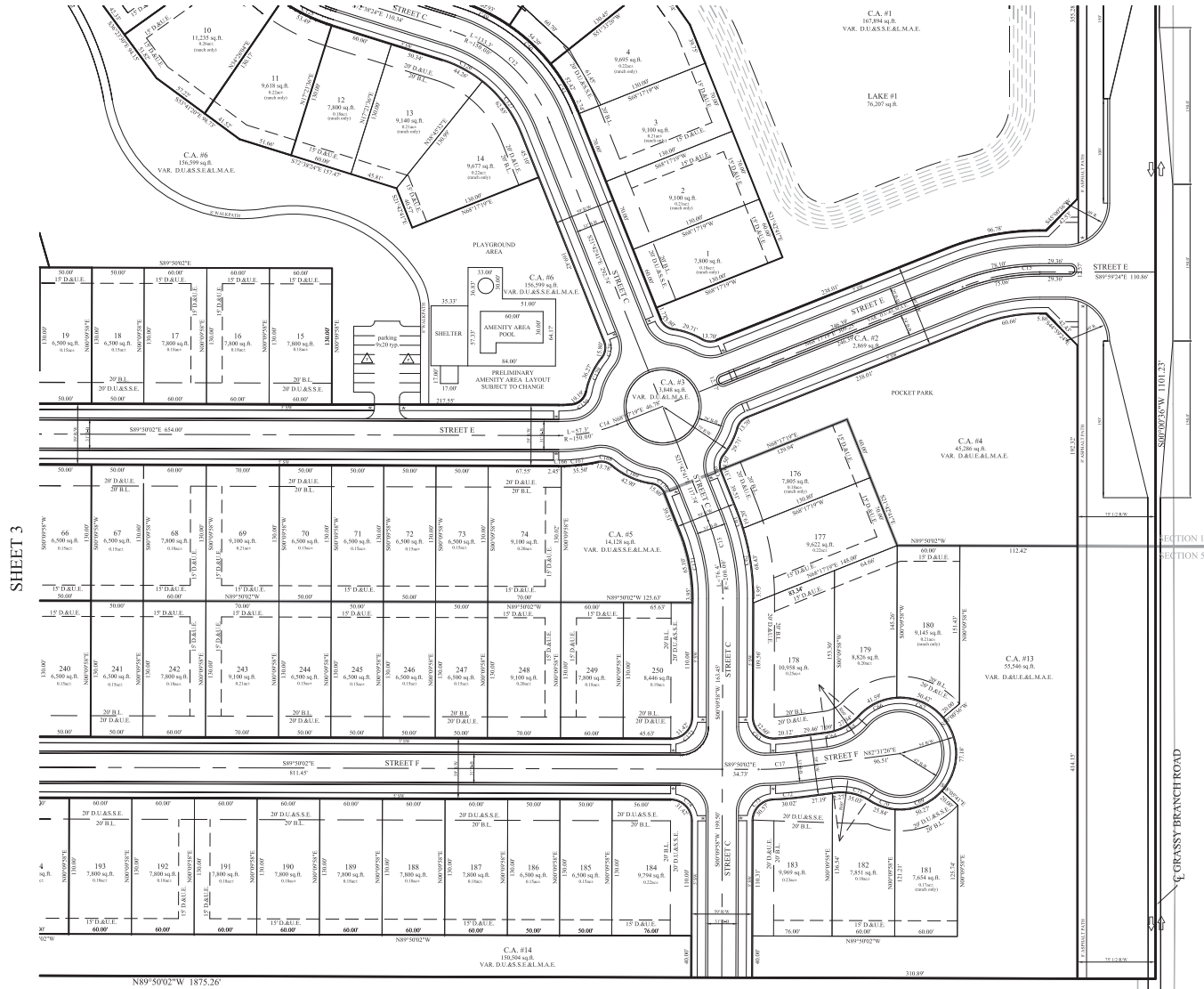
THIS INSTRUMENT PREPARED FOR:  
CHIRS WHITE  
CR WHITE AURORA, LLC  
1548 BRIDGEWATER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 232-6116

# NORTH POINT

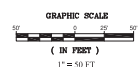
## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 4



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



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

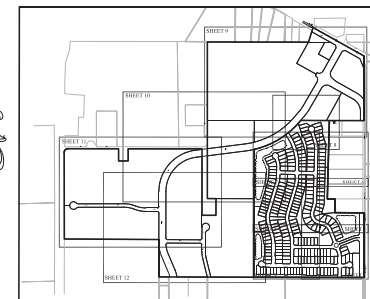
SECTION 19 19N 4E  
RANGE 19N  
TOWNSHIP 19N  
COUNTY CCE  
STATE IN  
GDK

3  
55285CRW



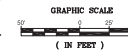
THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC.  
15658 BRIDGEWATER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 523-6116

## SHEET 5 ZONING - AURORA POD



LEGEND

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



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STOEPPELWERTH

PRIMARY PLAT  
NORTHPOINT

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

|                  |                  |                   |
|------------------|------------------|-------------------|
| SECTION:<br>19   | TOWNSHIP:<br>19N | RANGE:<br>4E      |
| DRAWN BY:<br>CCE |                  | CHECKED BY:<br>GD |

SHEET NO.  
4  
OF 24 SHEETS  
S & A JOB NO.  
55285CPW

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 190TH STREET  
FREMONT, INDIANA 46735  
PHONE: (317) 846-5015

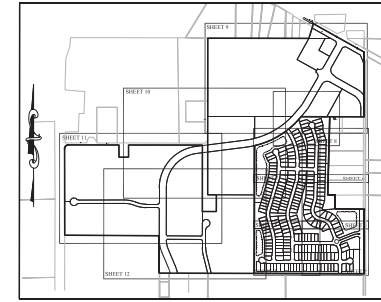
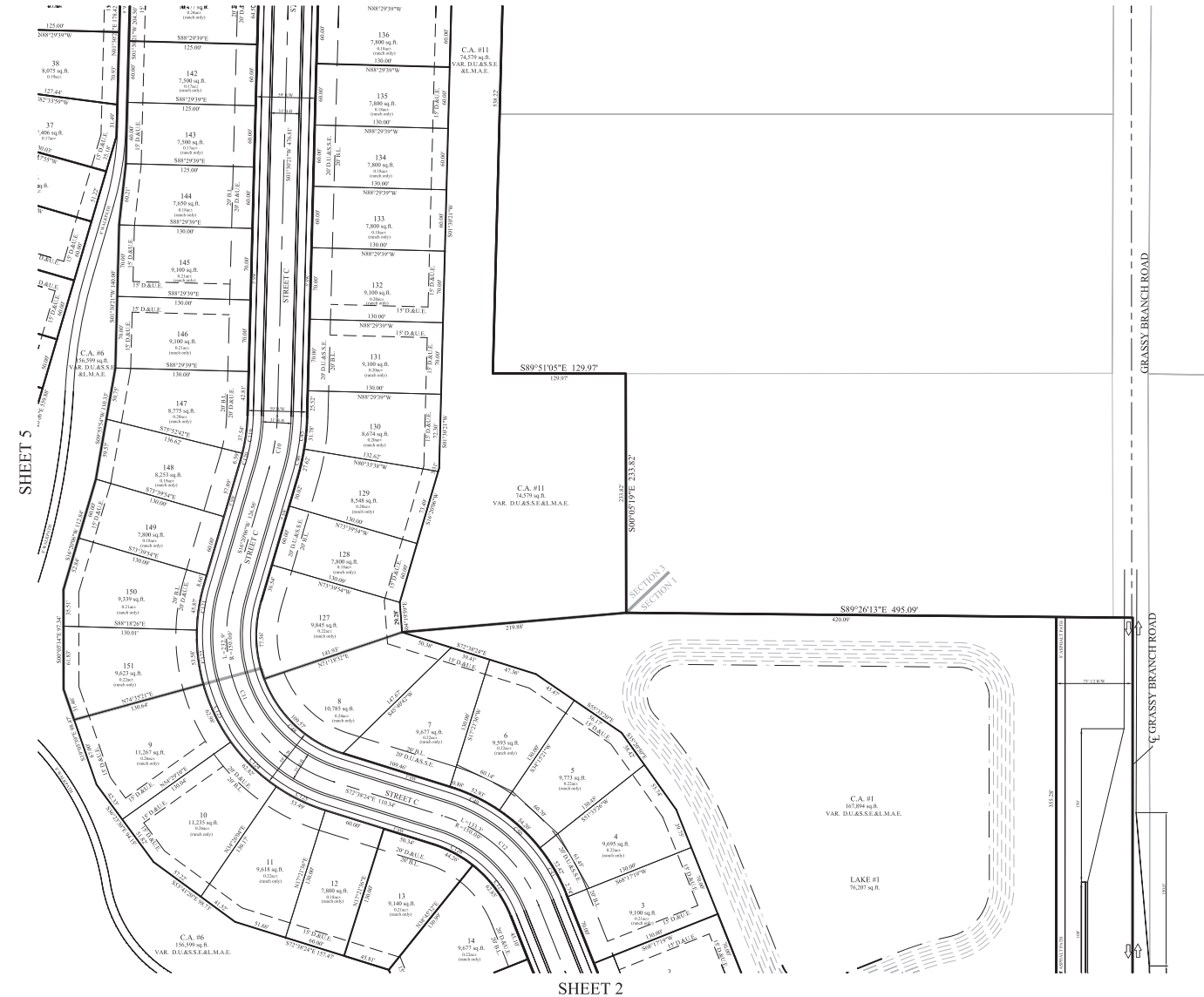
THIS INSTRUMENT PREPARED FOR:  
CHRYSE WHITE  
C.A. WHITE AURORA, LLC  
15639 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6116

# NORTH POINT

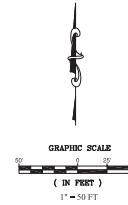
## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 6



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



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| CERTIFIED: 06/01/17                                                                                                                                                                                                                                                                                  |                    |              |
| STOEPPELWERTH & ASSOCIATES, INC.<br>7905 East 190th Street, Fremont, IN 46735-2505<br>Phone: (317) 846-5015 Fax: (317) 846-5042                                                                                                                                                                      |                    |              |
| PRIMARY PLAT<br>NORTHPOINT                                                                                                                                                                                                                                                                           |                    |              |
| PREPARED FOR:<br>WASHINGTON TOWNSHIP                                                                                                                                                                                                                                                                 |                    |              |
| REVISION:<br>19                                                                                                                                                                                                                                                                                      | CORRECTION:<br>19N | RANGE:<br>4E |
| BY:<br>CCE                                                                                                                                                                                                                                                                                           | DATE:<br>GDK       |              |
| 5                                                                                                                                                                                                                                                                                                    |                    |              |
| 55285CRW                                                                                                                                                                                                                                                                                             |                    |              |



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PHONE: (317) 849-5935

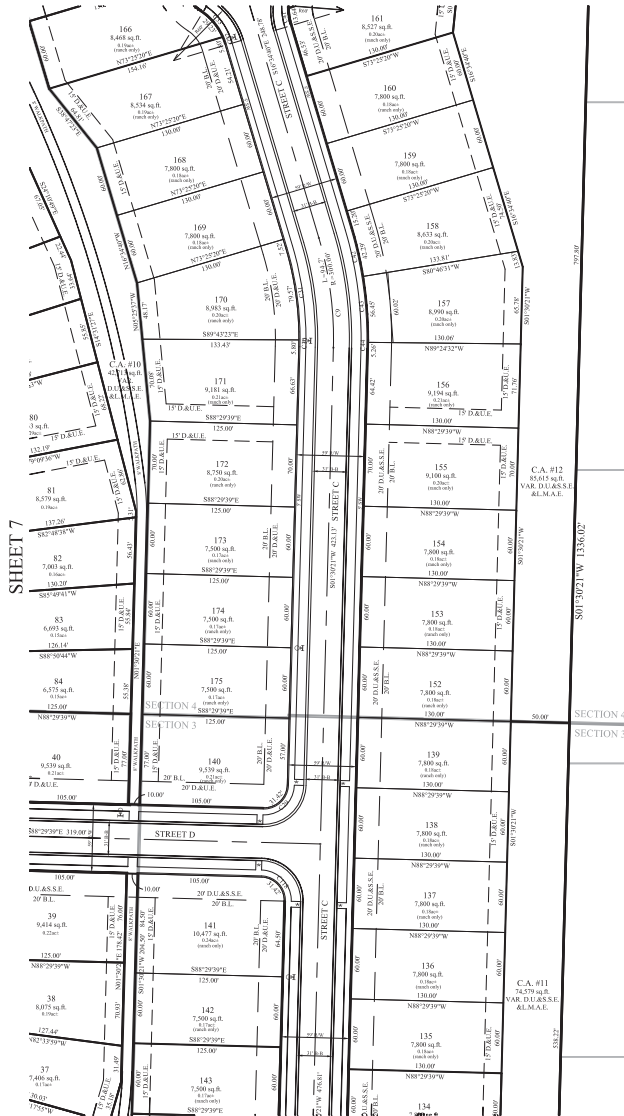
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CURBS WHITE  
CR WHITE AURORA, LLC  
15001 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6616

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 8





# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD

SHEET 8



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



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STOEPPELWERTH

PRIMARY PLAT  
NORTHPOINT

|                |  |                  |               |
|----------------|--|------------------|---------------|
| SECTION:<br>19 |  | DRAWN BY:<br>CCE | PREPARED FOR: |
| TOWN:<br>14    |  |                  |               |

8  
OF 24 SHEETS  
S & A JOB NO.  
55285CRV

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

ANCE:  
4E  
BY:  
K

---

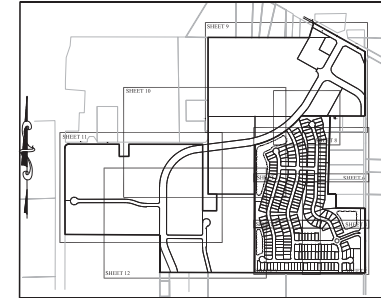
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FISHERS, INDIANA 46038  
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1500 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 325-6116

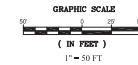
# NORTH POINT

## PRIMARY PLAT

### SHEET 9 ZONING - AURORA PUD



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



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|                                                                                                                                    |                    |                        |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|
| REVISIONS                                                                                                                          |                    |                        |
| NO.                                                                                                                                | DATE               | DESCRIPTION            |
| 1                                                                                                                                  | 06/01/17           | REV. PER I.C. COMMENTS |
| 2                                                                                                                                  | 06/01/17           | REV. PER I.C. COMMENTS |
| APPROVED FOR RECORD<br>DENNIS D. OLMPSTEAD<br>REGISTERED<br>No. 900012<br>STATE OF INDIANA<br>LAND SURVEYOR<br>CERTIFIED: 06/01/17 |                    |                        |
| STOEPPELWERTH<br>A L W A Y S O N<br>7965 East 19th Street, Fishers, IN 46038-2505<br>Phone: (317) 849-5035 Fax: (317) 849-5042     |                    |                        |
| PRIMARY PLAT<br>NORTHPOINT<br>WASHINGTON TOWNSHIP<br>HAMILTON CO. INDIANA                                                          |                    |                        |
| RECORDS<br>19                                                                                                                      | TOWNSHIP<br>19N    | RANGE<br>4E            |
| PREPARED BY<br>CCE                                                                                                                 | DESIGNED BY<br>CCE | CHECKED BY<br>GDK      |
| SHEET NO.<br>9                                                                                                                     |                    |                        |
| 55285CRW                                                                                                                           |                    |                        |

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FIBERS, INDIANA 46033  
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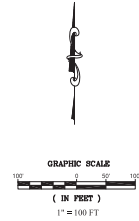
THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC  
15008 BRIDGEWATER CLUB BOULEVARD  
CAMMEL, INDIANA 46033  
PHONE: (317) 7526810

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

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD



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|                   |  |                   |  |                 |  |
|-------------------|--|-------------------|--|-----------------|--|
| SECTION: 19       |  | TOWNSHIP: 19N     |  | RANGE: 4E       |  |
| PREPARED FOR: CCE |  | DRAWN BY: CCE     |  | CHECKED BY: GDK |  |
| DATE: 02-28-2017  |  | BY: D.D. OLMSTEAD |  | 55285CRW        |  |

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PRIMARY PLAT  
NORTHPOINT  
WASHINGTON TOWNSHIP  
HAMILTON CO., INDIANA

PREPARED FOR:  
10  
55285CRW

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STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 19TH STREET  
PINDAR, INDIANA 46038  
PHONE: (317) 849-5935

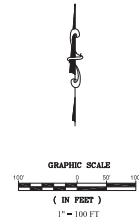
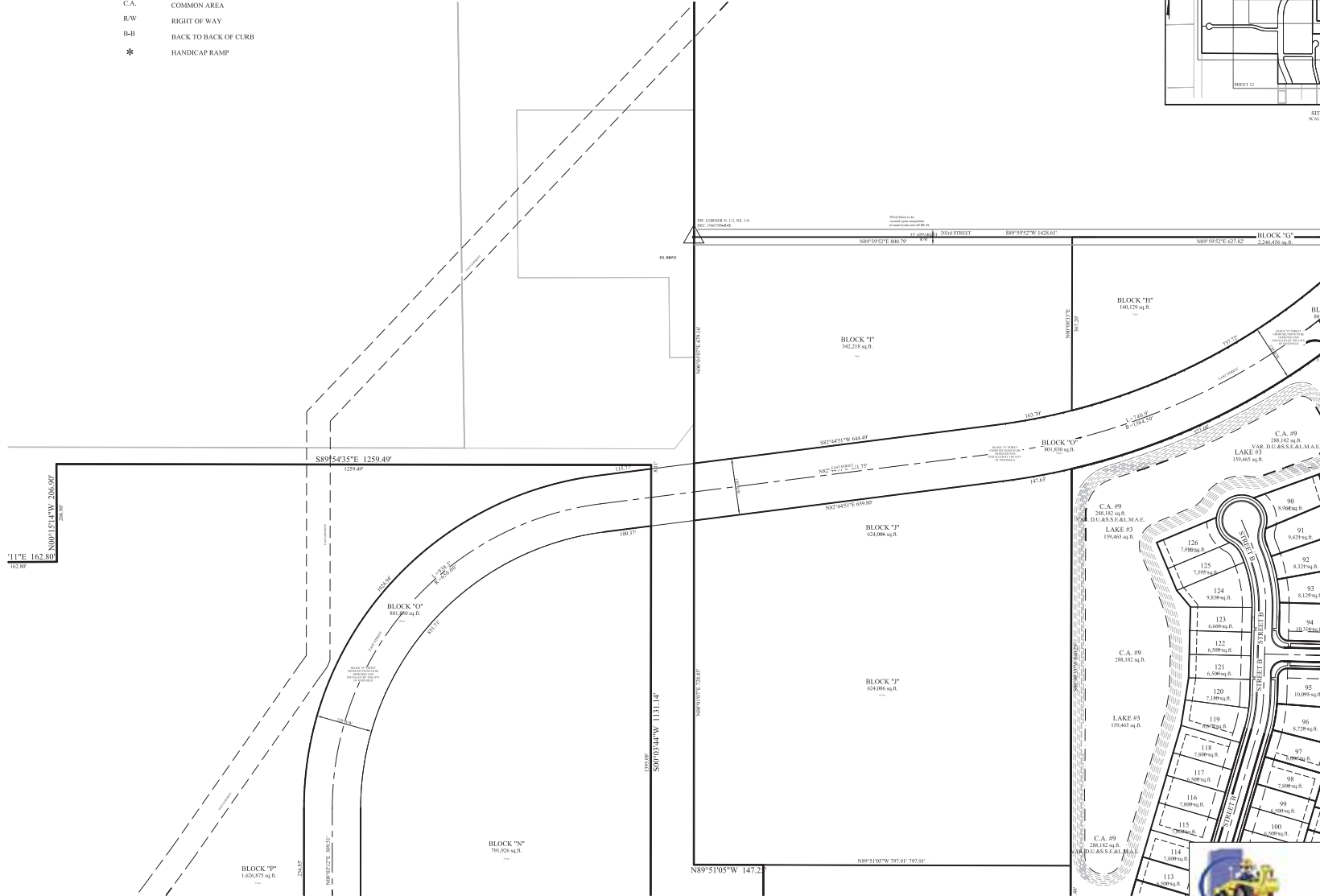
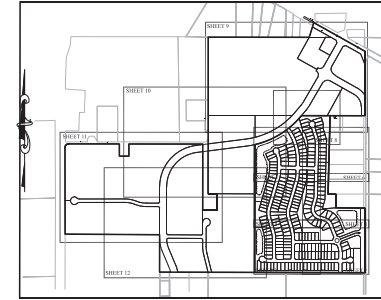
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CK WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CAMMEL, INDIANA 46033  
PHONE: (317) 523-6116

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

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD



|                                                                                                                         |                 |             |
|-------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
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| PRIMARY PLAT<br>NORTHPOINT<br>WASHINGTON TOWNSHIP<br>HAMILTON CO. INDIANA                                               |                 |             |
| SECTION<br>19                                                                                                           | TOWNSHIP<br>19N | RANGE<br>4E |
| CORNER<br>CCE                                                                                                           | CONVEYOR<br>GDK |             |
| SHEET<br>11<br>OF 14 SHEETS<br>55285CRW                                                                                 |                 |             |



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DENNIS D. OLMSTEAD  
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7965 E. 10TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 448-9035

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE - AURORA, LLC  
15638 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6116

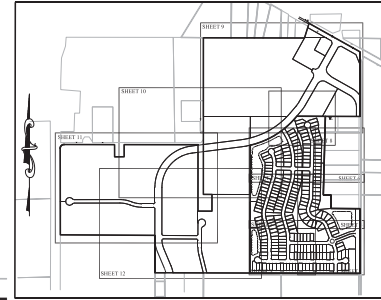
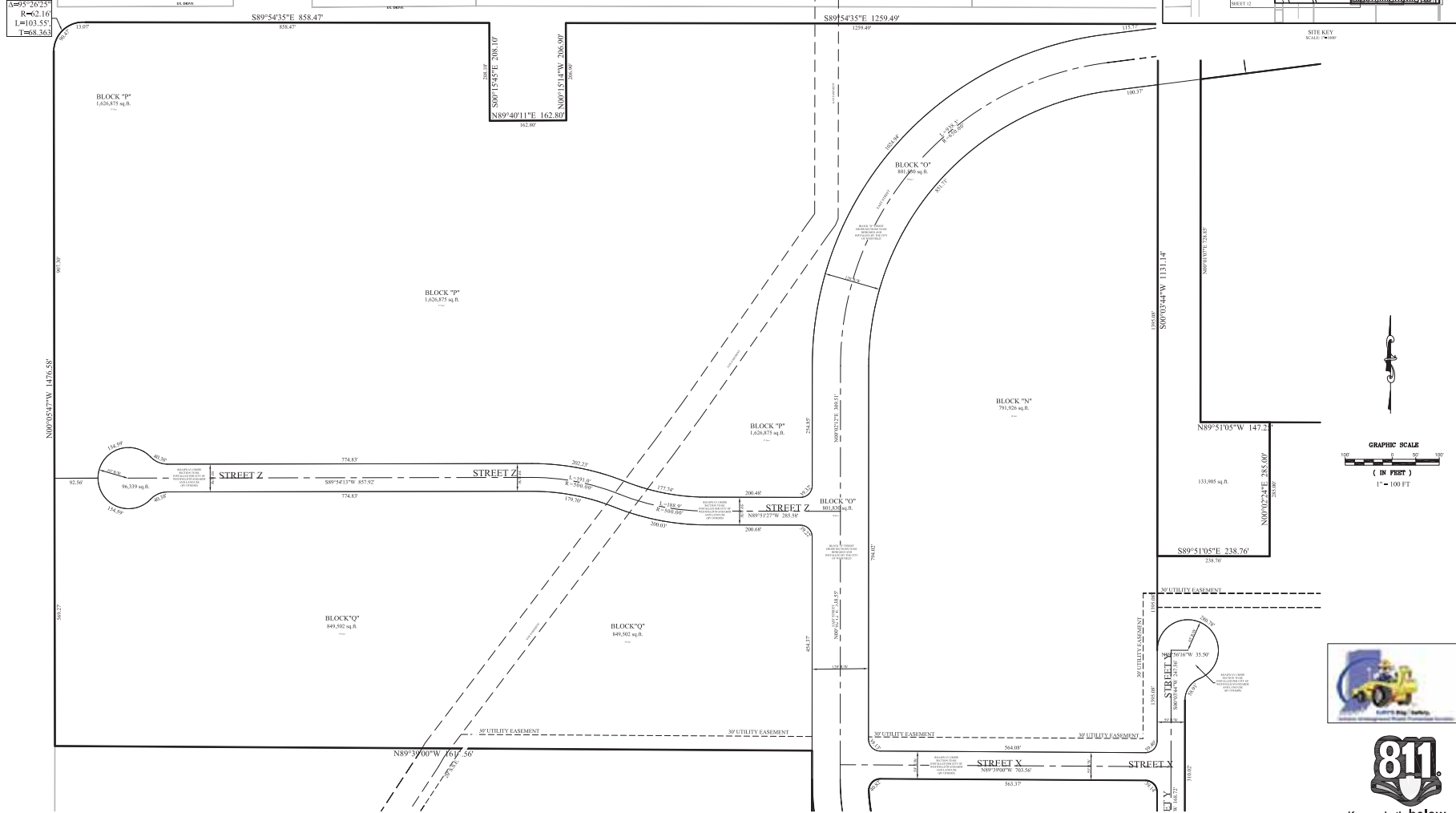
- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY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

# NORTH POINT

## PRIMARY PLAT

### ZONING - AURORA PUD

S=25°26'22"  
R=42.16'  
L=103.55'  
T=8.363



|               |  |  |              |          |
|---------------|--|--|--------------|----------|
| SECTION 19    |  |  | TOWNSHIP 19N | RANGE 4E |
| PREPARED FOR: |  |  | CCE          |          |
| GDK           |  |  | GDK          |          |
| 12            |  |  | 55285CRW     |          |

STOEPPELWERTH  
ALWAYS ON  
7965 East 10th Street, Fishers, IN 46038-2585  
Phone: (317) 848-9035 Fax: (317) 848-9842

REGISTERED  
LAND SURVEYOR  
No. 900012  
STATE OF INDIANA  
CERTIFIED: 08/01/17

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GRAPHIC SCALE  
( IN FEET )  
1" = 100 FT

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PHONE: (317) 849-5935

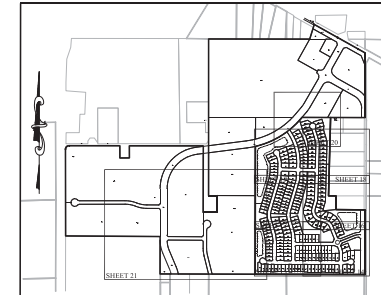
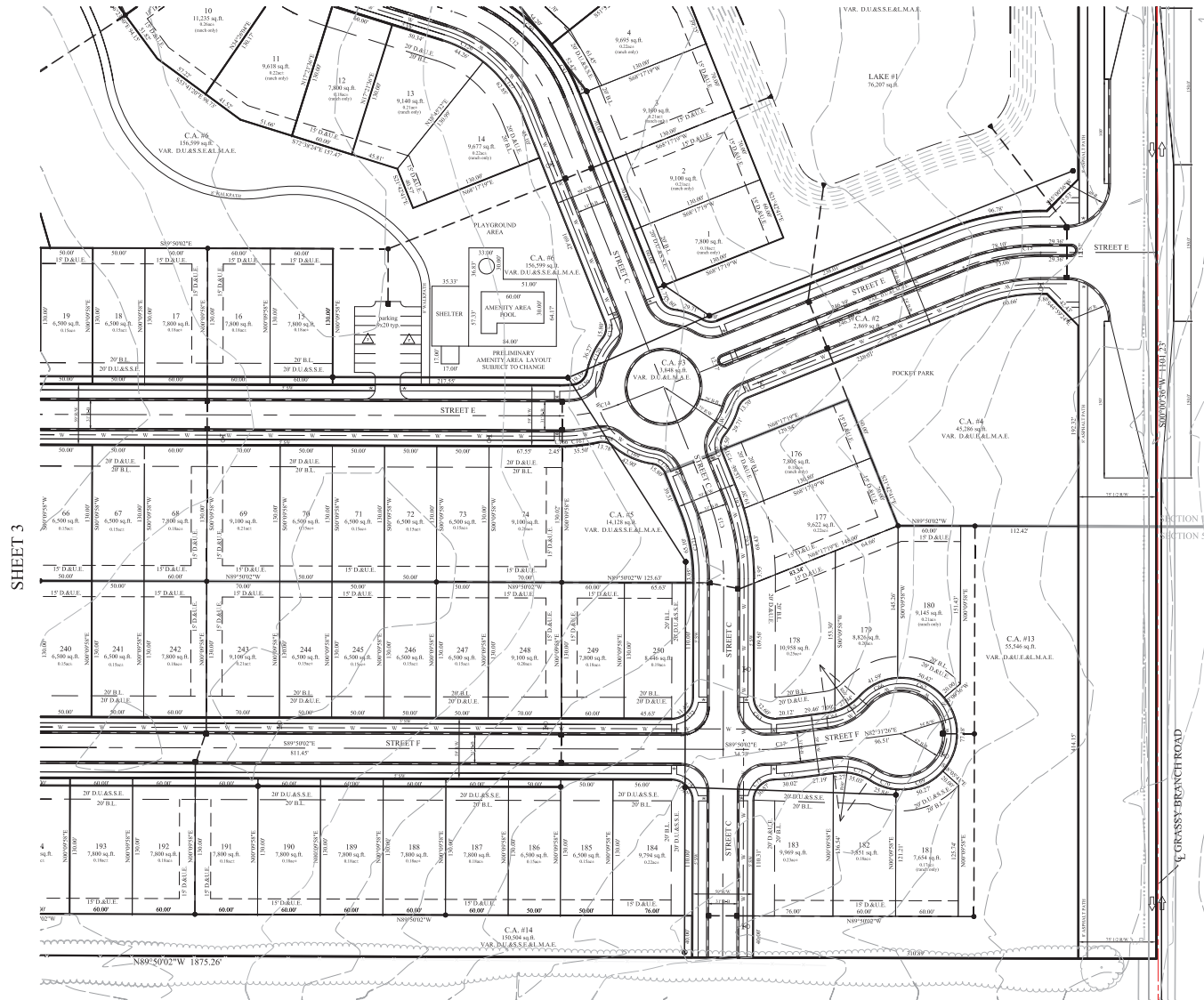
THIS INSTRUMENT PREPARED FOR:  
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CR WHITE AURORA, LLC  
1500 BRIDGEWATER CLLO BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6416

# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD

SHEET 4



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

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



THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLAMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 100TH STREET  
FREMONT, INDIANA 46008  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CURTIS WHITE  
CR WHITE AURORA, LLC  
1500 BRIDGEWATER CLLO BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6416

**STOEPPELWERTH**  
A L W A Y S O N  
7965 East 100th Street, Fremont, IN 46008-2505  
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN  
NORTHPOINT  
WASHINGTON TOWNSHIP

PREPARED FOR:  
CCE  
GDK

14  
52583CRW

NO. 000012  
STATE OF INDIANA  
LAND SURVEYOR  
DENNIS D. OLAMSTEAD  
CERTIFIED 06/02/17

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
OR WHITE AURORA, LLC.  
15658 BRIDGEWATER CLUB BOULEVARD,  
CARMEL, INDIANA 46033  
PHONE: (317) 523-6116

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

| COMMON AREA |                   |
|-------------|-------------------|
| 1           | 167,894 sq. ft.   |
| 2           | 3,586 sq. ft.     |
| 3           | 3,848 sq. ft.     |
| 4           | 45,286 sq. ft.    |
| 5           | 14,128 sq. ft.    |
| 6           | 156,599 sq. ft.   |
| 7           | 14,321 sq. ft.    |
| 8           | 49,868 sq. ft.    |
| 9           | 288,182 sq. ft.   |
| 10          | 42,713 sq. ft.    |
| 11          | 74,720 sq. ft.    |
| 12          | 85,615 sq. ft.    |
| 13          | 55,546 sq. ft.    |
| 14          | 150,504 sq. ft.   |
| TOTAL       | 1,152,810 sq. ft. |
|             | 26.465 Ac.        |

|            |                  |
|------------|------------------|
| 250 LOTS   |                  |
| 88.003 AC. | = 2.84 LOTS/ACRE |
| OPEN SPACE | = 26.47 Ac. +/-  |

|              |                       |
|--------------|-----------------------|
| STREET A     | 2,376.30 L.F.         |
| STREET B     | 1,916.36 L.F.         |
| STREET C     | 2,748.12 L.F.         |
| STREET D     | 638.00 L.F.           |
| STREET E     | 1,253.99 L.F.         |
| STREET F     | 1,506.13 L.F.         |
| <b>TOTAL</b> | <b>10,438.90 L.F.</b> |

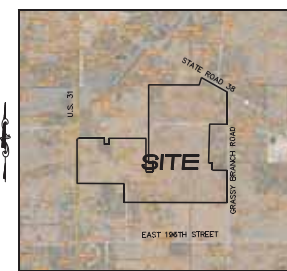
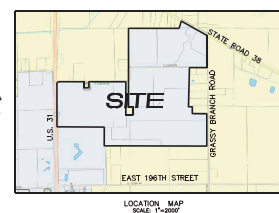


FLOOD STATEMENT  
THIS SITE DOES NOT LIE WITHIN A ZONE  
PER FIRM 18057C01280 & 18057C01090  
DATED NOVEMBER 19, 2014



# NORTHPOINT

## OVERALL DEVELOPMENT PLAT ZONING - AURORA PUD



SOILS MAP  
Br, OrA, MmB2, MoC3 & Pr

## Re-Breakston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The matted areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

## CrA - Crosby silt loam, 0 to 3 percent slopes

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

MinB2 = Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3= Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

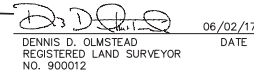
Pn - Patton silty clay hor

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Rottuff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

\*SEE SHEET 2 FOR  
LEGAL DESCRIPTION

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

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



PLANS PREPARED BY:

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



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





THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLAMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 100TH STREET  
FREMONT, INDIANA 46033  
PHONE: (317) 849-5935

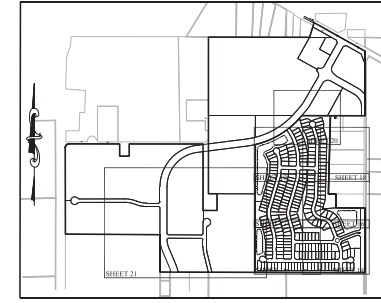
THIS INSTRUMENT PREPARED FOR:  
CUBES WHITE  
CR WHITE AURORA, LLC  
1508 BROADWAY WATER CLUB BOULEVARD  
CAMBRIE, INDIANA 46033  
PHONE: (317) 525-6116

# NORTH POINT

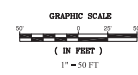
## DEVELOPMENT PLAN

### ZONING - AURORA PUD

SHEET 6



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



SECTION 19 19N 4E  
RANGE 19N TOWNSHIP 19N  
COUNTY CCE  
GDK

16

55285CRW

DEVELOPMENT PLAN

NORTHPOINT

WASHINGTON TOWNSHIP

HAMILTON CO. INDIANA

STOEPPELWERTH

A L W A Y S O N

7905 East 100th Street, Fremont, IN 46038-5205  
Phone: (317) 849-5935 Fax: (317) 849-5942

CERTIFIED 06/02/17

REGISTERED LAND SURVEYOR

STATE OF INDIANA

NO. 900012

LEWIS D. OLAMSTEAD

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLAMBERT  
STOEPPELWERTH & ASSOCIATES, INC.  
790 E. 19TH STREET  
POSSIE, INDIANA 46088  
PHONE: (317) 849-5935

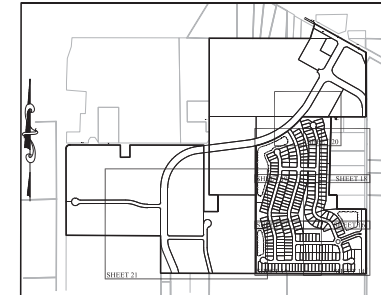
THIS INSTRUMENT PREPARED FOR:  
CURS WHITE  
CR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 52564116

# NORTH POINT

## DEVELOPMENT PLAN

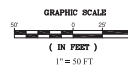
### ZONING - AURORA PUD

SHEET 7



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

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



SECTION 19 19N 4E

PREPARED FOR: CCE GDK

17

5528SCRW

STOEPPELWERTH

ALWAYS ON

7905 East 106th Street, Phone: (317) 849-5935

Phone: (317) 849-5935 Fax: (317) 849-5942

HAMILTON CO, INDIANA

WASHINGTON TOWNSHIP

NORTHPOINT

811

Know what's below.  
Call before you dig.

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DENNIS D. OLAMBERT  
STOEPPELWERTH & ASSOCIATES, INC.  
790 E. 19TH STREET  
POSSIE, INDIANA 46088  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CURS WHITE  
CR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 52564116



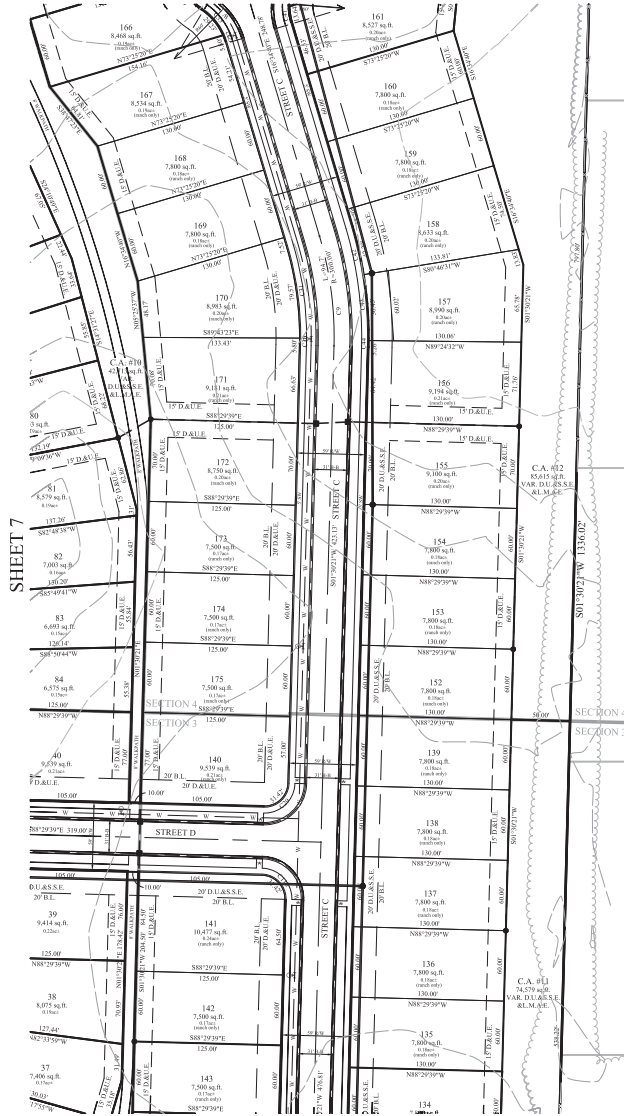
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FREMONT, INDIANA 46033  
PHONE: (317) 846-5935

THIS INSTRUMENT PREPARED FOR:  
CURTIS WHITE  
CR WHITE AURORA, LLC  
15408 BRIDGEWATER CLUB BOULEVARD  
CAMMEL, INDIANA 46033  
PHONE: (317) 525-6416

# NORTH POINT

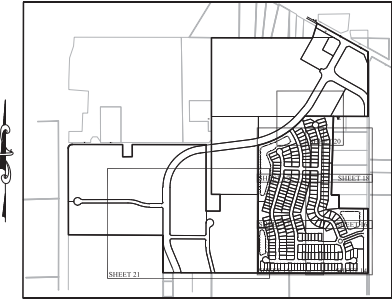
## DEVELOPMENT PLAN ZONING - AURORA PUD

SHEET 8



SHEET 4

GRASSY BRANCH ROAD



### LEGEND

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

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



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

SECTION 19 19N 4E  
RANGE 19N  
TOWNSHIP 4E  
COUNTY CCE  
GDK

PREPARED FOR:  
**NORTHPOINT**  
WASHINGTON TOWNSHIP  
HAMILTON CO. INDIANA

SECTION 19 19N 4E  
RANGE 19N  
TOWNSHIP 4E  
COUNTY CCE  
GDK

18  
55285CRW

STOEPPELWERTH & ASSOCIATES, INC.  
ALWAYS ON  
7965 East 106th Street, Fremont, IN 46036-2505  
Phone: (317) 846-5935 Fax: (317) 846-5942

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 900012  
STATE OF INDIANA  
DENNIS D. OLMSTEAD  
CERTIFIED 06/02/17



THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLAMET  
STOEPPELWERTH & ASSOCIATES, INC.  
7905 E. 180TH STREET  
FOREST, INDIANA 46038  
PHONE: (317) 849-5935

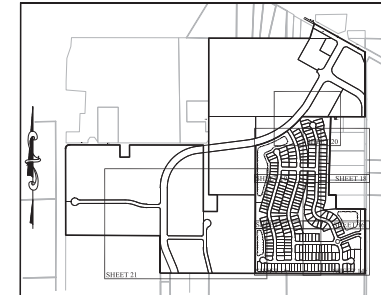
THIS INSTRUMENT PREPARED FOR:  
CURTIS WHITE  
CR WHITE AURORA, LLC  
15408 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 235-4116

# NORTH POINT

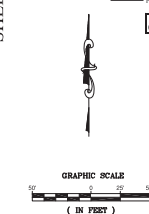
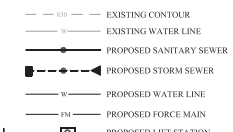
## DEVELOPMENT PLAN

### ZONING - AURORA PUD

SHEET 8



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



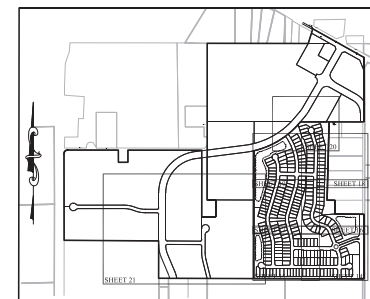
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|------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------|--|--|-----------------------|--|--|
| STOEPPELWERTH & ASSOCIATES, INC.<br>7905 E. 180TH STREET<br>FOREST, INDIANA 46038<br>PHONE: (317) 849-5935 |  |  | DENNIS D. OLAMET<br>REGISTERED LAND SURVEYOR<br>No. 600012<br>STATE OF INDIANA<br>CREATED: 06/01/17 |  |  | HAMILTON CO., INDIANA |  |  |
| DEVELOPMENT PLAN                                                                                           |  |  | NORTHPOINT                                                                                          |  |  | WASHINGTON TOWNSHIP   |  |  |
| PREPARED FOR:                                                                                              |  |  | CCE                                                                                                 |  |  | GDK                   |  |  |
| SECTION 19                                                                                                 |  |  | SECTION 19N                                                                                         |  |  | SECTION 4E            |  |  |
| 19                                                                                                         |  |  | 19N                                                                                                 |  |  | 4E                    |  |  |
| 55285CRW                                                                                                   |  |  | 55285CRW                                                                                            |  |  | 55285CRW              |  |  |

THIS INSTRUMENT PREPARED FOR:  
CHRIS WHITE  
CR WHITE AURORA, LLC.  
15658 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 521-6116

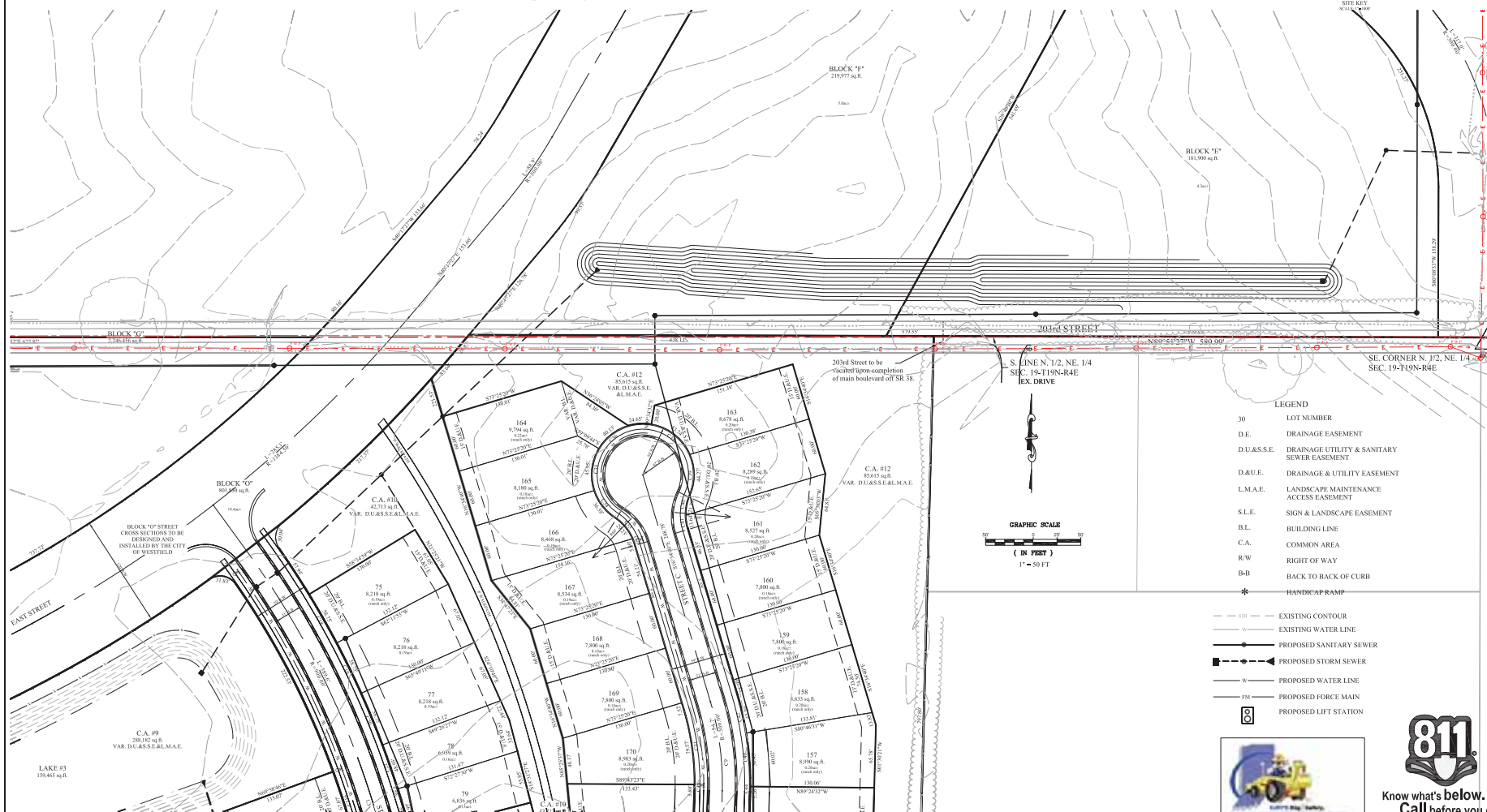
# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD



SHEET 9



SHEET 6

LEGEND

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



Know what's below.  
Call before you dig.



GRASSY BRANCH ROAD

DEVELOPMENT PLAN

NORTHPOINT

HAMILTON CO. INDIANA

STOEPPELWERTH

ALWAYS ON

ALWAYS ON.  
365 East 106th Street, Fishers, IN 46038-2505

565 East 110th Street, Fishers, IN 46038-2505  
Phone: (317) 849-5935 Fax: (317) 849-5942

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RE-TRACEMENT OF ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR SURVEYOR LOCATION SURVEY.

REGISTERED  
**No. 900012**  
STATE OF  
INDIANA  
LAND SURVEYOR

CERTIFIED: 06/02/17

CERTIFIED: 06/02/17

GGG

2023

A handwritten note on lined paper. It features a vertical line with alternating red and black segments. To the left of the line, the letter 'L' is written vertically.

THIS DRAWING IS NOT INTENDED TO BE

REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION

REPORT,

OLMS  
ERED  
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OF  
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VEYCO

031021

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

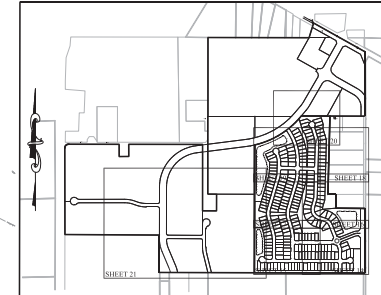
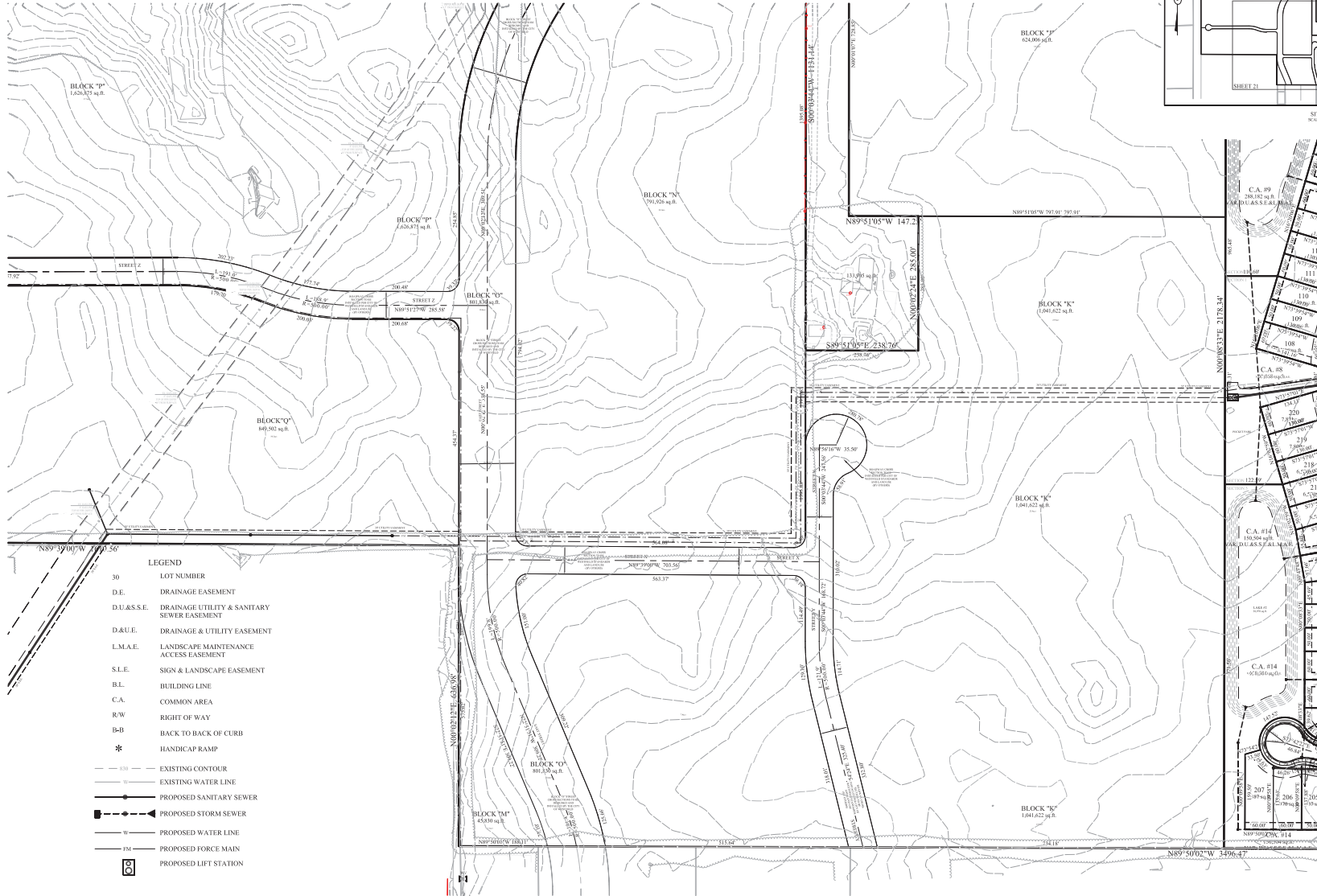
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPELWERTH & ASSOCIATES, INC.  
7905 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CURBS WHITE  
CR WHITE AURORA, LLC  
1500 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6616

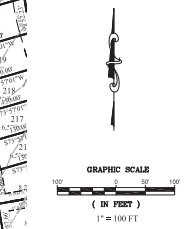
# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD



SITE KEY  
Scale: 1" = 100'



|                                                                                                                                             |               |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------|
| REVISIONS                                                                                                                                   |               |                        |
| NO.                                                                                                                                         | DATE          | DESCRIPTION            |
| 1                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 2                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 3                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 4                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 5                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 6                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 7                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 8                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 9                                                                                                                                           | 06/01/17      | REV. PER C.C. COMMENTS |
| 10                                                                                                                                          | 06/01/17      | REV. PER C.C. COMMENTS |
| DENNIS D. OLMSTEAD<br>REGISTERED<br>STATE OF INDIANA<br>LAND SURVEYOR<br>No. 900012<br>CERTIFIED: 06/01/17                                  |               |                        |
| STOEPELWERTH & ASSOCIATES, INC.<br>ALWAYS ON<br>7905 East 106th Street, Fishers, IN 46038-2505<br>Phone: (317) 849-5935 Fax: (317) 849-5942 |               |                        |
| DEVELOPMENT PLAN<br>NORTHPOINT<br>WASHINGTON TOWNSHIP<br>HAMILTON CO., INDIANA                                                              |               |                        |
| SECTION: 19                                                                                                                                 | TOWNSHIP: 19N | RANGE: 4E              |
| DEED: CCE                                                                                                                                   | DEED: CCE     | DEED: GDK              |
| 21<br>SHEET 21 OF 21<br>5528SCRW                                                                                                            |               |                        |



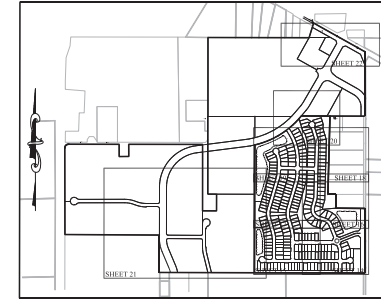
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPELWERTH & ASSOCIATES, INC.  
7905 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5035

THIS INSTRUMENT PREPARED FOR:  
CURIS WHITE  
CR WHITE AURORA, LLC  
1508 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6116

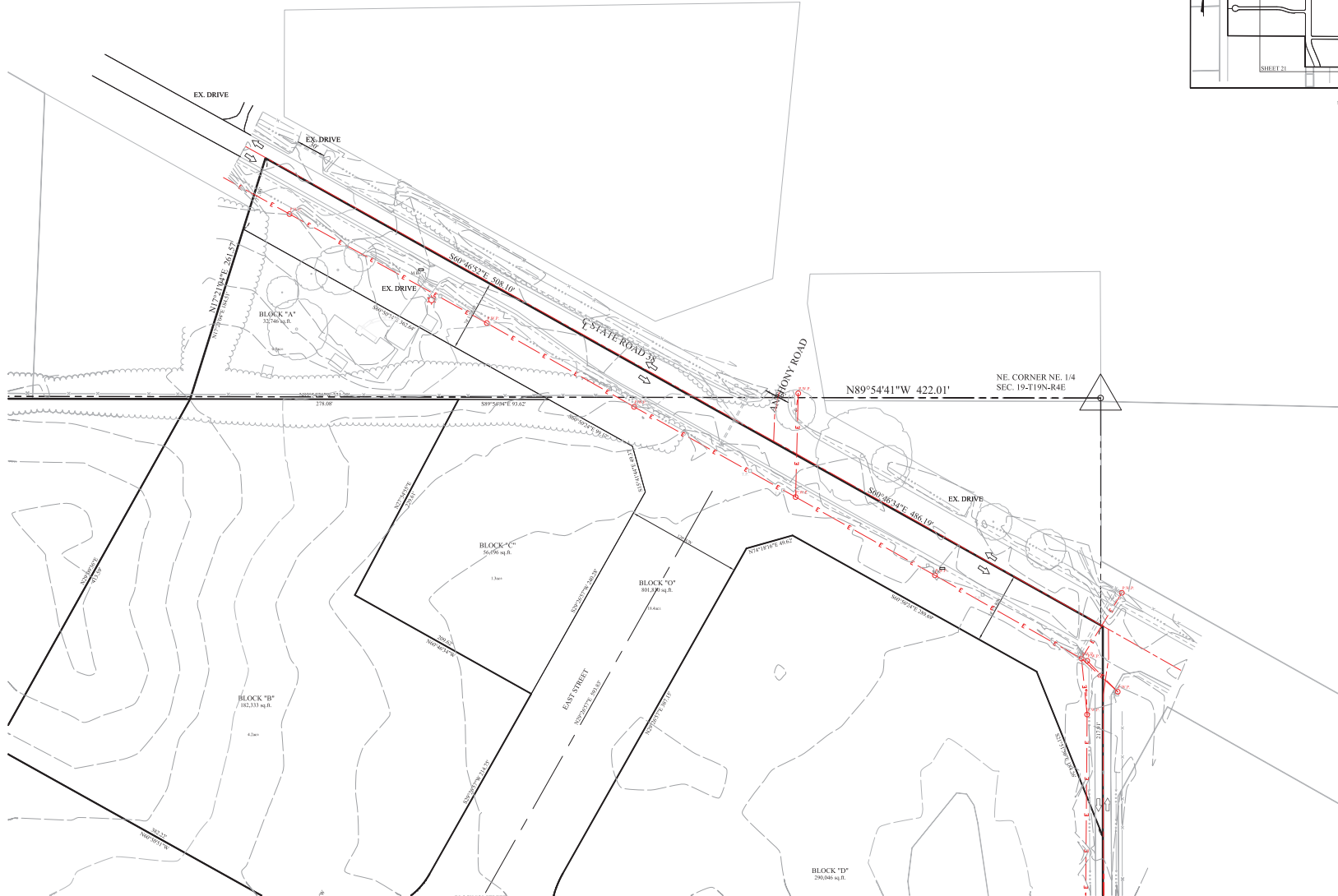
# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD



SITE KEY  
SCALE: 1"=100'



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

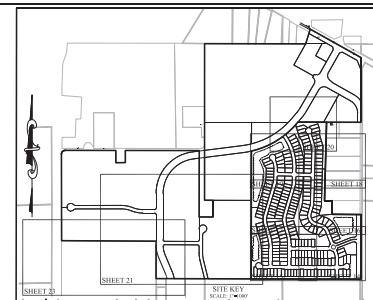
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------|
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| <p>DATE: 06/03/17</p>                                                                                                                                                                                                                                                                                   |  |  | <p>DATE: 06/03/17</p>      |
| <p>CERTIFIED: 06/03/17</p>                                                                                                                                                                                                                                                                              |  |  | <p>CERTIFIED: 06/03/17</p> |
| <p>STOEPELWERTH &amp; ASSOCIATES, INC.<br/>ALWAYS ON<br/>7905 East 106th Street, Fishers, IN 46038-2505<br/>Phone: (317) 849-5035 Fax: (317) 849-5042</p>                                                                                                                                               |  |  | <p>OK</p>                  |
| <p>DEVELOPMENT PLAN</p>                                                                                                                                                                                                                                                                                 |  |  | <p>OK</p>                  |
| <p>PREPARED FOR:</p>                                                                                                                                                                                                                                                                                    |  |  | <p>OK</p>                  |
| <p>NORTHPOINT</p>                                                                                                                                                                                                                                                                                       |  |  | <p>OK</p>                  |
| <p>WASHINGTON TOWNSHIP</p>                                                                                                                                                                                                                                                                              |  |  | <p>OK</p>                  |
| <p>SECTION: 19 TOWNSHIP: 19N RANGE: 4E</p>                                                                                                                                                                                                                                                              |  |  | <p>OK</p>                  |
| <p>PROJECT: CCE</p>                                                                                                                                                                                                                                                                                     |  |  | <p>OK</p>                  |
| <p>22</p>                                                                                                                                                                                                                                                                                               |  |  | <p>OK</p>                  |
| <p>55285CRW</p>                                                                                                                                                                                                                                                                                         |  |  | <p>OK</p>                  |



# NORTH POINT

## DEVELOPMENT PLAN

### ZONING - AURORA PUD

[illegible]

THIS DRAWING IS NOT INTENDED TO BE  
FOR  
ORIGINAL BOUNDARY SURVEY, A ROUTE  
SURVEY OR A SURVEYOR LOCATION  
REPORT.

CERTIFIED: 06/02/17

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

03 D 02

**STOEPPELWERTH**  
ALWAYS ON.

7965 East 100th Street, Tulsa, IN 46038-2505  
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN – OFFSITE UTILITIES

PREPARED FOR:

NORTHPOINT

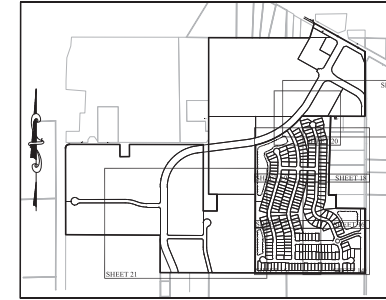
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|--------------------------------------------------------------|------------------|--------------------|
| SECTION:<br>19                                               | TOWNSHIP:<br>19N | RANGE:<br>4E       |
| DRAWN BY:<br>CCE                                             |                  | CHECKED BY:<br>GDK |
| SHEET NO.<br>23<br>OF 24 SHEETS<br>S & A JOB NO.<br>55285CRW |                  |                    |

THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPELWERTH & ASSOCIATES, INC.  
7905 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5035

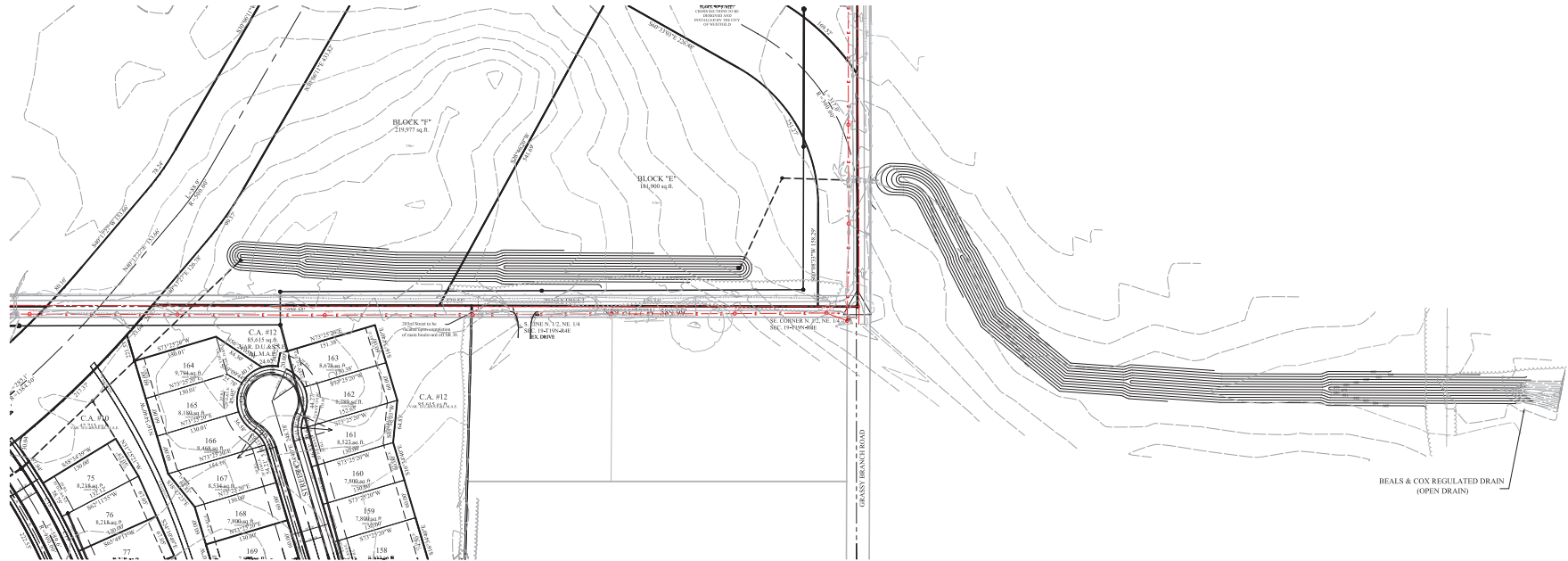
THIS INSTRUMENT PREPARED FOR:  
CURBS WHITE  
CR WHITE AURORA, LLC  
15408 BRIDGEWATER CLUB BOULEVARD  
CARMEL, INDIANA 46033  
PHONE: (317) 525-6616

# NORTH POINT

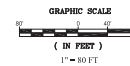
## DEVELOPMENT PLAN ZONING - AURORA PUD



SITE KEY  
SCALE: 1"=60'0"

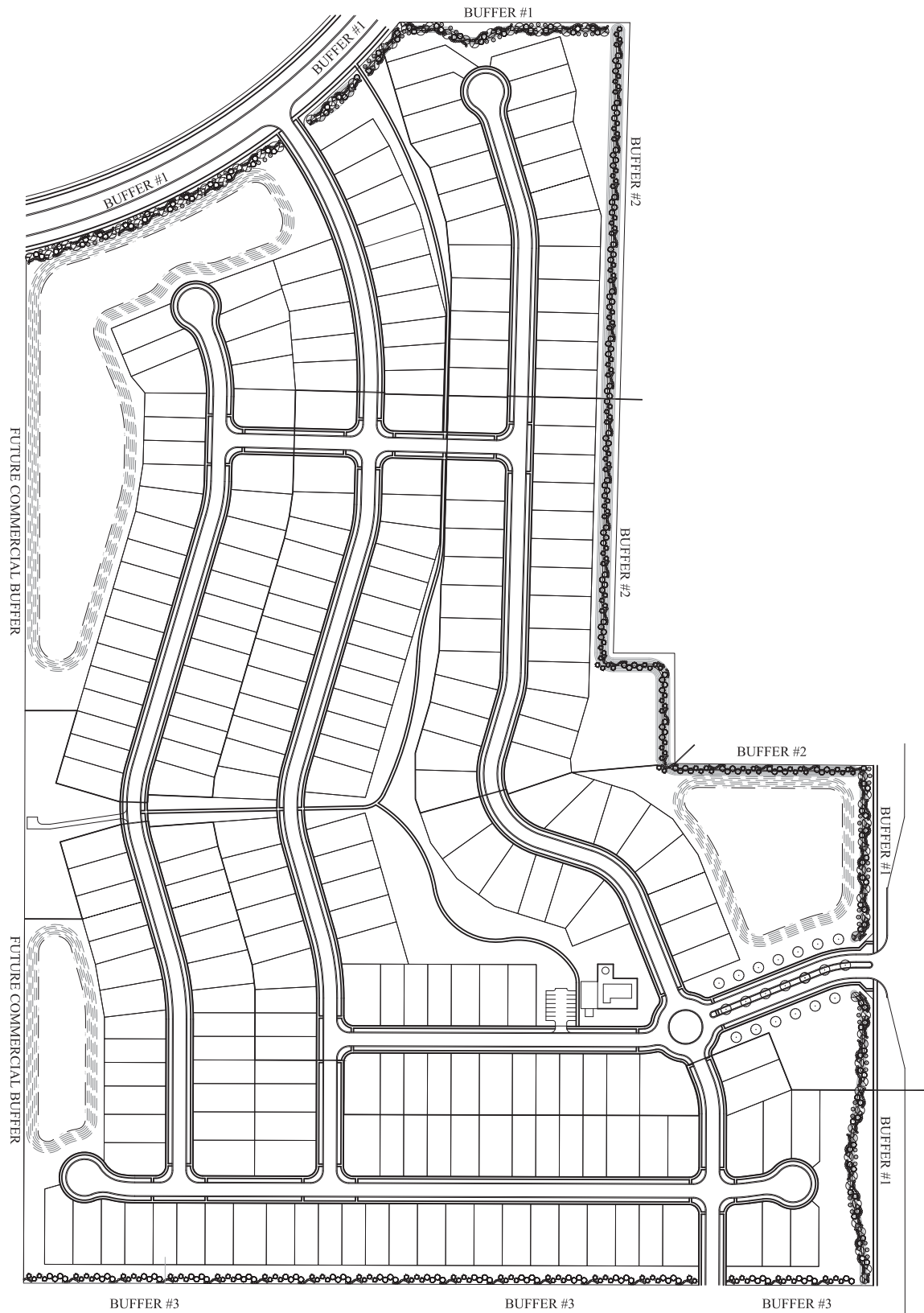


- LEGEND
- 30 LOT NUMBER
  - D.E. DRAINAGE EASEMENT
  - D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
  - D&U.E. DRAINAGE & UTILITY EASEMENT
  - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
  - S.L.E. SIGN & LANDSCAPE EASEMENT
  - B.L. BUILDING LINE
  - C.A. COMMON AREA
  - R/W RIGHT OF WAY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



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

|                                                                                                                                                                                                                                                                                                                                                                        |               |                       |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------|------------------------------|
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| STOEPELWERTH & ASSOCIATES, INC.<br>A.L.W.A.Y.S. O.N.<br>7905 East 106th Street, Fishers, IN 46038-5205<br>Phone: (317) 849-5035 Fax: (317) 849-5042                                                                                                                                                                                                                    |               | HAMILTON CO., INDIANA |                              |
| DEVELOPMENT PLAN - OFFSITE UTILITIES                                                                                                                                                                                                                                                                                                                                   |               | NORTHPOINT            |                              |
| PREPARED FOR:                                                                                                                                                                                                                                                                                                                                                          |               | WASHINGTON TOWNSHIP   |                              |
| SECTION: 19                                                                                                                                                                                                                                                                                                                                                            | TOWNSHIP: 19N | RANGE: 4E             |                              |
| PROJECT: CCE                                                                                                                                                                                                                                                                                                                                                           | PROJECT: CCE  | PROJECT: GDK          |                              |
| SHEET NO: 24                                                                                                                                                                                                                                                                                                                                                           |               | SHEET NO: 24          |                              |
| 55285CRW                                                                                                                                                                                                                                                                                                                                                               |               | 55285CRW              |                              |

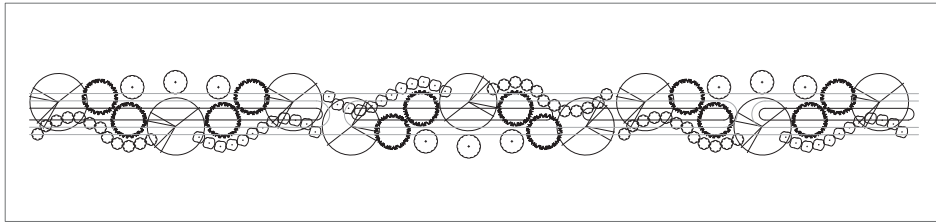


|            |            |
|------------|------------|
| Date:      | 06/30/2017 |
| Drawn By:  | N. Davis   |
| Scale:     | 1"=100'    |
| Revision:  |            |
| Sheet No.: | L1.0       |

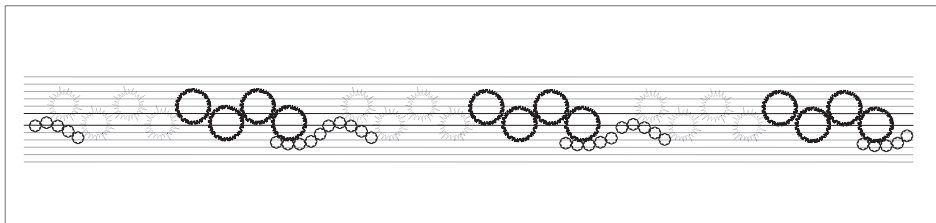
|                                |                          |
|--------------------------------|--------------------------|
| AURORA RESIDENTIAL DEVELOPMENT | WESTFIELD, IN            |
| PRELIMINARY LANDSCAPE PLAN     | SITE SOLUTIONS GROUP LLC |

Practical  
Property Group  
11111  
Office: (317) 862-1112  
Westfield, IN 46091  
Fax: (317) 862-2221  
www.practicalpropertygroup.com

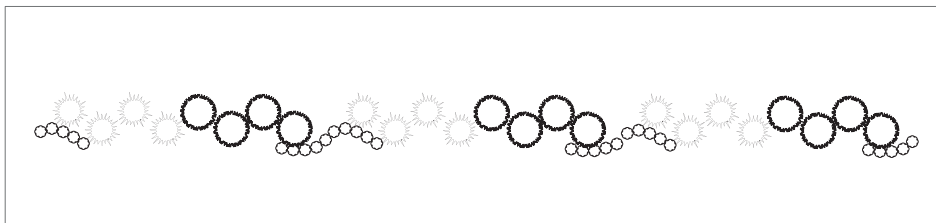




**BUFFER #1**  
EXTERNAL STREET FRONTAGE LANDSCAPING - RESIDENTIAL USE  
300' TYP. LAYOUT



**BUFFER #2**  
MODIFIED BUFFER PER PUD - USE OF 6' MOUND (7.3 C #2 OF PUD)  
300' TYP. LAYOUT



**BUFFER #3**  
MODIFIED BUFFER PER PUD - NO MOUND (7.3 B&C OF PUD)  
300' TYP. LAYOUT

| PLANT LEGEND |                      |             |
|--------------|----------------------|-------------|
| SYMBOL       | PLANT TYPE           | SIZE        |
|              | TYP. SHADE TREE      | 2" BB       |
|              | TYP. EVERGREEN TREE  | 6-8' BB     |
|              | TYP. ORNAMENTAL TREE | 1.5" BB     |
|              | TYP. SHRUB           | 18" CONT/BB |



Practical  
Property Group  
17925 Sun Park Drive  
Westfield, IN 46074  
Office: (317) 865-3112  
Fax: (317) 865-3221  
www.PracticalPropertyGroup.com

WESTFIELD, IN

SITE SOLUTIONS GROUP LLC

AURORA RESIDENTIAL DEVELOPMENT

PRELIMINARY BUFFER DETAIL

|            |            |
|------------|------------|
| Date:      | 06/30/2017 |
| Drawn By:  | N. Davis   |
| Scale:     | 1"=20'     |
| Revision:  |            |
| Sheet No.: | L1.1       |





**Petition Number:** 1706-DDP-05

**Subject Site Address:** Lot 1, Chatham Commons, generally located on the northwest corner of 191<sup>st</sup> and US Highway 31

**Petitioner:** KPM Hotel Group, LLC by American Structurepoint, Inc.

**Request:** Detailed Development Plan approval for a 95,705 square foot hotel building on Lot 1, on approximately 2.99 acres +/-

**Current Zoning:** Chatham Commons Planned Unit Development (PUD) District

**Current Land Use:** Vacant

**Approximate Acreage:** 2.99 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

**Staff Reviewer:** Amanda Rubadue, Associate Planner

---

### **PROCEDURAL**

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

---

### **PROJECT DESCRIPTION**

The applicable zoning district is Chatham Commons Planned Unit Development (PUD) District ("Ord. 17-03"), with an underlying zoning district of the GB: General Business (GB) District.

This petition was reviewed by the Technical Advisory Committee at their May 23, 2017, meeting.

---

### **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

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



- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

**Comment:**

- 1. **Property is located within Chatham Commons Planned Unit Development (PUD) District ("Ord. 17-03").**
  - 2. **US31 Overlay District not applicable pursuant to Section 7.2 of Ord. 17-03.**
  - 3. **Property is not subject to the State Highway 32 Overlay District pursuant to Article 5.3(C) of the UDO, except for architectural standards of the overlay district made applicable pursuant to Ord. 17-03.**
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
    - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
    - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
    - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
  - 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

**DISTRICT STANDARDS**

**The plans comply with Article 4.16 (GB District) and the Chatham Commons PUD Ordinance.**

22) Permitted Land Uses (Section 6 of Ord. 17-03): Underlying Zoning District, as amended

23) Minimum Lot Area: No minimum

24) Minimum Lot Frontage: 80 feet



25) Minimum Building Setback Lines:

- a) Front Yard (pursuant to Ord. 17-03):
  - i) US Highway 31: 30 feet
  - ii) 191<sup>st</sup> Street: 30 feet
  - iii) Internal to District: 15 feet
- b) Side Yard: No minimum (pursuant to Ord. 17-03)
- c) Rear Yard: No minimum (pursuant to Ord. 17-03)

26) Minimum Building Height:

- a) District 1 Minimum Building Height:
  - i) Four (4) stories; or,
  - ii) 60 feet (as measured from grade to the top of the roof)
- b) District 2 Minimum Building Height:
  - i) One (1) story

27) Minimum Building Size:

- a) District 1: 10,000 square-foot footprint
- b) District 2: 3,000 square-foot footprint, shall include outdoor seating area

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

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

28) Accessory Use and Building Standards (Article 6.1)

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

29) Architectural Standards (Article 6.3(F))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8, as modified by Section 9.4 of Ord. 17-03):

- a) General Screening Standards (Article 6.8(H))



b) Minimum Lot Landscaping Requirements (Article 6.8(K))

|                               | Required                | Provided                                                          | Revision |
|-------------------------------|-------------------------|-------------------------------------------------------------------|----------|
| Shade Trees                   | 10 per acre<br>30 total | 19 (Thornless Cockspur Hawthorn is considered an Ornamental tree) | Complies |
| Ornamental or Evergreen Trees | 10 per acre<br>30 total | 13 (includes above mentioned tree species)                        | Complies |
| Shrubs                        | 25 per acre<br>75 total | 186 (grasses are not included in this calculation)                | Complies |

c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

|                             | Façade Length | Shrubs Required                      | Provided                  |
|-----------------------------|---------------|--------------------------------------|---------------------------|
| South Façade (front facade) | 282 feet      | 1 per 12 feet<br>(24 total required) | 24 provided<br>(complies) |

d) External Street Frontage Landscaping.

|                          | Shade or Evergreen Trees |          | Ornamental Trees   |          | Shrubs               |          |
|--------------------------|--------------------------|----------|--------------------|----------|----------------------|----------|
|                          | Required                 | Provided | Required           | Provided | Required             | Provided |
| US31 Frontage (324' +/-) | 3 / 100'<br>10 req.      | 10       | 2 / 100'<br>7 req. | 7        | 25 / 100'<br>87 req. | 114      |

\*Includes all plantings located between building and US31 right-of-way line.

e) Buffer Yard Requirements

**Comment: Not applicable.**

f) Interior Parking Area Landscaping

g) Perimeter Parking Area Landscaping

|                  | Trees              |          | Shrubs             |          |
|------------------|--------------------|----------|--------------------|----------|
|                  | Required           | Provided | Required           | Provided |
| North (306' +/-) | 1 / 30'<br>10 req. | 10       | 1 / 3'<br>102 req. | 105      |
| East (225' +/-)  | 1 / 30'<br>8 req.  | 8        | 1 / 3'<br>75 req.  | 84       |
| South (207' +/-) | 1 / 30'<br>7 req.  | 7        | 1 / 3'<br>69 req.  | 70       |

34) Lighting Standards (Article 6.9, as amended by Section 9.8 of Ord. 17-03)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) Ord. 17-03 requires the following additional restriction: Lighting shall be dimmed to Sixty-Five percent (65%) after 11pm. Illuminated building signage is excluded. Lighting used for landscaping or to highlight a building feature or art shall be permitted to be upward facing toward the element/building it is highlighting.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12, as amended by Section 9.5 of Ord. 17-03)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14 and Section 9.6 of Ord. 17-03)

- a) Parking requirements and service lanes may be modified by the Director in a manner consistent with Section 6.14(G)(I)(n) if parking lots are adjoining. Shared parking shall be permitted.
- b) Artistic bicycle racks shall be credited towards the public art requirement.

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17 and Section 9.7 of Ord. 17-03)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

---

### **SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))**

**The plans comply with Article 5.3(K) (SR32 Overlay District) & Article 6.3(F), as modified by the Section 9.2 of Ord. 17-03.**

43) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

44) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets

shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

45) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

46) 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.

47) Roofs:

- a) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.
- b) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
- c) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- d) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

48) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

49) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. 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 (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

50) Building Materials (Section 9.2 of Ord. 17-03):

- a) A minimum of sixty percent (60%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used.
- b) Each Building Façade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).
- c) If Architectural Insulated Panels are used as an exterior building material, then the following applies.
  - i) A minimum of thirty-three (33%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.
  - ii) No more than sixty-seven (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
  - iii) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with material (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.





- d) Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.
- 51) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- 52) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.
- 53) Mechanical Equipment:
  - a) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
  - b) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
  - c) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

---

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

##### **The plans comply.**

- 54) Easement Standards (Article 8.3)
- 55) Pedestrian Network Standards (Article 8.7)
- 56) Street and Right-of-Way Standards (Article 8.9)
- 57) Surety Standards (Article 8.12)
- 58) Utility Standards (Article 8.13)



---

**DEPARTMENT COMMENTS**

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Staff recommends approving the petition with the following conditions:
  - All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a secondary plat.
- 3) If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).



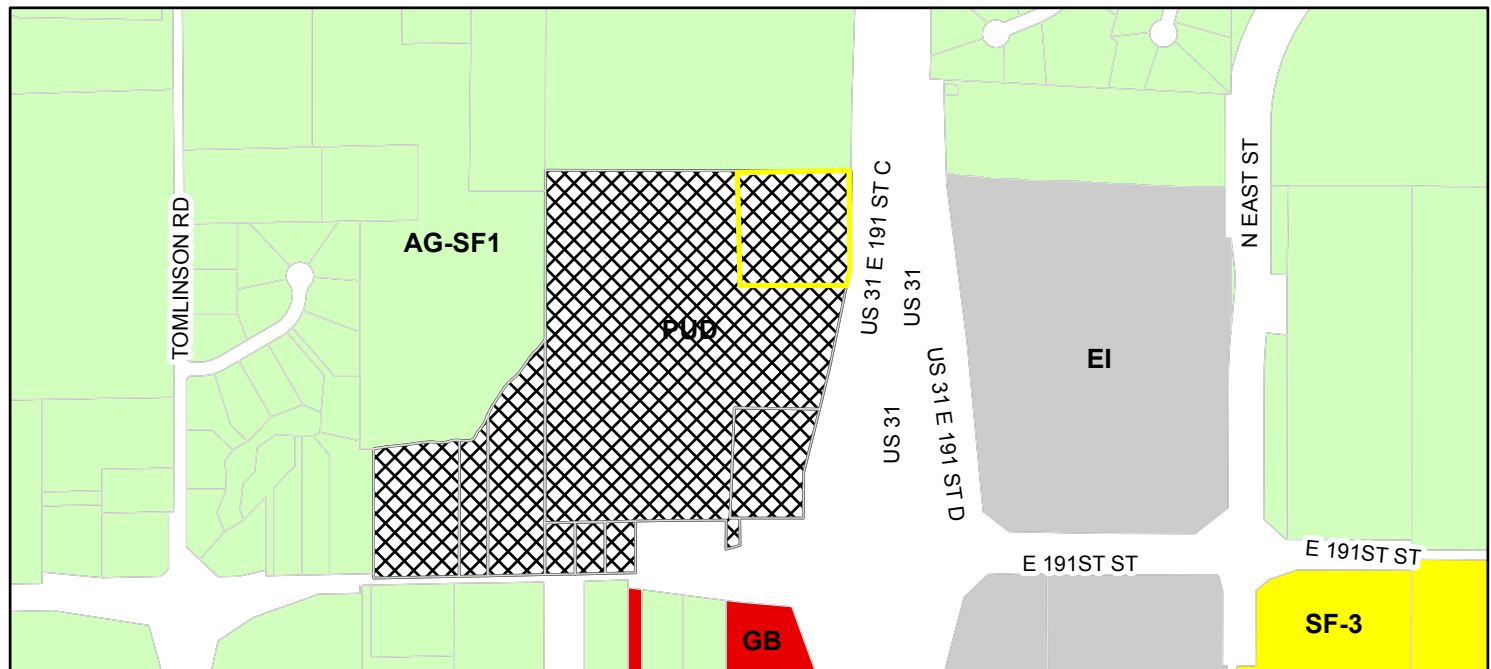
Property Location Map  
Grand Park Springhill Suites  
Detailed Development Plan  
1706-DDP-05



Aerial Location Map



Zoning Map



Parcel  
**Zoning - All**  
**Zoning**

AG-SF1 (Agriculture - Single Family - 1)

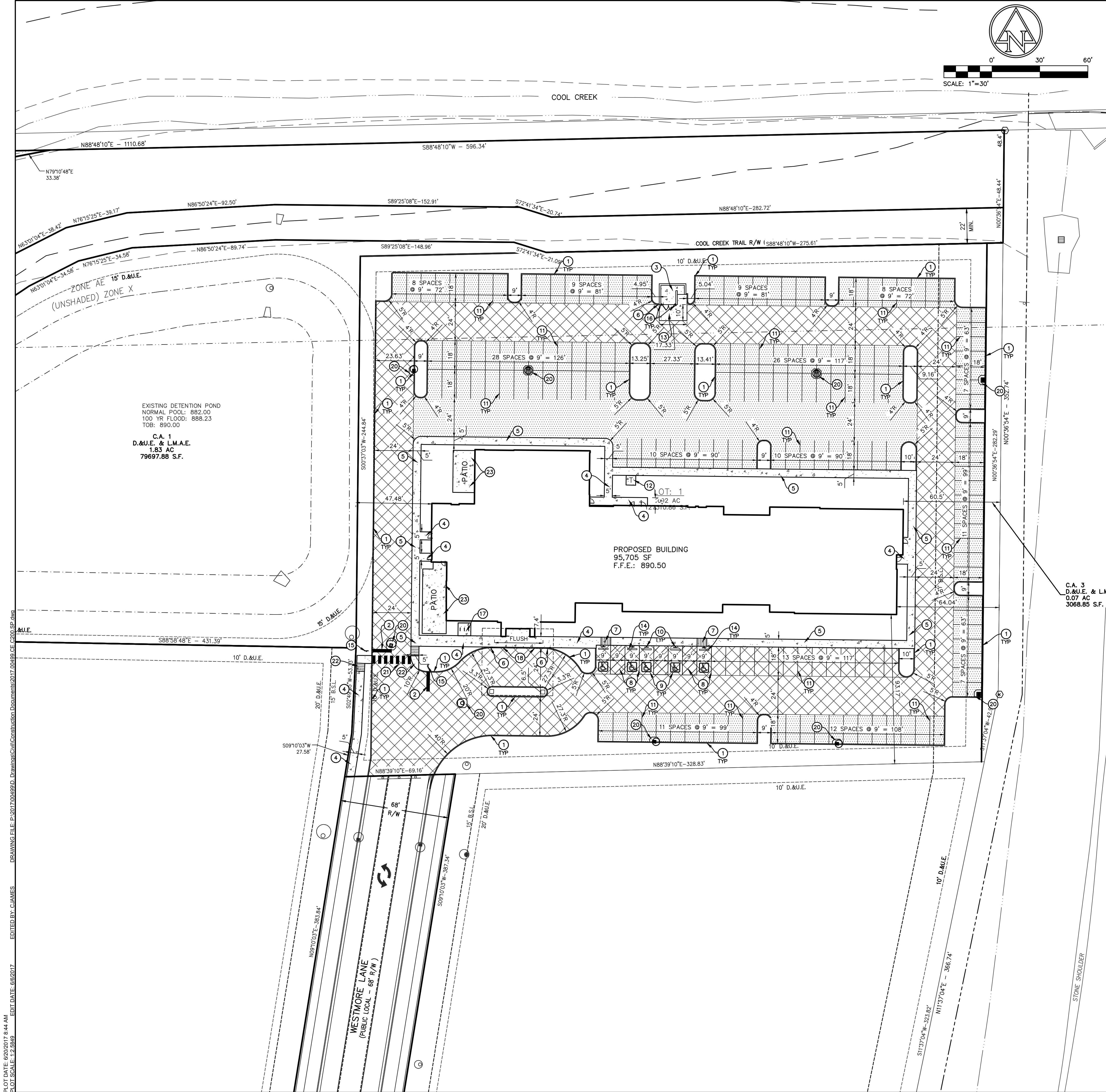
EI (Enclosed Industrial)

GB (General Business)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)





**EXISTING LEGEND**

- Chain Link Fence
- Board Fence
- Open Wire Fence
- Iron Fence
- OHU Overhead Utility Line
- Flow line of ditch
- G Buried Gas Line
- W Buried Water Line
- FO Buried Telephone Line (Fiber Optic)
- E Buried Electric Line
- P.O.B. Point of Beginning
- Telephone Pedestal
- Telephone Manhole
- Clean Out
- Inlet
- Storm Manhole
- Utility Pole
- Utility Pole w/ light
- Utility Pole w/ trans.
- Sign
- Light Standard
- Gas Valve
- Fire Hydrant
- Air Conditioner
- Gas Meter
- Water Valve
- Sprinkler Control Valve
- Stand Pipe
- Fiber Optic Marker
- Gas Line Marker
- Water Line Marker
- Sanitary Manhole
- Guy Wire
- Curb Inlet
- Mailbox
- Electric Transformer
- Cable Pedestal
- Flag Pole
- Electric Meter
- Water Meter
- Telephone Junction Box
- Electric Junction Box
- Bollard
- Gate Post
- Electric Manhole
- Traffic Manhole
- Traffic Signal Pole
- Parking Meter
- Fuel Filter Cap
- Fuel Tank lid
- Monitoring Well
- Soil Boring Hole
- Lot Number
- Finished Floor Elevation
- Right of Way
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Corrugated Plastic Pipe
- Vertrified Clay Pipe
- Plot Dimension
- Measured Dimension
- Dead Dimension
- Calculated Dimension
- Fire Protection Valve
- Post Indicator Valve
- Building Line (per plat)
- Utility Easement (per plat)
- Iron Pin Set (5/8" Rebar w/ red cap marked "T" #0066")
- Mag Nail Set / Found
- 5/8" Rebar found
- Cut "X" Set / Found
- Brass Plug found
- 4"x4" Concrete R/W monument
- Existing Contour
- Existing Spot Elevation
- 100 YR. BASE FLOOD EL.
- 100 YR. FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
- BASE FLOOD ELEVATION BASED UPON TOPOGRAPHY
- 100 YR. FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
- WETLAND AREA

**KEYNOTES**

- 6" CONCRETE CURB
- 24" STOP BAR, PAINT WHITE
- DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
- CONCRETE SIDEWALK
- COMBINED CONCRETE CURB & WALK
- CURB TAPER
- ADA ACCESSIBLE RAMP TYPE 'A'
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA ACCESSIBLE PARKING SYMBOL
- ADA ACCESSIBLE PARKING SIGN (VAN)
- PARKING SPACE (4" WHITE PAINT STRIPE)
- TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
- CONCRETE TRASH PAD
- CONCRETE WHEEL STOP
- STOP SIGN
- CONCRETE BOLLARD
- BIKE RACK
- PAVEMENT FLUSH WITH CURB
- 4" SOLID YELLOW, PAINT LINE
- CONCRETE APRON
- CROSSWALK
- ADA ACCESSIBLE RAMP TYPE 'A'
- PATIO (SEE ARCH. PLANS FOR DETAILS)

**SITE LEGEND**

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

| SITE DATA TABLE                                    |                   |
|----------------------------------------------------|-------------------|
| SITE ZONING:                                       | PUD               |
| PROJECT AREA:                                      | 2.99± ACRES       |
| BUILDING AREA:                                     | 95,705 SF         |
| SITE IMPERVIOUS AREA:                              | 2.25± ACRES       |
| STANDARD PARKING (9'x18'):                         | 168               |
| ADA PARKING PROVIDED: (INCLUDES 5 VAN ACCESSIBLE ) | 5                 |
| TOTAL PROPOSED PARKING:                            | 173               |
| REQUIRED PARKING:                                  |                   |
| 1 PER HOTEL ROOM                                   | (150 ROOMS) 150   |
| 1 PER 2 DAY SHIFT EMPLOYEES                        | (20 EMPLOYEES) 10 |
| TOTAL REQUIRED                                     | 160               |

**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.
- EXISTING TOPOGRAPHY WAS PROVIDED BY HAHN SURVEYING GROUP, INC. PROJECT NO.: 2016.161226 AND DATED: 02-23-2017.
- TOPOGRAPHIC INFORMATION DEPICTED IS BASED ON DESIGN INFORMATION CHATHAM COMMONS ROAD & UTILITY INFRASTRUCTURE PLANS. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS AND NOTIFY ENGINEER IF DISCREPANCIES EXIST.
- THE INFRASTRUCTURE CONSTRUCTION MAY BE CONCURRENT WITH THE CONSTRUCTION OF THE PROPOSED PROJECT. CONTRACTOR TO COORDINATE ALL WORK WITH THE CONSTRUCTION ACTIVITIES OF THESE ADJACENT PROJECTS.

**!! CAUTION !!**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE ( including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others ) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
"811" OR 1-800-382-5544  
— INDIANA UNDERGROUND —

**KPM HOTEL GROUP**

506 NORTH MORTON STREET,  
BLOOMINGTON, IN 47404

CONTACT: PAUL PRUITT  
PHONE: 317-796-1281

**AMERICAN STRUCTUREPOINT INC.**

7260 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.647.5580 | FAX 317.643.0270  
www.structurepoint.com

**GRAND PARK SPRINGHILL SUITES**

191st Street & U.S. 31  
Westfield, Indiana

**APPROVAL PENDING  
NOT FOR CONSTRUCTION**

**CERTIFIED BY**

**ISSUANCE INDEX**

**DATE:**  
04/28/2017

**PROJECT PHASE:**  
DETAILED DEVELOPMENT

**REVISION SCHEDULE**

| NO. | DESCRIPTION | DATE |
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Project Number 2017.00499

**SITE PLAN**

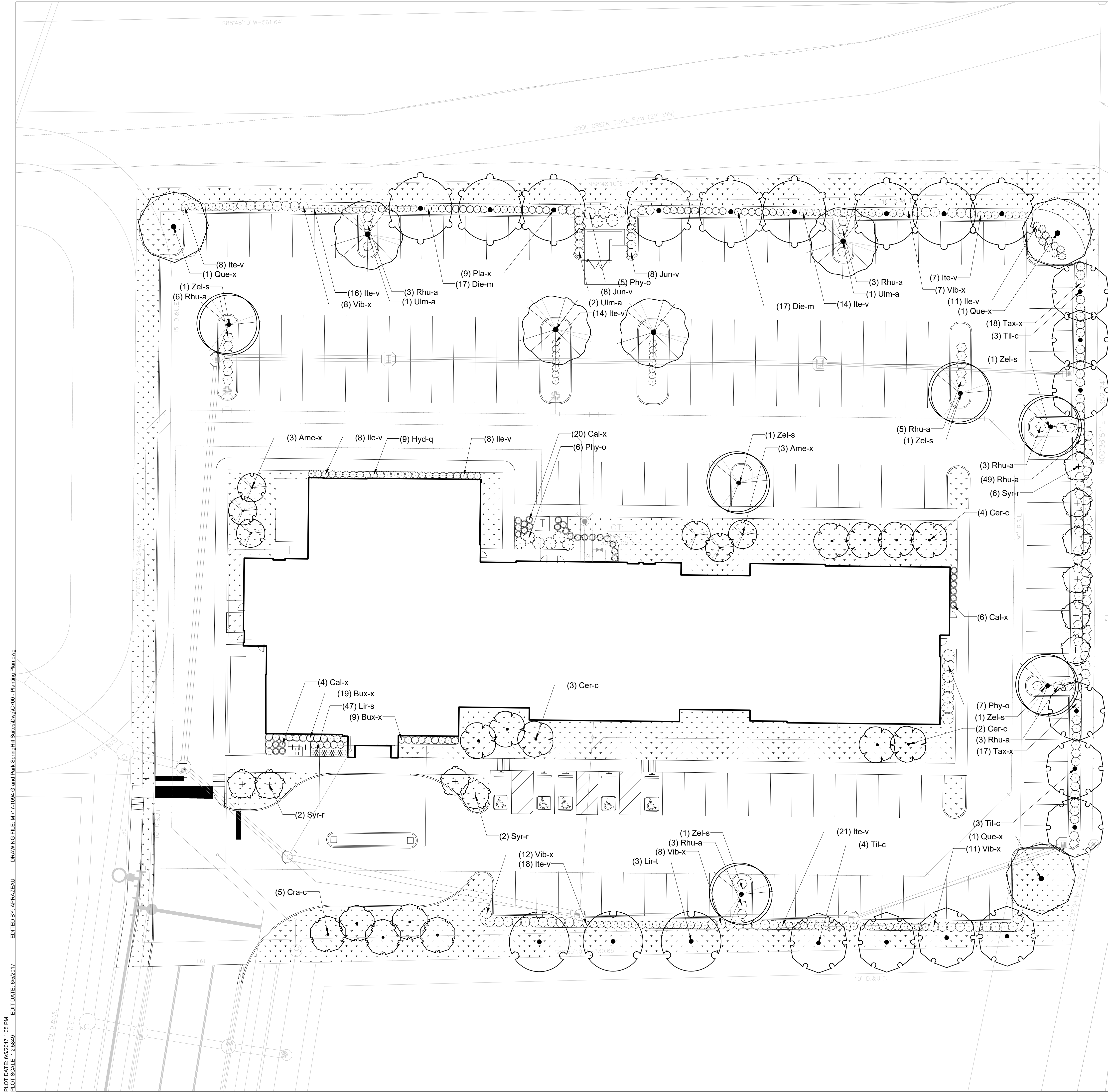
**C200**











## 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.

## ORDINANCE CHART

**MINIMUM REQUIREMENTS**  
Requirements: 10 shade + 10 ornamental/evergreen + 25 shrubs/acre  
Required: 3.00 acres = 30 shade trees + 30 ornamental/evergreen trees + 75 shrubs  
Provided: 38 shade trees + 30 ornamental/evergreen trees + 75 shrubs

**EXTERNAL STREET FRONTAGE**  
Requirement: 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f.  
Required: US 31 @ 352 l.f. = 11 shade or evergreen + 7 ornamental trees + 88 shrubs  
Provided: 11 shade trees + 7 ornamental trees + 88 shrubs

**FOUNDATION PLANTINGS**  
Requirement: Front Facade: 1 ornamental tree or shrub/12 l.f.  
+  
Break up building expanses that are over 80' long  
Required: 24 ornamental trees or shrubs  
Provided: 24 shrubs

**BUFFERS:** none required - like uses

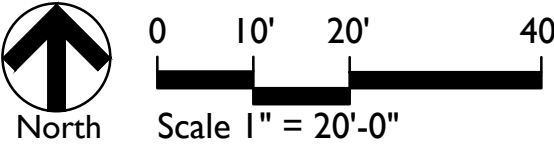
**PARKING INTERIOR:** 173 new spaces  
Requirement: 1 tree + 4 shrubs or ornamental grasses/20 parking spaces  
Required: 9 trees + 35 shrubs or ornamental grasses  
Provided: 9 trees + 36 shrubs

**PARKING PERIMETER**  
Requirement: 1 tree + 10 shrubs or ornamental grasses/30 l.f.

North: 34 spaces @ 9' = 306 l.f.  
Required: 10 trees + 102 shrubs  
Provided: 10 trees\* + 102 shrubs  
\*Western most tree placed to side of parking lot to avoid utility easement

East: 25 spaces @ 9' = 225 l.f.  
Required: 8 trees + 75 shrubs  
Provided: 8 trees + 79 shrubs

South: 23 space @ 9' = 207 l.f.  
Required: 7 trees + 69 shrubs  
Provided: 7 trees + 70 shrubs



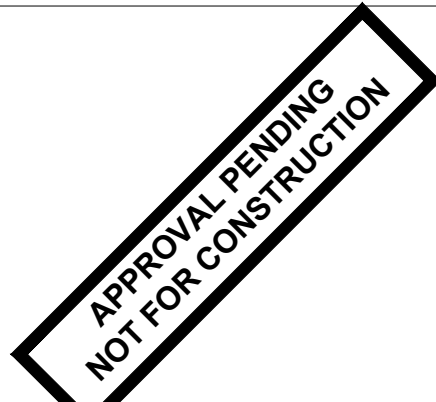
## KPM HOTEL GROUP

506 NORTH MORTON STREET,  
BLOOMINGTON, IN 47404



## GRAND PARK SPRINGHILL SUITES

191st Street & U.S. 31  
Westfield, Indiana



### CERTIFIED BY

### ISSUANCE INDEX

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|----------------------|
| DATE:                |
| 04/28/2017           |
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| DETAILED DEVELOPMENT |

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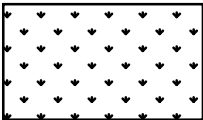
## PLANTING PLAN

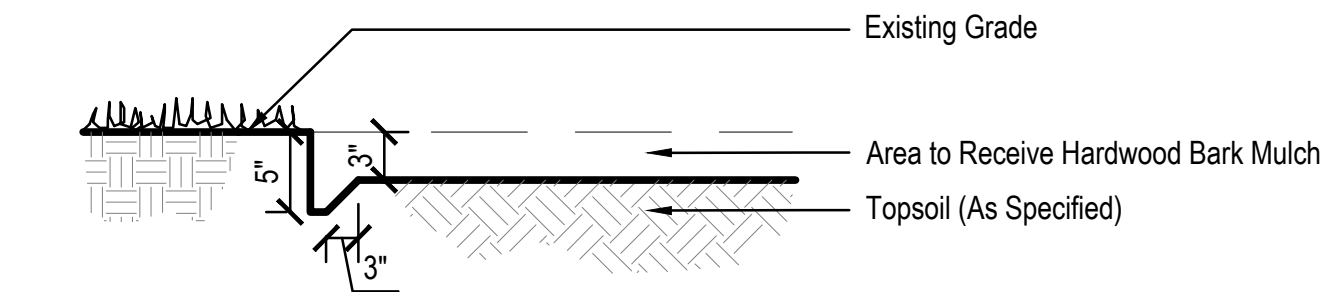
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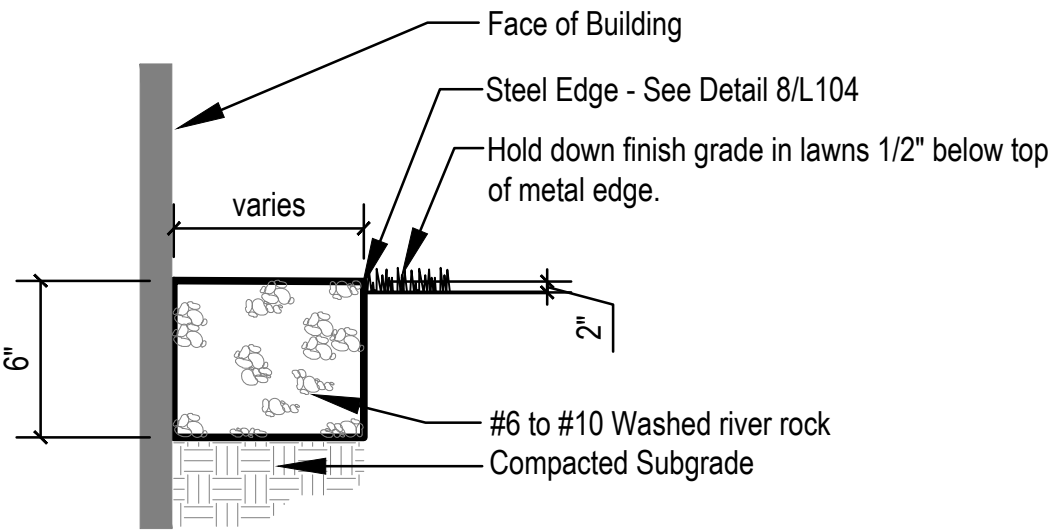
PLOT DATE: 06/20/17 1:05 PM  
PLOT SCALE: 1/2"=1'-0"  
DRAWING FILE: M:\17-1094 Grand Park Springhill Suites\Drawings\2700 - Planting Plan.dwg  
EDIT DATE: 6/20/2017  
EDITED BY: APRAZEAU

| PLANT SCHEDULE     |     |                                               |                                        |           |          |                                                               |
|--------------------|-----|-----------------------------------------------|----------------------------------------|-----------|----------|---------------------------------------------------------------|
| TREES              | QTY | BOTANICAL NAME                                | COMMON NAME                            | CONT      | CAL      | REMARKS                                                       |
| Lir-t              | 3   | Liriodendron tulipifera                       | Tulip Tree                             | B & B     | 2.5"Cal  | spring dug, strong central leader, symmetrical, full, matched |
| Pla-x              | 9   | Platanus x acerifolia 'Bloodgood'             | London Plane Tree                      | B & B     | 2.5"Cal  | dug in spring                                                 |
| Que-x              | 3   | Quercus rubra                                 | Red Oak                                | B & B     | 2.5"Cal  | spring dug, strong central leader, symmetrical, full, matched |
| Til-c              | 10  | Tilia cordata 'Greenspire'                    | Greenspire Littleleaf Linden           | B & B     | 2.5"Cal  | matched                                                       |
| Ulm-a              | 4   | Ulmus americana 'Princeton'                   | American Elm                           | B & B     | 2.5"Cal  | matched                                                       |
| Zel-s              | 6   | Zelkova serrata                               | Zelkova                                | B & B     | 2.5"Cal  | spring dug                                                    |
|                    |     |                                               |                                        |           |          |                                                               |
| ORNAMENTAL TREES   | QTY | BOTANICAL NAME                                | COMMON NAME                            | CONT      | CAL      | REMARKS                                                       |
| Ame-x              | 6   | Amelanchier x grandiflora 'Autumn Brilliance' | 'Autumn Brilliance' Serviceberry       | B & B     | 6' ht.   | clump form, 5-13 stems                                        |
| Cer-c              | 9   | Cercis canadensis                             | Eastern Redbud                         | B & B     | 6' ht.   | clump form, 3-5 stems                                         |
| Cra-c              | 5   | Crataegus crus-galli inermis                  | Thornless Cockspur Hawthorn            | B & B     | 1.75"Cal |                                                               |
| Syr-r              | 10  | Syringa reticulata 'Ivory Silk'               | Ivory Silk Japanese Tree Lilac         | B & B     | 1.5"Cal  | full, strong central leader, matched                          |
|                    |     |                                               |                                        |           |          |                                                               |
| SHRUBS             | QTY | BOTANICAL NAME                                | COMMON NAME                            | SIZE      | HEIGHT   | REMARKS                                                       |
| Bux-x              | 28  | Buxus x 'Green Gem'                           | Green Gem Boxwood                      | Container | 18"      |                                                               |
| Die-m              | 34  | Diervilla sessilifolia 'Michigan Sunset'      | Michigan Sunset Dwarf Bush-honeysuckle | Container | 18"      |                                                               |
| Hyd-q              | 9   | Hydrangea quercifolia 'Pee Wee'               | Oakleaf Hydrangea                      | Container | 18"      | space @ 3'-0" o.c.                                            |
| Ile-v              | 27  | Ilex verticillata 'Red Sprite'                | Red Sprite Winterberry                 | Container | 24"      | Provide 1 Jim Dandy in group                                  |
| Ite-v              | 98  | Itea virginica 'Henry's Garnet'               | Henry's Garnet Sweetspire              | Container | 18"      | space @ 3'-0" o.c.                                            |
| Jun-v              | 16  | Juniperus virginiana 'Grey Owl'               | Grey Owl Juniper                       | Container | 24"      |                                                               |
| Phy-o              | 12  | Physocarpus opulifolius 'Summer Wine'         | Summer Wine Ninebark                   | Container | 24"      | space @ 5'-0" o.c.                                            |
| Rhu-a              | 60  | Rhus aromatica 'Gro-Low'                      | Gro-Low Fragrant Sumac                 | Container | 18"      |                                                               |
| Tax-x              | 35  | Taxus x media 'Denisiformis'                  | Dense Yew                              | Container | 24"      | space @ 3'-0" o.c.                                            |
| Vib-x              | 46  | Viburnum x juddii                             | Judd Viburnum                          | Container | 24"      | space @ 4'-0" o.c., allow to mass                             |
|                    |     |                                               |                                        |           |          |                                                               |
| ANNUALS/PERENNIALS | QTY | BOTANICAL NAME                                | COMMON NAME                            | SIZE      | HEIGHT   | REMARKS                                                       |
| Cal-x              | 10  | Calamagrostis x acutiflora 'Karl Foerster'    | Feather Reed Grass                     | pot       | #2       | space @ 3'-0" o.c.                                            |
| Lir-s              | 47  | Liriope spicata                               | Creeping Lily Turf                     | pot       | #1       | space @ 12" o.c.                                              |

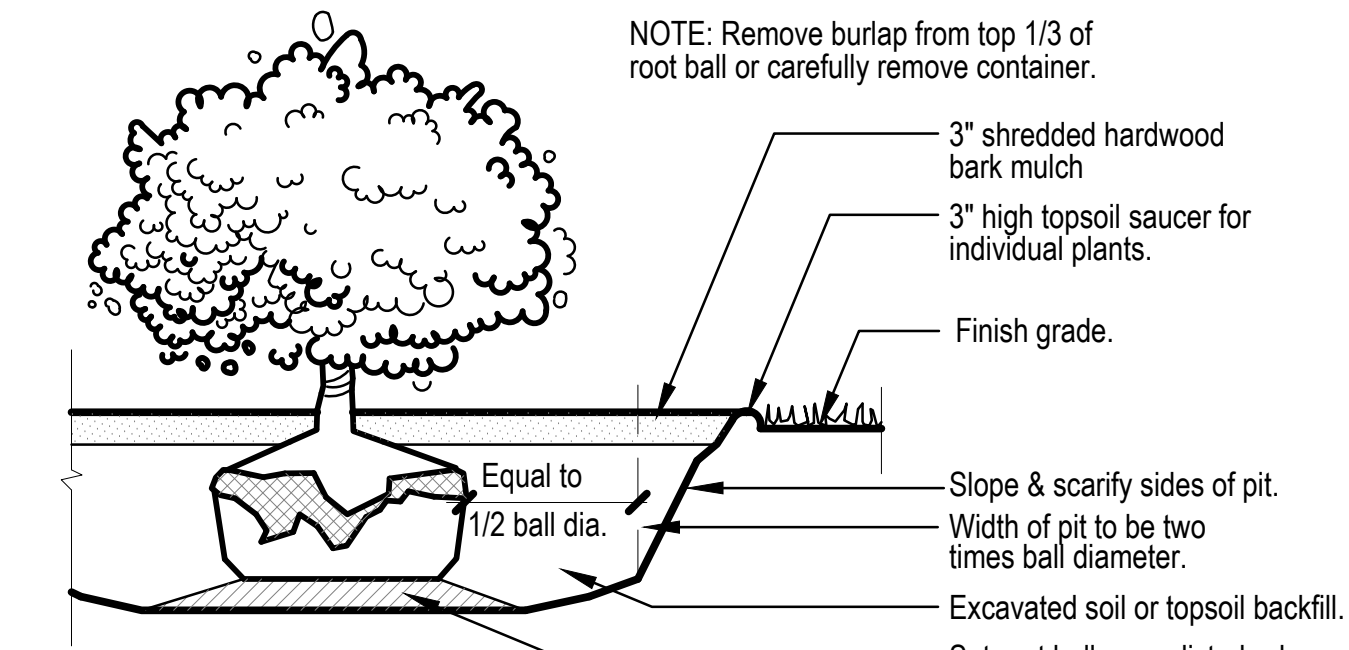
 Areas to receive lawn



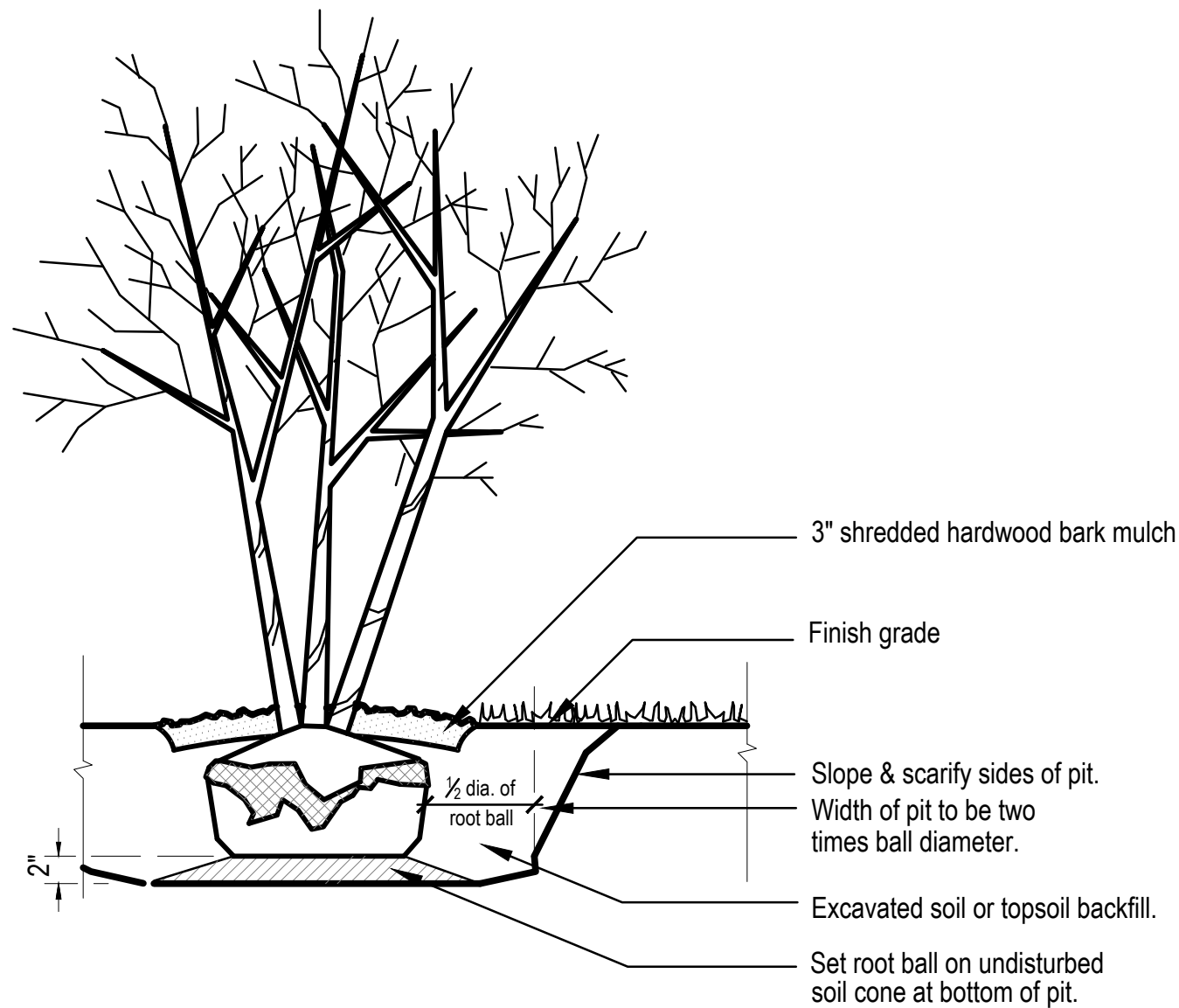
SPADE EDGE  
Not to Scale



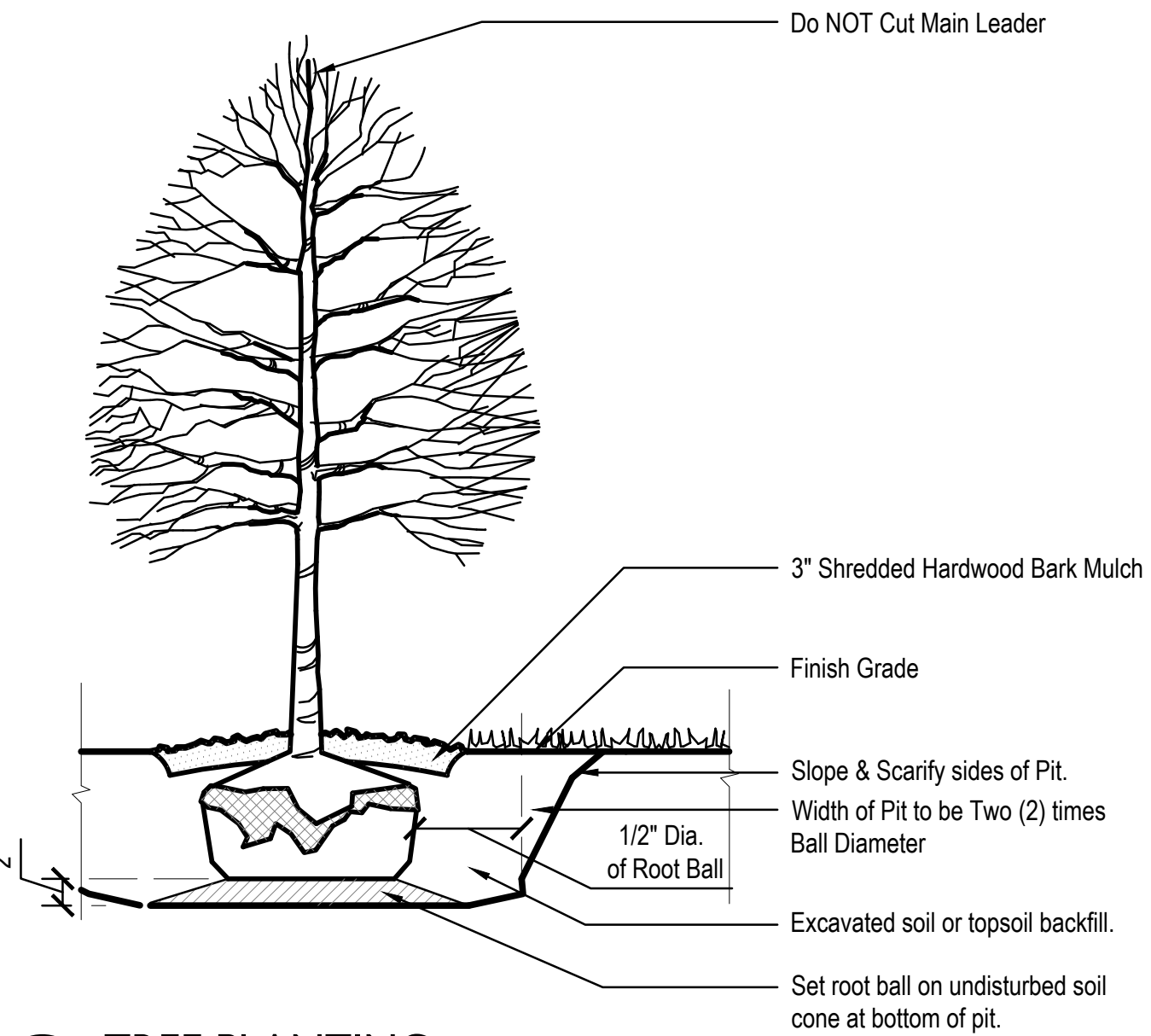
MOW STRIP  
Not to Scale



SHRUB PLANTING  
Not to Scale



MULTI-STEM TREE PLANTING  
Not to Scale



TREE PLANTING  
Not to Scale

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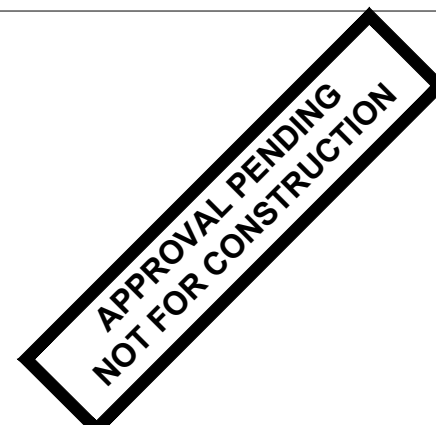
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## GRAND PARK SPRINGHILL SUITES

191st Street & U.S. 31  
Westfield, Indiana



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### ISSUANCE INDEX

DATE:

04/28/2017

PROJECT PHASE:

DETAILED DEVELOPMENT

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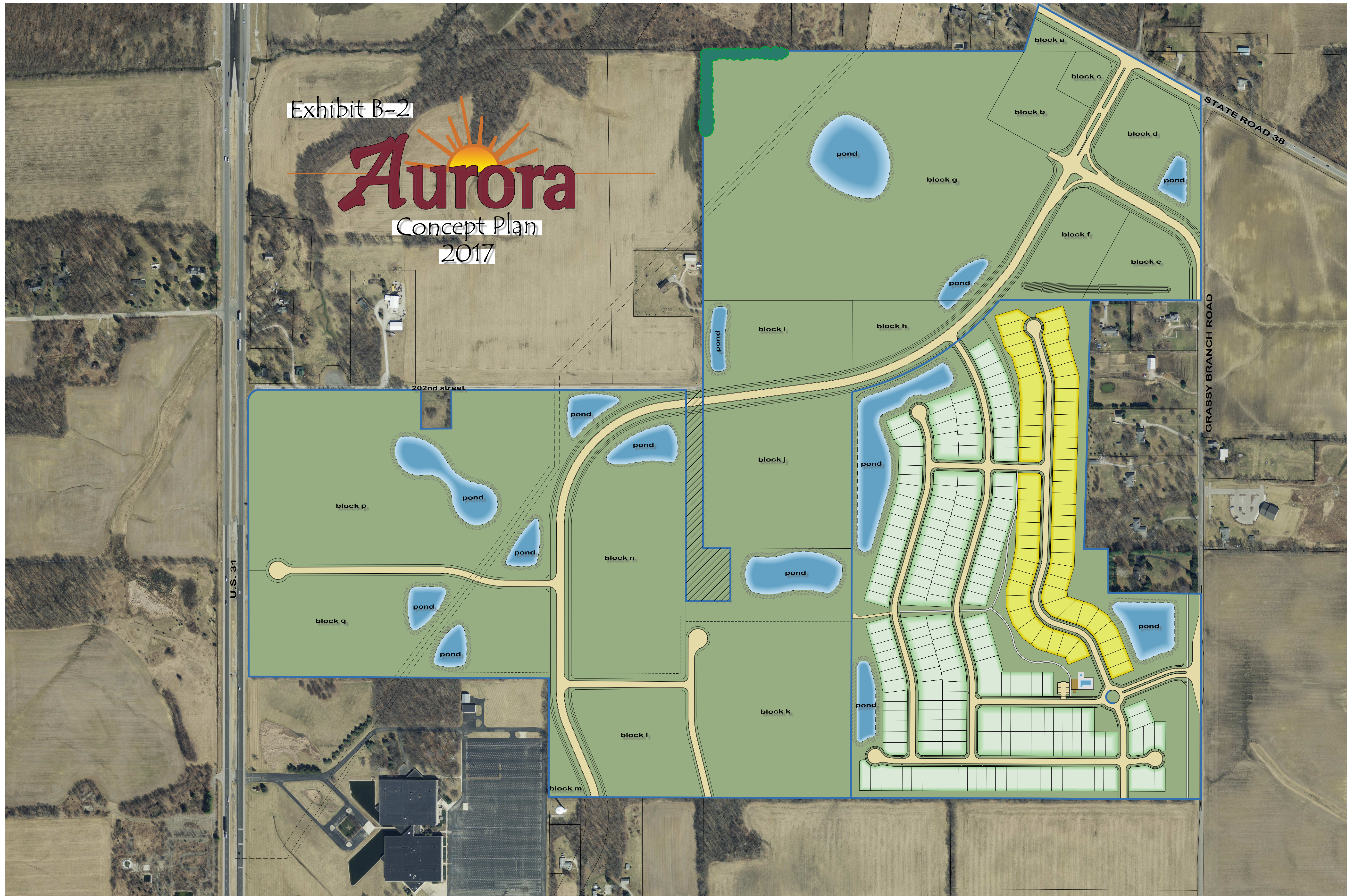
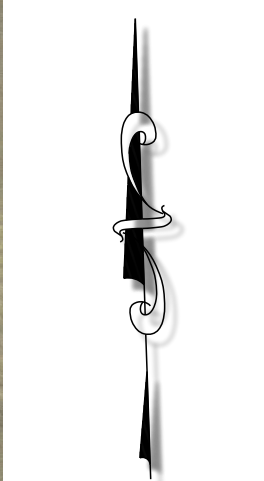
Project Number 2017.00499

## PLANTING DETAILS

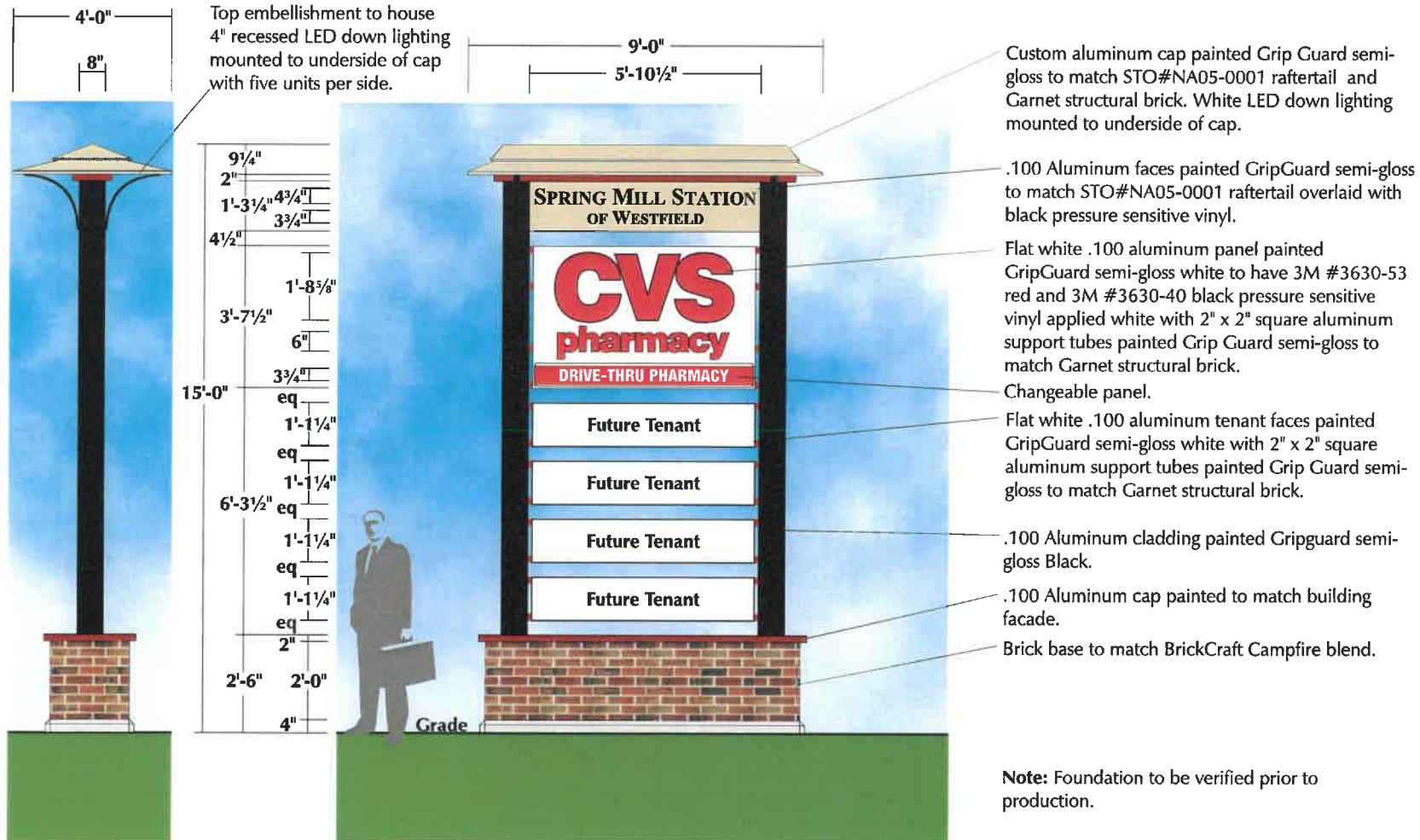
C701



# EXHIBIT B-2 CONCEPT PLAN







Monument Sign (#1 & #2)

External Illuminated Double-Faced Pylon Sign

Square Footage  
8'-0" x 15'-0" = 120.00 Sq.Ft.

Scale: 1/4" = 1'-0"

CVS/Pharmacy #10591 — SEC W. 161st St. & Spring Mill Rd., Westfield, IN

Lead #CS4-025812

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cvs10591

JC 3-14-14 6-8-16BJ  
3-18-14TB 6-22-16AG  
10-27-14RL 7-11-16CS  
10-29-14CS 8-16-16CS  
1-29-16CS 12-6-16AG  
12-28-16AP

6-8-17CS Approved for:

By:

Date:





## ORDINANCE NUMBER 17-18

### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRING MILL STATION SEC PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

**WHEREAS**, the Council enacted Ordinance No. 14-46, the Spring Mill Station SEC Planned Unit Development District (the "Spring Mill Station SEC PUD Ordinance"), on October 13, 2014;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1706-PUD-11**), requesting an amendment to the Spring Mill Station SEC 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. 1706-PUD-11** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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



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

- 1.1     This Ordinance shall amend the Spring Mill Station SEC PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Spring Mill Station SEC PUD Ordinance, as amended by 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 the Spring Mill Station SEC PUD Ordinance, as amended.
- 1.2     All other provisions of the Spring Mill Station SEC PUD Ordinance shall remain in effect with the adoption of this 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 the Spring Mill Station SEC PUD Ordinance, as amended.

**Section 2.**     **Definitions.** The standards of *Section 2: Definitions* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 2.1     Coffee House: A restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu items may also be sold at a counter or at a drive-up window for motor vehicles.

**Section 3.**     **Development Standards.** The standards of *Section 4: Development Standards* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 3.1     Mechanical Screening. Mechanical equipment shall be permitted to screened with a vinyl fence in substantial compliance with **Exhibit 2**. The height of the fence shall be no lower than the height of the equipment being screened and no higher than one (1) foot above said equipment.
- 3.2     Sign Standards. *Section 4.4: Sign Standards* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.
  - A. Section 4.4(A) of Spring Mill Station SEC PUD Ordinance shall be amended as follows:

“With the exception of the Monument Signs permitted by Section 3.2 of Ordinance 17-18, all Signs shall be either (i) reverse channel letter; or (ii) externally lit with gooseneck light fixtures.”
  - B. Two (2) Monument Signs shall be permitted. The Sign shall have a maximum height of fifteen (15) feet and maximum Sign Area of one hundred twenty (120)

square feet. The Sign shall be constructed in substantial compliance with **Exhibit 3** at the locations shown in **Exhibit 4**. The Sign shall be illuminated in accordance with **Exhibit 3**.

- C. The Light Fixtures used to illuminate the Monument Sign located on Spring Mill Road shall be turned off by midnight, unless the store remains open for business for 24 hours.
- D. The existing Monument Sign located at the Southeast Corner of 161<sup>st</sup> and Spring Mill Road, as shown on **Exhibit 4**, shall be removed at the time the Monument Signs permitted by Section 3.2(B) of this Ordinance are installed.

**Section 4.** **Architectural and Design Standards.** The standards of *Section 5: Architectural and Design Standards* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

4.1 **Drive-Thru Regulations.** The standards of *Section 5.1: Drive-Thru Regulations* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- A. Section 5.1(B) of the Spring Mill Station SEC PUD Ordinance shall be removed and replaced with the following:

A drive-thru shall be permitted for a Coffee House on the east end of the In-line Tenant Building, and shall be subject to the following conditions:

- i. The design shall in substantial compliance with **Exhibit 5**.
- ii. Noise from the speaker shall not be audible from any residential properties.
- iii. Crosswalks and signs shall be installed, in lieu of the four (4) raised speed table crosswalks referenced in Section 4.1(C)(iii) of the Ordinance, at pedestrian crossings associated with the Drive-Thru. The design and materials shall be in substantial compliance with **Exhibit 6**.
- iv. The curbed island between the drive-thru lane and Spring Mill Station Drive, show in **Exhibit 7** shall be landscaped. The details of the landscaping shall be reviewed with the Detailed Development Plan of the In-line Tenant Building.
- v. The caboose located at the northeast corner of the pond shall be utilized and maintained by the owner of the In-line Tenant Building.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGES FOLLOW.]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_ DAY OF \_\_\_\_\_, 2017.**

**Voting For**

**Voting Against**

**Abstain**

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Jim Ake

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Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

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Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-18** was delivered to the Mayor of Westfield

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

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

I hereby APPROVE **ORDINANCE 17-18**

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

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

I hereby VETO **ORDINANCE 17-18**

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

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Pam Howard

Prepared by: Pam Howard, Associate Planner, City of Westfield  
2728 East 171<sup>st</sup> Street, Westfield, IN 46074, (317) 804-3170



**EXHIBIT 1**  
**REAL ESTATE**

That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.

**EXHIBIT 2**

**6' x 6' Tan Belmont Privacy Vinyl Fence Panel**

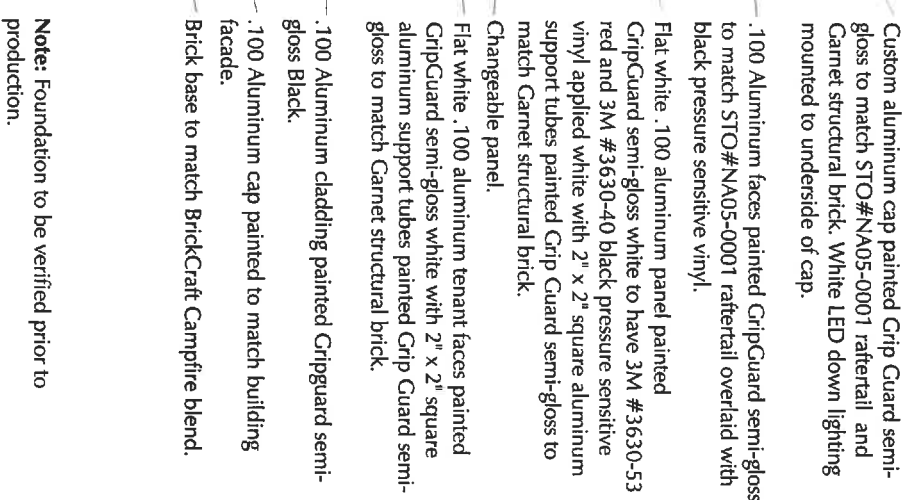


Dated: June 29, 2017



EXHIBIT 2-2





**Note:** Foundation to be verified prior to production.

**Monument Sign (#1 & #2)**

|                                |
|--------------------------------|
| <b>Square Footage</b>          |
| 8'-0" x 15'-0" = 120.00 Sq.Ft. |

### External Illuminated Double-Faced Pylon Sign

**Scale: 1/4" = 1'-0"**

**CVS/Pharmacy #10591 — SEC W. 161st St. & Spring Mill Rd., Westfield, IN**

**Lead #CS4-025812**

3-14-14  
3-18-14TB  
10-27-14RL  
10-29-14CS  
1-29-16CS  
6-9-16BJ  
6-22-16AC  
7-11-16KS  
8-16-16CS  
12-6-16AC  
12-28-16AP

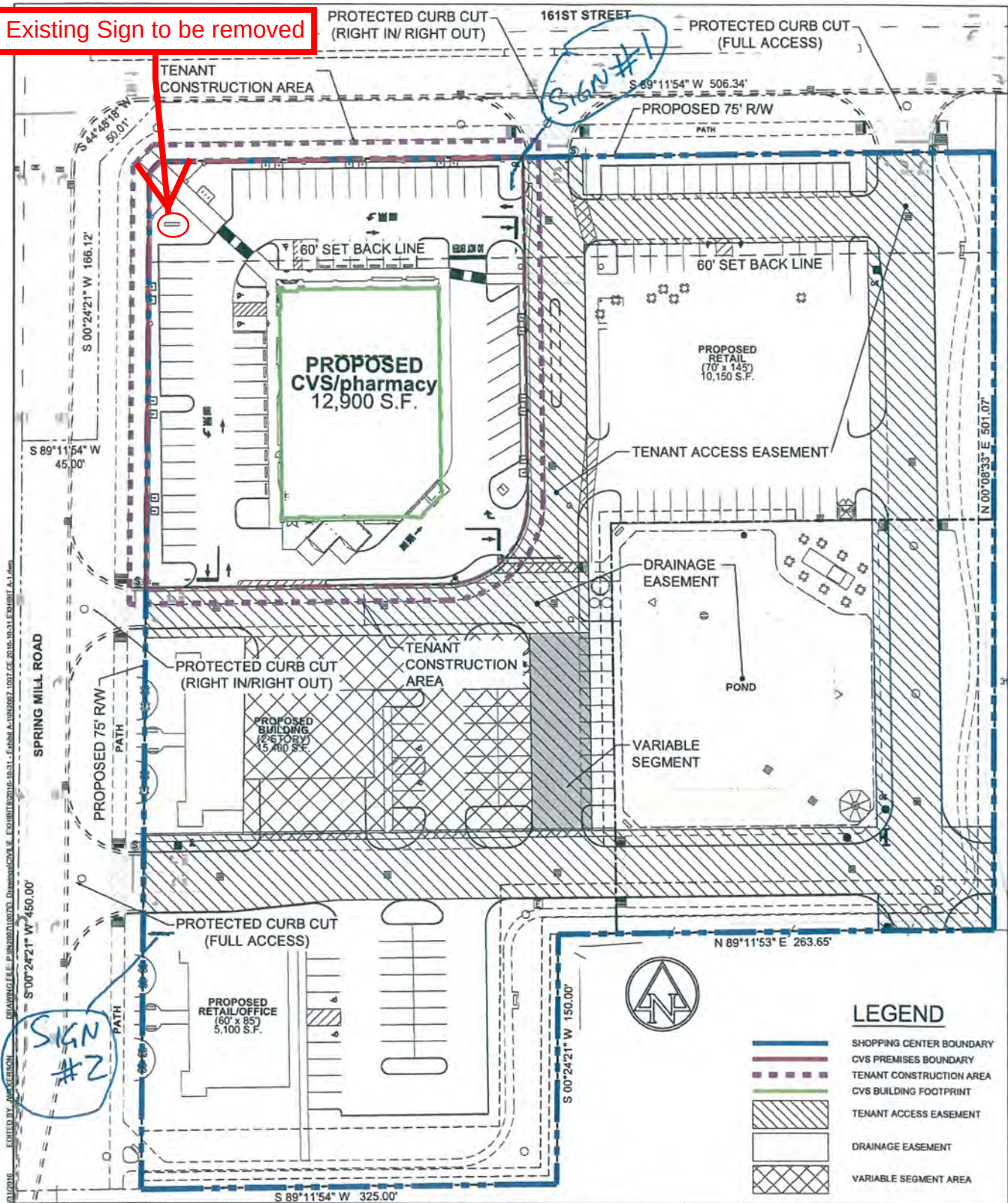
**6-8-17CS Approved for:**

**By:**

©2016 cvs10591  
Date: \_\_\_\_\_



Existing Sign to be removed



## LEGEND

- SHOPPING CENTER BOUNDARY
- CVS PREMISES BOUNDARY
- TENANT CONSTRUCTION AREA
- CVS BUILDING FOOTPRINT
- TENANT ACCESS EASEMENT
- DRAINAGE EASEMENT
- VARIABLE SEGMENT AREA

TMC Indiana 2, LLC  
501 Pennsylvania Pkwy.  
Suite 160  
Indianapolis, Indiana 46280  
Phone (317) 705-8800  
Contact: Craig Forgey

DEVELOPER



AMERICAN  
STRUCTUREPOINT  
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.547.5592 | FAX 317.543.0270  
www.structurepoint.com



12,900 TYPE-A  
CHAMFER DRIVE-THRU  
STORE NUMBER: 10591  
1801 STREET AND SPRING MILL ROAD  
WESTFIELD, INDIANA

PROJECT TYPE NEW STORE  
DEAL TYPE  
CS PROJECT NUMBER 071776

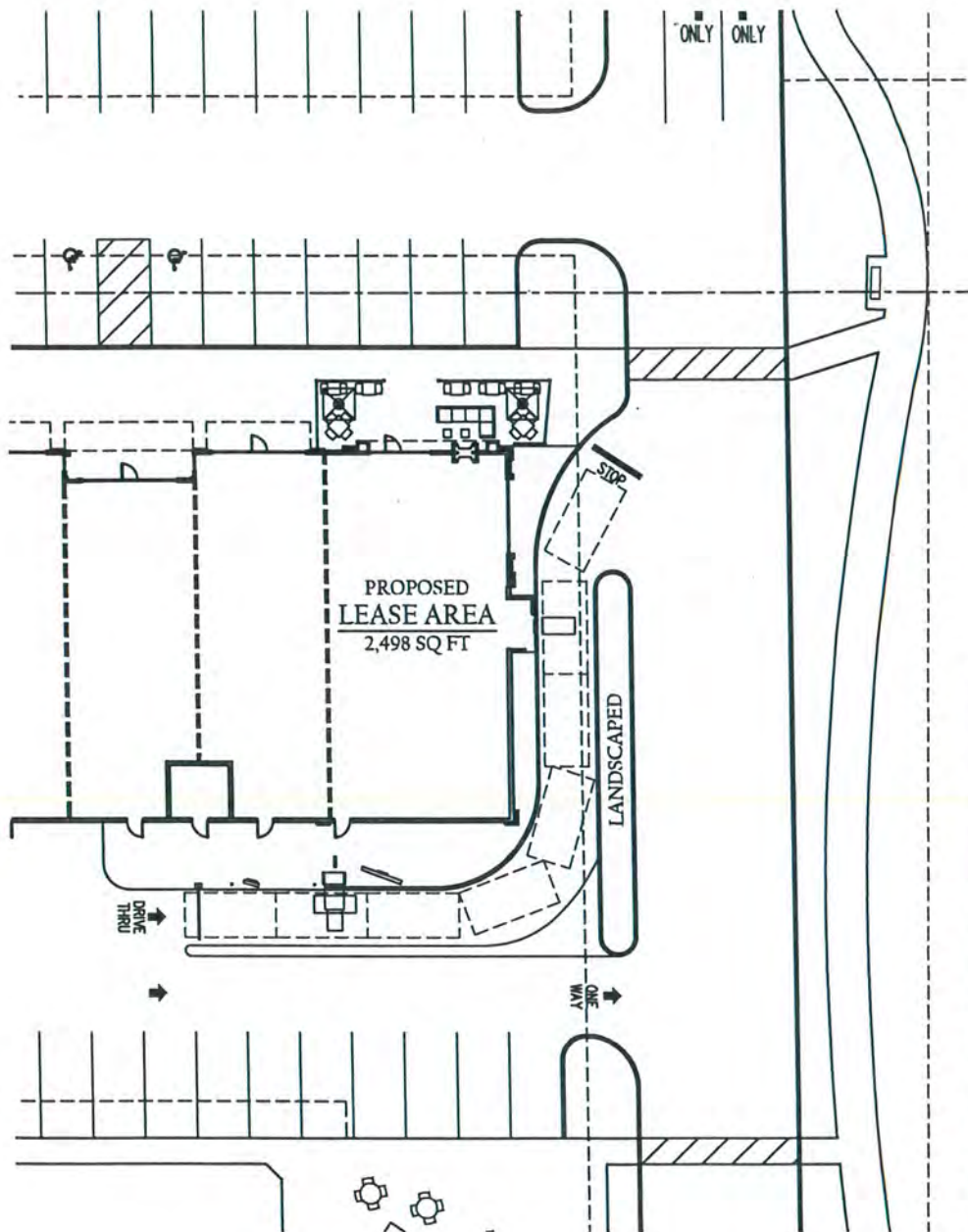
Scale: 1" = 80'  
Drawn By: RCB  
Checked By: JLW  
Date: 10-31-2016  
Job No.: 2007.1007

EXHIBIT

A-1



EXHIBIT 5



ARCHITECTURAL SITE  
DRIVE THRU

## EXHIBIT 6

### Pedestrian Crossing Signs



|                    |
|--------------------|
| Pedestrian Traffic |
| Pedestrian symbol  |
| X-W11-2            |
| Black on Yellow    |
| Diamond            |

Fluorescent signs give superior dawn/dusk visibility – precisely the times that pedestrian crosswalks are most dangerous.

The site plan shows a proposed parking area with 13 spaces, labeled "POSED E AREA" and "13 SQ FT". A yellow oval area is labeled "LANDSCAPED". A "STOP" sign is indicated at the entrance to the parking area. A "ONE WAY" street is shown at the bottom, with an arrow pointing right. The plan also shows existing buildings, a street, and a proposed driveway.





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 11, 2017  
1706-PUD-11  
Exhibit 1

**Docket Number:** 1706-PUD-11 (Ordinance No. 17-18)

**Petitioner:** Cooperstown Partners, LLC (the "Petitioner")

**Request:** An amendment to the Sign Standards and Drive-Thru Regulations of the Spring Mill Station SEC Planned Unit Development (PUD) District.

**Current Zoning:** Spring Mill Station SEC Planned Unit Development District  
Underlying Zoning, LB: Local and Neighborhood Business District

**Current Land Use:** Commercial / Vacant

**Acreage:** 6.35 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Mechanical Screening Exhibit
4. Signage Exhibits
5. Drive-Thru Exhibits
6. Ordinance 17-18
7. Spring Mill Station SEC PUD (Original, Ord. 14-46)
8. Spring Mill Station Addendum
9. SMSTG Letter of Support

**Staff Reviewer:** Pam Howard, Associate Planner

---

**PETITION HISTORY**

This petition was introduced at the May 8, 2017, City Council meeting. The petition will receive a public hearing at the July 11, 2017, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner met with the Spring Mill Station Task Group on May 17, 2017, and again on June 21, 2017. A letter of support has been provided and is included as **Exhibit 8**.

---

**PROJECT OVERVIEW**

**Location:** The Spring Mill Station SEC PUD District is located at the southeast corner of 161st Street and Spring Mill Road (see Exhibit 2).

---

## **PROJECT OVERVIEW**

**Property Description:** The Spring Mill Station SEC PUD (the “Original PUD Ordinance”) was adopted on October 13, 2014. Since that time, a CVS and a medical office building have been constructed on the site.

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

**Mechanical Screening:** The proposed ordinance permits mechanical equipment to be screened with a vinyl fence (see **Exhibit 3**), as opposed to a Masonry wall or landscaping that would be required by the UDO.

**Sign Standards:** The proposed ordinance calls for removal of the existing Monument Sign located at the southeast corner of 161<sup>st</sup> Street and Spring Mill Road. The proposal would permit two Monument Signs, at the locations shown on the Signage Exhibits (see **Exhibit 4**). The design and lighting of the sign is also required to be in substantial compliance with the Signage Exhibits.

**Drive-Thru Regulations:** The proposed ordinance permits a drive-thru for a Coffee House (as defined in the proposed ordinance), in substantial compliance with the Drive-Thru Exhibits (see **Exhibit 5**), to be located on the east end of the proposed multi-tenant building. Additionally, the proposed ordinance includes conditions related to noise, pedestrian connectivity, landscaping, and the caboose amenity; while also removing the allowance for a bank drive-thru from the original PUD.

---

## **COMPREHENSIVE PLAN**

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 7**).

---

## **PROCEDURAL**

**Public Hearing:** Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the May 8, 2017, Council meeting.

---

## **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the July 11, 2017, Plan Commission meeting.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Amendment to the Spring Mill Station SEC PUD District (Docket No. 1706-PUD-11, Ordinance 17-18), 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 Pam Howard at (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 11, 2017  
1707-PUD-12  
Exhibit 1

**Docket Number:** 1707-PUD-12 (Ordinance No. 17-20)

**Petitioner:** Innovative Engineering & Consulting, Inc

**Representative:** Bryan Stumpf, 11<sup>th</sup> Street Development

**Request:** An amendment to the Oak Manor Planned Unit Development (PUD) District to allow for Single-Family Attached and Detached development.

**Current Zoning:** Oak Manor Planned Unit Development District  
Underlying Zoning, SF3: Single-Family Medium Density District

**Current Land Use:** Vacant

**Acreage:** 12.4 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 17-18
5. Landscape Plan
6. Project Narrative
7. Oak Manor PUD (Original, Ord. 03-37)
8. Neighborhood Meeting Summary
9. Public Comments

**Staff Reviewer:** Pam Howard, Associate Planner

---

**PETITION HISTORY**

This petition was introduced at the June 12, 2017, City Council meeting. The petition will receive a public hearing at the July 11, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted an informational meeting on June 27, 2017, at the Villages of Oak Manor Clubhouse for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 7**.

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**PROJECT OVERVIEW**

**Location:** The affected section of the Oak Manor PUD District is located south side of the Midland Trace Trail along Gunther Boulevard (see Exhibit 2).

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## **PROJECT OVERVIEW**

**Property Description:** The Oak Manor PUD (the “Original PUD Ordinance”) was adopted on November 10, 2003. In 2005 a Primary Plat and Development Plan were approved for this site which allowed for a total of 180 condo units in 6 buildings on the Property and an adjacent property. A portion of the Property was included on the Secondary Plat for Section 3A of the Villages of Oak Manor, which was recorded on January 26, 2009.

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

**Area B Development Standards Detached Residential:** The proposed ordinance permits detached residential on lot B-1, whereas the Original PUD Ordinance only allows attached residential. Standards are included for two (2) lot types with Minimum Lot Widths of thirty-one (31) and thirty-six (36) feet; and corresponding Minimum Lot Areas of 2,325 and 2,880 square feet respectively.

**Development Standards Attached Residential:** The proposed ordinance reduces the minimum building setback from right-of-way of public street to ten (10) feet, the Original PUD Ordinance requires fifteen (15) feet.

**Landscaping:** The proposed ordinance incorporates the Landscape Plan (see **Exhibit 5**) submitted with the Primary Plat, and requires substantial compliance with that plan. Additionally, the proposed ordinance sets Minimum Lot Landscaping for each of the lot types.

---

## **COMPREHENSIVE PLAN**

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

The development policies for “Existing Suburban” encourage avoiding sprawl by developing infill projects that are compatible in style and density with existing neighborhoods, and will not alter the character of the area. Buffering is suggested when adjacent to existing neighborhoods. Suggested development policies for “residential design standards” include encouraging variety while maintaining a distinct character for the neighborhood and considering the open space, and not only lot size, when evaluating the density of a neighborhood.

---

## **PROCEDURAL**

**Public Hearing:** Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the June 12, 2017, Council meeting.

---

## **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the July 11, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).



HOLLADAY  
PROPERTIES

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



# NORTHPOINT

WESTFIELD, INDIANA

DATE: 06.28.2017

MARKETING  
CONCEPT PLAN