



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_18_2018

Monday, June 18, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 18, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - June 4, 2018

Documents: [APC Minutes - June 4, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

ITEMS OF BUSINESS

1806-PUD-11

**The Reserve on South
423 East South Street**

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of 8 acres +/- from the AG/SF-1: Agriculture Single-Family Rural District to The Reserve on South PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 18-15](#) | [Exhibit 5: Redlined Ordinance 18-15](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Exhibit 7: Grand Junction Task Group Letter](#)

1806-SPP-11 & 1806-ODP-11

The Reserve on South

423 East South Street

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a Primary Plat and Overall Development Plan approval of 13 single-family lots on 8 acres +/- in The Reserve on South PUD District (pending zoning approval).

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

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

1806-PUD-17

Westfield Playhouse PUD

220 N. Union Street

Main Street Productions, Inc. requests a change in zoning of approximately 0.31 acre +/- from the SF3: Single-Family Medium Density District to the Westfield Playhouse PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Public Parking Exhibit](#) | [Exhibit 6: Ordinance 18-18_Westfield Playhouse PUD](#) | [Exhibit 7: Public Comments](#)

1803-PUD-06

Grand Park PUD

19000 Grand Park Boulevard

The City of Westfield requests a change in zoning of approximately 399.36 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District, the Eagletown PUD District, the GPEC PUD District, and the Sycamore on the Monon PUD District to the Grand Park PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Grand Park PUD Ordinance_Ord 18-16](#)

PUBLIC HEARING ITEMS

No Public Hearing Items.

CONTINUED ITEMS

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

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

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

1806-PUD-13 [CONTINUED]

Spring Mill Grand Station PUD Amendment

16156 Spring Mill Road

Spring Mill Grand Station, LLC by Church, Church, Hittle and Antrim Law requests an amendment to the General Regulations and Development Standards of the Spring Mill Grand Station PUD District.

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

1803-PUD-08 [CONTINUED}

Wheeler Landing PUD

Northwest Corner of SR 32 and Wheeler Road

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-ODP-11 & 1806-SPP-11
Exhibit 1

Petition Number: 1806-ODP-11 & 1806-SPP-11
Subject Site Address: 423 E. South Street
Petitioner: Sobczak Construction Services, LLC
Representative: Onpointe Land Matters, LLC
Request: Overall Development Plan and Primary Plat review of 13 lots on 8 acres +/- included in pending The Reserve on South Planned Unit Development (PUD) Zoning District.
Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
Proposed Zoning: The Reserve on South PUD
Current Land Use: Residential
Approximate Acreage: 8 acres +/-
Property History: 1806-PUD-11 (The Reserve on South PUD Ord. 18-15) (*pending*)
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL AND BACKGROUND

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.

The Property is zoned AG/SF1: Agriculture / Single Family Rural District as is currently a residence. The Technical Advisory Committee has reviewed this petition at its May 22, 2018, meeting. The proposed PUD Ordinance 18-15 is pending approval. This public hearing for this petition was held at the [June 4, 2018, Advisory Plan Commission](#) meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 4) Proposed name of subdivision.
- 5) Names and addresses of the owner, owners, land surveyor or land planner.
- 6) Title, scale, north arrow and date.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-ODP-11 & 1806-SPP-11
Exhibit 1

- 7) 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.
- 8) Easements (locations, widths and purposes). (Article 8.3)
- 9) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 10) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 11) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 12) 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%).
- 13) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 14) Building setback lines. (Article 4.23 & Article 5.3(G))
- 15) Legend and notes.
- 16) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 17) Other features or conditions which would affect the subdivision favorable or adversely.
- 18) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 19) 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.
- 20) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 21) 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.
- 22) 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.



DEVELOPMENT PLAN (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 complies with the following requirements:

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply.

- 26) 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.
- 27) 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.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-ODP-11 & 1806-SPP-11
Exhibit 1

- 30) 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.
 - 31) 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.
 - 32) 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.
 - 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 36) Location and dimensions of all existing structures and paved areas.
 - 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 38) Location of all Floodplain areas within the boundaries of the property.
 - 39) Names of legal ditches and streams on or adjacent to the site.
 - 40) 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.
 - 41) Identify buildings proposed for demolition.
 - 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 43) 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).
-



DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD.

- 44) Maximum Density: 13 dwelling units
- 45) Maximum Lot Area: 7,000sqft; however, the minimum average Lot Area of all Lots within the District shall be 11,500 square feet.
- 46) Minimum Lot Frontage: 20'
- 47) Minimum Building Setback Lines:
 - a) Front Yard: 20'
 - b) Side Yard: 5'
 - c) Rear Yard: 15'
- 48) Minimum Lot Width: 45'
- 49) Maximum Building Height: 2 ½ Stories
- 50) Minimum Living Area (Ground Floor):
 - a) Single Story: 1,800sqft
 - b) Story and one-half: 1,800sqft
 - c) Two Story: 2,400sqft

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD.

- 51) Architectural Standards
- 52) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)
 - a) Tree Preservation Easement
 - b) Detention and Retention Areas
 - c) Street Trees
 - d) Lot Landscaping Requirements
 - i) Shall not apply to Single-family Residential Lot; rather, each Single-family Residential Lot shall be landscaped with a minimum of two (2) shade or ornamental trees and ten (10) shrubs.
 - ii) A minimum of one (1) tree and six (6) shrubs shall be located in the Front Yard.



- e) Foundation Plantings
- f) External Street Frontage Landscaping Requirements
 - i) A landscaping area with a minimum depth of thirty (30) feet shall be required abutting South Street.
 - ii) Plantings which are unable to be planted along the South Street frontage due to site constraints may be planted within other Common Areas (e.g. around the pond)
- g) Buffer Yard Requirements
 - i) Shall not apply; however, the following shall be installed along the District's east property line:
 - (1) A minimum six-foot (6') tall fence,
 - (2) A minimum of four (4) evergreen trees per one hundred (100) lineal feet.

53) Lighting Standards

54) Lot Standards

55) Setback Standards

56) Sign Standards

57) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD.

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

61) Open Space and Amenity Standards (Article 8.6 and Section 9 of PUD)

- a) Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty percent (30%), as generally depicted on the Concept Plan.

62) Pedestrian Network Standards (Article 8.7 & Section 9.2 of PUD)

- a) Shall apply, except as otherwise modified or enhanced below:
 - i) A sidewalk shall only be required on one (1) side of internal streets, as generally depicted on the Concept Plan.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-ODP-11 & 1806-SPP-11
Exhibit 1

- ii) Pedestrian paths shall be required internal to the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.

63) Storm Water Standards (Article 8.8)

64) Street and Right-of-Way Standards (Article 8.9 and 8.1 of PUD)

65) Street Light Standards (Article 8.10 & Section 9.3 of PUD)

- a) Shall apply; however, no street lights shall be required internal to the District; rather, a decorative pole-mounted dusk-to-dawn light, as illustratively depicted in the Character Exhibit, shall be installed in the Front Yard of each Lot. The Light shall be equipped with a photocell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by each Lot owner. The exact location, height, style and manufacturer shall be determined by the homeowners' association.

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **ACTION: Approve 1806-ODP-11 and 1806-SPP-11 with the following conditions:**
 - Approval of the ODP and SPP is contingent upon the adoption of The Reserve on South PUD Ord. 18-15 by the Westfield City Council.
 - All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Marshall, and the County Surveyor's Office prior to the approval of a Secondary Plat.
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317-379-6467 or ktodd@westfield.in.gov.

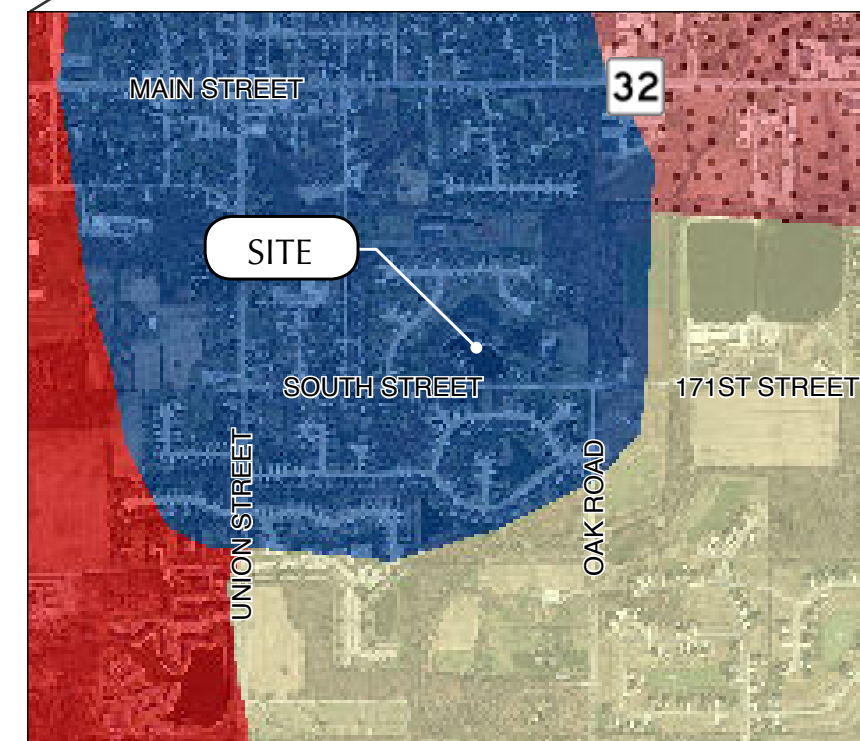
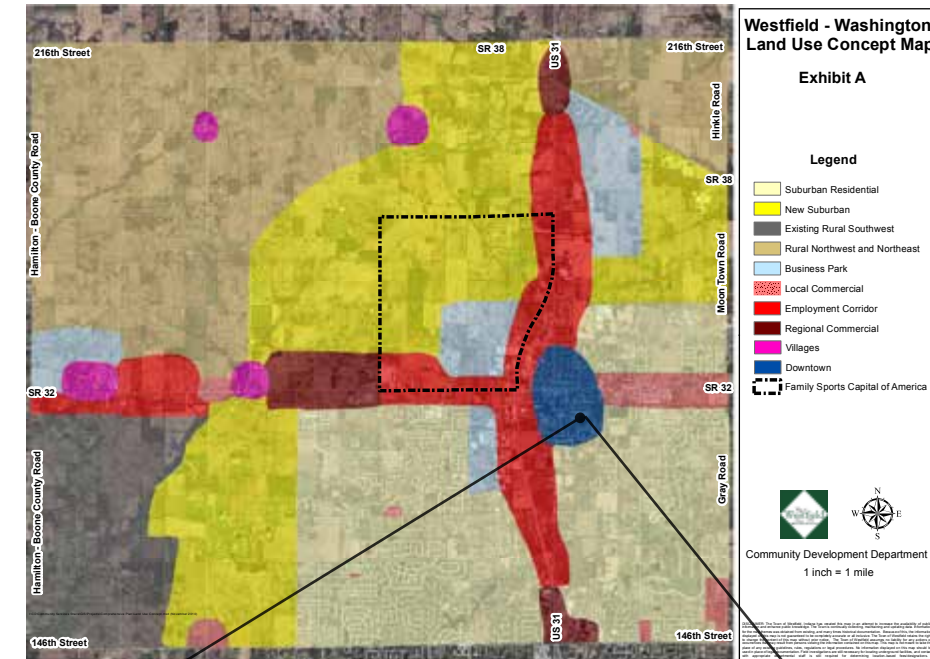
LOCATION MAP



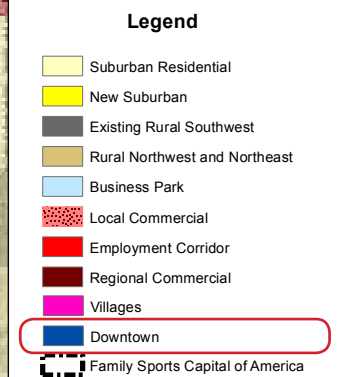
ZONING MAP

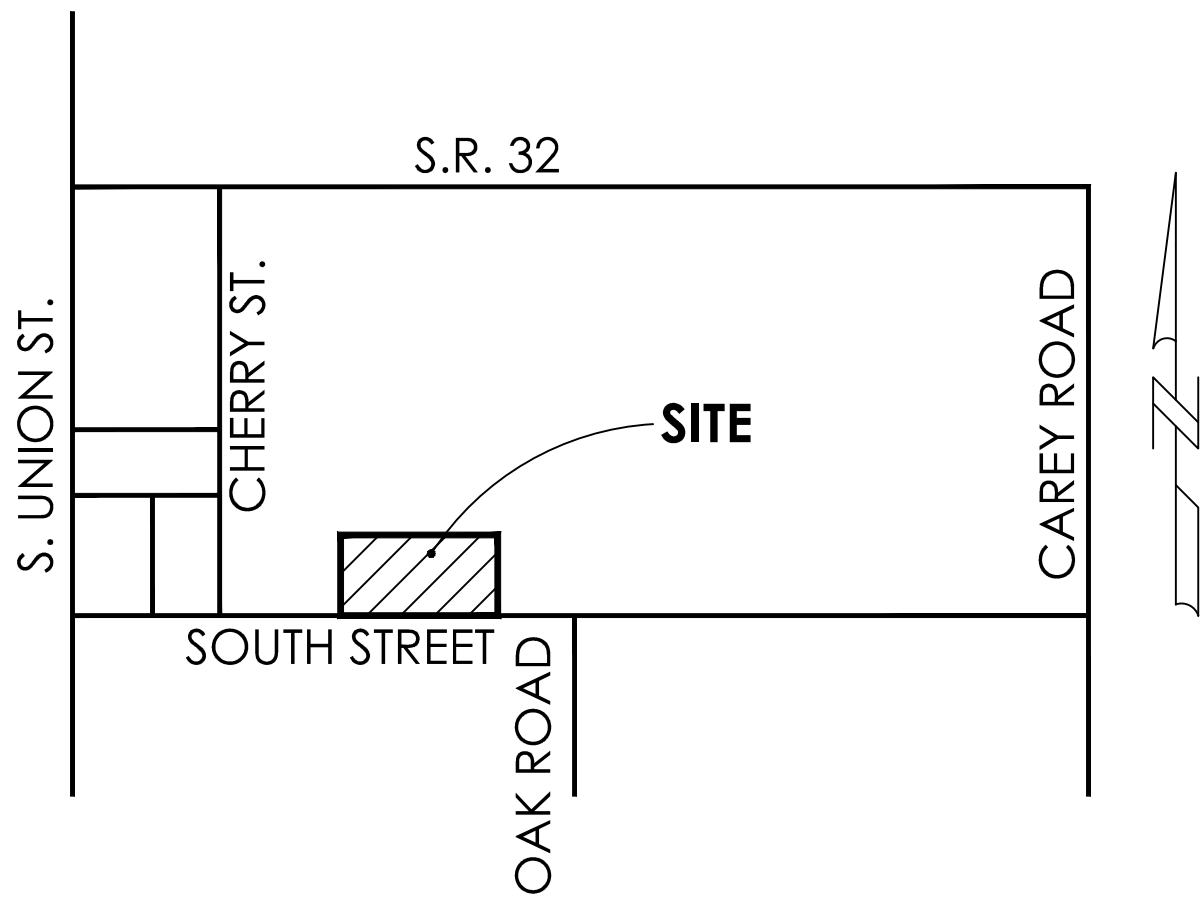


COMPREHENSIVE PLAN



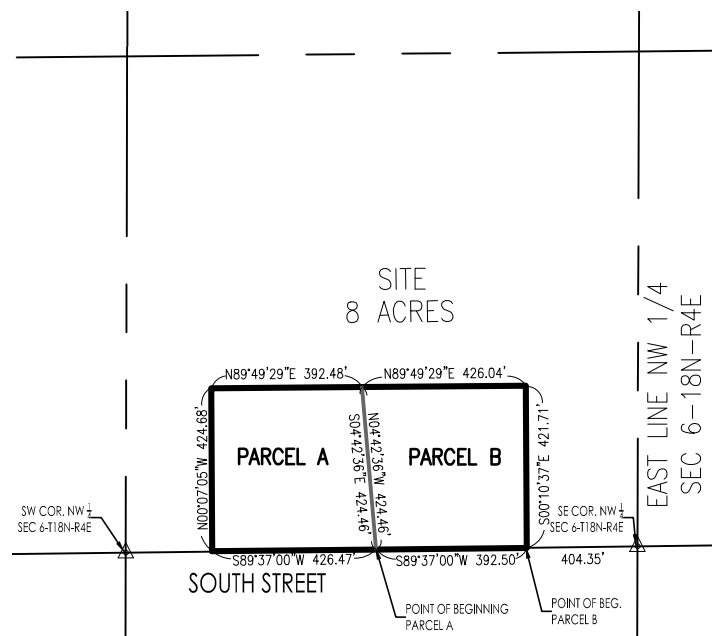
Westfield - Washington Land Use Concept Map
Exhibit A





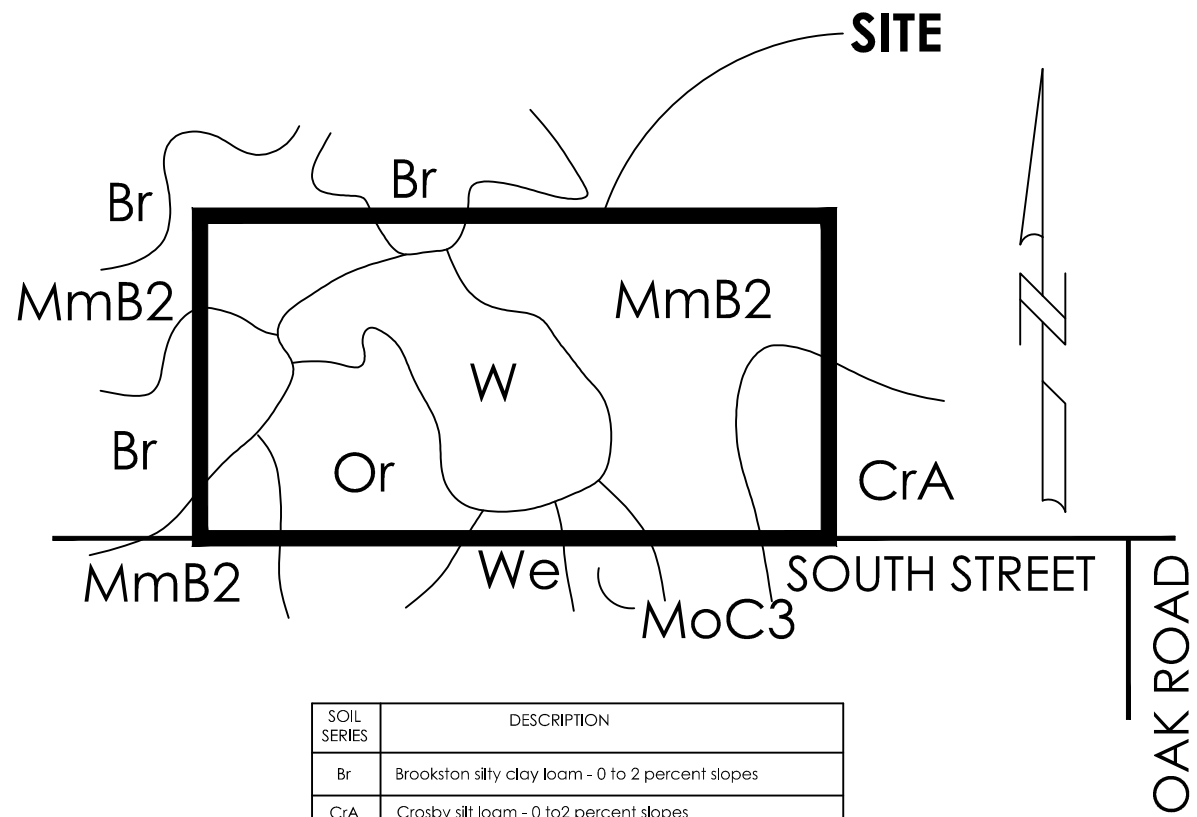
VICINITY MAP

1"=1000'



QUARTER SECTION DETAIL

NOT TO SCALE



SOIL SERIES	DESCRIPTION
Br	Brookston silt clay loam - 0 to 2 percent slopes
CrA	Crosby silt loam - 0 to 2 percent slopes
MmB2	Miami silt loam - 2 to 6 percent slopes
MoC3	Miami clay loam - 6 to 12 percent slopes
Or	Oriental
We	Westland silt clay loam - 0 to 2 percent slopes

SOILS MAP

No Scale

THE RESERVE ON SOUTH

Primary Plat: 18XX-SPP-XX

Overall Development Plan: 19XX-ODP-XX

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER:

Sobczak Construction Services, Inc.
P.O. Box 40517
Indianapolis, IN 46240

DEVELOPER:

Sobczak Construction Services, Inc.
P.O. Box 40517
Indianapolis, IN 46240
David Sobczak 317-844-9576
Email: dave@sobczakconstruction.com

LAND SURVEYOR/ENGINEER:

Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Duane Sharer 317-846-6611
Email: sharrer@weihe.net

SITE DATA

SITE AREA = 7.95 AC +/-

EXISTING ZONING: Westfield: = AG-SF1

PROPOSED ZONING: Westfield: = PUD

PROPOSED PUD:
MINIMUM WIDTH AT FRONT SETBACK = 60'
MINIMUM AREA = 7,100 SF
FRONT SETBACK = 20'
REAR SETBACK = 15'
SIDEYARD SETBACK = 5'
MINIMUM ROAD FRONTAGE = 20'

DENSITY CALCCS:
Gross Acreage = 7.95 Ac
Number of Lots = 13
Density = 1.64 Lots/Ac

OPEN SPACE:
Open Space Required = 1.19 Ac (15%)
Open Space Provided = 2.85 Ac (35.8%)

SOUTH STREET:
RIGHT OF WAY REQUIRED = 50'
RIGHT OF WAY PROVIDED = 40'

INTERNAL RIGHT OF WAY:
RIGHT OF WAY WIDTH REQUIRED = 59'
RIGHT OF WAY WIDTH PROVIDED = 53'
ACCESS EASEMENT WIDTH PROVIDED = 30'

INTERNAL STREETS:
STREET WIDTH REQUIRED = 31'
STREET WIDTH PROVIDED = 26'
ACCESS EASEMENT PAVEMENT WIDTH = 24'

PROJECT ADDRESS: 423 E. South Street, WESTFIELD, IN 46074

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: PAM HOWARD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: LARRY BEARD
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

FRONTIER COMMUNICATIONS
ATTENTION: STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
317-984-9010

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3100

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
NOBLESVILLE, IN 46220
317-252-4007

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-696-4041

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, IN 46074
317-896-2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317-776-9626

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

CITIZENS WATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
317-263-4442

CITIZENS WASTEWATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
317-263-4442

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTH PARK DRIVE
WESTFIELD, IN 46074
317-896-6711

PANHANDLE EASTERN PIPELINE CO.
ATTENTION: TROY YACKLE
9371 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268
317-733-3213

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-465-1046

LEGAL DESCRIPTION

PARCEL A:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 796.846 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 426.468 feet; thence North 00 degrees 07 minutes 05 seconds West 424.684 feet; thence North 89 degrees 49 minutes 29 seconds East 392.482 feet; thence South 4 degrees 42 minutes 36 seconds East 424.463 feet to point of beginning.

PARCEL B:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 404.351 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 392.495 feet; thence North 04 degrees 42 minutes 36 seconds West 424.463 feet; thence North 89 degrees 49 minutes 29 seconds East 426.039 feet; thence South 00 degrees 10 minutes 37 seconds East 421.711 feet to point of beginning.

Containing in total 8 acres, more or less.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101	OVERALL DEVELOPMENT PLAN
P102	PRIMARY PLAT
L100-L101	LANDSCAPE PLAN

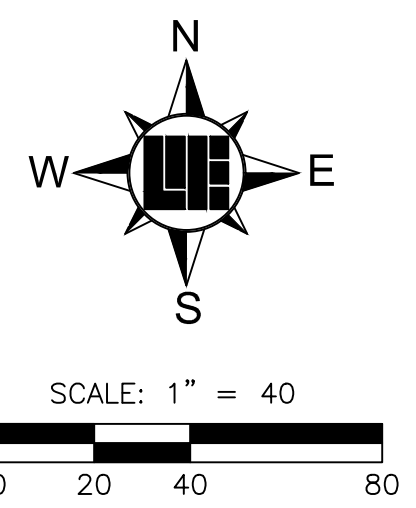
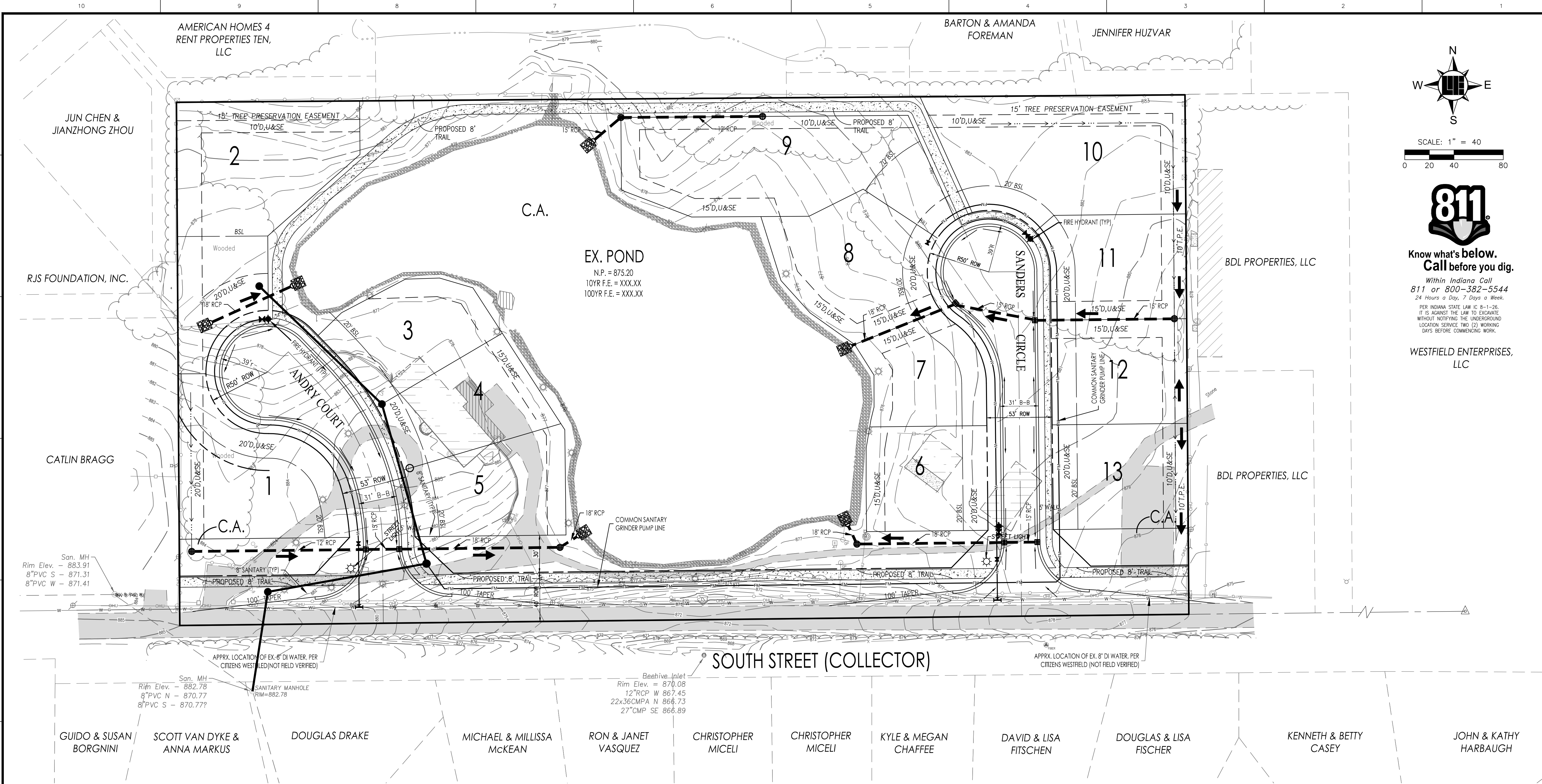
PREPARED FOR: THE RESERVE ON SOUTH SOBCZAK CONSTRUCTION SERVICES, INC.	SHEET NO. P100
COVER SHEET Part of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana	PROJECT NO. W170608

PROJECT NO.: W170608	DATE: 05/03/2018
DWG NAME: P100-P103.DWG	DESIGNED BY: DKS
DESIGNED BY: DKS	DRAWN BY: DKS
CHECKED BY: AES	

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2017\W170608\Engineering\Design\Primary_Plot\P100-PP103.dwg
DATE/TIME: June 01, 2018 - 11:41 am
PLOTED BY: reidford



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

WESTFIELD ENTERPRISES, LLC

- ### NOTES
1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0136G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
 3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
 4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
 5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
 6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
 7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
 8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE AS NOTED ON PLAN.
 9. ALL INTERIOR STREET WIDTHS TO BE AS NOTED ON PLAN.
 10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
 11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, APRIL 2018
 12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
 13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
 14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
 15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
 16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
 17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
 18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
 19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

- ### LEGEND: EX. CONDITIONS
- | | |
|---|-------------------------------|
| ○ REBAR FOUND | ⊗ GAS METER |
| ● 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET | ⊗ GAS PIPELINE MARKER |
| ⊕ HARRISON MONUMENT FOUND | ⊗ AIR CONDITIONER |
| ⊙ PK OR MAG NAIL FOUND | ⊗ UTILITY POLE |
| ⊞ CONC. MONUMENT FOUND/SET | ⊗ GUY ANCHOR |
| ⊞ BENCH MARK | ⊗ ELECTRICAL RISER |
| ⊞ TEMPORARY BENCH MARK | ⊗ ELECTRIC METER |
| ⊞ FIRE HYDRANT | ⊗ STREET LIGHT |
| ⊞ WATER METER | ⊗ ORNAMENTAL LIGHT |
| ⊞ WELL HEAD | ⊗ UTILITY POLE W/ LIGHT |
| ⊞ BEEHIVE INLET | ⊗ UTILITY POLE W/ TRANSFORMER |
| ⊞ FIBER OPTIC MARKER | ⊗ HANDHOLE, ELECTRIC |
| ⊞ SATELLITE DISH | ⊞ SANITARY SEWER MANHOLE |
| ⊞ TELEPHONE JUNCTION BOX | ⊞ SEPTIC TANK LID |
| ⊞ MAIL BOX | ⊞ SIGN |
| ⊞ GATE POST | ⊞ POST |
-
- | | |
|---------|-----------------|
| ASPHALT | CONCRETE (CONC) |
| STONE | |
-
- | | |
|-------------------------------|-------------------------------------|
| (M) MEASURED DIMENSION | CMP CORRUGATED METAL PIPE |
| (D) DEED DIMENSION | RCP REINFORCED CONCRETE PIPE |
| SPOT ELEVATION (GROUND) | PVC POLYVINYL CHLORIDE PIPE |
| SPOT ELEVATION (HARD SURFACE) | HDPE HIGH DENSITY POLYETHYLENE PIPE |
| | INV INVERT |
-
- | |
|--|
| UNDERGROUND GAS |
| UNDERGROUND WATER |
| UNDERGROUND COMMUNICATIONS |
| UNDERGROUND FIBER OPTIC CABLE |
| MIXED OR UNIDENTIFIED OVERHEAD UTILITY |
| SANITARY SEWER |
| STORM SEWER |
| CHAIN LINK FENCE |
| BOARD FENCE |
| FARM FENCE |
| BOUNDARY LINE |
| SECTION LINE |
| INDEX CONTOUR |
| INTERMEDIATE CONTOUR |

- ### LEGEND: PROPOSED CONDITIONS
- | | |
|-----|---|
| — | = RIGHT-OF-WAY LINE |
| --- | = STORM SEWER LINE |
| --- | = SWALE |
| --- | = SANITARY SEWER LINE |
| --- | = WATER MAIN |
| --- | = MANHOLE |
| --- | = FLOW DIRECTION |
| --- | = STORM BEEHIVE INLET |
| --- | = STORM CURB INLET |
| --- | = MANHOLE |
| --- | = DRAINAGE & UTILITY EASEMENT |
| --- | = DRAINAGE EASEMENT |
| --- | = LANDSCAPE EASEMENT |
| --- | = SANITARY SEWER EASEMENT |
| --- | = SUBSURFACE DRAIN |
| --- | = CONCRETE END SECTION |
| --- | = SUBSURFACE DRAIN |
| --- | = PROPOSED STREET LIGHT, TO BE INSTALLED PER WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS. MAXIMUM HEIGHT = 25' PER ART 6.9.E.4 OF WESTFIELD UDO |
| --- | = DENOTES LOCATION OF FUTURE HOUSE & DRIVEWAY, HOUSE PLAN AND DRIVE SUBJECT TO CHANGE |

- ### LANDSCAPING NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
 4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
 5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
 6. SEE LANDSCAPE PLANS FOR MORE INFORMATION.
-
- ### BENCHMARKS
- HCBR 144 - Disk stamped Hamilton County Geodetic Control, in a 4"x4" Concrete Post near the southeast corner of the Oak Road bridge over Coal Creek, 6 feet east of the east edge of pavement and 1.0 foot south of bridge between guard rail and wingwall.
ELEV. 856.04 NAVD 88
-
- ### SITE TBM
- Most southerly corner of covered concrete slab at southwest corner of the frame building located immediately east of the pond.
ELEV. 878.77 NAVD 88

10505 N. College Avenue
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W170608
DWG NAME: P100-PP103
DESIGNED BY: DK
DRAWN BY: DKS
CHECKED BY: AES
DATE: 05/03/2018

REVISIONS AND ISSUES

Allan E. Skoog
REGISTERED PROFESSIONAL ENGINEER
INDIANA

PREPARED FOR:
THE RESERVE ON SOUTH
SOBCZAK CONSTRUCTION SERVICES, INC.

SHEET NO.
P101

PROJECT NO.
W170608

OVERALL DEVELOPMENT PLAN
Part of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

LOCATION: I:\2017\W170608\Engineering\Design\Primary\Plat\P100-P103.dwg
DATE/TIME: June 01, 2018 - 11:42am
PLOTTER: BT: rethorid

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0136G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE AS NOTED ON PLAN.
9. ALL INTERIOR STREET WIDTHS TO BE AS NOTED ON PLAN.
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LEGEND: PROPOSED CONDITIONS

- | | |
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LANDSCAPING NOTES

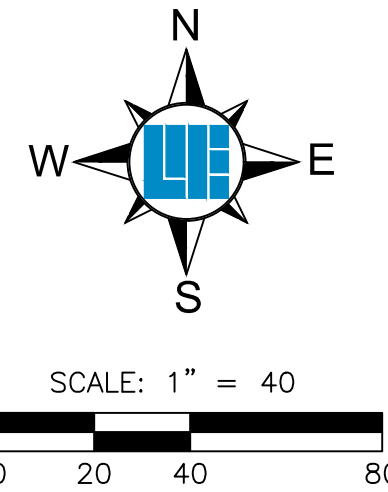
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BENCHMARKS

HCBR 144 - Disk stamped Hamilton County Geodetic Control, in a 4"x4" Concrete Post near the southeast corner of the Oak Road bridge over Cool Creek, 6 feet east of the east edge of pavement and 1.0 foot south of bridge between guard rail and wingwall.
ELEV. 856.04 NAVD 88

SITE TBM

Most southerly corner of covered concrete slab at southwest corner of the frame building located immediately east of the pond.
ELEV. 878.77 NAVD 88

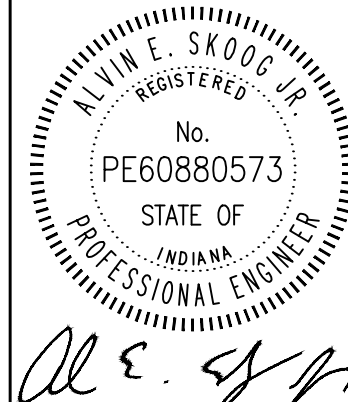


Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

WESTFIELD ENTERPRISES,
LLC

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W170608			
DWG NAME:			
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:			



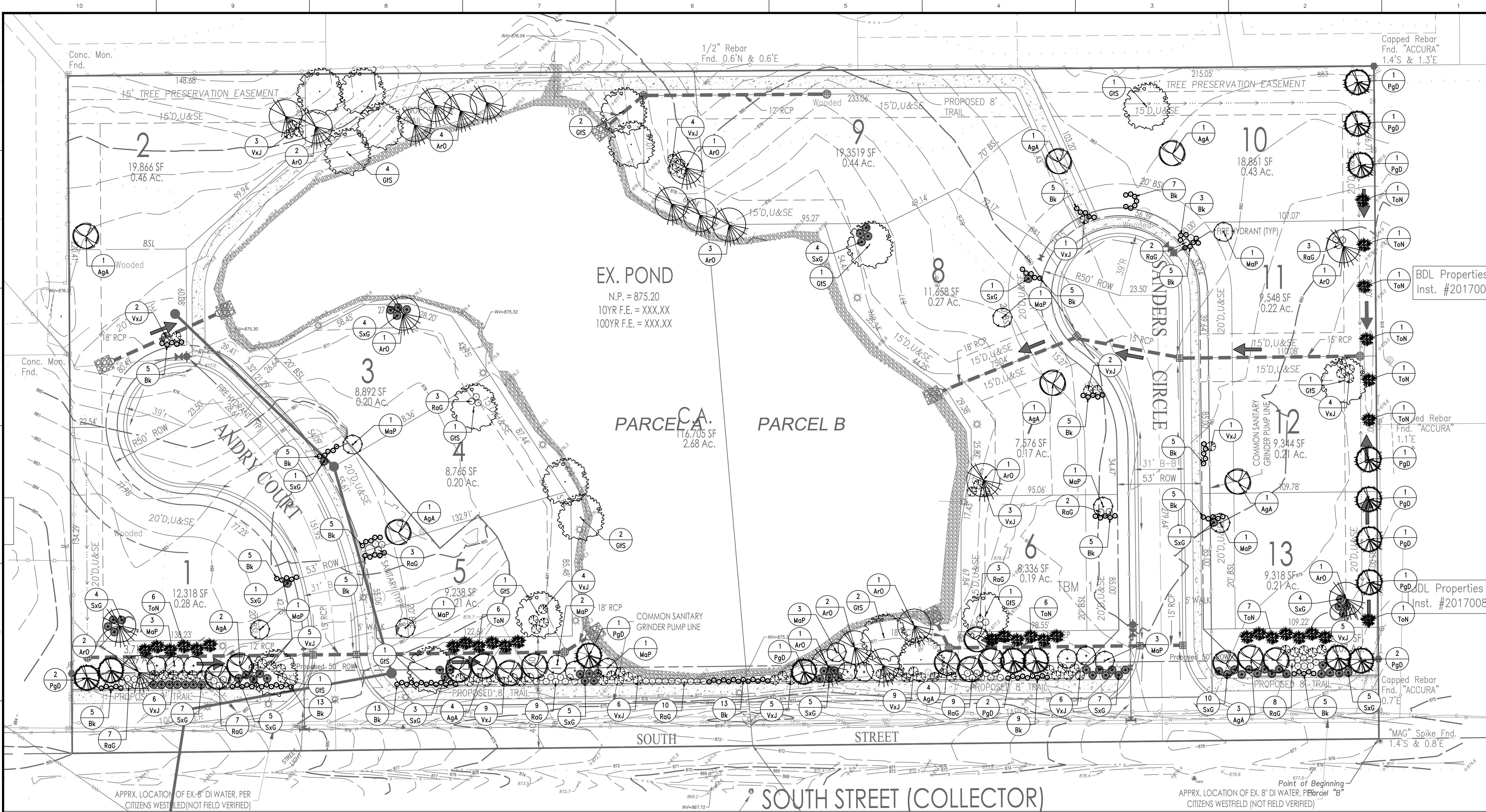
PREPARED FOR:
THE RESERVE ON SOUTH
SOBCZAK CONSTRUCTION SERVICES, INC.

PRIMARY PLAT

SHEET NO.
P102
PROJECT NO.
W170608

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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
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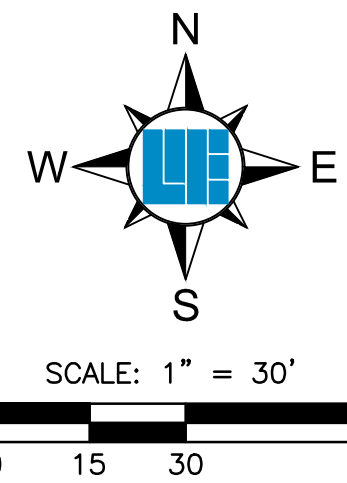


GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ANY EXISTING TREES THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE 4 DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 70% APPROVED TOPSOIL AND 30% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL, AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDED BARK MULCH SHALL BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATOR PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

PROPOSED PUD ORDINANCE: LANDSCAPE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SINGLE FAMILY RESIDENTIAL LOT REQUIREMENT ILLUSTRATIVELY SHOWN, FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT - 2 SHADE OR ORNAMENTAL TREE (1 IN FRONT YARD MIN) - 10 SHRUBS (MIN 6 IN FRONT YARD)	- 26 TREES - 130 SHRUBS	- 26 TREES - 130 SHRUBS
OPEN SPACE / COMMON AREA LOT REQUIREMENT - 10 TREES PER ACRE REQUIRED	- 29 TREES	- 29 TREES
EAST BUFFER YARD REQUIREMENT - 4 EVERGREEN TREES PER 100' - 6' TALL FENCE	- 14 EVERGREEN TREES	- 14 EVERGREEN TREES
EXTERNAL STREET FRONTAGE - 4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS FOR EVERY 100' - 25 SHADE TREES - 25 ORNAMENTAL TREE - 33 EVERGREEN TREES	- 205 SHRUBS - 25 SHADE TREES - 25 ORNAMENTAL TREE - 33 EVERGREEN TREES	- 205 SHRUBS - 25 SHADE TREES - 25 ORNAMENTAL TREE - 33 EVERGREEN TREES

PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION (B & B / BARE CONT)	CENTER SPACING	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES							
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	20	X	SEE PLAN	X
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	18	X	SEE PLAN	X
EVERGREEN TREES							
PgD	PICEA GLAUCA VAR. DENSATA	BLACK HILL SPRUCE	8"	15	X	SEE PLAN	X
ToN	THUJA OCCIDENTALIS 'NIGRA'	AMERICAN ARBORVITAE	8"	32	X	SEE PLAN	X
ORNAMENTAL UNDERSTORY TREES							
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	19	X	SEE PLAN	X
MaP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	1 1/2"	19		X	SEE PLAN
DECIDUOUS SHRUBS							
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#1	66		X	SEE PLAN MIN 18"
SxG	SPIRAEA X CINEREA	GREF'SHEIM SPIREA	#3	67		X	SEE PLAN MIN 18"
VxJ	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5	74		X	SEE PLAN MIN 18"
EVERGREEN SHRUBS							
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	128	X	SEE PLAN	MIN 18"



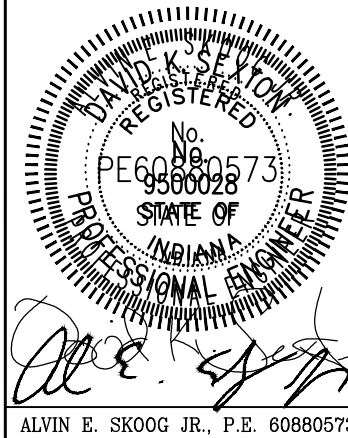
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DATE/TIME: May 29, 2018 - 1:00pm
PLOTTER: HP DesignJet 5000PS

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weihe.net
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W170608
DWG NAME:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/03/2018

REVISIONS AND ISSUES
REVISED PLAN PER ADDITIONAL LOGO
FIRST ENCLOSURE REDUCED



PREPARED FOR:
THE RESERVE ON SOUTH
SOBCZAK CONSTRUCTION SERVICES, INC.
SHEET NO.
L100
PROJECT NO.
W170608

PRELIMINARY LANDSCAPE PLAN
Part of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

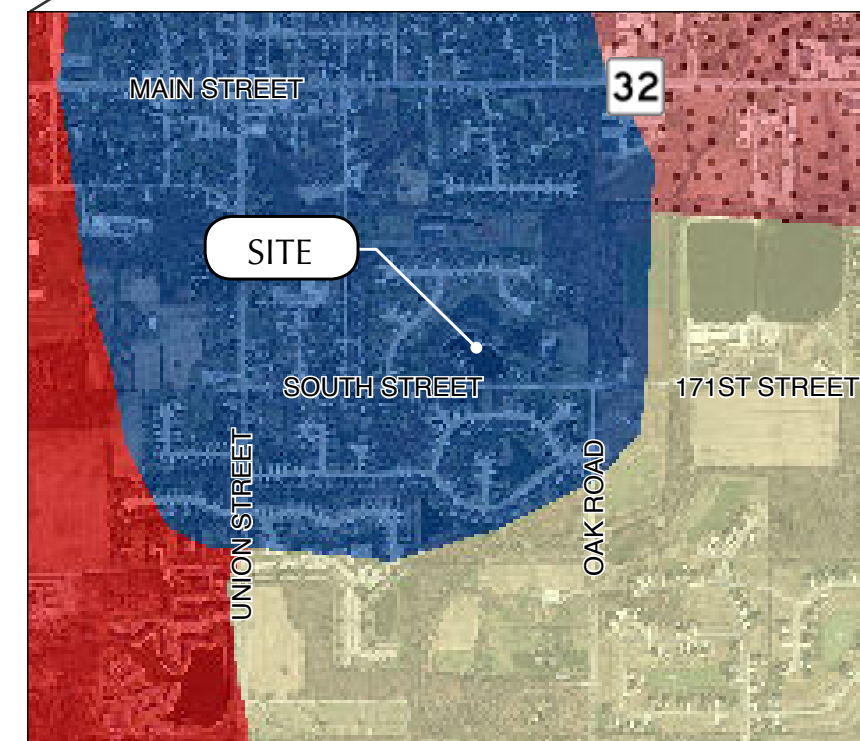
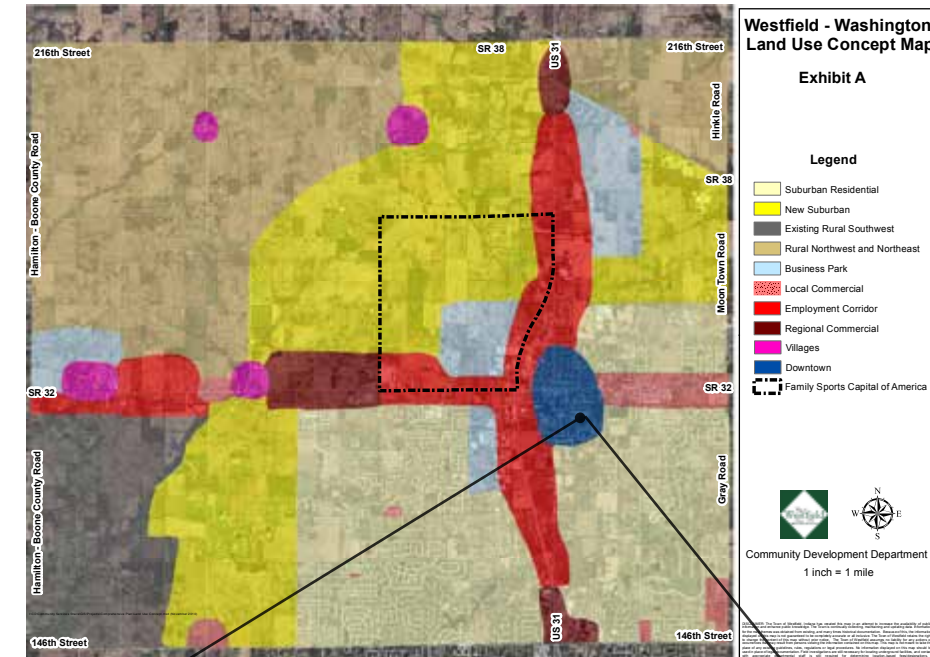
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



Westfield - Washington
Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department
1 inch = 1 mile



EXHIBIT B: CONCEPT PLAN
THE RESERVE ON SOUTH
PLANNED UNIT DEVELOPMENT DISTRICT





ORDINANCE NUMBER 18-15

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1806-PUD-11**), 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. 1806-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 _____ 2018;

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

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

Section 1. Applicability of Ordinance.

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

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

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF4: Single-Family High Density District (the “Underlying Zoning District”).

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

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

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 Real Estate, except as otherwise modified below.

- 6.1 Maximum Density: 13 dwelling units
- 6.2 Minimum Lot Area: 7,000 square feet; however, the minimum average Lot Area of all Lots within the District shall be 11,500 square feet.
- 6.3 Minimum Lot Frontage: 20 feet
- 6.4 Minimum Building Setback Lines:
 - A. Front Yard: 20 feet
 - B. Side Yard: 5 feet
 - C. Rear Yard: 15 feet

- 6.5 Minimum Living Area¹:
- A. Single story: 1,800 square feet
 - B. Story and one-half: 1,800 square feet
 - C. Two story: 2,400 square feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.
- A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings 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.
 - B. Article 6.3(C)(1) Perimeter Lots: Shall apply. In addition, Dwellings on a Lot with a side or rear Building Façade primarily oriented towards the pond (e.g., Lots 2 through 5 and Lots 6 through 9, as identified on the Concept Plan) shall incorporate a minimum of three (3) total points from the list of qualifying characteristics and/or architectural features set forth in Article 6.3(C)(1)(b)(ii) and (iii) on the Building Façade primarily oriented towards the pond.
 - C. Article 6.3(C)(2) Streetscape Diversity shall not apply; rather, the following design objectives shall apply.
 - i. A maximum of seven (7) Dwellings within the District may have a front-load garage that projects in front of the Front Building Façade. If a front-load garage projects in front of the Front Building Façade, then the garage door(s) shall be enhanced with multiple decorative elements (e.g., decorative hardware, windows, trellis above doors, accent roof above doors, decorative panels), as generally depicted in the Character Exhibit.

¹ Chapter 13 of the UDO defines “Living Area” as “[t]he floor area of a Dwelling Unit above the finished grade of a building, measured from the outside dimensions of the building’s exterior walls, exclusive of Basements, open porches, breezeways, terraces, garages and exterior stairways.

- ii. Except as otherwise set forth in subsection (i) above, the front façade of a front-load garage shall be recessed from the Front Building Facade by a minimum of five (5) feet.
- iii. A side-load garage or courtyard entry garages (e.g., L-shaped), with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall be permitted.
- iv. Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - b. Have a different primary siding color than the adjacent Lot; and
 - c. Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- D. Article 6.3(C)(3) Building Materials shall apply. In addition, vinyl and aluminum siding shall be prohibited.
- E. Foundations: A minimum of nine (9) Dwellings within the District shall include a Basement.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Street Trees (Article 6.8(J)): Shall not apply.
- B. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply to Open Space / Common Area. Shall not apply to Single-family Residential Lot; rather, each Single-family Residential Lot shall be landscaped with a minimum two (2) shade or ornamental trees and ten (10) shrubs. A minimum of one (1) tree and six (6) shrubs shall be located in the Front Yard.
- C. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Minimum Lot Landscaping Requirements of this Ordinance shall apply.

- D. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply due to existing site constraints; rather, the following shall apply.
- i. A landscaping area with a minimum depth of thirty (30) feet shall be required abutting South Street.
 - ii. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
 - iii. Plantings which are unable to be planted along the South Street frontage due to site constraints may be planted within other Common Areas (e.g., around the pond).
- E. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; however, the following shall be installed along the District's east property line: (i) a minimum six-foot (6') tall fence; and (ii) a minimum of four (4) evergreen trees per one hundred (100) lineal feet.

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

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty percent (30%), as generally depicted on the Concept Plan.
- 9.2 Article 8.7 Pedestrian Network Standards: Shall apply, except as otherwise modified or enhanced below.
- A. A sidewalk shall only be required on one (1) side of internal streets, as generally depicted on the Concept Plan.
 - B. Pedestrian paths shall be required internal to the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.
- 9.3 Article 8.10 Street Light Standards: Shall apply; however, no street lights shall be required internal to the District; rather, a decorative pole-mounted dusk-to-dawn light, as illustratively depicted in the Character Exhibit, shall be installed in the Front Yard of each Lot. The light shall be equipped with a photocell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by each Lot owner. The exact location, height, style and manufacturer shall be determined by the homeowners' association.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-15** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-15**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-15**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Sobczak Construction Services, Inc.
P.O. Box 40517, Indianapolis, Indiana 46240

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

PARCEL A:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 796.846 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 426.468 feet; thence North 00 degrees 07 minutes 05 seconds West 424.684 feet; thence North 89 degrees 49 minutes 29 seconds East 392.482 feet; thence South 4 degrees 42 minutes 36 seconds East 424.463 feet to point of beginning.

PARCEL B:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 404.351 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 392.495 feet; thence North 04 degrees 42 minutes 36 seconds West 424.463 feet; thence North 89 degrees 49 minutes 29 seconds East 426.039 feet; thence South 00 degrees 10 minutes 37 seconds East 421.711 feet to point of beginning.

Containing in total 8 acres, more or less.







Memorandum

Date: May 21, 2018

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

From: Jesse M. Pohlman

**Re: The Reserve on South Planned Unit Development (1806-PUD-11)
Summary of Open House for Neighbors**

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Sobczak Construction Services, Inc. hosted an open house for adjoining property owners on Tuesday, May 15, 2018, at the Lion's Club located at 120 Jersey Street, Westfield, Indiana. Below please find a brief written report of the open house.

Open house began at 6:30 p.m.

Petitioner representatives included Dave, Stacey and Sam Sobczak (Sobczak Construction Services, Inc.) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included eight (8) adjacent property owners and one (1) Council member (C. Spoljaric).

After a brief overview, general discussion included the following topics: home square footages; anticipated home price points; potential considerations for north property line (discussion regarding preserving existing fence and/or installing a new fence and preserving existing trees and/or planting new trees); drainage and the existing pond; South Street perimeter path and connectivity in the corridor; internal path loop; anticipated construction timeline.

After general discussion, the open house concluded around 7:40 p.m.

GRAND JUNCTION TASK GROUP

MAY 16, 2014

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Wednesday May 16, 2018 at 9:00 A.M. There were approximately 20 people present to hear the presentation of the petition (PUD) at 423 E. South Street, The Reserve on South. Representing Dave and Stacey Sobszak was Jesse Pohlman. He described the 13 house development with each home at the price point of \$450,000 to \$650,000. There is currently a trail that is incorporated on the property and that will remain the same if not improved.

There were no concerns with this development moving forward and the group was unanimously in support.

As always feel free to contact me with any questions you may have.

Teresa Skelton, Executive Director
Downtown Westfield Association
317 508 3392

ORDINANCE NUMBER 18-15

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1806-PUD-11**), 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. 1806-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF4: Single-Family High-Density District (the “Underlying Zoning District”).

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 5.1 **Prohibited Uses:** The following use(s) shall be explicitly prohibited:

A. Special Exception Uses.

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 Real Estate, except as otherwise modified below.

- 6.1 **Maximum Density:** 13 dwelling units

- 6.2 **Minimum Lot Area:** 7,000 square feet; however, the minimum average Lot Area of all Lots within the District shall be 11,500 square feet.

- 6.3 **Minimum Lot Frontage:** 20 feet

- 6.4 **Minimum Building Setback Lines:**

A. **Front Yard:** 20 feet

B. **Side Yard:** 5 feet

C. **Rear Yard:** 15 feet

- 6.5 **Minimum Living Area**¹:

A. Single story: 1,800 square feet

B. Story and one-half: 1,800 square feet

¹ Chapter 13 of the UDO defines “Living Area” as “[t]he floor area of a Dwelling Unit above the finished grade of a building, measured from the outside dimensions of the building’s exterior walls, exclusive of Basements, open porches, breezeways, terraces, garages and exterior stairways.

- C. Two story: 2,400 square feet

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

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

- A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit D.** is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings 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.
- B. Article 6.3(C)(1) Perimeter Lots: Shall apply. In addition, Dwellings on a Lot with a side or rear Building Façade primarily oriented towards the pond (e.g., Lots 2 through 5 and Lots 6 through 9, as identified on the Concept Plan) shall incorporate a minimum of three (3) total points from the list of qualifying characteristics and/or architectural features set forth in Article 6.3(C)(1)(b)(ii) and (iii) on the Building Façade primarily oriented towards the pond.
- C. Article 6.3(C)(2) Streetscape Diversity shall not apply; rather, the following design objectives shall apply.
- i. A maximum of seven (7) Dwellings within the District may have a front-load garage that projects in front of the Front Building Façade. If a front-load garage projects in front of the Front Building Façade, then the garage door(s) shall be enhanced with multiple decorative elements (e.g., decorative hardware, windows, trellis above doors, accent roof above doors, decorative panels), as generally depicted in the Character Exhibit.
 - ii. Except as otherwise set forth in subsection (i) above, the front façade of a front-load garage shall be recessed from the Front Building Facade by a minimum of five (5) feet.
 - iii. A side-load garage or courtyard entry garages (e.g., L-shaped), with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall be permitted.
 - iv. Garages for Dwellings on Lots nearest South Street (e.g., Lots 1, 5, 6 and 13, as labeled on the Concept Plan) shall comply with the following: (a) Garage doors shall be prohibited on the

Dwelling's south Building Façade facing South Street; and, (b) If Dwellings incorporate a front-load garage, then the garage shall be "handed" on the opposite side of South Street (e.g., garage doors located on the north half of the Dwelling away from South Street) and otherwise comply with subsection (i) and (ii) above. A side-load garage located on the north Building Façade of the Dwelling and complying with subsection (iii) above shall meet this requirement.

- v. Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - a. Be a significantly different front Building Façade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - b. Have a different primary siding color than the adjacent Lot; and
 - c. Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- D. Article 6.3(C)(3) Building Materials shall apply. In addition, vinyl and aluminum siding shall be prohibited.
- E. Foundations: A minimum of nine (9) Dwellings within the District shall include a Basement.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Street Trees (Article 6.8(J)): Shall not apply.
- B. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply to Open Space / Common Area. Shall not apply to Single-family Residential Lot; rather, each Single-family Residential Lot shall be landscaped with a minimum two (2) shade or ornamental trees and ten (10) shrubs. A minimum of one (1) tree and six (6) shrubs shall be located in the Front Yard.
- C. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Minimum Lot Landscaping Requirements of this Ordinance shall apply.
- D. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply due to existing site constraints; rather, the following shall apply.
 - i. A landscaping area with a minimum depth of thirty (30) feet shall be required abutting South Street.
 - ii. The landscaping area shall include a minimum of four (4)

evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

- iii. Plantings which are unable to be planted along the South Street frontage due to site constraints may be planted within other Common Areas (e.g., around the pond).

E. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; however, the following shall apply:

i. District's East Property Line: A minimum of the following shall be installed along the District's east property line:

- a. A minimum six-foot (6') tall privacy fence; and,
- b. A minimum of four (4) evergreen trees per one hundred (100) lineal feet.

ii. District's North Property Line: A minimum of the following shall apply along the District's north property line:

- a. The existing six-foot (6') tall chain-link fence located along the District's north property line shall be preserved and maintained however, at the sole discretion of the developer, homeowners' association and/or future property owner of Lots, the chain-link fence may be replaced with a six-foot (6') tall privacy fence.
- b. A fifteen-foot (15') wide Tree Preservation Easement, in accordance with Article 8.3(H) Easement Standards; Tree Preservation Easement, shall be required along the shared property line in those areas labeled as "Tree Preservation Area" on the Concept Plan. No drainage or utility easements that conflict with the Tree Preservation Easement shall be permitted to overlap the Tree Preservation Easement.

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.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty percent (30%), as generally depicted on the Concept Plan.

9.2 Article 8.7 Pedestrian Network Standards: Shall apply, except as otherwise modified or enhanced below.

- A. A sidewalk shall only be required on one (1) side of internal streets, as generally depicted on the Concept Plan.

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B. Pedestrian paths shall be required internal to the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.

- 9.3 Article 8.10 Street Light Standards: Shall apply; however, no street lights shall be required internal to the District; rather, a decorative pole-mounted dusk-to-dawn light, as illustratively depicted in the Character Exhibit, shall be installed in the Front Yard of each Lot. The light shall be equipped with a photocell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by each Lot owner. The exact location, height, style and manufacturer shall be determined by the homeowners' association.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-15** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-15**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-15**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Sobczak Construction Services, Inc.
P.O. Box 40517, Indianapolis, Indiana 46240

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

PARCEL A:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 796.846 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 426.468 feet; thence North 00 degrees 07 minutes 05 seconds West 424.684 feet; thence North 89 degrees 49 minutes 29 seconds East 392.482 feet; thence South 4 degrees 42 minutes 36 seconds East 424.463 feet to point of beginning.

PARCEL B:

A part of the Northwest Quarter of Section 6, Township 18 North; Range 4 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at Southeast Corner of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 00 seconds West 404.351 feet along south line of said Quarter Section to the Point of Beginning; thence continue South 89 degrees 37 minutes 00 seconds West 392.495 feet; thence North 04 degrees 42 minutes 36 seconds West 424.463 feet; thence North 89 degrees 49 minutes 29 seconds East 426.039 feet; thence South 00 degrees 10 minutes 37 seconds East 421.711 feet to point of beginning.

Containing in total 8 acres, more or less.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C-1
CHARACTER EXHIBIT

EXHIBIT C-2
CHARACTER EXHIBIT

Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 1 of 6

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 4, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: All present (Woodard arrived at 7:05 pm.)

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

APPROVAL OF MINUTES:

Motion: Approve May 7, 2018 Meeting Minutes as presented.

Motion: Smith; Second: Horkay. Motion passed. Vote: 8-0.

Motion: Approve May 21, 2018 Meeting Minutes as presented.

Motion: Kelleher; Second: Maue. Motion passed. Vote: 8-0.

Kelleher requested that the Davis commitments be modified.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS**1806-DDP-15****Copper Trace Addition**

1250 W. 146th Street

CarDon Development Company requests Detailed Development Plan approval for a 10,200 square-foot addition to an existing Senior Living Facility on 12.66 acres +/- in the CarDon Senior Living PUD District.

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

Woodard arrived at 7:05 pm.

Motion: Approve Consent Agenda as presented.

Motion: Horkay; second, Willis. Motion passed. Vote: 9-0.

ITEMS OF BUSINESS**1706-ODP-05 &
1706-SPP-05****Birdies**

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat approval for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.

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

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Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 2 of 6

Crabtree presented an overview of this request for Overall Development Plan and Primary Plat approval.

Motion: Approve 1706-ODP-05 & 1706-SPP-05 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; second, Woodard. Motion passed. Vote: 9-0

1806-PUD-12**Oak Ridge Pointe PUD Amendment II (Oak Ridge Shoppes)***Southwest Corner of SR 32 and Oak Ridge Road*

William Eric Group, LLC by OnPointe Land Matters, LLC requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.

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

Howard summarized this request for an amendment to the Oak Ridge Pointe PUD District.

Jesse Pohlman, On Pointe Land Matters representing the petitioner, overviewed the changes to this proposed project including the removal of the right in/right out access to State road 32, screening measures taken for the mechanicals on the back of the building, and enhanced four-sided architecture.

Motion: Forward a positive recommendation for 1806-PUD-12 the City Council.

Motion: Schmitz; second, Woodard. Motion passed. Vote: 9-0

**1805-ODP-09 &
1805-SPP-09****Setters Manor***14710 Inez Setters Lane*

Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests approval of an Overall Development Plan, Primary Plat and associated subdivision waivers for 12 lots on approximately 5.53 acres +/- in the SF3: Single-Family Medium Density District.

(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Pleasant overviewed this request for approval of an Overall Development Plan, Primary Plat and associated subdivision waivers.

Smith asked the petitioners about their efforts to preserve trees.

Gordon Kritz, with Stoeppelwerth responded that the size of the site doesn't allow for many options but they want to preserve as many trees as possible.

Motion: Approve the subdivision waiver request to eliminate the cul-de-sac requirement (Article 8.9 (G) (3)) for Inez Setters Lane.

Motion: Maue; second, Kelleher. Motion passed. Vote: 9-0

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Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 3 of 6

Motion: Approve 1805-ODP-09 & 1805-SPP-09 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Westfield Fire Department prior to the issuance of an Improvement Location Permit.

Motion: Maue; second, Kelleher. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS**1806-PUD-13**

[PUBLIC HEARING]

Spring Mill Grand Station PUD Amendment*16156 Spring Mill Road*

Spring Mill Grand Station, LLC by Church, Church, Hittle and Antrim Law requests an amendment to the General Regulations and Development Standards of the Spring Mill Grand Station PUD District.

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

Howard summarized this request for an amendment to the Spring Mill Grand Station PUD.

Eric Douthit, attorney with Church, Church, Hittle and Antrim representing the petitioner, presented an overview of the changes made to this proposed project which include a change in facade color and the use of brick. He indicated the remainder of changes were text amendments that would not alter the existing plan design.

Public Hearing for 1806-PUD-13 opened at 7:31p.m.

No public comments.

Public Hearing for 1806-PUD-13 closed at 7:32 p.m.

No commission comments.

1806-PUD-11

[PUBLIC HEARING]

The Reserve on South*423 East South Street*

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of 8 acres +/- from the AG/SF-1: Agriculture Single-Family Rural District to The Reserve on South PUD District.

(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

**1806-SPP-11 &
ODP-11**

[PUBLIC HEARING]

1806- The Reserve on South*423 East South Street*

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a Primary Plat and Overall Development Plan review of 13 single-family lots on 8 acres +/- in The Reserve on South PUD District (*pending zoning approval*).

(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Pleasant presented an overview of this request for a change of zoning.

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Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 4 of 6

Jesse Pohlman, On Pointe Land Matters representing the petitioner, stated that this proposed project would include 13 high-end, single-family homes, with an anticipated price-point of \$450,000-\$650,000. He noted that the proposal is consistent with the Comprehensive Plan. He also reported that a neighborhood meeting was held and that neighbors had concerns regarding drainage and tree preservation. He noted that the petitioner would take those concerns into consideration as they make revisions to the proposal throughout the process. He also noted that they presented the project to the Grand Junction Task Group and received the group's support for the project.

Public Hearing for 1806-PUD-11, 806-SPP-11 & 1806-ODP-11 opened at 7:36 p.m.

Debbie Bell, 17221 Rushmore Drive; stated that she is an immediate neighbor to this property and that the pond in her neighborhood connects to the pond on the land of this proposed project. She raised concerns about the existing fence and its damage to the existing trees. She also expressed concern about public access to easements. She requested assurance, because the two ponds are connected, that no hazardous chemicals be used in the water. She also requested the trees to remain along the existing walking path. She stated concerns about visibility.

Public Hearing for 1806-PUD-11, 806-SPP-11 & 1806-ODP-11 closed at 7:40 p.m.

Pohlman responded that in regard to drainage, that the City's drainage ordinance requirements would be met. Regarding tree preservation, he responded that the new path represents the effort to tie the two sides of the proposed neighborhood together, and would serve as an amenity. He said that tree preservation will take place where there is not a path. Regarding visibility, he said that the City's requirements will be met and will not be an issue.

Smith asked how achieving the stated price-points would be satisfied.

Pohlman responded that the petitioner is a custom builder, and that homes would have enhanced features that exceed the UDO standards.

Woodard asked about the material of the internal path.

Pohlman responded it the path would be asphalt and board walk.

**1806-SPP-10 &
1806-ODP-10**
[PUBLIC HEARING]

D&W Farms at Grand Park Village*18160 Wheeler Road*

Henke Development Group, LLC by Cripe, Inc. requests Primary Plat and Overall Development Plan review for 2 commercial lots on 21.248 acres +/- in the Grand Park Village PUD District.

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

Crabtree presented an overview of this request for a Primary Plat and Overall Development Plan review.

Public Hearing for 1806-ODP-10 & 1806-SPP-10 opened at 7:48 p.m.

No public comments.

Public Hearing for 1806-ODP-10 & 1806-SPP-10 closed at 7:49 p.m.

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Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 5 of 6

No commission comments.

Motion: Approve 1806-ODP-10 & 1806-SPP-10 as presented with the following staff conditions:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Hoover; second, Smith. Motion passed. Vote: 9-0.

1806-PUD-17
[PUBLIC HEARING]**Westfield Playhouse PUD***220 N. Union Street*

Main Street Productions, Inc. requests a change in zoning of approximately 0.31 acre +/- from the SF3: Single-Family Medium Density District to the Westfield Playhouse PUD District.

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

Todd summarized this request for a change in zoning.

Tom Smith, representing the Westfield Playhouse and Main Street Productions, presented an overview of the Playhouse's activities and current location and its need for an upgraded facility in downtown.

Public Hearing for 1806-PUD-17 opened at 7:53 p.m.

Craig Wood, 167 East 191st Street; as a member of Christ United Methodist Church (CUMC) which is adjacent to the proposed location expressed concern regarding parking, and inquired if the Playhouse had plans to address their parking needs.

Public Hearing for 1806-PUD-17 closed at 7:54 p.m.

Smith responded that he had met with the church leaders and was aware of their hesitancy regarding shared parking. Smith said the Playhouse doesn't plan on utilizing the parking area at CUMC. He stated that there is adequate parking in the vicinity and other nearby parts of the downtown. He said he would be willing to have future conversations with the church if necessary, however.

1803-PUD-06
[PUBLIC HEARING]**Grand Park PUD***19000 Grand Park Boulevard*

The City of Westfield requests a change in zoning of approximately 399.36 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District, the Eagletown PUD District, the GPEC PUD District, and the Sycamore on the Monon PUD District to the Grand Park PUD District.

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

Skelton presented how this request to change zoning designation is designed to set the framework for future approvals by streamlining classifications and assist in the platting process. He stated that this PUD is designed to be amended with site-specific proposals.

Public Hearing for 1803-PUD-06 opened at 8:02 p.m.

No public comments.

Public Hearing for 1803-PUD-06 closed at 8:03 p.m.

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Minutes of the June 4, 2018 APC Meeting*Presented for approval: June 18, 2018*

Page 6 of 6

Schmitz asked if the Grand Park Event Center and Pro X would be absorbed into this ordinance.

Skelton replied that they would.

CONTINUED ITEMS**1803-PUD-08****Wheeler Landing PUD District***Northwest Corner of SR 32 and Wheeler Road*

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

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

1805-PUD-09**Lyons Team PUD***750 Liberty Drive*

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

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

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 9-0.

The meeting adjourned at 8:06 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-PUD-11
Exhibit 1

Docket Number: 1806-PUD-11 (Ord. No. 18-15)

Petitioner: Sobzcak Construction Services, Inc. by Onpointe Land Matters, LLC

Request: Sobzcak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of approximately 8 acres +/- from the AG/SF-1: Agriculture / Single-Family Rural District to The Reserve on South Planned Unit Development District.

Current Zoning: AG/SF-1: Agriculture / Single-Family Rural District.

Current Land Use: Commercial

Acreage: 8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ord. 18-15 (The Reserve on South PUD)
5. Redlined Ord. 18-15
6. Neighbor Meeting Summary
7. Grand Junction Task Group Letter

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This Petition was introduced at the [May 14, 2018, City Council](#) meeting. The Petitioner hosted an informational meeting on May 15, 2018, at the Westfield Public Library building for neighbors and other interested parties. A summary of the meeting is included in [Exhibit 6](#) (in accordance with Article 10.9(C)(1)(f)). The public hearing for this petition was held at the [June 4, 2018, Advisory Plan Commission](#) (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The 8 acre +/- site includes real estate located at 423 E. South Street (see [Exhibit 2](#)) that currently has a pond and one residence not in use (the "Property"). The Property is currently zoned AG/SF-1: Agriculture / Single-Family Rural District and is primarily used for residential purposes. The Property is also in process of annexation. Adjacent property to the north and west is the Pheasant Run subdivision zoned SF2 and one property zoned AG/SF-1, The Pines of Westfield subdivision bordering the south zoned SF3, and AG/SF-1 zoned on the east border used as a storage facility.

ZONING REQUEST:

Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “The Reserve on South” that would allow for 13 single-family lots with an underlying zoning district of SF4: Single-Family High Density District (see **Exhibit 3**). All Special Exception uses, as defined in the Unified Development Ordinance (the “UDO”), are prohibited.

Zoning District Standards: The proposed ordinance defaults to the underlying SF4 standards except as generally summarized below:

- Building Setback Lines modified

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

- Architectural Standards
- Landscaping Standards

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

- Open Space and Amenity Standards
- Pedestrian Network Standards
- Street Light Standards

PETITION UPDATE:

Since the June 4, 2018, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the public comments and the Department’s review. The following briefly highlights those revisions, which will be further presented by the petitioner at the June 18, 2018, Plan Commission meeting:

- Modified the Pedestrian Network design.
- Modified architectural standards in regards to the garage design of the lots adjacent to South Street.
- Modified Buffer Yard Standards to include a Tree Preservation Area and maintenance of a fence along the northern border.

COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan shows the project designated in the Downtown Corridor but outside of the Grand Junction District (see **Figure 1**). For the purpose of this analysis, the Neighborhood Sub-District of the Grand Junction Sub-District Addendum shall apply.

The Downtown designation encourages improvements that create a more attractive and inviting streetscape and aesthetic improvements.

Visual elements include:

- Attractive and effective street lighting oriented toward pedestrian safety,
- Landscaping appealing to residents and visitors,
- Sidewalks and trails,
- Building design that would identify as being in “downtown.”

Some general guidelines for development in this Downtown Area includes: providing a safe and inviting atmosphere, promoting activity, develop a unique image, development to be urban in form, and to promote downtown as a growth area and destination.

The Neighborhood Sub-District is pending future adoption. In this respect, the Grand Junction Task Group heard the proposal and wrote a letter of recommendation provided to the Plan Commission and City Council (see [Exhibit 6](#)).

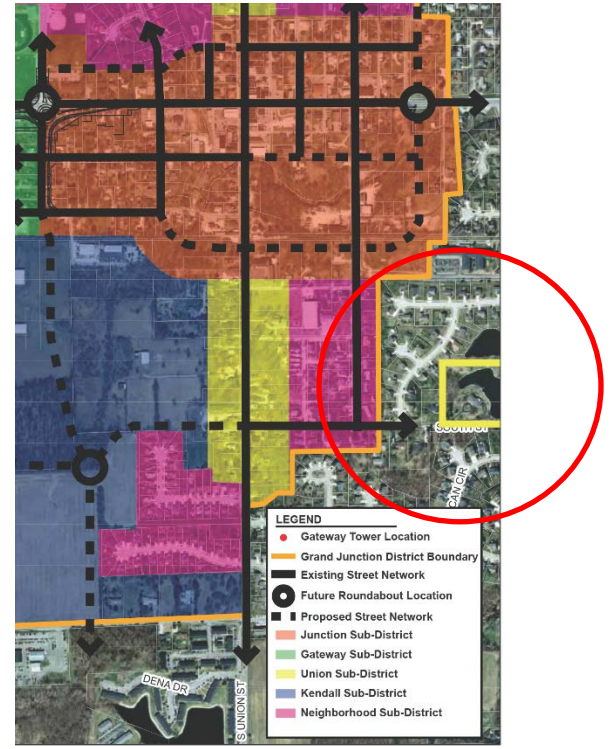


Figure 1: Grand Junction Sub-Districts Map

Alternative Transportation Plan: The purpose of this plan is to provide an emphasis on implementing complete streets within the City of Westfield that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The Reserve on South PUD would have minimal-to-moderate impact on the street network and the City’s bike infrastructure.

Thoroughfare Plan: The Thoroughfare Plan identifies South Street as a Collector Street.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the June 4, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-PUD-11
Exhibit 1

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 14, 2018, City Council](#) meeting.

DEPARTMENT COMMENTS:

1. **Action:** Forward a recommendation to the Council (1806-PUD-11/Ord. 18-15).
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed The Reserve on South PUD District (Docket No. 1806-PUD-11, Ordinance 18-15), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317-379-6467 or ktodd@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1806-PUD-17
Exhibit 1

Docket Number: 1806-PUD-17 (Ordinance No. 18-18)

Petitioner: Main Street Productions, Inc. (the “Petitioner”)

Request: A change in zoning of approximately 0.31 acre +/- from the SF3: Single-Family Medium District to the Westfield Playhouse PUD District.

Current Zoning: SF3: Single-Family Medium District

Current Land Use: Vacant

Acreage: 0.31 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Elevations
5. Public Parking Exhibit
6. Proposed Ord. 18-18 (Westfield Playhouse PUD)
7. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition received a public hearing at the June 4, 2018, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is located at 220 North Union Street (see **Exhibit 2**). The Property is currently zoned SF3: Single-Family Medium District. Surrounding property to the west, east, and north is also zoned SF3: Single-Family Medium Density. Property to the south is zoned LB-H: Local Business / Historical District. City Hall is located to the south and east of the Property.

Project Description and Analysis: The Property is located in the core of the Downtown Westfield, adjacent to City Hall, and within 2-3 blocks of the future Grand Junction Plaza. The recent redevelopment of nearby downtown properties has created a desire for Main Street Productions to build a new 160-seat theater facility in Downtown Westfield. The proposed PUD

Ordinance would default to the LB-H: Local Business / Historical District (“LB-H”) and specifically allow “Assembly halls/auditoriums” as a permitted use.

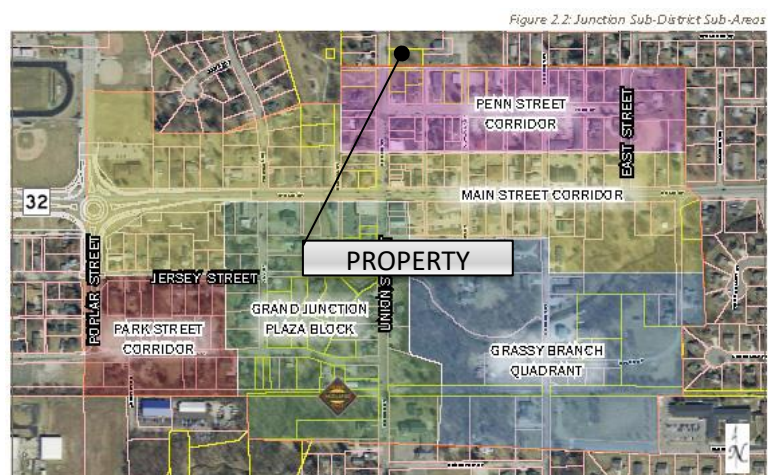
The proposed PUD Ordinance includes a character exhibit, depicting the quality and character of the proposed theater building. Because the property is in a downtown, urban setting, the proposed PUD Ordinance would eliminate External Street Frontage Landscaping requirements, Buffer Yard requirements, Parking Area Landscaping requirements, and Off-Street Parking requirements from the development of the Property.

Parking: For non-downtown development, the UDO would require 32 parking spaces for a theater with 160 seats (Article 6.14 (G)(11)(f)). Those parking spaces are required to be located within 300’ of the building’s main entrance. However, as a downtown development, on-street and other nearby public parking can be utilized instead of on-site parking. The attached **Exhibit 5** shows that there are 49 public parking spaces (meaning, either City-owned parking lots or on-street parking) within 300’ of the Property. Extending to 600’ adds an additional 94 spaces (totaling 143 spaces within 600’ of the Property, or approximately two (2) Downtown Westfield city blocks). The UDO allows either the Plan Commission or the Director to waive parking requirements in the LB-H District, if sufficient alternatives are available (Article 6.14 (G)(11)(m)).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the Property as being within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the [Grand Junction Implementation Plan](#) (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The Implementation Plan identified the Property to be on the fringe between the Junction Sub-District and the Union Sub-District of Grand Junction. The Implementation Plan’s policy objectives/recommendations for the Union Sub-District include limited commercial use and signage in this area; preserve existing density; preserve existing structures when appropriate; preserve existing mature trees; consistent variety in architecture along the corridor; quality, timeless architecture; historic, old-town feel; and use of brick and fieldstone.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the [“Sub-District Addendum”](#)). The subject property is located just outside of the Junction Sub-District’s



Penn Street Corridor. The Sub-District Addendum provides a detailed vision for the Junction Sub-Districts, as established by the Implementation Plan, and the various sub-areas established by the Sub-District Addendum.

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

The desired character for the “Penn Street Corridor” sub-area is characterized as follows (pg. 21 of the Sub-District Addendum):

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

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

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

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

The Sub-District Addendum further establishes recommended design requirements (e.g., parking (pg. 44) landscaping (pg. 48), lighting (pg. 55), signage (pg. 52), architecture (pg. 56, pg. 60), and land uses (pg. 23) for development within the Junction Sub-District. Cultural and entertainment uses are encouraged.

The petitioner met with the Grand Junction Task Group on May 16, 2018, and has received support for the proposed PUD (see [Exhibit 7](#)).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the June 4, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

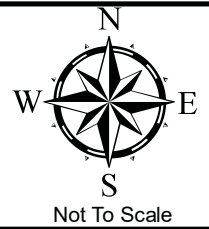
Council Introduction: The petition was introduced at the May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a favorable recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



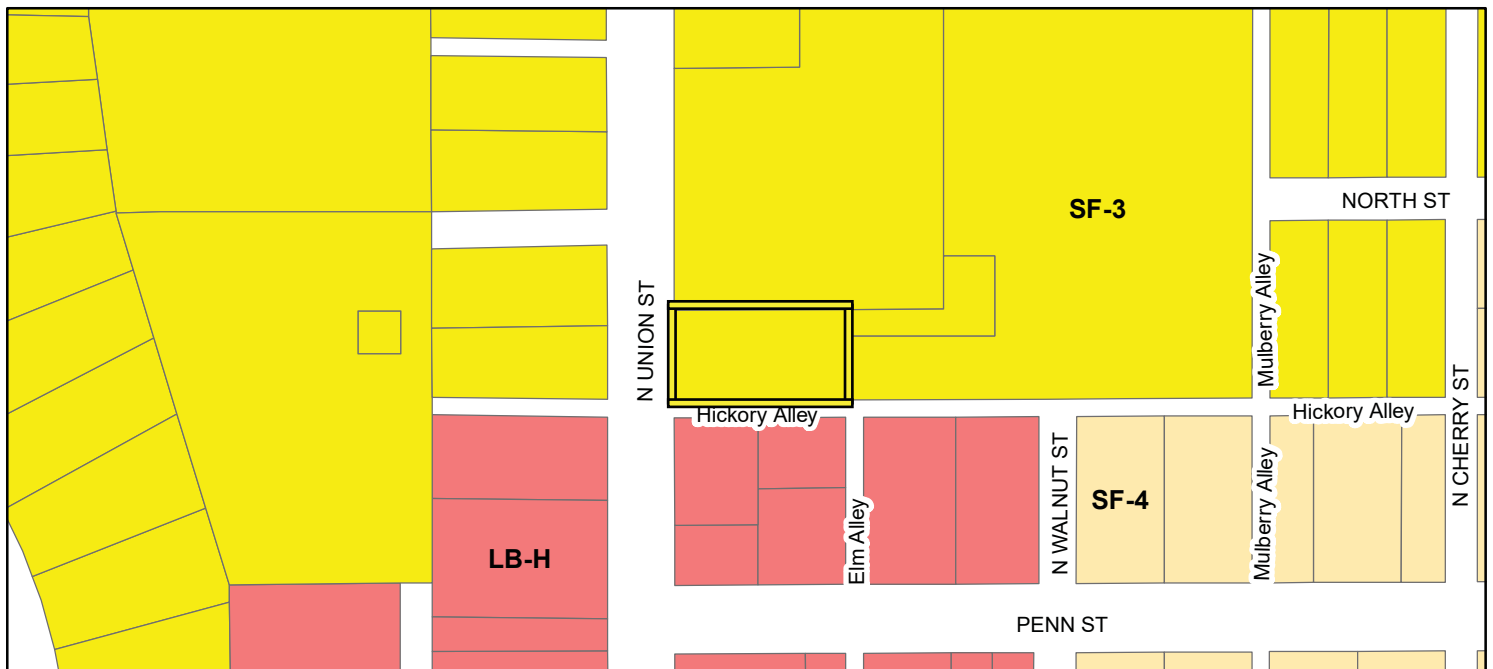
Property Location Map
1806-PUD-17
Westfield Playhouse PUD



Aerial Location Map



Zoning Map



Legend

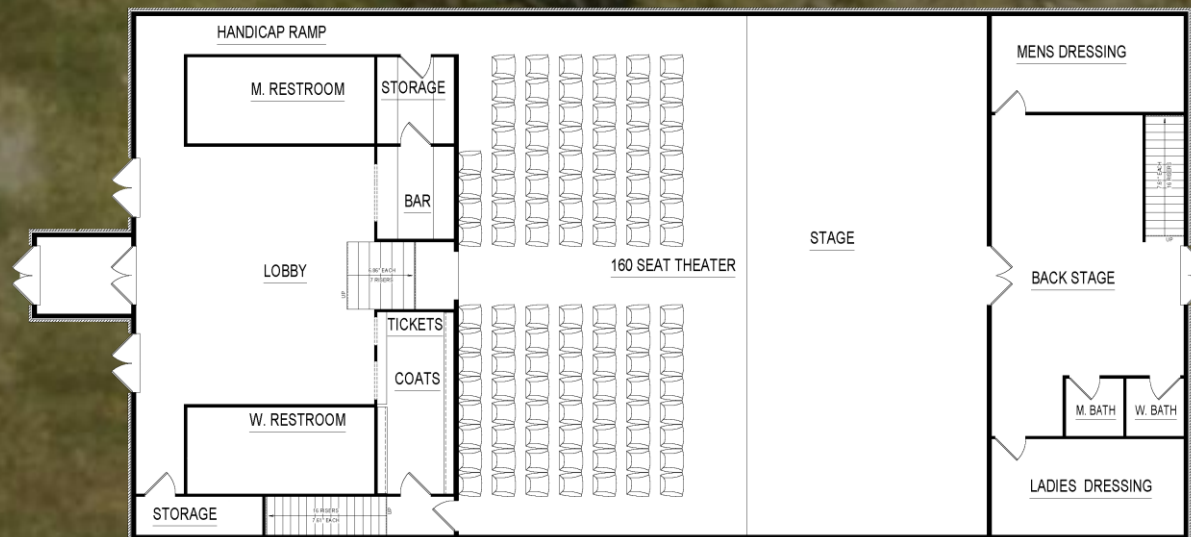
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|---|--|
|  LB-H (Local Business - Historical) |  SF-4 (Single Family - 4) |
|  SF-3 (Single Family - 3) | |

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Site Plan

Union Street



alley



1"=20'



11th Street
DEVELOPMENT

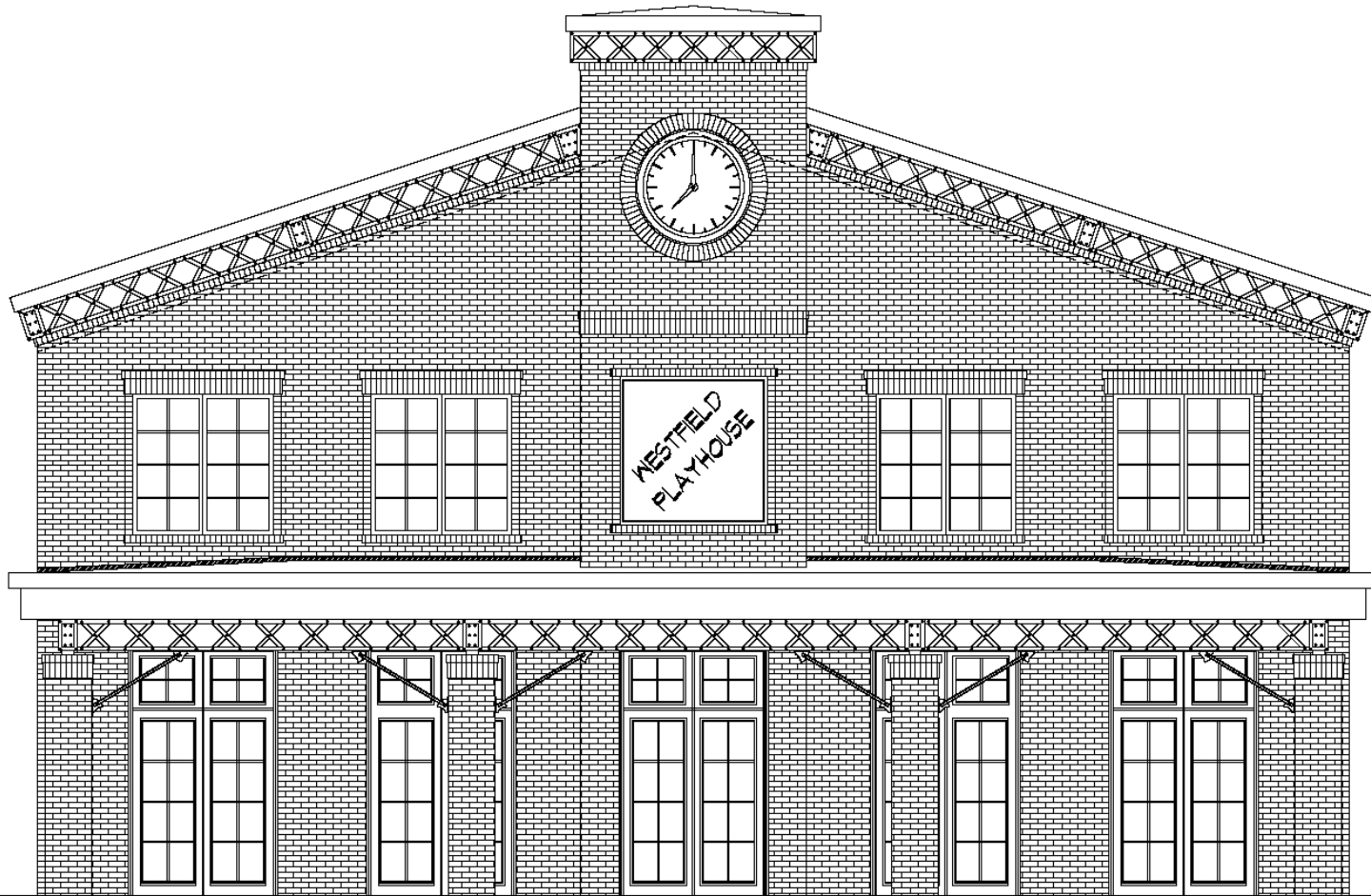
Westfield Playhouse
220 N. Union Street, Westfield, Indiana
Front Elevation



Westfield Playhouse

220 N. Union Street, Westfield, Indiana

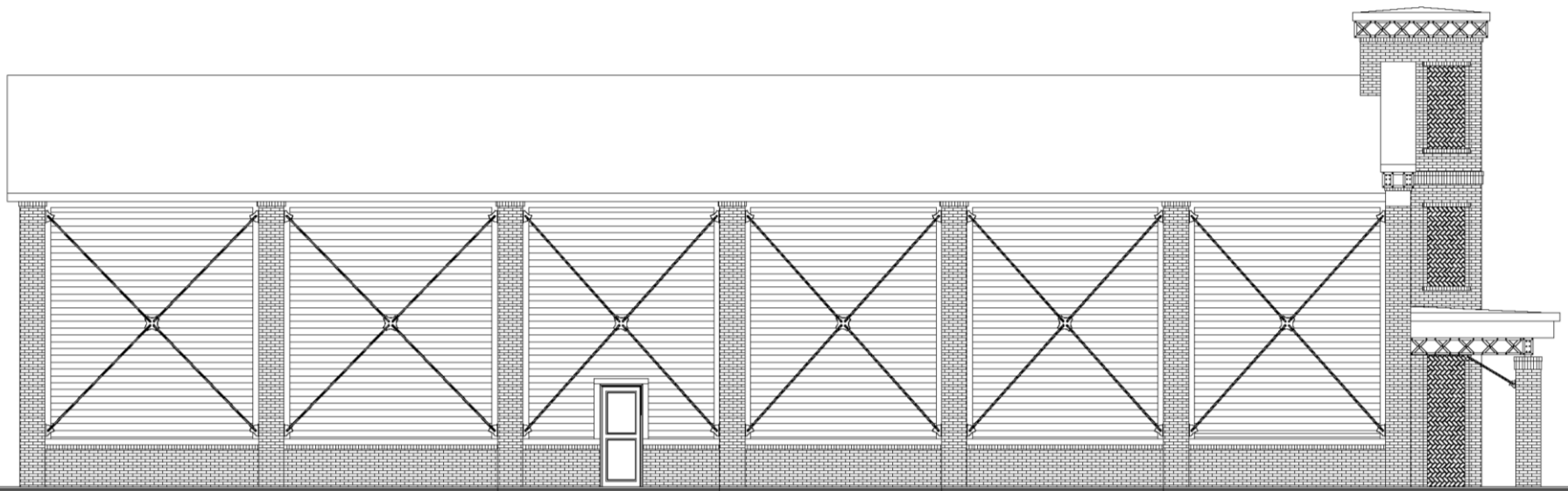
Front Elevation



Westfield Playhouse

220 N. Union Street, Westfield, Indiana

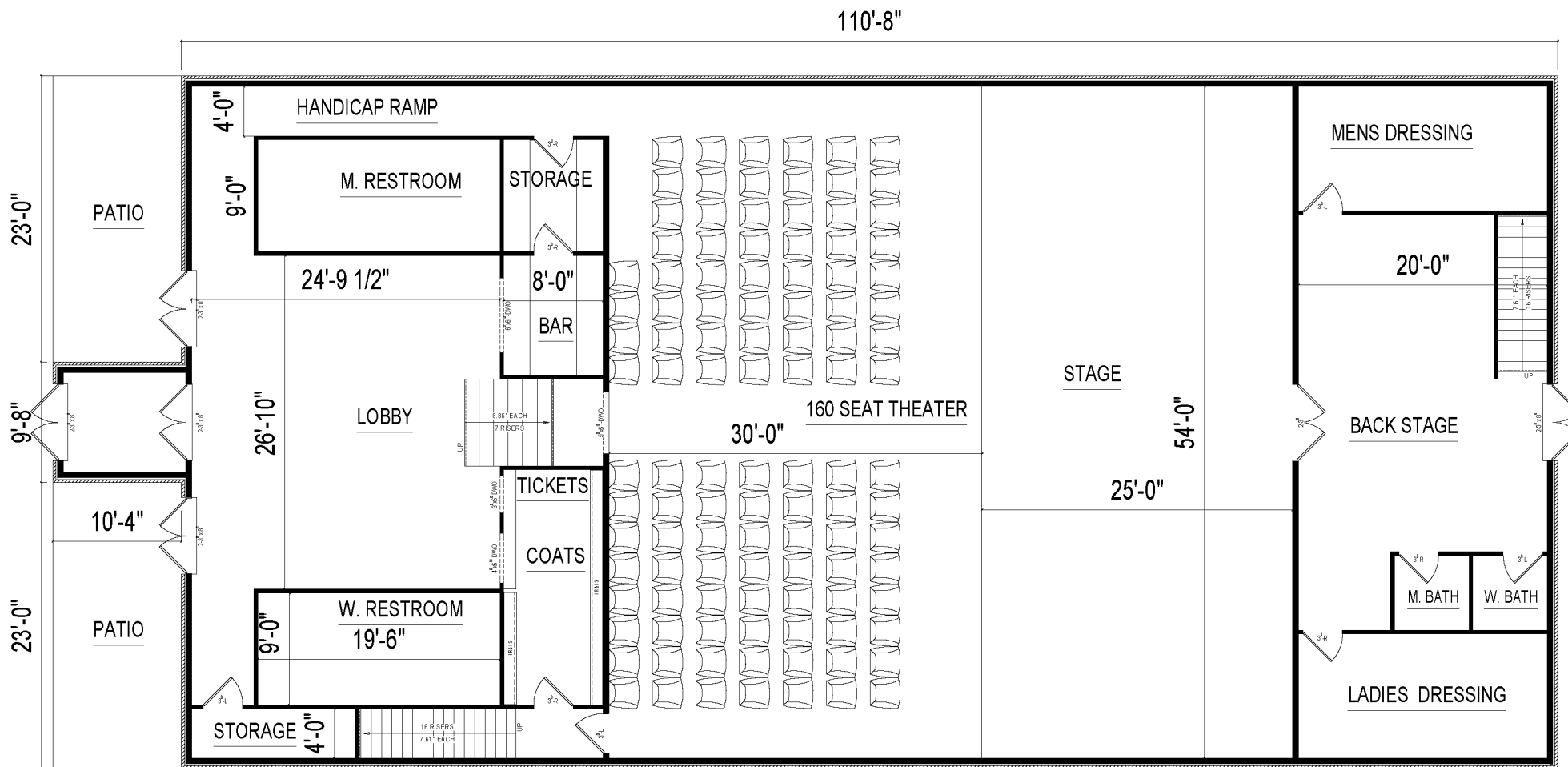
Side Elevation



Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Floor Plan



11th Street
DEVELOPMENT

WESTFIELD PLAYHOUSE

PUBLIC PARKING EXHIBIT

PARKING SUMMARY:

For non-downtown development, the UDO would require 32 parking spaces for a theater with 160 seats. Those parking spaces are required to be located within 300' of the building's main entrance.

However, as a downtown development, on-street and other nearby public parking can be utilized instead of on-site parking.

The table below summarizes the available public parking within 300' increments of the proposed theater site:

Public Parking Spaces within:			
	300'	600'	900'
City Lots	13	53	70
On-Street	36	90	139
TOTAL	49	143	209

LEGEND

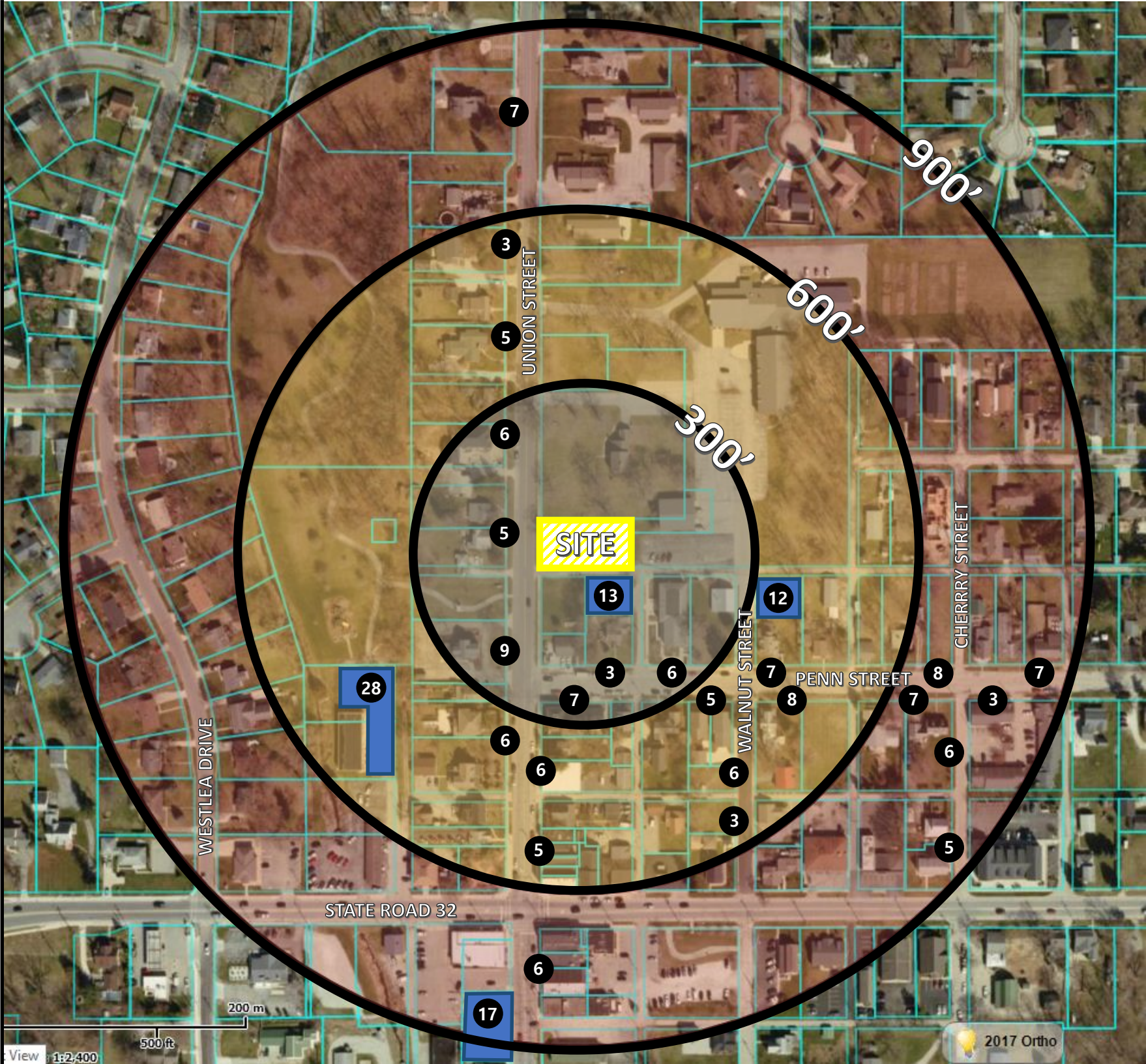

Site


City/Public Parking Lot


Number of Parking Spaces



06/14/18



ORDINANCE NUMBER 18-18

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1806-PUD-17**), 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. 1806-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical 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 uses shall be permitted:
 - A. Assembly halls / auditoriums
- 5.3 Prohibited Uses: The following uses shall be prohibited:
 - A. Gasoline Service Station and other automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution).

Section 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.

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, except as modified below:

Character Exhibit. New building(s) shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C.** If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control.

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

- A. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply to the Real Estate.
- B. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.
- C. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

7.3 Article 6.14 Parking and Loading Standards: Shall apply, except as modified below:

- A. Article 6.14(G)(2) Off-Street Parking: Location: Shall not apply to the Real Estate.
- B. Article 6.14(G)(11) Off-Street Parking: Required Spaces: No off-street Parking Spaces shall be required on the Real Estate.

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

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

9.1 Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall not apply to the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-18**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-18**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

Part of Lots Numbered 75 and 76 in Asa Bales' Second Addition to the Town of Westfield, described as follows: Begin 7 rods East of the Southwest corner of Lot 76 in Asa Bales' Second Addition to the Town of Westfield and run thence North 5 rods, thence East 2 rods 11 feet, thence South 5 rods, thence West 2 rods 11 feet, and also 5 rods in width off of and across the South end of said Lot 76.

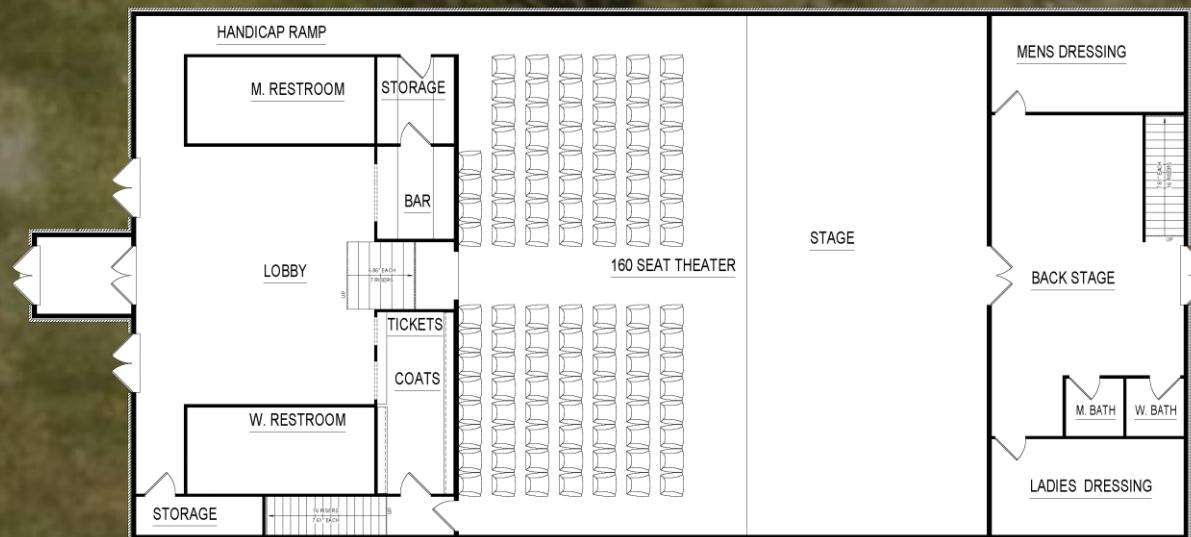
EXHIBIT B
CONCEPT PLAN

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Site Plan

Union Street



alley



1"=20'



11th Street
DEVELOPMENT

EXHIBIT C
CHARACTER EXHIBIT

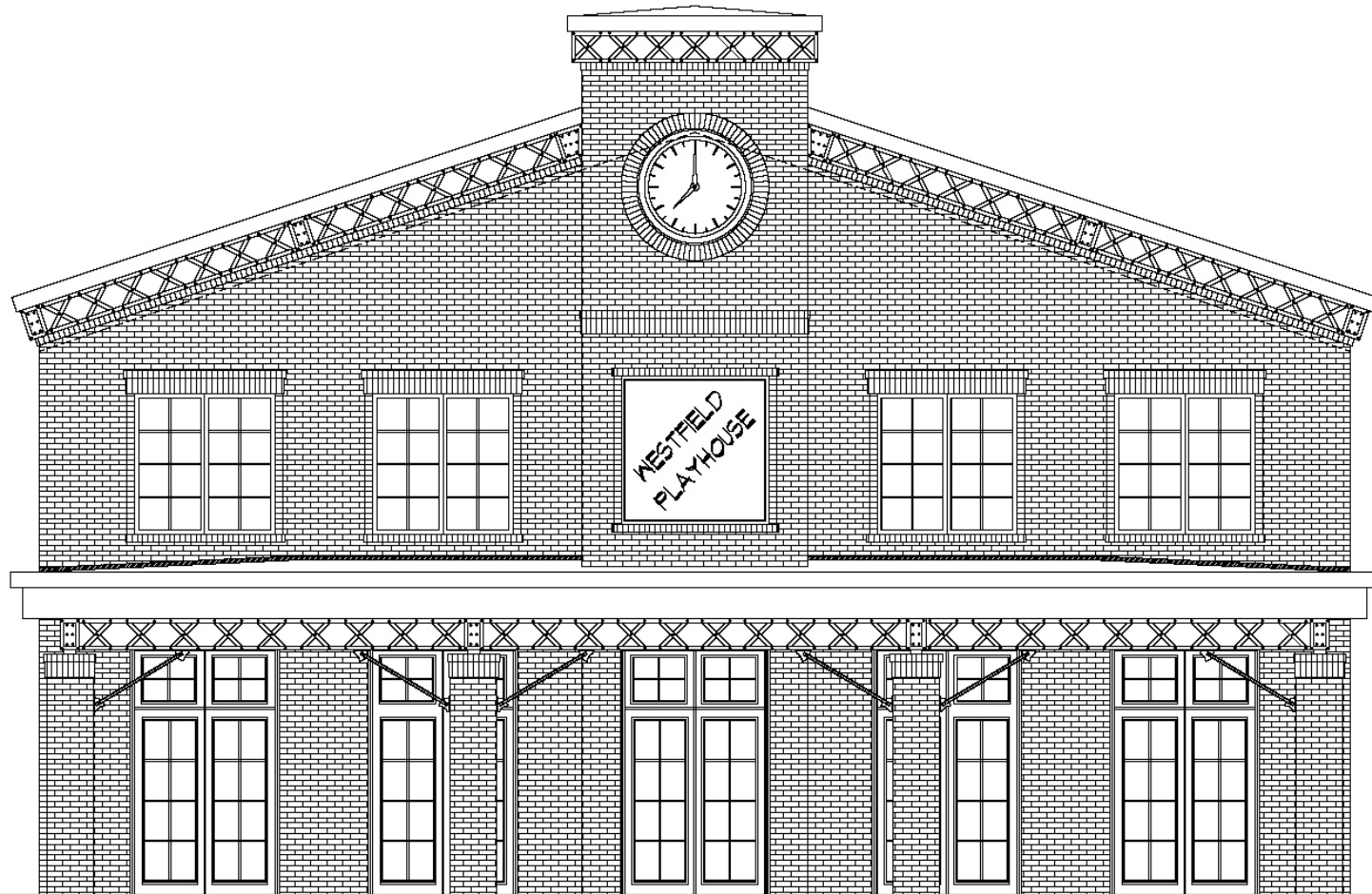
Westfield Playhouse
220 N. Union Street, Westfield, Indiana
Front Elevation



Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Front Elevation

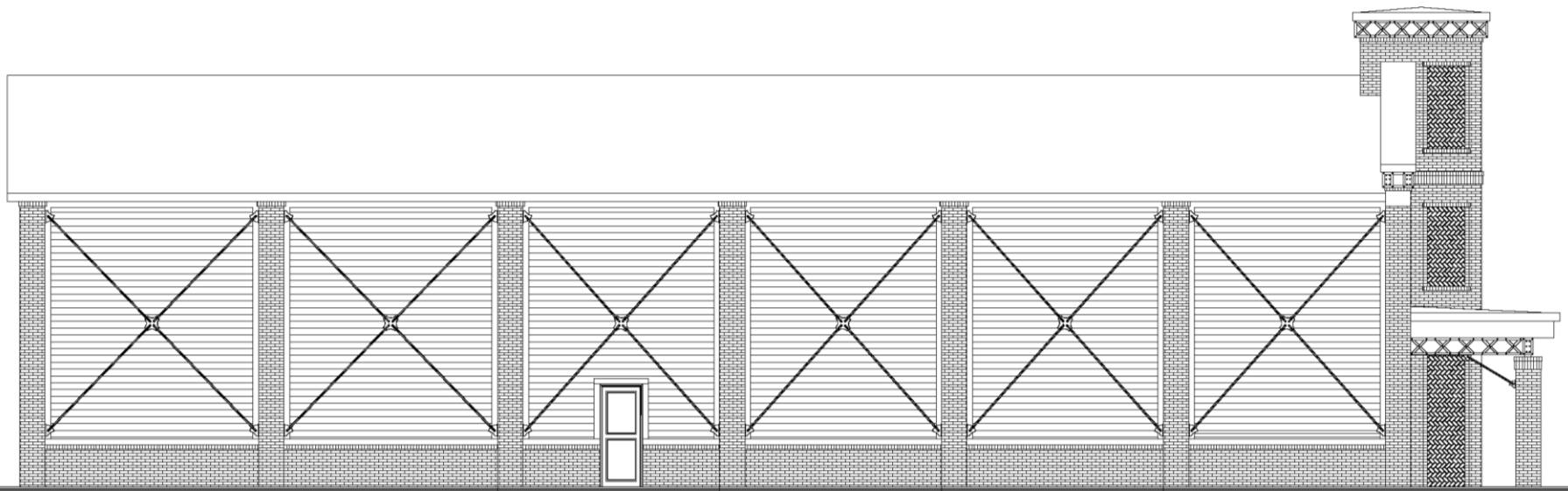


11th Street
DEVELOPMENT

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Side Elevation



GRAND JUNCTION TASK GROUP

MEETING MAY 16 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Wednesday, May 16, 2018 at 9:00 A.M. There were approximately 20 people present to hear the presentation of the petition (PUD) 220 North Union Street, Westfield Playhouse. Representing Westfield Playhouse Tom Smith described the building on the City owned property as a 15 year license. This was introduced Monday May 14, 2018 and will be moving on to the Advisory Plan Commission (APC) May 21, 2018 for a public hearing before going back to the City Council for consideration.

After some discussion the group (GJTG) was in full support of this PUD with some considerations:

- Making sure that the builder will be less concerned with the timeline as to not compromise the quality of the building (longevity)
- Parking
- On premise bicycle racks
- On premise handicap accessible parking
- The position of the building on the property
- Shared use of grounds/building with other local non for profits when not in use
- This proposal encompasses the "Wine and Dine" experience

As always feel free to contact me with any questions you may have.

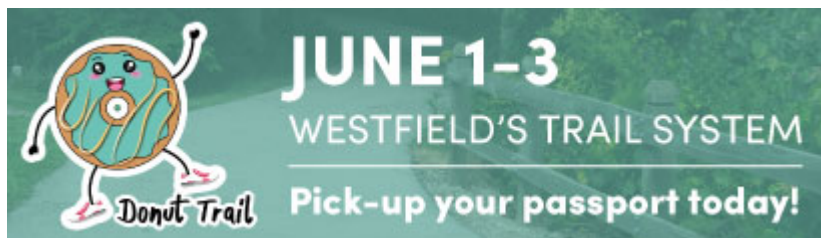
Teresa Otis Skelton, Executive Director
Downtown Westfield Association
317 508-3392

Kevin M. Todd, AICP

From: Kevin M. Todd, AICP
Sent: Thursday, May 31, 2018 12:11 PM
To: Kevin M. Todd, AICP
Subject: Petition 1806-PUD-07

Kevin M. Todd, AICP | Senior Planner

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
ktodd@westfield.in.gov | 317-379-6467
[Need to send me a file over 25MB?](#)



From: JeffU@enoisecontrol.com [<mailto:JeffU@enoisecontrol.com>]
Sent: Monday, May 21, 2018 2:42 PM
To: CRM_ContactUs <CRM_ContactUs@westfield.in.gov>
Subject: Petition 1806-PUD-07

Hi –

I am a small business owner at 129 Penn St, Westfield.

I would like to make a written suggestion in “favor” for the re-zone at 220 N. Union for the small theater company.

This appears to be good for growth, investment in the area of downtown Westfield.

Thank you -Jeff

Jeff Unger

eNoise Control

"Specializing in Acoustics, Noise & Vibration Control"

Ph: 317.774.1900
Fx: 317.774.1911

jeffu@eNoiseControl.com

129 Penn Street | Westfield, IN 46074

Visit us online at: www.eNoiseControl.com



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 18, 2018
1803-PUD-06
Exhibit 1

Docket Number: 1803-PUD-06 (Ordinance No. 18-16)

Petitioner: City of Westfield (the “Petitioner”)

Request: A change in zoning of approximately 399.36 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District, the Eagletown PUD District, the GPEC PUD District, and the Sycamore on the Monon PUD District to the Grand Park PUD District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District; the Eagletown PUD District; the GPEC PUD District; and the Sycamore on the Monon PUD District

Current Land Use: Sports campus

Acreage: 399.36 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ord. 18-16 (Grand Park PUD)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition received a public hearing at the June 4, 2018, Advisory Plan Commission (the “Plan Commission”) meeting, at which, there was no public comment.

PROJECT OVERVIEW

Location: The subject properties (collectively, the “Property”) encompass approximately three hundred and nine nine (399) acres and includes real estate between 186th Street and 191st Street, and between Tomlinson Road/Monon Trail and Spring Mill Road (see **Exhibit 2**). The Property is currently zoned a combination of the AG-SF1: Agriculture / Single-Family Rural District; the Eagletown PUD District; the GPEC PUD District; and the Sycamore on the Monon PUD District. The Property is the home of the Grand Park Sports Campus.

Project Description and Analysis: The purpose of the proposed PUD Ordinance is to support the vision of the Westfield-Washington Township Comprehensive Plan’s [Family Sports Capital Addendum](#). The proposed PUD Ordinance also establishes the regulatory framework to allow the Real Estate to be further subdivided and developed in accordance with that vision. Having the entire Grand Park Sports Campus under a single zoning classification would simplify future subdivision of the Property.

The proposed PUD Ordinance is structured in a way that establishes the underlying zoning of the Property to be AG-SF1: Agriculture / Single-Family Rural District (“AG-SF1”).

The proposed PUD Ordinance incorporates the existing [GPEC PUD Ordinance \(Ord. 14-35\)](#) and [GPEC Amendment: Lot 2 and Lot 5 PUD Ordinance \(Ord. 17-44\)](#). The proposed Grand Park PUD Ordinance does not modify either of those existing PUD Ordinances, but incorporates them and the standards that govern those lots into the proposed Grand Park PUD District.

It is anticipated that some portions of the Property will be subdivided and developed in the future. The PUD is designed so that project-specific PUD amendments would be proposed in the future to the extent that any portion of the Property is developed for purposes other than Sports Campus uses.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the June 4, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

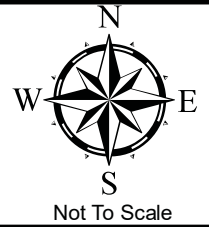
Council Introduction: The petition was introduced at the May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS

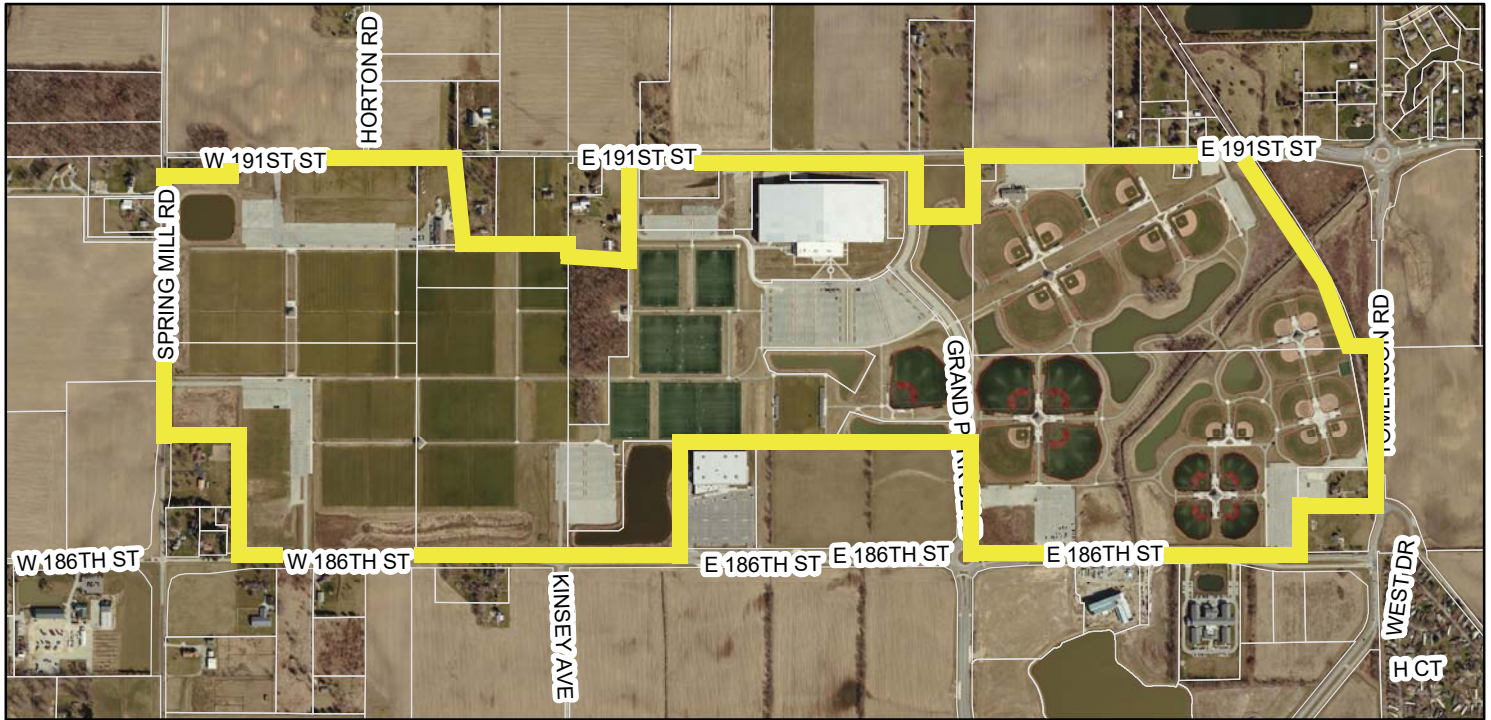
1. **Action:** Forward a favorable recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



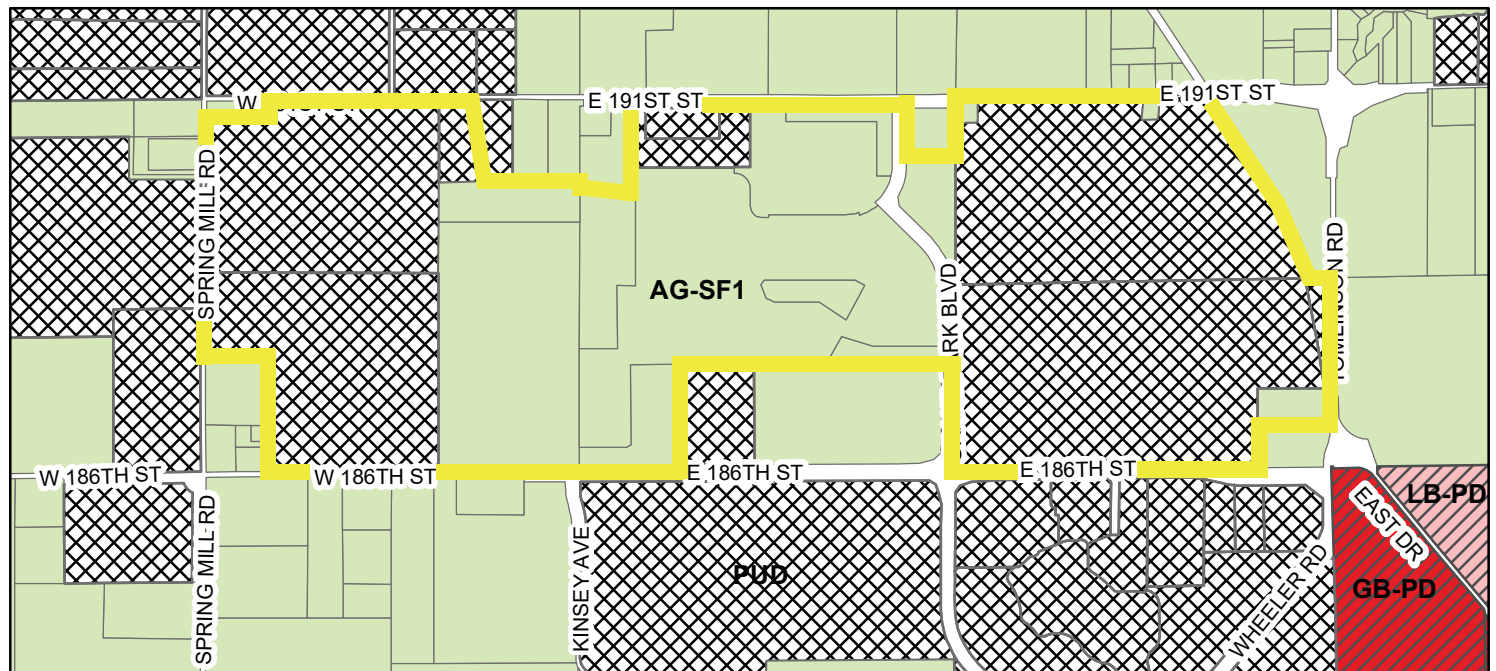
Property Location Map
1803-PUD-06
Grand Park PUD



Aerial Location Map



Zoning Map



Legend

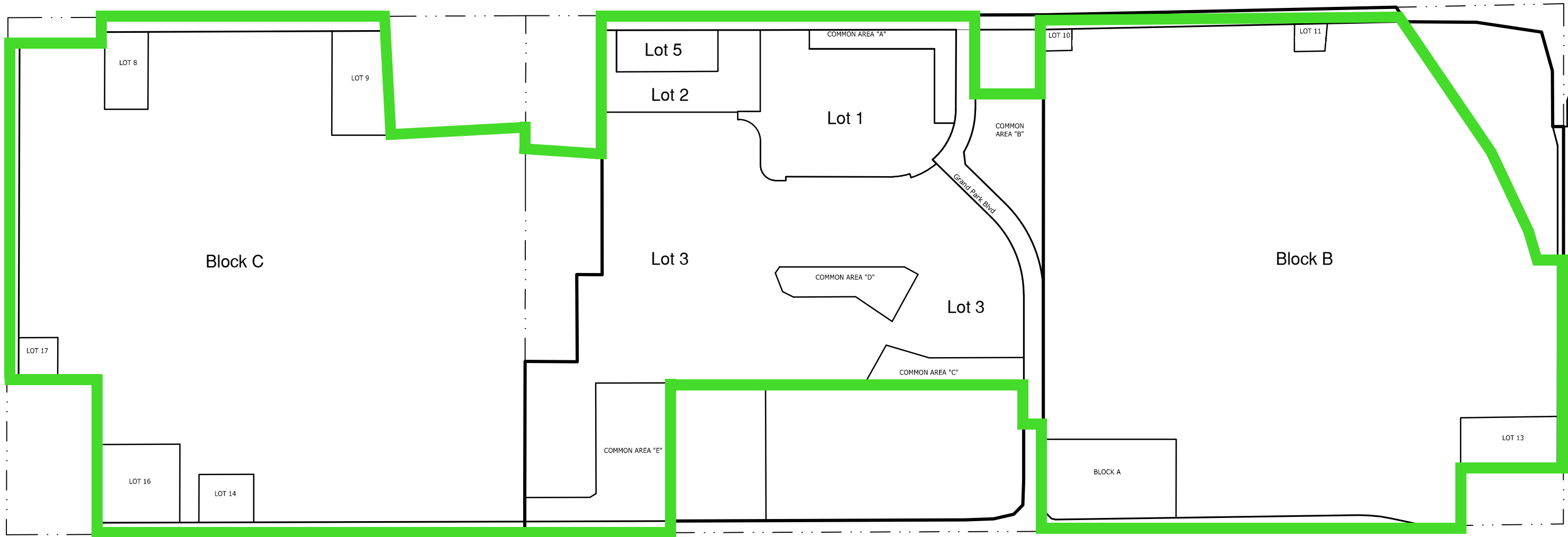
- | | |
|--|--|
| AG-SF1 (Agriculture - Single Family - 1) | LB-PD (Local Business - Planned Development) |
| GB-PD (General Business - Planned Development) | PUD (Planned Unit Development) |

SPRING MILL ROAD

191st STREET

186th STREET

TOMLINSON ROAD



ORDINANCE NUMBER 18-16

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

This is a Planned Unit Development District Ordinance (to be known as the “**GRAND PARK 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 (the “UDO”);

WHEREAS, the Common Council (the “Council”) enacted Ordinance No. 14-35 (1408-PUD-12), known as the Grand Park Indoor Sports and Recreation Facility PUD District Ordinance (the “GPEC PUD Ordinance”), on September 22, 2014;

WHEREAS, the Council enacted Ordinance 15-26 (1509-PUD-17), known as the Haven at Grand Park Ordinance, on September 14, 2015;

WHEREAS, the Council enacted Ordinance 17-44 (1712-PUD-25), known as the GPEC Amendment: Lot 2 and Lot 5 PUD Ordinance, (the “Grand Park Lot 1, 2 & 5 Ordinance”) on January 8, 2018;

WHEREAS, the GPEC Amendment: Lot 2 and Lot 5 PUD Ordinance expanded and modified the GPEC PUD Ordinance and repealed and replaced the Haven at Grand Park Ordinance.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1803-PUD-06**), 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. 1803-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

Section 2. District Intent. This District includes the Real Estate generally bound by 186th Street, Spring Mill Road, 191st Street and Tomlinson Road, as depicted on the Concept Plan. The District is intended to support the vision of the Westfield-Washington Township Comprehensive Plan's Family Sports Capital Addendum, as amended. This Ordinance further creates the regulatory framework to allow the Real Estate to be further subdivided and developed in accordance with this vision.

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

- A. **Sports Campus Uses:** The use of land for activities and improvements in support of the Family Sports Capital Addendum that includes, but is not limited to: (1) Westfield youth and family sports; (2) field sports (e.g., soccer, lacrosse, football, rugby); baseball and softball; (3) indoor sports and training facilities (e.g., basketball, volleyball, gymnastics); (4) supporting facilities to host championship level youth and amateur sports tournaments; (5) facilities to accommodate professional or semi-professional sports teams if determined to be fiscally viable by the City; (6) ancillary activities supporting the campus's hosting of events (e.g., concession stands, administrative offices, maintenance facilities and operations, sponsor displays, outdoor displays and storage areas, parking

and transportation facilities, playgrounds, first aid stations, dugouts, spectator stands, recreational uses).

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

Section 5. **District Parcels.** The District is hereby divided into parcels as illustrated on the Concept Plan (“District Parcel(s)” or “Parcel(s)”). Development of each Parcel shall be regulated as set forth in this Ordinance. The size, dimension, and acreage of the District Parcels are approximate and may vary at the time the District Parcels are subdivided.

Section 6. **Regulatory Framework.** The intent of this Ordinance is to establish a base for the use of the Real Estate and applicable development standards in order to allow the Real Estate to be subdivided prior to a specific development proposal.

6.1 **Zoning District:** This Ordinance hereby establishes a master zoning district of the Grand Park Planned Unit Development (PUD) District for the Real Estate. Except as otherwise set forth below, each District Parcel may be subject to a subsequent amendment of this Ordinance to establish parcel-specific standards and permitted uses prior to the development of a District Parcel.

6.2 **PUD District Amendment:** Amendments to this Ordinance may be required and approved specific to a District Parcel (e.g., to be filed as “Grand Park Lot 12 Amendment”). An application to amend this Ordinance shall meet the requirements and follow the process established by the Unified Development Ordinance. In addition, an amendment petition to this Ordinance shall be concurrently accompanied by a complete Detailed Development Plan application for the proposed development.

6.3 **Detailed Development Plan:** A Detailed Development Plan is required prior to the development of a District Parcel. A Detailed Development Plan shall be reviewed and considered in accordance with the Unified Development Ordinance.

6.4 **Existing Ordinances:** Several District Parcels, as set forth below, are already zoned pursuant to previously approved ordinances (collectively, the “Existing PUD Ordinances”). Those District Parcels are hereby incorporated into this ordinance by reference and the development of those District Parcels shall be regulated pursuant to those Existing PUD Ordinances, as amended.

A. **Lot 1 (GPEC Parcel):** Shall be regulated and subject to Ordinance No. 14-35 (1408-PUD-12), as amended.

B. **Lot 2 and Lot 5 (GPEC Amendment Parcels):** Shall be regulated and subject to Ordinance No. 17-44 (1712-PUD-25), as amended.

6.5 **Lot 3, Block B & Block C (the “Sports Campus Parcels”):** The Sports Campus Parcels shall be exempt from this section. Detailed Development Plan review and approval of improvements within these Parcels shall be administratively reviewed and approved by the Department. Any portion of the Real Estate may be used and developed in accordance with the processes and standards herein applicable to the

Sports Campus Parcels.

Section 7. **Underlying Zoning District(s).** The standards of the Unified Development Ordinance applicable to the Underlying Zoning District shall apply to the development of each District Parcel, except as otherwise modified herein, or by a subsequent amendment to this Ordinance.

7.1 Default Underlying District: Until modified by an amendment to this Ordinance for a specific District Parcel, the Real Estate's default Underlying Zoning District shall be the AG-SF1: Agriculture/Single-Family Rural District, unless otherwise specified in this Section.

7.2 Lot 1 (GPEC Parcel) and Lot 2 and Lot 5 (GPEC Amendment Parcels): The Underlying Zoning District shall be as set forth in the corresponding Existing PUD Ordinance.

Section 8. **Permitted Uses.** The permitted uses shall be as set forth below:

8.1 Sports Campus Parcels: Sports Campus Uses shall be permitted.

8.2 Lot 1 (GPEC Parcel) and Lot 2 and Lot 5 (GPEC Amendment Parcels): Shall be those uses permitted by the corresponding Existing PUD Ordinances.

8.3 Other District Parcels: Until modified by an amendment to this Ordinance for a specific District Parcel, Sports Campus Uses shall be permitted.

Section 9. **General Regulations.** The standards of Chapter 4 applicable to the Underlying Zoning district shall apply to the development of the Real Estate, except as otherwise modified in this Section.

9.1 Lot 1 (GPEC Parcel) and Lot 2 and Lot 5 (GPEC Amendment Parcels): Shall be those standards set forth in the corresponding Existing PUD Ordinance.

9.2 Other District Parcels: Until modified by an amendment to this Ordinance for a specific District Parcel, the provisions of Article 4.2 Zoning Districts; AG-SF1: Agriculture/Single-Family Rural District shall apply, except as modified below:

A. Minimum Lot Area: No minimum.

B. Minimum Lot Frontage: No minimum.

C. Minimum Building Setback Lines:

i. Front Yard: No minimum; however, the Front Yard along an External Street shall be a minimum of sixty (60) feet.

ii. Side Yard: No minimum.

iii. Rear Yard: No minimum.

D. Minimum Lot Width: No minimum.

E. Article 4.2 (H) and (I) shall not apply.

Section 10. **Development and Design Standards.** The standards of Chapter 6 Development Standards and Chapter 8 Design Standards shall apply to the

development of the Real Estate, except as otherwise modified below.

- 10.1 Lot 1 (GPEC Parcel) and Lot 2 and Lot 5 (GPEC Amendment Parcels): Shall be those standards set forth in the corresponding Existing PUD Ordinance.
- 10.2 Other District Parcels: Until modified by an amendment to this Ordinance for a specific District Parcel, the standards applicable to the Underlying Zoning District shall apply to the development of the Other District Parcels.

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-16** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-16**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-16**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, City of Westfield, 2728 E. 171st Street,
Westfield, Indiana 46074, (317) 804-3170.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION – GRAND PARK PUD

A part of the Southeast Quarter and Southwest Quarter of Section 26, and a part of the Southwest Quarter of Section 25, all within Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the West Quarter Corner of said Section 26; thence North 89 degrees 46 minutes 55 seconds East 494.98 feet along north line of said Southwest Quarter Section to a corner of Parcel 7 as described in the Quitclaim Deed recorded as Instrument Number 2017-53994, said corner being the Point of Beginning of this description; thence continuing along said north line, North 89 degrees 46 minutes 55 seconds East 1430.40 feet to the northeast corner of Parcel 9 as described in the Quitclaim Deed recorded as Instrument Number 2017-53994; thence South 3 degrees 55 minutes 22 seconds East 598.44 feet to the southeast corner of said Parcel 9; thence North 88 degrees 32 minutes 31 seconds East 679.37 feet along the north line of Parcel 5 as described in the Quitclaim Deed recorded as Instrument Number 2017-53994 to the west line of the Southeast Quarter of said Section 26; thence South 00 degrees 07 minutes 28 seconds West 101.72 feet along said west line to the northern line of Parcel 8 as described in the Quitclaim Deed recorded as Instrument Number 2017-53994; thence South 86 degrees 49 minutes 09 seconds East 391.48 feet along said northern line to the west boundary of Grand Park Subdivision as per the plat thereof recorded in Plat Cabinet 5, Slide 292; thence North 00 degrees 05 minutes 53 seconds West 706.60 feet along said west boundary to the north line of the Southeast Quarter of said Section 26; thence North 89 degrees 54 minutes 07 seconds East 1911.00 feet along the north line of said southeast quarter; thence South 00 degrees 10 minutes 14 seconds West 402.98 feet to the southwest corner of Lot 4 in said Grand Park Subdivision; thence North 89 degrees 54 minutes 07 second East 347.94 feet to the east line of the Southeast Quarter of said Section 26; thence North 00 degrees 02 minutes 28 seconds East 402.98 feet along said east line to the West Quarter corner of said Section 25; thence North 88 degrees 46 minutes 07 seconds East 1724.74 feet along the north line of said southwest quarter to the western boundary of the former Monon Railroad; thence along said western boundary the following four (4) courses: 1) South 33 degrees 30 minutes 30 seconds East 724.70 feet; 2) Southeasterly 787.39 feet along an arc to the right having a radius of 2,784.42 feet and subtended by a long chord having a bearing of South 25 degrees 24 minutes 26 seconds East and a length of 784.77 feet; 3) North 88 degrees 58 minutes 33 seconds East 3.13 feet; 4) Southerly 789.89 feet along an arc to the right having a radius of 2,787.42 feet and subtended by a long chord having a bearing of South 9 degrees 10 minutes 11 seconds East and a length of 787.25 feet to the northern line of that 3.21 acre parcel described in the Quitclaim Deed recorded as Instrument Number 2017-16690; thence North 89 degrees 11 minutes 2 seconds East 66.73 feet along said northern line to the east line of the Southwest Quarter of said Section 25; thence South 0 degrees 2 minutes 19 seconds West 250.00 feet along said east line to the southeast corner of said 3.21 acre parcel; thence South 89 degrees 11 minutes 2 seconds West 525.00 feet along the south line of said 3.21 acre parcel to the southwest

corner thereof; thence South 0 degrees 2 minutes 19 seconds West 300.04 feet to the south line of the Southwest Quarter of said Section 25; thence South 89 degrees 11 minutes 2 seconds West 2,133.23 feet along the south line of said quarter section to the southwest corner thereof; thence North 0 degrees 2 minutes 28 seconds East 549.78 feet along the west line of said southwest quarter section; thence North 89 degrees 57 minutes 32 seconds West 100.00 feet to the western boundary of Grand Park Boulevard; thence North 0 degrees 2 minutes 28 seconds East 207.17 feet along said western boundary to the southeast corner of Common Area C in said Grand Park Subdivision; thence South 89 degrees 48 minutes 14 seconds West 813.61 feet to the southwest corner of said Common Area C; thence North 89 degrees 43 minutes 1 second West 1,005.49 feet along the northern lines of Lots 6 & 7 in said Grand Park Subdivision; thence South 0 degrees 12 minutes 7 seconds East 765.96 feet along the west line of said Lot 6, and the extension thereof to the south line of the southeast quarter of said Section 26; thence South 89 degrees 47 minutes 53 seconds West 734.22 feet along the south line of the southeast quarter of said Section 26 to the southwest corner thereof; thence South 89 degrees 49 minutes 41 seconds West 2,180.52 feet along the south line of said Southwest Quarter Section to a southwest corner of "Parcel 6" as described in the Quitclaim Deed recorded as Instrument Number 2017-53994; thence along the western and southern boundaries of said Parcel 6 the following two (2) courses: 1) North 0 degrees 9 minutes 39 seconds East 807.46 feet; 2) South 89 degrees 50 minutes 11 seconds West 468.09 feet to the west line of the Southwest Quarter of said Section 26; thence North 0 degrees 10 minutes 2 seconds East 1,700.47 feet along said west line to northwestern corner of Parcel 7 as described in in the Quitclaim Deed recorded as Instrument Number 2017-53994; thence along the northern and western boundary of said Parcel 7 the following two (2) courses: 1) North 89 degrees 46 minutes 55 seconds East 494.98 feet; 2) North 0 degrees 10 minutes 2 seconds East 134.84 feet to the point of beginning and containing 399.36 acres, more or less.

EXHIBIT B
CONCEPT PLAN

SPRING MILL ROAD

191st STREET

186th STREET

TOMLINSON ROAD

