Westfield City Council Members
Mark Keen, President (District 1)
Steve Hoover (District 2)
Robert L. Horkay, (District 5)
Chuck Lehman, (District 4)
Joe Edwards (District 3)
Cindy L. Spoljaric (At Large)
Jim Ake Vice President (At Large)

CITY OF WESTFIELD, IN

CityCouncil_Meeting_Agenda_11_25_2019

Monday, November 25, 2019 at 07:00 PM

BOARD OR COMMISSION: **City Council Meeting**

MEETING DATE: **Monday, November 25, 2019 at 07:00 PM**

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

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation by: Jerome Sack with Radiant Life Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:
Documents: Meeting Minutes 11-11-19

Claims:
Documents: Docket

Approval of Claims

Miscellaneous Business/Special Recognition:

None

Old Business:

Ordinance 19-33: Poplar Street Townhomes PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 16, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-33 | Department Report | Location Map | Concept Plan | Public Comment

Ordinance 19-46: Claiborne Farms by Del Webb
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-46 | Department Report | Location Map | Concept Plan | Character Exhibit | Public Comments | Presentation Slides

Ordinance 19-50: Maple Knoll PUD Amendment IV
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-50 | Department Report | Location Map | Meijer Store Elevations | Gas Stations Elevations | Outdoor Sale Exhibits | Signage Exhibits | Sign Comparison Table | Neighborhood Meeting Summary | Public Comment | APC Certification

Resolution 19-128: Approving Road Cut on State Highway 32
Council Introduction: November 25, 2019
Adoption Consideration: November 25, 2019
Documents: Resolution 19-128 | SR 32 Entrance Exhibit

Ordinance 19-56: Westgate PUD Amendment
Council Introduction: October 14, 2019
APC Public Hearing: November 6, 2019
APC Recommendation: November 18, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-56 | Ordinance 19-56 Redline | Location Map | Westgate Amended Map | Concept Plan | Westgate Lot Layout | Westgate Amenities | Ordinance 06-37 Exhibit 8 Redline | APC Certification | Department Report | Neighborhood Meeting Summary | Public Comment

Ordinance 19-57: Northpoint PUD Amendment (Project 19/GFS)
Council Introduction: October 14, 2019
APC Public Hearing: November 6, 2019
APC Recommendation: November 18, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-57 | Concept Plan | Department Report | Illustrative

Character Exhibit | Illustrative Landscape Plan | Location Map | Wall Pack Specifications

Ordinance 19-62: Wheeler Landing PUD Amendment II
Council Introduction: November 11, 2019
APC Public Hearing: November 18, 2019
APC Recommendation: November 18, 2019
Adoption Consideration: November 25, 2019
Documents: Ordinance 19-62 | Location Map | Elevations | Grand Park Sports Campus | Department Report | APC Certification

New Business:

Resolution 19-134: City of Westfield Authorizing Sale of Property
Council Introduction: November 25, 2019
Adoption Consideration: November @5, 2019
Documents: Resolution 19-134

Ordinance 19-61: Monon Hills PUD Amendment I
Council Introduction: November 25, 2019
APC Public Hearing: December 2, 2019
APC Recommendation: January 21, 2020
Adoption Consideration: February 10, 2020
Documents: Ordinance 19-61 | Location Map

Ordinance 19-63: 2020 Elected Officials Salary
Council Introduction: November 25, 2019
Adoption Consideration: December 9, 2019
Documents: Ordinance 19-63

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

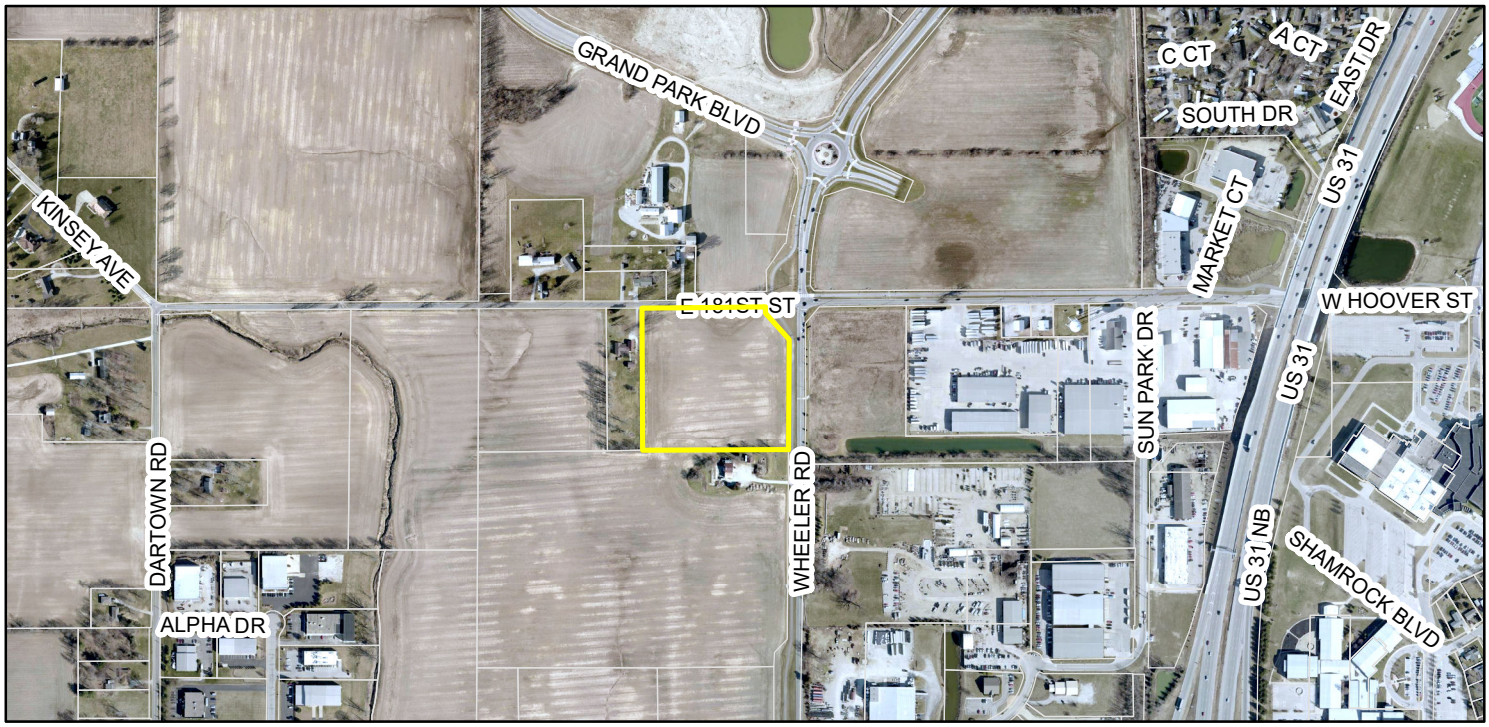
Working Meeting

Property Location Map
Westfield Washington Schools Natatorium
Planned Unit Development
1912-PUD-46

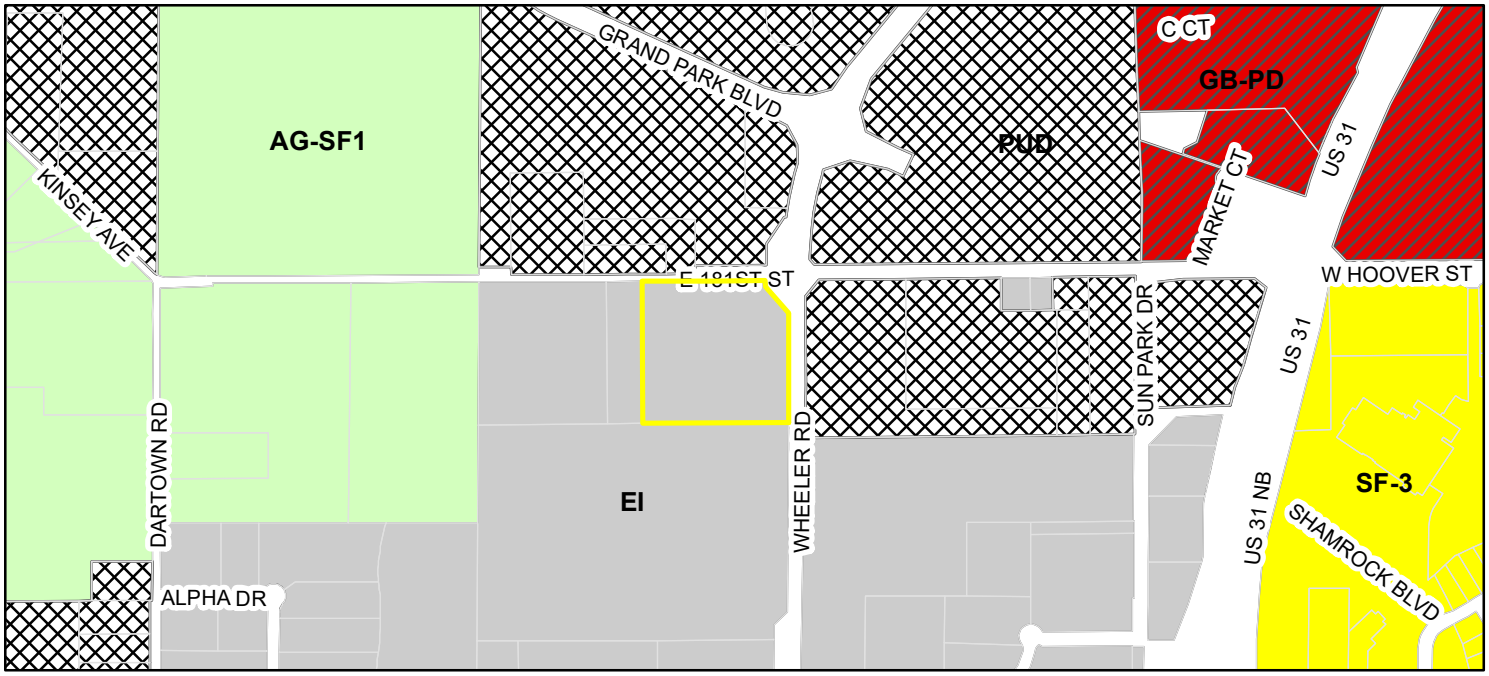
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

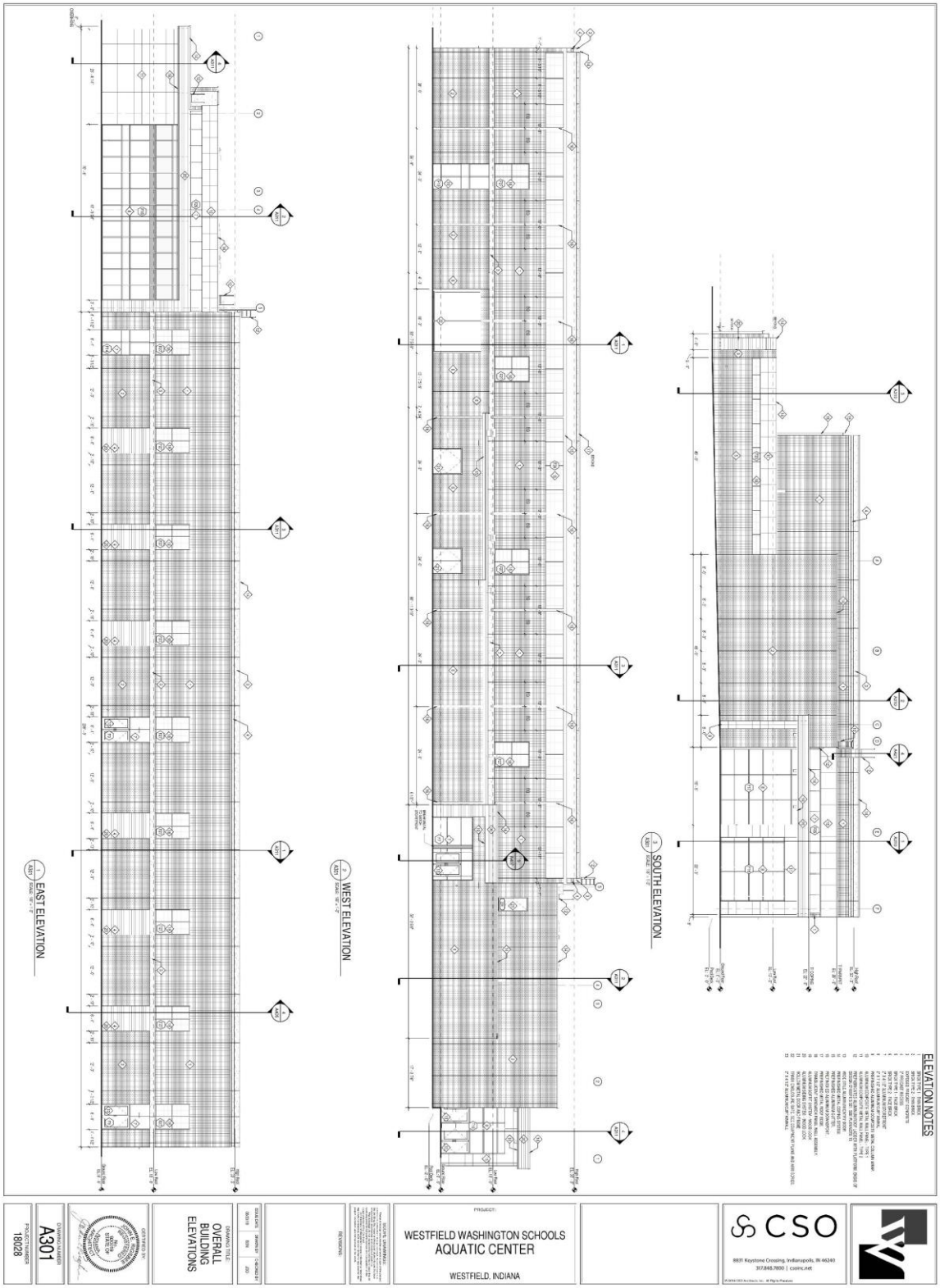
EI (Enclosed Industrial)

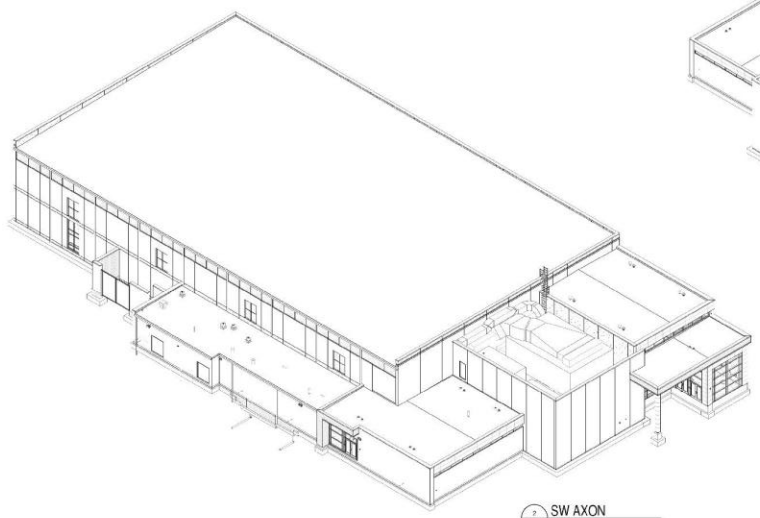
GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

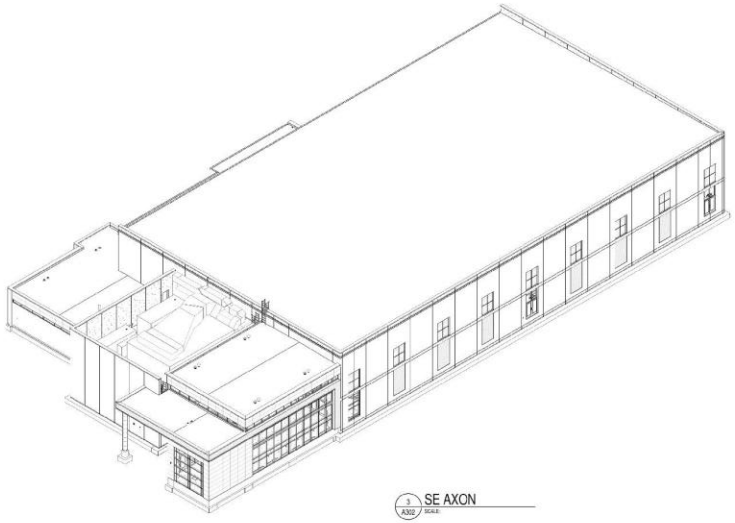
SF-3 (Single Family - 3)

EXHIBIT B
CHARACTER EXHIBIT





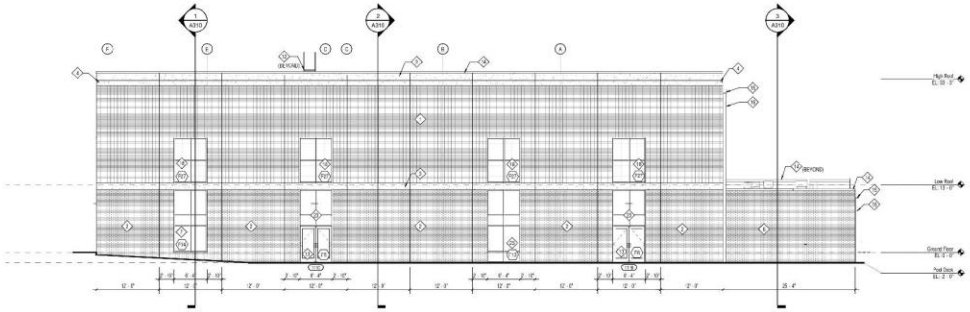
SW AXON



SE AXON

ELEVATION NOTES

1. BRICK TYPE 1 - THIN BRICK
2. BRICK TYPE 2 - THIN BRICK
3. EXPOSED PRECAST CONCRETE
4. 2" PRECAST REGESS
5. BRICK TYPE 1 - FACE BRICK
6. BRICK TYPE 2 - FACE BRICK
7. 2' X 4'-12" ALUMINUM STOREFRONT
8. 2' X 7'-12" ALUMINUM CURTAINWALL
9. PREFINISHED ALUMINUM COMPOSITE METAL COLUMN WRAP.
10. ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 1
11. ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 2
12. PREFABRICATED ALUMINUM ROOF LADDER WITH FLUTFORM. BASIS OF DESIGN CHAMPIONS 51. SEE PLAN NOTE 12
13. WOOD STILE ALUMINUM ENTRY DOOR
14. PREFINISHED METAL COPING SYSTEM
15. PREFINISHED ALUMINUM GUTTER
16. PREFINISHED ALUMINUM DOWNSPOUT.
17. PREFINISHED METAL ROOF EDGE.
18. TRANSLUCENT WINDOW/ PANEL WALL ASSEMBLY.
19. ALUMINUM SOFFIT SYSTEM - WOOD LOOK
20. ALUMINUM SUNAID SYSTEM - WOOD LOOK
21. HOLLOW METAL DOOR AND FRAME
22. PREFINISHED STEEL GAR EL SIZE COUNTERWEIGHT PLATES (PER AREA SERIES.
23. 2' X 4'-12" ALUMINUM CURTAINWALL



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

CSO
9651 Keystone Crossing, Indianapolis, IN 46240
317.846.7800 | csoinc.net

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER
WESTFIELD, INDIANA

SCOPE DRAWINGS

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06/05/19	BRN	JSD

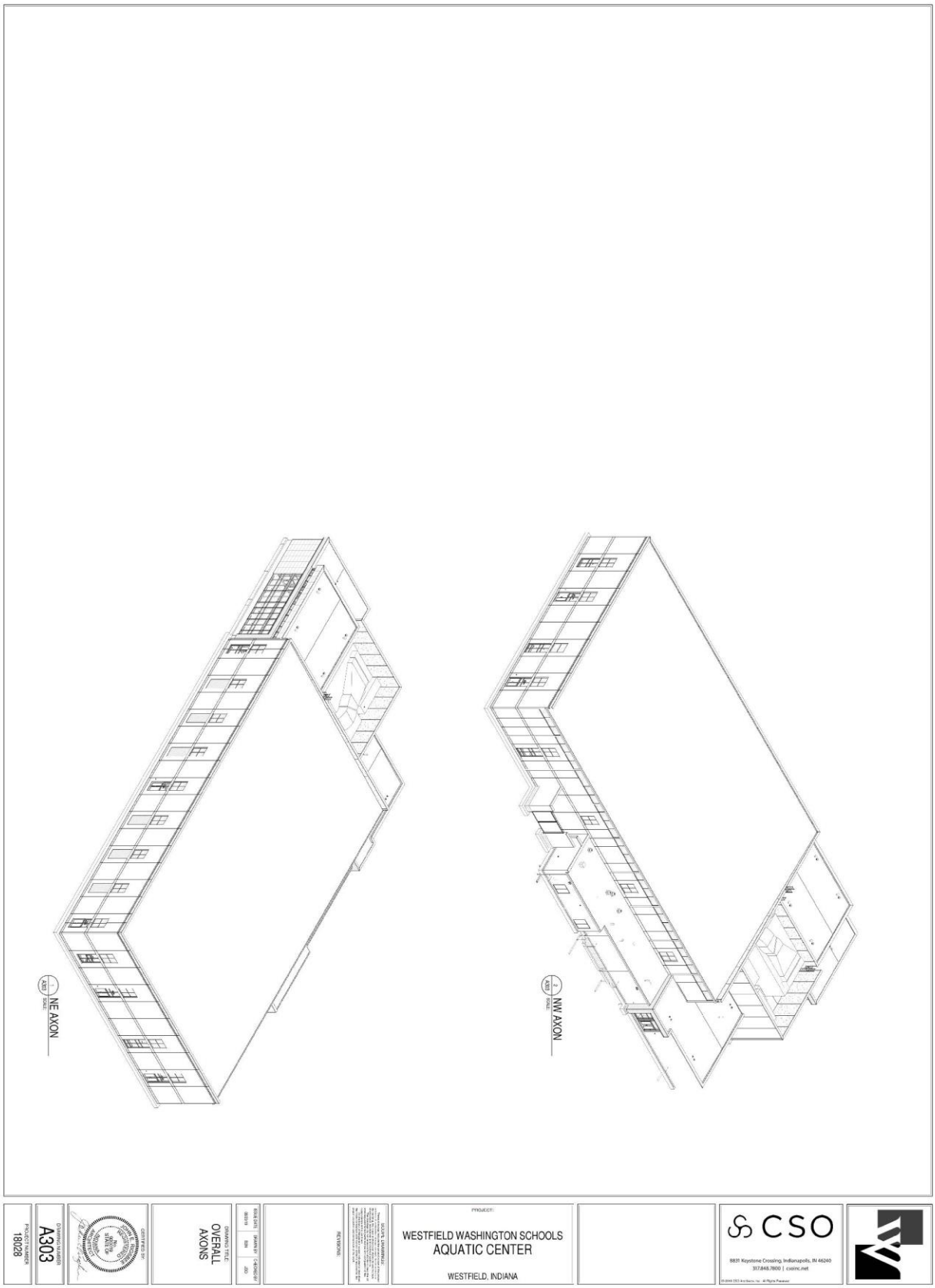
DRAWING TITLE:
OVERALL BUILDING ELEVATIONS AND AXONS

CERTIFIED BY:

DRAWING NUMBER
A302

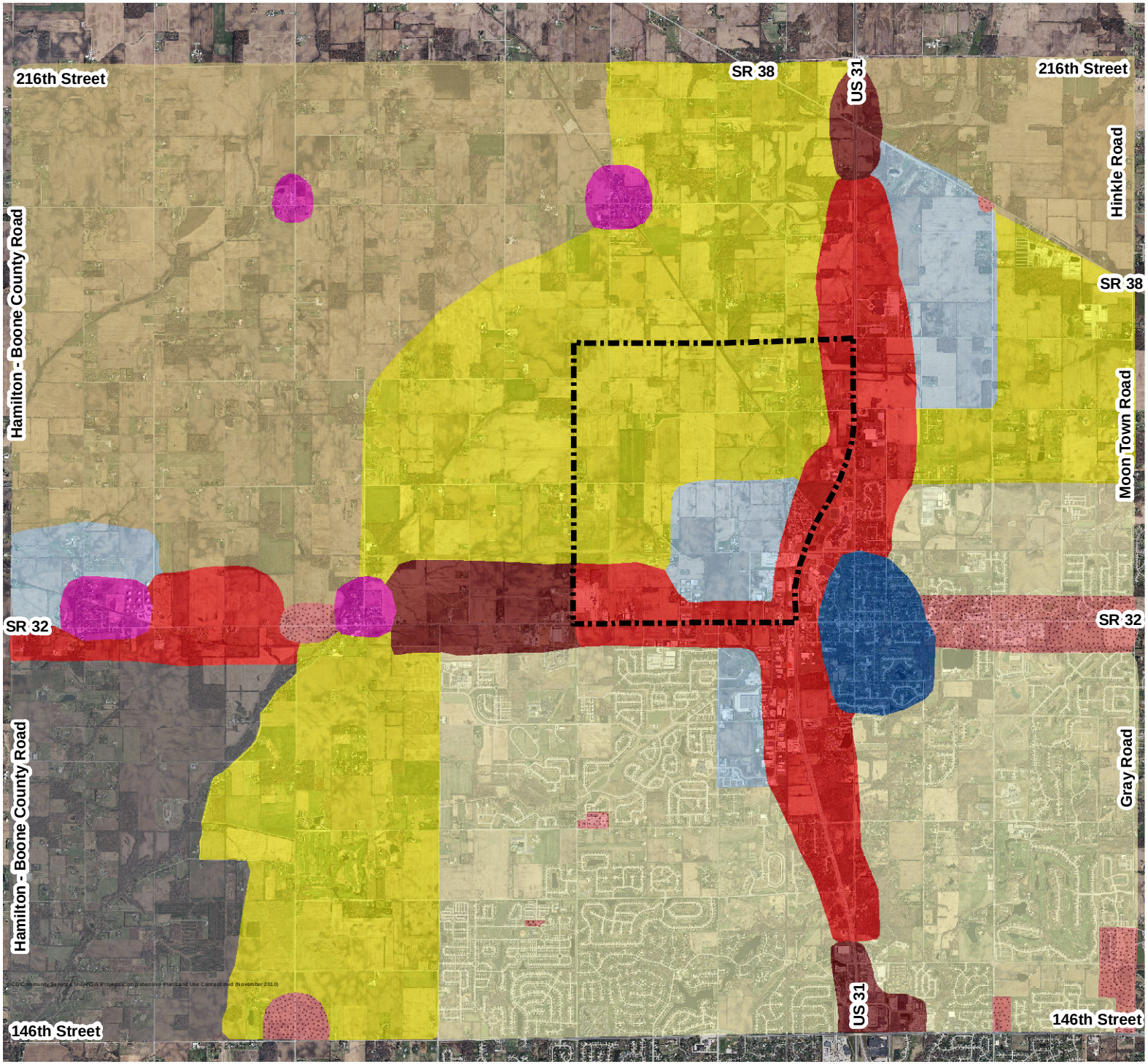
PROJECT NUMBER
18028

VERSION ##/##


NW AXON
NE AXON
CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net
PROJECT:
WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER
WESTFIELD, INDIANA
OVERALL
AXONS
A303
18028

Westfield Washington
Schools Aquatic Center

FUTURE
SIGN



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

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based fees/designations.

RESOLUTION 19-128

RESOLUTION OF THE CITY OF WESTFIELD
APPROVING A ROAD CUT ON STATE HIGHWAY 32

WHEREAS, the City of Westfield (the "City") plans for the orderly growth and development of land in all of Washington Township, including parcels along State Highway 32; and,

WHEREAS, the Westfield-Washington Unified Development Ordinance requires new road cuts on State Highway 32 to be approved by the Westfield City Council and the Indiana Department of Transportation prior to installation (Article 5.3(F)(2)); and,

WHEREAS, Meijer has requested a a single full access curb cut, located on the south side of State Highway 32 and east of Spring Mill Road, as depicted in Exhibit "A" (the "Road Cut"); and,

WHEREAS, the Road Cut will be used to provide vehicular access to the other properties in the Meijer Commercial Development of the Maple Knoll PUD District and thereby eliminating the need for additional road cuts along the south side of State Highway 32 in the Maple Knoll PUD District; and,

WHEREAS, the request has be submitted to the Indiana Department of Transportation ("INDOT") and is pending INDOT approval; and,

NOW, THEREFORE, BE IT RESOLVED that the Westfield City Common Council hereby approves the Road Cut with the following conditions:

1. That the locations and configuration of the Road Cut be in substantial compliance with Exhibit A; and
2. This approval is contingent upon final approval from INDOT.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF NOVEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 19-128 was delivered to the Mayor of Westfield on the _____ day of November, 2019, at _____ _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-128

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

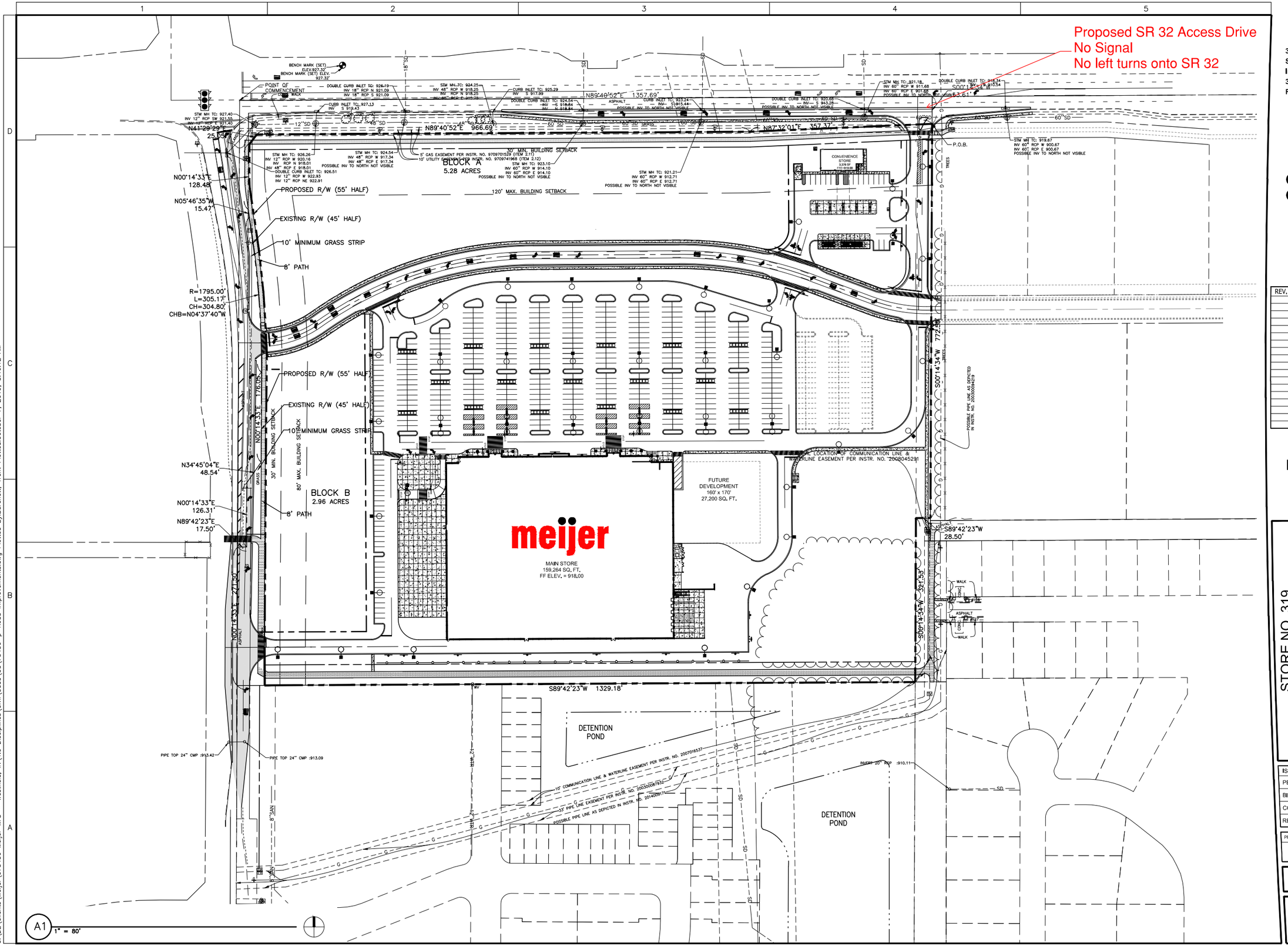
I hereby VETO RESOLUTION 19-128

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

Prepared by: Jon Sheidler; Woolpert, Inc. 333 N Alabama Street, Suite 200 Indianapolis, IN 46204 317.299.7500



WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 100
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

EXHIBIT A

10/07/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

ROAD IMPROVEMENTS EXHIBIT

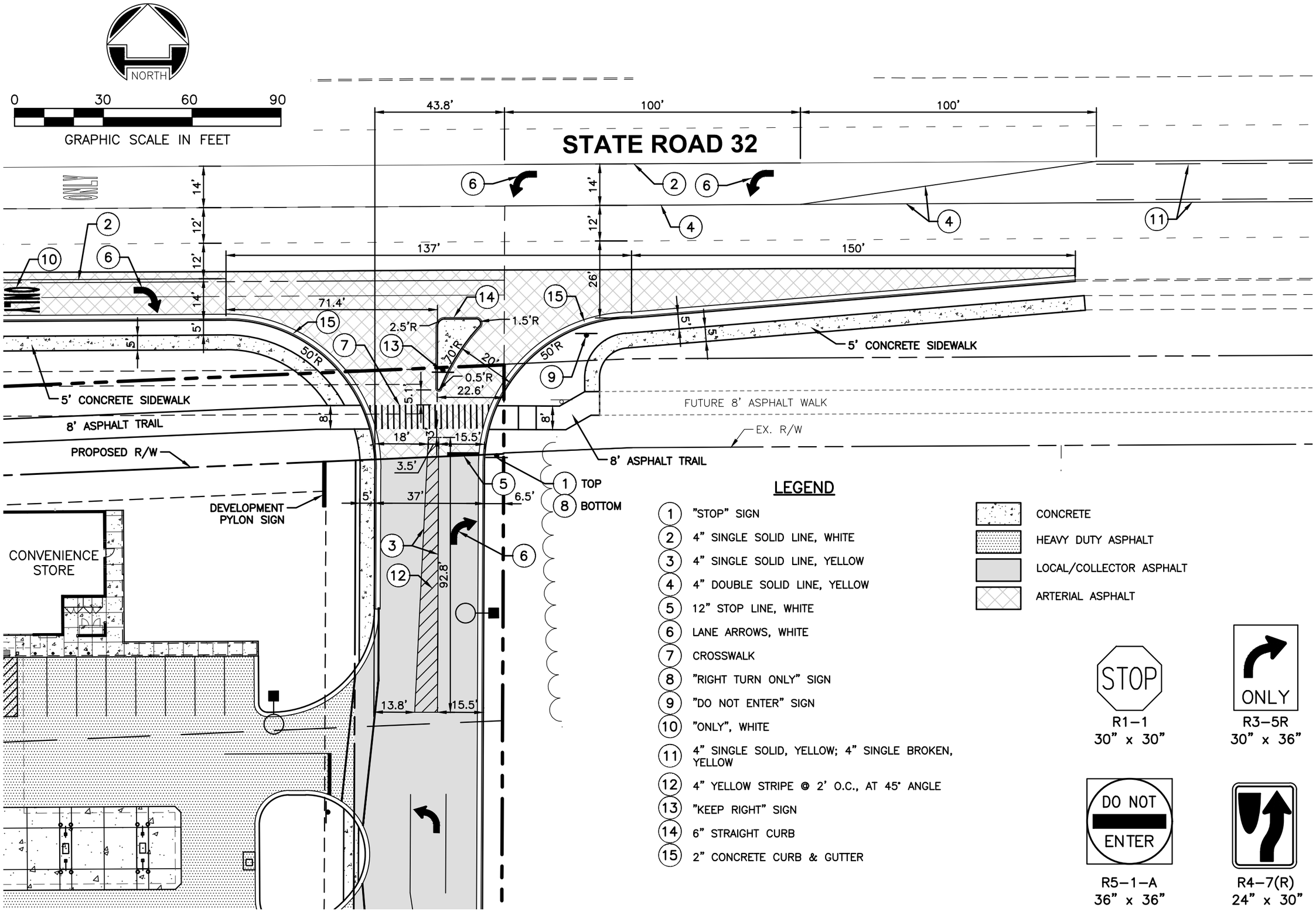
ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

EX

Layout Tab Name: Preliminary Road Exhibit, Images: , Xrefs: 75430-x.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 3 lane road section.dwg; 75430TBLK.dwg
Last Saved By:Burchett, 10/4/2019 5:50:39 PM
G:\DE\Clients\Meijer\075430 Meijer WFD - Westfield, IN\4.0 Disciplines\Civil\Cadd\Cd\75430-p-Road Improvements.dwg Plotted By:Burchett, Trent Plotted:October 7, 2019, 8:46:12 AM



LEGEND

1. "STOP" SIGN
2. 4" SINGLE SOLID LINE, WHITE
3. 4" SINGLE SOLID LINE, YELLOW
4. 4" DOUBLE SOLID LINE, YELLOW
5. 12" STOP LINE, WHITE
6. LANE ARROWS, WHITE
7. CROSSWALK
8. "RIGHT TURN ONLY" SIGN
9. "DO NOT ENTER" SIGN
10. "ONLY", WHITE
11. 4" SINGLE SOLID, YELLOW; 4" SINGLE BROKEN, YELLOW
12. 4" YELLOW STRIPE @ 2' O.C., AT 45° ANGLE
13. "KEEP RIGHT" SIGN
14. 6" STRAIGHT CURB
15. 2" CONCRETE CURB & GUTTER

- CONCRETE
- HEAVY DUTY ASPHALT
- LOCAL/COLLECTOR ASPHALT
- ARTERIAL ASPHALT

R1–1
30" x 30"

R3–5R
30" x 36"

R5–1–A
36" x 36"

R4–7(R)
24" x 30"

PROJECT NO. 7543
DATE 11/04/19
DR. PJD
SHT. # 1 of 1

333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805
WOOLPERT

MEIJER STORE NO. 319

STATE ROAD 32
ENTRANCE

Westfield City Council Report

Ordinance Number:	19-62
APC Petition Number:	1912-PUD-46
Petitioner:	Westfield Washington Schools (the "Petitioner")
Representative:	CSO Architects
Requested Action:	Requests an amendment to the architectural standards of the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD District
Current Land Use:	Industrial / Agriculture / Residential
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 19-62 4. Elevations 5. Grand Park Sports Campus Concept 6. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the November 11, 2019, City Council meeting. The petition received a public hearing at the November 18, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (6-0) unanimous favorable recommendation to Council at the November 18, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 851 E 18st Street (see **Exhibit 2**).

Property Description: The Property is currently zoned the Wheeler Landing PUD District (Ordinance 18-04). The Property has had one amendment to the Wheeler Landing PUD (Ordinance 19-37). The Property is currently going through a second PUD Amendment (Ordinance 19-62, *pending)*.

Architectural Standards: The standards of the Wheeler Landing PUD ordinance shall apply except as modified below:

- The building on Lot 1 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 5**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

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 November 18, 2019, 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 November 11, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 18, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed) (see **Exhibit 6**).

City Council

Introduction:	November 18, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Caleb Ernest, Associate Planner
	Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 18, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1912-PUD-46
Ordinance No.	19-62
Petitioner	Westfield Washington Schools
Description	An amendment to the architectural standards of the Wheeler Landing PUD District.

On November 18, 2019, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

November 19, 2019
Date

ORDINANCE NUMBER 19-56

WESTGATE PUD DISTRICT AMENDMENT I

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 "**Westgate PUD DISTRICT AMENDMENT I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 06-37, the Westgate Planned Unit Development Ordinance on September 14, 2006 (the "Westgate PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1911-PUD-42**), requesting an amendment to the Unified Development Ordinance and the Westgate PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1911-PUD-42** to the Common Council with a **FAVORABLE** recommendation **(6-0)** 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 November 19, 2019;

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

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

Section 1. Applicability of Ordinance.

1.1 All provisions and representations of the Unified Development Ordinance and Westgate PUD 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.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Westgate PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), as amended by the Westgate PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Westgate PUD, as amended.

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

Section 2. **Development Standards.** The Development Standards and Architectural Guidelines, Section 2.3 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

2.1 Residential Architectural Guidelines. Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** (Amended Exhibit 8 of the Westgate PUD).

Section 3. **Amenities and Memberships.** The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

3.1 Amenities.

A. Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C** shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.

B. A pocket park as illustrated on Page 2 of **Exhibit C** shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.

C. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of **Exhibit C**.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-56** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-56**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-56**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Amended Exhibit 8 of the Westgate PUD (Residential Architectural Guidelines)
Exhibit C	Westgate Amenities
Exhibit D	Lot Map
Exhibit E	Townhome Lot Map

EXHIBIT A
REAL ESTATE

(Legal Description)

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST, NORTHWEST AND NORTHEAST QUARTERS, ALL IN SECTION 4, TOWNSHIP 18 NORTH, RANGE 03 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST (BEARINGS BASED UPON COORDINATES PROVIDED BY THE OFFICE OF THE HAMILTON COUNTY SURVEYOR) ALONG THE EAST LINE THEREOF A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO JERRY L. AND TARALENE McCOLGIN IN INSTRUMENT NUMBER 2000-021463 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1,211.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,356.90 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,357.29 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.09 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED TO WESTFIELD WASHINGTON SCHOOL CORPORATION IN INSTRUMENT NUMBER 2007050872 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE LINES OF SAID LAND THE FOLLOWING 7 COURSES AND DISTANCES:

1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 55.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 80 DEGREES 4 MINUTES 7 SECONDS EAST 4,000.00 FEET FROM SAID POINT;

2) THENCE NORTHERLY ALONG SAID CURVE 151.16 FEET TO A POINT ON SAID CURVE, SAID POINT BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 4,000.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

3) THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS EAST 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 500.00 FEET FROM SAID POINT;

4) THENCE NORTHERLY ALONG SAID CURVE 133.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

5) THENCE NORTH 03 DEGREES 14 MINUTES 29 SECONDS WEST 189.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM SAID POINT;

6) THENCE NORTHERLY ALONG SAID CURVE 219.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 68 DEGREES 06 MINUTES 01 SECOND WEST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

7) THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST 172.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMEMENTIONED SECTION 4;

THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 367.72 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 642.75 FEET TO A MAG NAIL IN THE APPROXIMATE CENTERLINE OF LITTLE EAGLE CREEK AVENUE; THENCE ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES AND DISTANCES:

1) NORTH 54 DEGREES 13 MINUTES 41 SECONDS EAST 174.87 FEET TO A MAG NAIL;

2) THENCE NORTH 59 DEGREES 30 MINUTES 51 SECONDS EAST 326.81 FEET TO A MAG NAIL;

3) THENCE NORTH 52 DEGREES 44 MINUTES 00 SECONDS EAST 271.97 FEET TO A MAG NAIL;

4) THENCE NORTH 44 DEGREES 56 MINUTES 33 SECONDS EAST 250.15 FEET TO A MAG NAIL;

5) THENCE NORTH 42 DEGREES 53 MINUTES 55 SECONDS EAST 90.07 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 89 DEGREES 47 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1,835.31 FEET TO THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 390.86 FEET TO A POINT SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 792.00 FEET (DESCRIBED AS 48 RODS IN THE AFORMENTIONED INSTRUMENT NUMBER 2014059841); THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST ALONG THE CENTERLINE OF THE FORMER MIDLAND RAILROAD A DISTANCE OF 906.84 FEET (DESCRIBED AS 54 RODS, 24 LINKS IN SAID INSTRUMENT); THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 1,049.34 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 11.66 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2000-058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 97.40 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF

SAID LAND A DISTANCE OF 442.44 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH HALF A DISTANCE OF 561.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,034.59 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO ROBERT L. AND PENNY S. PERRY IN INSTRUMENT NUMBER 1988-05655 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 400.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 326.32 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 136.47 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED McCOLGIN LAND; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 370.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING, CONTAINING 229.896 ACRES, MORE OR LESS.

<u>EXHIBIT A</u>
REAL ESTATE

(Location Map)

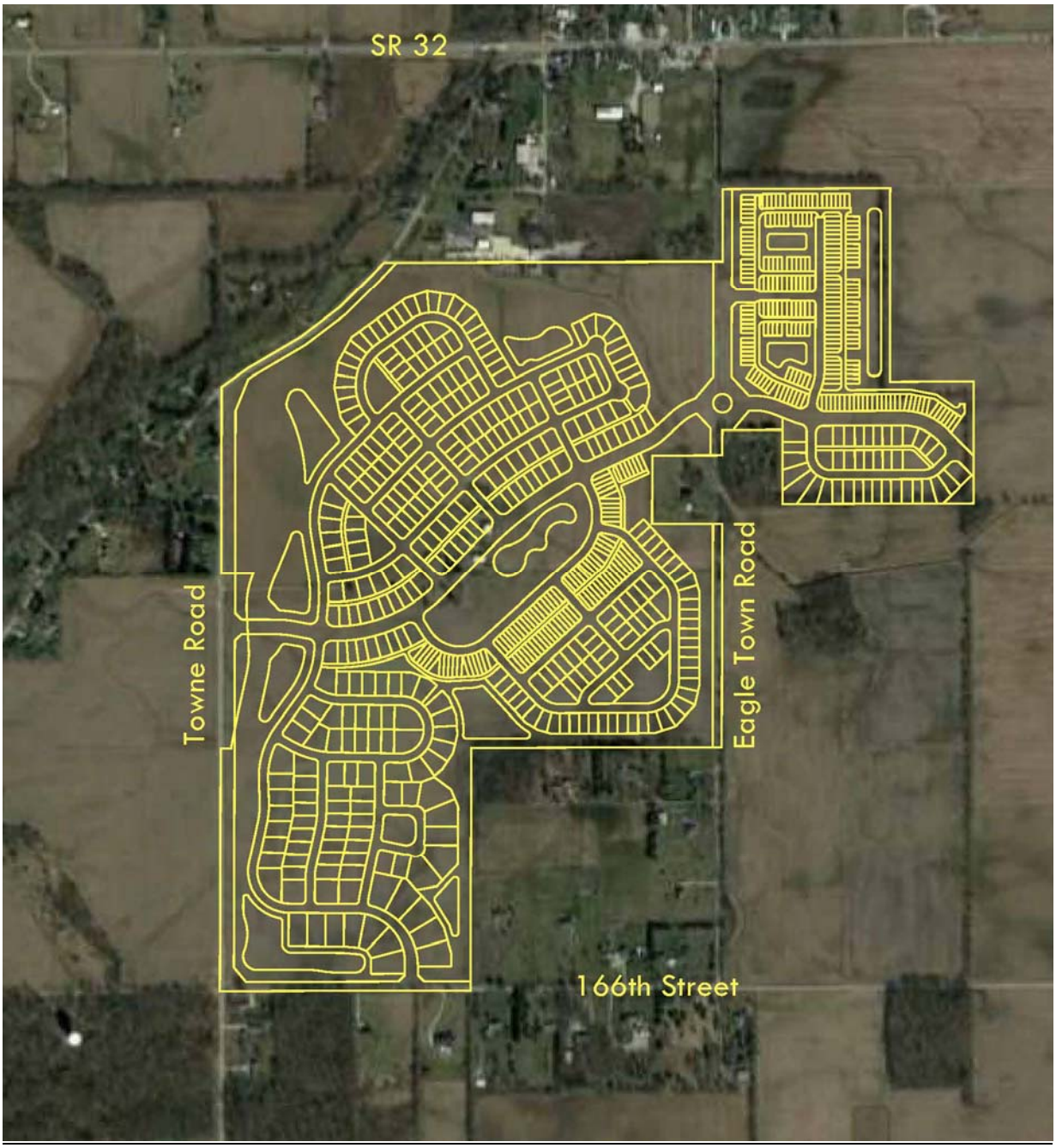


EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.

b. No vinyl or aluminum siding will be permitted on any elevation except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in **Exhibit D**, provided the vinyl siding is a minimum thickness of 0.044" and the following architectural elements are utilized:

i. The front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.

ii. The side elevation contains a minimum of three (3) windows.

iii. The side elevation shall contain either a hip roof design or architectural treatment (trim detail, a change in material patter or color, etc.) on gable ends.

iv. Side elevations adjacent to a public roadway as illustrated in **Exhibit E** shall contain masonry (brick or stone) wainscot up to the bottom sill of the lowest window on the front façade.

v. Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim. On "gable end trusses" that are constructed out of two by four inch (2"x4") dimensional lumber installed vertically at sixteen inch (16") on center (or greater spacing) and where the vertical two by fours (2x4's) are ten feet (10') or greater in length, the builder shall install a "strongback" and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4's) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4's) and the siding attached to it.

(2) Roof Overhangs:

a. Gables facing streets and roof soffits must be a minimum of 8" overhang.

b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:
   a. All single-family detached residences shall have a minimum roof pitch of 6:12 on the primary structure.
   b. Multifamily attached residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:
   a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).
   b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).

(5) Driveways:
   a. All driveways to be concrete

(6) Garages:
   a. 100' wide lots: side entry
   b. 85' wide lots: side entry
   c. 70' wide lots: front entry permitted
   d. 50' wide lots: rear entry and front entry permitted. Front-loaded garages shall not be located in front of either the main living area of the dwelling (or covered entry/porch per plan) by more than six (6) feet.
   e. 45' wide lots: rear entry
   f. Attached Residential: rear entry
   g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:
   a. All single-family residences that are on corner lots identified on **Exhibit D** as "Corner Lots", shall have a masonry (brick or stone) wainscot wrap on the front, sides and rear of the home, up to the sill of the lowest first floor window.

(8) Front Elevation Variation:
   a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)

(9) Additional Architectural Requirements:

a. All lots identified on **Exhibit D** as "171st Street Frontage Lots" shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.

b. All lots identified on **Exhibit D** as "Towne Road Frontage Lots" shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).

c. All lots identified on **Exhibit D** as "166th Street Lots" shall contain either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

(1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.

(2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

a. TRADITIONAL (an illustrative elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

* Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
* Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

* Formalized elevation with symmetrical and some asymmetrical components

* Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

c. CRAFTSMAN (an illustrative levitation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

* Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
* Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

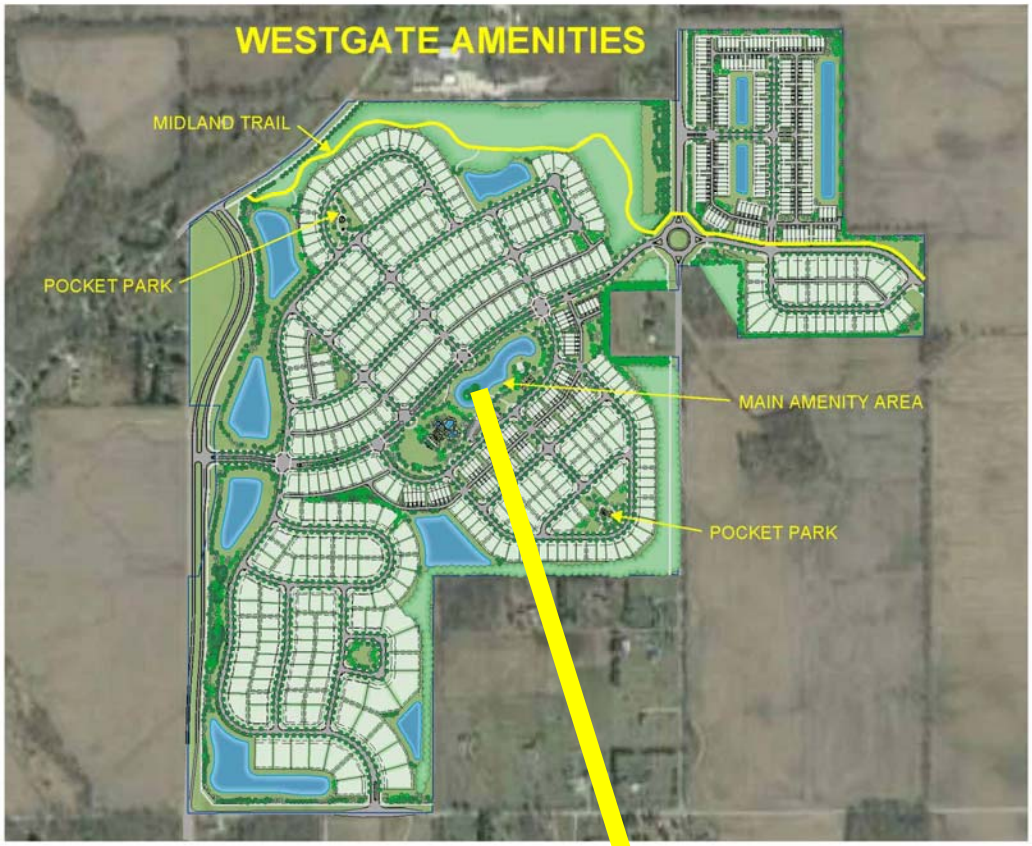
Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

(1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

EXHIBIT C
Page 1 of 3
(Westgate Amenities)



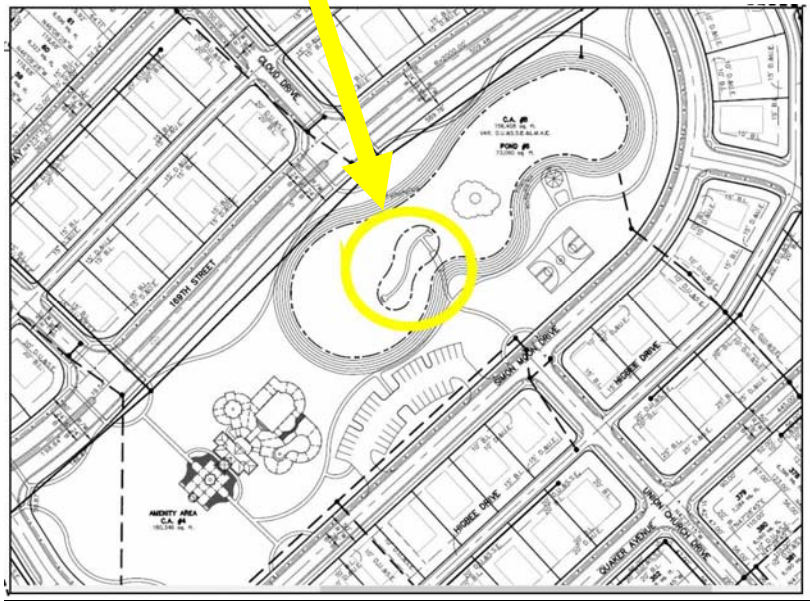
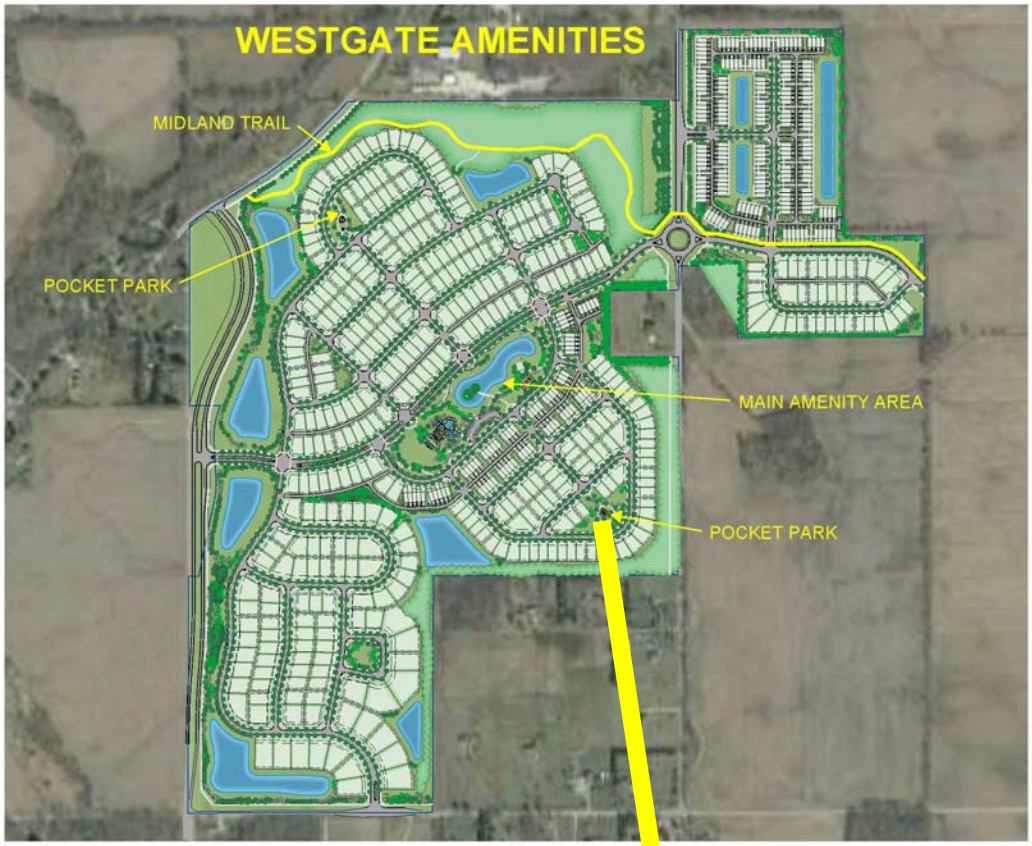


EXHIBIT C
Page 2 of 3
(Westgate Amenities)



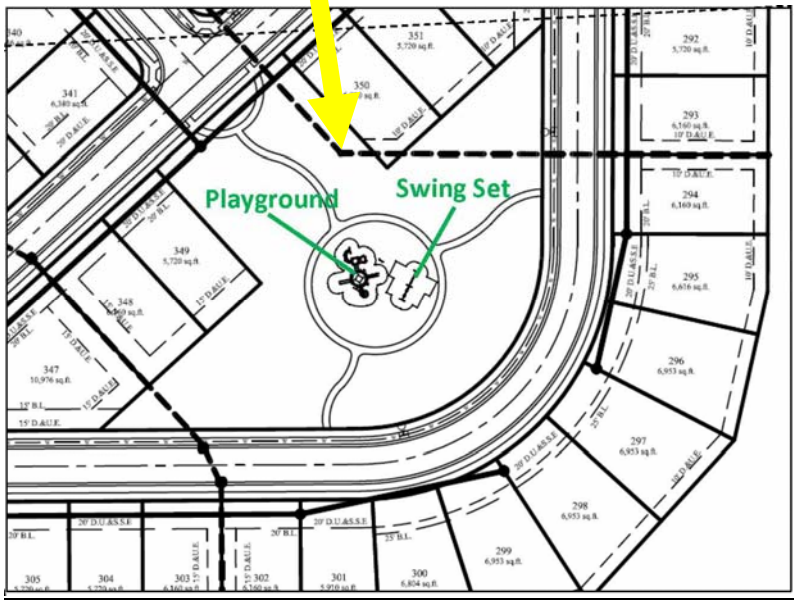


EXHIBIT C
Page 3 of 3
(Westgate Amenities)

EXHIBIT D

(Lot Map)

EXHIBIT E

(Townhome Lot Map)

= Requires masonry (brick or stone) per Section A(1)(b) of Exhibit B.

ORDINANCE NUMBER 19-56

WESTGATE PUD DISTRICT AMENDMENT I

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 "**Westgate PUD DISTRICT AMENDMENT I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 06-37, the Westgate Planned Unit Development Ordinance on September 14, 2006 (the "Westgate PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1911-PUD-42**), requesting an amendment to the Unified Development Ordinance and the Westgate PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1911-PUD-42** to the Common Council with a ~~_____~~ **FAVORABLE** recommendation ~~(___)~~ **(6-0)** 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 ~~_____~~ November 19, 2019;

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

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

Section 1. Applicability of Ordinance.

1.1 All provisions and representations of the Unified Development Ordinance and Westgate PUD 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.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Westgate PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), as amended by the Westgate PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Westgate PUD, as amended.

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

Section 2. **Development Standards.** The Development Standards and Architectural Guidelines, Section 2.3 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

2.1 Residential Architectural Guidelines. Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** (Amended Exhibit 8 of the Westgate PUD).

Section 3. **Amenities and Memberships.** The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

3.1 Amenities.

A. Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C** shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.

B. A pocket park as illustrated on Page 2 of **Exhibit C** shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.

C. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of **Exhibit C**.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-56** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-56**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-56**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC

550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

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(Legal Description)

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST, NORTHWEST AND NORTHEAST QUARTERS, ALL IN SECTION 4, TOWNSHIP 18 NORTH, RANGE 03 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST (BEARINGS BASED UPON COORDINATES PROVIDED BY THE OFFICE OF THE HAMILTON COUNTY SURVEYOR) ALONG THE EAST LINE THEREOF A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO JERRY L. AND TARALENE McCOLGIN IN INSTRUMENT NUMBER 2000-021463 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1,211.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,356.90 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,357.29 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.09 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED TO WESTFIELD WASHINGTON SCHOOL CORPORATION IN INSTRUMENT NUMBER 2007050872 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE LINES OF SAID LAND THE FOLLOWING 7 COURSES AND DISTANCES:

1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 55.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 80 DEGREES 4 MINUTES 7 SECONDS EAST 4,000.00 FEET FROM SAID POINT;

2) THENCE NORTHERLY ALONG SAID CURVE 151.16 FEET TO A POINT ON SAID CURVE, SAID POINT BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 4,000.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

3) THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS EAST 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 500.00 FEET FROM SAID POINT;

4) THENCE NORTHERLY ALONG SAID CURVE 133.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 86 DEGREES 45 MINUTES 31

SECONDS EAST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

5) THENCE NORTH 03 DEGREES 14 MINUTES 29 SECONDS WEST 189.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM SAID POINT;

6) THENCE NORTHERLY ALONG SAID CURVE 219.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 68 DEGREES 06 MINUTES 01 SECOND WEST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

7) THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST 172.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMEMENTIONED SECTION 4;

THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 367.72 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 642.75 FEET TO A MAG NAIL IN THE APPROXIMATE CENTERLINE OF LITTLE EAGLE CREEK AVENUE; THENCE ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES AND DISTANCES:

1) NORTH 54 DEGREES 13 MINUTES 41 SECONDS EAST 174.87 FEET TO A MAG NAIL;

2) THENCE NORTH 59 DEGREES 30 MINUTES 51 SECONDS EAST 326.81 FEET TO A MAG NAIL;

3) THENCE NORTH 52 DEGREES 44 MINUTES 00 SECONDS EAST 271.97 FEET TO A MAG NAIL;

4) THENCE NORTH 44 DEGREES 56 MINUTES 33 SECONDS EAST 250.15 FEET TO A MAG NAIL;

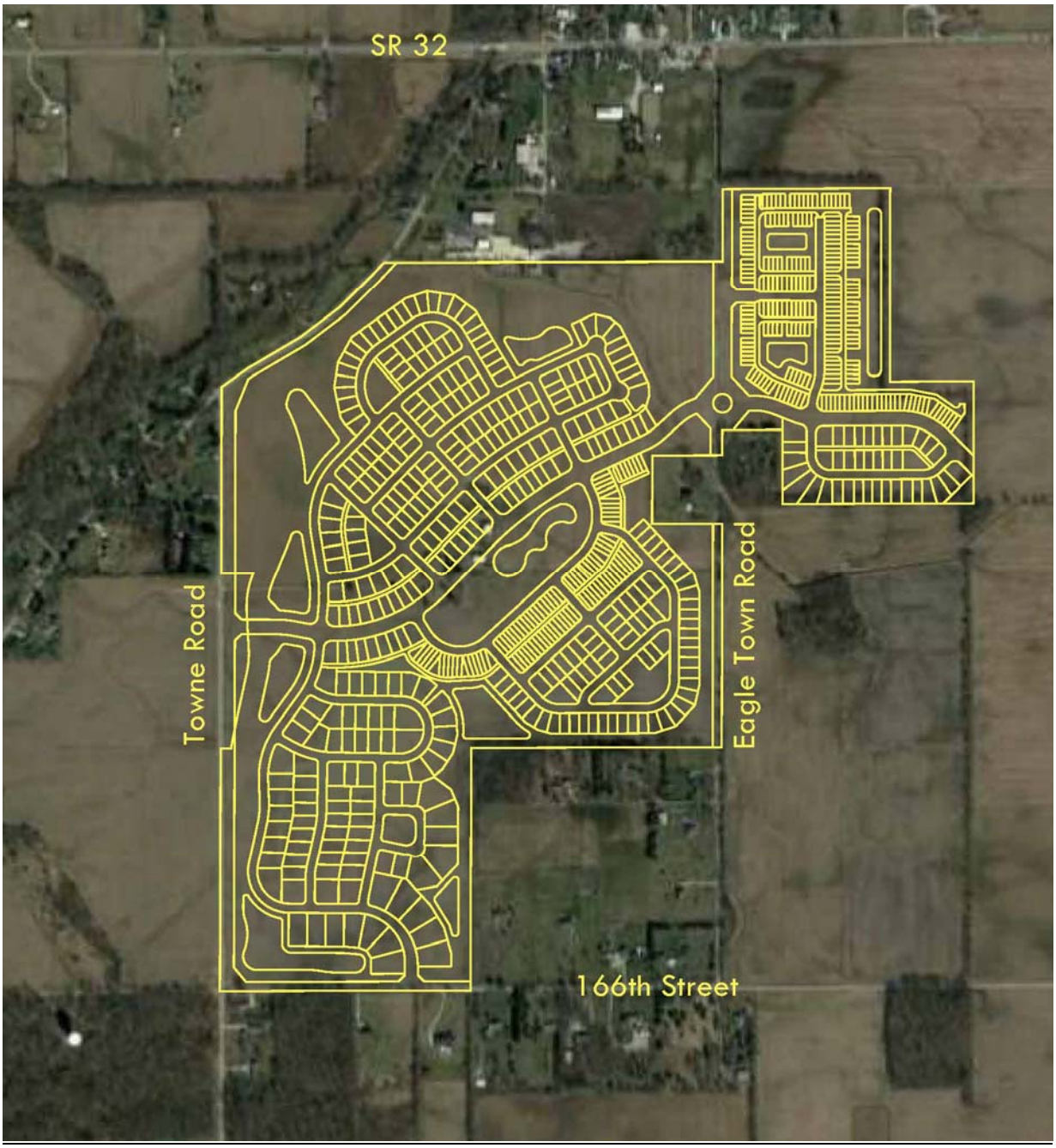
5) THENCE NORTH 42 DEGREES 53 MINUTES 55 SECONDS EAST 90.07 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 89 DEGREES 47 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1,835.31 FEET TO THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 390.86 FEET TO A POINT SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 792.00 FEET (DESCRIBED AS 48 RODS IN THE AFORMENTIONED INSTRUMENT NUMBER 2014059841); THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST ALONG THE CENTERLINE OF THE FORMER MIDLAND RAILROAD A DISTANCE OF 906.84 FEET (DESCRIBED AS 54 RODS, 24 LINKS IN SAID INSTRUMENT); THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 1,049.34 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 11.66 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2000-058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 43

SECONDS WEST A DISTANCE OF 97.40 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 442.44 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH HALF A DISTANCE OF 561.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,034.59 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO ROBERT L. AND PENNY S. PERRY IN INSTRUMENT NUMBER 1988-05655 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 400.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 326.32 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 136.47 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED McCOLGIN LAND; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 370.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING, CONTAINING 229.896 ACRES, MORE OR LESS.

<u>EXHIBIT A</u>
REAL ESTATE

(Location Map)



Compare Result 1

EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.

b. No vinyl or aluminum siding will be permitted on any elevation except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in **Exhibit D**, provided the vinyl siding is a minimum thickness of 0.044" and the ~~front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.~~following architectural elements are utilized:

i. The front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.

ii. The side elevation contains a minimum of three (3) windows.

iii. The side elevation shall contain either a hip roof design or architectural treatment (trim detail, a change in material patter or color, etc.) on gable ends.

iv. Side elevations adjacent to a public roadway as illustrated in **Exhibit E** shall contain masonry (brick or stone) wainscot up to the bottom sill of the lowest window on the front façade.

v. Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim. On "gable end trusses" that are constructed out of two by four inch (2"x4") dimensional lumber installed vertically at sixteen inch (16") on center (or greater spacing) and where the vertical two by fours (2x4's) are ten feet (10') or greater in length, the builder shall install a "strongback" and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4's) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4's) and the siding attached to it.

(2) Roof Overhangs:
   a. Gables facing streets and roof soffits must be a minimum of 8” overhang.
   b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:
   a. All single-family detached residences shall have a minimum roof pitch of 6:12 on the primary structure.
   b. Multifamily attached residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:
   a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).
   b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).

(5) Driveways:
   a. All driveways to be concrete

(6) Garages:
   a. 100’ wide lots: side entry
   b. 85’ wide lots: side entry
   c. 70’ wide lots: front entry permitted
   d. 50’ wide lots: rear entry and front entry permitted. Front-loaded garages shall not be located in front of either the main living area of the dwelling (or covered entry/porch per plan) by more than six (6) feet.
   e. 45’ wide lots: rear entry
   f. Attached Residential: rear entry
   g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:
   a. All single-family residences that are on corner lots identified on **Exhibit D** as “Corner Lots”, shall have a masonry (brick or stone) wainscot wrap on the front, sides and rear of the home, up to the sill of the lowest first floor window.

(8) Front Elevation Variation:
   a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)

Compare Result 1

(9) Additional Architectural Requirements:

a. All lots identified on **Exhibit D** as "171st Street Frontage Lots" shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.

b. All lots identified on **Exhibit D** as "Towne Road Frontage Lots" shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).

c. All lots identified on **Exhibit D** as "166th Street Lots" shall contain either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

(1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.

(2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

a. TRADITIONAL (an illustrative elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

* Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
* Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

* Formalized elevation with symmetrical and some asymmetrical components
* Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

c. CRAFTSMAN (an illustrative levitation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

* Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
* Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

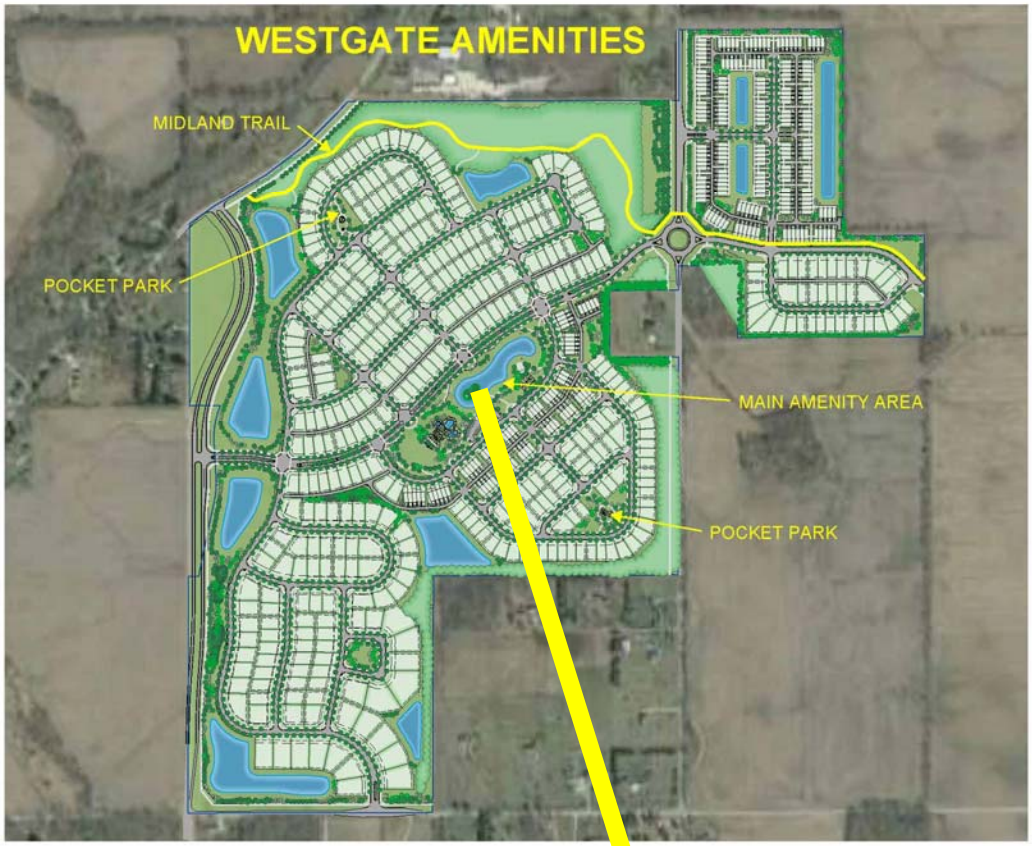
Additional Elements (include at least two):

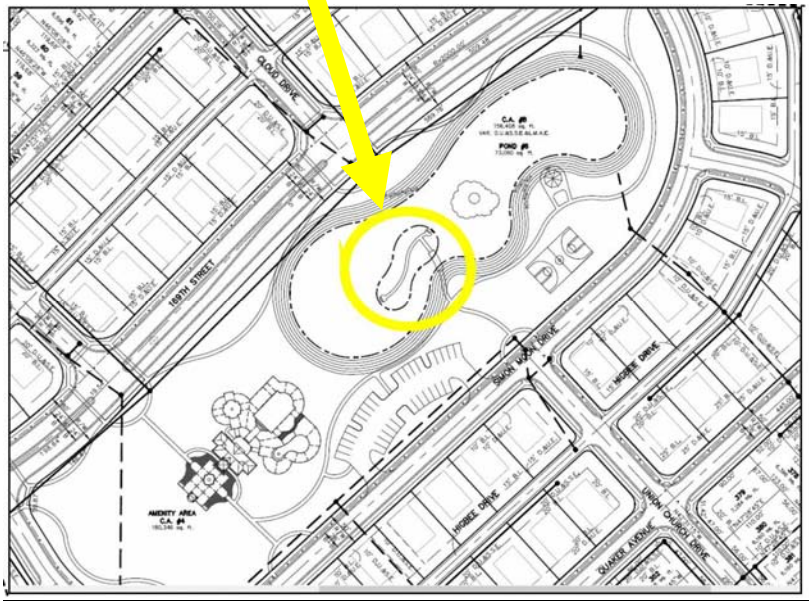
- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

(1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

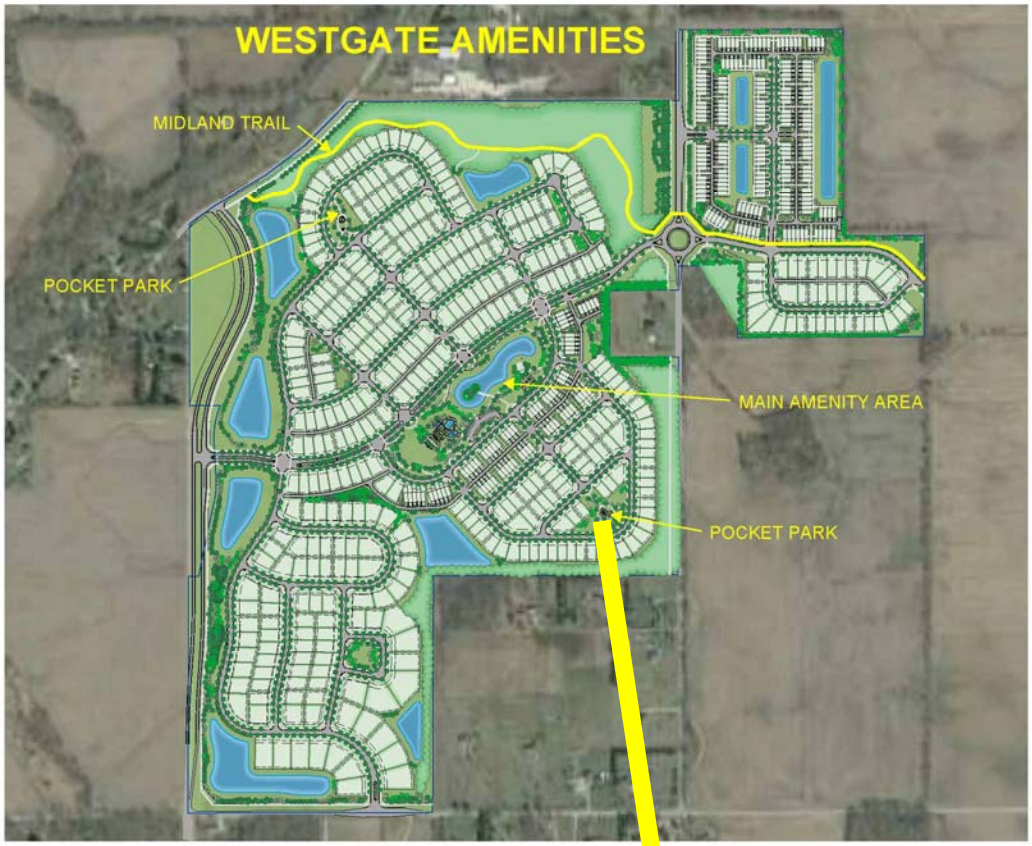
EXHIBIT C
Page 1 of 3
(Westgate Amenities)

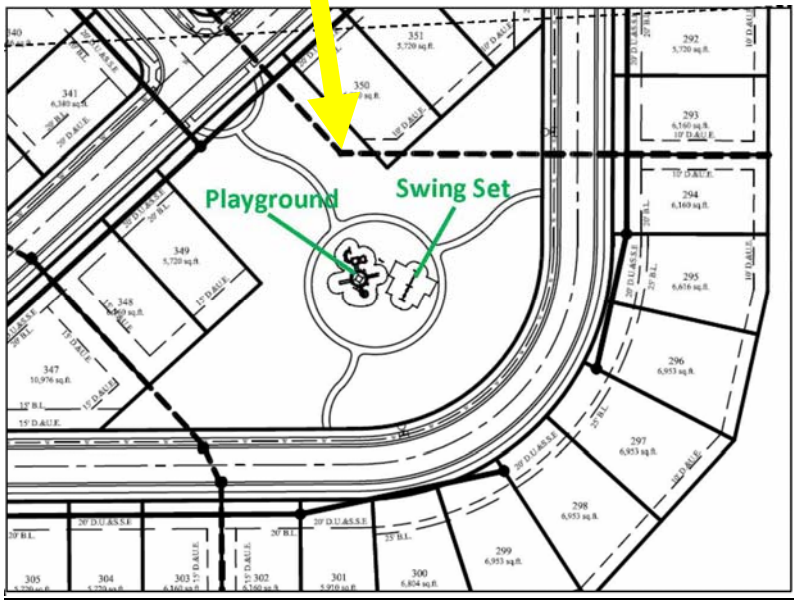




Compare Result 1

EXHIBIT C
Page 2 of 3
(Westgate Amenities)





Compare Result 1

EXHIBIT C
Page 3 of 3
(Westgate Amenities)

Compare Result 1

EXHIBIT D

(Lot Map)

EXHIBIT E

(Townhome Lot Map)

= Requires masonry (brick or stone) per Section A(1)(b) of Exhibit B.

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1911-PUD-42
Ordinance No.	19-56
Petitioner	Lennar Homes of Indiana, Inc.
Description	An amendment to the Westgate PUD District modifying the architectural standards and amenity requirements.

On November 18, 2019, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

November 19, 2019
Date

Westfield City Council Report

Ordinance Number:	19-56
APC Petition Number:	1911-PUD-42
Petitioner:	Lennar Homes of Indiana, Inc. (the "Petitioner")
Representative:	Nelson & Frankenberger, LLC
Requested Action:	Requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.
Current Zoning:	Westgate PUD District
Current Land Use:	Vacant / Agriculture / Residential

Exhibits:

1. Department Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 19-56 (Clean)
5. Proposed Ordinance 19-56 (Redline)
6. Westgate Amendment Map
7. Westgate Amenities
8. Westgate Lot Layout
9. Neighbor Meeting Summary (10-24-19)
10. Ord. 06-37 Exhibit 8 Redline
11. Public Comment
12. APC Certification

Prepared by: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the October 14, 2019, City Council meeting. The petition held a neighborhood meeting on October 24, 2019, located at the City Services Building (see **Exhibit 9**) The petition received a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (6-0) unanimous favorable recommendation to Council at the November 18, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located north and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road (see Exhibit 2).

Property Description: The Westgate PUD District (Ord. 06-37, 0603-PUD-05) was approved at the September 14 City Council meeting. The Overall Development Plan (1901-ODP-02) and Primary Plat (1901-SPP-02) were approved at the February 19, 2019 Advisory Plan Commission meeting. The Property is currently in the process of an amendment to the Westgate PUD (Ordinance 19-56, pending).

Development Standards:

Residential Architectural Guidelines. Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** of the proposed Ordinance 19-56 (see **Exhibit 10**).

Amenities and Memberships. The Amenities and memberships, Section 2.7 of the Westgate PUD (Ord. 06-37) shall apply to the development of the Real Estate except as modified below:

- Amenities:
    - Pedestrian Bridge (including an island) as illustrated on Page 1 of Exhibit C, of the proposed Ordinance 19-56, shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD (Ord. 06-37).
    - A pocket park as illustrated on Page 2 of Exhibit C, of the proposed Ordinance 19-56, shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD, Ord. 06-37) and a swing set shall be provided within the pocket park.
    - Exhibit 15 of the Westgate PUD (Ord. 06-37) shall be replaced and superseded with the Playground Equipment illustrated on Page 3 of Exhibit C of the proposed Ordinance 19-56.

MODIFICATIOSN SINCE PUBLIC HEARING

Since the November 6, 2019, public hearing, the Petitioner has revised the proposed ordinance to incorporate comments as a result of APC member comments. The following briefly highlights those revisions:

1. In Exhibit B of the proposed Ordinance 19-56, additional architectural standards were added for all townhome side elevations including windows and architectural treatments for gable ends.
2. In Exhibit B of the proposed Ordinance 19-56, masonry or 12 additional shrub requirements for side elevations of townhomes adjacent to public roadways were added as illustrated on Exhibit E.
3. In Exhibit B of the proposed Ordinance 19-56, a maximum of six (6) foot front garage offset for 50' front-loaded lots was added.

4. In Exhibit B of the proposed Ordinance 19-56, Exhibit E was added illustrating the applicability of the additional masonry standard.

For further detail on modifications made, please see **Exhibit 5**.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, Institutional uses and Recreational uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 November 6, 2019, 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 October 14, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 18, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed) (see **Exhibit 12**).

City Council

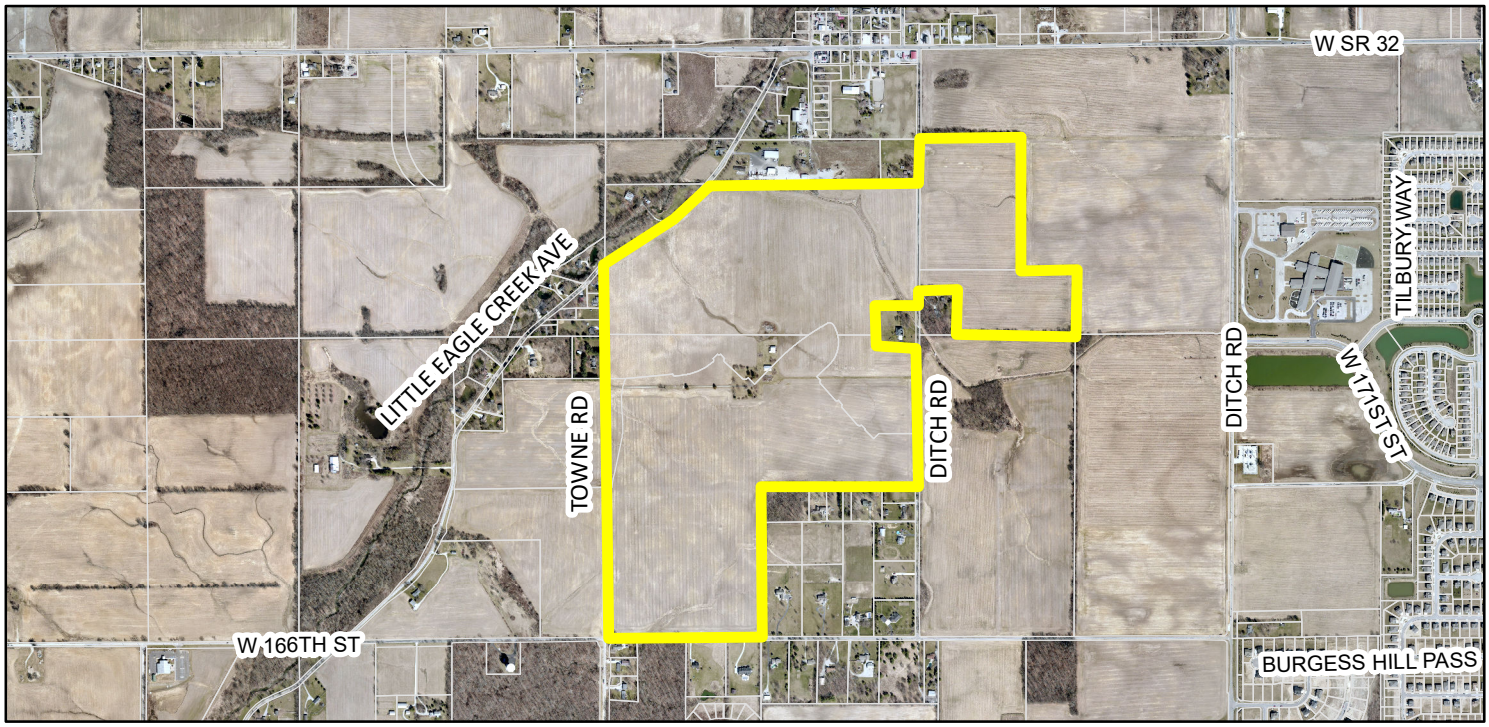
Introduction:	October 14, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Caleb Ernest, Associate Planner
	Community Development Department

Property Location Map
Westgate PUD Amendment
Planned Unit Development
1911-PUD-42

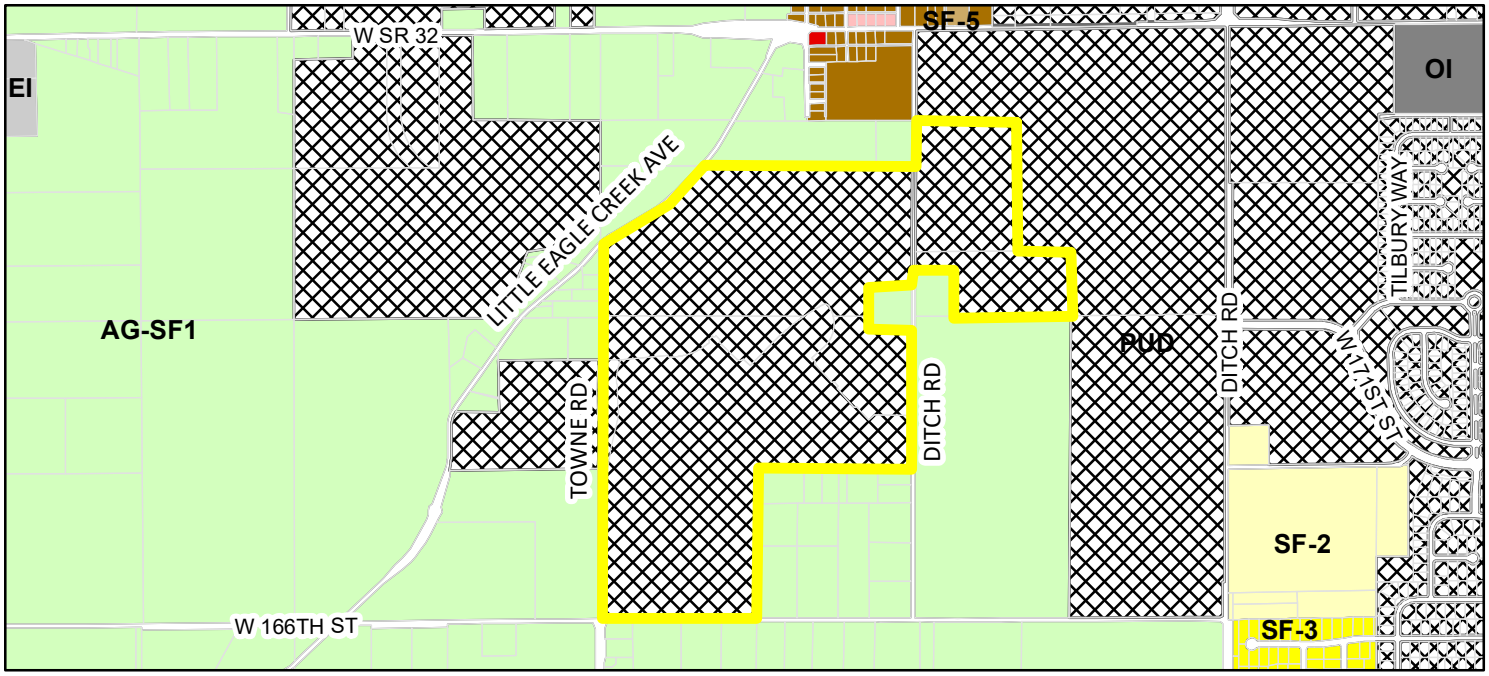
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

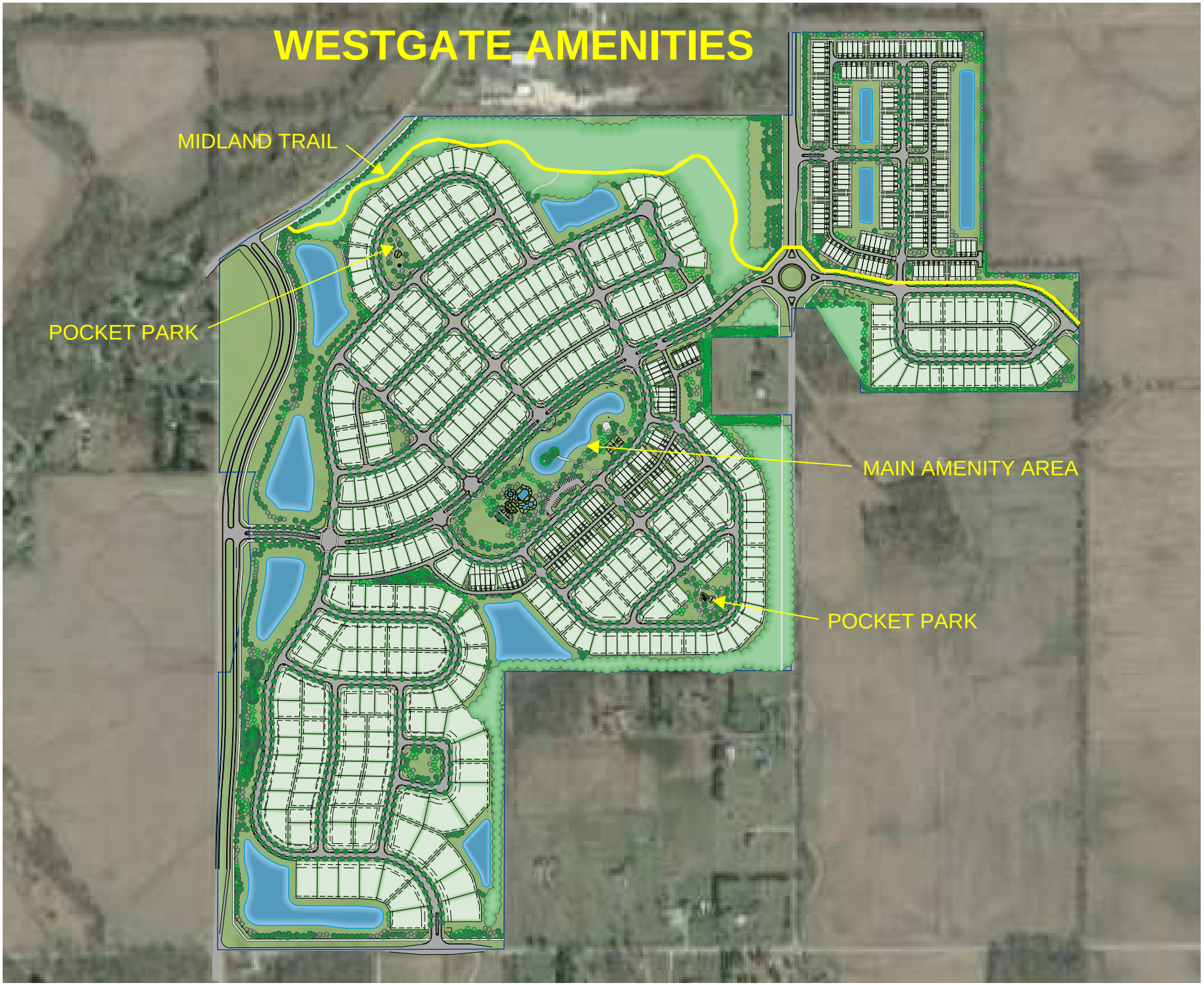
Zoning - All

Zoning

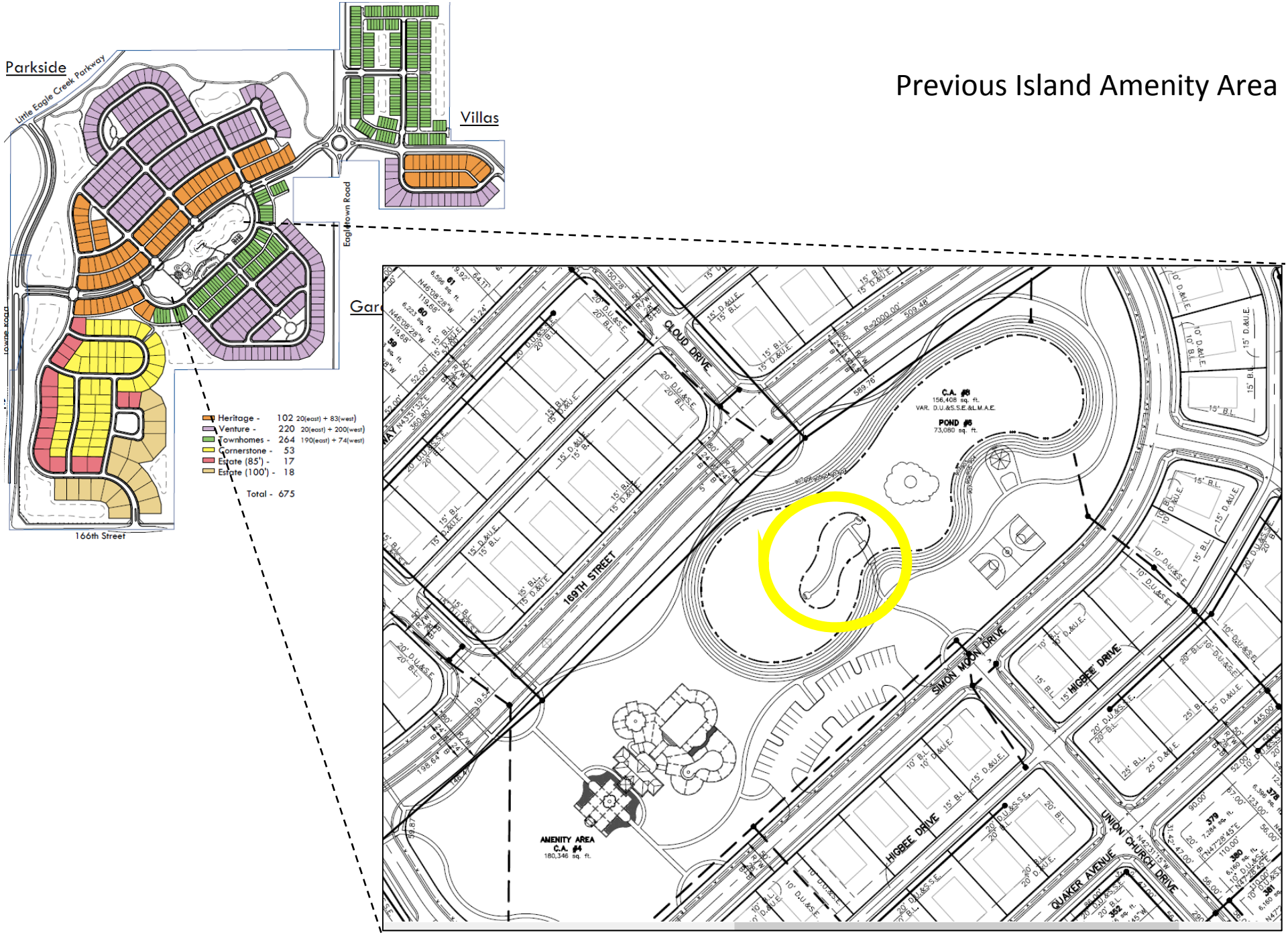
- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-5 (Single Family - 5)

Westgate
Amendment Map

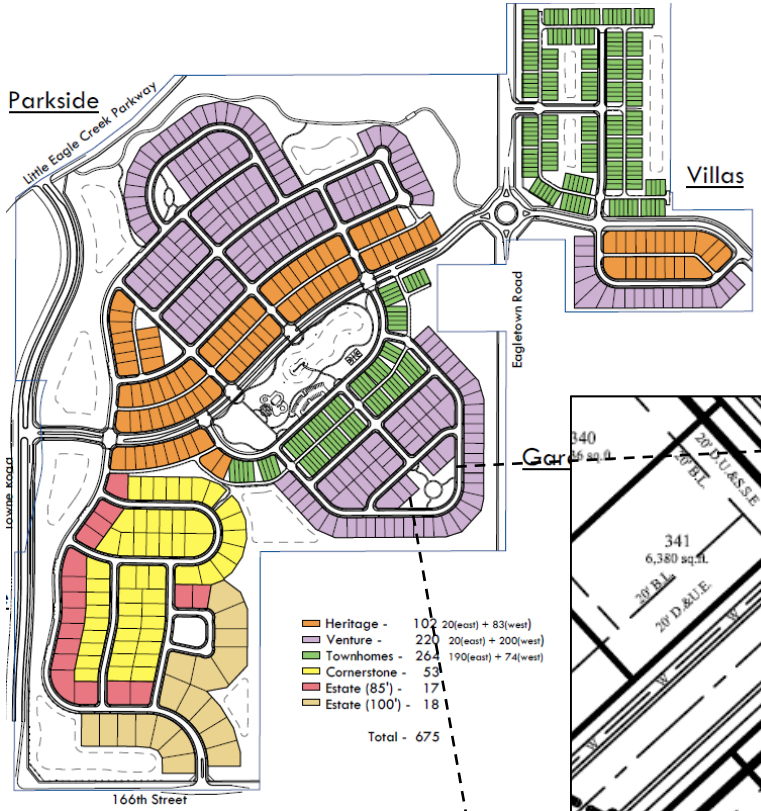
WESTGATE AMENITIES

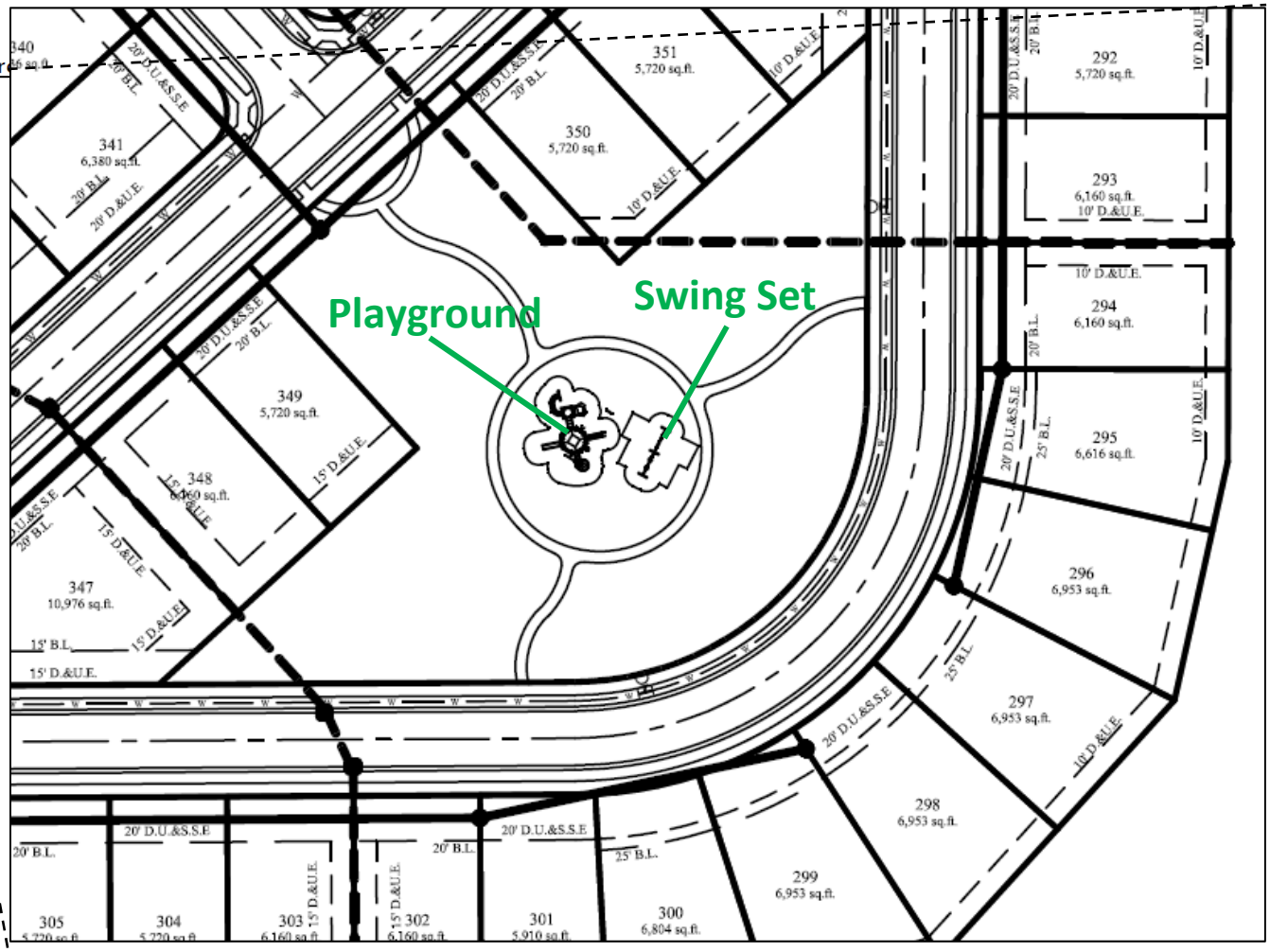


Previous Island Amenity Area



Proposed Pocket Amenity Area





Playground Example

Westgate

Westfield, Indiana

Westgate Text Amendment Request
Neighborhood Meeting Summary

Project: **Proposed Westgate Text Amendment to PUD Ordinance**

Docket Number: **1911–PUD-42**

Date: **October 24, 2019 at 6:30pm**

Location: **Westfield City Services Building, 2728 E. 171st Street, Westfield, IN 46074.**

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC**

Keith Lash and Ty Rinehart, Lennar Homes of Indiana, Inc.

Chuck Lehman - City Council

Pam Howard – Community Development Department

See Exhibit A: Sign-in Sheet

Meeting began at 6:30pm. Jon Dobosiewicz (JD) provided an overview of the proposal (included in the attached meeting notice and summary of the amendment mailed to adjoiners).

Neighbor Comments and Questions:

1. Where will you get utilities from, size of pipe, where will electric come from, will there be natural gas lines?
   a. Response: Water will come from 166th Street where there is an existing water main, sanitary sewer will come from west side of Little Eagle Creek Road where interceptor is located and proposed sanitary pipe will 12", but Citizens may request a 15" pipe. The natural gas provider will bring there lines to the site for us to connect to.
2. Did you buy "Gordon's" land?
   a. Response: Lennar has real estate under contract with owner, which is the William Mclogin Trust.
3. What homes would have the vinyl as a siding material?
   a. Response: Only on the attached townhome product east of Eageltown Road.
4. Will there be any apartments?

   Response: No, apartments are not permitted in the Westgate PUD and we are not requesting permission for any apartments.
5. What are the home square footage requirements in the PUD?

   Response: We are not seeking any changes to the required square footage of the homes as is set forth in the Westgate PUD. The PUD requires minimum square footage for townhomes of 1,200 square feet and single family homes, depending on the area, have minimums of 1,850 and 2,250 to 2,350.

6. Concern that road through the site will be used as a "cut through" and will there be any speed bumps on this road?

   Response: Earlier this year the Plan Commission approved the amended plat for Westgate and the TAC agencies, including the Board of Works, has reviewed and approved the location of this road. Also, this road has been designed to curve through various portions of the site which has the effect of slowing down traffic and on street parking is also permitted, which has a traffic calming effect.

7. Are any improvements planned for Eagle Town Road?

   Response: Our understanding is that the City has plans for a round-a-bout at 171st Street and there will be road widening at our neighborhood entrances on the perimeter streets.

8. Will any homes face Town Road?

   Response: Yes, homes will face Town Road and under our requested Text Amendment these homes would have masonry/brick on 1st floor elevation.

9. What will the backs of homes look like?

   Response: Some homes will be ranches, some will be 2 story homes and some will have patios.

10. How many different home plans are proposed?

    Response: The community will have 4 different home series offered and within each series there may be up to 6 different floor plans with 3 to 5 different elevations per floor plan. There will be a lot of diversity and the Westgate PUD also includes anti-monotony requirements to prevent homes next to each other from appearing the same.

11. Drainage question, are there any plans to do any work in the creek?

    Response: The Plan Commission earlier this year approved the Plat for Westgate so the drainage plan was reviewed by TAC and the Board of Public Works. Lennar continues to work with the Board of Public Works and County Surveyor on drainage design during the construction plan process. Currently, there are no plans for any drainage work in the area of the creek.

12. What are the setbacks from 166th Street and are any mounds proposed?

    Response: Closest set back from centerline of 166th Street is about 80' and furthest is about 150'. There are mounds proposed along Town Road, Little Eagle Creek Road and 166th Street and these mounds would be about 3' in height and would undulate.

13. Will you work with surrounding homeowners on Stormwater?

    Response: Lennar is required to work with the County Surveyor and meet all applicable drainage standards. In addition we understand that the Surveyor is review the area south and east of the development to best determine how that area ties into the new drainage nfrastructure.

The meeting ended at approximately 7:15 p.m.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: Westgate Text Amendment to PUD Ordinance

Petitioner: Lennar Homes of Indiana, Inc.

Docket Number: 1911–PUD-42

Neighborhood Meeting: Thursday, October 24, 2019 at 6:30 p.m.
Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.

NAME	ADDRESS	PHONE	EMAIL
1. John & Laura Donaldson	16736 Eagletown Rd	317-445-4073	jolapher@aol.com
2. Sandee Enterprises, LLC	6459 Salem Dr., Fishers 46038		
3. DON + SUSAN DWIGANS	17338 EAGLETOWN RD	317-443-2093	dannakmartin42@yahoo.com sdwigans@
4. Jerry McColgin	17040 Eagletown Rd		jmccolgin@gmail.com HOTMAIL
5. Mike DiMascio	17028 Towne Rd	773.562.1156	mjdimascio5@gmail.com
6.			
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16.			
17.			
18.			
19.			

EXHIBIT
A

Nelson & Frankenberger, LLC
Attorneys at Law
550 Congressional Blvd., Suite 210, Carmel, Indiana 46032 317-844-0106

JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT
FREDRIC LAWRENCE
VALERIE L. MATHEIS**
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

October 16, 2019

RE: Notice of Neighborhood Meeting
Proposed Text Amendment: Westgate PUD Ordinance
Applicant: Lennar Homes of Indiana, Inc.
Docket Number: 1911-PUD-42

Dear Neighbor:

I would like to invite you to a neighborhood meeting to review a text amendment proposal that will occur on **Thursday, October, 24, 2019, at 6:30 p.m. at Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.**

The Applicant, Lennar Homes of Indiana, Inc. ("Lennar"), has filed an application seeking text amendment approval to the Westgate Planned Unit Development Ordinance 06-37 ("Westgate PUD") pertaining to parcels of real estate consisting of approximately 230 acres which is generally located north of and adjacent to 166th Street, east of and adjacent to Towne Road and on both sides of Eagletown Road (the "Real Estate"). The Real Estate is shown on the enclosed site aerial exhibit.

The text amendment application filed by Lennar pertaining to the Westgate PUD seeks text amendments and additions to Exhibit 8 of the Westgate PUD pertaining to: (i) modifying the permitted exterior building materials for Attached Homes in the Villas section of Westgate; (ii) modifying roof slopes for single-family detached homes; (iii) adding a requirement for additional garage door treatment related to homes; and, (iv) adding additional architectural requirements for the treatment of corner lots and homes adjacent to perimeter roadways. Further, Lennar is seeking to modify Section 2.7 (A) of the Westgate PUD related to Amenities to delete the requirement for a Pedestrian Bridge (including an island) and to add to the list of required Amenities in Section 2.7 (A) of the Westgate PUD an additional pocket park with a Playground Area. Also enclosed with this Notice is a project description and exhibits that describe the request in greater detail.

Following the neighborhood meeting, a public hearing will occur before the Westfield-Washington Township Plan Commission on Wednesday, November 6, 2019, starting at 7:00 p.m. at Westfield City Hall, 130 Penn Street, Westfield, Indiana for which you will soon receive additional notice by regular mail. You are of course welcome to also attend this public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the **neighborhood meeting scheduled for Thursday, October, 24, 2019, at 6:30 p.m. at Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.**

In the interim, should you have any questions, please do not hesitate to contact me at (317) 844-0106 or by e-mail at jon@nf-law.com.

Very truly yours, Nelson & Frankenberger, LLC

Jon Dobosiewicz, Land Use Professional

Westgate Amendment Summary

The Petitioner, Lennar Homes of Indiana, Inc ("Lennar"), is requesting an amendment of the Westgate PUD originally approved by the Town of Westfield on September 14, 2006. The community is located on the east side of Towne Road between 166th Street and Little Eagle Creek Avenue with 675 total homesites. The Petitioner is requesting an amendment to the approved PUD which the Petitioner believes will encourage architectural diversity and enhance the overall street scape within the community. The proposed amendment does not increase the subdivision density, alter minimum lot standards or modify the approved plat.

Proposed Additional Architectural Requirements

The architectural standards in the existing PUD do not require any masonry on the homes in Westgate, any rear architecture on homes backing to perimeter roadways or decorative garage doors. The Petitioner proposes Additional Architectural Requirements for all homes in Westgate as well as homes located on high visibility homesites which include and are illustrated on Exhibit 1;

1. All single family detached homes shall contain a decorative garage door with windows and brackets.
2. All homes on corner lots shall have a minimum of brick or stone wainscot on the front, sides and rear elevations.
3. All homes facing 171st Street shall have a minimum of brick or stone wainscot on the front elevation.
4. All homes facing Towne Road shall have a minimum of brick or stone on the first floor front elevation.
5. All homes backing to 166th Street shall have a minimum of either (i) one 4' deep offset, or (ii) two 2' offsets on the rear elevation.

Proposed Revisions to Architectural Standards

The Petitioner proposes the following revisions to the architectural standards

1. Roof pitch for single family detached homes shall be revised from a minimum of 7/12 to 6/12.

   A 6/12 roof pitch is the most common standard within the homebuilding industry. An increased roof pitch of 7/12 results in increased cost for homeowners with very little perceived value or streetscape enhancement. The Petition believes the enhancement to the overall Westgate community associated with the Additional Architectural Requirements being proposed far exceed any perceived reduction in streetscape associated with a lesser roof pitch.

2. Townhomes in the Villas Neighborhood shall have a minimum of a brick or stone wainscot on the front elevation if vinyl siding with a minimum thickness of 0.044" is utilized.

   The Petitioner desires to offer a variety of home styles and diverse options within the community which appeal to a broad segment of the market. This proposed requirement

will allow the Petitioner to offer attached homes at a more attainable value with lower exterior maintenance costs, while at the same time enhancing the architectural appeal of the elevations with the inclusion of a front elevation brick requirement.

3. Garage placement for front entry garages on 50' wide lots are not required to be recessed a minimum of 10' from the primary front elevation or porch. The Petition believes the current requirement will result in a more monotonous streetscape with front porches extending forward of the garage resulting in a "snout" design for all homes. By removing this requirement, a more natural diverse anti-monotonous streetscape will be accomplished. The Petitioner believes this, along with the Additional Architectural Requirements, will enhance the overall aesthetic appeal of the Westgate community.

<u>Proposed Revisions to Required Amenities</u>
The Petitioner proposes the following revisions to the Amenities

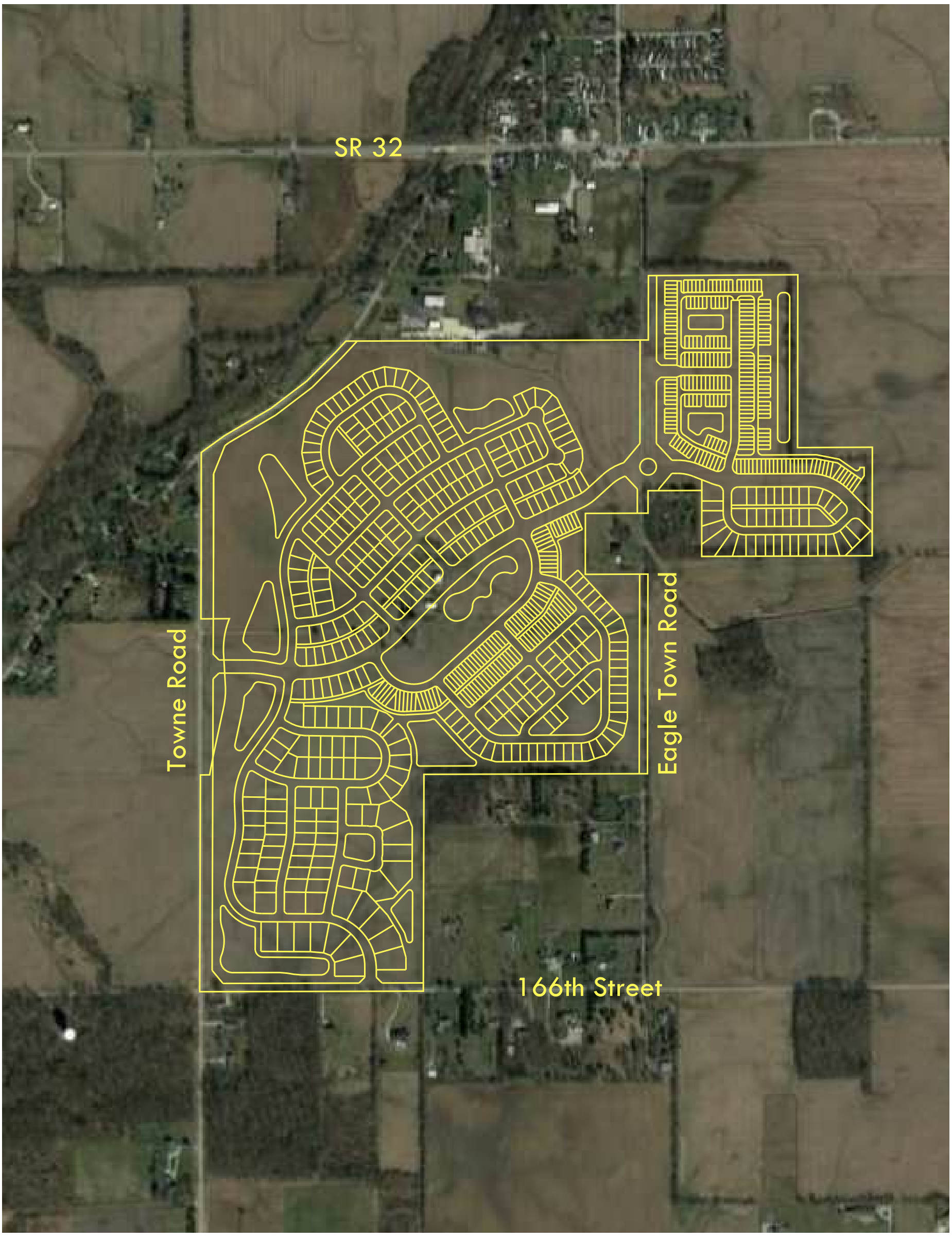
1. The pedestrian bridge and small "island" located in the central detention pond (Exhibit 2) shall be replaced with a second playground amenity/pocket park (Exhibit 3) in addition to the primary amenity area and playground amenity/pocket park required in the original ordinance.

   The Petitioner believes the playground/pocket park will be more highly valued and utilized by the future residence than a pedestrian bridge and island which will be a liability and long term maintenance cost for the homeowners association. The additional playground/pocket park will also distribute amenities throughout the community in lieu of all of the amenities being located in a single central location.

Vicinity Map

Westgate

Westfield, Indiana



STOEPPELWERTH

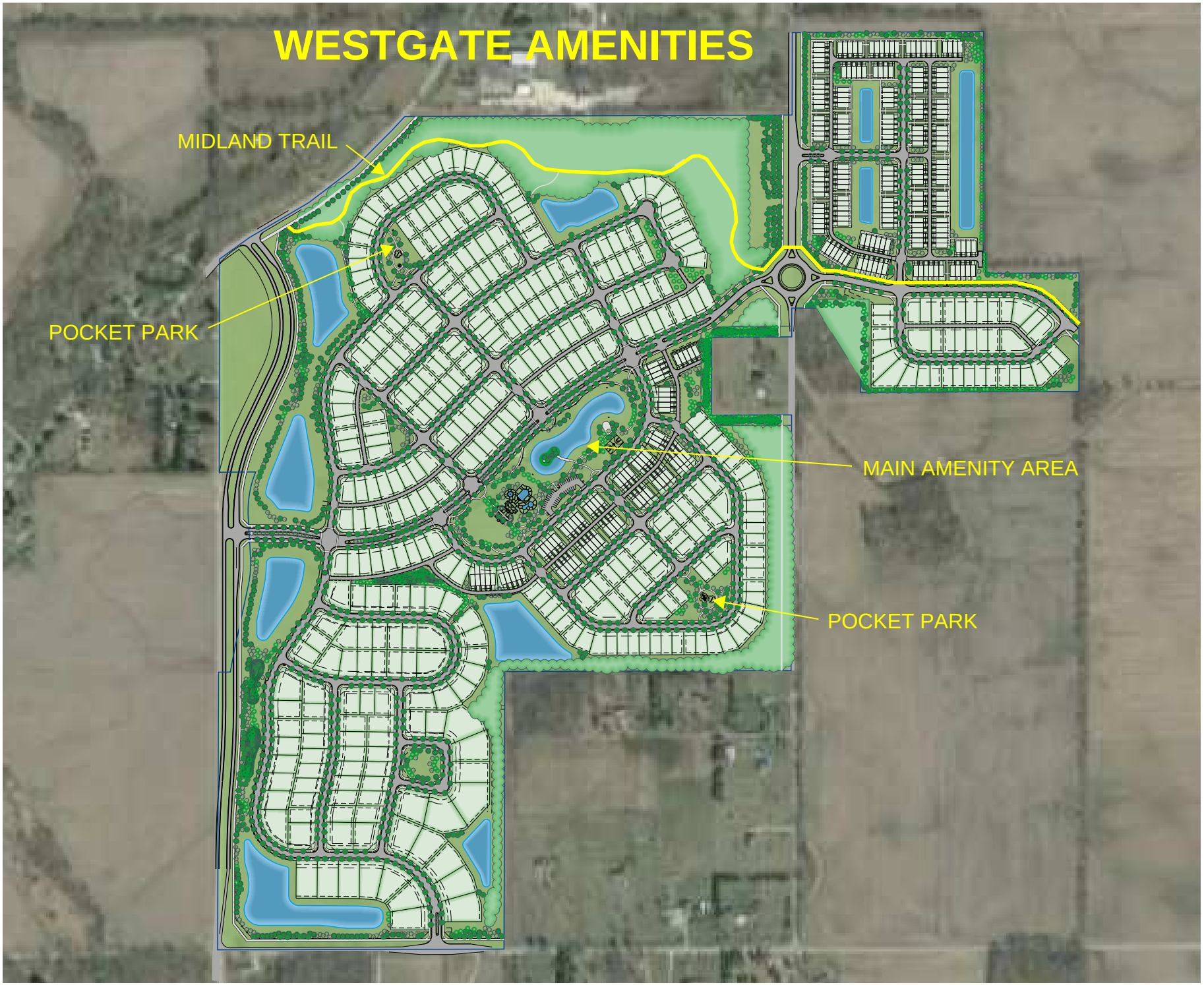
Westgate

Westfield, Indiana

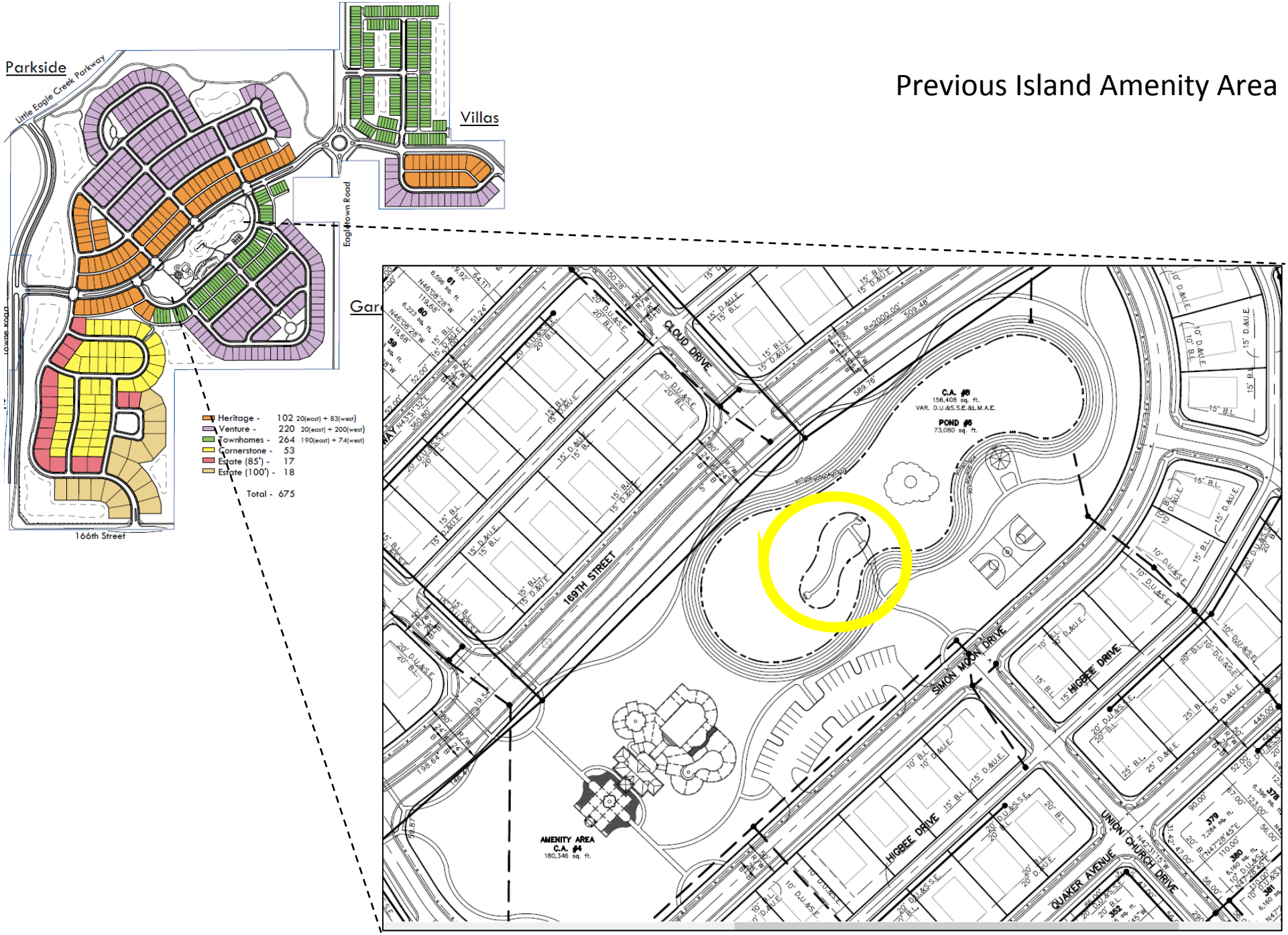
= "Corner Lots" - Brick or stone masonry wainscot on front, side and rear elevation
= "171st Street Frontage Lots" - Brick or stone masonry wainscot on front elevation
= "Towne Road Frontage Lots" - Brick or stone on first floor of front elevation
= "166th Street Lots" - Rear off set on rear elevation
= "Villas Neighborhood" - Brick or stone masonry wainscot on front elevation, if vinyl siding utilized

Westgate
Amendment Map

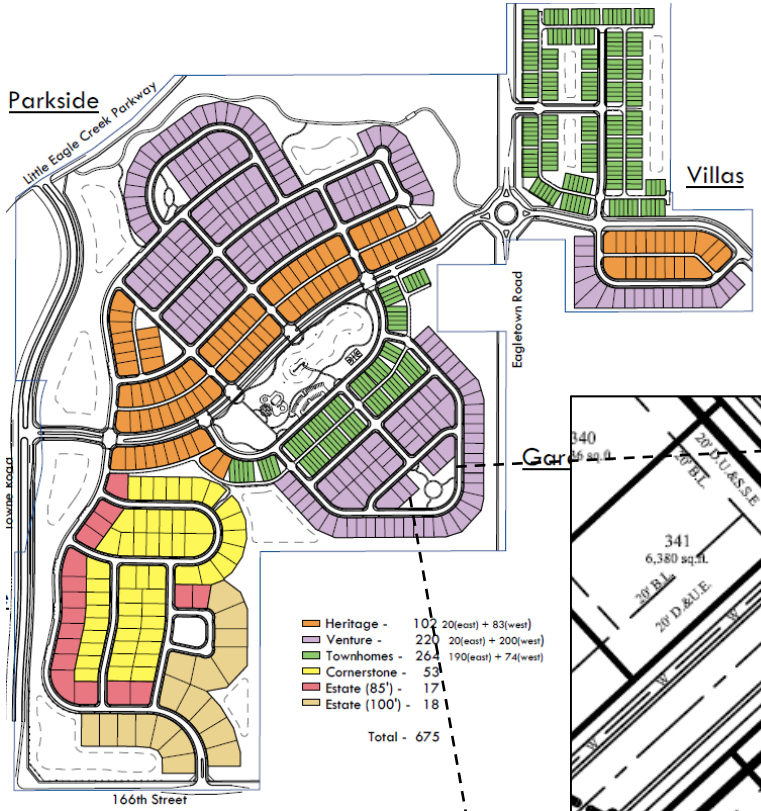
WESTGATE AMENITIES

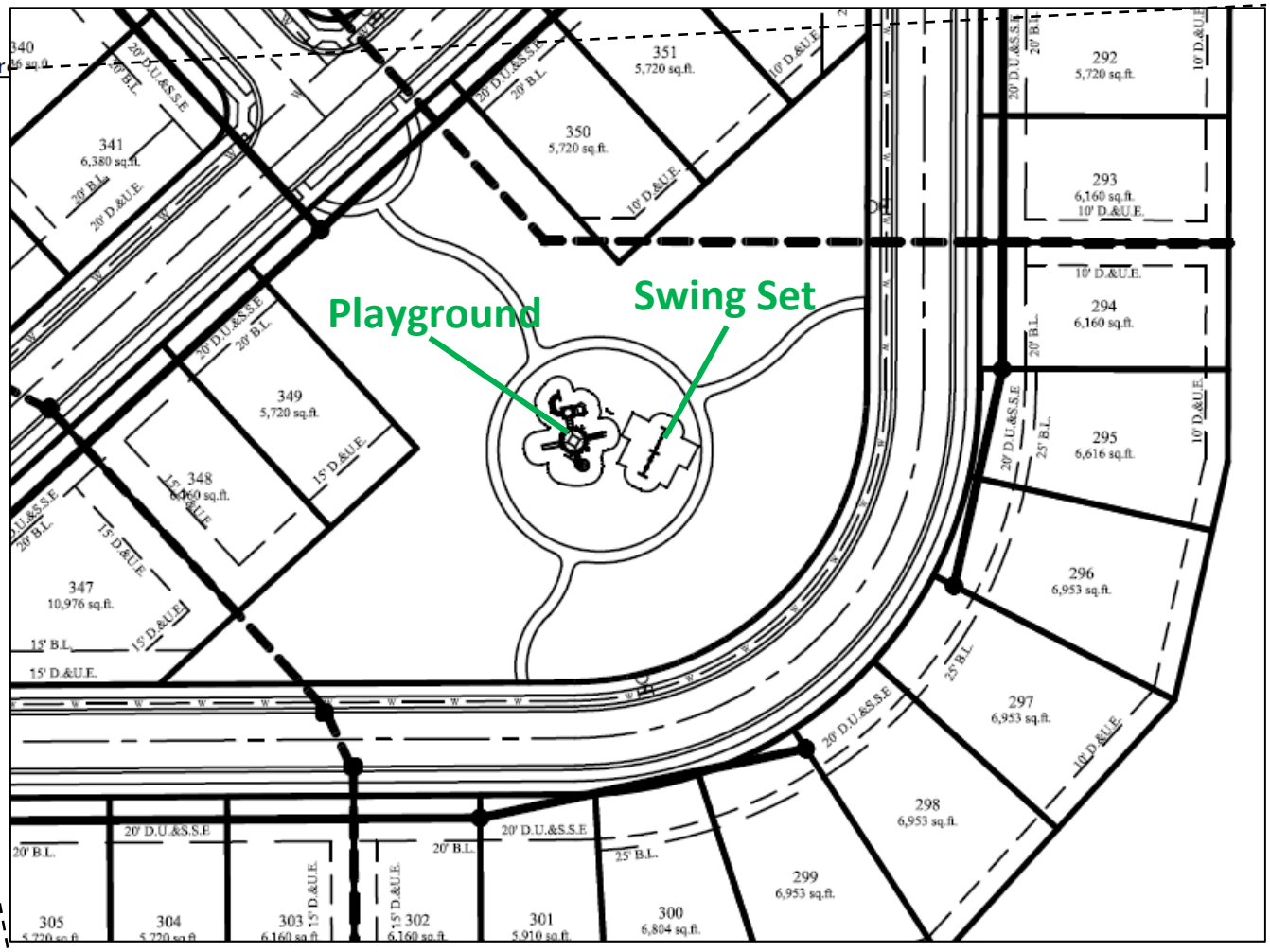


Previous Island Amenity Area



Proposed Pocket Amenity Area





Playground Example

EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.

b. No vinyl or aluminum siding will be permitted on any elevation except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in **Exhibit D**, provided the vinyl siding is a minimum thickness of 0.044" and the front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.

(2) Roof Overhangs:

a. Gables facing streets and roof soffits must be a minimum of 8" overhang.

b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:

a. All single-family detached residences shall have a minimum roof pitch of ~~7~~6:12 on the primary structure.

b. Multifamily attached residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:

a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit ~~"7").~~7 of the Westgate PUD).

b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit ~~"7").~~7 of the Westgate PUD).

(5) Driveways:

a. All driveways to be concrete

(6) Garages:

a. 100' wide lots: side entry

b. 85' wide lots: side entry

c. 70' wide lots: front entry permitted

d. 50' wide lots: rear entry and front entry permitted~~, but any front entry garage must be recessed a minimum of 10' from the primary front elevation or front porch~~

e. 45' wide lots: rear entry

f. Attached Residential: rear entry

g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:

~~a.~~ All single-family residences that are on corner lots ~~are to~~ identified on **Exhibit D** as "Corner Lots", shall have a ~~least one~~masonry (brick or stone) wainscot wrap on the front, sides and rear of the ~~following features on the side elevation that faces~~ home, up to the ~~2nd street (within the first 15'~~sill of the ~~structure):~~

~~i. Wrap-around porch~~

~~b.~~a. ~~Bay windows or box-bay~~lowest first floor window.

~~i. Brick fireplace chimney~~

~~ii. Shutters~~

(8) Front Elevation Variation:

a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)

(9) Additional Architectural Requirements:

a. All lots identified on **Exhibit D** as "171st Street Frontage Lots" shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.

b. All lots identified on **Exhibit D** as "Towne Road Frontage Lots" shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).

c. All lots identified on **Exhibit D** as "166th Street Lots" shall contain either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

(1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.

~~(1)~~(2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

a. TRADITIONAL (an illustrative ~~levitation~~elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

* Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
* Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

* Formalized elevation with symmetrical and some asymmetrical components
* Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

c. CRAFTSMAN (an illustrative levitation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

* Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
* Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

(1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

WRITTEN PUBLIC COMMENTS

Docket Number: 1911-PUD-42

Petitioner: Lennar Homes of Indiana, Inc.

Request: Petitioner requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.

Enclosed Attachments:

November 06, 2019 Public Hearing

1. Hall, Stacy 2001 W 166th St, Westfield (11/06/19)

I’m writing today to ask you to vote no on this development.

This development was approved over 10 years ago. Westfield today is a completely different city. I feel that the density of this project is too much for this area and the city at this time. Adding the additional homes when there are currently 1600-1800 lots available or in the works to be available is too much.

Thank you for your consideration
Stacy Hall
2001 W 166th st

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

November 25, 2019

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 20 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of $0 and pending director approval such accounts payables are hereby allowed in the total amount of $0.

Dated this 25 day of November, 2019

Signatures of Governing Board

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration								
VEN000103	American Structurepoint Inc	APP066735	11/6/2019	101001331	ADM-CONSULTING	GP Boundary and Title Revie	1,747.50	67653	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	101001331	ADM-CONSULTING	July Services	1,000.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066741	11/6/2019	101001331	ADM-CONSULTING	Sept Services	2,380.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066741	11/6/2019	101001331	ADM-CONSULTING	Aug Services	2,663.75	67700	11/11/2019
VEN002097	Westfield Chamber Of Commerce	APP066744	11/6/2019	101001347	ADM-PROMOTIONS	August and October luncheon	80.00	67722	11/11/2019
VEN000589	Duke Energy	APP066806	11/11/2019	101001341	ADM-ELECTRICITY	PW	247.58	67673	11/11/2019
VEN000589	Duke Energy	APP066807	11/11/2019	101001341	ADM-ELECTRICITY	Admin	263.09	67673	11/11/2019
VEN002336	Citizens Westfield	APP066808	11/11/2019	101001328	ADM-HEAT/GAS	Old Clinic House gas	49.74	67666	11/11/2019
VEN002336	Citizens Westfield	APP066808	11/11/2019	101001328	ADM-HEAT/GAS	DWA gas	40.41	67666	11/11/2019
VEN002336	Citizens Westfield	APP066808	11/11/2019	101001342	ADM-WATER/SEWER	Old Clinic House water sewer	70.63	67666	11/11/2019
VEN002336	Citizens Westfield	APP066808	11/11/2019	101001342	ADM-WATER/SEWER	DWA water sewer	71.80	67666	11/11/2019
VEN001537	Payroll	APP066832	11/11/2019	101001111	ADM-SALARY	sal	8,949.03	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101001120	ADM-FICA /MEDICARE	fica	533.88	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101001120	ADM-FICA /MEDICARE	med	124.87	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101001121	ADM-PERF	perf	1,010.78	500000494	11/12/2019
VEN003729	Metronet	APP066842	11/12/2019	101001343	ADM-BUILDING	City Hall Alarm	68.19	67726	11/12/2019
VEN003309	Cripe	APP066865	11/13/2019	101001349	ADM-SERVICES	Fire New Headquarter Faciliti	2,253.34		
VEN003309	Cripe	APP066865	11/13/2019	101001349	ADM-SERVICES	Police New Headquarter Facil	2,253.34		
VEN003309	Cripe	APP066865	11/13/2019	101001349	ADM-SERVICES	PW New Headquarter Faciliti	2,253.32		
VEN007062	McGriff Insurance	APP066893	11/14/2019	101001339	ADM-INSURANCE	4th install	1,156.19	67731	11/14/2019
VEN000263	Bose Public Affairs Group LLC	APP066978	11/15/2019	101001331	ADM-CONSULTING	Monthly Strategic Comm 3500	3,500.00		
VEN002336	Citizens Westfield	APP066983	11/15/2019	101001342	ADM-WATER/SEWER	Water Sewer	240.34	67732	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	101001341	ADM-ELECTRICITY	Electric	503.69	67733	11/18/2019
VEN006494	Pure Water Partners	APP067000	11/18/2019	101001223	ADM-OFFICE SUPPLIES	Water CSC	67.50		
VEN006494	Pure Water Partners	APP067001	11/18/2019	101001223	ADM-OFFICE SUPPLIES	Water CSC	90.00		
VEN001953	Thomson West	APP067002	11/18/2019	101001330	ADM-ATTORNEY/CONSULTA	West Information Charges	173.83		
VEN000478	Crown Trophy	APP067022	11/14/2019	101001224	ADM-OPERATING SUPPLIES	Name plates	93.50		
VEN001469	O W Krohn and Associates	APP067028	11/18/2019	101001331	ADM-CONSULTING	Oct Services	1,120.00		
Subtotal for Administration							**33,006.30**		
	Police								
VEN005604	Student Impact	APP066791	11/7/2019	101002347	POLICE-PROMOTIONS	Sponsorship of Studen Impact	250.00	67648	11/7/2019
VEN002336	Citizens Westfield	APP066793	11/8/2019	101002342	POLICE-WATER/SEWER	Fire Service Charges	95.08	67666	11/11/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Police								
VEN000094	American Eagle Equipment	APP066813	11/11/2019	101002355	POLICE-K-9 MAINT	Vehicle Heat Alert System	1,502.24	67652	11/11/2019
VEN000094	American Eagle Equipment	APP066813	11/11/2019	101002355	POLICE-K-9 MAINT	Vehicle Heat Alert System	1,662.49	67652	11/11/2019
VEN000345	Cave and Company Printing	APP066814	11/11/2019	101002337	POLICE-PRINTING	New Officer Map Books	236.64	67663	11/11/2019
VEN000345	Cave and Company Printing	APP066814	11/11/2019	101002337	POLICE-PRINTING	Business cards & Department	308.11	67663	11/11/2019
VEN000314	C.A.R. Clinic	APP066815	11/11/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	1,536.94	67660	11/11/2019
VEN005007	Herrmann Veterinary Clinic	APP066816	11/11/2019	101002355	POLICE-K-9 MAINT	K9 Influenza - Scout	24.00	67683	11/11/2019
VEN001555	Pet Supplies Plus	APP066817	11/11/2019	101002355	POLICE-K-9 MAINT	Dog Food	47.98	67701	11/11/2019
VEN001877	T and T Sales promotions	APP066818	11/11/2019	101002229	POLICE-UNIFORMS	Uniform Caps	480.00	67712	11/11/2019
VEN000747	Galls	APP066819	11/11/2019	101002229	POLICE-UNIFORMS	Galls G-Force LVL II Vest	669.00	67679	11/11/2019
VEN000747	Galls	APP066819	11/11/2019	101002229	POLICE-UNIFORMS	Streetguard gloves, Raincoat	172.35	67679	11/11/2019
VEN001676	Riverview Hospital	APP066820	11/11/2019	101002349	POLICE-SERVICES	Drug and alcohol testing	70.00	67704	11/11/2019
VEN001537	Payroll	APP066832	11/11/2019	101002111	POLICE-SALARY	sal	160,343.61	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101002120	POLICE-FICA/MEDICARE	fica	9,565.56	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101002120	POLICE-FICA/MEDICARE	med	2,237.13	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101002121	POLICE-PERF	perf	26,351.96	500000494	11/12/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	101002339	POLICE-INSURANCE	4th install	5,087.22	67731	11/14/2019
VEN002336	Citizens Westfield	APP066961	11/11/2019	101002342	POLICE-WATER/SEWER	PD side water and sewer	219.14	67732	11/18/2019
VEN003729	Metronet	APP066976	11/8/2019	101002335	POLICE-TELEPHONE	PSB	63.63	67737	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	101002341	POLICE-ELECTRICITY	Electric	3,159.87	67733	11/18/2019
VEN001993	Treasurer Of State of Indiana	APP066999	11/15/2019	101002349	POLICE-SERVICES	2020 Evidential Breath Test In	650.00	67739	11/19/2019
VEN001361	Mid America Elevator	APP067008	11/7/2019	101002343	POLICE-BUILDING MAINTEN	Elevator annual contract	710.04		
Subtotal for Police							**215,442.99**		
	Economic and Community Development								
VEN001537	Payroll	APP066832	11/11/2019	101003111	ECD-SALARY	sal	24,107.06	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101003120	ECD-FICA/MEDICARE	fica	1,450.82	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101003120	ECD-FICA/MEDICARE	med	339.29	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101003121	ECD-PERF	perf	3,423.19	500000494	11/12/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	101003339	ECD-INSURANCE	4th install	566.15	67731	11/14/2019
VEN006426	DISA Inc	APP067064	11/18/2019	101003349	ECD-SERVICES	Drug testing	51.50		
Subtotal for Economic and Community Development							**29,938.01**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Parks								
VEN001537	Payroll	APP066832	11/11/2019	101005111	PARKS-SALARY	sal	9,589.24	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101005120	PARKS-FICA/MEDICARE	fica	582.04	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101005120	PARKS-FICA/MEDICARE	med	136.13	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101005121	PARKS-PERF	perf	1,253.74	500000494	11/12/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	101005339	PARKS-INSURANCE	4th install	462.47	67731	11/14/2019
VEN005717	Background Investigation Bureau	APP067031	11/18/2019	101005349	PARKS-SERVICES	Background cks	71.70		
VEN005709	Service Sanitation Inc	APP067034	11/18/2019	101005476	PARKS-EQUIP LEASES	500 Deer Walk	95.00		
VEN005709	Service Sanitation Inc	APP067034	11/18/2019	101005476	PARKS-EQUIP LEASES	3233 W 166th	91.00		
Subtotal for Parks							**12,281.32**		
	Economic Dev								
VEN001537	Payroll	APP066832	11/11/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.69	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101006120	ECONOMIC DEV-FICA/MEDI	med	88.80	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000494	11/12/2019
Subtotal for Economic Dev							**7,504.97**		
	Informatics								
VEN001537	Payroll	APP066832	11/11/2019	101007111	IT-SALARY	sal	16,073.74	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101007120	IT-FICA/MEDICARE	fica	941.72	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101007120	IT-FICA/MEDICARE	med	220.24	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101007121	IT-PERF	perf	2,282.48	500000494	11/12/2019
VEN007897	Konica Minolta Prem Fin 2	APP066868	11/13/2019	101007337	IT-PRINTING	Sta 83	77.70	67730	11/13/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	101007339	IT-INSURANCE	4th install	497.16	67731	11/14/2019
VEN005134	Lifeline Data Centers	APP066930	11/7/2019	101007349	IT-SERVICES	Monthly fees	1,065.70		
VEN000604	Eastern Engineering Supply	APP066931	11/12/2019	101007224	IT-OPERATING SUPPLIES	Supplies	384.18		
VEN005272	SHI International	APP066932	11/12/2019	101007389	IT-SOFTWARE LICENSING	Software	7,376.49		
VEN006331	enVista llc	APP066933	11/13/2019	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
VEN007203	KPMG LLP	APP066934	11/13/2019	101007331	IT-CONSULTING	Westfield xRM CE migration p	1,431.25		
VEN006503	Active Network LLC	APP066935	11/14/2019	101007331	IT-CONSULTING	COW AN Refresher	850.00		
VEN007202	TopoWorks	APP066936	11/15/2019	101007331	IT-CONSULTING	GIS services for address me	3,600.00		
VEN002050	Verizon Wireless	APP066973	11/7/2019	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	9,981.46	67735	11/18/2019
VEN002050	Verizon Wireless	APP066977	11/12/2019	101007332	IT-CELLULAR/PAGERS/MOBI	EMS	41.12	67736	11/18/2019
Subtotal for Informatics							**45,743.24**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Clerk Treasurer								
VEN001469	O W Krohn and Associates	APP066741	11/6/2019	101008331	CT-CONSULTING	Sept Services	1,578.75	67700	11/11/2019
VEN004297	ADP-Payroll	APP066825	11/11/2019	101008331	CT-CONSULTING	Payroll services	6,836.03	500000493	11/11/2019
VEN001537	Payroll	APP066832	11/11/2019	101008111	CT-SALARY	sal	16,640.77	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101008120	CT-FICA/MEDICARE	fica	965.42	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101008120	CT-FICA/MEDICARE	med	225.75	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101008121	CT-PERF	perf	1,949.40	500000494	11/12/2019
VEN000267	Boyce Forms/systems	APP066873	11/13/2019	101008349	CT-SERVICES	Annual Data Access	700.00		
VEN007062	McGriff Insurance	APP066893	11/14/2019	101008339	CT-INSURANCE	4th install	431.64	67731	11/14/2019
VEN000428	CNA Surety	APP067004	11/18/2019	101008340	CT-OFFICAL BOND	Bond Gossard	1,275.00		
VEN001469	O W Krohn and Associates	APP067028	11/18/2019	101008331	CT-CONSULTING	Oct Services	1,315.00		
Subtotal for Clerk Treasurer							**31,917.76**		
	Mayor								
VEN007894	Westfield Middle School	APP066740	11/6/2019	101009347	MAYOR-PROMOTIONS	Business ad WMS yearbook	190.00	67723	11/11/2019
VEN001913	The Bridgewater Club LLC	APP066742	11/6/2019	101009347	MAYOR-PROMOTIONS	Meeting	58.42	67714	11/11/2019
VEN001537	Payroll	APP066832	11/11/2019	101009111	MAYOR-SALARY	sal	4,459.62	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101009120	MAYOR- FICA/MEDICARE	fica	271.66	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101009120	MAYOR- FICA/MEDICARE	med	63.53	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101009121	MAYOR-PERF	perf	633.27	500000494	11/12/2019
VEN002925	Palomino Ballroom LLC	APP066839	11/12/2019	101009347	MAYOR-PROMOTIONS	Rental deposit for Holiday Par	500.00	67728	11/12/2019
Subtotal for Mayor							**6,176.50**		
	Public Works								
VEN001537	Payroll	APP066832	11/11/2019	101013111	PW-SALARY	sal	47,339.41	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101013120	PW-FICA/MEDICARE	fica	2,763.45	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101013120	PW-FICA/MEDICARE	med	646.27	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101013121	PW-PERF	perf	7,281.39	500000494	11/12/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	101013349	PW-CONTRACTUAL SERVIC	4th install	2,697.77	67731	11/14/2019
VEN002336	Citizens Westfield	APP066982	11/15/2019	101013342	PW-WATER/SEWER	Water Sewer PW	2,201.38	67732	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	101013341	PW-ELECTRIC	Electric	3,459.35	67733	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	101013341	PW-ELECTRIC	Electric	692.59	67733	11/18/2019
VEN006494	Pure Water Partners	APP067000	11/18/2019	101013223	PW-OFFICE SUPPLIES	Water CSC	67.50		
VEN006494	Pure Water Partners	APP067001	11/18/2019	101013223	PW-OFFICE SUPPLIES	Water CSC	90.00		
VEN001361	Mid America Elevator	APP067008	11/7/2019	101013343	PW-BLDG MAINT	Elevator annual contract	1,420.08		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Public Works								
VEN003999	Brody's Window Bright	APP067015	11/11/2019	101013343	PW-BLDG MAINT	Window cleaning CSC	375.00		
VEN001305	Martin Tree Service	APP067027	11/15/2019	101013349	PW-CONTRACTUAL SERVIC	Tree removal	2,800.00		
	Subtotal for Public Works						**71,834.19**		
	Grand Park								
VEN001537	Payroll	APP066832	11/11/2019	101015111	GP-SALARY	sal	11,612.04	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101015120	GP-FICA/MEDICARE	fica	697.38	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101015120	GP-FICA/MEDICARE	med	163.11	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101015121	GP-PERF	perf	1,285.66	500000494	11/12/2019
	Subtotal for Grand Park						**13,758.19**		
	Communications								
VEN001537	Payroll	APP066832	11/11/2019	101020111	COMM-SALARY	sal	6,921.73	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101020120	COMM-FICA/MEDICARE	fica	420.60	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101020120	COMM-FICA/MEDICARE	med	98.37	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101020121	COMM-PERF	perf	982.88	500000494	11/12/2019
VEN001359	Michelle Krcmery	APP066843	11/12/2019	101020331	COMM- CONSULT	October services	1,200.00	67727	11/12/2019
	Subtotal for Communications						**9,623.58**		
	Customer Service								
VEN001537	Payroll	APP066832	11/11/2019	101021111	CUSTOMER SERV-SALARY	sal	8,423.38	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101021120	CUSTOMER SERV- FICA/ME	fica	503.90	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101021120	CUSTOMER SERV- FICA/ME	med	117.85	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101021121	CUSTOMER SERV- PERF	perf	1,196.12	500000494	11/12/2019
VEN000428	CNA Surety	APP067038	11/18/2019	101021340	CUSTOMER SERV-OFFICIAL	Bond	100.00		
	Subtotal for Customer Service						**10,341.25**		
	Human Resources								
VEN001537	Payroll	APP066832	11/11/2019	101022111	HR -SALARY	sal	4,205.60	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101022120	HR-FICA/MEDICARE	fica	251.41	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101022120	HR-FICA/MEDICARE	med	58.80	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101022121	HR PERF	perf	597.20	500000494	11/12/2019
	Subtotal for Human Resources						**5,113.01**		
	Sport Campus Indoor Event Ctr								
VEN001537	Payroll	APP066832	11/11/2019	101023111	GP INDOOR-SALARY	sal	9,798.03	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101023120	GP INDOOR-FICA/MEDICAR	fica	597.18	500000494	11/12/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Sport Campus Indoor Event Ctr								
VEN001537	Payroll	APP066832	11/11/2019	101023120	GP INDOOR-FICA/MEDICAR	med	139.66	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	101023121	GP INDOOR-PERF	perf	1,353.06	500000494	11/12/2019
	Subtotal for Sport Campus Indoor Event Ctr						**11,887.93**		
Subtotal for Fund 101 General							**504,569.24**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN001537	Payroll	APP066832	11/11/2019	201013111	MVH-SALARY	sal	9,191.27	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	201013120	MVH-FICA/MEDICARE	fica	553.09	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	201013120	MVH-FICA/MEDICARE	med	129.35	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	201013121	MVH-PERF	perf	1,305.16	500000494	11/12/2019
VEN000589	Duke Energy	APP066986	11/15/2019	201013341	MVH-ELECTRIC	Electric	2,635.52	67733	11/18/2019
VEN007923	Rene Diaz Nunez	APP067007	11/7/2019	201013349	MVH-SERVICES	CDL lerner	17.00		
VEN000975	Indiana Oxygen Company	APP067012	11/8/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Acetylene	143.51		
VEN001044	Irving Materials	APP067013	11/11/2019	201013232	MVH-STONE	Stone	1,441.99		
VEN001384	Milestone Contractors LP	APP067016	11/12/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	660.18		
VEN002303	D2 Land and Water Resource Inc	APP067017	11/12/2019	201013349	MVH-SERVICES	2019 Resurfacing project	3,048.10		
VEN001626	R and T Tire and Auto	APP067018	11/12/2019	201013345	MVH-EQUIP REPAIR	Tire service	900.44		
VEN000051	Advanced Turf Solutions	APP067019	11/13/2019	201013231	MVH-SUBGRADE MATERIAL	Salt Bulk	3,367.01		
VEN001676	Riverview Hospital	APP067021	11/13/2019	201013349	MVH-SERVICES	DOT physical	130.00		
VEN000975	Indiana Oxygen Company	APP067023	11/14/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Supplies	53.23		
VEN007929	Abrasive Waterjet of Indiana LLC	APP067024	11/14/2019	201013345	MVH-EQUIP REPAIR	Repairs	4,114.00		
VEN000332	Cargill	APP067026	11/15/2019	201013231	MVH-SUBGRADE MATERIAL	Salt	46,747.94		
VEN001384	Milestone Contractors LP	APP067032	11/18/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	308.64		
VEN001044	Irving Materials	APP067033	11/18/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	315.08		
VEN007921	Maple Knoll Homeowners Asso	APP067043	11/18/2019	201013474	MVH-CONSTRUCTION COS	161st & Spring Mill RAB - Par	1,500.00		
VEN007922	Kroger Limited Partnership	APP067044	11/18/2019	201013474	MVH-CONSTRUCTION COS	161st & Spring Mill RAB - Par	1,375.00		
VEN005243	Franklin Equipment	APP067049	11/15/2019	201013345	MVH-EQUIP REPAIR	Broom ride on	1,575.00		
	Subtotal for Public Works						**79,511.51**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**79,511.51**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN001778	Shelby Materials	APP067011	11/8/2019	202013432	LRS-SIDEWALK	Sidewalk	538.00		
VEN000921	Huston Electric	APP067020	11/13/2019	202013349	LRS-SERVICES	Repair pole lights	375.00		
	Subtotal for Public Works						**913.00**		
Subtotal for Fund 202 Local Road and Street (LRS)							**913.00**		
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN002336	Citizens Westfield	APP066793	11/8/2019	203012342	FIRE-WATER/SEWER	Stored Water Station Station	95.08	67666	11/11/2019
VEN002336	Citizens Westfield	APP066810	11/11/2019	203012328	FIRE-GAS/HEAT	Sta 83	85.15	67666	11/11/2019
VEN002336	Citizens Westfield	APP066811	11/11/2019	203012342	FIRE-WATER/SEWER	Sta 82	214.96	67666	11/11/2019
VEN002336	Citizens Westfield	APP066812	11/11/2019	203012342	FIRE-WATER/SEWER	Sta 83 water	448.36	67666	11/11/2019
VEN001537	Payroll	APP066832	11/11/2019	203012111	FIRE-SALARY	sal	209,054.94	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,434.33	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	203012120	FIRE-FICA AND MEDICARE	med	2,908.02	500000494	11/12/2019
VEN001537	Payroll	APP066832	11/11/2019	203012121	FIRE-PERF	perf	32,347.45	500000494	11/12/2019
VEN007062	McGriff Insurance	APP066893	11/14/2019	203012339	FIRE-INSURANCE	4th install	2,954.05	67731	11/14/2019
VEN002048	Vectren	APP066938	11/15/2019	203012328	FIRE-GAS/HEAT	Sta 82	70.11	67734	11/18/2019
VEN005978	Rescue Gear	APP066939	11/11/2019	203012243	FIRE-SPECIAL RESCUE/DIV		1,337.20		
VEN005980	Fire Services Inc	APP066940	11/11/2019	203012360	FIRE-VEHICLE MAINT	L81 repair	573.30		
VEN002622	Fire Department Training Network	APP066941	11/11/2019	203012350	FIRE-SUBSCRIPTIONS/DUE	Department membership-ann	240.00		
VEN000065	Airgas Mid America	APP066942	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	o2	118.53		
VEN000065	Airgas Mid America	APP066943	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	o2	149.22		
VEN000065	Airgas Mid America	APP066944	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	o2	231.39		
VEN002148	Witmer Public Safety Group	APP066945	11/11/2019	203012229	FIRE-UNIFORMS	gloves	53.98		
VEN000065	Airgas Mid America	APP066947	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	o2	19.23		
VEN006232	TurnoutRental	APP066948	11/11/2019	203012229	FIRE-UNIFORMS	coat and pants for Brock	325.00		
VEN000266	Bound Tree Medical	APP066949	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	31.65		
VEN000266	Bound Tree Medical	APP066950	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	628.62		
VEN000266	Bound Tree Medical	APP066951	11/11/2019	203012224	FIRE-OPERATING SUPPLIES		105.50		
VEN000266	Bound Tree Medical	APP066952	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	Ems supplies	31.65		
VEN000266	Bound Tree Medical	APP066953	11/11/2019	203012224	FIRE-OPERATING SUPPLIES		295.98		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
203	**Fire Operating**								
Fire									
VEN000266	Bound Tree Medical	APP066954	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	72.45		
VEN001942	The Uniform House	APP066955	11/11/2019	203012229	FIRE-UNIFORMS	uniform embroidery	11.25		
VEN007352	Gear Wash LLC	APP066956	11/11/2019	203012229	FIRE-UNIFORMS	uniform repair	53.04		
VEN001124	Joe Walker	APP066957	11/11/2019	203012334	FIRE-TRAVEL/TRAINING/SE	travel and training expense	314.04		
VEN006285	Ceres Solutions Cooperative	APP066958	11/11/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,247.09		
VEN005989	Abigail Yates	APP066959	11/11/2019	203012334	FIRE-TRAVEL/TRAINING/SE	training fees	90.00		
VEN000483	Cummins Crosspoint LLC	APP066960	11/11/2019	203012360	FIRE-VEHICLE MAINT	supply and Eng2	97.86		
VEN002336	Citizens Westfield	APP066961	11/11/2019	203012342	FIRE-WATER/SEWER	fire side water and sewer	328.70	67732	11/18/2019
VEN006043	ReadyRefresh by Nestle	APP066962	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	water delivery	51.82		
VEN002148	Witmer Public Safety Group	APP066963	11/11/2019	203012472	FIRE-EQUIP	gloves	364.87		
VEN001676	Riverview Hospital	APP066964	11/11/2019	203012354	FIRE-MEDICAL EXAMS/TEST	alcohol testing	30.00		
VEN006285	Ceres Solutions Cooperative	APP066965	11/11/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,479.87		
VEN001615	Public Safety Medical Services	APP066966	11/11/2019	203012354	FIRE-MEDICAL EXAMS/TEST	medical testing	370.51		
VEN006285	Ceres Solutions Cooperative	APP066967	11/11/2019	203012472	FIRE-EQUIP	55gal drum	316.80		
VEN005584	The Accumed Group	APP066968	11/11/2019	203012349	FIRE-SERVICES	ems billing service fee	3,909.39		
VEN000266	Bound Tree Medical	APP066969	11/11/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	36.12		
VEN007353	Reliable Transmission Service Midwest	APP066970	11/11/2019	203012360	FIRE-VEHICLE MAINT	vehicle maintenance	2,594.32		
VEN003734	Target Solutions Learning	APP066971	11/11/2019	203012349	FIRE-SERVICES	TargetSolutions Scheduling a	6,384.00		
VEN007925	National Asso of Fire Investigators	APP066972	11/11/2019	203012350	FIRE-SUBSCRIPTIONS/DUE	Nafi membership dues--D. Mi	55.00		
VEN003729	Metronet	APP066976	11/8/2019	203012343	FIRE-BUILDING MAINTENAN	PSB	63.62	67737	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	203012341	FIRE-ELECTRIC	Electric	3,159.87	67733	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	203012341	FIRE-ELECTRIC	Electric	702.88	67733	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	203012341	FIRE-ELECTRIC	Electric	642.53	67733	11/18/2019
VEN000589	Duke Energy	APP066986	11/15/2019	203012346	FIRE-TORNADO SIREN	Sirens	63.07	67733	11/18/2019
VEN001361	Mid America Elevator	APP067008	11/7/2019	203012343	FIRE-BUILDING MAINTENAN	Elevator annual contract	710.04		
VEN001417	Napa Auto Parts	APP067041	11/6/2019	203012360	FIRE-VEHICLE MAINT	October Napa invoices	509.06		
Subtotal for Fire							**288,411.90**		
Subtotal for Fund 203 Fire Operating							**288,411.90**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
204	**Park Impact**								
	Public Works								
VEN000204	Beam Longest and Neff	APP067025	11/14/2019	204013331	PARK IMPACT-CONSULTING	Next level trails	7,000.00		
	Subtotal for Public Works						**7,000.00**		
Subtotal for Fund 204 Park Impact							**7,000.00**		
Fund No.	**Fund Name**								
206	**Parks Programming/Events**								
	Parks								
VEN007508	Once Upon A Balloon	APP066769	11/7/2019	206005347	PARKS PROGRAM-PROMOT	Mother Son Dance	295.20	67646	11/7/2019
VEN000917	Humane Society for Hamilton	APP066875	11/13/2019	206005347	PARKS PROGRAM-PROMOT	Donation	2,500.00		
VEN001356	Michael Ottinger	APP066876	11/13/2019	206005347	PARKS PROGRAM-PROMOT	WIL	1,000.00		
VEN001523	Party Time Rental	APP066877	11/13/2019	206005347	PARKS PROGRAM-PROMOT	WIL	3,239.20		
VEN001795	Silly Safari Shows Inc	APP066878	11/13/2019	206005347	PARKS PROGRAM-PROMOT	Reindeer for WIL	1,500.00		
VEN002205	Big Bounce Fun House Rentals	APP066879	11/13/2019	206005347	PARKS PROGRAM-PROMOT	WIL	2,433.00		
VEN006284	KidZone Party Rentals	APP066880	11/13/2019	206005347	PARKS PROGRAM-PROMOT	WIL	347.50		
VEN005709	Service Sanitation Inc	APP066881	11/13/2019	206005347	PARKS PROGRAM-PROMOT	Grand Fall Fest	445.00		
VEN006360	Stephen M Bernard	APP066882	11/13/2019	206005347	PARKS PROGRAM-PROMOT	Mother Son Dance	700.00		
	Subtotal for Parks						**12,459.90**		
Subtotal for Fund 206 Parks Programming/Events							**12,459.90**		
Fund No.	**Fund Name**								
239	**Law Enforcement**								
	Police								
VEN000963	Indiana Drug Enforcement Asso	APP066780	11/7/2019	239002334	LAW ENFORCE-TRAVEL/TR	Field Test Certification - Gebh	60.00	67687	11/11/2019
VEN000648	Eric Grimes	APP066790	11/7/2019	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for Toll Road	33.04	67647	11/7/2019
	Subtotal for Police						**93.04**		
Subtotal for Fund 239 Law Enforcement							**93.04**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN002019	United Consulting	APP066861	11/12/2019	264013349	ROAD IMPACT-SERVICES	151st Street Culvert - Constru	4,902.00		
VEN002019	United Consulting	APP066862	11/12/2019	264013349	ROAD IMPACT-SERVICES	HSIP Intersection Lighting - In	104.00		
VEN002019	United Consulting	APP066864	11/12/2019	264013349	ROAD IMPACT-SERVICES	Towne Road Inspection - Incr	8,352.35		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN001710	RQAW Corp	APP066866	11/11/2019	264013349	ROAD IMPACT-SERVICES	151st & Towne Road RAB - D	4,000.00		
VEN007926	Barry Wayne Pike	APP067045	11/18/2019	264013400	ROAD IMPACT-LAND PURCH	East Street North Ext - Parcel	1,000.00		
VEN007930	Ronald E Chance Marital Trust	APP067046	11/18/2019	264013400	ROAD IMPACT-LAND PURCH	East Street North Ext - Parcel	2,065.00		
VEN007927	Carolyn A Chance Living Trust	APP067047	11/18/2019	264013400	ROAD IMPACT-LAND PURC	East Street North Ext - Parcel	2,065.00		
	Subtotal for Public Works						**22,488.35**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**22,488.35**		
Fund No.	**Fund Name**								
268	**Emergency Medical and Equip**								
	Fire								
VEN001849	Stryker Sales	APP066837	11/12/2019	268012472	EMS-LEASE EQUIPMENT	Upgrade to ambulances to av	1,550.00		
	Subtotal for Fire						**1,550.00**		
Subtotal for Fund 268 Emergency Medical and Equip							**1,550.00**		
Fund No.	**Fund Name**								
269	**Training Facility Center**								
	Public Safety (Police and Fire)								
VEN002191	City of Noblesville Utilities	APP066809	11/11/2019	269014342	TRAINING FAC-WATER/SEW	Oct Sewer for Training Facility	18.89	67667	11/11/2019
VEN002048	Vectren	APP066841	11/12/2019	269014328	TRAINING FAC-HEAT/GAS	Training Facility	23.41	67729	11/12/2019
VEN000434	Comcast Cable	APP066937	11/15/2019	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	293.04	67738	11/19/2019
VEN000205	Beaver Gravel Corp	APP066946	11/11/2019	269014343	TRAINING FAC-BUILDING M	concrete	529.69		
VEN000589	Duke Energy	APP066986	11/15/2019	269014341	TRAINING FAC-ELECTRIC	Electric	327.79	67733	11/18/2019
VEN001305	Martin Tree Service	APP067048	11/18/2019	269014433	TRAINING FAC-INFRASTR R	Clear trees and brush from fe	7,500.00		
	Subtotal for Public Safety (Police and Fire)						**8,692.82**		
Subtotal for Fund 269 Training Facility Center							**8,692.82**		
Fund No.	**Fund Name**								
301	**Eastside TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	301018349	EASTSIDE TIF SERVICES	June Services	2,625.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	301018349	EASTSIDE TIF SERVICES	July Services	2,710.00	67700	11/11/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
301	**Eastside TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066739	11/6/2019	301018349	EASTSIDE TIF SERVICES	Aug services	862.50	67700	11/11/2019
	Subtotal for RDC						**6,197.50**		
Subtotal for Fund 301 Eastside TIF							**6,197.50**		
Fund No.	**Fund Name**								
302	**Aurora TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	302018349	AURORA TIF-SERVICES	June Services	5.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	302018349	AURORA TIF-SERVICES	July Services	5.00	67700	11/11/2019
	Subtotal for RDC						**10.00**		
Subtotal for Fund 302 Aurora TIF							**10.00**		
Fund No.	**Fund Name**								
305	**Grand Junction TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	305018349	GRAND JUNCTION TIF-SER	June Services	1,625.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	305018349	GRAND JUNCTION TIF-SER	June Services	1,410.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066737	11/6/2019	305018349	GRAND JUNCTION TIF-SER	Sept services	2,350.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	305018349	GRAND JUNCTION TIF-SER	July Services	6,500.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	305018349	GRAND JUNCTION TIF-SER	July Services	250.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	305018349	GRAND JUNCTION TIF-SER	July Services	1,455.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066739	11/6/2019	305018349	GRAND JUNCTION TIF-SER	Aug services	1,725.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP067029	11/18/2019	305018349	GRAND JUNCTION TIF-SER	Oct Services	4,800.00		
	Subtotal for RDC						**20,115.00**		
Subtotal for Fund 305 Grand Junction TIF							**20,115.00**		
Fund No.	**Fund Name**								
309	**Eagletown TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	309018349	EAGLETOWN TIF SERVICES	June Services	740.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066737	11/6/2019	309018349	EAGLETOWN TIF SERVICES	Sept services	375.00	67700	11/11/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
309	**Eagletown TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	309018349	EAGLETOWN TIF SERVICES	July Services	765.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP067029	11/18/2019	309018349	EAGLETOWN TIF SERVICES	Oct Services	687.50		
	Subtotal for RDC						**2,567.50**		
Subtotal for Fund 309 Eagletown TIF							**2,567.50**		
Fund No.	**Fund Name**								
316	**Main St TIF 2011B**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	316018349	MAINSTREET TIF SERVICE	June Services	265.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	316018349	MAINSTREET TIF SERVICE	July Services	272.50	67700	11/11/2019
	Subtotal for RDC						**537.50**		
Subtotal for Fund 316 Main St TIF 2011B							**537.50**		
Fund No.	**Fund Name**								
317	**146th St TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	317018349	146TH ST TIF SERVICE	June Services	295.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	317018349	146TH ST TIF SERVICE	July Services	300.00	67700	11/11/2019
	Subtotal for RDC						**595.00**		
Subtotal for Fund 317 146th St TIF							**595.00**		
Fund No.	**Fund Name**								
319	**Spring Mill Sta TIF**								
	RDC								
VEN001469	O W Krohn and Associates	APP066736	11/6/2019	319018349	SPRING MILL STA TIF SERVI	June Services	115.00	67700	11/11/2019
VEN001469	O W Krohn and Associates	APP066738	11/6/2019	319018349	SPRING MILL STA TIF SERVI	July Services	120.00	67700	11/11/2019
	Subtotal for RDC						**235.00**		
Subtotal for Fund 319 Spring Mill Sta TIF							**235.00**		
Fund No.	**Fund Name**								
325	**Eagletown TIF 2016 Capital Pro**								
	RDC								
VEN000596	E and B Paving Inc	APP066783	11/7/2019	325018474	EAGLETOWN TIF BOND CO	Ditch Road Phase 2 Construc	182,587.23	67674	11/11/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
325	**Eagletown TIF 2016 Capital Pro**								
	RDC								
VEN000596	E and B Paving Inc	APP067042	11/19/2019	325018474	EAGLETOWN TIF BOND CO	Ditch Road Phase 2 Construc	4,737.43		
VEN000596	E and B Paving Inc	APP067042	11/19/2019	325018474	EAGLETOWN TIF BOND CO	Change Orders including Traff	10,768.58		
	Subtotal for RDC						**198,093.24**		
Subtotal for Fund 325 Eagletown TIF 2016 Capital Pro							**198,093.24**		
Fund No.	**Fund Name**								
347	**Go Bond 2018 #7 Db Serv**								
	Police								
VEN007501	Chase	APP067051	11/7/2019	347002380	GO BOND7 2018 DB PRINCIP	Bond 2018	143,570.00		
VEN007501	Chase	APP067051	11/7/2019	347002381	GO BOND7 2018 DB INT-PD	Bond 2018	10,595.47		
	Subtotal for Police						**154,165.47**		
	Fire								
VEN007501	Chase	APP067051	11/7/2019	347012380	GO BOND7 2018 DB PRINCIP	Bond 2018	125,440.00		
VEN007501	Chase	APP067051	11/7/2019	347012381	GO BOND7 2018 DB INT-FD	Bond 2018	9,257.47		
	Subtotal for Fire						**134,697.47**		
	Public Works								
VEN007501	Chase	APP067051	11/7/2019	347013380	GO BOND7 2018 DB PRINCIP	Bond 2018	220,990.00		
VEN007501	Chase	APP067051	11/7/2019	347013381	GO BOND7 2018 DB INT-PW	Bond 2018	16,309.06		
	Subtotal for Public Works						**237,299.06**		
Subtotal for Fund 347 Go Bond 2018 #7 Db Serv							**526,162.00**		
Fund No.	**Fund Name**								
361	**Grand Junction Ban Construction**								
	Public Works								
VEN002234	Land Collective LLC	APP067006	11/7/2019	361013474	GRAND JUNC BAN CONST-	GJP CA bidding	12,102.24		
	Subtotal for Public Works						**12,102.24**		
Subtotal for Fund 361 Grand Junction Ban Construction							**12,102.24**		
Fund No.	**Fund Name**								
440	**Cash w/Fiscal Agent-COIT 2016 Sinkfd**								
	Grand Park								
VEN000920	Huntington National Bank	APP067050	11/13/2019	440015380	CWFA-COIT BD16 PRINCIPA	Bond Series 2016	635,000.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
440	**Cash w/Fiscal Agent-COIT 2016 Sinkfd**								
	Grand Park								
VEN000920	Huntington National Bank	APP067050	11/13/2019	440015381	CWFA-COIT BD16 INTERES	Bond Series 2016	328,103.25		
	Subtotal for Grand Park						**963,103.25**		
Subtotal for Fund 440 Cash w/Fiscal Agent-COIT 2016 Sinkfd							**963,103.25**		
Fund No.	**Fund Name**								
442	**Cash W/Fiscal Agent-Operating**								
	Grand Park								
VEN000920	Huntington National Bank	APP067050	11/13/2019	442015349	CWFA-COIT BD16 OPER TR	Bond Series 2016	3,896.75		
	Subtotal for Grand Park						**3,896.75**		
Subtotal for Fund 442 Cash W/Fiscal Agent-Operating							**3,896.75**		
Fund No.	**Fund Name**								
546	**Debt Service PSB Lease Rental**								
	Police								
VEN002032	US Bank	APP066981	11/7/2019	546002349	PSB-PD LEASE BOND TRUS	Lease pmt	721.50		
VEN002032	US Bank	APP066981	11/7/2019	546002380	PSB-PD LEASE BOND PRIN	Lease pmt	106,000.00		
VEN002032	US Bank	APP066981	11/7/2019	546002381	PSB-PD LEASE BOND INT	Lease pmt	2,478.50		
	Subtotal for Police						**109,200.00**		
	Fire								
VEN002032	US Bank	APP066981	11/7/2019	546012349	PSB-FD LEASE BOND TRUS	Lease pmt	1,080.00		
VEN002032	US Bank	APP066981	11/7/2019	546012380	PSB-FD LEASE BOND PRIN	Lease pmt	159,000.00		
VEN002032	US Bank	APP066981	11/7/2019	546012381	PSB-FD LEASE BOND INT	Lease pmt	3,720.00		
	Subtotal for Fire						**163,800.00**		
Subtotal for Fund 546 Debt Service PSB Lease Rental							**273,000.00**		
Fund No.	**Fund Name**								
557	**Kinsey Ave Widen Grant**								
	Public Works								
VEN001788	Shrewsberry and Associates LLC	APP067052	11/19/2019	557013349	KINSEY AVE GRANT SERV	Kinsey Avenue Culvert Utility	399.87		
	Subtotal for Public Works						**399.87**		
Subtotal for Fund 557 Kinsey Ave Widen Grant							**399.87**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
565	**151st and Towne Rd Grant**								
	Public Works								
VEN001710	RQAW Corp	APP066866	11/11/2019	565013349	151ST AND TOWNE RD GR	151st & Towne Road RAB - D	16,000.00		
	Subtotal for Public Works						**16,000.00**		
Subtotal for Fund 565 151st and Towne Rd Grant							**16,000.00**		
Fund No.	**Fund Name**								
584	**Monon 5 Bridge O 32 Grant**								
	Public Works								
VEN002019	United Consulting	APP066863	11/12/2019	584013349	MONON 5 BRIDGE 32 GRAN	Monon 5 (Bridge over SR 32)	21,096.30		
	Subtotal for Public Works						**21,096.30**		
Subtotal for Fund 584 Monon 5 Bridge O 32 Grant							**21,096.30**		
Fund No.	**Fund Name**								
597	**MPO 186th-Springmill Grant**								
	Public Works								
VEN002019	United Consulting	APP066874	11/13/2019	597013349	MPO 186TH-SPRINGMILL GR	CE Contract (Inspection) for 1	978.15		
	Subtotal for Public Works						**978.15**		
Subtotal for Fund 597 MPO 186th-Springmill Grant							**978.15**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN007062	McGriff Insurance	APP066892	11/14/2019	640015339	SPORTS CAMPUS-INSURAN	4th install	552.91	2767	11/14/2019
VEN007062	McGriff Insurance	APP066892	11/14/2019	640015339	SPORTS CAMPUS-INSURAN	4th install	452.39	2767	11/14/2019
VEN003729	Metronet	APP066979	11/8/2019	640015224	SPORTS CAMPUS-OPERATI	Diam	59.75	2772	11/19/2019
VEN003729	Metronet	APP066979	11/8/2019	640015224	SPORTS CAMPUS-OPERATI	Field	59.75	2772	11/19/2019
VEN000589	Duke Energy	APP066980	11/15/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	3,153.15	2768	11/18/2019
VEN000589	Duke Energy	APP066980	11/15/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	4,080.81	2768	11/18/2019
VEN000589	Duke Energy	APP066980	11/15/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	5,112.52	2768	11/18/2019
VEN007924	MACLE Inc	APP067003	11/7/2019	640015343	SPORTS CAMPUS-BLDG MAI	Soccer Admin Bldg Plumbing	1,808.08		
VEN002613	Ermco Inc	APP067010	11/8/2019	640015343	SPORTS CAMPUS-BLDG MAI	Furnace repair	232.50		
VEN000970	Indiana Golf Car	APP067014	11/11/2019	640015472	SPORTS CAMPUS-EQUIPME	US Youth Soccer League Play	599.00		
VEN005717	Background Investigation Bureau	APP067030	11/18/2019	640015349	SPORTS CAMPUS-SERVICE	Background cks	23.90		
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Water Field	459.66	2771	11/19/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer Field	406.98	2771	11/19/2019
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Water Diam	563.85	2771	11/19/2019
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer Diam	542.64	2771	11/19/2019
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Water General	131.48	2771	11/19/2019
VEN002336	Citizens Westfield	APP067037	11/13/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer General	222.04	2771	11/19/2019
VEN002336	Citizens Westfield	APP067060	11/19/2019	640015224	SPORTS CAMPUS-OPERATI	Water thm GP	14,657.69		
	Subtotal for Grand Park						**33,119.10**		
	Sport Campus Indoor Event Ctr								
VEN007062	McGriff Insurance	APP066892	11/14/2019	640023339	GP INDOOR-INSURANCE	4th install	1,005.30	2767	11/14/2019
VEN000589	Duke Energy	APP066980	11/15/2019	640023341	GP INDOOR-ELECTRIC	Electric	9,973.50	2768	11/18/2019
VEN002336	Citizens Westfield	APP066984	11/15/2019	640023328	GP INDOOR-NATURAL GAS	Gas	383.03	2769	11/19/2019
VEN002336	Citizens Westfield	APP066985	11/15/2019	640023342	GP INDOOR-WAT AND SEW	Water	34.69	2770	11/19/2019
VEN002336	Citizens Westfield	APP066985	11/15/2019	640023342	GP INDOOR-WAT AND SEW	Sewer	34.69	2770	11/19/2019
VEN003729	Metronet	APP067053	11/19/2019	640023224	GP INDOOR-OPERATING SU	GPEC	160.50	2773	11/19/2019
	Subtotal for Sport Campus Indoor Event Ctr						**11,591.71**		
Subtotal for Fund 640 Sports Campus Operating							**44,710.81**		
Fund No.	**Fund Name**								
651	**Infrastructure Improv**								
	Public Works								
VEN002019	United Consulting	APP066827	11/11/2019	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	4.03		
VEN002019	United Consulting	APP066828	11/11/2019	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	995.97		
VEN001521	Parsons Brinckerhoff Inc	APP066829	11/11/2019	651013474	INFRASTRUCTURE IMPRO	Replaces PO2175/ROW Man	7,276.80		
	Subtotal for Public Works						**8,276.80**		
Subtotal for Fund 651 Infrastructure Improv							**8,276.80**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN001123	Joe Lyons	APP066792	11/7/2019	701008930	PAYROLL-INS. DED	Refund for overpayment	9.72	17267	11/7/2019
VEN000920	Huntington National Bank	APP066833	11/11/2019	701008131	PAYROLL-EMPLOYER'S FIC	fica	34,100.93	700000732	11/12/2019
VEN000920	Huntington National Bank	APP066833	11/11/2019	701008132	PAYROLL-EMPLOYER'S MED	med	7,975.22	700000732	11/12/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000920	Huntington National Bank	APP066833	11/11/2019	701008921	PAYROLL-FEDERAL WITHH	fed	57,095.44	700000732	11/12/2019
VEN000920	Huntington National Bank	APP066833	11/11/2019	701008922	PAYROLL-EMPLOYEE FICA	med	7,975.29	700000732	11/12/2019
VEN000920	Huntington National Bank	APP066833	11/11/2019	701008922	PAYROLL-EMPLOYEE FICA	fica	34,100.99	700000732	11/12/2019
VEN001537	Payroll	APP066834	11/11/2019	701008110	PAYROLL-NET SALARIES	net sal	400,395.39	700000734	11/12/2019
VEN000959	Indiana Dept Of Revenue	APP066835	11/11/2019	701008923	PAYROLL-STATE WITHHOL	state	16,713.85	700000733	11/12/2019
VEN000959	Indiana Dept Of Revenue	APP066835	11/11/2019	701008923	PAYROLL-STATE WITHHOL	coit	6,417.90	700000733	11/12/2019
VEN002177	Indiana Members Credit Union	APP066836	11/11/2019	701008930	PAYROLL-INS. DED	Overfunded HSA	226.12	17268	11/12/2019
VEN000948	IN Family and Social Services	APP066840	11/12/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,450.24		
VEN000163	Aul Retirement	APP066845	11/12/2019	701008931	PAYROLL-401A MATCHING-D	Contributions and loan pmts	22,368.56		
VEN001583	Police and Firemens Insurance	APP066846	11/12/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17272	11/12/2019
VEN001864	Supporting Heroes	APP066847	11/12/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17273	11/12/2019
VEN000703	Fire Fighters Credit Union	APP066848	11/12/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	72.00	17269	11/12/2019
VEN000703	Fire Fighters Credit Union	APP066849	11/12/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,261.74	17269	11/12/2019
VEN001390	MiSDU	APP066850	11/12/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17270	11/12/2019
VEN004836	Nationwide Retirement Solutions	APP066851	11/12/2019	701008931	PAYROLL-401A MATCHING-D	Contributions and loan pmts	2,894.69	17271	11/12/2019
	Subtotal for Clerk Treasurer						**594,615.35**		
Subtotal for Fund 701 Payroll							**594,615.35**		
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN001537	Payroll	APP066831	11/11/2019	900016111	STORM-SALARY	sal	20,015.45	900000178	11/12/2019
VEN001537	Payroll	APP066831	11/11/2019	900016120	STORM-FICA/MEDICARE	fica	1,188.80	900000178	11/12/2019
VEN001537	Payroll	APP066831	11/11/2019	900016120	STORM-FICA/MEDICARE	med	278.05	900000178	11/12/2019
VEN001537	Payroll	APP066831	11/11/2019	900016121	STORM-PERF	perf	2,282.96	900000178	11/12/2019
VEN003987	Indiana Reclamation and Excavating	APP067009	11/8/2019	900016474	STORM-CONSTRUCTION C	Mapleton Pond	3,004.00		
VEN003987	Indiana Reclamation and Excavating	APP067009	11/8/2019	900016474	STORM-CONSTRUCTION C	16251 Danborn Dr	1,727.20		
VEN002424	IUPPS	APP067035	11/18/2019	900016309	STORM-CONSULTING FEES	Sept tickets	1,434.50		
	Subtotal for Stormwater						**29,930.96**		
Subtotal for Fund 900 Stormwater							**29,930.96**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
950	**Trash**								
	Trash								
VEN001637	Ray's Trash Service	APP067036	11/7/2019	950017851	TRASH-RES QRTLY FEE CO	October collection	78,669.16		
VEN003986	Accela Inc	APP067039	11/7/2019	950017371	TRASH-CREDIT CARD PRO	CivicPay Transaction Fees	940.00		
VEN001637	Ray's Trash Service	APP067040	11/11/2019	950017850	TRASH-TRASH BAGS CONT	Overage bags	292.00		
	Subtotal for Trash						**79,901.16**		
Subtotal for Fund 950 Trash							**79,901.16**		
Posted Invoices Total							**3,728,214.14**		

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	**Fund Name**							
101	**General**							
	Police							
VEN000747	Galls	API0004278	11/15/2019	101002229	Police-Uniforms	Police-Uniforms	101.50	Approval Pending
VEN000080	Almost Home Boarding Kennel	API0004278	11/15/2019	101002355	Police-K-9 Maint	Police-K-9 Maint	108.00	Approval Pending
VEN001555	Pet Supplies Plus	API0004278	11/15/2019	101002355	Police-K-9 Maint	Police-K-9 Maint	89.96	Approval Pending
VEN000478	Crown Trophy	API0004278	11/15/2019	101002347	Police-Promotions	Police-Promotions	1,172.00	Approval Pending
VEN001988	Travelers	API0004279	11/18/2019	101002339	Police-Insurance	Police-Insurance	2,031.20	Approval Pending
	Subtotal for Police						**3,502.66**	
Subtotal by Fund 101 General							**3,502.66**	
Fund No.	**Fund Name**							
239	**Law Enforcement**							
	Police							
VEN004874	Jerry W baker	API0004278	11/15/2019	239002334	Law Enforce-Travel/Train	Law Enforce-Travel/Traini	400.00	Approval Pending
	Subtotal for Police						**400.00**	
Subtotal by Fund 239 Law Enforcement							**400.00**	
Un-Posted Invoices Total							**3,902.66**	

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**							
101	**General**							
	Administration							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101001339	Adm-Insurance	Adm-Insurance	1,156.19
	Subtotal for							**1,156.19**
	Police							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101002339	Police-Insurance	Police-Insurance	5,087.22
	Subtotal for							**5,087.22**
	Economic and Community Development							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101003339	ECD-Insurance	ECD-Insurance	566.15
	Subtotal for							**566.15**
	Parks							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101005339	Parks-Insurance	Parks-Insurance	462.47
	Subtotal for							**462.47**
	Informatics							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101007339	IT-Insurance	IT-Insurance	497.16
	Subtotal for							**497.16**
	Clerk Treasurer							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101008339	CT-Insurance	CT-Insurance	431.64
	Subtotal for							**431.64**
	Public Works							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	101013339	PW-Insurance	PW-Insurance	2,697.77
	Subtotal for							**2,697.77**
Subtotal by Fund 101 General								**10,898.60**
Fund No.	**Fund Name**							
203	**Fire Operating**							
	Fire							
	VEN007062	McGriff Insurance	ACP001818	11/14/2019	203012339	Fire-Insurance	Fire-Insurance	2,954.05
	Subtotal for							**2,954.05**
Subtotal by Fund 203 Fire Operating								**2,954.05**

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**							
268	**Emergency Medical and Equip**							
	Fire							
	VEN001849	Stryker Sales	ACP001814	11/12/2019	268012472	EMS-Lease Equipment	EMS-Equipment	1,550.00
	Subtotal for							**1,550.00**
Subtotal by Fund 268 Emergency Medical and Equip								**1,550.00**
Fund No.	**Fund Name**							
640	**Sports Campus Operating**							
	Grand Park							
	VEN007062	McGriff Insurance	ACP001819	11/14/2019	640015339	Sports Campus-Insurance	Sports Campus-Insurance	552.91
	VEN007062	McGriff Insurance	ACP001819	11/14/2019	640015339	Sports Campus-Insurance	Sports Campus-Insurance	452.39
	Subtotal for							**1,005.30**
	Sport Campus Indoor Event Ctr							
	VEN007062	McGriff Insurance	ACP001819	11/14/2019	640023339	GP Indoor-Insurance	GP Indoor-Insurance	1,005.30
	Subtotal for							**1,005.30**
Subtotal by Fund 640 Sports Campus Operating								**2,010.60**
Fund No.	**Fund Name**							
651	**Infrastructure Improv**							
	Public Works							
	VEN002019	United Consulting	ACP001811	11/11/2019	651013474	Infrastructure Impro	Infrastructure Improv	995.97
	VEN002019	United Consulting	ACP001812	11/11/2019	651013474	Infrastructure Impro	Infrastructure Improv	4.03
	VEN001521	Parsons Brinckerhoff Inc	ACP001813	11/11/2019	651013474	Infrastructure Impro	Infrastructure Improv	7,276.80
	Subtotal for							**8,276.80**
Subtotal by Fund 651 Infrastructure Improv								**8,276.80**
Credit Memo Total								**25,690.05**

ORDINANCE NUMBER 19-57

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 17-51 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Northpoint Ordinance") 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 of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1910-PUD-33**), requesting an amendment to the Northpoint Ordinance and 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**. **1910-PUD-33** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (6 - 0) 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 November 19, 2019;

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 Northpoint Ordinance, the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**

2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit D**, 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. **Permitted Uses.** The Permitted Uses of Section 5.1(B) of Northpoint Ordinance shall apply to the development of the District, except that Section 5.1(B)(4) shall be amended as follows:

Accessory Buildings and uses customarily incidental to any of the permitted uses, including but not limited to a vehicle maintenance facility and wash bay and a fuel island shall be permitted when constructed in conjunction with a warehousing or distribution facility of at least 475,000 square feet.

Section 5. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

5.1 Article 6.1 (Accessory Use and Building Standards) of the UDO: Shall apply

except as follows:

A. Screening of Receptacles and Loading Area.

i. A trash compactor shall be allowed between the façade orientated towards 196th Street so long as landscaping is installed in accordance with Exhibit C hereto.

5.2 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(C) of the Northpoint Ordinance: Shall apply, except as follows:

A. Primary Facades.

i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

B. Façade Materials. Facades as identified in Section 4.1(A) of this Amendment shall be constructed substantially in conformance with the Illustrative Character Exhibit attached hereto as **Exhibit B**.

C. Roof Design. The screening requirements of Section 7.1(C)(2)(b) of the Northpoint Ordinance shall not apply to rooftop equipment which is less than seventy (70) feet in overall height.

D. Building Lighting. Section 7.1(C)(4)(a)(vi) shall not apply to the Real Estate. Wall packs located on facades oriented towards 196th Street or Grassy Branch Road shall be installed in substantial conformance with the specifications provided in **Exhibit E** hereto.

5.3 Article 6.8 (Landscaping Standards) of the UDO and Section 7.3 of the Northpoint Ordinance: Shall apply, except as follows:

A. Required landscaping on the Real Estate and located in the required setbacks for 196th Street and Grassy Branch shall be installed substantially in conformance with the Illustrative Landscaping Exhibit attached hereto as **Exhibit C**. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing appropriate screening from 196th Street and Grassy Branch Road as required in Section 7.5(B) of the

Northpoint Ordinance.

B. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing Section 6.8(L) Foundation Plantings, Section 6.8(O) Parking Area Landscaping and Section 6.8(K) Minimum Lot Landscaping Requirements, which shall not otherwise be applicable to the Real Estate.

C. Landscaping installed in the northern and western buffer yards in conformance with **Exhibit C** hereto shall meet the obligations of buffer yard landscaping and the material requirements included in Section7.(5)(C) shall not otherwise be applicable to the Real Estate for the northern or western buffer yards.

5.4 Article 6.9 (Lighting Standards) of the UDO: Shall apply except as follows:

A. The maximum light pole height shall be forty (40) feet.

B. Section 6.9(b)(iv) shall not apply in regards to the reduction or elimation of lighting after 11:00 P.M.

5.5 Article 6.12(D) (Outdoor Storage and Display) of the UDO and Section 7.4(A) of the Northpoint Ordinance: Shall apply, except as follows:

A. The fencing on the west, south and east property lines shall vinyl chain link fencing with an anti-climbing measure and shall comply with the height limitations included in Article 6.5(C)(5). Fencing near the controlled access points shall be decorative in nature.

B. Fencing on the north property lines shall be either opaque fencing or privacy fencing of a material to be reasonably approved by the Director.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

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 19-57** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-57**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-57**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Illustrative Character Exhibit
Exhibit C	Illustrative Landscape Plan
Exhibit D	Concept Plan
Exhibit E	Wall pack specifications

EXHIBIT A
REAL ESTATE

Exhibit A

LEGAL DESCRIPTION:

(WARRANTY DEED INST. NO. 88-011769)

PARCEL 1
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. EXCEPT: 25.264 ACRES OFF OF THE SOUTH SIDE THEREOF, CONTAINING AFTER SAID EXEMPTION 14.736 ACRES, MORE OR LESS.

PARCEL 2
12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST. EXCEPT: 12.632 ACRES OFF OF THE SOUTH SIDE THEREOF.
(THIS 12.632 ACRES EXCEPTION BECOMES THE SECOND EXCEPTION OFF OF THE ABOVE DESCRIBED QUARTER QUARTER SECTION.)

PARCEL 3
12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA.

PARCEL 4
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS,

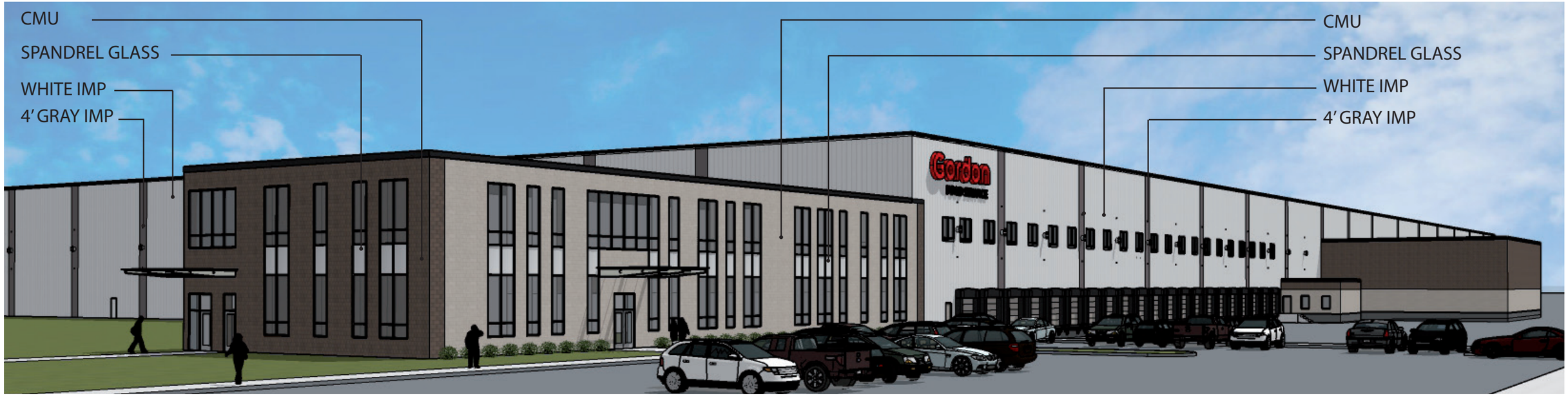
EXCEPT,
WARRANTY DEED (INST. NO. 2018-006274) RIGHT-OF-WAY TAKE - PROJ. 1500430, PARCEL 5
APART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 8811769 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST COMER OF SAID SECTION DESIGNATED "41 023" ON SAID PLAT AND SOUTHEAST COMER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND NORTH 89 DEGREES 50 MINUTES 08 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 30.00 FEET TO POINT "611" ON SAID PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 276.34 FEET TO POINT "614" ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 30.00 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 276.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.190 ACRES (8,291.43 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.063 ACRES (2728.81 SQUARE FEET), MORE OR LESS,

THE ABOVE-DESCRIBED REAL ESTATE (PARCELS 1,2, 3 AND 4 WITH THE EXCEPTION) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
OVERALL PARCEL
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST (ASSUMED BEARING) 30.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST COMER OF A 0.190 ACRE PARCEL OWNED BY CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NO. 2018-006274 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY,
INDIANA; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,641.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST COMER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST 1,337.66 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST COMER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST 2,670.59 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST COMER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 1,062.21 FEET; ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST COMER OF SAID 0.190 ACRE PARCEL; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID PARCEL: (1) NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 30.00 FEET; (2) SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 276.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 81.857 ACRES, MORE OR LESS.

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

SOUTH ELEVATION

EAST ELEVATION



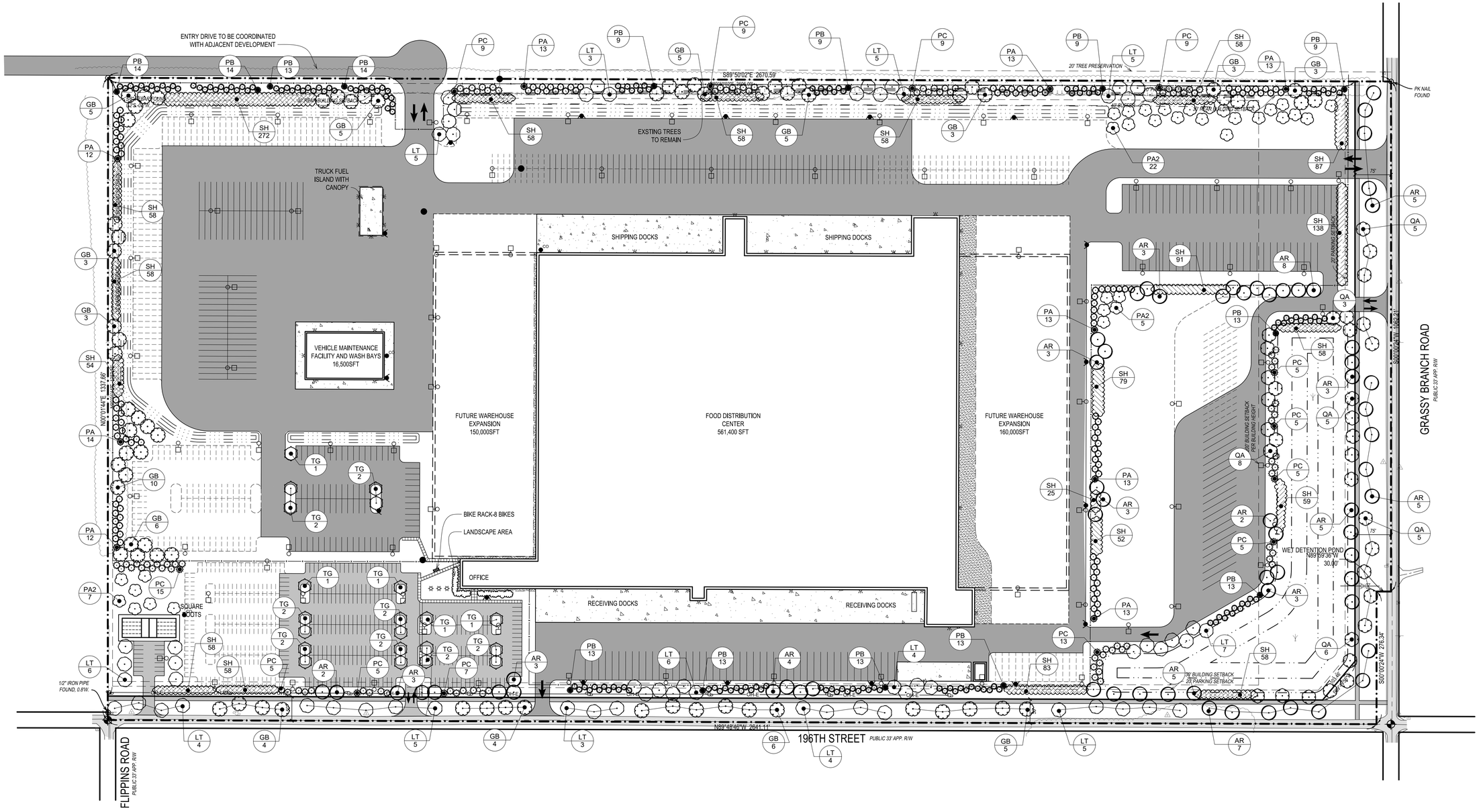
SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER

10.30.2019

PARADIGM DESIGN

EXHIBIT C
ILLUSTRATIVE LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
AR	Acer rubrum	Red Maple	3" Cal.	B&B		64
GB	Ginkgo biloba	Maidenhair Tree	3" Cal.	B&B		70
LT	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B		62
PA2	Platanus x acerfolia	London planetree	2.5" Cal.	B&B		34
QA	Quercus alba	White Oak	3" Cal.	B&B		33
TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2.5" Cal.	B&B		21
EVERGREEN	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		**QTY**
PA	Picea abies	Norway Spruce	6-7` Ht	B&B		116
PB	Picea glauca densata	Black Hills Spruce	7 FT.	B&B		167
PC	Picea pungens	Colorado Spruce	6-7` Ht	B&B		101
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**QTY**
SH	VARIES	VARIES	5 gal.	Pot	60" o.c.	1,520

NOT FOR CONSTRUCTION

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(EXP. 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-30-19	DEVELOPMENT PLAN
09-30-19	RFP
11-04-19	TAC REVISIONS

PROJECT

1903049

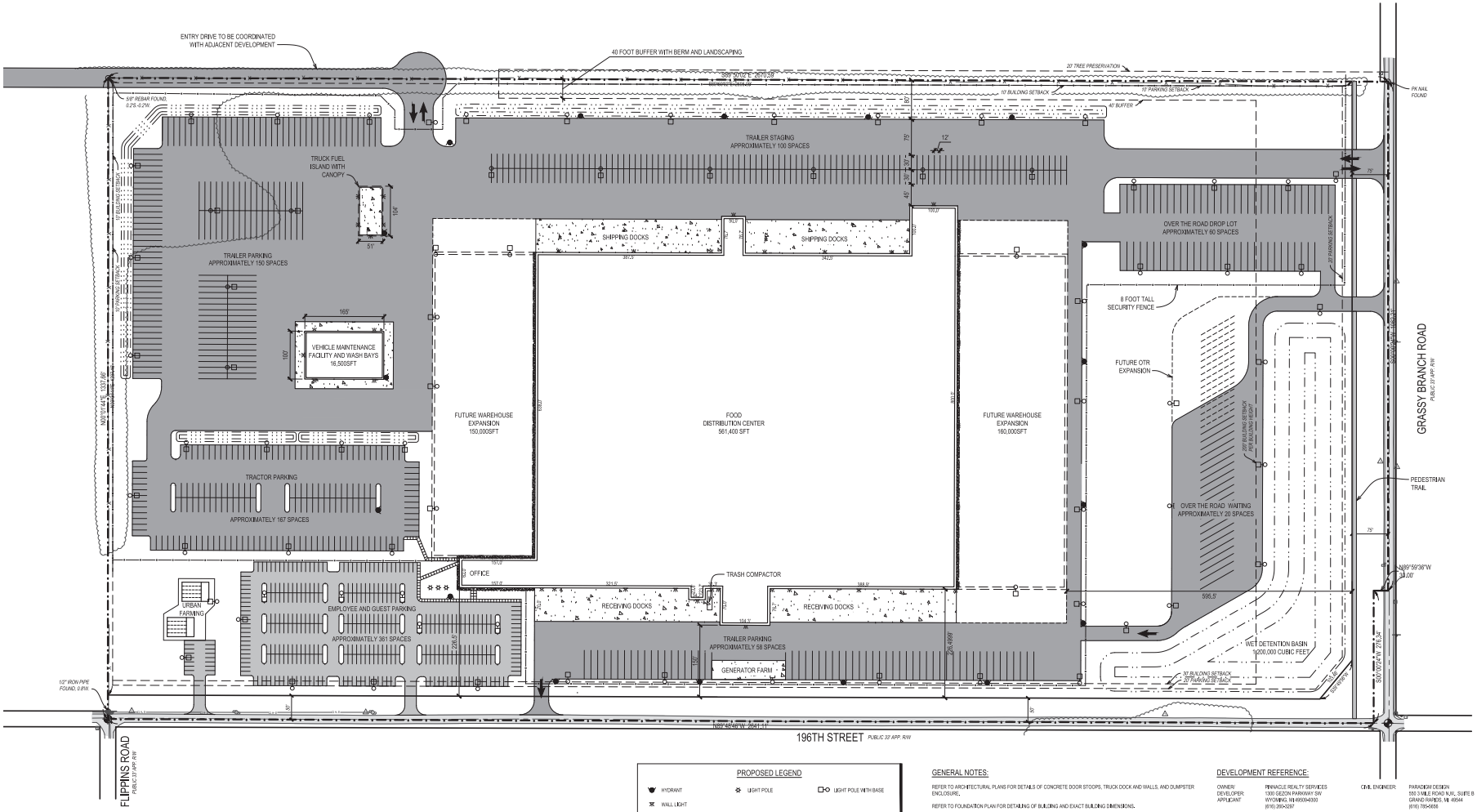
SHEET

LANDSCAPE PLAN

L-101

Monday, November-04-2019 at 8:09am O:\1903\A\GR P19 Distribution Center\Drawings - 1903\Landscape\L101.dwg smarkham

EXHIBIT D
CONCEPT PLAN



PROPOSED LEGEND

- HYDRANT
- LIGHT POLE
- LIGHT POLE WITH BASE
- WALL LIGHT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- DITCH
- POND / BASIN
- FENCE
- ROW

GENERAL NOTES:

REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOOPS, TRUCK DOCK AND WALLS, AND DUMPSTER ENCLOSURE.

REFER TO FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.

OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #
CITY OF WESTFIELD:	
- OVERALL DEVELOPMENT PLAN	1811-DDP-17
- PRIMARY PLAT	1811-PPR-17

OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #
CITY OF WESTFIELD:	
- DETAILED DEVELOPMENT PLAN	TBD
- SECONDARY PLAT	TBD
- PUD AMENDMENT	TBD

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OWNER/ DEVELOPER: APPLICANT	PINNACLE REALTY SERVICES 1300 GEZON PARKWAY SW WYOMING, MI 49509-9350 (616) 289-3097	CIVIL ENGINEER:	PARADIGM DESIGN 550 3 MILE ROAD N.W., SUITE B GRAND RAPIDS, MI 49544 (616) 785-5656
ARCHITECT:	PARADIGM DESIGN 550 3 MILE ROAD N.W., SUITE B GRAND RAPIDS, MI 49544 (616) 785-5656	SURVEYOR:	STOEPPELWERTH 7965 EAST 106TH STREET FISHERS, IN 46038-2505 (317) 849-3535

SITE DATA:

SITE: 60.1 ACRES
ZONED: NORTHPOINT PUD, COMMERCE PARK, DISTRICT 2
USE: COMMERCIAL WAREHOUSING/DISTRIBUTION

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	70'
MAXIMUM BUILDING HEIGHT:	60'
FRONT BUILDING SETBACK:	200' (GRASSY BRANCH) 30' (196TH STREET)
SIDE BUILDING SETBACK:	10'
REAR BUILDING SETBACK:	10'
BUILDING COVERAGE:	26%

PARKING DATA:

FRONT PARKING SETBACK:	20'
SIDE PARKING SETBACK:	10'
REAR PARKING SETBACK:	10'

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JAMES R. HADLOCK JR., P.E.
IN TRAINING REGISTRATION #PE10000133
EXP. DATE 07/31/2020

PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-22-19	PRE-SUBMITTAL CONFERENCE
08-30-19	DEVELOPMENT PLAN

PROJECT

1903049

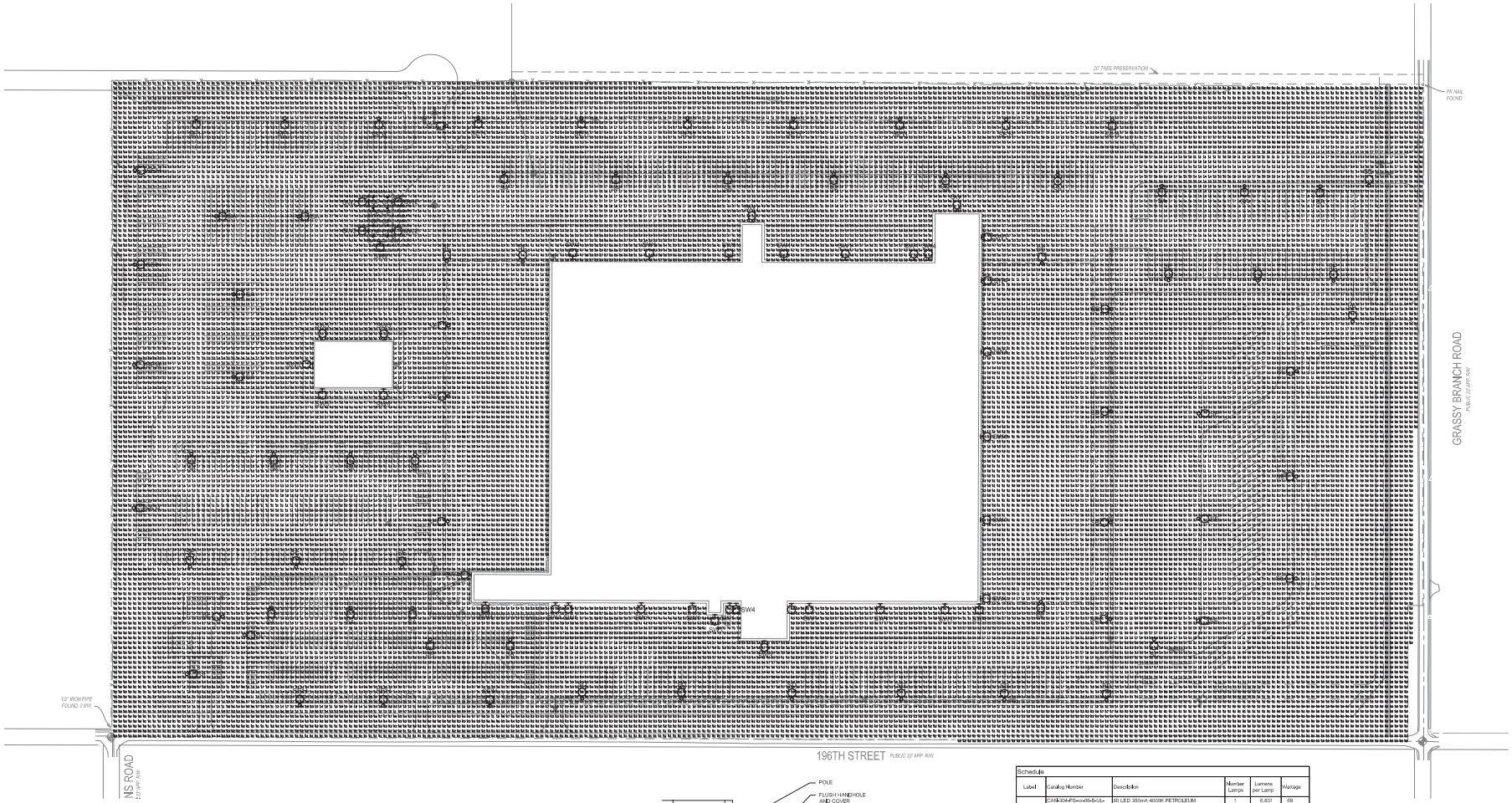
SHEET

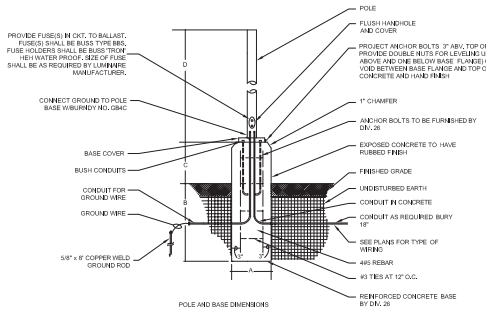
CIVIL LAYOUT PLAN

C-102

Wednesday, August 28, 2019 at 3:28pm O:\1903049\PB Distribution Center\Drawings - 1903049\PB Distribution Center.dwg - 1903049\C-102.dwg bloughton

EXHIBIT E
WALL PACK SPECIFICATIONS





POLE AND BASE DIMENSIONS

FIXTURE TYPE	A	B	C	D
SA, SB, SC, SD, SE, SE'H, SF	30"	61"	30"	37"-47"

POLE BASE DETAIL

SCALE: NTS

Schedule

Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
CP1	CAN-304-P5-x-x-304-5-UL-350-40K or BXCP-A09E-J07 (350mA)	80 LED 350mA 4000K PETROLEUM SYMMETRIC 304 SERIES CANOPY MOUNTED UNDERSIDE OF GAS CANOPY	1	6,831	69
SA	DSX2 LED P8 40K T5W MVOLT	DSX2 LED P8 40K T5W MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	50729	431
SB	DSX2 LED P8 40K T2M MVOLT	DSX2 LED P8 40K T2M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	49080	431
SC	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	47777	431
SD	DSX2 LED P8 40K T3M MVOLT HS	DSX2 LED P8 40K T3M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	38715	431
SE	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	48144	431
SE'H	DSX2 LED P8 30K T4M MVOLT HS	DSX2 LED P8 30K T4M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	34684	431
SF	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	36864	321
SW1	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON BUILDING AT 40'	1	48144	431
SW2	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON GAS CANOPY.	1	48144	431
SW3	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON BUILDING AT 40'	1	47777	431
SW4	25WW LED 100, 530 40K TFTM MVOLT	25WW LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA, MOUNTED ON BUILDING AT 10' AFF	1	2198	18k1
SW5	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED TO VEHICLE MAINTANCE BUILDING AT 30'	1	48144	431

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.8 fc	1.0 fc	17.8:1	2.4:1

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

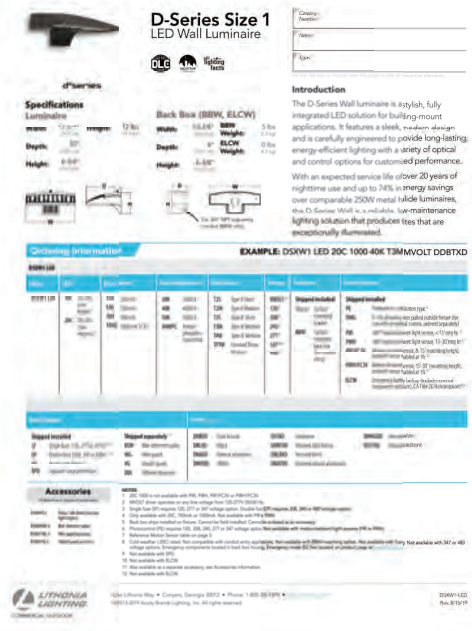
1903049

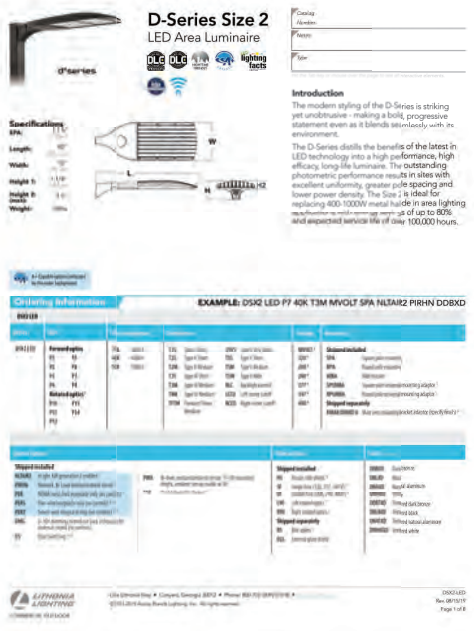
SHEET

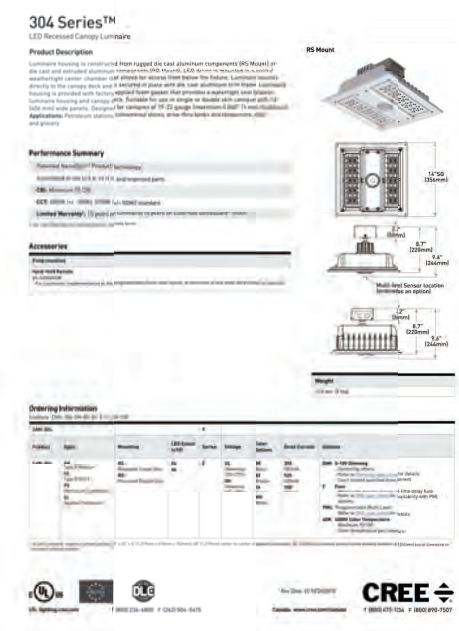
ELECTRICAL SITE LIGHTING CALCULATIONS

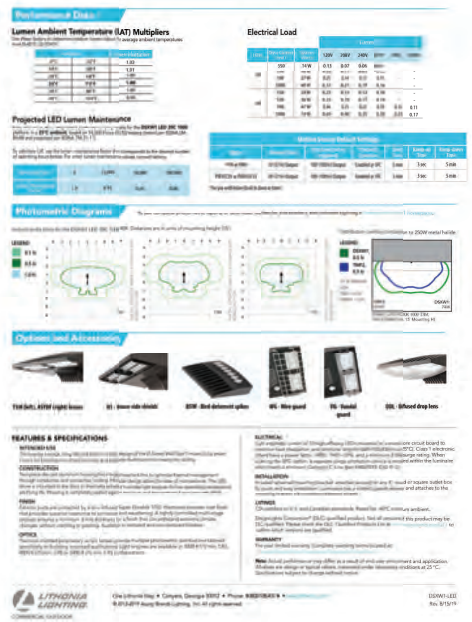
ES-1

Tuesday, August 27, 2019 at 2:23pm DC:\1903049\R19\Architecture\Drawings - 1903049R19Architecture.dwg - rfjohnson









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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

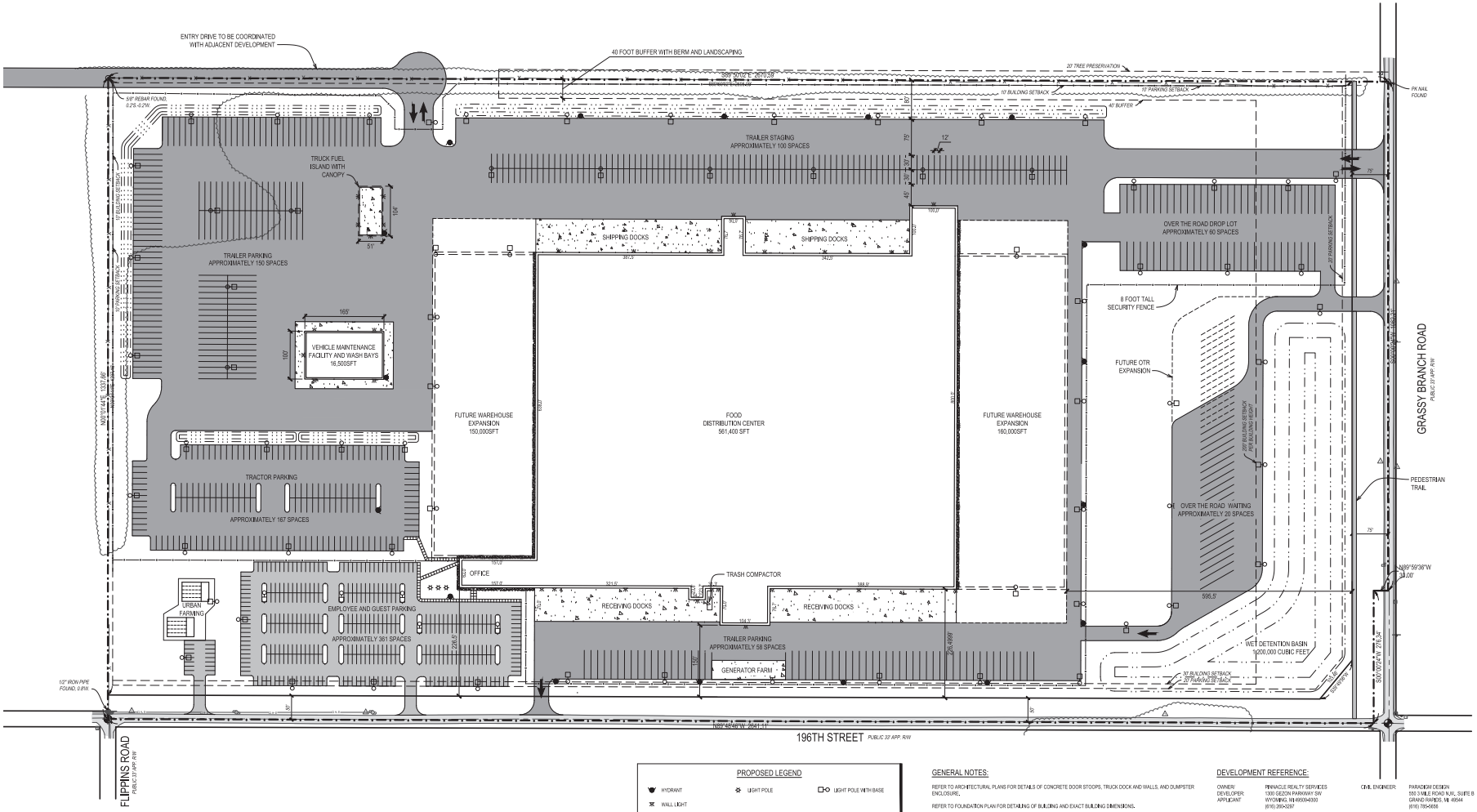
1903049

SHEET

ELECTRICAL SITE LIGHTING FIXTURES

ES-2

Tuesday, August 27, 2019 at 11:15am O:\1903049\CAD\Plan Details\Drawings - 1903049\ES\ES-2.dwg rsjohnson



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- LIGHT POLE
- LIGHT POLE WITH BASE
- WALL LIGHT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS
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CITY OF WESTFIELD:	
- OVERALL DEVELOPMENT PLAN	1811-DDP-17
- PRIMARY PLAT	1811-PPR-17

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CITY OF WESTFIELD:	
- DETAILED DEVELOPMENT PLAN	TBD
- SECONDARY PLAT	TBD
- PUD AMENDMENT	TBD

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ARCHITECT:	PARADIGM DESIGN 550 3 MILE ROAD N.W., SUITE B GRAND RAPIDS, MI 49544 (616) 785-5656	SURVEYOR:	STOEPPELWERTH 7965 EAST 106TH STREET FISHERS, IN 46038-2505 (317) 849-3535

SITE DATA:

SITE: 60.1 ACRES
ZONED: NORTHPOINT PUD, COMMERCE PARK, DISTRICT 2
USE: COMMERCIAL WAREHOUSING/DISTRIBUTION

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	70'
MAXIMUM BUILDING HEIGHT:	60'
FRONT BUILDING SETBACK:	200' (GRASSY BRANCH) 30' (196TH STREET)
SIDE BUILDING SETBACK:	10'
REAR BUILDING SETBACK:	10'
BUILDING COVERAGE:	26%

PARKING DATA:

FRONT PARKING SETBACK:	20'
SIDE PARKING SETBACK:	10'
REAR PARKING SETBACK:	10'

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JAMES R. HADLOCK JR., P.E.
IN TRAINING REGISTRATION #PE10000133
EXP. DATE 07/31/2020

PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-22-19	PRE-SUBMITTAL CONFERENCE
08-30-19	DEVELOPMENT PLAN

PROJECT

1903049

SHEET

CIVIL LAYOUT PLAN

C-102

Wednesday, August 28, 2019 at 3:28pm O:\1903049\PB Distribution Center\Drawings - 1903049\PB Distribution Center.dwg - 1903049\C-102.dwg bloughton

Westfield City Council Report

Ordinance Number:	19-57
APC Petition Number:	1910-PUD-33
Petitioner:	Project 19 / Gordon Food Service
Requested Action:	An amendment to the Northpoint PUD District to accommodate a new distribution facility.
Current Zoning:	Northpoint PUD District
Current Land Use:	Undeveloped
Acreage:	81.86 acres +/-
Exhibits:	

1. Staff Report & APC Certification
2. Location Map
3. Concept Plan
4. Illustrative Landscape Plan
5. Illustrative Character Exhibit
6. Wall Pack Specifications (Lighting Plan)
7. Proposed Ord. 19-57—clean
8. Proposed Ord. 19-57—redlined (text only)
9. Ordinance 17-51 (Northpoint PUD)
10. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the October 14, 2019, City Council meeting. The petition received a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is 81.86 acres +/- in size and is located at the northwest corner of 196th Street and Grassy Branch Road (the "Property") (see **Exhibit 2**). Adjacent properties to

east and west are zoned AG-SF1, properties to the south are zoned SF2, and properties to the north are the residential area of the Northpoint PUD being developed as the Coventry subdivision.

Property History: The petitioner is requesting an amendment to the Northpoint PUD District (the "Original PUD"). The current version of the Original PUD was adopted at the August 13, 2018, City Council meeting. The Property was included on a Primary Plat and Overall Development Plan which were approved at the November 19. 2018, APC meeting.

REQUESTED MODIFICATIONS

Concept Plan: The PUD Amendment includes a Concept Plan (see **Exhibit 3**) and requires that the Property be developed in substantial compliance with said Concept Plan.

Permitted Uses: The Proposed Amendment defaults of the Permitted Uses of the Original Ordinance with the exception of elaborating on permitted Accessory Uses to include vehicle maintenance and fueling areas if associated with a warehouse over 475,000 sf.

Development Standards: As proposed, the PUD Amendment would default to the Development Standards set forth in the Original PUD and UDO with the following modifications:

Accessory Use and Building Standards: The PUD Amendment defaults to UDO Article 6.1 with the exception of permitting a trash compactor within the Established Front Yard of 196th Street, provided it is landscaped in compliance with the Illustrative Landscape Plan (see **Exhibit 4**).

Architectural Standards: The Proposed Amendment modifies the Architectural Standards of the Original PUD and UDO. Modifications include permitted overhead doors on facades which face 196th Street or Grassy Branch Road, permitting materials in substantial compliance with the Illustrative Character Exhibit (see **Exhibit 5**), exempting the screening of rooftop equipment if the total height is less than seventy (70) feet, and exempting the property from the architectural lighting fixture requirement of the Original PUD and instead requiring lighting is substantial conformance with the Wall Pack Specifications Exhibit (see **Exhibit 6**). The petitioner has provided an image of a rooftop mechanical unit which the Proposed Amendment would permit without screening.

Landscaping Standards: As written, the PUD Amendment defaults to the standards of the Original PUD and UDO, with some modification. An Illustrative Landscape Plan is included and replaces the UDO and Original PUD's requirements for External Street Frontage Landscaping, Foundation Plantings, Parking Area Landscaping, Minimum Lot Landscaping, and Buffer Yard Landscaping. We anticipate having a revised Illustrative Landscape Plan on Friday, November 15 which will included additional buffer yard plantings. Once received, the new exhibit will be uploaded along with the date and time it was updated.

Lighting Standards: The Proposed Amendment defaults to the standards of UDO Article 6.9 with two modifications. The first modification is increasing the maximum light pole height to forty (40) feet from the twenty-five (25) feet permitted by the UDO. The second modification would exempt the Property for the UDO standard which requires that parking area lighting be dimmed by a minimum of thirty percent (30%) no later than 11pm.

Outdoor Storage and Display: As proposed, the PUD Amendment Defaults to the standards of the Original PUD and UDO with the exception of modifying the fencing requirements. The Proposed Amendment permits vinyl chain link fencing with an anti-climbing measure along the south, east, and west property lines; the Original Ordinance requires an opaque wood privacy fence. Additionally, the PUD Amendment proposes opaque or privacy fencing along the north property line, and allow the director to approve the material.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made two modification to the proposed ordinance since the November 6, 2019, public hearing. The first change exempts the Property from the required buffer yard landscaping of the Original PUD and instead requires substantial compliance with the Illustrative Landscape Plan. The second change exempts the Property from the UDO standard that requires parking area lighting to be dimmed by at least thirty percent (30%) no later than 11pm. A redlined version of the ordinance has been provided as **Exhibit 7**.

COMPREHENSIVE PLAN

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Grassy Branch Road; (ii) Collector: 196th Street; and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 6, 2019, 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 October 14, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 18, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed).

City Council

Introduction:	October 14, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Pam Howard, Senior Planner
	Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1910-PUD-33
Ordinance No.	19-57
Petitioner	Project 19 / Gordon Food Service
Description	An amendment to the Northpoint PUD District to accommodate a new distribution facility.

On November 18, 2019, a motion was made and passed to send a favorable recommendation (Vote: 6 in favor, 0 opposed) of the proposal to the City Council.

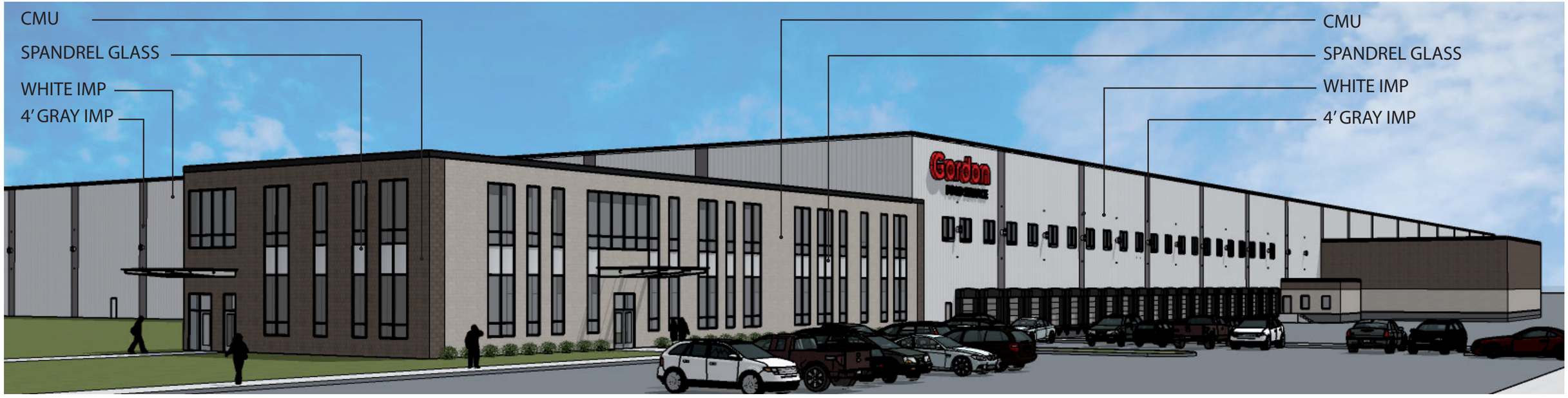
The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin Todd, Secretary

November 19, 2019
Date

SOUTH ELEVATION

EAST ELEVATION

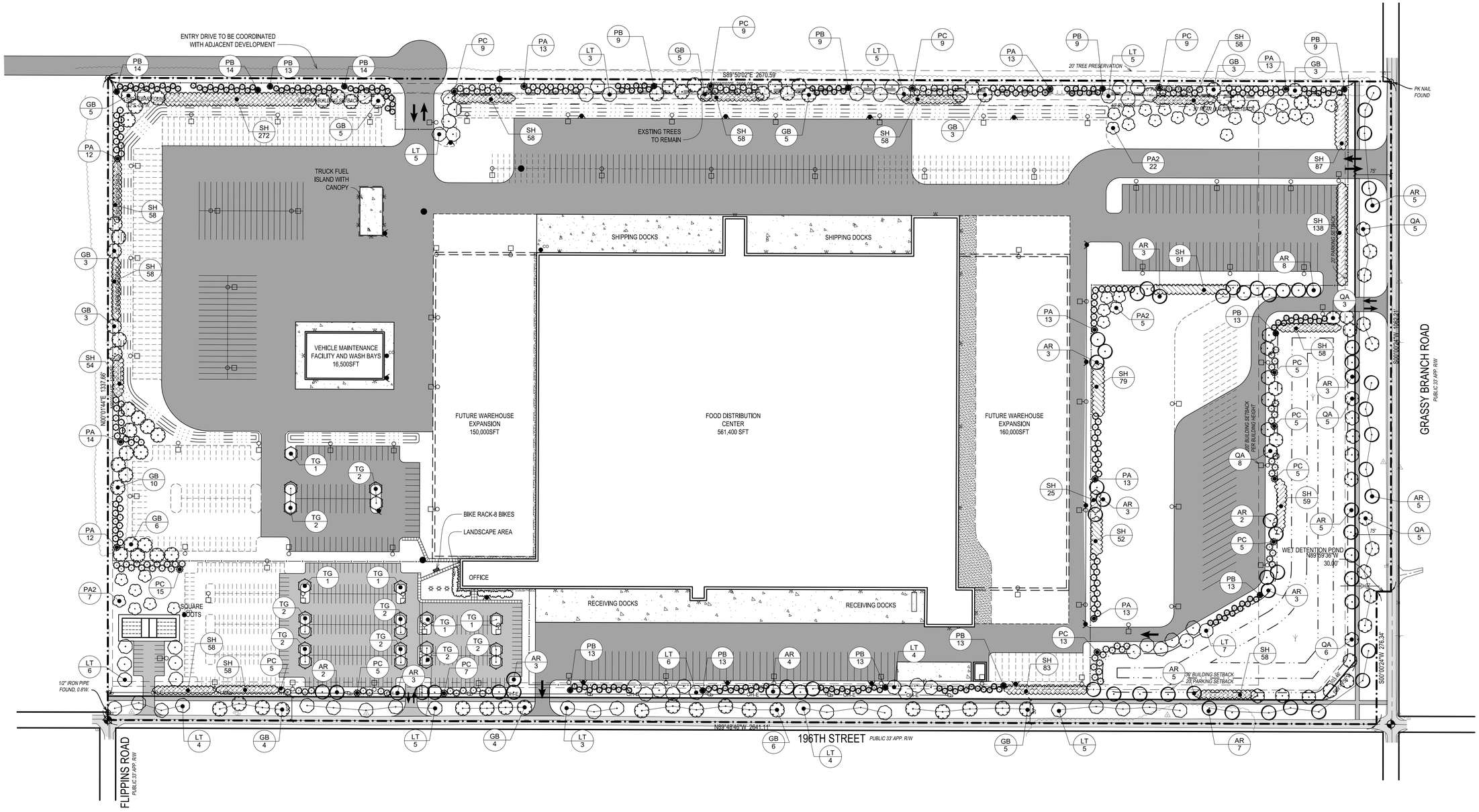


SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER

10.30.2019

PARADIGM DESIGN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
AR	Acer rubrum	Red Maple	3" Cal.	B&B		64
GB	Ginkgo biloba	Maidenhair Tree	3" Cal.	B&B		70
LT	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B		62
PA2	Platanus x acerfolia	London planetree	2.5" Cal.	B&B		34
QA	Quercus alba	White Oak	3" Cal.	B&B		33
TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2.5" Cal.	B&B		21
EVERGREEN	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		**QTY**
PA	Picea abies	Norway Spruce	6-7` Ht	B&B		116
PB	Picea glauca densata	Black Hills Spruce	7 FT.	B&B		167
PC	Picea pungens	Colorado Spruce	6-7` Ht	B&B		101
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**QTY**
SH	VARIES	VARIES	5 gal.	Pot	60" o.c.	1,520

NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

N

0 100' 200'

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-30-19	DEVELOPMENT PLAN
09-30-19	RFP
11-04-19	TAC REVISIONS

PROJECT

1903049

SHEET

LANDSCAPE PLAN

L-101

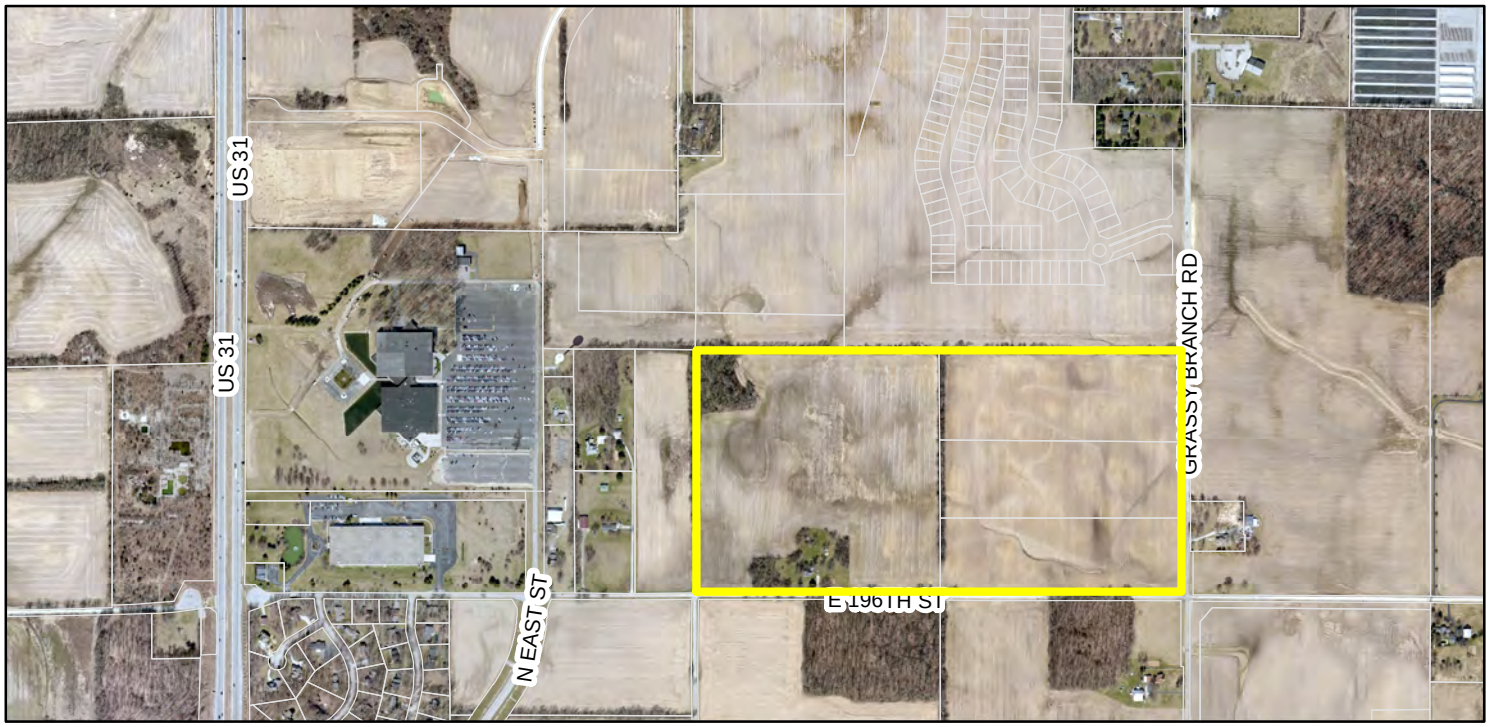
Monday, November-04-2019 at 8:09am O:\1903\A\GR P19 Distribution Center\Drawings - 1903\Landscape\L101.dwg smarkham

Property Location Map
Northpoint PUD Amendment II (Project 19/GFS)
1910-PUD-33 & 1910-DDP-25

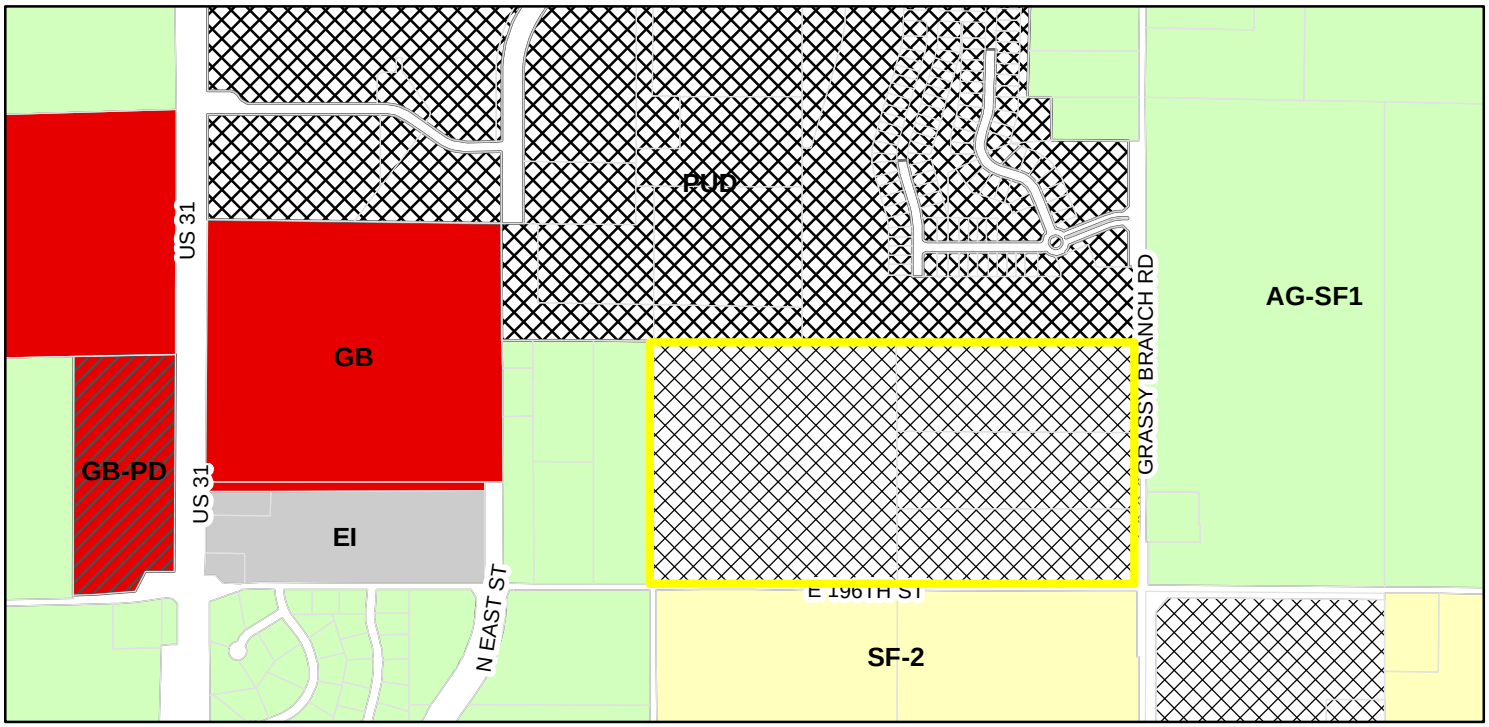
N
W E
S
Not To Scale

Aerial Location Map

Site

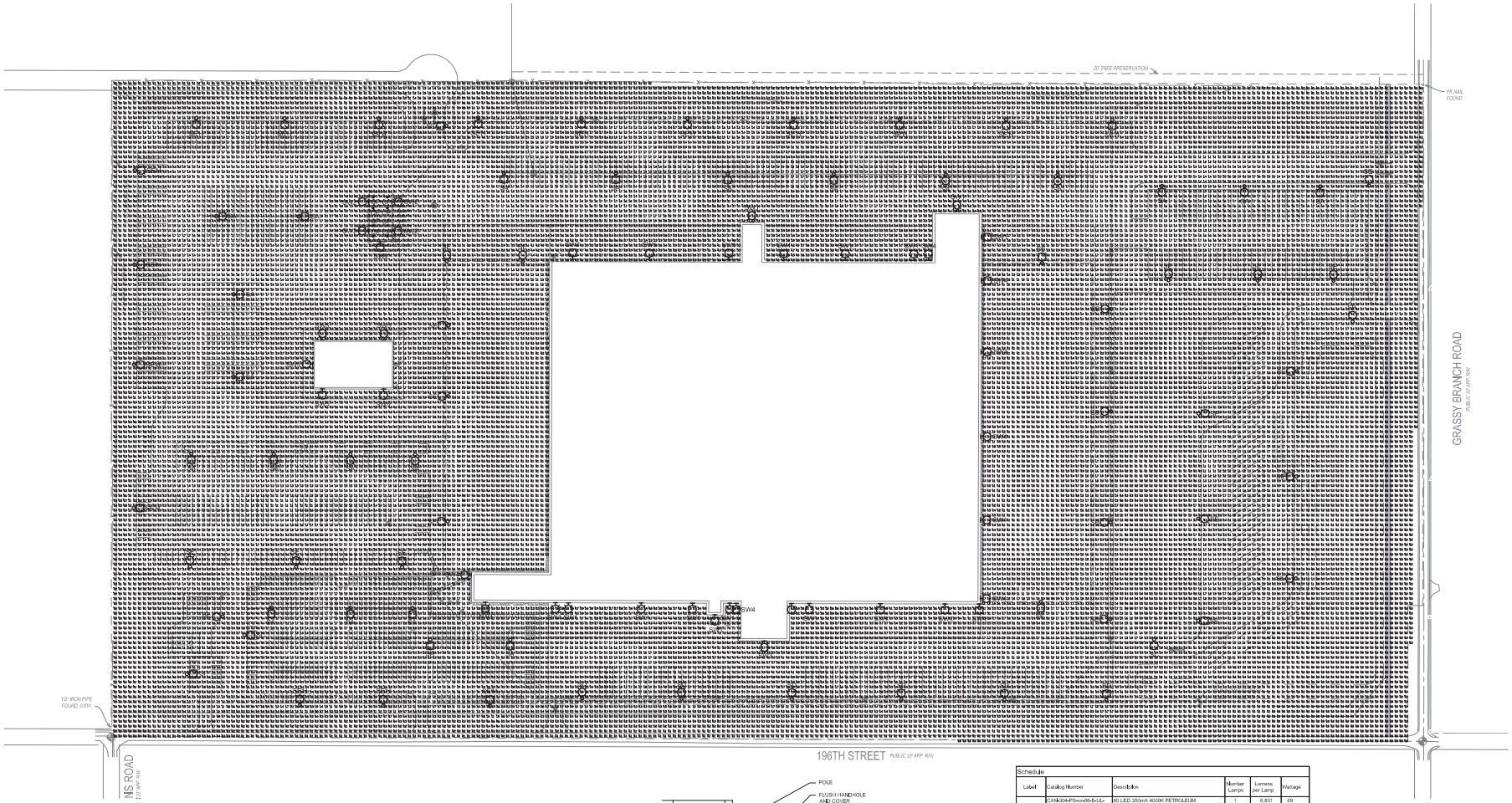


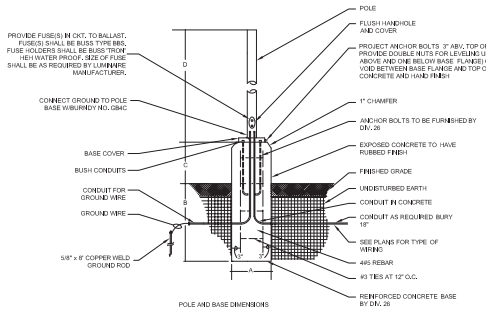
Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)





POLE AND BASE DIMENSIONS

FIXTURE TYPE	A	B	C	D
SA, SB, SC, SD, SE, SE'H, SF	30"	61"	30"	37"-47"

POLE BASE DETAIL

SCALE: NTS

Schedule

Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
CP1	CAN-304-P5-x-x-304-5-UL-350-40K or BXCP-A09E-J07 (350mA)	80 LED 350mA 4000K PETROLEUM SYMMETRIC 304 SERIES CANOPY MOUNTED UNDERSIDE OF GAS CANOPY	1	6,831	69
SA	DSX2 LED P8 40K T5W MVOLT	DSX2 LED P8 40K T5W MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	50729	431
SB	DSX2 LED P8 40K T2M MVOLT	DSX2 LED P8 40K T2M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	49080	431
SC	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	47777	431
SD	DSX2 LED P8 40K T3M MVOLT HS	DSX2 LED P8 40K T3M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	38715	431
SE	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	48144	431
SE'H	DSX2 LED P8 30K T4M MVOLT HS	DSX2 LED P8 30K T4M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	34684	431
SF	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.0' TALL BASES, (47 OAH)	1	36864	321
SW1	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON BUILDING AT 40'	1	48144	431
SW2	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON GAS CANOPY.	1	48144	431
SW3	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON BUILDING AT 40'	1	47777	431
SW4	25WW LED 100, 530 40K TFTM MVOLT	25WW LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA, MOUNTED ON BUILDING AT 10' AFF	1	2198	18k1
SW5	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED TO VEHICLE MAINTANCE BUILDING AT 30'	1	48144	431

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.8 fc	1.0 fc	17.8:1	2.4:1

NOT FOR CONSTRUCTION

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N

0 100' 200'

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

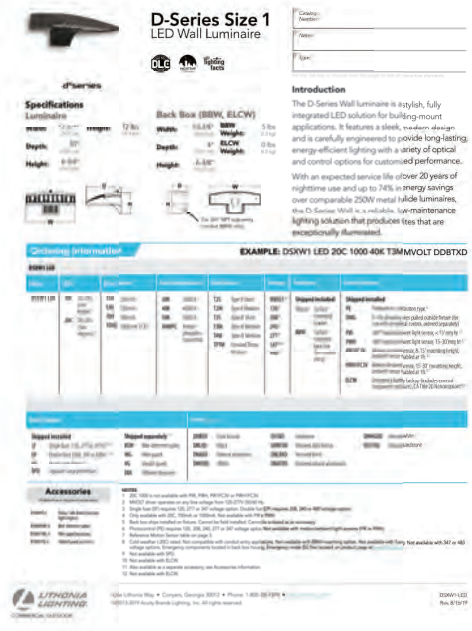
1903049

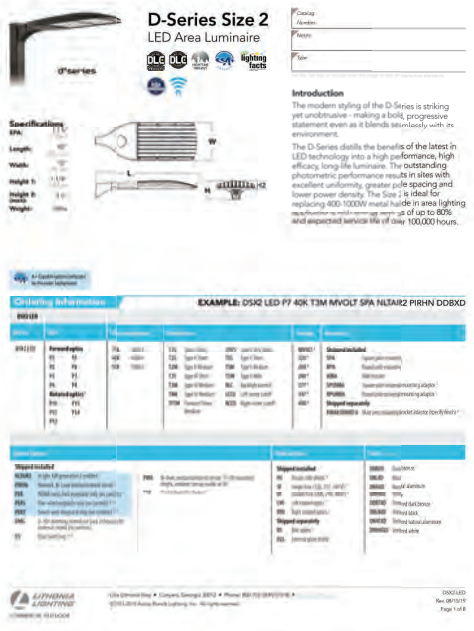
SHEET

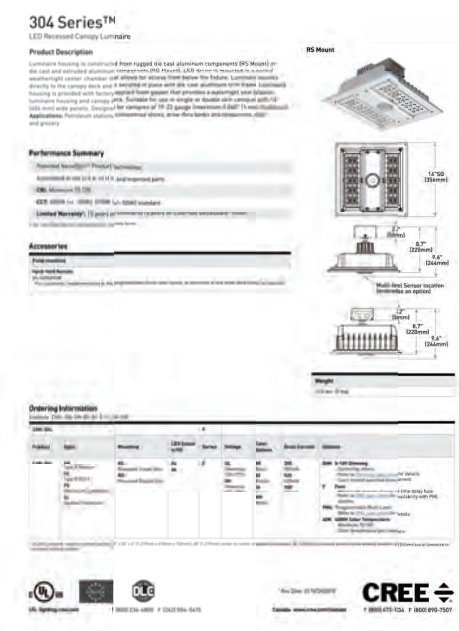
ELECTRICAL SITE LIGHTING CALCULATIONS

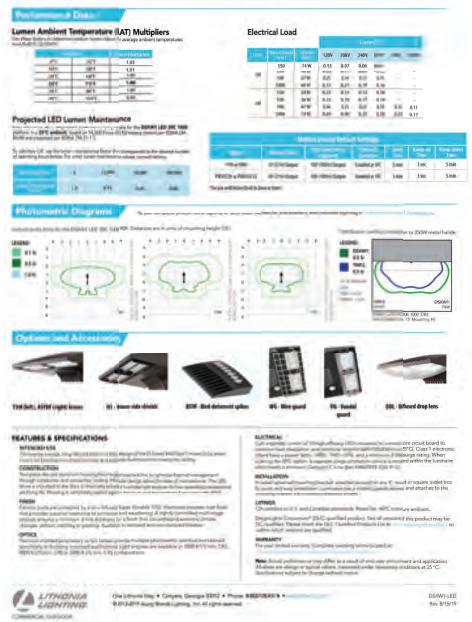
ES-1

Tuesday, August 27, 2019 at 2:23pm DC:\1903049\R19\Architecture\Drawings - 1903049R19Architecture.dwg - rfjohnson









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FIRM #: 1840064842-0004
(EXP: 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING FIXTURES

ES-2

Tuesday, August 27, 2019 at 11:15am O:\1903049\CAD\Plan Details\Drawings - 1903049\ES\ES-2.dwg rsjohnson

ORDINANCE NUMBER 19-50

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORIANCE

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

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

WHEREAS, the Common Council enacted Ordinance No. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1910-PUD-39** (the "Petition"), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate more particularly described in **Exhibit A**, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the **Petition No. 1910-PUD-39** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a unfavorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by the Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 7, 2019; and

WHEREAS, the Common Council is subject to the provisions of the 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 Maple Knoll PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance

1.1 This Ordinance shall amend the Maple Knoll PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Maple Knoll PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable

to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, or expressly made in applicable by this Ordinance or the Maple Knoll PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Maple Knoll PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development Standards

Exterior Materials and Colors. For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the construction and building finishes shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02; except as modified below:

The permitted exterior building materials, identified in **Exhibit B**, shall only apply to the Meijer owned Main Store (Lot 1) and Gas Station (Lot 2) (Exhibit A, Legal Description) and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

Facades, Fenestration and Standards

For the Meijer Main Store (Lot 1) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the South, East and West elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the South, East and West elevations.

For the Meijer Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
    - The screening requirements of the Meijer Garden Center is met by the proposed West elevation, as provided on Exhibit B.
    - Outdoor Sales are permitted, as defined on Exhibit D.

Section 3. Development Standards

Sign Standards. Exhibit C shall replace and supersede the Maple Knoll PUD Sign Standards (Ord. 04-02, Exhibit 18) for only the Meijer Main Store (Lot 1) and Gas Station (Lot 2) (**Exhibit A,** Legal Description). Signs shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit C**. Signs identified below shall be permitted in addition to the allotted Sign Area permitted in UDO Article 6.17:

A. Sign B5, Meijer Front Wall Sign
B. Sign C5, Meijer Side Wall Sign
C. Sign D2, Spring Mill Road Development Sign
D. Sign D3, up to three (3) freestanding development signs

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-50 was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

Prepared by: Jon Sheidler

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Building Elevations and Materials Exhibits

EXHIBIT C Signage Exhibits

EXHIBIT D Outdoor Sales Areas

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18030303; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-00045611 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE 28.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 5.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PINE RIDGE SECTION FIVE, RECORDED AS INSTRUMENT NUMBER 9921163 IN PLAT CABINET 2, SLIDE 247 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 31.50 FEET TO THE NORTHWEST CORNER OF SAID PINE RIDGE SECTION FIVE;
THENCE SOUTH 00 DEGREES 01 MINUTE 58 SECONDS WEST, ALONG THE WEST LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 276.49 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1390.20 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 271.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING,

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING;

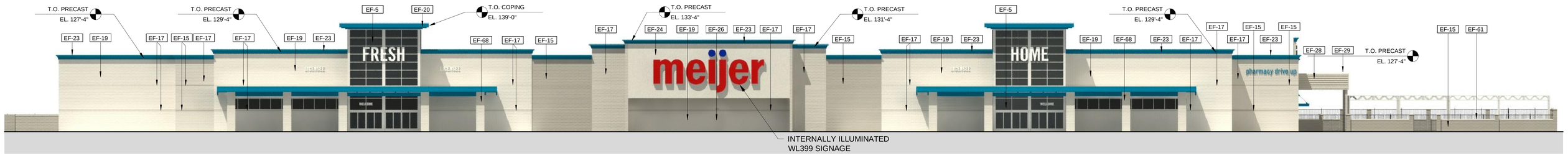
EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

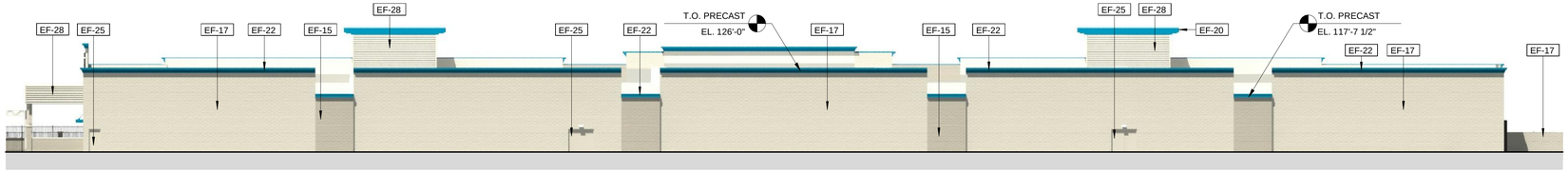
CONTAINING 0.51 NET ACRES, MORE OR LESS.

Woolpert, Inc.
333 N Alabama Street, Suite 00
Indianapolis, IN 46204
317.299.7500

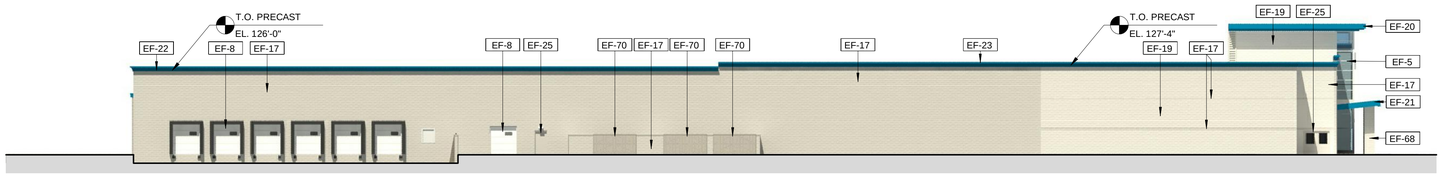
EXHIBIT B



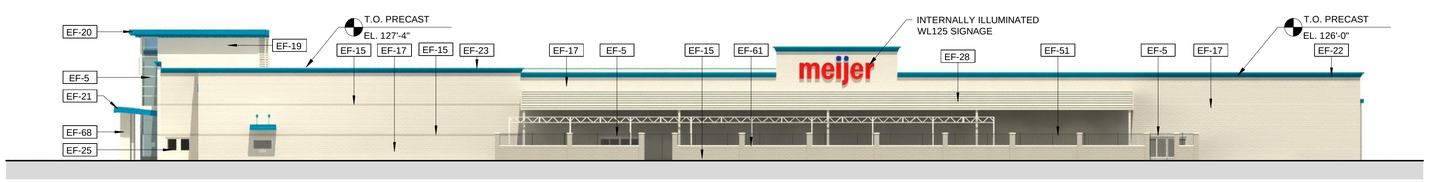
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	--	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	--	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	--	BLACK
EF-61	CAST STONE CAP	--	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD

meijer

WESTFIELD, INDIANA

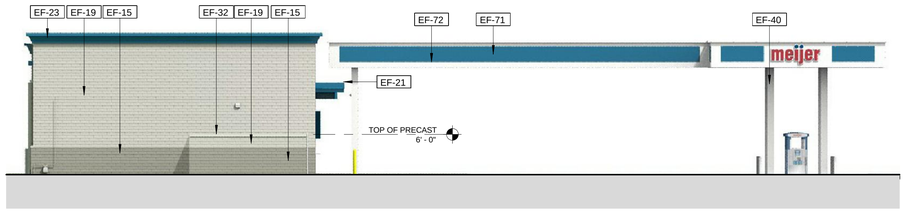
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

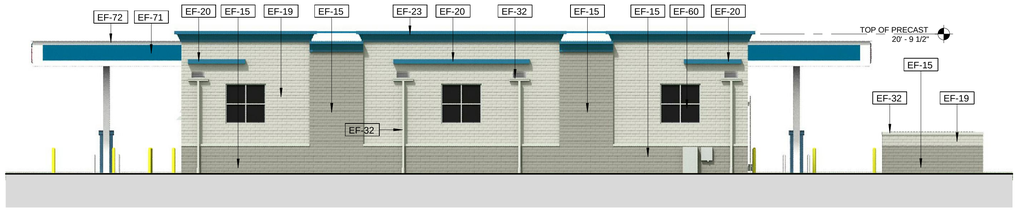
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/12/2019

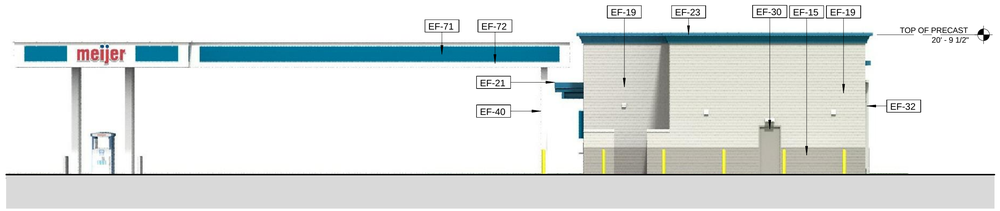
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-60	ALUMINUM CLAD INSULATED SPANDREL PANEL	-	CLEAR ANODIZED
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE
EF-73	FUEL ISLAND CANOPY PERIMETER EYEBROW LIGHTING	LED SHIELDED DOWNLIGHTING	COW WHITE

meijer

WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

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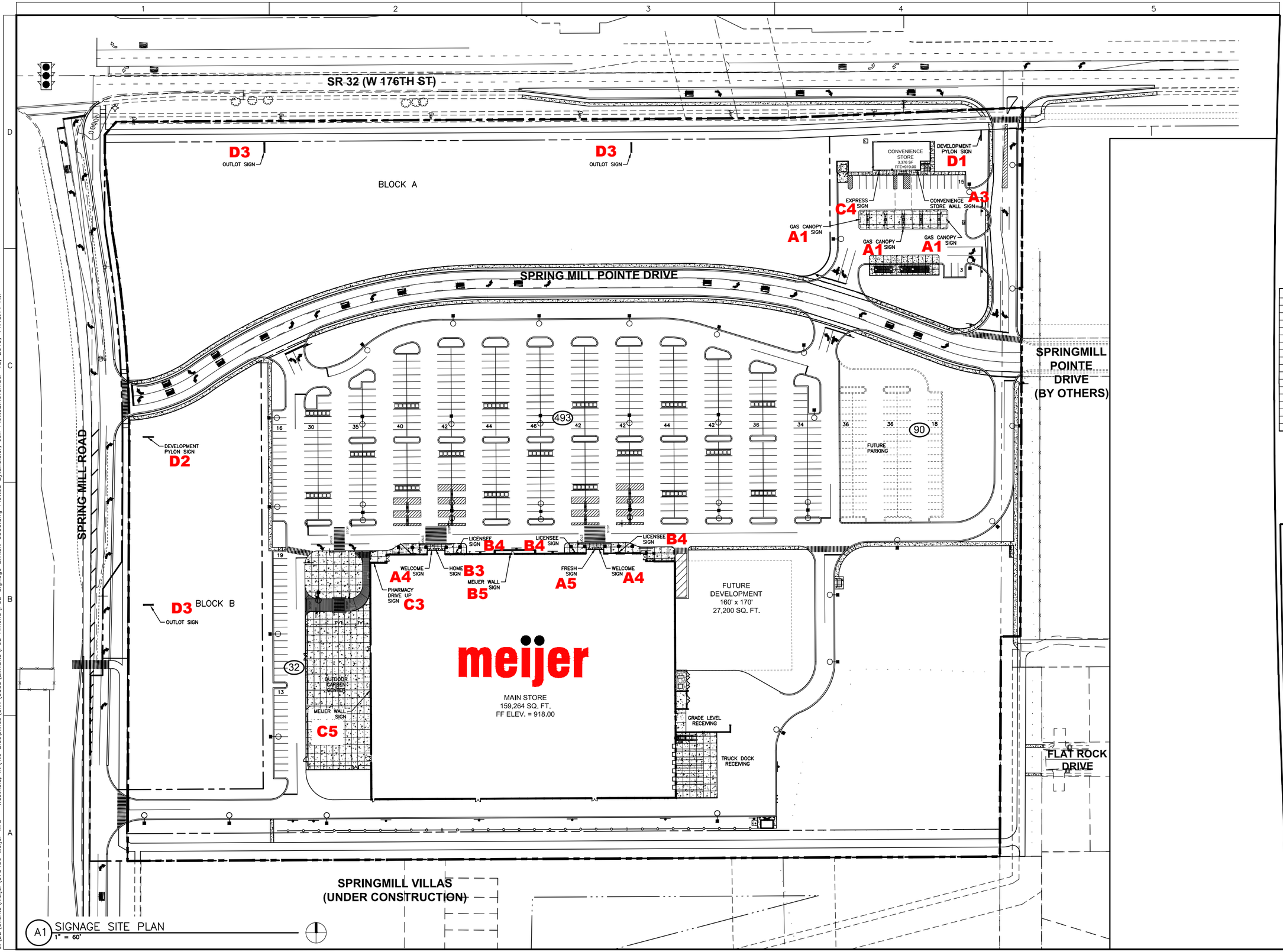
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/13/2019

EXHIBIT C



A1 SIGNAL SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 754301BLK.dwg
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SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8 (per side)
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2 (per side)
D3	3	OUTLOT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0 (per side)

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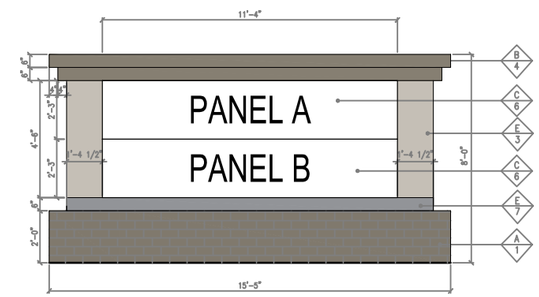
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION



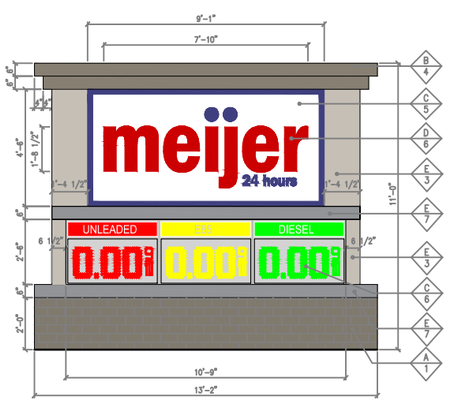
D3 OUTLOT SIGN (TYPICAL)
NTS 50.0 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
PANEL A	25.0 SQ. FT.
PANEL B	25.0 SQ. FT.
TOTAL	50.0 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



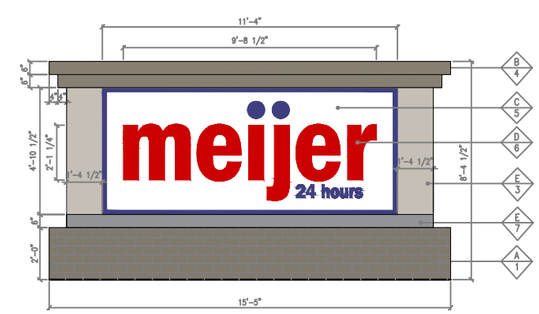
D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 67.8 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	40.9 SQ. FT.
PRICE BOX	26.9 SQ. FT.
TOTAL	67.8 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 55.2 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	55.2 SQ. FT.
TOTAL	55.2 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C501

Layout Tab Name: C501, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 7543OTBLK.dwg
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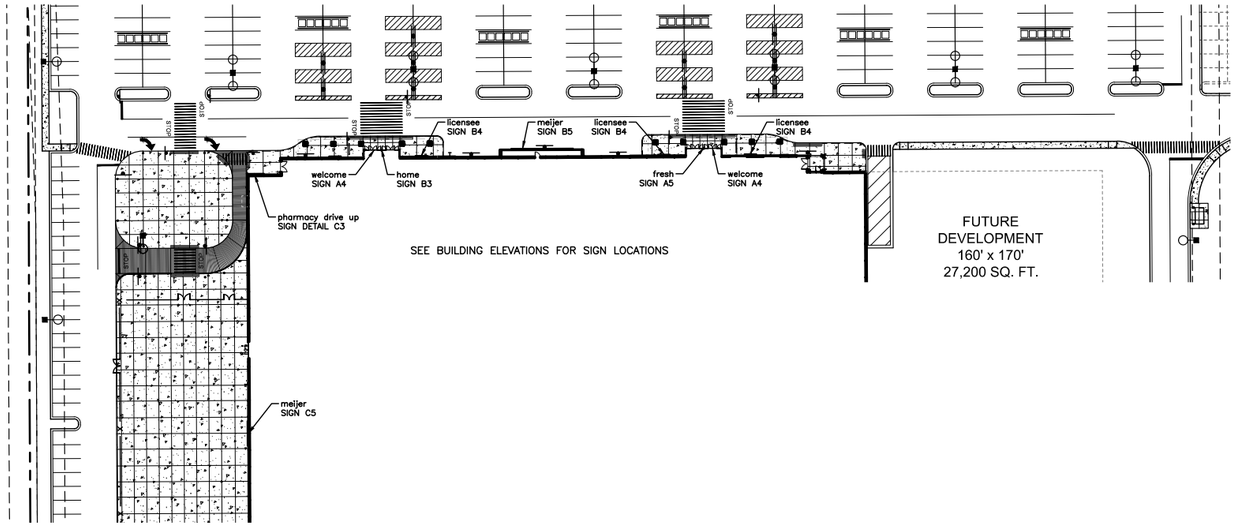
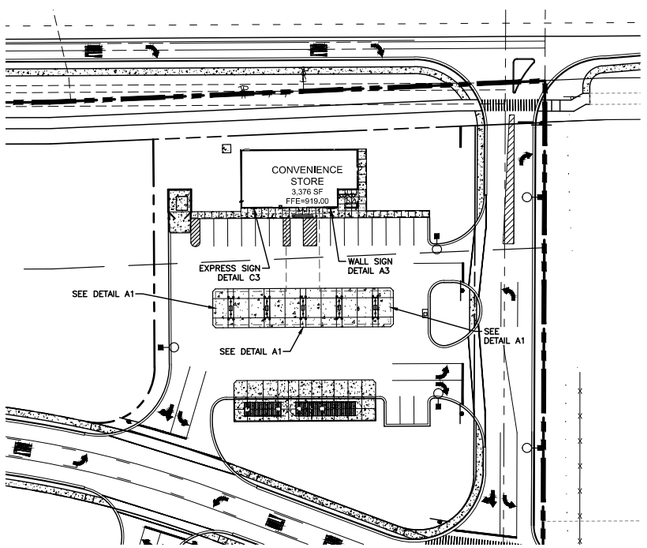
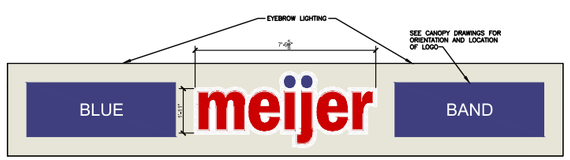


FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'



SINGLE FACED INTERNALLY ILLUMINATED SIGN.
"MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.
LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH

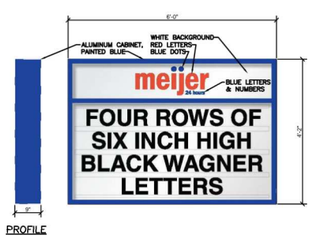
pharmacy drive up WALL LETTERS COLOR • WHITE OR BLUE

NON-ILLUMINATED 1"
DEEP EXTERIOR QUALITY
FOAM LETTERS.

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

B3 HOME SIGN
NTS 66.5 SF.



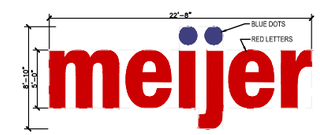
A3 CONVENIENCE STORE WALL SIGN
NTS 25.0 SF.

C4 EXPRESS SIGN
NTS 28.7 SF.

ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS
CORPORATE LOGO, INTERNALLY ILLUMINATED

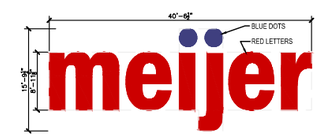
B4 LICENSEE SIGN
NTS 20.0 SF.

A4 WELCOME SIGN
NTS 4.1 SF. EACH



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

C5 MEIJER WALL SIGN (WEST FACADE)
NTS 125 SF



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

B5 MEIJER WALL SIGN (NORTH FACADE)
NTS 399 SF

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8 (per side)
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2 (per side)
D3	3	DEVELOPMENT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0 (per side)

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
		Total	103.8

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74.6
B5	1	meijer	399.0
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	125.0
		Total	761.1

GRAND TOTAL SIGNAGE: 1,137.9 SQUARE FEET

WOOLPERT
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333 North Alabama Street
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Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN
& DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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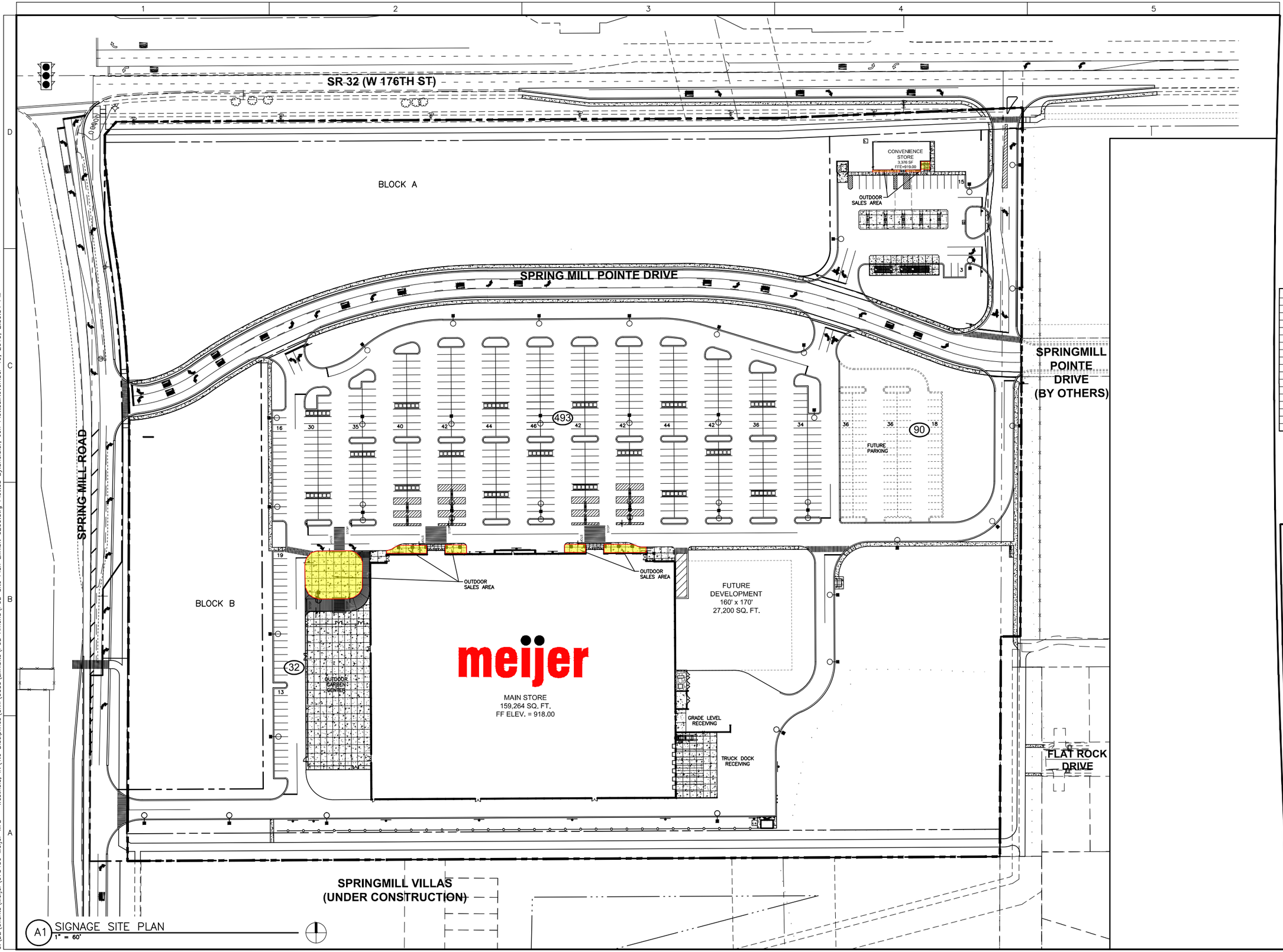
EXHIBIT D



A1 SIGNAGE SITE PLAN
1" = 60'

WOOLPERT
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meijer
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GRAND RAPIDS, MICHIGAN 49544
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REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C200

Layout Tab Name: C200, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 754307BLK.dwg
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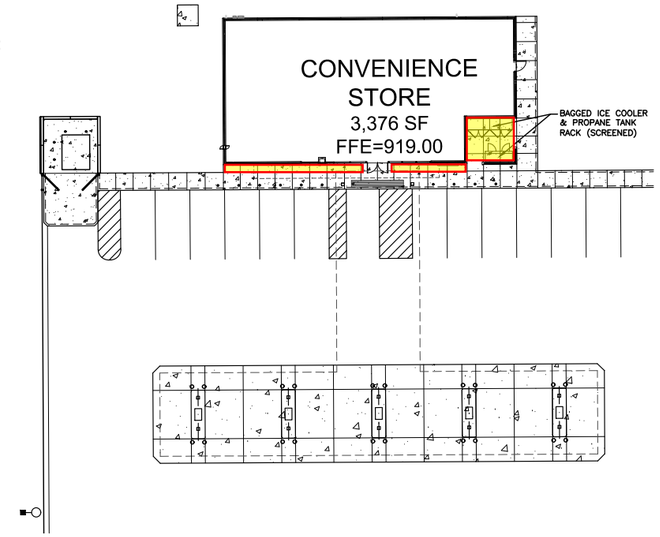
OUTDOOR DISPLAY/SALES ITEMS AT GAS STATION:

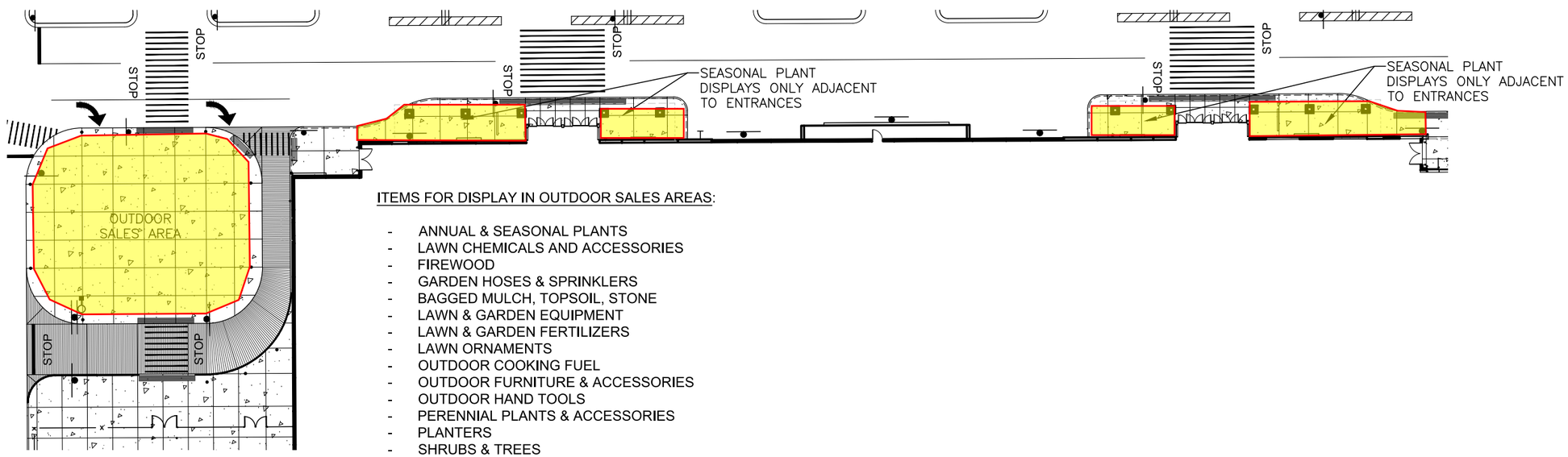
- BAGGED SOFTENER SALT
- BUNDLED FIREWOOD
- WASHER FLUID
- BOTTLED WATER
- PROPANE TANKS (SCREENED)
- BAGGED ICE (SCREENED)

DISPLAY HEIGHT = 5 FEET

SALES PERMITTED YEAR ROUND



OUTDOOR SALES – CONVENIENCE STORE
1" = 20'



ITEMS FOR DISPLAY IN OUTDOOR SALES AREAS:

- ANNUAL & SEASONAL PLANTS
- LAWN CHEMICALS AND ACCESSORIES
- FIREWOOD
- GARDEN HOSES & SPRINKLERS
- BAGGED MULCH, TOPSOIL, STONE
- LAWN & GARDEN EQUIPMENT
- LAWN & GARDEN FERTILIZERS
- LAWN ORNAMENTS
- OUTDOOR COOKING FUEL
- OUTDOOR FURNITURE & ACCESSORIES
- OUTDOOR HAND TOOLS
- PERENNIAL PLANTS & ACCESSORIES
- PLANTERS
- SHRUBS & TREES

DISPLAY HEIGHT = 8 FEET

SALES PERMITTED FROM APRIL 1 TO NOVEMBER 15

OUTDOOR SALES – MEIJER STORE
1" = 20'

WOOLPERT
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317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C201

Layout Tab Name: C201, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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Westfield City Council Report

Ordinance Number:	19-50
APC Petition Number:	1910-PUD-39
Petitioner:	Woolpert, Inc. (the "Petitioner")
Representative:	Meijer
Requested Action:	Requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.
Current Zoning:	Maple Knoll PUD District
Current Land Use:	Vacant
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 19-50 4. Meijer Store Elevations 5. Gas Station Elevations 6. Outdoor Sales Exhibits 7. Signage Exhibits 8. Sign Comparison Table 9. Neighborhood Meeting Summary (10-3-19) 10. Public Comment 11. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council meeting. The petitioner held a neighborhood meeting at City Hall on October 3, 2019 (see **Exhibit 9)**. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (7-0) unanimous unfavorable recommendation to Council at the November 6, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 17145 Spring Mill Road (see **Exhibit 2**).

Property Description: The Overall Development Plan (1909-ODP-14) and Primary Plat (1909-SPP-14) were approved at the September 16, 2019 Plan Commission meeting. The Property is currently in the process of an amendment to the Maple Knoll PUD (Ordinance 19-50, *pending)*.

Development Standards:

Exterior Materials and Colors: The permitted exterior building materials, identified in Exhibit B of the proposed ordinance (Ordinance 19-50), shall only apply to the Meijer and Gas Station Lots of the Property, shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD and shall consist of the below materials:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

__Note:__ All other architectural requirements of the Unified Development Ordinance (UDO) and the Maple Knoll PUD are still applicable to this amendment.

Facades, Fenestration and Standards:

For the Meijer Main Store (Lot 1) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in **Exhibit B** of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the south, east and west elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the south, east and west elevations.

For the Meijer Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in Exhibit B of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening:

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:

- The screening requirements of the Meijer Garden Center is met by the proposed west elevation, provided on **Exhibit B** of the proposed ordinance (Ordinance 19-50).
- Outdoor Sales are permitted, depicted on **Exhibit D** of the proposed ordinance (Ordinance 19-50).

Sign Standards: **Exhibit C** of the proposed ordinance (Ordinance 19-50) shall replace and supersede the Maple Knoll PUD Sign Standards for only the Meijer and Gas Station Lots of the Property. Signs shall be installed in substantial compliance with **Exhibit C** (Ordinance 19-50) of the proposed ordinance. Signs identified below shall be permitted in addition to the allotted Sign Area permitted by the UDO:

- Sign B5, Meijer Front Wall Sign
- Sign C5, Meijer Side Wall Sign
- Sign D2, Spring Mill Road Development Sign
- Sign D3, three (3) freestanding development signs

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing on October 7, 2019, the petitioner made several modifications to the PUD Ordinance addressing Plan Commission and Staff's comments. The list below highlights the changes that have been made from the public hearing to the Plan Commission meeting on November 6, 2019:

1. The Façades, Fenestrations and Standards of the UDO (5.3(J)(2)) and Maple Knoll PUD (Exhibit 13, Section II(4)(b)) have been modified to provide relief from Architectural Design Requirements.
2. Sign D3, Convenience Store Express/Wall Sign, has been added to the additional signage requested.
3. Sign D2, Development Sign (Spring Mill Rd), has revised its height from twenty-five (25) feet to fifteen (15) feet. The proposed sign area has been revised from approximately two-hundred and nineteen (219) square feet to approximately one-hundred and fifty (150) square feet.

MODIFICATIONS SINCE RECOMMENDATION

Since the Plan Commission meeting on November 6, 2019, the petitioner made several modifications to the PUD Ordinance addressing Plan Commission and Staff's comments. The list below highlights changes that have been made from the Plan Commission meeting to the City Council meeting on November 25, 2019:

1. Reduced the size of the general sign area to 987.9 SF (see **Exhibits 7 and 8**):
    a. Meijer Store signage was reduced to 195 SF
    b. Gas Station signage was reduced to 119 SF
    c. Center signage was reduced to 275 SF
2. Reduced the height of all the Center signage (see **Exhibits 7 and 8**):

    a. Gas Station development sign reduced from 25' to 11' tall
    b. Spring Mill Road development sign reduced from 15' to 8'4" tall
3. Added architectural enhancements to the north elevation of the Gas Station (see **Exhibit 5**):
    a. Removed the Meijer medallion sign and added three (3) spandrel panels
    b. Added height/roof line variations to the roof line for additional architectural detailing
    c. Added façade offset variations
4. Provided revised exhibit for Outdoor Sales Areas (see **Exhibit 6**):
    a. Limited types of products to be on display
    b. Placed height restriction on product displays
    c. Propane tank and bagged ice cooler to be screened
5. Provided revised signage exhibit adding and showing locations of three (3) monument signs for future outlot users (see **Exhibit 7**).

SIGNAGE COMPARISON

Please see **Exhibit 8** for a table showing the comparison between the signage permitted in the UDO and in the proposed PUD amendment (Ordinance 19-50).

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use are of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 7, 2019, 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 September 9, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded an unfavorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 11**).

City Council

Introduction:	September 9, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Caleb Ernest, Associate Planner
	Community Development Department

Property Location Map
Maple Knoll PUD Amend. IV (Meijer)
Planned Unit Development
1910-PUD-39

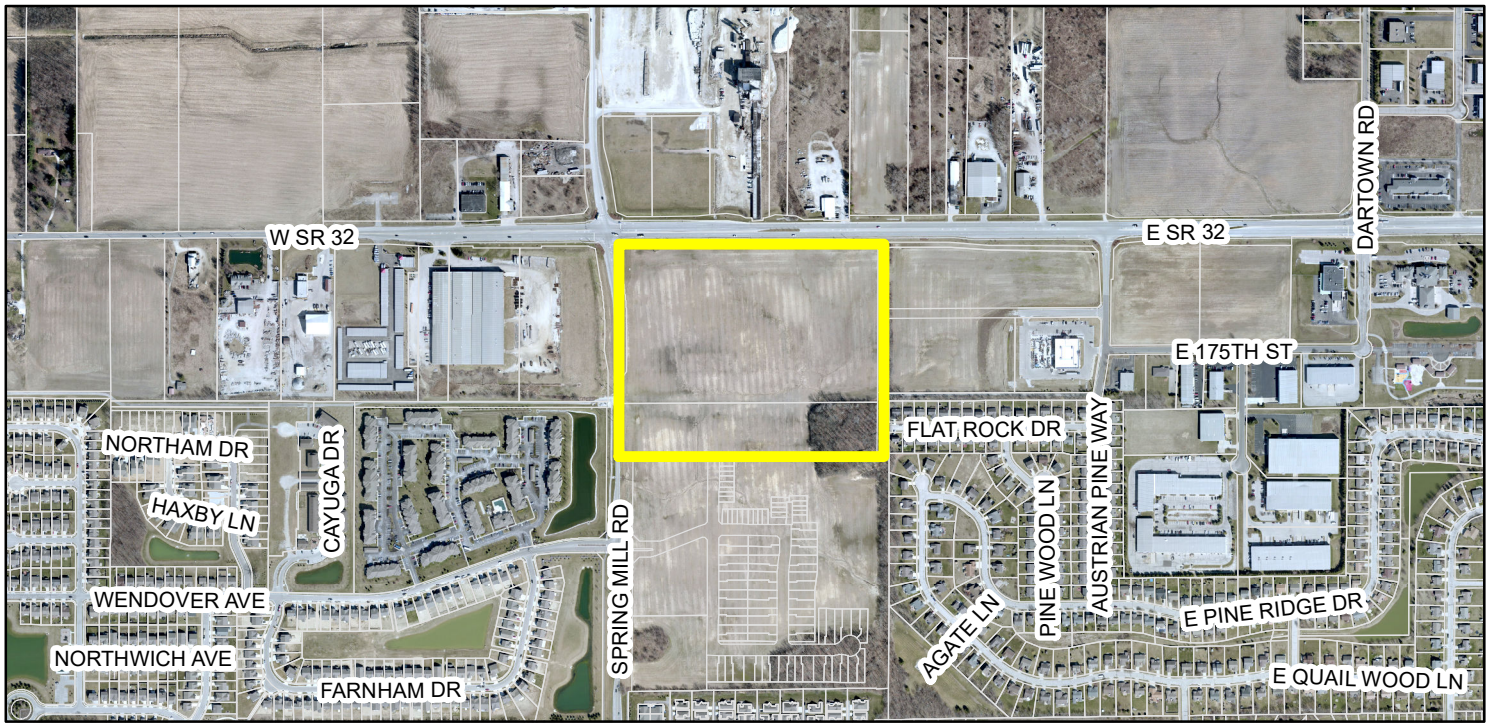
CITY OF Westfield INDIANA

N W E S

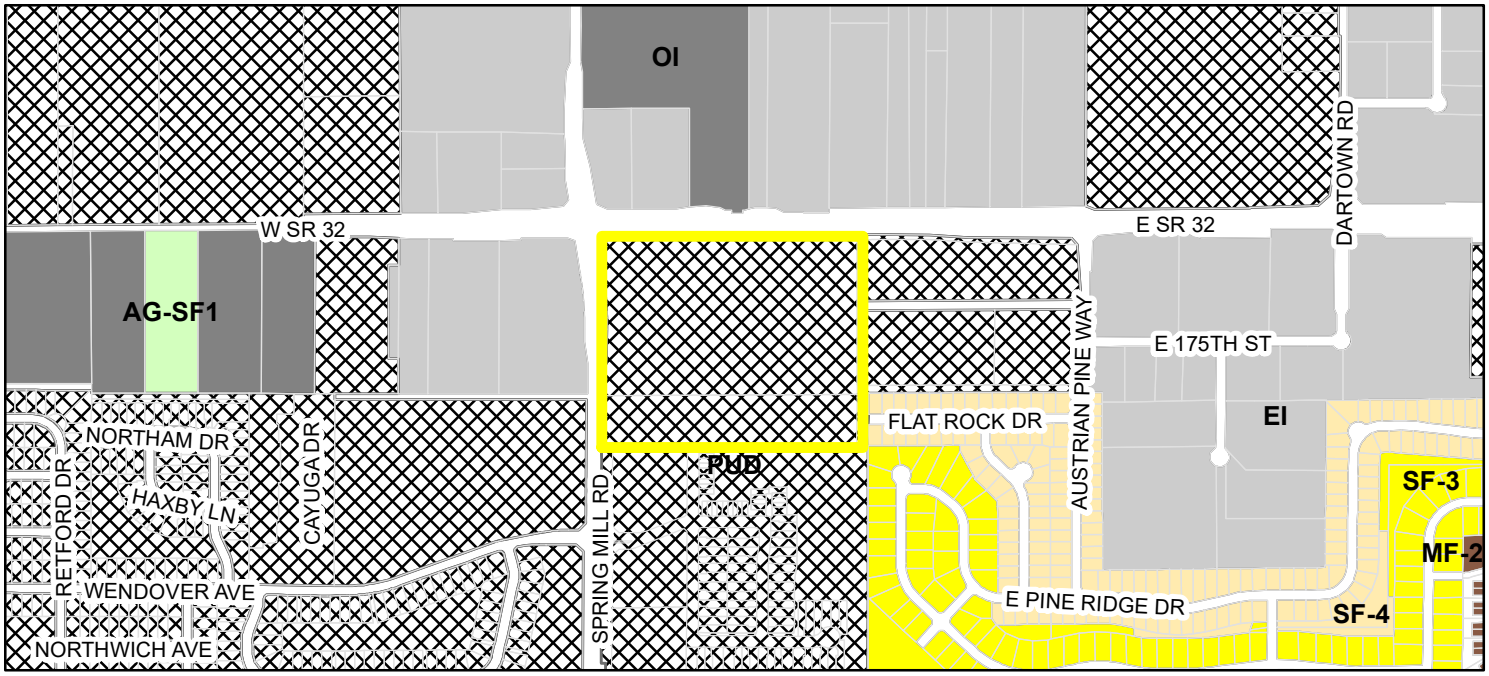
Not To Scale

Aerial Location Map

Site



Zoning Map

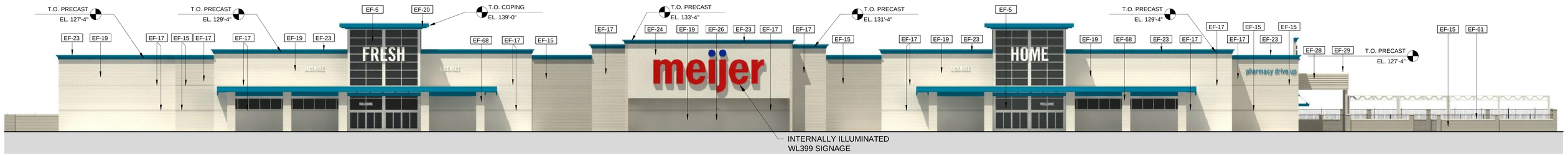


Parcel

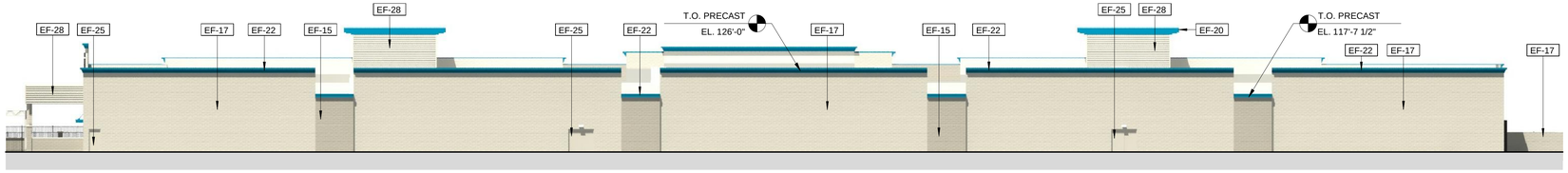
Zoning - All

Zoning

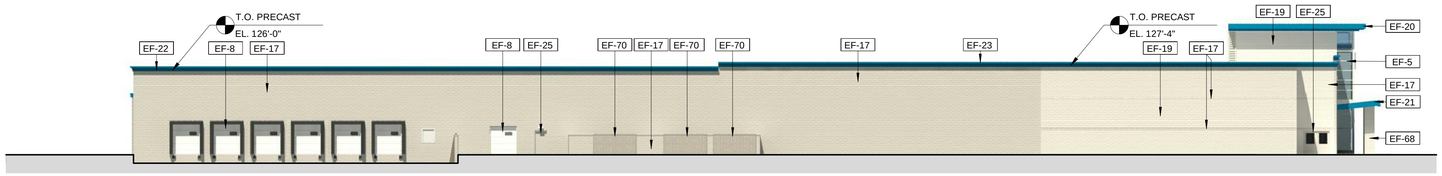
- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)



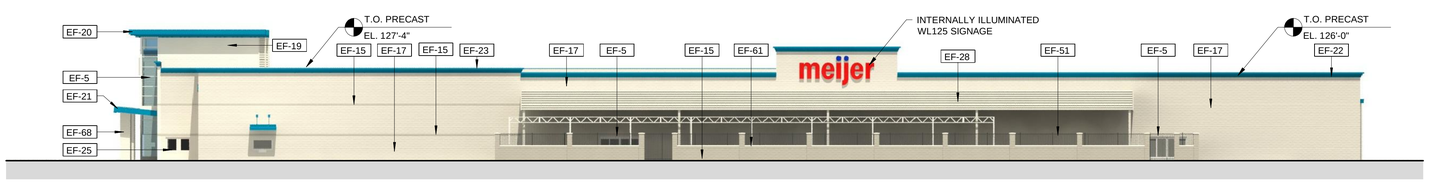
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	--	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	--	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	--	BLACK
EF-61	CAST STONE CAP	--	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD

meijer

WESTFIELD, INDIANA

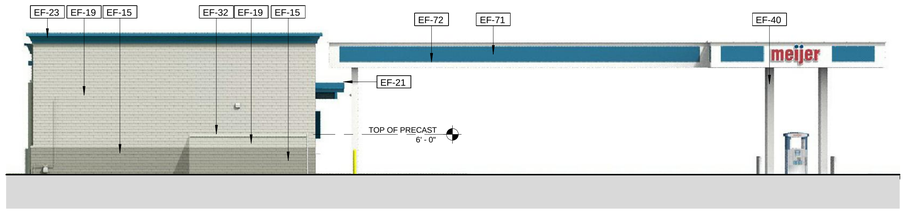
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

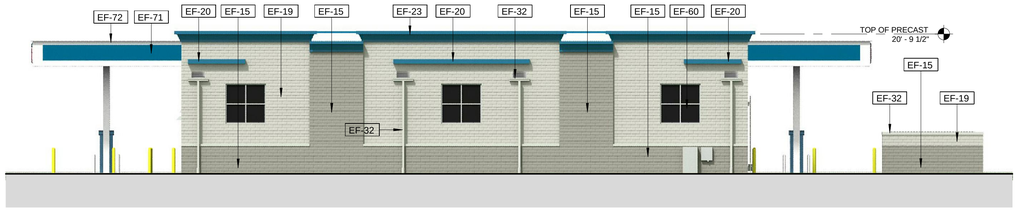
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/12/2019

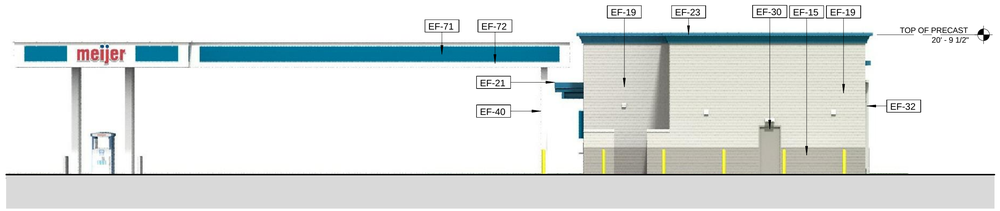
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
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EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-60	ALUMINUM CLAD INSULATED SPANDREL PANEL	-	CLEAR ANODIZED
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE
EF-73	FUEL ISLAND CANOPY PERIMETER EYEBROW LIGHTING	LED SHIELDED DOWNLIGHTING	COW WHITE

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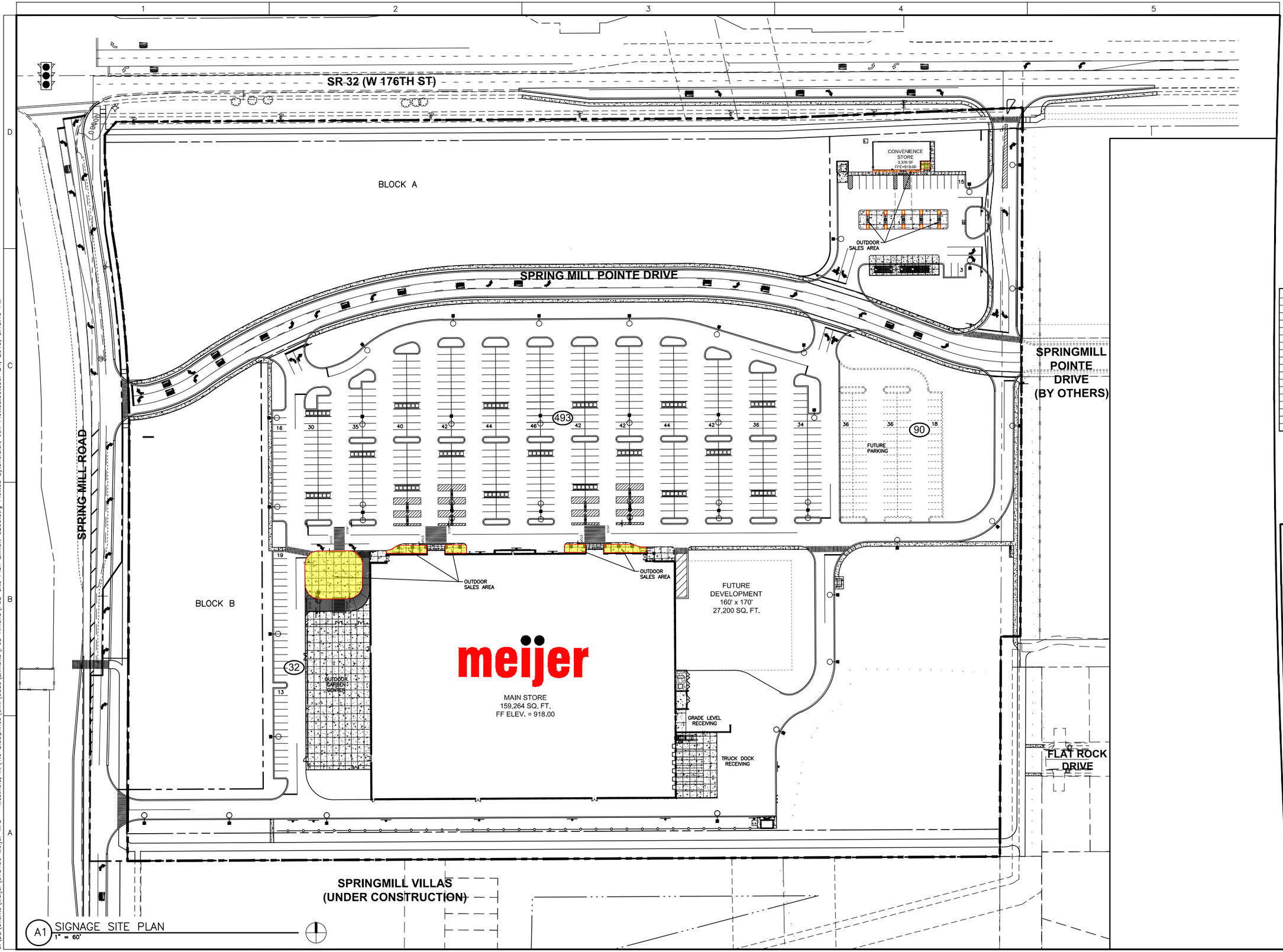

A1 SIGNAGE SITE PLAN
1" = 60'

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2929 WALKER AVENUE
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(616) 453-6711

REV.	DATE	DESCRIPTION

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C200

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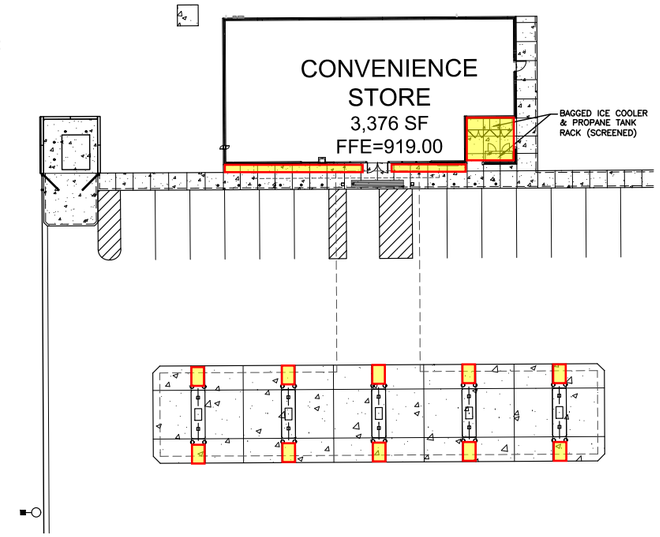
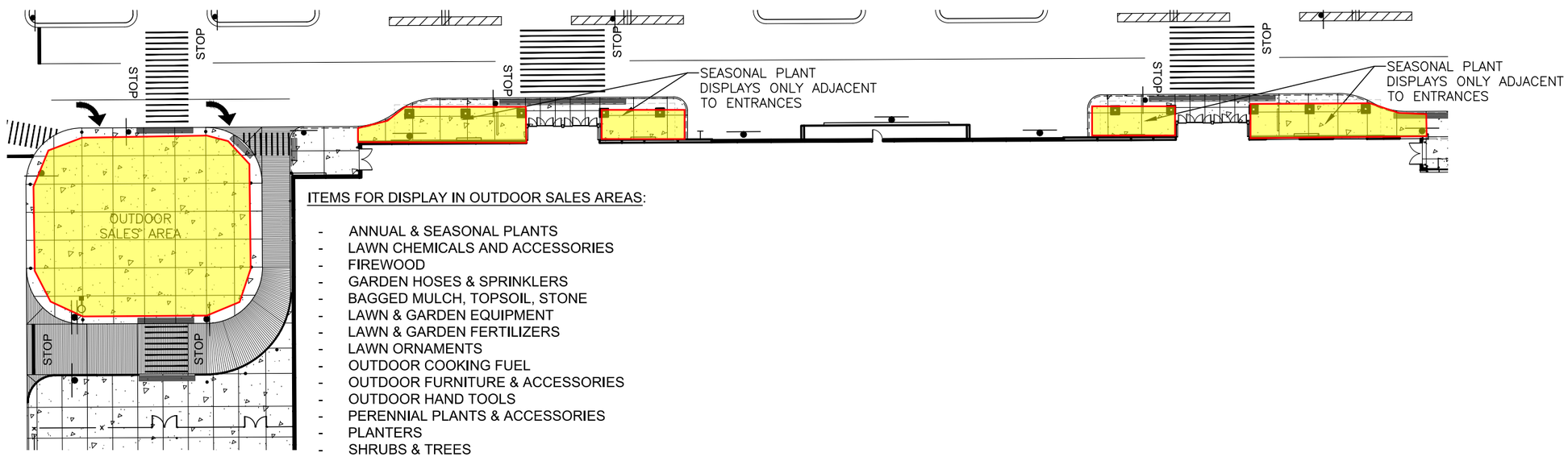


OUTDOOR SALES – CONVENIENCE STORE
1" = 20'



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REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SITE PLAN

ISSUED FOR:	
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CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

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C201

Layout Tab Name: C201, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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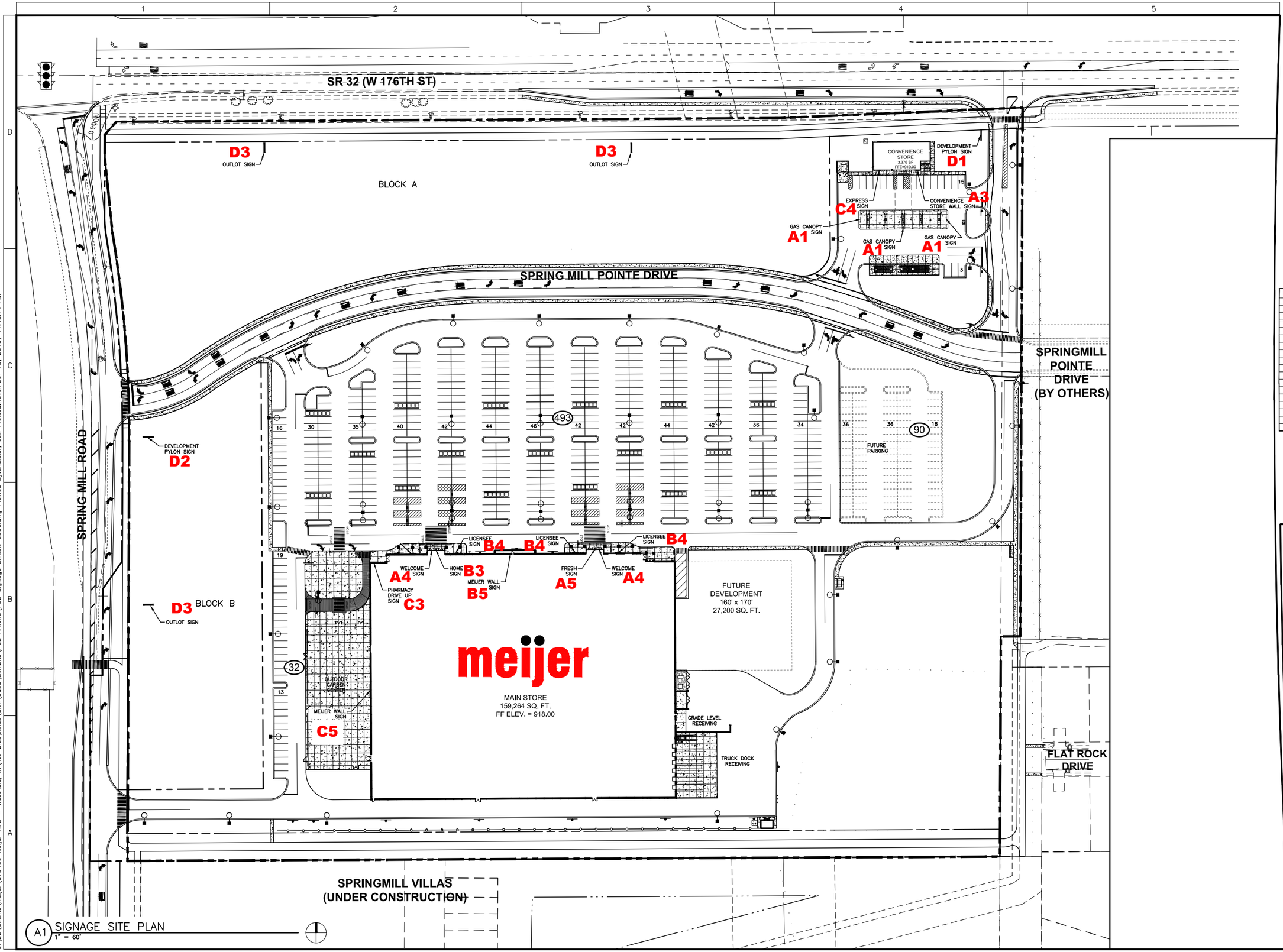

A1 SIGNAL SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 754301BLK.dwg
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SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2
D3	3	OUTLOT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0

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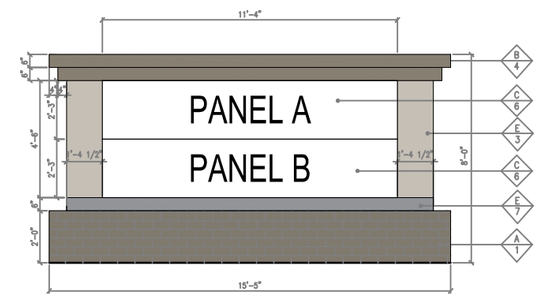
REV.	DATE	DESCRIPTION



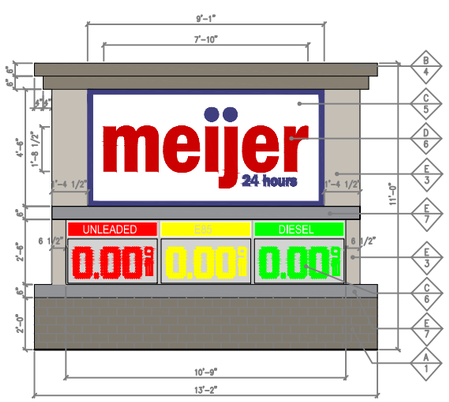
D3 OUTLOT SIGN (TYPICAL)
NTS 50.0 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
PANEL A	25.0 SQ. FT.
PANEL B	25.0 SQ. FT.
TOTAL	50.0 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



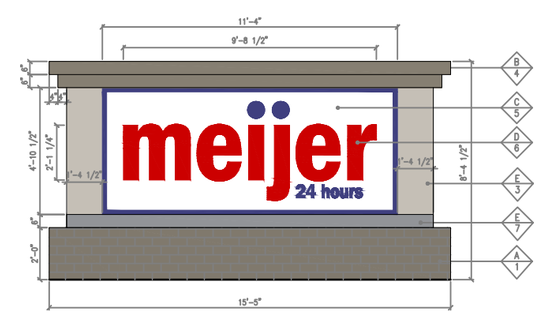
D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 67.8 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	40.9 SQ. FT.
PRICE BOX	26.9 SQ. FT.
TOTAL	67.8 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 55.2 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	55.2 SQ. FT.
TOTAL	55.2 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C501

Layout Tab Name: C501, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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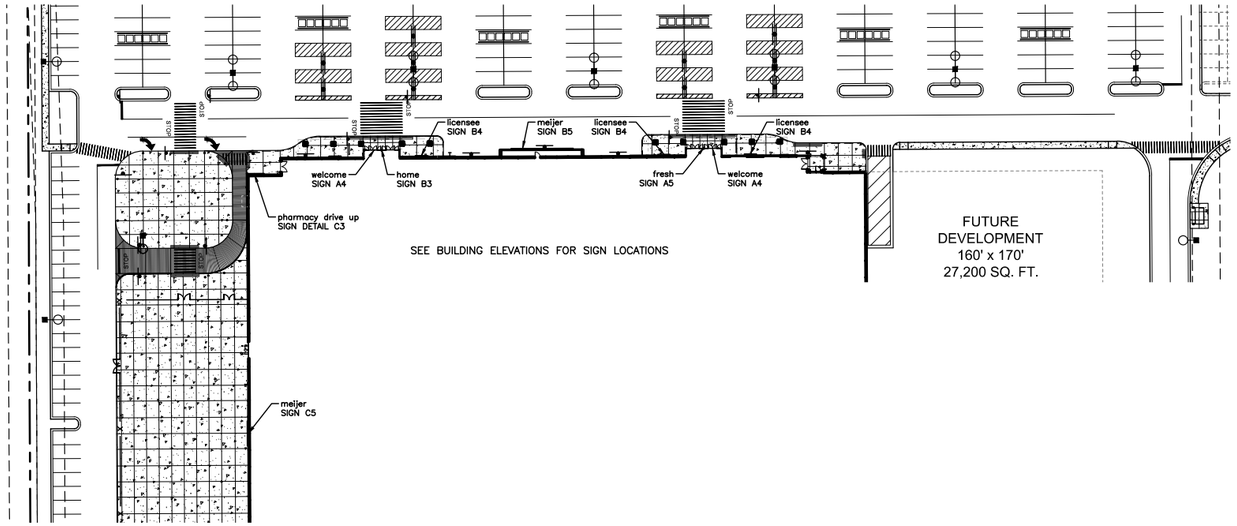
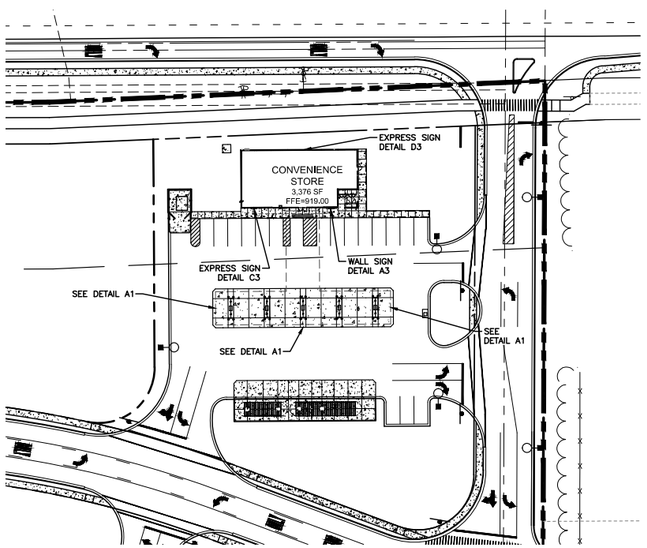


FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



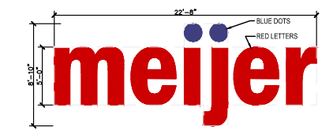
EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'

pharmacy drive up WALL LETTERS COLOR • WHITE OR BLUE

NON-ILLUMINATED 1"
DEEP EXTERIOR QUALITY
FOAM LETTERS.

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

C4 EXPRESS SIGN (SOUTH FACADE)
NTS 28.7 SF.



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

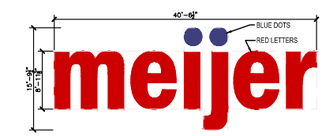
C5 MEIJER WALL SIGN (WEST FACADE)
NTS 125 SF

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

B3 HOME SIGN
NTS 66.5 SF.

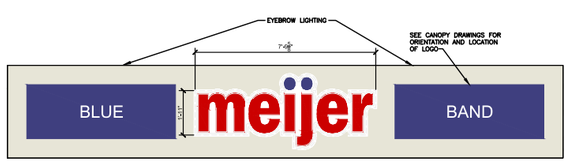
ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS CORPORATE LOGO, INTERNALLY ILLUMINATED

B4 LICENSEE SIGN
NTS 20.0 SF.



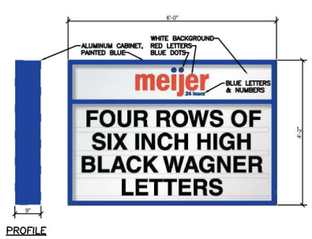
INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

B5 MEIJER WALL SIGN (NORTH FACADE)
NTS 399 SF



SINGLE FACED INTERNALLY ILLUMINATED SIGN.
"MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.
LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH



A3 CONVENIENCE STORE WALL SIGN
NTS 25.0 SF.

A4 WELCOME SIGN
NTS 4.1 SF. EACH

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2
D3	3	DEVELOPMENT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
		Total	103.8

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74.6
B5	1	meijer	399.0
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	125.0
		Total	761.1

GRAND TOTAL SIGNAGE: 1,137.9 SQUARE FEET

WOOLPERT
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317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN & DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Daulton, 11/18/2019 12:25:33 PM
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11/18/2019

Permitted Signage				
	Unified Development Ordinance (UDO)	**Previous Maple Knoll PUD Amendment Presented at 11/6 Planning Board**	**Revised Maple Knoll PUD Amendment To be Presented at 11/25 City Council Meeting**	**% Reduced**
General Sign Area:				
Per Nonresidential Use	Max: 500 SF	Meijer Store: 935.7 SF	Meijer Store: 761.1 SF	19%
	Min: 25 SF	Gas Station: 222.6 SF	Gas Station: 103.8 SF	53%
		Nonresidential Center Signs- Meijer: 228.2 SF Future Outlots: 170.6 SF 398.8 SF	Nonresidential Center Signs: Meijer: 123 SF Future Outlots: Not to exceed 150 SF 273 SF	Meijer: 46% Future Outlots: 12%
		Total: 1,577.1 SF	Total: 1,137.8 SF	28%
Nonresidential Center Signs:				
Monument Signs for Nonresidential Centers Total SF of all buildings greater then 100,000 SF	One (1) Monument Sign	Two (2) Monument Signs	Two (2) Monument Signs	
	Max. 25 ft tall	Sign D1 - 25 ft tall	Sign D1 - 11'-0" tall	56%
	Max. 250 SF of Sign Area per face	Sign D2 - 15 ft tall	Sign D2 - 8'-4" tall	44%
			Three (3) D3 Signs - 8' tall	
		Sign D1 - Meijer: 129.1 SF Future Outlots: 120 SF Total: 249.1 SF	Sign D1 - Meijer: 67.8 SF	47%
		Sign D2 - Meijer: 99.1 SF Future Outlots: 50.6 SF Total: 149.7 SF	Sign D2 - Meijer: 55.2 SF	44%
			Three (3) D3 Signs - Future Outlots: 50 SF each Total: 150 SF	12%
Outlot Signage:				
Permitted 1 SF of Sign Area for 1 LF of building fronting a Public Right-of-Way	Meijer Store: 445.5 SF	Meijer Store: 935.7 SF	Meijer Store: 761.1 SF	19%
	Gas Station: 126.4 SF	Gas Station: 222.6 SF	Gas Station: 103.8 SF	53%
		Future Outlots: 170.6 SF	Future Outlots: 150 SF	12%

Maple Knoll PUD Amendment IV (Meijer) Neighborhood Meeting
10/03 6:30 pm

Public in attendance: 0
Councilmembers in attendance: 2

Begin at 6:30
Questions began by councilmembers about the project.

Q: Will the colors and materials on the building look like the renderings?

A: The blue stands out more on the renderings, it won't be that blue, lighter most likely.

Q: You said there were other Meijer stores using this brick example? Where are they located?

A: There are similar stores in size, this is a new design that Meijer is rolling out and the brick example is most similar to the Meijer on Keystone. (Pictures were shown of the Meijer on Keystone). This store doesn't have the same architecture the one in Westfield will have. The one in Westfield has a cornice and new design of entryways than the one on Keystone.

Q: What are the areas for future development on the site plan?

A: Along State Road 32 there are about three (3) to four (4) outlots proposed and along Spring Mill Road there are about two (2) outlots. We are showing them as Blocks on the site plan so when the individual user comes in they can adjust their outlot to accommodate their size of the store.

Q: How big is this Meijer store? How does it compare to other Meijers?

A: This one is about 160,000 square feet. Other Meijer stores have a smaller footprint actually, one example shrinks the width but not the depth.

Q: How will the Garden Center be screened?

A: It will be screened according to the UDO requirements. A seven (7) foot tall wall with Masonry Materials.

Q: How much signage is being asked for? Concerned about all the signage shown on the plans and what is allowed versus what is being proposed.

A: Staff has provided an exhibit that will be on the agenda showing a table that compares the signage permitted in the UDO and the signage proposed in the PUD amendment. Staff described the differences in the proposal compared to what is permitted in the UDO.

Q: The gas station architecture is what I'm most concerned about. Surely that does not meet the US 32 overlay standards?

A: The gas station is currently going through staff review and has been commented on in the report. Staff is working with the architect to address these comments.

Q: Concern about stacking on State Road 32 if there is going to be a left turn into the property.

A: We have performed a complete traffic study which actually shows that traffic will flow better with left turn access from 32 instead of everyone coming in off of Spring Mill or to the east of the site on Spring Mill Pointe Road. We wanted to put a light in at that intersection on 32 but I believe Council did not want that? (Confirmed). There is a marked median currently that shows left and right turn access on SR 32 and even for right in and out there is plenty of room to see traffic coming and have time to turn. Confident that this cut on 32 will work and have INDOT's support as well.

Q: Will there be a way to restrict the possibility of someone turning left coming out of the Meijer site on 32?

A: (Drew on site plan proposed barrier). Will have a long raised island that curves to right, following turning movement preventing a left turn.

7:13 end

WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-39

Petitioner: Woolpert, Inc.

Request: Petitioner requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.

Enclosed Attachments:

October 07, 2019 Plan Commission Meeting

1. Wheeler, Andy (09/23/19)

Caleb,
I received notice regarding the Meijer project. I believe this is cause 1909-ODP-14 & 1909-SPP-14. I am asking that the City take great care in the layout of this project since it incorporates land directly south of the airport and is included in the airport environ. The issues that I have include the finished building height with regards to runway approach and departure slopes, the height of any parking lot lighting, and the placement of their retention pond. If it is wet retention then it will attract water fowl which could be a concern with aircraft. However, if it is either dry (detention?) or placed south of their building it would minimize this concern.

I appreciate your time in considering these items.

Thanks again

Andy Wheeler
awheeler@indianabrick.com
317-846-6060

ORDINANCE NUMBER 19-63

2020 Elected Officials Salary Ordinance

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING SALARIES, WAGES, BENEFITS, STIPENDS AND OTHER COMPENSATION FOR THE 2020 CALENDAR YEAR

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD:

Section 1.

The salaries, hourly wages, stipends, and other compensation for elected officials of the City of Westfield are described in this ordinance.

Section 2.

The salaries of the elected officials of the City of Westfield, Indiana for the year 2020 shall be as follows:

Mayor	$118,964
Clerk Treasurer	$87,738
City Council	$16,493 each

Section 3.

Additional compensation for the year 2020 shall be as follows:

Clerk Treasurer Stipend	$10,500
Council President	$1,500
Council Vice-President	$1,000

Section 4.

The employee contribution to the Publication Employee's Retirement Fund (PERF) will be paid for the Mayor and Clerk Treasurer by the City of Westfield.

Section 5.

The retirement contributions and other benefit programs offered by the City of Westfield on behalf of the Mayor and Clerk Treasurer are described on **Attachment A**.

ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2019.

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 Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-63 was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-63

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-63

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

ATTACHMENT A
ELECTED OFFICIAL BENEFIT SUMMARIES
2020
Mayor and Clerk Treasurer

INSURANCE

HEALTH, LIFE, DENTAL, VISION, WORKERS COMPENSATION – As available for all employees

SOCIAL SECURITY/MEDICARE CONTRIBUTIONS – As provided for all employees

EMPLOYEE ASSISTANCE PROGRAM – As provided for all employees

RETIREMENT

Civilian PERF – 14.2% (2019) of the eligible employee's salary is contributed by the City for the PERF program (Public Employees Retirement Fund). Benefits for elected officials retired from PERF may differ. Please see the Clerk Treasurer's Office for more information.

1. 3% of the employee's salary is contributed on behalf of the employee (employee's contribution) and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the City. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.

2. 11.2% of the employee's salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

457 Plan (Supplemental Retirement Plan)
The City of Westfield offers one supplemental 457 retirement plan to all employees. Employees may contribute (pre-tax) a maximum amount authorized by law into the plan.

City Matching Contribution
To encourage employee participation in the 457 plans, the City makes a matching contribution of $.667 for each $1.00 contributed up to 6% of base pay for all civilian employees. This matching contribution is made in July and January of each year into a 401A account that requires vesting.

ORDINANCE NUMBER 19-62

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

This is a n Ordinance Amendment (to be known as the "WHEELER LANDING PUD AMENDMENT II") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 18-04 (the "Wheeler Landing PUD Ordinance"), on September 24th, 2018 as amended by Ordinance 19-37 (the "Wheeler Landing PUD Amendment I"), enacted by the Council on September 9th, 2019.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1912-PUD-46**), requesting an amendment to Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1912-PUD-46** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **unanimous favorable** recommendation (6-0) 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 November 19, 2019;

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 Wheeler Landing PUD Ordinance, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

1.1 This Ordinance shall amend the Wheeler Landing PUD ordinance, as applicable to the Real Estate. Development of Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provision of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Architectural Standards.** The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

3.1 *Architectural Standards*: The building on Lot 1 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

ALL OF WHICH IS ORDAINED/RESOLVED THIS 25th DAY OF November, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

I hereby certify that **ORDINANCE 19-62** was delivered to the Mayor of Westfield

on the _____ day of _____, 20YY, at _____ ____ m.

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-62**

this _____ day of _____, 2019.

_____

_____, Mayor

I hereby VETO **ORDINANCE 19-62**

this _____ day of _____, 2019.

_____

_____, Mayor

This document prepared by:
Brad Nobbe, Project Architect, CSO, 8831 Keystone Crossing, Indianapolis, IN 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 the law:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE (Legal Description)

A PART OF THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #970013 OF HAMILTON DESIGNS FOR PROJECT # 2018-358 ON FEB 27, 2019:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST STATE PLANE BEARING OBSERVED THIS SURVEY 135.65 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES11 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION ; SOUTH 41 DEGREES 52 MINUTES 12 SECONDS EAST 113.09 FEET;THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS WEST 1257.40 FEET;THENCE SOUTH 45 DEGREES 19 MINUTES 40 SECONDS WEST 58.56 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST 58.20 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 1222.98 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 20 MINUTES 15 SECONDS EAST 891.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 535.34 FEET TO THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 9441732 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST 655.39 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS EAST 511.12 FEET TO THE POINT OF BEGINNING; CONTAINING 36.00 ACRES, MORE OR LESS.

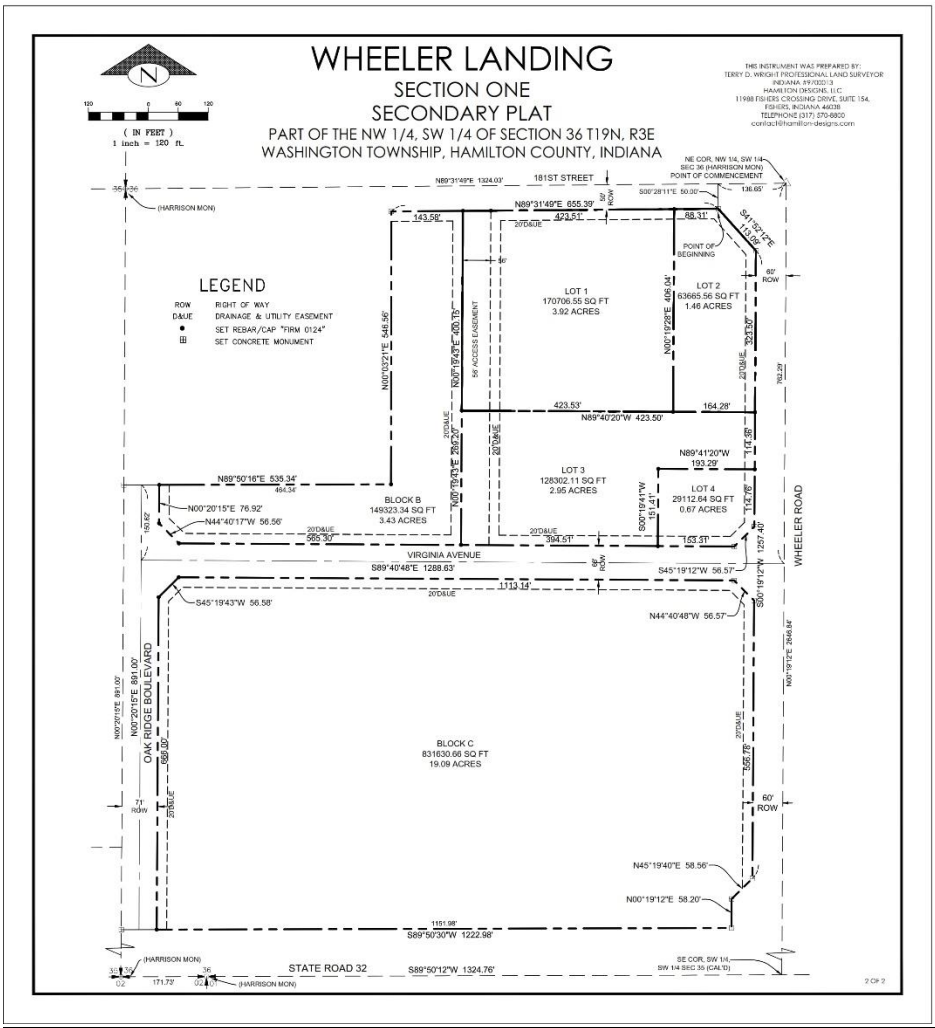
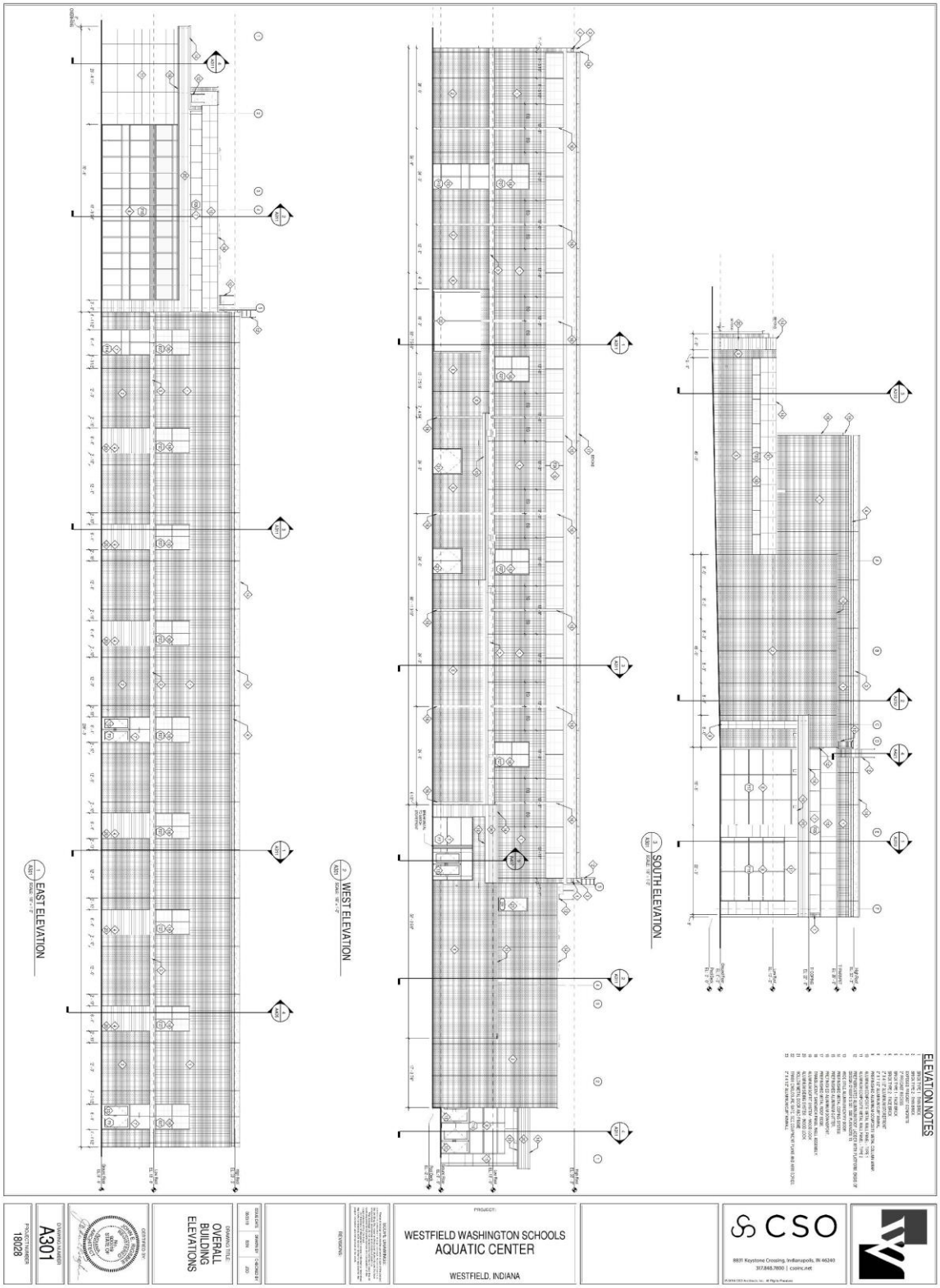
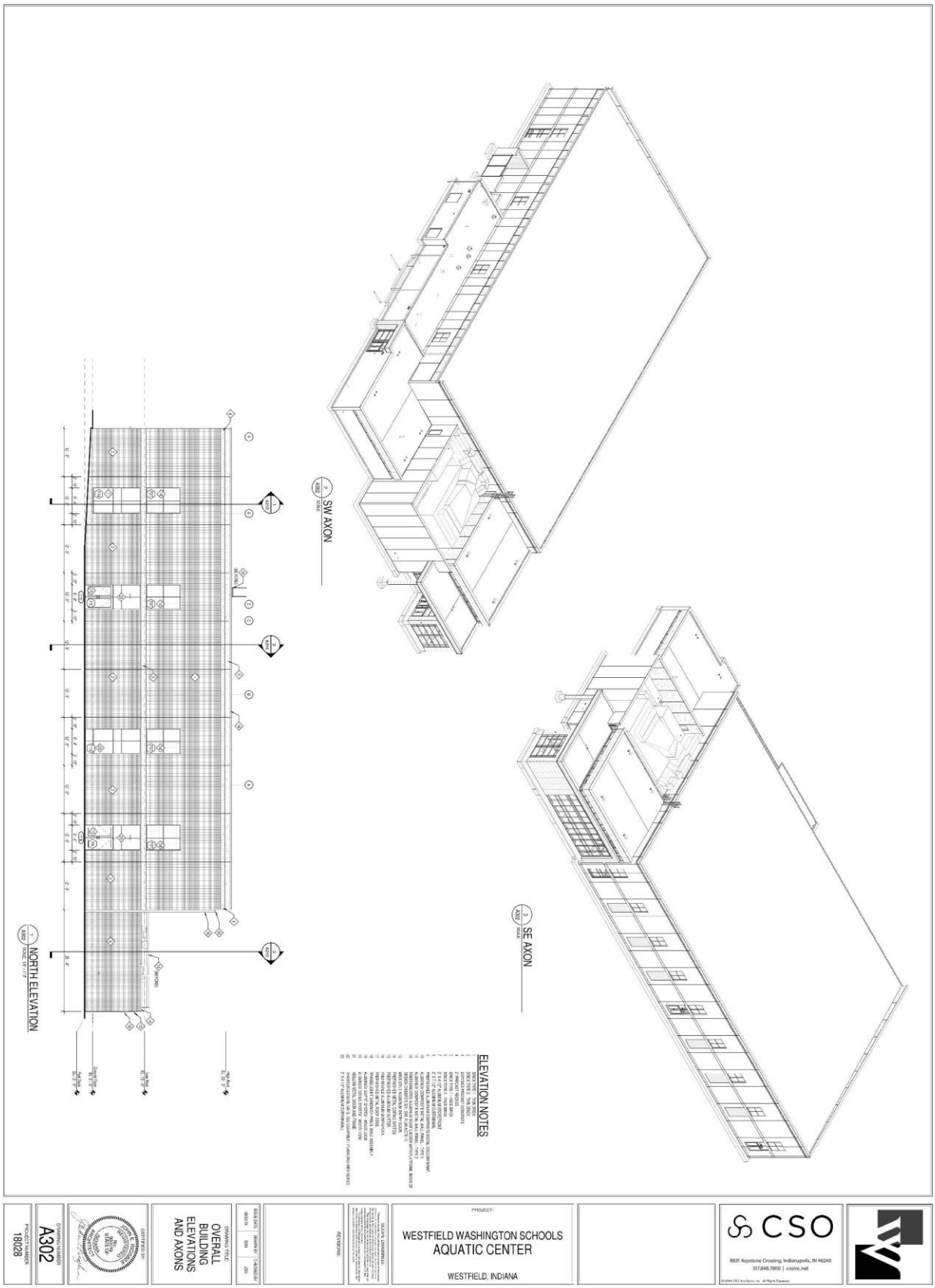
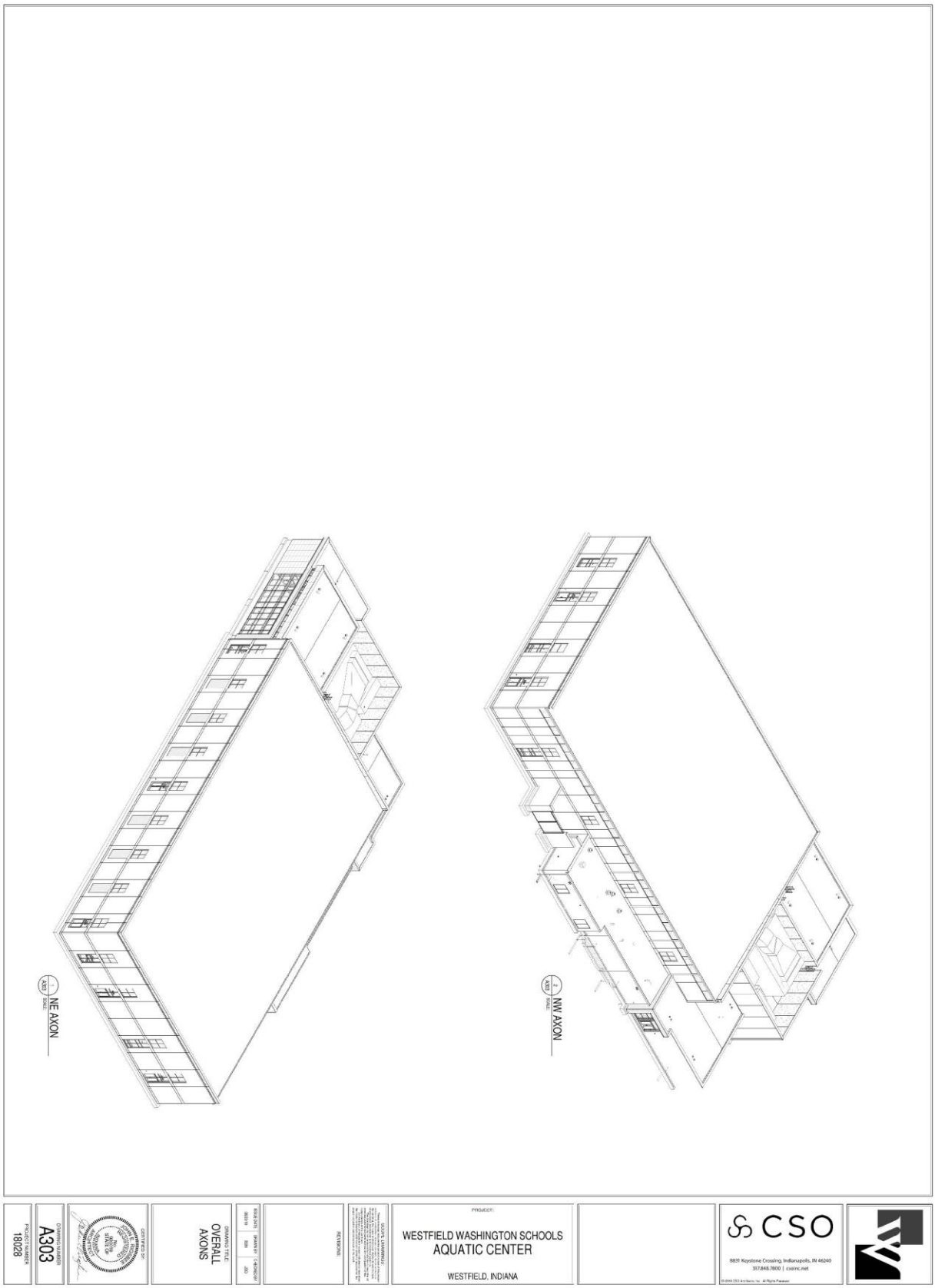


EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT




NORTH ELEVATION
SW AXON
SE AXON
ELEVATION NOTES
WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER
WESTFIELD, INDIANA
CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net
OVERALL BUILDING ELEVATIONS AND AXONS
A302
18028


NW AXON
NE AXON
CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net
PROJECT:
WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER
WESTFIELD, INDIANA
OVERALL
AXONS
A303
18028

Westfield Washington
Schools Aquatic Center

FUTURE
SIGN

ORDINANCE NUMBER 19-46

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 "**Claiborne Farms 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. 1910-PUD-36**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1910-PUD-36** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (5-2 vote) 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 November 7, 2019;

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 "**Claiborne Farms 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 Development of that part of the Real Estate south of 151st Street shall be subject only to the standards of the AG-SF1 District of the UDO in the event a Secondary Plat (in compliance with an approved Primary Plat subject to the requirements of this Ordinance) is not recorded within three (3) years of the date of adoption of this Ordinance.

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

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

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

2.1 Southwest District: The Southwest District shall mean and refer to that area of the Real Estate noted as "Southwest District" including the "Buffer", parts of the "Tree Preservation Area" areas and parts of the "Residential Area" along the west perimeter of the Real Estate) as generally delineated on **Exhibit C** which includes a conservation subdivision design with specific standards as required under the terms of this Ordinance.

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

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.2 The Southwest District as Illustrated on **Exhibit C** shall be (i) a minimum width of three hundred and fifty (350) feet measured from the west perimeter of the Real Estate, (ii) a minimum width of two hundred (200) feet along the south side of 151st Street (only along the perimeter of the District) as measured from the center line of 151st Street, (iii) a minimum of thirty-five (35) acres south of 151st Street, and (iv) a minimum of twenty-five (25) acres north of 151st Street.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Underlying District: SF4: Single-Family High-Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings.

A. The maximum number of Dwellings per acre on the Real Estate shall be two (2) per acre.

B. The maximum number of Dwellings per acre in the Southwest District shall be one (1) per acre.

5.4 Age-Restricted Community. The District shall comply with the following:

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as

applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards shall apply to the District except as modified below:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	45’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 7.2(D) of this Ordinance:

A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Building Materials: The following Building Materials standards shall apply:

i. Vinyl and aluminum siding shall be prohibited.

ii. Southwest District Lots: The dwellings in areas identified on **Exhibit C** with an “*” (including a minimum of 75 Lots) shall incorporate a minimum of one (1) of the following elements:

1. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This

percentage will be determined by the individual builder; or

2. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30" from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.

D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.

E. Windows: All homes shall meet the following window requirements:

i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various

architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

i. A masonry material a minimum of thirty (30) inches tall;

ii. A change in the exterior color separated by trim;

iii. A change in the Exterior Material pattern separated by trim;

iv. A change in the Exterior Material separated by trim;

v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);

vi. A minimum of ten (10) square foot gable window;

vii. A gable peak with a change in Exterior Material; or

viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.

ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per dwelling lot, per frontage.

ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) shrubs shall be located in the Front Yard.

ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit H and**

Exhibit I.

ii. Enhanced landscaping per the terms of Article 6.3(c)(1)(b)(ii)(d) shall be provided and shall include (i) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60) feet in depth, along the External Street frontage as generally depicted on Exhibit K. The shape of the mounds shall be as determined by the developer. Additionally the minimum setback between the Towne Road right-of-way and the closest building Lot shall be one-hundred and ninety (190) feet.

iii. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit H or Exhibit I**, then this Ordinance shall control. Visions Triangle restrictions shall be required. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below:

i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B:** Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:

ii. No mounds shall be required in a Buffer Yard.

iii. The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.

iv. A two hundred (200) foot buffer area shall also be required along the south side of 151st Street (only along the perimeter of the District) as measured from the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of this Ordinance.

v. Stormwater management ponds shall not occupy more than thirty (30) percent of Buffer Yard areas and the normal pool of a pond shall be no closer than thirty-five (35) feet from the perimeter of the Real Estate.

vi. The Reforestation / prairie planting standards of **Exhibit J** shall qualify as the required planting materials (per 100 lineal feet)

within a Buffer Yard.

F. Reforestation / Prairie Planting Area: Reforestation / prairie planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in **Exhibit G** and **Exhibit J** and subject to the standards included in **Exhibit J:** Reforestation and Prairie Planting Standards. Additionally, all reforestation / prairie planting areas shall be located in subdivision common area and have signage to dictate preserved areas every one-hundred and fifty (150) feet.

7.3 **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 preservation of the natural topography and environment and in consideration to the unique design intent of the District and except as otherwise modified below.

A. The maximum block length shall be twenty-five hundred (2,500) feet.

B. The maximum cul-de-sac / loop length shall be two thousand (2,000) feet.

7.4 **Temporary Uses and Events**. Article 6.18(J) Model Homes shall apply except as modified below:

A. The number of Model Home Temporary Uses shall not be limited.

B. A Model Home Temporary Use shall permit a minimum of three (3) double-wide temporary trailers.

C. Subdivision amenities shall be permitted as part of a Model Home Temporary Use until the Amenity Facility is complete.

D. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads; provided, however, that until the installation of roads, such temporary trailers shall remain unoccupied.

E. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

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

8.1 The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement.

Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as large as one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Tree Preservation Area as determined by the Director or Westfield Public Works. Additionally, all protected woodlands shall be located in subdivision common area, qualify as Open Space, and have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

8.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: A minimum of sixty (60%) percent of the Southwest District shall be Open Space as generally shown on the **Exhibit C**.

B. Passive Amenities: Open space including trails, community gardens, a yoga park, sitting areas with benches, and a butterfly garden shall be provided for passive recreation opportunities, the character of which is generally depicted on **Exhibit E**: Amenity and Open Space Character Exhibits.

i. Trails shall be installed in the locations as generally depicted on **Exhibit B** and trails and only passive amenities shall be permitted in the west perimeter buffer.

ii. Community gardens shall include water access and an enclosure for the storage of gardening equipment.

iii. The final locations of passive amenities are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

C. Amenity Facility: The amenity facility in the District shall be constructed including and subject to the following:

i. Clubhouse of at least seven thousand (7,000) square feet, including but not limited to a fitness center, and community room. Materials and architectural design shall be in substantial

compliance with the building design as illustrated on **Exhibit F**,

ii. Parking Lot including a drop-off drive lane,

iii. Swimming Pool (indoor or outdoor),

iv. Outdoor kitchen, and

v. A minimum the following additional amenities shall be provided: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail and dog park.

vi. Construction shall begin on the Amenity Facility prior to the issuance of one-hundred (100) single family building permits on the Real Estate.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-46** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-46**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-46**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Southwest District Exhibit
Exhibit D	Single-Family Character Exhibit
Exhibit E	Amenity and Open Space Character Exhibits
Exhibit F	Amenity Center Character Exhibit
Exhibit G	Buffer Area Character Exhibit
Exhibit H	Entry Drive and Parkway Character Exhibit
Exhibit I	Perimeter Street Frontage Character Exhibit
Exhibit J	Reforestation and Prairie Planting Exhibit
Exhibit K	Street Section Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

A part of the Northeast Quarter of Section 17, in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (assumed bearing) along the South line thereof a distance of 1322.16 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said East line a distance of 2013.90 feet to the Point of Beginning. Containing 83.565 acres, more or less.

Parcel 2:

A part of the Northeast, Southwest and Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 17; thence North 00 degrees 00 minutes 30 seconds West (assumed bearing) along the West line of Quarter Section a distance of 248.71 feet to a point on the North line of a tract of land described in Instrument Number 2018034767 as recorded in the Office of the Recorder for Hamilton County, Indiana, said point being the Point of Beginning; thence South 89 degrees 36 minutes 46 seconds West along said North line a distance of 1324.96 feet to a point the West line of said Southwest Quarter Section; thence North 00 degrees 02 minutes 10 seconds East a distance of 32.61 feet to a point on the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office; thence North 00 degrees 11 minutes 51 seconds East along said East line and the East line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the Northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 minutes West along the North line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the Northwest

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

corner of a tract of land described in Instrument Number 199909955060 in said Recorder's Office, said point being on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 237.57 feet to the Northwest corner of a tract of land described in Instrument Number 201810770 in said Recorder's Office (the next seven courses being along the South line of said tract); thence south 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; thence North 78 degrees 47 minutes 19 seconds West a distance of 74.10 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; thence North 74 degrees 08 minutes 40 seconds east a distance of 56.53 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to a point on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 1166.43 feet to the Southwest corner of the Northeast Quarter Section; thence North 00 degrees 25 minutes 05 seconds East a distance of 1310.34 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 15 minutes 25 seconds East a distance of 1320.21 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 00 degrees 19 minutes 45 seconds West a distance of 1314.62 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 89 degrees 26 minutes 39 seconds West along the North line of said Southeast Quarter Section a distance of 553.71 feet; thence South 00 degrees 03 minutes 15 seconds East passing along the West lines of tracts of land described in Instrument Number 9709730812 and 9809873905 in said Recorder's Office a distance of 2381.52 feet to a point on the North line of said tract of land described in Instrument Number 2018034767 (the next four courses being along said North line); thence North 33 degrees 43 minutes 25 seconds West a distance of 90.98 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 138.87 feet; thence South 01 degrees 06 minutes 40 seconds West a distance of 76.01 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 582.43 feet to the Point of Beginning. Containing 161.123 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

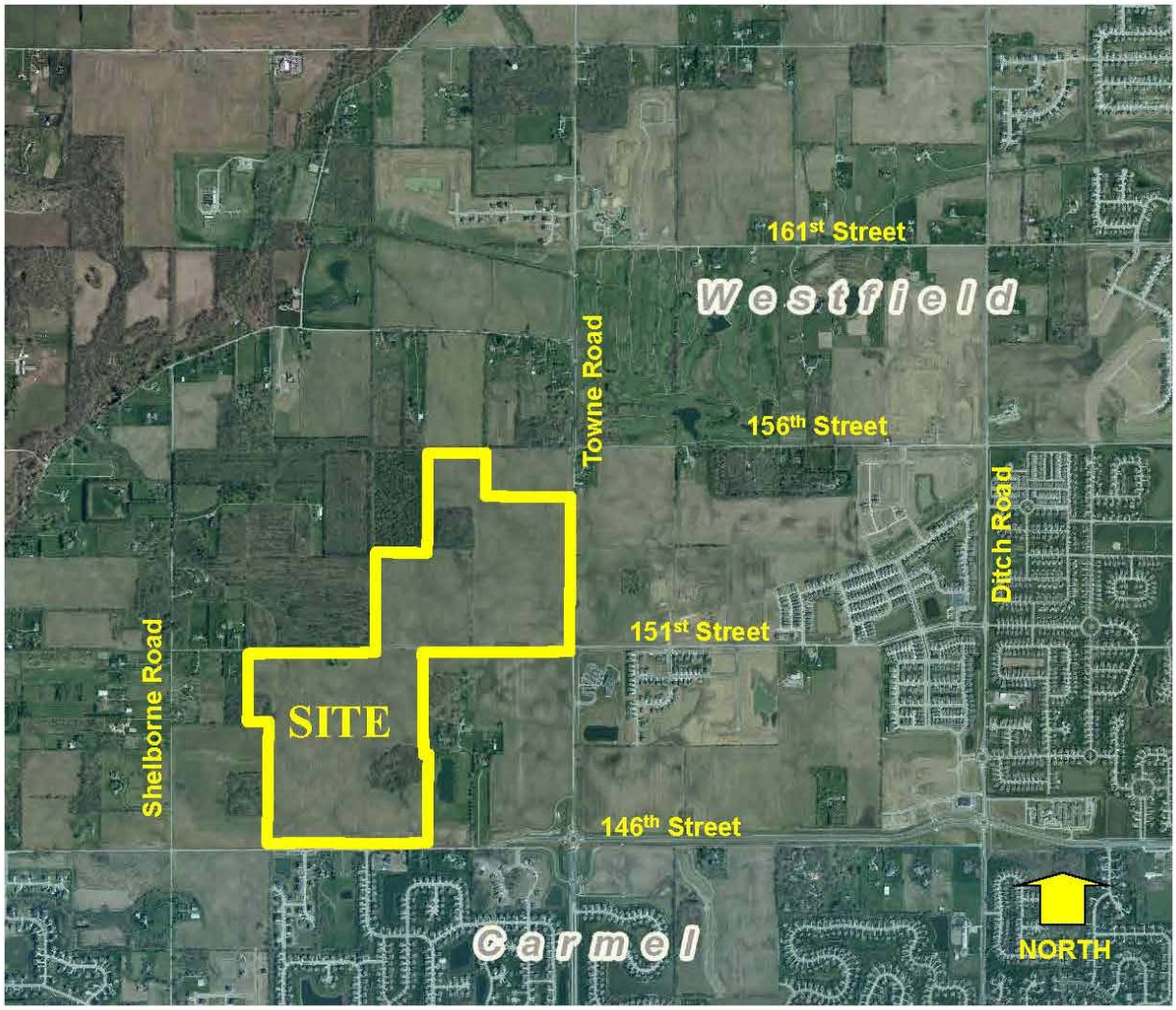


EXHIBIT B
CONCEPT PLAN

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1910-PUD-36.

EXHIBIT C
SOUTHWEST DISRICT EXHIBIT

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

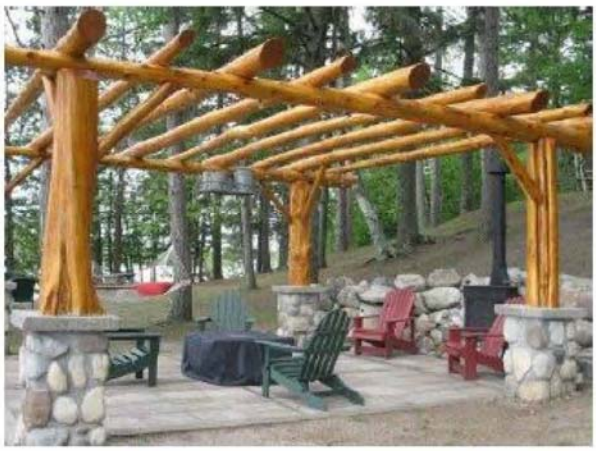


EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

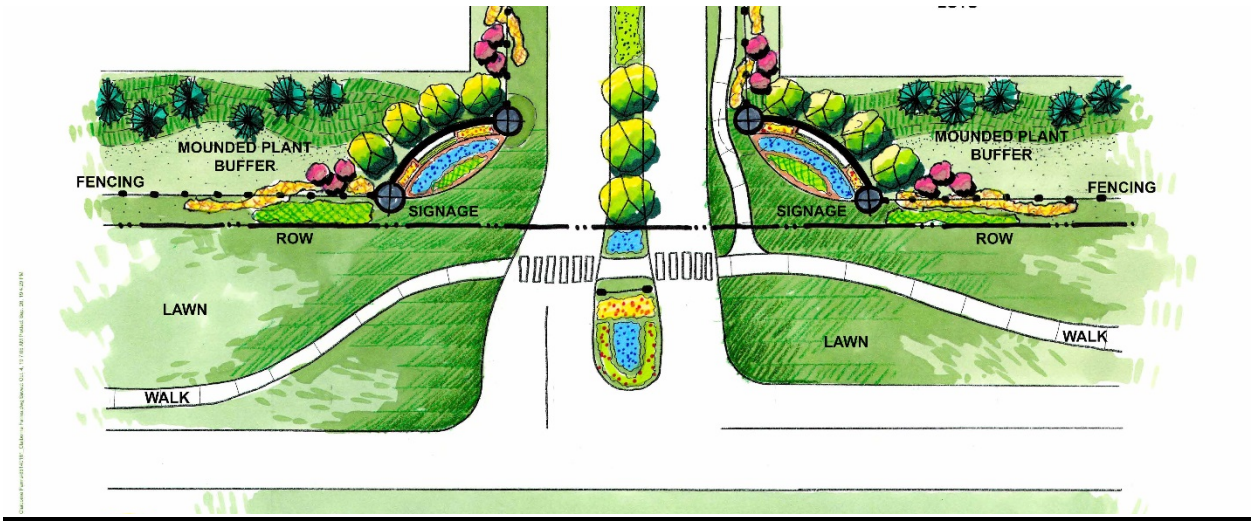
*Illustrative only – final site layout and landscaping shall comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

<u>EXHIBIT G</u>
BUFFER AREA CHARACTER EXHIBIT

<u>EXHIBIT G</u>
BUFFER AREA CHARACTER EXHIBIT

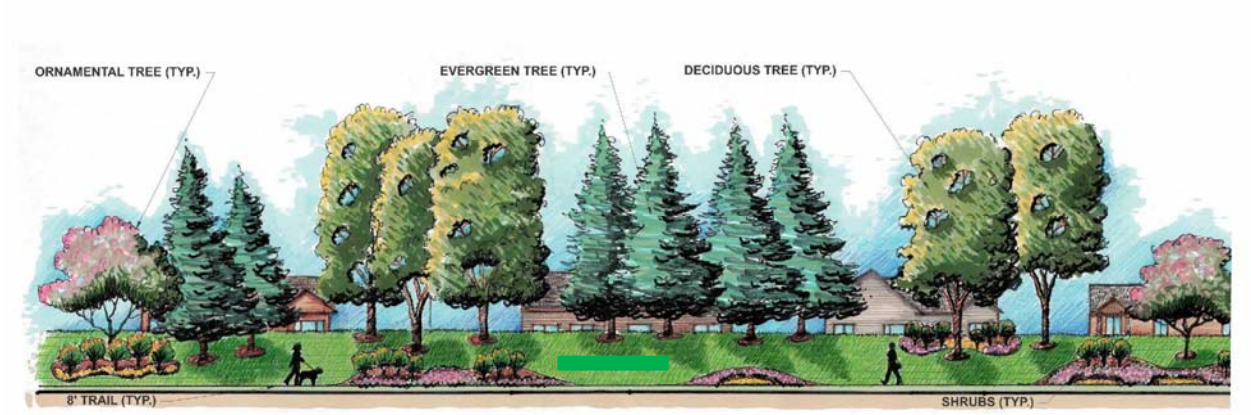
EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

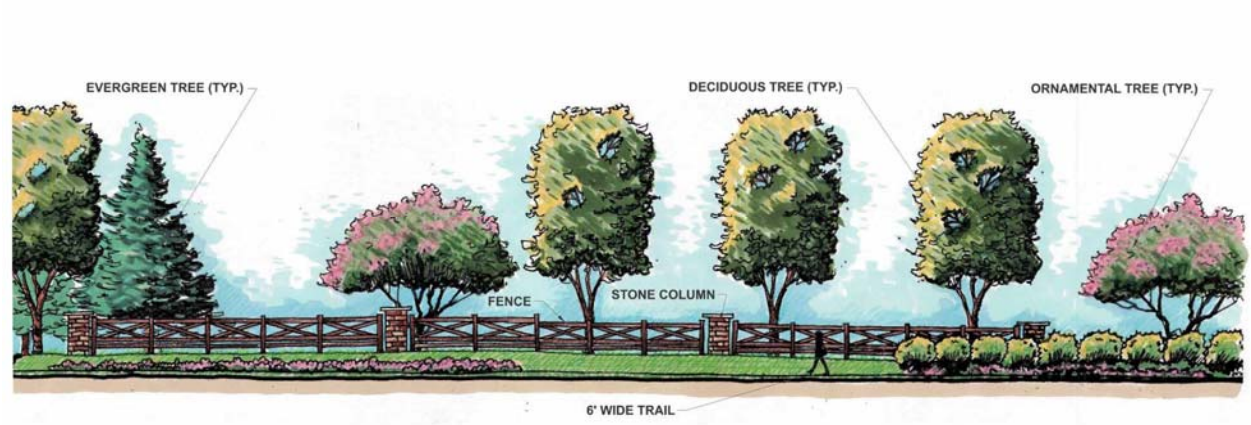


*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(D) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(D) of this Ordiance.

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO NSP BUO BCY SWO NSP BUO BCY

SWO NSP BUO BCY SWO NSP BUO BCY

BCY SWO NSP BUO BCY SWO NSP BUO

BCY SWO NSP BUO BCY SWO NSP BUO

4. Substitutions: The following tree species may be substituted for Norway Spruce (Picea abies) where identified in this Exhibit J:
    a. Blue Spruce (Picea pungens)
    b. Canaertii Eastern Redcedar (Juniperus virginiana 'Canaertii')
    c. Burkii Eastern Redcedar (Juniperus virginiana 'Burkii')
    d. White Pine (Pinus strobus)

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION STANDARDS EXHIBIT

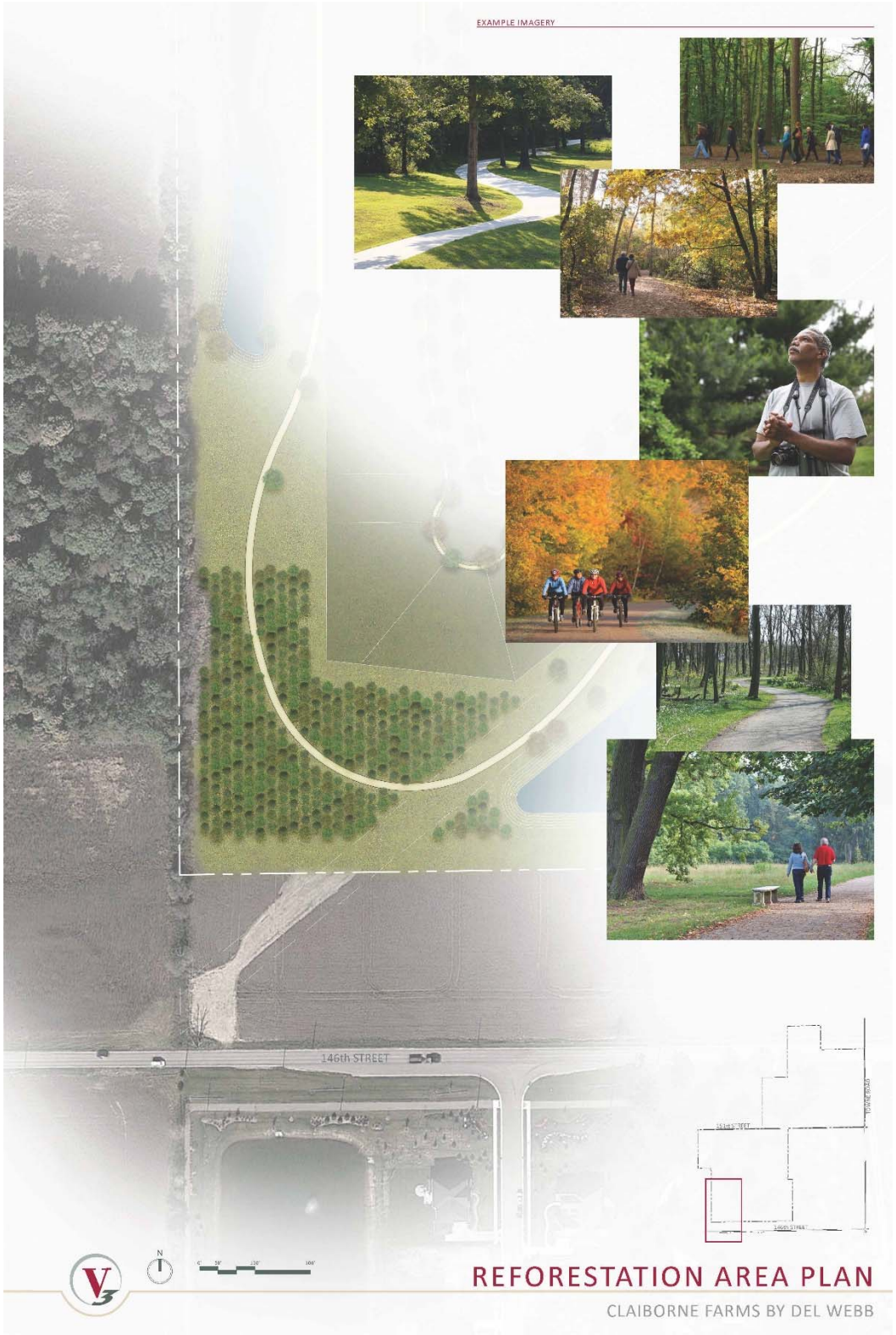


EXHIBIT K

STREET SECTION EXHIBITS

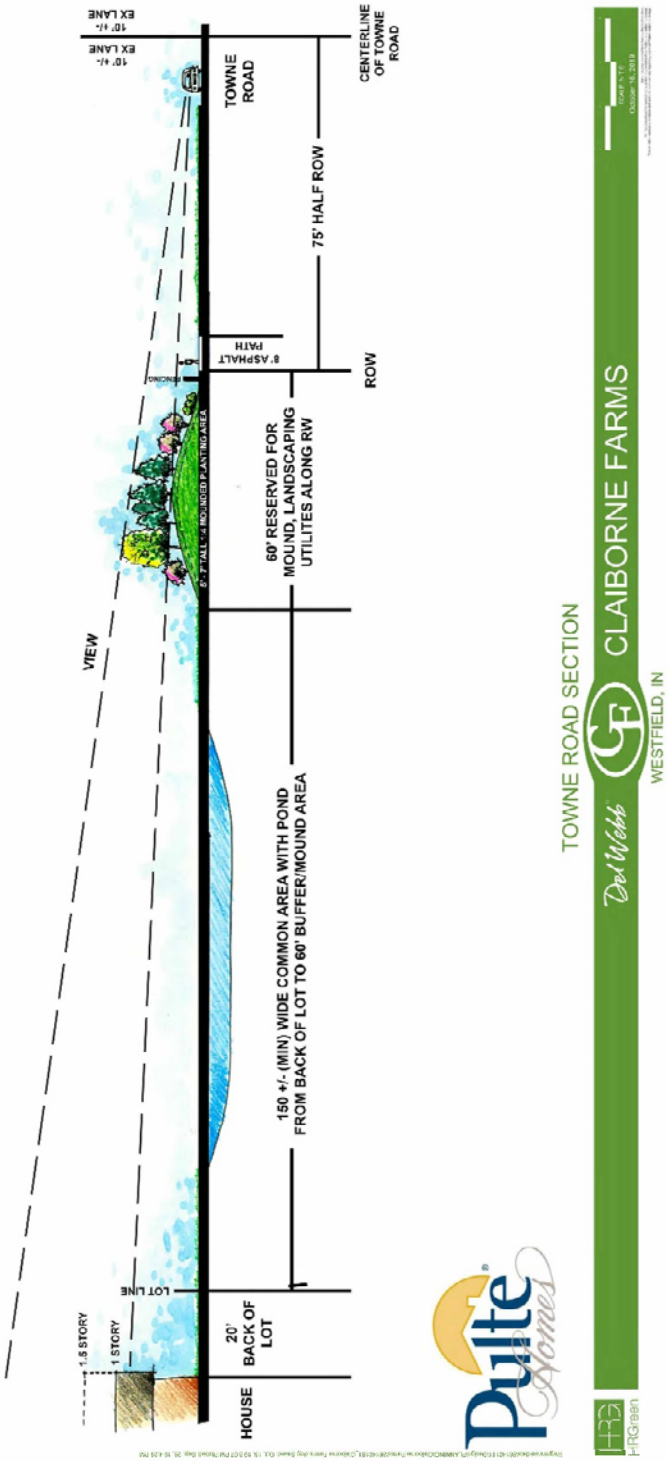
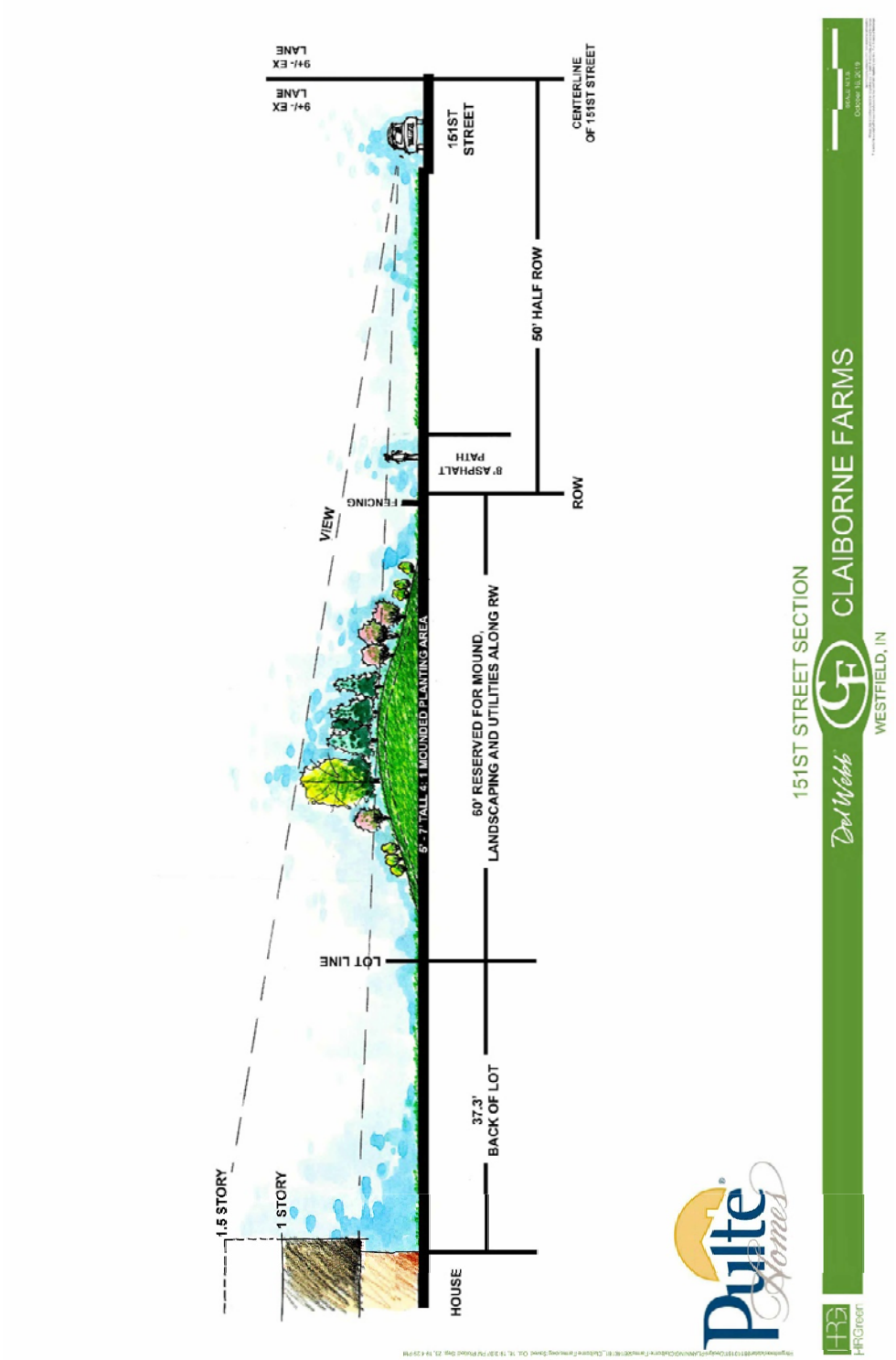


EXHIBIT K

STREET SECTION EXHIBITS



Westfield City Council Report

Ordinance Number:	19-46
APC Petition Number:	1910-PUD-36
Petitioner:	Del Webb by Pulte Homes of Indiana, LLC (the "Petitioner")
Representative:	Nelson & Frankenberger
Requested Action:	A change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.
Current Zoning:	AG-SF1: Agricultural / Single-Family Rural District
Current Land Use:	Agricultural / Residential
Approximate Acreage:	245 acres +/-
Exhibits:	1. Proposed Ordinance 19-46
	2. Department Report
	3. Location Map
	4. Concept Plan
	5. Character Exhibits
	6. Public Comments
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council meeting. The Petitioner held a neighborhood meeting on September 24, 2019. The petition will receive a public hearing at the October 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission sent 1910-PUD-36 to the City Council with a favorable recommendation by a vote of five (5) to two (2) at their November 6, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately North and adjacent of 146th Street, South and adjacent to 156th Street, and West and adjacent of Towne Road (see **Exhibit 3**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural District. Adjacent properties to the south are within the jurisdiction of the City of Carmel. Properties to the north and west are zoned AG-SF1: Agricultural / Single-Family Rural District. Properties to the east are zoned AG-SF1: Agricultural / Single-Family rural District, Westchester PUD, Harmony PUD, Liberty Ridge PUD, and Towne West PUD.

Project Description: The Petitioner is requesting a change of zoning to the Claiborne Farms by Del Webb PUD District (Ordinance 19-46) that would allow for an age-restricted residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SF4: Single-Family High-Density District.

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Underlying Zoning in addition prohibiting Special Exceptions and Prohibited Uses of the Underlying Zoning. The maximum number of dwellings per Area to be two (2) per acre on the Real Estate and one (1) per acre within the Southwest District (totaling an approximate 490 dwellings).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Ord. 19-46	**SF4 District**
Minimum Lot Frontage	35’	40’
Minimum Lot Width	45’	50’
Minimum Lot Area	5,625 sq ft	9,000 sq ft
Minimum Setbacks		
Front Yard	20’	25’
Side Yard	5’	8’
Rear Yard	20’	25’
Maximum Building Height	1 ½ Stories	25’
Minimum Living Area		
Single Story	1,200 sq ft	1,000 sq ft
Mulit-Story	1,200 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:
    a. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
    b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum four (4) inch by one (1) inch nominal board.
    c. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
    d. Garages: All Dwellings shall have a minimum two (2) car attached garage.
        i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage for the front elevation.
        ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade.
    e. Side Building Façade with Gable: All Dwellings (i) on Corner Lots or (ii) with a side lot line abutting a Common Area which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:
        i. A masonry material a minimum of thirty (30) inches tall;
        ii. A change in the exterior color separated by trim;
        iii. A change in the Exterior Material pattern separated by trim;
        iv. A change in the Exterior Material separated by trim;
        v. A gable end architectural detail (e.g. brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
        vi. A minimum of ten (10) square foot gable window;
        vii. A gable peak with a change in Exterior Material; or

viii. A projecting chimney running the fill height of the Side Building Façade constructed with Masonry Material.

Landscaping Standards: Shall apply, except as modified below.

1. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
    a. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
    b. Evergreen Trees shall be a minimum of seven (7) to eight (8) feet in height.
2. Lot Landscaping: At a minimum, all Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
    a. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) Shrubs shall be located in the Front Yard.
    b. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
    c. Front yards must be planted with sod and side rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
3. External Street Frontage Landscaping Requirements:
    a. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street.
    b. The minimum five (5) foot tall undulating mound shall be required along the entire External Street frontage. The shape of the mounds shall be as determined by the developer.
4. Buffer yards and Common Areas:
    a. No mounds shall be required in a Buffer Yard.
    b. The minimum Buffer yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.
    c. A two hundred (200) foot buffer area shall also be required along the South side of 151st Street (only along the perimeter of the District) as measured from the cent line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of Proposed Ordinance 19-46.
5. Reforestation / Prairie Planting Area: Reforestation / Prairie Planting Areas shall be provided in the west perimeter buffer yard and installed as generally depicted in the Character Exhibits. The surface area of the Reforestation / Prairie Planting Area shall apply to the calculation of the Open Space / Common Area Landscaping Requirements.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Tree Preservation Area: The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be

removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as lager one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one hundred and fifty (150) feet.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: Shall be a minimum of sixty (60) percent of the Real Estate, as generally shown in **Exhibit 5**.
2. Amenities: The following amenities shall be provided: Passive Amenities (such as trails), Seven thousand (7,000) square foot Clubhouse (with fitness center and community room), Swimming Pool, Outdoor kitchen, and a minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the petition since the October 7, 2019 public hearing. While some were purely formatting or clarification of the text, others were substantive and are briefly described in the following paragraphs.

First, an update to architectural standards of the Southwest District as identified in **Exhibit C** of the Ordinance as well as increasing general architectural standards for windows, building height, garage doors, and other elements. Increasing the standard on Side Building Facades with a Gable to incorporate a greater minimum of the elements listed.

An update to heighten the standards for Landscaping in total number of plantings, greater planting caliper and height standard, and greater definition/standards for the Reforestion/Prairie Planting Area and Tree Preservation Area.

Addition of language to address the future addition of model homes on-site.

Lastly, the inclusion of greater number and standards for the promised amenities.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property New Suburban land use area and the Existing Rural Southwest land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Existing Rural Southwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Existing Rural Southwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 October 7, 2019, Plan Commission meeting. Notice of the public hearings 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 September 9, 2018, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 5 in favor, 2 opposed).

City Council

Introduction:	September 9, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Jonathan Dorsey, Associate Planner
	Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 7, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1910-PUD-36
Ordinance No.	19-46
Petitioner	Del Webb by Pulte Homes of Indiana, LLC
Description	A change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

On November 6, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 5 in favor, 2 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

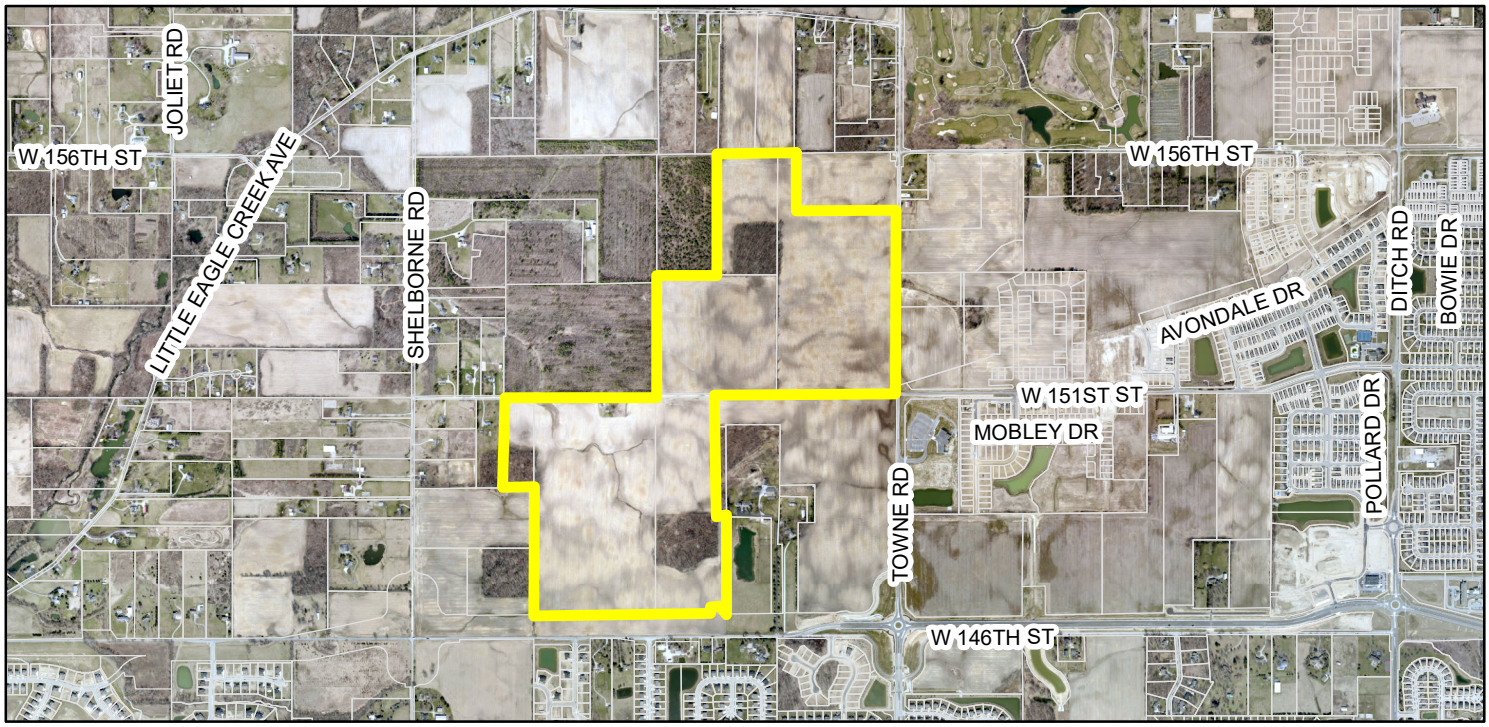
November 7, 2019
Date

Property Location Map
Claiborne Farms by Del Webb
Planned Unit Development
1910-PUD-36

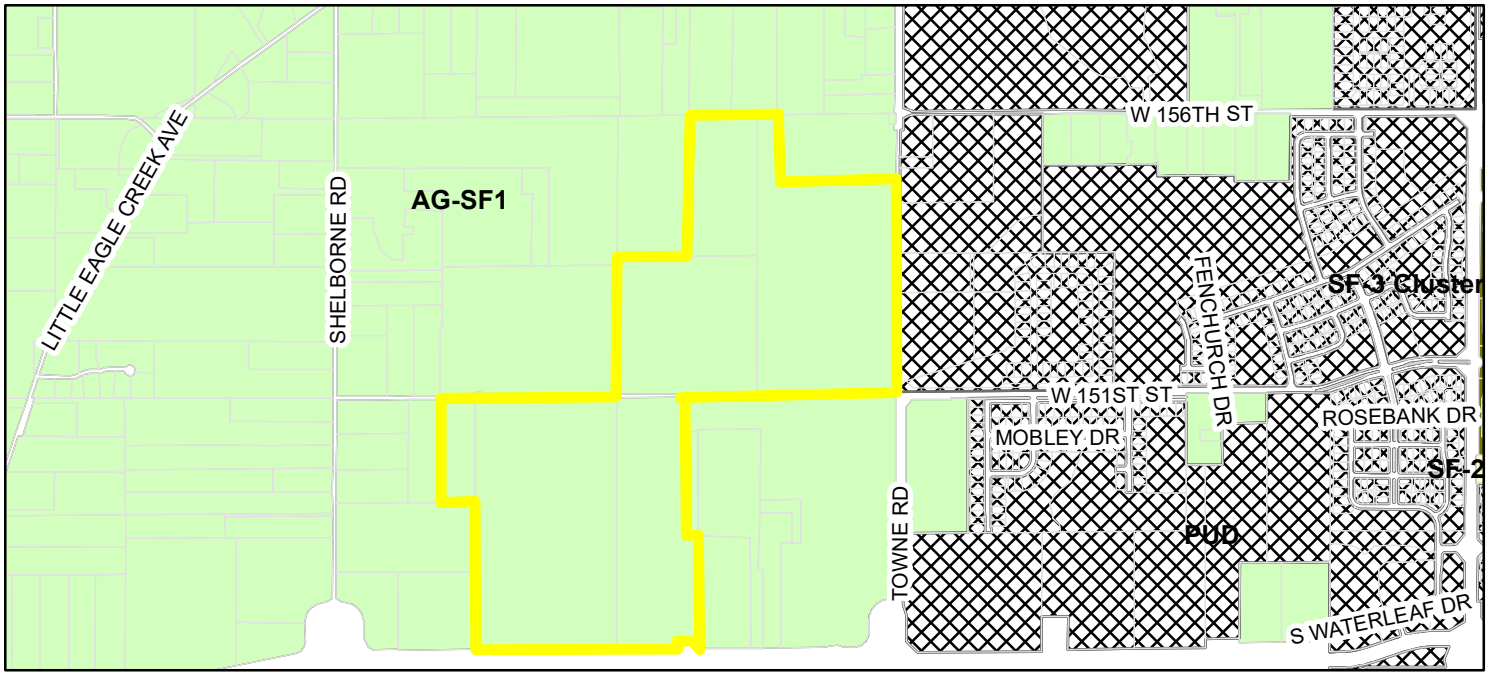
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 Cluster

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Pulte Homes

LAND PLAN

Del Webb

CLAIBORNE FARMS

WESTFIELD, IN

HRGreen

NORTH

SCALE: N.T.S.

October 16, 2019

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This exhibit is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

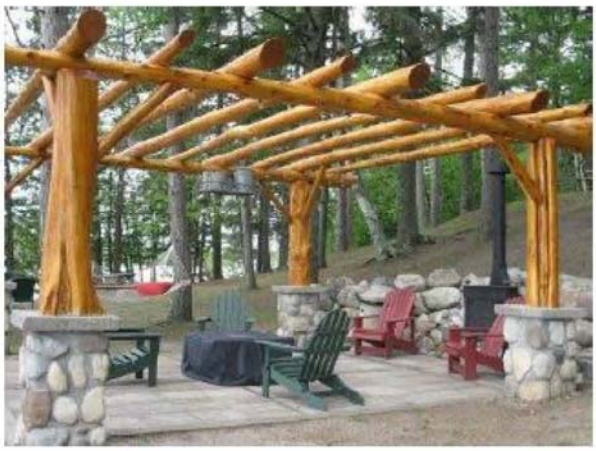


EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

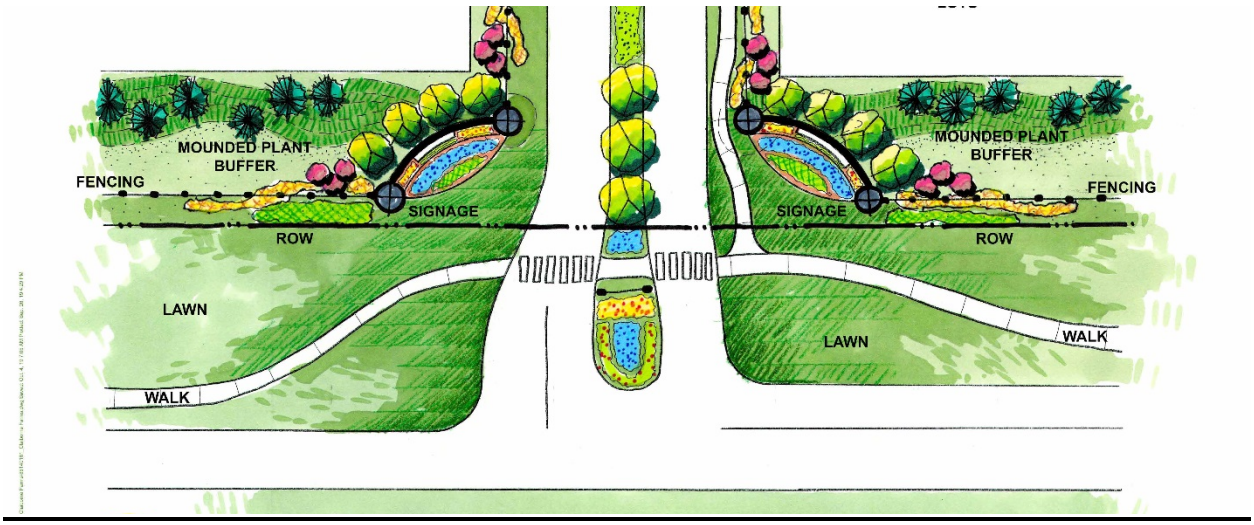
*Illustrative only – final site layout and landscaping shall comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

<u>EXHIBIT G</u>
BUFFER AREA CHARACTER EXHIBIT

<u>EXHIBIT G</u>
BUFFER AREA CHARACTER EXHIBIT

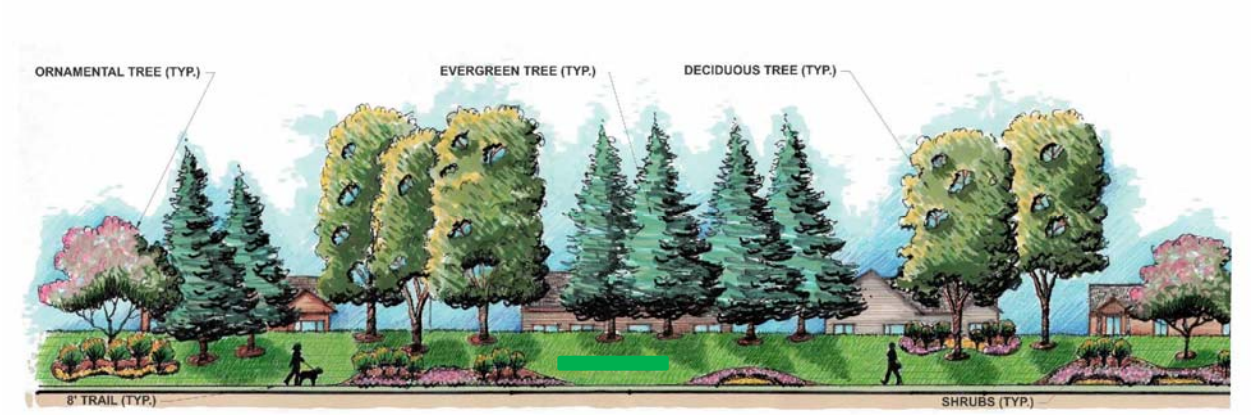
EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

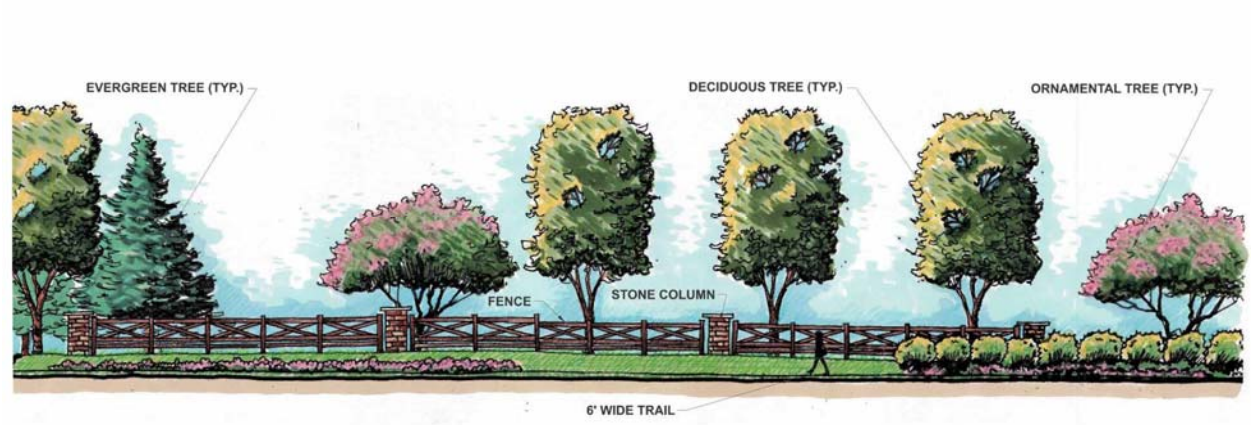


*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(D) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO NSP BUO BCY SWO NSP BUO BCY

SWO NSP BUO BCY SWO NSP BUO BCY

BCY SWO NSP BUO BCY SWO NSP BUO

BCY SWO NSP BUO BCY SWO NSP BUO

4. Substitutions: The following tree species may be substituted for Norway Spruce (Picea abies) where identified in this Exhibit J:
    a. Blue Spruce (Picea pungens)
    b. Canaertii Eastern Redcedar (Juniperus virginiana 'Canaertii')
    c. Burkii Eastern Redcedar (Juniperus virginiana 'Burkii')
    d. White Pine (Pinus strobus)

EXHIBIT J

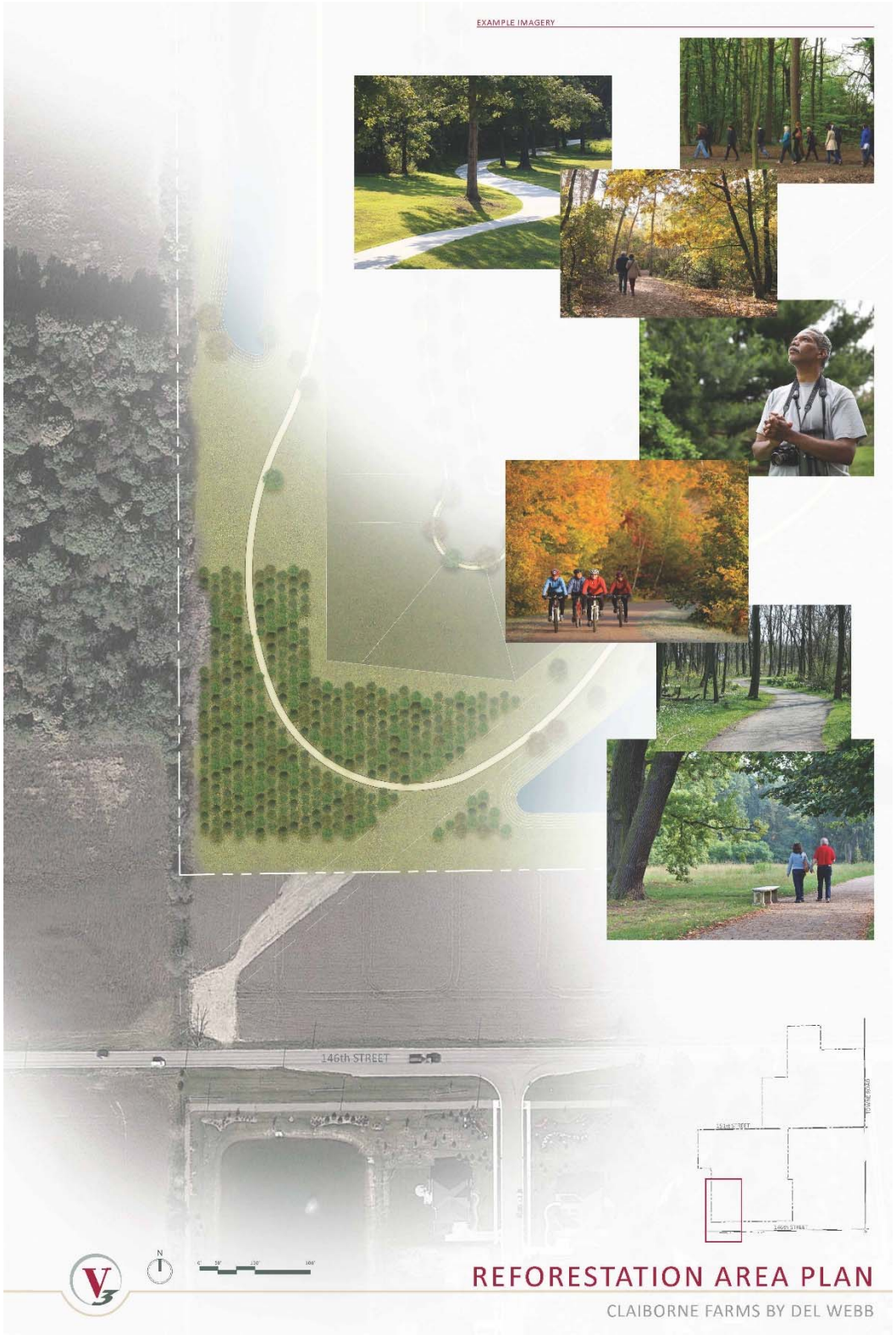
REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION STANDARDS EXHIBIT



ORDINANCE NUMBER 19-61

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 "**MONON HILLS PUD DISTRICT AMENDMENT I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-17 (the "Monon Hills PUD Ordinance"), on July 8, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1912-PUD-45**), 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**. **1912-PUD-45** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) 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 **_____, ____;**

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 "**MONON HILLS 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 or the Monon Hills PUD Ordinance, as amended.

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

2.1 *Article 6.3 Architectural Standards*: Shall apply, except as modified below:

A. Garages: Shall apply, except as modified below:

i. Front-load garages shall be setback a minimum of ten (10) feet behind the primary front elevation.

ii. Garage door(s) shall not be permitted to face 156th Street for Lots 1 & 5.

Section 3. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

3.1 Article 8.6 Open Space and Amenity Standards: shall apply

Section 4. **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 preservation of the natural topography and environment and consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 20YY.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

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

on the _____ day of _____, 20YY, at _____ ____ m.

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE YY-##**

this _____ day of _____, 20YY.

_____

_____, Mayor

I hereby VETO **ORDINANCE YY-##**

this _____ day of _____, 20YY.

_____

_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1312.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 1945.13 FEET TO THE TRUE POINT OF THIS DESCRIPTION AT THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ON AND ALONG AFORESAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 614.97 FEET TO A POINT WHICH IS 33.00 FEET SOUTH 87 DEGREES 15 MINUTES 41 SECONDS WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 55 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 1327.06 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ON AND ALONG AFORESAID SOUTH LINE 615.38 FEET TO THE PLACE OF BEGINNING.

EXCEPT: PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 131237 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 1945.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 9.06 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 1323.80 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13" THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE 5.83 FEET TO THE PLACE OF BEGINNING.

EXCEPTING: FOR THE CONSTRUCTION OF THE MONON TRAIL LOCATED IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, PROJECT NO. STP-9929 (042), THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA, AND THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE LAND DESCRIBED IN INSTRUMENT NO. ^{20}0500031430, OFFICE OF THE RECORDER OF HAMILTON COUNTY, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 05 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 1,327.24 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS WEST 33.02 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES MINUTES 08 SECONDS WEST 1,327.06 FEET PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 87 DEGREES 23 MINUTES 49 SECONDS EAST 33.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,796 SQUARE FEET, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 661 SQUARE FEET, MORE OR LESS FOR A NET ADDITIONAL TAKING OF 43,135 SQUARE FEET, MORE OR LESS.

EXHIBIT B

CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBITS

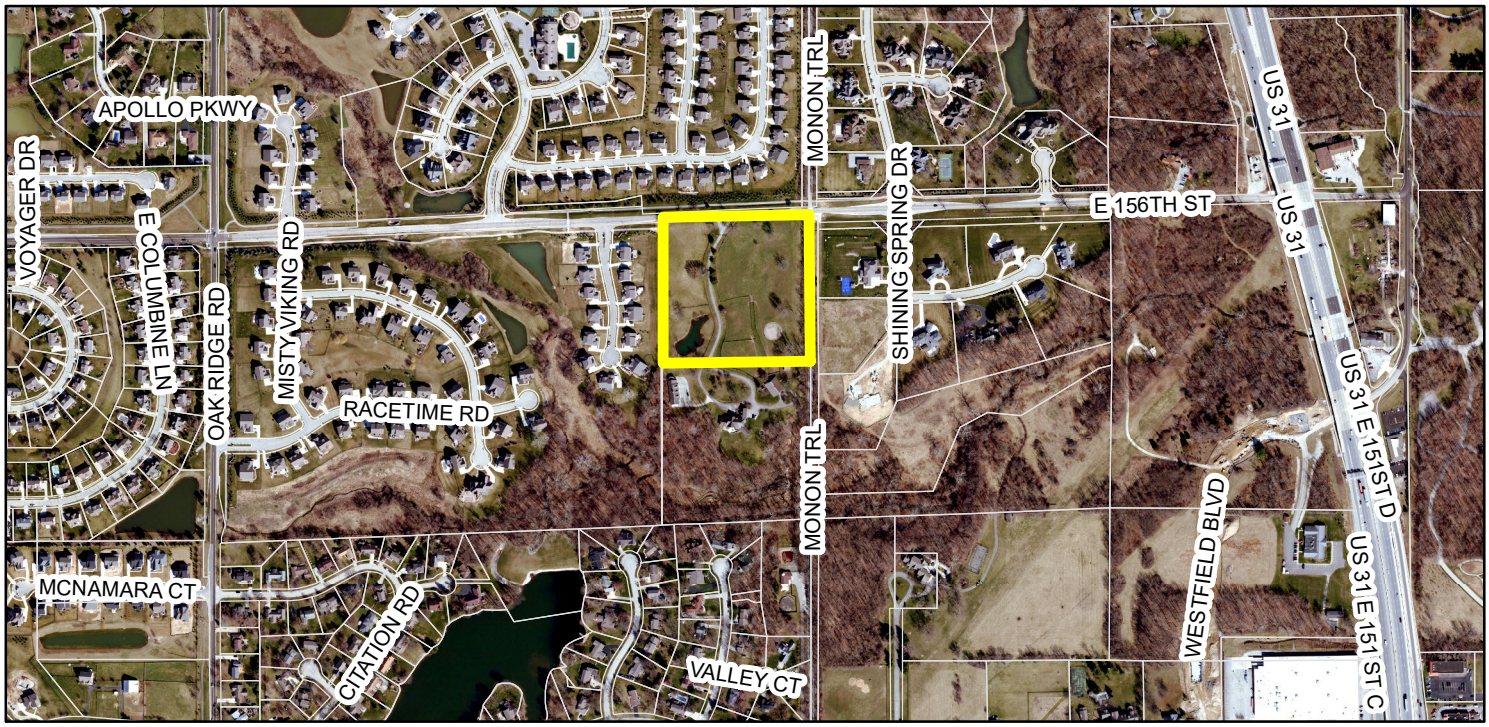
EXHIBIT D
CHARACTER EXHIBITS

Property Location Map
Monon Hills PUD, Amendment 1
1912-PUD-45

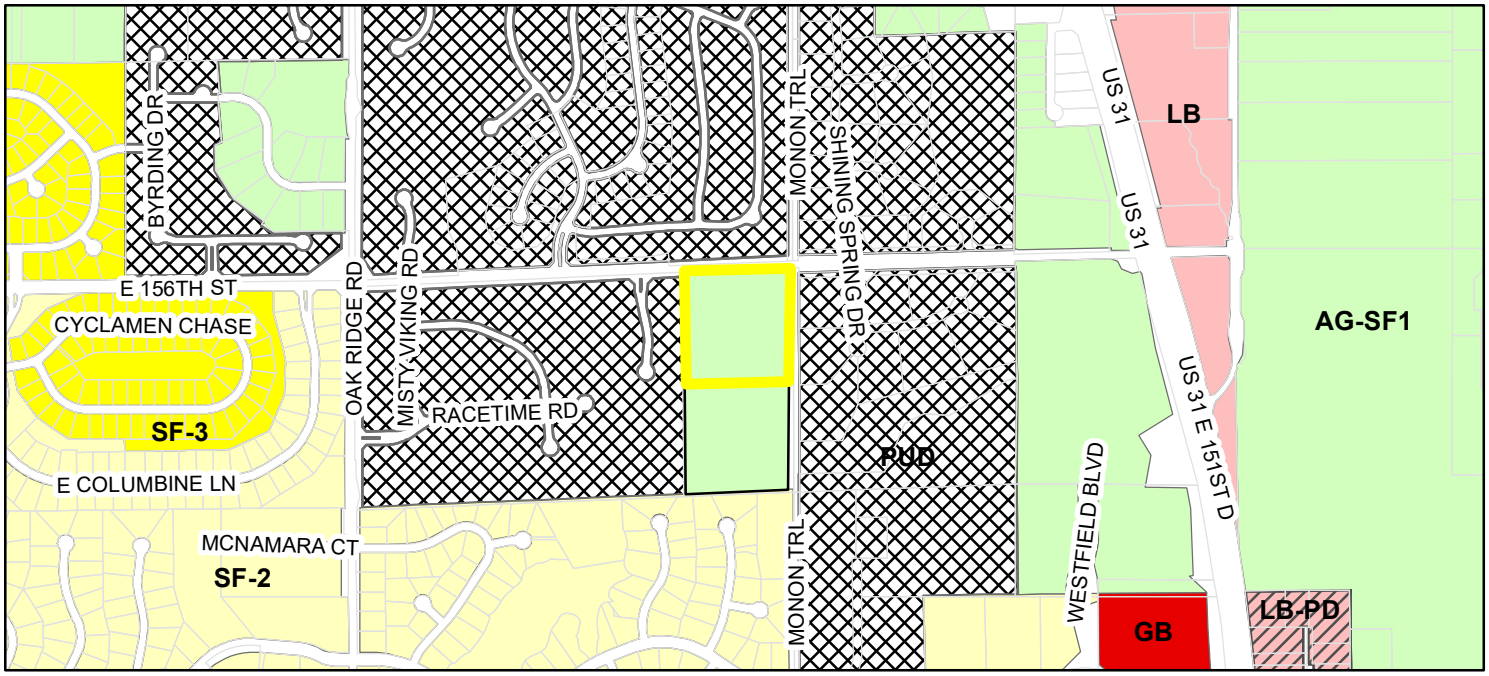
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

RESOLUTION 19-134

Resolution of the City of Westfield Authorizing the Sale of Property

WHEREAS, the City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, the Council has the duty and authority to maintain the integrity of all property owned by the City of Westfield, as well as dispose of any real property owned by the City in the pursuit of economic development and for the betterment of the citizens of the City; and,

WHEREAS, the City is in possession of certain real properties located at 0 Gurley Street, 0 East Park Street (2 parcels) and 324 East Park Street, all identified on Exhibit "A" attached hereto and incorporated by reference herein, in Westfield, Indiana (the "Properties") that can be best utilized for economic development;

WHEREAS, the City is in possession of certain real properties located at 130 Mill Street and 119, 141 and 145 South Union Street, all identified on Exhibit "B" attached hereto and incorporated by reference herein, in Westfield, Indiana (the "Properties") that can be best utilized for economic development;

WHEREAS, the City is aware of the potential to foster economic development in the area by selling the properties below as the City no longer has a need for the properties.

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

Section 1. That having been duly advised of the contents and the actions proposed by the sale of the following City properties identified on Exhibits "A" and "B" located within Westfield, Indiana.

Section 2. That the Mayor is hereby authorized, for and on behalf of the City to execute and deliver the Deeds and any contract, agreement, certificate or other instrument or to take any other action determined by them or any of them to be appropriate or necessary to carry out the sale of the Property, such determination to be conclusively evidenced by such officer's or officers' having executed such contract, agreement, certificate or other instrument or having taken such other action, and any execution of any such contract, agreement, certificate or other instrument and any taking of any such other action heretofore effective is hereby ratified and approved.

ALL OF WHICH IS RESOLVED THIS _____DAY OF _____2019.

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 Spoljaric	Cindy Spoljaric	Cindy Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 19-134 was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-134

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 19-134

this _____ day of _____, 2019.

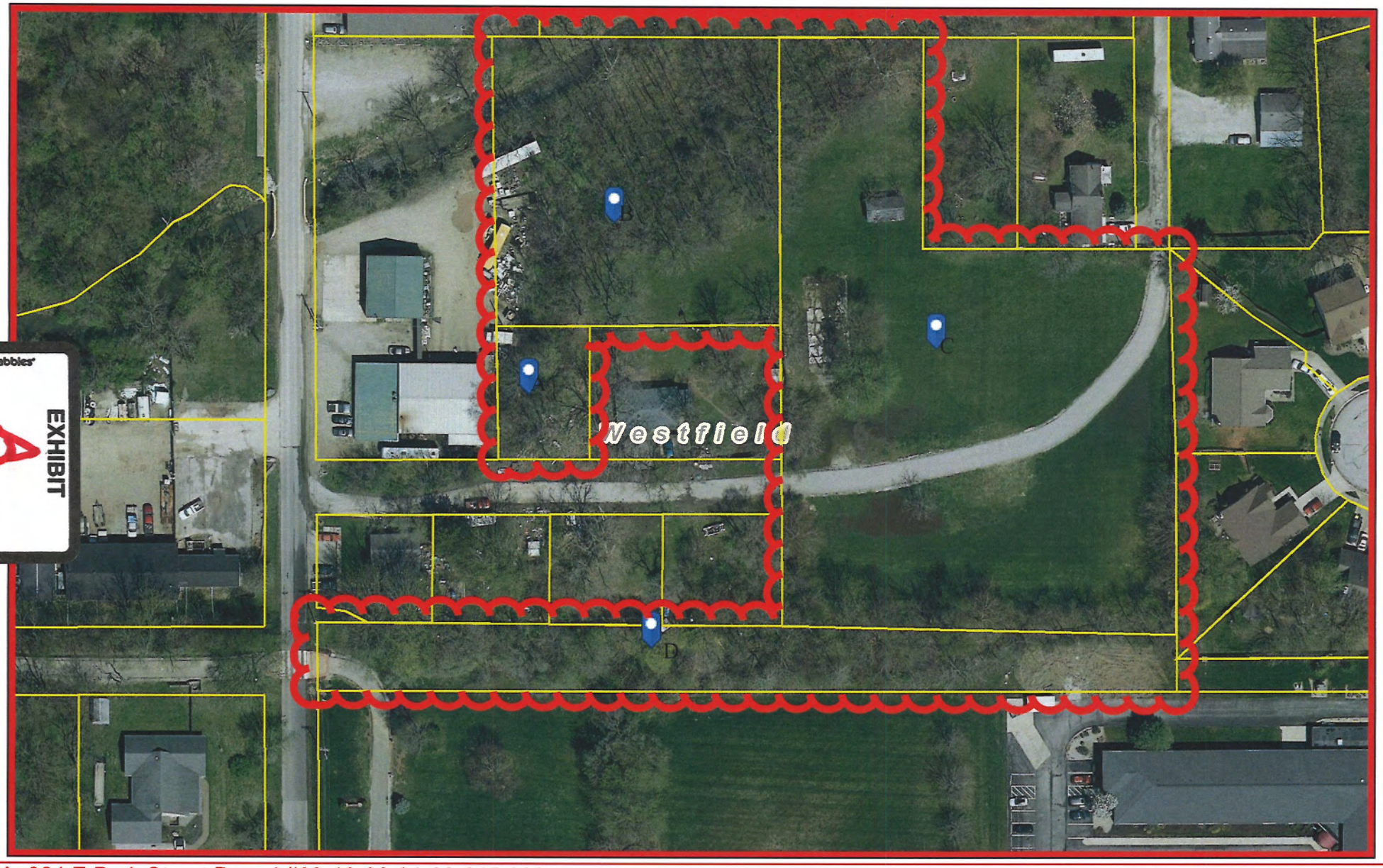
_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(319) 238-6266

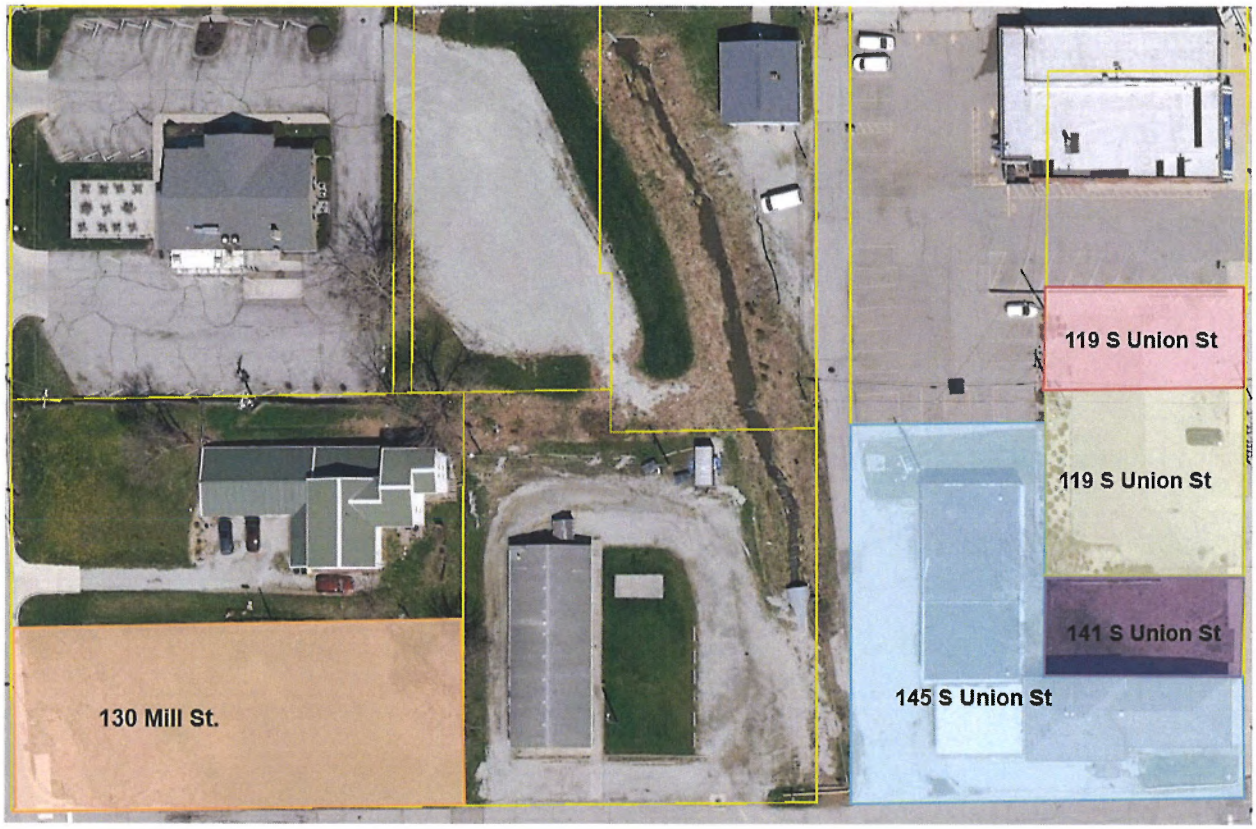
City of Westfield Properties



tabbies
EXHIBIT
A

A. 324 E Park Street Parcel #09-10-06-01-02-015.000
B. 0 E Park Street Parcel #09-10-06-01-02-018.000
C. 0 Gurley Street Parcel #09-10-06-01-02-009.000
D. 0 E Park Street Parcel #09-10-06-01-02-022.000

Union Square



EXHIBIT

B

ORDINANCE NUMBER 19-33

Poplar Street Townhomes PUD Ordinance

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

This is a Planned Unit Development Ordinance (to be known as the "**POPLAR STREET TOWNHOMES 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. 1909-PUD-29), 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. 1909-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with no recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 8, 2019;

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 incorporate the Real Estate as a Planned Unit Development District to be known as the "**Poplar Street Townhomes PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.

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

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

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

2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SFA: Single-Family Attached District.

Section 5. **Permitted Uses.**

5.1 Permitted Uses. The following uses shall be permitted within the District:

A. All uses permitted in the Underlying Zoning District.

B. Townhome Dwellings.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed twenty-four (24).

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 (Article 4.9(E): Twenty (20) Dwelling Units per acre

6.2 Minimum Front Building Setback Line (Article 4.9(H)(1)): 5 feet

6.3 Front Setback Stagger (Article 4.9(H)(2)): Shall not apply.

6.4 Minimum Distance Between Structures: 6 feet

6.5 Project Perimeter Setback (Article 4.9(J): Shall not apply.

6.6 Minimum Living Area (Article 4.9(L): 1,700 square feet.

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

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, 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. Streetscape Diversity (Article 6.3(C)(2): Shall not apply.

C. Building Materials (Article 6.3(C)(3): Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.

D. Garages in the SFA District (Article 6.3(C)(4): All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, but are not limited to: (i) a rear-load garage; and (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.

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

A. Street Trees (Article 6.8(J)): Shall apply, unless otherwise approved by the Director or Department of Public Works.

B. Foundation Plantings (Article 6.8(L)(1)): Shall not apply. The Minimum Lot Landscaping Requirements shall apply.

C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

7.3 Vision Clearance (Article 6.19(A)(1)): Twenty (20) feet from intersections of Collectors, Private or Local Streets.

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 Minimum Open Space (Article 8.6(B)(1)): There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan.

9.2 Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

9.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

[Remainder of page intentionally left blank. Signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2019.

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 19-33** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-33**
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-33**
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

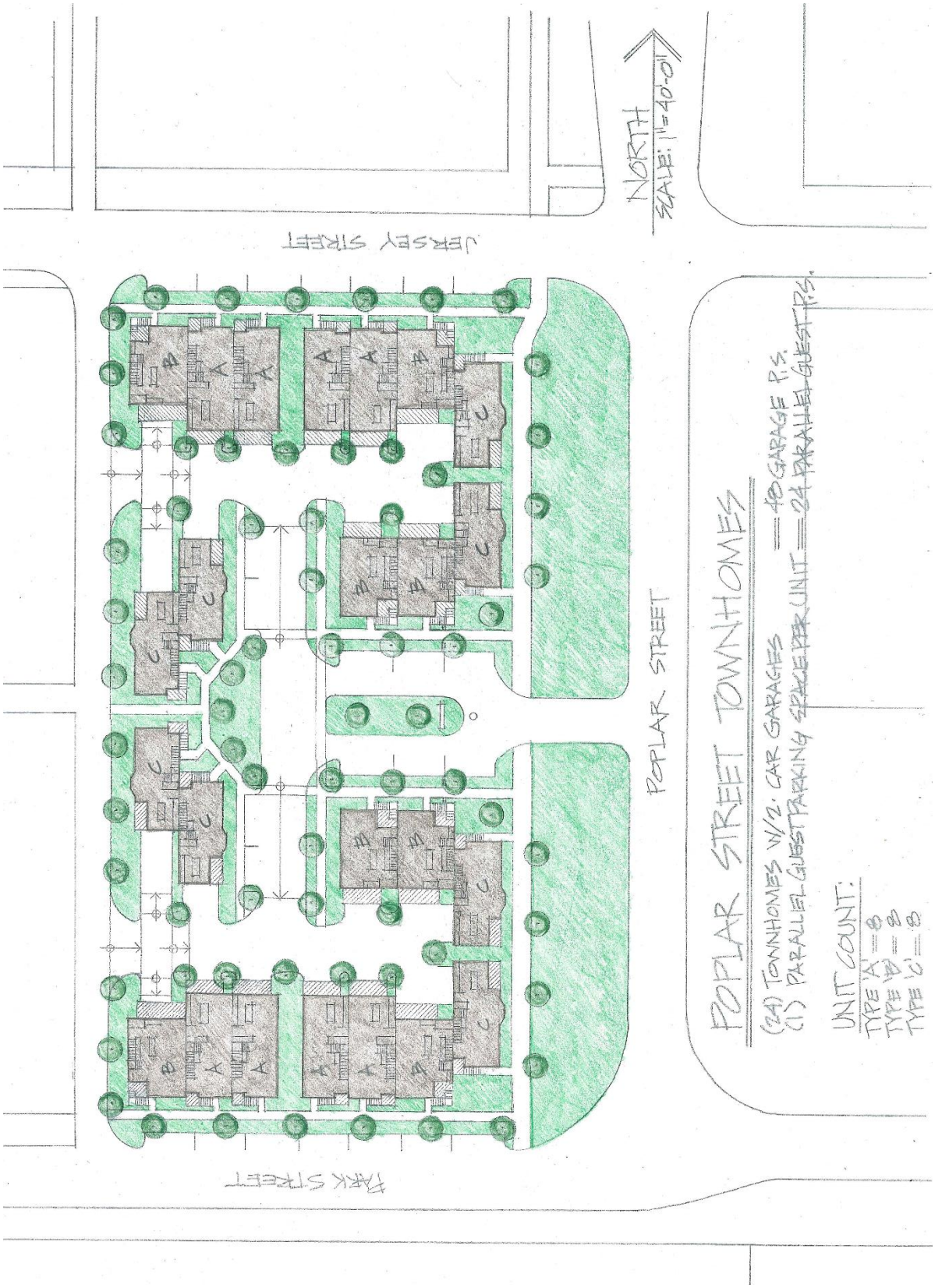
Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

Lots #25, 26, 27, and 28 in Abel Deans Addition, an addition to the City of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in deed record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN



<u>EXHIBIT C</u>
CHARACTER EXHIBIT

<u>EXHIBIT C</u>
CHARACTER EXHIBIT

Westfield City Council Report

Ordinance Number:	19-33
APC Petition Number:	1909-PUD-29
Petitioner:	Estridge Homes (the "Petitioner")
Representative:	Bryan Stumpf, 11th Street Development LLC
Requested Action:	A change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.
Current Zoning:	MF1: Multifamily Low-Density Residential
Current Land Use:	Residential / Vacant
Approximate Acreage:	1.26 acres +/-
Exhibits:	1. Proposed Ordinance 19-32
	2. Department Report
	3. Location Map
	4. Concept Plan
	5. Public Comments
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The Petitioner held a neighborhood meeting on August 13, 2019. The petition received a public hearing at the September 16, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission voted to forward a favorable recommendation to the City Council, the motion failed with a vote of four (4) to four (4), therefore, advanced 1909-PUD-29 to the City Council with no recommendation at their October 7, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located on the West side of Poplar Street between Jersey Street and Park Street (see **Exhibit 2**).

Project Description: The Petitioner is requesting a change of zoning to the Poplar Street Townhomes PUD District (Ordinance 19-33) that would allow for residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SFA: Single-Family Attached Residential.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SFA: Single-Family Attached in addition to permitting the use of Townhome Dwellings and a total maximum of twenty-four (24) Dwellings.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Ordinance	**SFA District**
Minimum Lot Frontage	No minimum	No minimum
Minimum Lot Width	No minimum	No minimum
Minimum Lot Area	No minimum	No minimum
Minimum Setbacks		
Front Yard	5’	*20’
Minimum Distance between Structures	6’	25’ or 30’
Minimum Living Area		
Single Story	1,700 sq ft	1,300 sq ft
Story and One-half	1,700 sq ft	1,600 sq ft
Two Story	1,700 sq ft	1,800 sq ft

*Buildings with more than one adjacent unit shall stagger the front Building Setback Line for each unit by at least four (4) feet.

Front Setback Stagger (Article 4.9(H)(2)): Shall not apply.

Project Perimeter Setback (Article 4.9(J)): Shall not apply.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:

a. Streetscape Diversity: Shall not apply.
b. Garages: All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, (i) a rear-load garage; (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.
c. Building Material: Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.

Landscaping Standards: Shall apply, except as modified below.

1. Street Trees: Shall apply.
2. Foundation Plantings: Shall not apply. The Minimum Lot Landscaping Requirements shall apply.
3. External Street Frontage Landscaping Requirements: Shall not apply.
4. Vision Clearance: Twenty (20) feet from intersections of Collectors, Private or Local Streets.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan (**Exhibit 4**).
2. Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made no changes to the petition since the September 16, 2019 public hearing.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") and the 2016 Grand Junction Sub-Districts Addendum identify the Property as within The Gateway Subdistrict within the Grand Junction District. The Gateway Subdistrict is envisioned to

be friendly to pedestrians and to be a part of Westfield's skyline, and will need to house landmark-quality buildings while being fully integrated into the downtown's branding, themes, and programming. The Gateway seeks to be welcoming, safe, comfortable, and vibrant with activity. Land Uses deemed appropriate for this area are Hotels, Conference Centers, Offices (professional, medical, or general office uses including a visitor's center), Multi-family Residential (desirable as long as the street-level is dedicated to non-residential and non-parking uses), Parking Structures, and Ancillary Uses (ancillary retail, restaurants, cultural uses, institutional uses, entertainment, or recreational use). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the September 16, 2019, 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 August 12, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 16, 2019, meeting, the Plan Commission forwarded no recommendation of this petition to the Council (Favorable Recommendation Vote: 4 in favor, 4 opposed).

City Council

Introduction:	August 12, 2019
Eligible for Adoption:	November 25, 2019
Submitted by:	Jonathan Dorsey, Associate Planner
	Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, September 16, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1909-PUD-29
Ordinance No.	19-33
Petitioner	Estridge Homes
Description	A change of zoning of approximately 1.26 acres +/- in the MF1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

On October 7, 2019, the Plan Commission voted to forward a favorable recommendation to the City Council regarding this petition (Vote: 4 in favor, 4 opposed). The motion failed, and no other motions were made, therefore, the matter was advanced with no recommendation from the Plan Commission.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

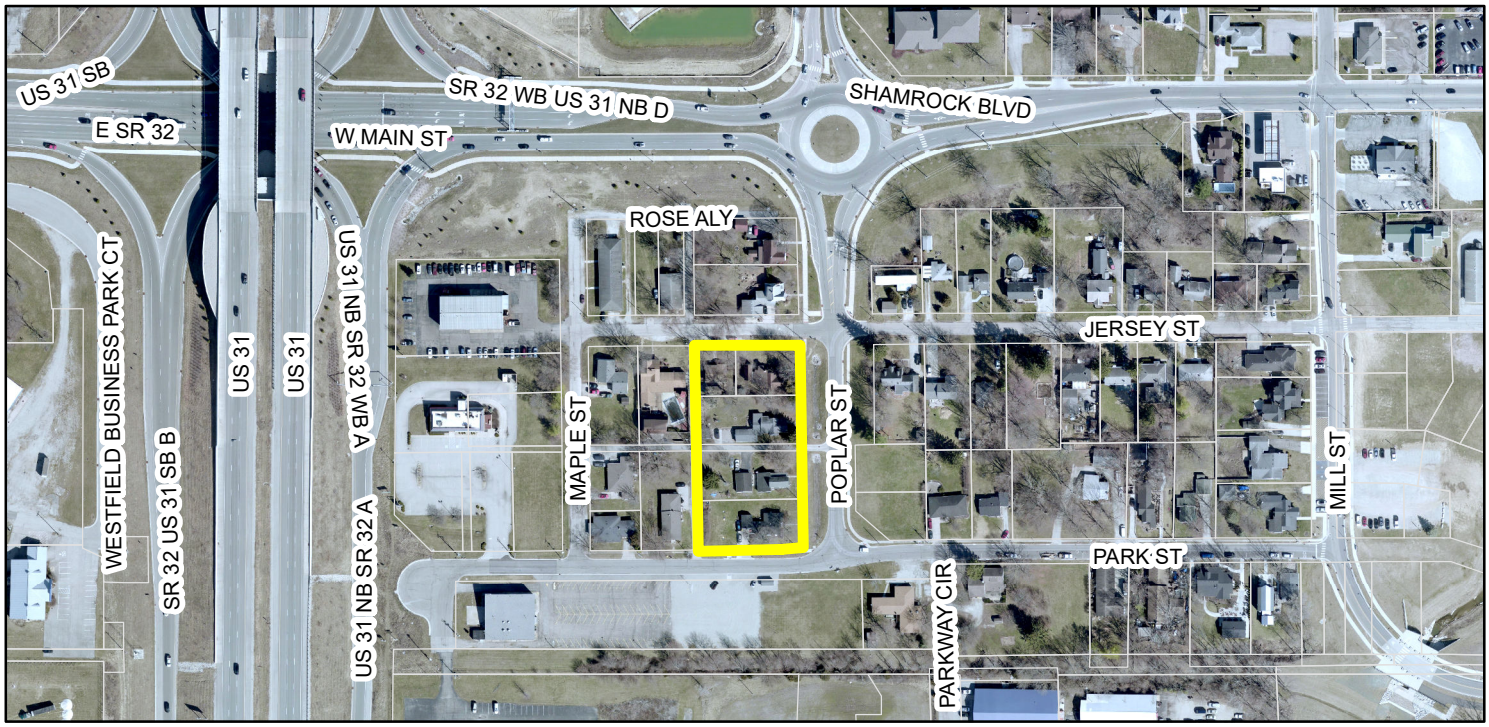
October 8, 2019
Date

Property Location Map
Poplar Street Townhomes PUD
Planned Unit Development Rezoning
1909-PUD-29

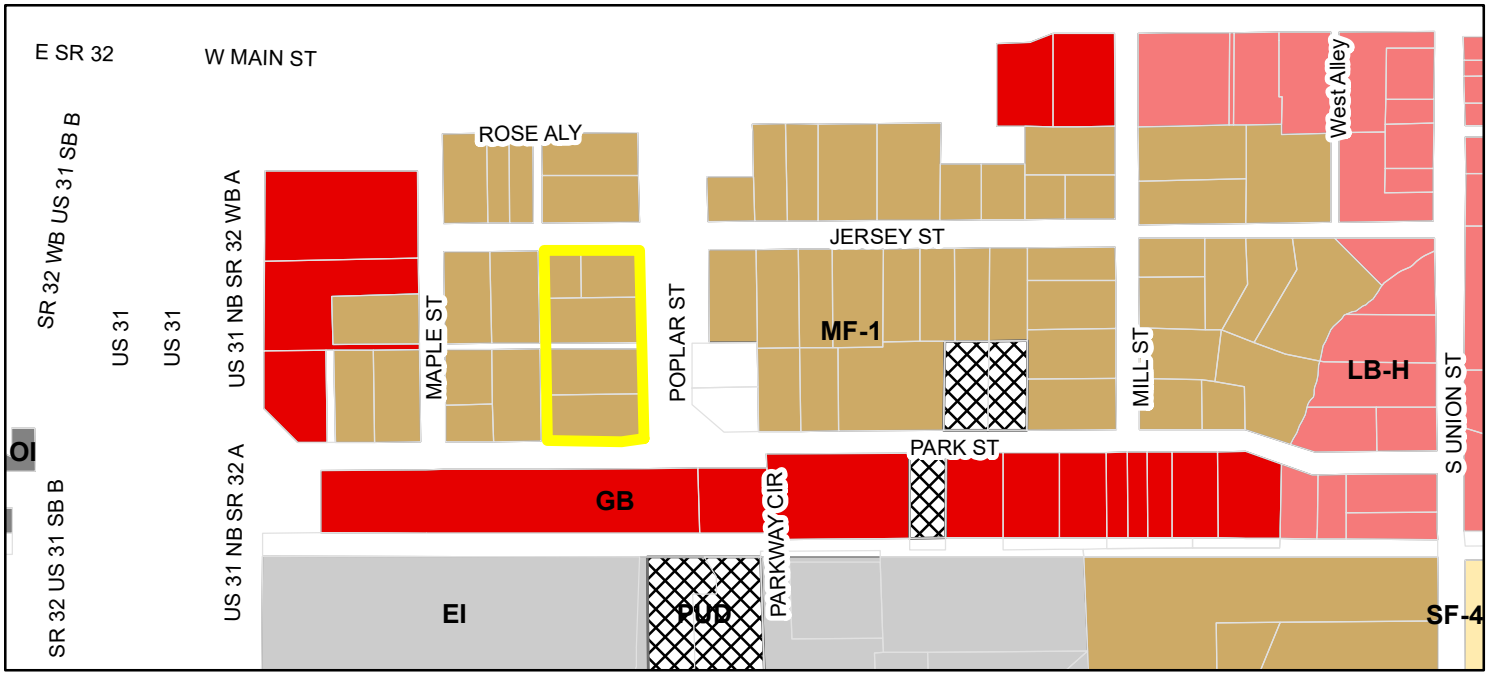
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

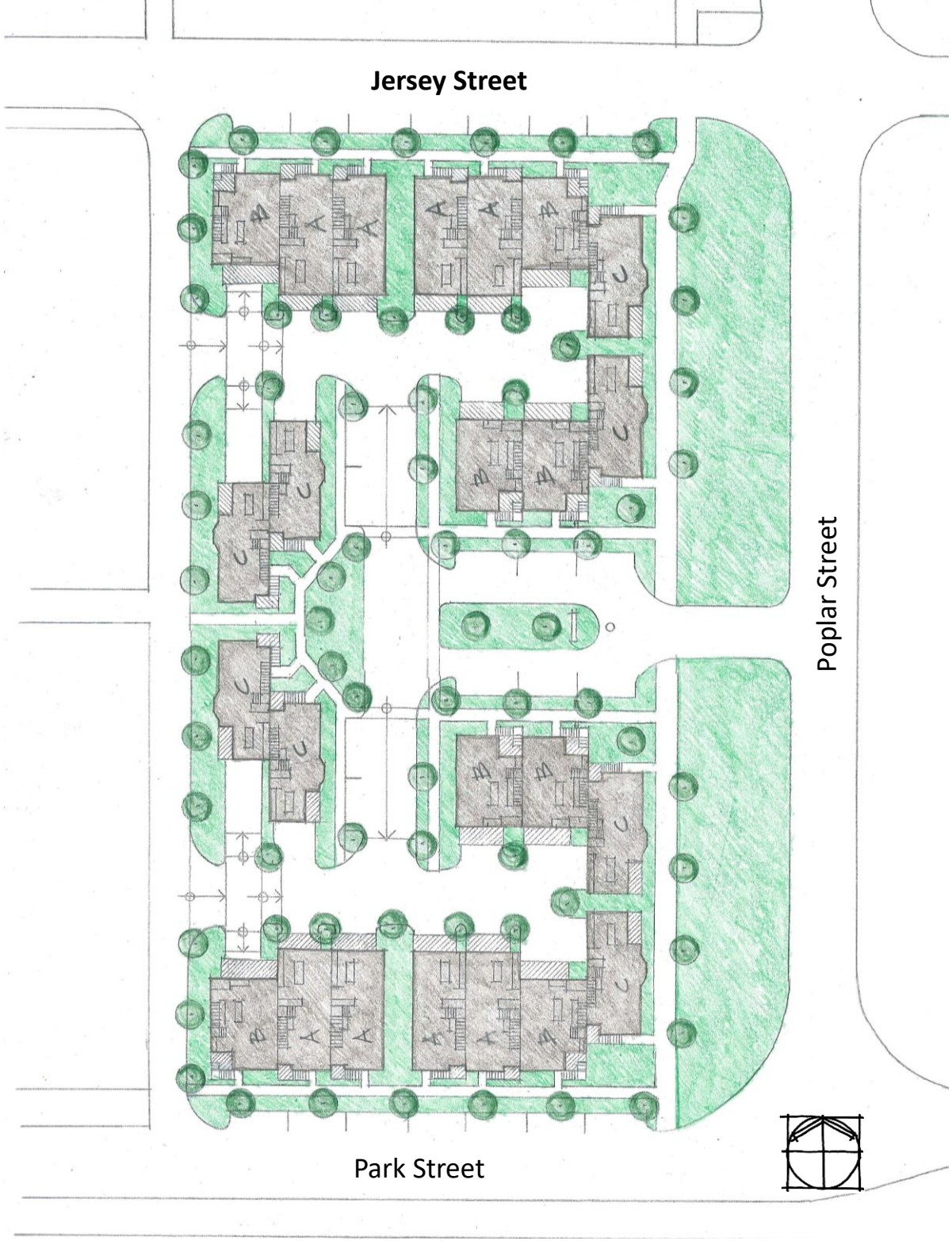


Parcel

Zoning - All

Zoning

- EI (Enclosed Industrial)
- GB (General Business)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-4 (Single Family - 4)



Poplar Street Townhomes

Townhome Mix:

Unit A = 8 d.u.
Unit B = 8 d.u.
Unit C = 8 d.u.
Total = 24 d.u.

Parking:

48 Garage parking spaces
24 Guest parking spaces

Price Range:

$350,000 - $400,000

WRITTEN PUBLIC COMMENTS

Docket Number: 1909-PUD-29

Petitioner: Estridge Homes

Request: Petitioner requests a change of zoning of zoning for approximately 1.26 acres +/- in the MF1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District

Enclosed Attachments:

September 3, 2019 Public Hearing

1.	Skelton, Teresa	Grand Junction Task Group	(08/07/2019)
2.	Wright, Jon & Julie	231 Park Street	(09/04/2019)

Jonathan Dorsey

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Wednesday, August 7, 2019 09:21 AM
To: Kevin M. Todd, AICP; Economic Development
Cc: Teresa Skelton
Subject: 8-6-19 GJTG Meeting

The Grand Junction Task Group (GJTG) met August 6, 2019 at the Downtown Westfield Association (DWA) Office.

There were 17 members present in addition to four City staff members (Vicki Duncan Gardner, Jeremy Lollar, Kevin Todd and Jonathan Dorsey).

The first item of discussion was spear headed by Jon Knight, owner of Grand Junction Brewing Company and Tap Room. City staff provided an up date on the plaza construction and timelines. Jon was advocating ideas to push this forward with private partnership. After a lengthy discussion the group was interested in continuing this discussion and supportive (in general).

Bryan Stumpf, Estridge Development and his architect and engineer presented to the group an already filed proposal of townhomes along Poplar Street and Jersey Street. This is being proposed in what is designated the Gateway District in the Grand Junction sub district. After a discussion and comments from the City staff this was the groups opinion.

Community Engagement should take place.

(3) members fully disclosed a vested interest (Curt Whitesell, Bob and Michelle Beauchamp)

(1) Jamie of Turn the Page did not offer an opinion being new to the group

(4) in support of this project (Mike Lee, Tom and Diane Paul, Jon Knight)

(7) felt that this should be in another spot as supported by the comprehensive plan, although liked the product (Ken Kingshill, Melody Jones, Mic Mead, Steve Hoover, Chuck Lehman, Noah Herron, Teresa Skelton).

As you can see by these results there is a strong support of staying consistent with the Comprehensive plan and look across the street or in the close proximity (not in the Gateway District).

Feel free to contact me with any questions you may have.

Teresa Otis Skelton, DWA,GJTG
(317) 508 3392

Sent from my iPhone

Jonathan Dorsey

From: Westfield Greeks <westfieldgreeks@gmail.com>
Sent: Wednesday, September 4, 2019 11:30 AM
To: APC
Subject: Townhome Project- Poplar St

Hello!

My name is Julie Wright and my husband & I own Greek's Pizzeria in Downtown Westfield.
I am writing to voice my support for the proposed townhome project for Poplar Street.

Fun fact: We lived at 211 Poplar Street for 4 years. The house we lived in was somewhat renovated, but the original structure is still very poor, likely because of it's age. Sagging floors, water damage, poorly designed plumbing and HVAC, etc. It is darling from the outside, but the inside has many issues. The surrounding homes are not attractive, and overall, the block lacks visual appeal.

I feel that this type of development would be much more fitting for Poplar Street than a hotel, strip mall, or even parking garage (which we desperately need).

I have seen the renderings and I think the townhomes are very tastefully designed. I also appreciate that having townhomes would make it less congested than an apartment complex, for example. The tenants/homeowners would be within walking distance to "Restaurant Row" and the rest of downtown, which of course helps Westfield businesses. I'm sure we are all in agreement that we want to keep as much money in Westfield as possible!
While we lived on Park Street, it was not uncommon for us to walk to Chiba or Rail (and of course Greek's!) to dine as a family. It was really enjoyable to be so close to so many great food options and know we were supporting our downtown area.

Please let me know if you have any questions for me. We are excited about the growth in Westfield and how much it has helped our business grow.

Best Regards,
Julie Wright

Jon & Julie Wright, Owners
jwright@eatgreeks.com

Greek's Pizzeria of Westfield

We've Moved!!!!

Come visit us at:

231 Park St, Westfield, IN 46074

317-804-7777
www.eatgreeks.com

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WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-36

Petitioner: Del Webb by Pulte Homes of Indiana, LLC

Request: Petitioner requests a change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

Enclosed Attachments:

November 25, 2019 Adoption Consideration

1.	Koss, Bill	15407 Shelborne Road, Westfield, IN 46074	(10/03/2019)
2.	Polizzi, Steve	9640 Commerce Drive, Suite 410, Carmel, IN 46032	(10/03/2019)
3.	O'Connor, J. Andrew	15201 Shelborne Road, Westfield, IN 46074	(10/04/2019)
4.	Cohoat, Matt	2750 E 146th Street, Suite 200, Carmel, IN 46033	(10/04/2019)
5.	O'Connor, Megan	15201 Shelborne Road, Westfield, IN 46074	(10/06/2019)
6.	Byrum Jr., Clark	1533 E Northfield Drive, Suite 100, Brownsburg, IN 46112	(10/07/2019)
7.	Laufter, Tina	2702 W 146th Street, Westfield, IN 46074	(10/07/2019)
8.	Lavengood, Scott	15001 Shelborne Road, Westfield, IN 46074	(10/07/2019)
9.	Hymbaugh, Karen	2929 W 159th Street, Westfield, IN 46074	(10/07/2019)
10.	Tatum, Susie		(10/07/2019)
11.	DiMascio, Mike	17028 Towne Road, Westfield, IN 46074	(10/07/2019)
12.	DuBois, Suzy		(10/07/2019)
13.	Armstrong, Lisabeth	16414 Towne Road, Westfield, IN 46074	(10/07/2019)
14.	Laufter, Ross	2702 W 146th Street, Westfield, IN 46074	(10/07/2019)
15.	Passman, Richard	3510 W 151st Street, Westfield, IN 46074	(10/07/2019)
16.	Burkman, Kirsten		(10/11/2019)
17.	DuBois, Suzy		(11/04/2019)
18.	Laufter, Ross	2702 W 146th Street, Westfield, IN 46074	(11/06/2019)
19.	Burkman, Kirsten		(11/06/2019)
20.	Hall, Stacy	2001 W 166th Street, Westfield, IN 46074	(11/06/2019)
21.	Van Natta, Bruce	1812 W 156th Street, Westfield, IN 46074	(11/06/2019)
22.	Cook, Cherie		(11/06/2019)
23.	Passman, Richard	3510 W 151st Street, Westfield, IN 46074	(11/07/2019)
24.	Burkman, Kirsten		(11/23/2019)

Jonathan Dorsey

From: Bill Koss <koss7bk@yahoo.com>
Sent: Thursday, October 3, 2019 05:35 PM
To: APC; Bill Koss
Subject: Del Webb Proposal

To All APC Members and City Council Members,

I am writing to support the Del Webb proposal to build up to 490 new homes for retirees in the west of Westfield city. I believe that this type of community will bring much needed tax dollars into our community and not place any stress on our school system as it will have no school age children. The people will likely be a good source of volunteers for the community and at Grand Park. Most do not travel during rush hour so the streets will not be burdened further during that time of day. I support this as a very good proposal. You may contact me any time to discuss if you would like.

Bill Koss
317-989-0673
15407 Shelborne Road
Westfield, IN 46074

Jonathan Dorsey

From: Steve Polizzi <stevep@ppolizzi.com>
Sent: Thursday, October 3, 2019 09:10 PM
To: APC; shorkay@westfield.in.com; Steve Hoover
Subject: Del Webb proposal

Dear Westfield plan commission;

My name is Steve Polizzi and own approximately 95 acres at northeast corner of 146th and Towne road.
I am writing in support of the Del Webb rezone request. I attended their informational meeting last week held at city hall :
-I was very impressed with their overall plan and how it keeps the integrity of the landscape.
-The fact that it will have zero impact on the Westfield school system was a very big point of interest to me.
-The statistic that 50% of Del Webb residents volunteer a minimum of 10 hours per week is another huge benefit to Westfield.
-As we continue to work hard on starting our project to hopefully be a nice amenity to the citizens of Westfield. The type of residents that Del Webb would draw would certainly be beneficial to our timing.

I have a few friends that reside in the Del Webb community in Fishers and spoke to them this week. They ALL had extremely positive feedback and love the community.

As a possible future neighbor I ask you to please seriously consider this first class project that in my opinion would be a very nice asset to the city of Westfield.

Thank you for your time and your services to Westfield.

Regards,

Steve Polizzi

Polizzi and Associates
9640 Commerce Drive, suite 410
Carmel, IN 46032
(317) 872-5555
www.ppolizzi.com

Jonathan Dorsey

From: Andy O'Connor <jandrewoconnor@gmail.com>
Sent: Friday, October 4, 2019 03:18 PM
To: Jonathan Dorsey; Council Members; APC; Andy Cook

Esteemed Westfield Representatives,

I write you to state my strong and continued objection to the new rezoning plan and Claiborne Farms by Del Webb. I am a homeowner in rural Westfield and a committed and civic-minded member of the community. I have deep interest in the long-term success of Westfield, and I hope to help you understand my thoughts on why this plan is bad for our town. There are fundamentally three reasons why allowing this plan to proceed is wrong:

First, allowing this plan to move forward is tantamount to an unequal application of law. It seems that a wealthy business is expecting to receive an unfair advantage. More precisely: when I built my home I was required to own a certain minimum road frontage and acreage in order to build in this rural setting. Knowing that Westfield had such requirements was reassuring because it demonstrated that my city was *committed to keeping this area rural*. Now, a large developer hopes to receive special treatment and have our zoning changed in order to benefit them. As a citizen, a taxpayer, and a voter, I find this troubling.

Second, the idea of rezoning here is inconsistent with our town's Comprehensive Plan. The Comprehensive Plan was designed to serve as an important guide as our town grew in popularity. I wonder, what is the purpose of such a guide if we are to abandon it in favor of some immediate and shallow temptation? The proposed rezoning and overly dense Claiborne Farms project is so blatantly inconsistent with the Comprehensive Plan that its consent requires a wholesale ignorance (or rampant disregard) of the long-term vision that our community has for itself.

Third, and most importantly, the proposed project is objectively bad. It is dense. It is awkward, it will feel unnatural, and it will fail to promote healthy living or a sense of community. This would be true regardless of the question of whether such a monstrosity should be plopped in the middle of a previously idyllic rural setting. It is unfortunate that we would even consider allowing such a plainly lousy housing edition to be built here.

I do not oppose development. I recognize the enviable position our town is in at this point in our history, and I accept and embrace a thoughtful approach to development. In order for this or any other housing proposal to work, there are a number of values that must be insisted upon. If the project could be modified to *decrease density* as it moves west of Ditch Road, it would significantly improve the plan and keep it consistent with the Comprehensive Plan and with the current "feel" of the area. If the development could be modified to include more real green space (such as parks, walking paths and other community gathering places), it would promote healthy living. This plan should be heavily modified before any consideration can be put to it.

Please consider my objections, my concerns, and my suggestions as you deliberate this important matter.

Respectfully,

J Andrew O'Connor
15201 Shelborne Road

Jonathan Dorsey

From: Matt Cohoat <mcohoat@becknellindustrial.com>
Sent: Friday, October 4, 2019 05:49 PM
To: APC
Subject: Proposed Del Webb Project in Westfield, IN.

Importance: High

To Westfield Advisory Planning Commission:

Please accept my communication of support for the proposed Del Webb project in Westfield. As a resident, property owner and business operator in Westfield, I am excited and fully in favor of this project.

1. Del Webb Westfield will benefit Westfield schools. All 490 homes will pay property taxes as well as the Westfield Schools Referendum Tax and not generate one school age student to the Westfield School System.
2. Studies show that a Del Webb Community will produce less traffic then a traditional single family community as much of the traffic is at off peak times as 60% of the residents are fully retired and 40% work full/part time within the community.
3. Del Webb will help support the Wood Wind Golf Course not only as adding play to the facility but assisting in the staffing needs to enhance the services and Westfield resident experience at the Wood Wind facility.
4. Approximately 50% of Del Webb residents volunteer in the Community 10 hours a month supporting the schools, library and assisting Volunteer needs at Grand Park.
5. Del Webb is a "facilitated" retirement lifestyle community with onsite property management that allows existing Westfield residents to retire and stay in the community or move to Westfield to be closer to grandkids that live within the Westfield community.

I anticipate many additional benefits including increased financial support of local area businesses and enhanced viability of commercial service center projects providing more services to all Westfield residents.

Thanks for your review and consideration.

Sincerely,

Matt Cohoat
Westfield Resident and Business Owner/Operator

Matt Cohoat
EVP - Chief Financial Officer

direct: 317.669.6004 | mobile: 317.250.4814
2750 East 146th Street, Suite 200 Carmel, IN 46033

website | vCard | email

Jonathan Dorsey

From: megan britton <mkbritto@yahoo.com>
Sent: Sunday, October 6, 2019 04:07 PM
To: APC; Andy Cook; Council Members; Jonathan Dorsey
Cc: Kristen Burkman
Subject: Proposed development at 146th/151st and Towne Road

Esteemed Mayor, Planning Commission and Council Members,

I am writing today to express my strong opposition to the proposed Claiborne Farms Development that will be discussed at the planning commission meeting this Monday Oct. 7th.

The Del Webb development as currently planned is not consistent with the Westfield-Washington Township Comprehensive Plan. Page 40 of the plan states:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context sensitive. As development moves south from 32, north from 146th, and west from Ditch Road, the density should decrease and the open space should increase. Within the Southwest New Suburban Area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to affect the quality of life of long term rural residents.

The Comprehensive Plan clearly lays out a decrease in density moving West from Ditch and north from 146th. The Claiborne Farms development plan shows a density of .5. The Liberty Ridge and Westchester neighborhoods across the street have densities of .54 and .57 respectively. This new development would actually be increasing density as development moves West.

Additional problems with this proposal include:

1. Vague information regarding: what the amenity center will include, what type and amount of proposed "reforestation", "beautiful landscaping, entrance and amenity character" that may be included, and how much open space will be included in this development. The people of Westfield deserve better than allowing a builder to "bait and switch" by proposing vague plans to be approved and then later gutting those plans because nothing was concrete. This leaves the citizens of Westfield with unhealthy and under-connected neighborhoods that lack a sense of community.

2. The homes/architecture that are included in this PUD are underwhelming. They do not include 4 sided architectural requirements. Because of the wide range in proposed cost ($160,000-300,000) with no accountability to what is actually built, we could end up with 490 lower range houses with very little architectural interest. This is not in keeping with the rural homes and equestrian properties to the West which vary widely in architecture or the Westchester neighborhood to the east which range in cost from $400,000-500,000.

3. The PUD does not include adequate mounded/landscaped buffering for neighbors. In the above excerpt from the comprehensive plan, the plan notes that "the key for this area will be land use transitions and buffers".

The growth in Westfield is inevitable. We have a beautiful community with a small town rural feel and fantastic schools. The people of Westfield deserve measured and carefully considered growth that follows our own Comprehensive Plan. We should work to maintain the rural feel that drew many of us to the area. We should demand

neighborhoods that foster a sense of community and healthy lives for their inhabitants by thoughtful open space planning, amenities, and buffering. We should not allow developers to enter our community and throw together whatever is fast and cheap and leave the town to deal with the ill effects.

I would appreciate your thoughtful consideration in this matter.

Megan O'Connor
15201 Shelborne Road
Westfield, IN 46074

Jonathan Dorsey

From: Clark Byrum <cbyrum@biologicsmodular.com>
Sent: Monday, October 7, 2019 12:01 PM
To: APC; SHorkay@westfield.in.gov; Steve Hoover
Subject: Support For Pulte Del Webb Project Westfield

Advisory Plan Commission Members:

I wanted to contact you concerning The Pulte Del Webb Project in Westfield. As a property owner and taxpayer in the City of Westfield, I would like to voice my support for this project. I think the target market and demographics of this development will provide a more diverse housing product to the City of Westfield. It will also enhance the Westfield-Washington School District because of the low impact on the schools and increased tax revenue. If you have any questions, please feel free to contact me.

Thanks,

Clark Byrum

Clark Byrum, Jr

President/CEO

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Jonathan Dorsey

From: Tina Laufter <tinalaufter@sbcglobal.net>
Sent: Monday, October 7, 2019 12:10 PM
To: APC; Council Members
Cc: Andy Cook
Subject: Location of Development: 146th Street, 151st Street and Towne Road.
Attachments: image copy.pdf

Hello,

My residence is at 2702 West 146th Street on the Northwest corner of 146th and Towne Road. We have resided in our home for 19years.
We recognize that development is inevitable in the thriving community of Westfield and our continued concern is that the city and the developers would recognize the potential of this area. We would like to see developers bring proposals that reflect appreciation of this area.

As concerned residents of Westfield we desperately need the board to insist the ambiguous aspects are addressed in the PUD. I personally am not opposed to a beautiful, well done empty nester community with amenities attached to it but the PUD is too vague.

Some of the most concerning areas:

1.) These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

2.) Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

3.) How much open space ?

4.) Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters to the current residents and overall aesthetic of this area.

Thank you , Tina Laufter

UNACCEPTABLE

Jonathan Dorsey

From: Scott Lavengood <scott.lavengood@gmail.com>
Sent: Monday, October 7, 2019 12:44 PM
To: Jonathan Dorsey; Council Members; APC; Andy Cook
Subject: Del Webb PUD

Esteemed Mayor, Planning Commission and Council Members,

I would like to take a few minutes of your time to explain to you our concerns around the proposed Claiborne Farms Development that will be discussed on 10/7/2019.

This plan does not agree with the Westfield - Washington Township Comprehensive Plan. This plan is the main reason we moved to our new home in January this year. We would have the best of both worlds. Easy access to Westfield and Carmel, while still having a rural area to raise my kids. Goats, chickens, dog, cats, archery, 4-h! This is how I was raised and this rural area of Westfield lets me raise my kids this way, attend Westfield's wonderful schools, as well as easy access to corporate careers.

This plan does not agree with many of the pages in the plan. A few examples are below.

Page 7: Preserve the community's rural and small town atmosphere, even as it accommodates new growth. Promoting a diversity and balance of land uses.

Page 25: Existing Rural Southwest: no more than one unit per three acres. This area will continue to have rural uses and a rural feel. While it is expected that over time the few remaining large commodity farms in this area may be converted to residential development and smaller artisan farms, the rural character and equestrian nature should be retained. A primary component of this character is substantial natural-appearing open space.

Page 26: This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses.

Page 27: Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan.

There are plenty of open fields in the New Suburban and Suburban Residential to have the Caliborne Farms development built on. Removing the rural atmosphere will only make Westfield look like every other city.

The PUD does not include very many hard facts about the development. There are general statements about reforestation. We need the exact plans and specifications in order to approve this plan. How can we keep them accountable and approve such a plan with very little details?

I appreciate your time and considerations for this wonderful city.

Thank you,

Scott Lavengood
15001 Shelborne Rd

Jonathan Dorsey

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, October 7, 2019 12:44 PM
To: APC; Andy Cook; Council Members
Subject: Say NO to the PUD at 146th Street, 151st Street, and Towne Road (Claiborne Farms by Del Webb PUD)

Dear Westfield Planning Commission and Westfield Council Members,

Thank you for all the hard work you do to keep Westfield a beautiful and unique city. However, I must again ask you to vote **"NO"** against the **Claiborne Farms by Del Webb PUD** at 146th Street, 151st Street and Towne Road. I live on 159th Street and already, the traffic, noise, and congestion in this area has gotten out of hand. Someone is going to get killed because of the racing traffic and large gravel trucks speeding on 159th Street. There are bicyclists trying to enjoy the once peaceful area but it has now been taken over by speeders and the developers trucks. You need to slow down the development in this area and really take a hard look at what is happening here.

I can't make the meeting tonight but I want to make sure I register my complaint against this PUD. Everything that I have read and seen on this PUD assures me that the developers are at it again and only provide vague details. First. It doesn't appear that the density is not right for the original vision of the Comprehensive Plan and this area of town. It is crazy to put +- 500 home on 250 acres. This would be better sent to downtown Indianapolis where no one cares about the density. The roads in this area can not handle this kind of traffic.

There is a lack of clarity on open space, amenities, empty nester development, architecture, buffering, etc., etc……

I can't understand how the Westfield representatives can support even bringing this PUD up for considerations. Send it back. There is already so much development in this area. Look at what is going on from SR 32 down Springmill and Ditch Roads to 146. It is wall to wall construction. I realize that there are some Council Members who were voted out and they are probably trying to rush approval of the developments for various reasons, but please, please consider what the citizens want and not what the big developers are trying to cram down our throats. They don't live here, we do.

Thank you for your kind consideration to my "No" for this PUD.

Karen Hymbaugh

2929 W 159th St.

Westfield, IN 46074.

Jonathan Dorsey

From: Susie Tatum <Susie.Tatum@stjude.org>
Sent: Monday, October 7, 2019 12:54 PM
To: Council Members; Andy Cook; APC
Subject: Proposed developments in the southwest quadrant

I have become aware of a proposed 490 homes to be built in the southwest corridor of Westfield between 146th St., 151st. St. and Towne Road.

Unfortunately, once again, this proposed neighborhood is not even close to the vision of this area. The PUD doesn't state the maximum number of dwellings but uses vague information about 2 units per acre. **Staff has estimated 490 homes on 245 acres. This is a density of .5**.

Issues:
1. Comp Plan states less density as you move west from Ditch and north from 146th Street. The estimated density of this neighborhood is .5. Liberty Ridge when including the church because this was the entire parcel as approved is .54 adjoining commercial. Westchester is approx. .57 so the proposed neighborhood is less.

2. This is proposed as an empty nester community with one member of the household 55 years or older. Some of the models shown in exhibits can have 4 to 5 bedrooms. Only 80% need to have a resident 55 years and older so we need to understand what the specifications for the other 20% are. This section needs much more clarification.

3. Open Space Numbers - no idea, very confusing

4. States reforestation which is wonderful but no specifications on trees or spacing, etc. Very vague

5. Amenity Center - Exhibit shows items that may not be included. The PUD states choosing 3 items as determined by developer so tennis courts and pickleball courts could easily be removed for fitness trails (already present with UDO) and bocce courts. Need to commit to exactly what the amenities would be. The amenities as shown in the exhibits are beautiful and on trend but again, are not specified in writing. Be cautious when you look at the pictures.

6. Lots of beautiful landscaping, entrance and amenity character exhibits that are not in writing in the PUD. The PUD in writing is the only thing enforceable.

7. Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

8. Best Land Use: Personally, I'm not against a beautiful, well done empty nester community with the amenities attached to it on 146th Street. There needs to be buffering for the neighbors and mounded/landscaped buffering on 146th Street like what was done at Lock Haven on the east side. Let's look at the Willows, 5 minutes west of this parcel as an example. Top picture is an example of the street of the empty nester section in the Willows. Bottom picture represents this proposal.

For the parcel on Towne Road, this is one of the prettiest parcels in the area. There are mature trees and the location is outstanding. There should never be consideration of $165,000 homes on this parcel! The homes across the street in Westchester are projected at $400-$500,000. The homes along Towne are side load garages facing the road.

This proposal has no front facing homes on very small lots. This is not the proper land use.

9. There is a sunset clause for zoning on the parcel on 146th Street in section 1.3. This is highly unusual and should be explored why this is stated in PUD.

10. Overall state of construction in area: From West Rail and Wilshire mid way between Springmill and Ditch going west between SR 32 and 146th Street, there are at least 12 neighborhoods under construction or about to start.

In closing, this PUD has so many problems. I truly wish that the city and the developers understood the potential of this area and would bring proposals that reflect appreciation of this area.

Thank you in advance for listening to the citizens of Westfield rather than the developers. We have some beautiful open areas that if developed, should be done so very responsibly. We cannot undo development.

Sincerely,

Susie Tatum

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Jonathan Dorsey

From: Mike DiMascio <michaeldimascio@frontier.com>
Sent: Monday, October 7, 2019 01:26 PM
To: APC; Council Members; Andy Cook
Cc: Brandee Easterday; Kristen Burkman
Subject: This part of Westfield deserves lower density and higher architectural standards than proposed. Honor the Comprehensive Plan!

Councilmembers,

Regarding Claiborne Farms by Del Webb PUD, this part of Westfield has been determined to warrant lower density and higher architectural standards than what is proposed. Honor the Comprehensive Plan!

Mike DiMascio, Brandee Easterday, and Samara Thornburg
17028 Towne Rd
Westfield, Indiana 46074

Re: **1910-PUD-36[PUBLIC HEARING]**

Claiborne Farms by Del Webb PUD
West and adjacent to Towne Road, and North and adjacent to 146th Street
Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.
(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Jonathan Dorsey

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, October 7, 2019 02:49 PM
To: Andy Cook; APC; Council Members
Subject: Claiborne Farms PUD

Dear Mayor, Council Members,

I live at 16414 Towne rd and am currently experiencing the effects of construction to the east, south and west of my home by developments that were approved at a higher density than what the Comprehensive Plan recommended and who's original building commitments have been allowed to change and lessen the value and overall appeal.

For the past ten years or more you've been approving plan after plan with high density homes built by low-end developers. One can't distinguish one neighborhood from the next. They are all houses that are built as fast and as cheaply as possible. Claiborne Farms seeks your approval for 490 homes on 245 acres! Yet another fast and furious, high density, oh, and now age- restricted neighborhood!

Our dreams of the Conservancy were a vision for a much more beautiful Westfield. The type of custom development like what's being done at 159th and Little Eagle Creek Ave. is what this entire area west of Ditch should have been. I have been fighting for our council members to give serious respect for the Comprehensive Plan as written by the people of Westfield and for the people of Westfield and have watched over the years how there is little to no regard for it whatsoever.

Sadly, there is a sense of frankly, lack of judgement and "good taste" from our city leaders making decisions about the way we grow our city. Opportunities are being squandered and wasted literally right and left to make Westfield a beautiful place to live in. That's putting it nicely. What I'd really like to say is you've really screwed up and approving this PUD would be adding one more screw-up to the already growing list!

Sincerely,
Lisabeth Armstrong

Jonathan Dorsey

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, October 7, 2019 03:41 PM
To: APC; Andy Cook; Council Members
Cc: Tina Laufter; Kristen Burkman
Subject: Del Webb PUD - Public Hearing Monday Night for 490 New Homes in Southwest

Please keep the area and current resident's best interests in mind while directing Del Webb to the final draft of this PUD. Please ensure a final PUD that contains all agreed upon details and conforms to the comprehensive plan. Please make this PUD really shine so the final product is one we all can be proud of.

More specifically my concerns are...

1. Keep housing density at a minimum (less homes per acre)
2. Keep architectural standards high to conform and exceed the comprehensive plan so surrounding existing properties do not lose value.

Best Regards and Thank You Kindly,
Ross Laufter and Family
2702 W 146th St.
Westfield, IN 46074

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Saturday, October 5, 2019 12:51 PM
Subject: Public Hearing Monday Night for 490 New Homes in Southwest

Good Afternoon Neighbors,

I wanted to get everyone up to speed on a new development proposal in the southwest corridor of our neighborhood. **The Public Hearing is Monday, October 7th at 7:00 at Grand Park Events Center.** Here is the agenda:

https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=6503

Unfortunately, once again, this proposed neighborhood is not even close to the vision of this area. The PUD doesn't state the maximum number of dwellings but uses vague information about 2 units per acre. **Staff has estimated 490 homes on 245 acres. This is a density of .5**.

Location of Development: 146th Street, 151st Street and Towne Road. See exact location on site map on agenda link.

Issues:
1. Comp Plan states less density as you move west from Ditch and north from 146th Street. The estimated density of this neighborhood is .5. Liberty Ridge when including the church because this was the entire parcel as approved is .54 adjoining commercial. Westchester is approx. .57 so the proposed neighborhood is less.

2. This is proposed as an empty nester community with one member of the household 55 years or older. Some of the models shown in exhibits can have 4 to 5 bedrooms. Only 80% need to have a resident 55 years and older so we need to understand what the specifications for the other 20% are. This section needs much more clarification.

3. Open Space Numbers - no idea, very confusing

4. States reforestation which is wonderful but no specifications on trees or spacing, etc. Very vague

5. Amenity Center - Exhibit shows items that may not be included. The PUD states choosing 3 items as determined by developer so tennis courts and pickleball courts could easily be removed for fitness trails (already present with UDO) and bocce courts. Need to commit to exactly what the amenities would be. The amenities as shown in the exhibits are beautiful and on trend but again, are not specified in writing. Be cautious when you look at the pictures.

6. Lots of beautiful landscaping, entrance and amenity character exhibits that are not in writing in the PUD. The PUD in writing is the only thing enforceable.

7. Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

8. Best Land Use: Personally, I'm not against and beautiful, well done empty nester community with the amenities attached to it on 146th Street. There needs to be buffering for the neighbors and mounded/landscaped buffering on 146th Street like what was done at Lock Haven on the east side. Let's look at the Willows, 5 minutes west of this parcel as an example. Top picture is an example of the street of the empty nester section in the Willows. Bottom picture represents this proposal.

For the parcel on Towne Road, this is one of the prettiest parcels in the area. There are mature trees and the location is outstanding. There should never be consideration of $165,000 homes on this parcel. The homes across the street in Westchester are projected at $400-$500,000. The homes along Towne are side load garages facing the road.

This proposal has no front facing homes on very small lots. This is not the proper land use.

9. There is a sunset clause for zoning on the parcel on 146th Street in section 1.3. This is highly unusual and should be explored why this is stated in PUD.

10. Overall state of construction in area: From West Rail and Wilshire mid way between Springmill and Ditch going west between SR 32 and 146th Street, there are at least 12 neighborhoods under construction or about to start.

In closing, this PUD has so many problems. I truly wish that the city and the developers understood the potential of this area and would bring proposals that reflect appreciation of this area.

WE NEED LETTERS AND SPEAKERS FOR MONDAY NIGHT. Please let me know if you can send a letter or speak Monday night. There are so many proposals going through for rezone right now that I'm very fearful, things will slip through if people don't speak up.

If you live to the southwest, there was a neighbor meeting and I don't think very many received notice due to the laws surrounding notification. I don't think any neighbors that weren't large land owners were present. (I didn't know about it but it's in the staff report.) If you live in that Southwest area, please forward this to people who may not be on the list. I'd also recommend if you are near these parcels and weren't invited to the neighbor meeting you should mention this in your letters. There's what is required by law (which they met) and what is courteous. There's a difference and you should note this in your letters.

Send Letters to:
apc@westfield.in.gov
acook@westfield.in.gov
councilmembers@westfield.in.gov

You are all incredible and thank you in advance for once again using your time have our voices heard!

Thanks,
Kristen

Jonathan Dorsey

From: Richard Passman <rpassman@indy.rr.com>
Sent: Monday, October 7, 2019 04:59 PM
To: APC; Andy Cook; Council Members
Subject: 910-PUD-36[PUBLIC HEARING] today

Advisory Planning Commission members,
I was not invited or aware of the neighborhood informational meeting. After review of the documents attached to your meeting agenda, I feel strongly that you should request additional definition and detail be locked into the PUD. The definition of the "residential areas" is inadequately defined as are many details of the development. This includes the buffer areas, the housing density – over-all, including roads, buffers retention ponds it is given, but there is inadequate definition to judge this in the site plan. Also, the exteriors of the homes are inadequately defined (example: 4 sided required anywhere?) Where are the front loading garage vs. side loading. The 5' side yards is a concern as this high density approach should have been tapered out to lower density per the Comp plan yet this may be higher density than other recent developments that are further from the SW corner of Westfield. Please request further clarification and an opportunity for the people living near by to understand the development and hopefully have further input as we will be living with the results for a long time.

Thank you for your consideration,

Richard Passman
3510 West 151st St

Jonathan Dorsey

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Friday, October 11, 2019 11:09 AM
To: APC; Council Members; Andy Cook
Cc: Bruce Van Natta; T.M.T., Incorporated; Tina Laufter; Ross Lauft; Megan O'Connor; Richard Passman; Danielle Tolan; Kevin M. Todd, AICP; Jonathan Dorsey; Jon Dobosiewicz
Subject: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Dear Mr. Mayor, APC and City Councilors,

I wanted to follow-up with some data for consideration regarding the Clairborne Farms PUD presented on Monday, October 7th. We, as a neighborhood and Westfield citizens, appreciate the opportunity to share our voice.

1. **Current construction data** in the area shows over 2,600 lots approved and underway now or in the next 12 months. An estimated 1,800-1,900 have not been built upon yet. Please see attached presentation for details. I would appreciate staff verifying the numbers but I've gathered data from approved PUDs and builder websites. The numbers should be close.

This is an incredible amount of construction for a small area of the city. This doesn't include the activity just to the north of 32 or to the east of Springmill Road. A very prudent analysis is needed to say if rezoning more land is in any way a responsible decision for this community.

2. **This PUD is not new or innovative**. It is almost identical to the Osborne Trails PUD which is approved and about 10 minutes north of this area. Please reference the language between the two and you'll find minus the commercial component, they are strikingly similar.

https://www.westfield.in.gov/egov/documents/1491231377_51175.pdf
https://www.lennar.com/new-homes/indiana/indianapolis/westfield/osborne-trails

3. There was a question regarding home prices used in my AV analysis. Below is the link to the current Del Webb offerings in Plainfield. You'll see starting prices at $165,990. I also understand people will spend 15% - 20% above base price for extras. $165,990*1.2= $199,188. This is where I got $200,000. There is nothing in writing currently that would prevent 100% of the homes at this price level. The architectural standards would support these numbers. Also, the realtor that spoke at the meeting talked about $200,000 homes would be very easy to sell in this location. Yes, when something is an unbelievable bargain for the location, I agree with her - it will sell quickly.

https://www.delwebb.com/homes/indiana/indianapolis/plainfield/vandalia-by-del-webb-209483

Please review the AV table in the PowerPoint attached. The result is the same. Build fewer homes with higher price points which equals higher AV and less burden on the roads/infrastructure. A different land use mixing empty nester and custom homes that would be 219 less homes and $58,000,000 more in AV annually.

4. **Best Land Use is an area of review for the APC**. These are premiere parcels that should bring in premium AV dollars for the city. They are 10 minutes from Clay Terrace/Village Park, 40 minutes from downtown

Indianapolis, 15 minutes from 465. There are $500,000 -$1,000,000 homes just 5 minutes west of these parcels in the Willows. This PUD is NOT the best land use as its currently written. Please refer to AV chart in PowerPoint presentation.

5. **Architectural Standards** - The last two PUDs approved in this area have 4-sided architecture. This must be a standard for all PUDs or it is not in context with the area. Both Dr. VanNatta and Dr. Kelleher spoke about this at the Public Hearing.

6. **Question Regarding Age Restriction** - The PUD states that 20% of the homes will not be age restricted for purchase. Does this mean they will also not have the requirement of no people under the age of 19 for over 90 days?

7. **Conservation Neighborhood** - Mr. Hoover mentioned that he would like to see this as a conservation development. This would be wonderful! Just as a reminder a conservation neighborhood is defined in Wikepedia as:

Conservation development, also known as conservation design, is a controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.[1] A conservation development is usually defined as a project that dedicates a minimum of 50 percent of the total development parcel as open space.

Land Choices.org defines conservation development as follows: Natural Areas and Wildlife Preserved Conservation subdivisions preserve 50% - 70% or more of the buildable land, plus unbuildable wetlands, steep slopes and floodplains.
http://www.landchoices.org/conservationsubs.htm

As Mr. Willis mentioned, this land plan is hard to understand as currently submitted but it doesn't currently look like a minimum of 50% open space.

8. **Idea for Better Land Use:** Because of the traffic on 146th Street, 4-sided architecturally contextual empty nester housing at maximized AV pricing could be appropriate on the parcel bordering 146th Street. However, empty nester on the parcel next to Towne Road does not seem appropriate. There are homes with 4-sided architecture, side load garages, facing Towne Road to the east. These homes are projected to be $400,000-$500,000. This is a premiere parcel with mature trees and an outstanding location to the west. Placing $200,000 homes with one sided façade architecture, front load garages and not facing the road isn't responsible development. This is a gateway entry into our community along Towne Road. The housing needs to reflect that.

A possible solution and something new and innovative would be to do a multi-generational neighborhood with Del Webb along 146th Street with a higher architectural product and a mix of builders including Pulte's highest architectural product and other custom builders on the Towne Road parcel.

Multi-generational neighborhoods are one of the newest trends in development. Families with the aging parents in the low maintenance homes mixed with single family housing sharing all the great amenities together. Please see this article:

https://www.washingtonpost.com/news/where-we-live/wp/2017/12/12/multigenerational-connections-are-a-new-feature-of-55-plus-communities-in-maryland-and-california/

Del Webb Architecture that could be appropriate with 4-sided architecture:

9. There are multiple issues with the buffers and reforestation not having enough detail but I believe the other neighbors that spoke and Dr. Kelleher covered this for review.

10. The exhibits for the amenities look beautiful but would need to be clarified in writing in the PUD. (choice of 3 amenities and architectural specifications for activity center)

Thank you for taking your time to read all of this information! There needs to be really thoughtful analysis of this PUD. I realize putting details upfront takes investment from the petitioner and there have probably been meetings where verbal details have been given, but this PUD as written has an **extreme number of concerns.**

I would really appreciate seeing any changes and what direction the petitioner is going to take on this before the Friday agenda posting on November 1st.

Respectfully Submitted,
Kristen Burkman

Southwest New Suburban Update

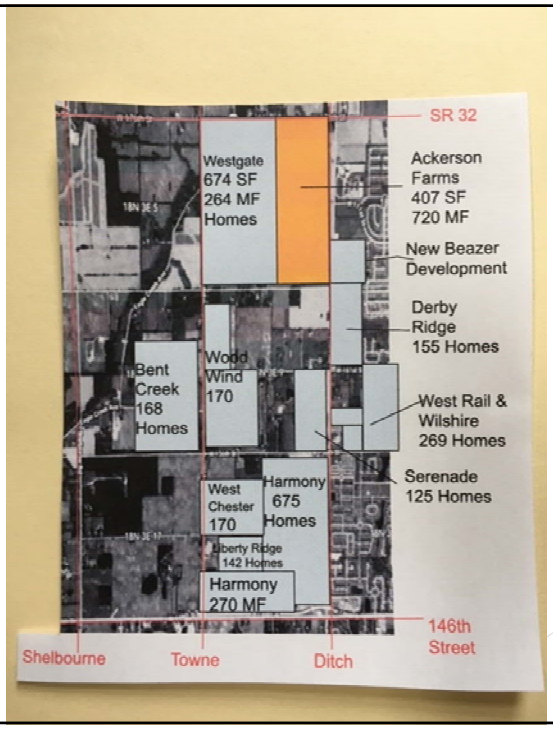
Submitted by: Kristen Burkman

Current New Construction Map

- Light Blue indicates under construction or about to begin.

  2,668 Lots
  1,900 Estimated Lots with no homes on them yet
  534 Multi-Family
  - All available

- Orange is rezoned but not active.



Builders Presence in Area

- Pulte - 3
- Drees – 2
- Beazer – 2
- Lennar – 3
- Estridge – 2
- David Weekley – 1
- Fischer – 1
- Wedgewood -1
- MI - 1

- Over 98% of the homes are production homes

NEED CUSTOM HOME CHOICES IN THIS AREA

What's Best for Westfield?

- Optimizing the remaining parcels with high AV properties or greenspace preservation.

	# of Homes	Average Home Price	Estimated AV	# of Cars	Density
Current PUD	490	$200,000	$98,000,000	980	2 homes per acre
Alternate Empty Nester (146th St)	150	$400,000	$60,000,000	300	1.2 homes per acre
Alternate Custom (Towne)	121	$800,000	$96,800,000	363	1 home per acre
Total Alternate	271		$156,800,000	663	

This Petitioner has homes to fit this proposed Multi-generational Neighborhood . . .

Del Webb Pinnacle Series

Pulte at Village of West Clay

Jonathan Dorsey

From: Suzy DuBois <suzy@tmtincorporated.com>
Sent: Monday, November 4, 2019 02:46 PM
To: APC; Council Members; Andy Cook
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com; Ginny Kelleher; danielle@washingtontownship-hc.us; Kevin M. Todd, AICP; scott.frei@tabs.toshiba.com
Subject: Claiborne Farms, please vote no!

To All,

Please don't just rubber stamp another production low end housing development before you exit your position. Looks like you are just taking care of those developers who have been contributing to your campaigns as you have been accused! Westfield deserves so much more.

Give some consideration to the potential and wait for the right product to be introduced that meets higher standards for all concerned. We have pointed out numerous times how the housing does not support the schools or the public infrastructure requirements and we are living out the results of the poor decisions regarding a monoculture of housing options within the community with very high taxes!!! There is enough approved at this point that we can demand more variety and higher architectural requirements. People have had enough of this and are voting to discontinue this behavior as a result!! Focus on the commercial and say no to more housing approval for this area.

By the way, the front of my property has been torn up with open trenches and a large deep hole from a telephone pole removal for months! Seems like a public safety issue to me. As a tax paying citizen I would like the clean up of this mess addressed before you add more to the infrastructure list. Maybe one of you elected officials could let me know when this is scheduled to be resolved.

Let's take care of the stuff you have already approved and let things fill in before you create a housing glut as everything is the same and same price point. Put on your Economic's 101 Hat and think before you just approve one more neighborhood, currently 1600-1800 lots available just in this sector!

Regards,

Suzy

--

Suzy DuBois
President
T M T Incorporated
317.506.0319 (cell)
www.tmtincorporated.com

Certified Women Business Enterprise

Jonathan Dorsey

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Tuesday, November 5, 2019 07:43 PM
To: APC; Council Members; Andy Cook
Subject: Fw: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Greetings,

Please vote no on this PUD.

Best Regards,
Ross Laufter and family
2702 W. 146th
Westfield, IN

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, November 4, 2019 11:12 AM
Subject: Fwd: Follow-up Comments Regarding Claiborne Farms PUD

Dear Neighbors,

Below is an email that I sent the APC following the public hearing for Claiborne Farms at 146th/151st Streets and Towne Road. Please **reference for all the problems including the fact that there are 1,600-1,800 available home lots under construction** or shortly will be in our area. The PUD is up for recommendation/vote **Wednesday, November 7 at 7:00 p.m. at City Hall.**

Unfortunately, I can only find one item I mention below that was addressed in the revision so basically, this is still an extremely underperforming land use for this area with no consideration for the comprehensive plan. The only item addressed is they will do all the amenities instead of choosing 3.

Architecture standards are so low, it's unbelievable. They put in wording like the Westchester PUD which as we've learned isn't strong enough to enforce in the way it was intended and then they say it will apply to at least 75 of 500 homes. Given where the 75 are located in the southwest district, they may not even build those. Density is still a major issue. It's all smoke and mirrors once again.

Mr. Estridge tied his character exhibits to the PUD. All developers should be doing this so we know what we are getting. The character exhibits mean nothing and the written standards in this PUD are not 4-sided architecture. It's front façade architecture - not in context with this area or with the other projects recently approved.

Please take a few moments and write an email to the APC, Council and Mayor and **ASK THEM TO VOTE NO.**

apc@westfield.in.gov
councilmembers@westfield.in.gov
acook@westfield.in.gov

Thanks,
Kristen

---------- Forwarded message ---------
From: **Kristen Burkman** <rkburkman@gmail.com>
Date: Fri, Oct 11, 2019 at 11:08 AM
Subject: Follow-up Comments Regarding Claiborne Farms PUD
To: APC <apc@westfield.in.gov>, Westfield city council <councilmembers@westfield.in.gov>, Andy Cook <acook@westfield.in.gov>
Cc: Bruce Van Natta <bvannatta@indy.rr.com>, T.M.T., Incorporated <dub164@aol.com>, Tina Laufter <tinalaufter@sbcglobal.net>, Ross Lauft <rosslauft@hotmail.com>, Megan O'Connor <mkbritto@yahoo.com>, Richard Passman <rpassman@indy.rr.com>, Danielle Carey Tolan <danielle@wwtownship.us>, Kevin M. Todd, AICP <ktodd@westfield.in.gov>, Jonathan Dorsey <jdorsey@westfield.in.gov>, Jon Dobosiewicz <jond@nf-law.com>

Dear Mr. Mayor, APC and City Councilors,

I wanted to follow-up with some data for consideration regarding the Clairborne Farms PUD presented on Monday, October 7th. We, as a neighborhood and Westfield citizens, appreciate the opportunity to share our voice.

1. **Current construction data** in the area shows over 2,600 lots approved and underway now or in the next 12 months. An estimated 1,800-1,900 have not been built upon yet. Please see attached presentation for details. I would appreciate staff verifying the numbers but I've gathered data from approved PUDs and builder websites. The numbers should be close.

This is an incredible amount of construction for a small area of the city. This doesn't include the activity just to the north of 32 or to the east of Springmill Road. A very prudent analysis is needed to say if rezoning more land is in any way a responsible decision for this community.

2. **This PUD is not new or innovative**. It is almost identical to the Osborne Trails PUD which is approved and about 10 minutes north of this area. Please reference the language between the two and you'll find minus the commercial component, they are strikingly similar.

https://www.westfield.in.gov/egov/documents/1491231377_51175.pdf
https://www.lennar.com/new-homes/indiana/indianapolis/westfield/osborne-trails

3. There was a question regarding home prices used in my AV analysis. Below is the link to the current Del Webb offerings in Plainfield. You'll see starting prices at $165,990. I also understand people will spend 15% - 20% above base price for extras. $165,990*1.2= $199,188. This is where I got $200,000. There is nothing in writing currently that would prevent 100% of the homes at this price level. The architectural standards would support these numbers. Also, the realtor that spoke at the meeting talked about $200,000 homes would be very easy to sell in this location. Yes, when something is an unbelievable bargain for the location, I agree with her - it will sell quickly.

https://www.delwebb.com/homes/indiana/indianapolis/plainfield/vandalia-by-del-webb-209483

Please review the AV table in the PowerPoint attached. The result is the same. Build fewer homes with higher price points which equals higher AV and less burden on the roads/infrastructure. A different land use mixing empty nester and custom homes that would be 219 less homes and $58,000,000 more in AV annually.

4. **Best Land Use is an area of review for the APC**. These are premiere parcels that should bring in premium AV dollars for the city. They are 10 minutes from Clay Terrace/Village Park, 40 minutes from downtown Indianapolis, 15 minutes from 465. There are $500,000 -$1,000,000 homes just 5 minutes west of these parcels in the Willows. This PUD is NOT the best land use as its currently written. Please refer to AV chart in PowerPoint presentation.

5. **Architectural Standards** - The last two PUDs approved in this area have 4-sided architecture. This must be a standard for all PUDs or it is not in context with the area. Both Dr. VanNatta and Dr. Kelleher spoke about this at the Public Hearing.

6. **Question Regarding Age Restriction** - The PUD states that 20% of the homes will not be age restricted for purchase. Does this mean they will also not have the requirement of no people under the age of 19 for over 90 days?

7. **Conservation Neighborhood** - Mr. Hoover mentioned that he would like to see this as a conservation development. This would be wonderful! Just as a reminder a conservation neighborhood is defined in Wikepedia as:

Conservation development, also known as conservation design, is a controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.[1] A conservation development is usually defined as a project that dedicates a minimum of 50 percent of the total development parcel as open space.

Land Choices.org defines conservation development as follows: Natural Areas and Wildlife Preserved Conservation subdivisions preserve 50% - 70% or more of the buildable land, plus unbuildable wetlands, steep slopes and floodplains.
http://www.landchoices.org/conservationsubs.htm

As Mr. Willis mentioned, this land plan is hard to understand as currently submitted but it doesn't currently look like a minimum of 50% open space.

8. **Idea for Better Land Use:** Because of the traffic on 146th Street, 4-sided architecturally contextual empty nester housing at maximized AV pricing could be appropriate on the parcel bordering 146th Street. However, empty nester on the parcel next to Towne Road does not seem appropriate. There are homes with 4-sided architecture, side load garages, facing Towne Road to the east. These homes are projected to be $400,000-$500,000. This is a premiere parcel with mature trees and an outstanding location to the west. Placing $200,000 homes with one sided façade architecture, front load garages and not facing the road isn't responsible development. This is a gateway entry into our community along Towne Road. The housing needs to reflect that.

A possible solution and something new and innovative would be to do a multi-generational neighborhood with Del Webb along 146th Street with a higher architectural product and a mix of builders including Pulte's highest architectural product and other custom builders on the Towne Road parcel.

Multi-generational neighborhoods are one of the newest trends in development. Families with the aging parents in the low maintenance homes mixed with single family housing sharing all the great amenities together. Please see this article:

https://www.washingtonpost.com/news/where-we-live/wp/2017/12/12/multigenerational-connections-are-a-new-feature-of-55-plus-communities-in-maryland-and-california/

Del Webb Architecture that could be appropriate with 4-sided architecture:

9. There are multiple issues with the buffers and reforestation not having enough detail but I believe the other neighbors that spoke and Dr. Kelleher covered this for review.

10. The exhibits for the amenities look beautiful but would need to be clarified in writing in the PUD. (choice of 3 amenities and architectural specifications for activity center)

Thank you for taking your time to read all of this information! There needs to be really thoughtful analysis of this PUD. I realize putting details upfront takes investment from the petitioner and there have probably been meetings where verbal details have been given, but this PUD as written has an **extreme number of concerns.**

I would really appreciate seeing any changes and what direction the petitioner is going to take on this before the Friday agenda posting on November 1st.

Respectfully Submitted,
Kristen Burkman

Jonathan Dorsey

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Wednesday, November 6, 2019 11:34 AM
To: APC; Council Members; Andy Cook; Danielle Tolan
Cc: Bruce Van Natta; T.M.T., Incorporated; Jonathan Dorsey; Kevin M. Todd, AICP; Megan O'Connor; Ross Lauft; Richard Passman; Tina Laufter; Dick Levins; Cynthia B. Stafford; Ken Kingshill
Subject: Fwd: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Dear APC, Councilors and Mr. Mayor,

I'm resending my email (attached below) from a month ago for reference because almost all of these are still outstanding issues. They did change the amenities to doing all that are listed. All others should be reviewed again especially the fact that this area is oversaturated with new construction right now. 1800-1900 lots available - let's take a breath and see how all of these go before rezoning new land. Also, Osborne Trails is just breaking ground. The Osborne Trails PUD is basically exactly the same. The Claiborne Farms PUD isn't new or innovative for the community.

Just to give another analysis, I wanted to compare the Claiborne Farms PUD to the last 2 PUDs approved in our area. The analysis is based on the key factor list developed by the Wood Wind Committee that consisted of Southwest neighbors, Chris Woodard, Dave Schmitz, Bob Smith, Steve Hoover, Jim Ake, and Danielle Tolan. These were desires for this area.

	Wood Wind Westchester	**Estridge/Serenade**	**Claiborne Farms**
100% 4-sided Architecture	Yes, 4 sided and brick wrap for certain models	Yes, 100% - Character exhibits guaranteed (strongest and should be the new standard)	NO - Front facade - only SW district has upgrade and that may never happen due to sunset clause.
Open Space	30% Westchester 65% Wood Wind	27% in writing - guaranteed	? - NO % stated or guaranteed
Conservation Subdivision	Wood Wind - YES	NO	NO
Front Facing Homes to roads	Yes: 90%	Yes: 90%	NO
Home price to support public works/safety ($375,000)	YES $400,000 - $600,000	YES $500,000 - $900,000	NO Estimate $200,000 per home based on like models in Plainfield and Fishers

Density	Wood Wind .8 Westchester 1.75 (Total 1.1)	1.5	1.8 (estimated on 445 homes)
Guaranteed Builders in PUD	Yes: Pulte, Drees, MI and Wedgewood	Yes: Estridge, Custom Builders	NO
Interesting Amenities	Yes	Yes	Yes
Tree Preservation & New Plantings	Yes	Yes	Yes

While the amenities and tree preservation are done really well in this proposal, nothing else meets the standards. The approval of this PUD would be a major step backwards for this community. There are so many unknowns and so many lower standards than what was recently approved. Mr. Estridge set a new bar for details in a PUD with Serenade. Please drive by and look at the results. It's early but the water feature he proposed and is now implementing looks beautiful! We need to move forward with this type of language like in the Serenade PUD as the norm, not the exception.

Please support your community and its citizens with a NO vote this evening.

Respectfully submitted,
Kristen Burkman

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Thank you for taking your time to read all of this information! There needs to be really thoughtful analysis of this PUD. I realize putting details upfront takes investment from the petitioner and there have probably been meetings where verbal details have been given, but this PUD as written has an **extreme number of concerns.**

I would really appreciate seeing any changes and what direction the petitioner is going to take on this before the Friday agenda posting on November 1st.

Respectfully Submitted,
Kristen Burkman

Jonathan Dorsey

From: Stacy Hall <smhall729@gmail.com>
Sent: Wednesday, November 6, 2019 02:51 PM
To: Andy Cook; APC; Council Members
Subject: Claiborne PUD

I am writing today asking you to vote no on this proposal.

The density of the proposed development in this area is an issue. It does not follow the comprehensive plan. There are currently 1600-1800 home lots available or soon to be available in our area!

I asking you to vote no!

Thank you for your consideration
Stacy Hall
2001 W 166th st

Jonathan Dorsey

From: Bruce Van Natta <bvannatta@indy.rr.com>
Sent: Wednesday, November 6, 2019 04:37 PM
To: APC; Council Members
Cc: Andy Cook
Subject: Claiborne Farms PUD

Dear Commission Members,

A quick note to express my deep concern regarding the Claiborne Farms PUD.

Revisions were minimal and woefully inadequate. Architectural standards are ill defined and predominantly front facade only. The PUD is essentially identical to Osborne Trails near Grand Park. We have more than enough of this lower end product already. At the very least this should mirror the Estridge PUD in terms of guaranteeing the builder, precise language defining the architectural standards and 4 sided architecture.

There is plenty of product in the pipeline already and plenty of diversity of price point. If we are going to add to the burgeoning inventory we should make it quality and it should be enhancing AV. This will not do that and will add more stress to already strained infrastructure without supporting it.

Simply stated— Pulte once again is trying to force through a low end product that suits their corporate needs, NOT the needs of Westfield. They have taken enough advantage of this community. Just say no.

Respectfully,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Jonathan Dorsey

From: Cherie Cook <cookhouse3841@comcast.net>
Sent: Wednesday, November 6, 2019 06:00 PM
To: APC; Council Members; Andy Cook
Subject: Claiborne Farms PUD

Good evening,

We are writing to express our concerns regarding the Claiborne Farms PUD. We voice the same concerns as many of our neighbors: architectural standards are lacking and the density is too high for the area.

Cherie Cook

Jonathan Dorsey

From: Richard Passman <rpassman@indy.rr.com>
Sent: Thursday, November 7, 2019 02:38 PM
To: APC; Council Members; Andy Cook
Subject: Claiborne Farms PUD

APC members,

When I spoke at the meeting when this PUD was presented, I expressed concern that there was very little detail. It is my understanding that none of the detail asked for has been provided. Overlay of the development on the Comprehensive plan map that shows zones including where the rural area begins. This is a proposal for high density housing in this transition zone. The current PUD leaves many aspects that are very important to neighbors wide open or vaguely defined. I like the concept, and the open area / tree preservation, but the housing density does not fit the proposed location. I feel like if this comes to a vote, that the petitioner is simply attempting to get maximum latitude for future adjustments by not defining what in th PUD what in the past were considered key aspects of a proposal. Buffers / home prices / roads / where the lots are located / home prices, etc. Please do not approve / recommend this PUD as it is currently presented. Thank you for your consideration of my views.

Richard Passman
3510 West 151 St.

(just down the road from the proposed development)

Jonathan Dorsey

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Saturday, November 23, 2019 11:20 AM
To: Council Members; Andy Cook; Bruce Van Natta; Danielle Tolan; Ginny Kelleher; Jonathan Dorsey; Kevin M. Todd, AICP
Subject: Claiborne Farms

Good Morning City Councilors and Mayor Cook,

I've just reviewed the Claiborne Farms PUD submitted for vote Monday evening. Unfortunately, this still has so many concerns.

Previous emails from me show the AV potential for this land and also the exorbitant amount of development in this area right now which are two very important factors when considering this PUD. However, this email will focus on four points regarding the PUD where I fear perception/exhibits are differing from the written standards.

1. Need to change the southwest district architecture wording: I would like to respectfully request that the architecture statement regarding 4-sided architecture be changed to match the UDO wording. I'm not sure why the petitioner is not changing this if their intent is 4-sided architecture in that section. This will continue to be a burden to the Planning and Development Department and it's easily fixable now.

2. Perception that this is buffered from all roads: Yes, Towne Road is getting a 190 feet buffer but 151st Street for most of it, is not. You'll see the backs of this front façade homes from the corner of Towne and 151st Street. It's not going to look good as people enter our city. If the idea is hiding these homes, it needs to happen on all sides.

3. Home sizes will vary: All homes can be 1,200 square feet. Even though most of the character exhibits - like the Napa - are around 2,400 square feet. It would be best to have them make commitments for three minimum square footage so you get the diversity in homes. For instance 1/3 minimum 1,200, 1/3 minimum 2,000, 1/3 minimum 2,400.

4. The exhibit for the entrance is beautiful - no guarantee this will be done: They need to make a commitment to that entrance in the PUD.

In closing just a quick numbers fact, if this is approved, Pulte will have over 800 homes along the Towne Road corridor. I understand the need for empty nester and have stated I think that could be appropriate along 146th Street with proper neighbor buffering. But this extends on a potentially very high AV parcel north of 151st Street. This is 500 more homes in addition to the 1800 available lots in this southwest corridor. Is this PUD strong enough and getting the city what it needs and deserves? Based on all of the information presented, it's really not.

If anyone has any questions, please feel free to let me know.

Thank you,
Kristen Burkman

Westfield City Council November 11, 2019

The Westfield City Council met on November 11, 2019 at Westfield City Hall. Members present were Mark Keen, Chuck Lehman, Joe Edwards, Bob Horkay, Jim Ake, Cindy Spoljaric and Steve Hoover. Also present were Kim Strang Records Manager, Mayor Andy Cook and Brian Zaiger, legal counsel.

Mark Keen called the meeting to order at 7:03 pm.

Approval of Minutes:

Jim Ake made a motion to approve the October 28, 2019 minutes as presented.
Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Jim Ake made a motion to approve the claims as presented. Joe Edwards seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

Simon Moon Park Expansion Update-Chris McConnell

Swearing in of New Officers (Derek Baldridge & Winyu Sheriff) by Mayor Cook

Old Business:

Ordinance 19-39: Wrights Property Group at Grand Park PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: November 11, 2019

Pam Howard presented stating this is a zoning change request to accommodate a commercial recreational facility. (Wright's Gymnastic Center) Petitioner requests that Section 7.2(B) of the Ordinance be modified to read 3 to 4 feet from grade instead of 5.

Steve Hoover made a motion to approve Ordinance 19-39 with this requested change.
Bob Horkay seconded. Vote: Yes-4; No-3 (C. Lehman, J. Edwards, C. Spoljaric) Motion carries.

There was Council discussion and a commitment to modify Section 7.3 (D-i) to read, Installation of plant materials along the rear (north) building façade shall take place at the time of the second phase building expansion OR 5 (five) years from the issuance of certificate of occupancy for phase 1, whichever comes sooner. Section 7.3 (E) will be removed.

Steve Hoover and Bob Horkay amended their motion to include ALL the changes and modifications to the Ordinance for approval.

Ordinance 19-47: Dartown Crossing PUD Amendment I
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Jonathan Dorsey presented stating the petitioner is requesting an amendment to the existing PUD to permit the use of a kennel, modify development standards and to add additional acreage for commercial and retail use.

Bob Horkay made a motion to approve Ordinance 19-47 as presented. Steve Hoover seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-49: Grand Park Village PUD Amendment III
Council Introduction: September 8, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Corey Harris presented stating this would amend the uses of the current PUD to allow for a Veterinarian Clinic with outdoor runs. This would involve approximately 1 acre (Lot 1) on the NE corner of 181st St. and Wheeler Rd.

Cindy Spoljaric made the motion to approve Ordinance 19-49 as presented. Jim Ake seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-51: Chatham Hills PUD Amendment VII
Council Introduction: September 8, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Pam Howard presented this would incorporate an additional 252.44 acres on the SW corner of US 31 and 203rd St. The real estate would be divided into four (4) subdistricts with Single-Family, General Business, and General Office as the underlying zoning districts.

Chuck Lehman made the motion to approve Ordinance 19-51 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

There was Council discussion concerning the noise restrictions. Additional verbiage was added to Section 8.9(B) to state "Outdoor music shall not be permitted after 10pm.

Chuck Lehman and Steve Hoover modified their motion to include the added verbiage.

Resolution 19-124: Fiscal Plan for Ordinance 19-55 (Chatham Hills, Phase 13)
Adoption Consideration: November 11, 2019

Pam Howard presented this and Ordinance 19-55 together stating that Resolution 19-124 is the required Fiscal Plan for the purposed annexation of approximately 17.5 acres located south of 203rd St. along Tomlinson Rd. Ordinance 19-55 is stating all requirements have been met and the area will be annexed into City Council district 3.

Joe Edwards made the motion to approve Resolution 19-124 as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 19-55: 100% Voluntary Annexation (Chatham Hills, Phase 13)
Council Introduction: October 14, 2019
Public Hearing: October 14, 2019
Adoption Consideration: November 11, 2019

Pam Howard presented this with above Resolution 19-124.

Joe Edwards made the motion to approve Ordinance 19-55 as presented. Jim Ake seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 19-58: Northpoint PUD Amendment II (Project Wholeheartedly)
Council Introduction: October 28, 2019
APC Public Hearing: November 6, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Jonathan Dorsey presented stating this is a zoning change request to amend the Northpoint PUD and allow for an industrial site on approximately 20 acres.

Bob Horkay made the motion to approve Ordinance 19-58 as presented. Jim Ake seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-59: Spring Mill Station SWC PUD Amendment I
Council Introduction: October 28, 2019
APC Public Hearing: November 6, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Pam Howard presented stating the amendment would apply to the 16.24acre apartment parcel and amend the architectural standards of the Spring Mill Station SWC PUD.

Cindy Spoljaric made the motion to approve Ordinance 19-59 as presented. Steve Hoover seconded.
Vote: Yes-7; No-0. Motion carries.

New Business:

Resolution 19-130: Real Property Abatement for 2612 East 196th Street
Adoption Consideration: November 11, 2019

Amanda Rubadue presented this and Resolution 19-131 together stating these abatements are for Gordon Food Services which plans to provide 400 jobs with an average salary of $51,000/yr. They intend to construct a 577,900 sq. ft. office/warehouse facility on approximately sixty (60) acres of land and invest $74 million in IT equipment. The Real property abatement is for a ten (10) year period at 100% and the Personal Property for seven (7) years phased down 14% per year.

Joe Edwards made the motion to approve Resolution 19-130 as presented. Chuck Lehman seconded.
Vote: Yes-7; No-0. Motion carries.

Resolution 19-131: Personal Property Abatement for 2612 East 196th Street
Adoption Consideration: November 11, 2019

Amanda Rubadue presented with the above Resolution.

Jim Ake made the motion to approve Resolution 19-131 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

[Type here]

Ordinance 19-60: Links PUD
Council Introduction: November 11, 2019
APC Public Hearing: December 2, 2019
APC Recommendation: January 21, 2019
Adoption Consideration: January 27, 2019

Daine Crabtree presented stated this is a zoning change request for approximately 68acres divided into two (2) districts. District 1 being Local & Neighborhood Business and District 2, General Business. EdgeRock Development LLC will be controlling developer.

Birch Dalton with EdgeRock spoke detailing some of the proposed projects including a family entertainment center to include go carts, laser flash, jump park, movie center and Grand Universe.

Greg McCauley with Link Institute, stated they will be building an approximate 105,000 sq. ft. building to house an astronomical observatory, planetarium and space science center (Grand Universe).

Moves on to APC

Ordinance 19-62: Wheeler Landing PUD Amendment II
Council Introduction: November 11, 2019
APC Public Hearing: November 18, 2019
APC Recommendation: November 18, 2019
Adoption Consideration: December 9, 2019

Caleb Ernest presented stating the amendment would involve changes to the West side façade and architectural standards on the proposed Westfield Washington School Aquatic Center located on 9acres at the SW corner of 181st Street & Wheeler Rd.

Moves on to APC

Guests:

None

Council Responses to Guest Comments:

None

City Council Comments:

Steve Hoover gave APC update

M**ayor Comments:**

Salt trucks are out and ready for the first snowfall

Westfield Welcome Mother/Son Dance success

Westfield in Lights December 7th

Grand Junction ground breaking was held on November 4, 2019

Without any further business, the meeting adjourned at 8:22 PM

_____ _____

Clerk-Treasurer President

[Type here]

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 7, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

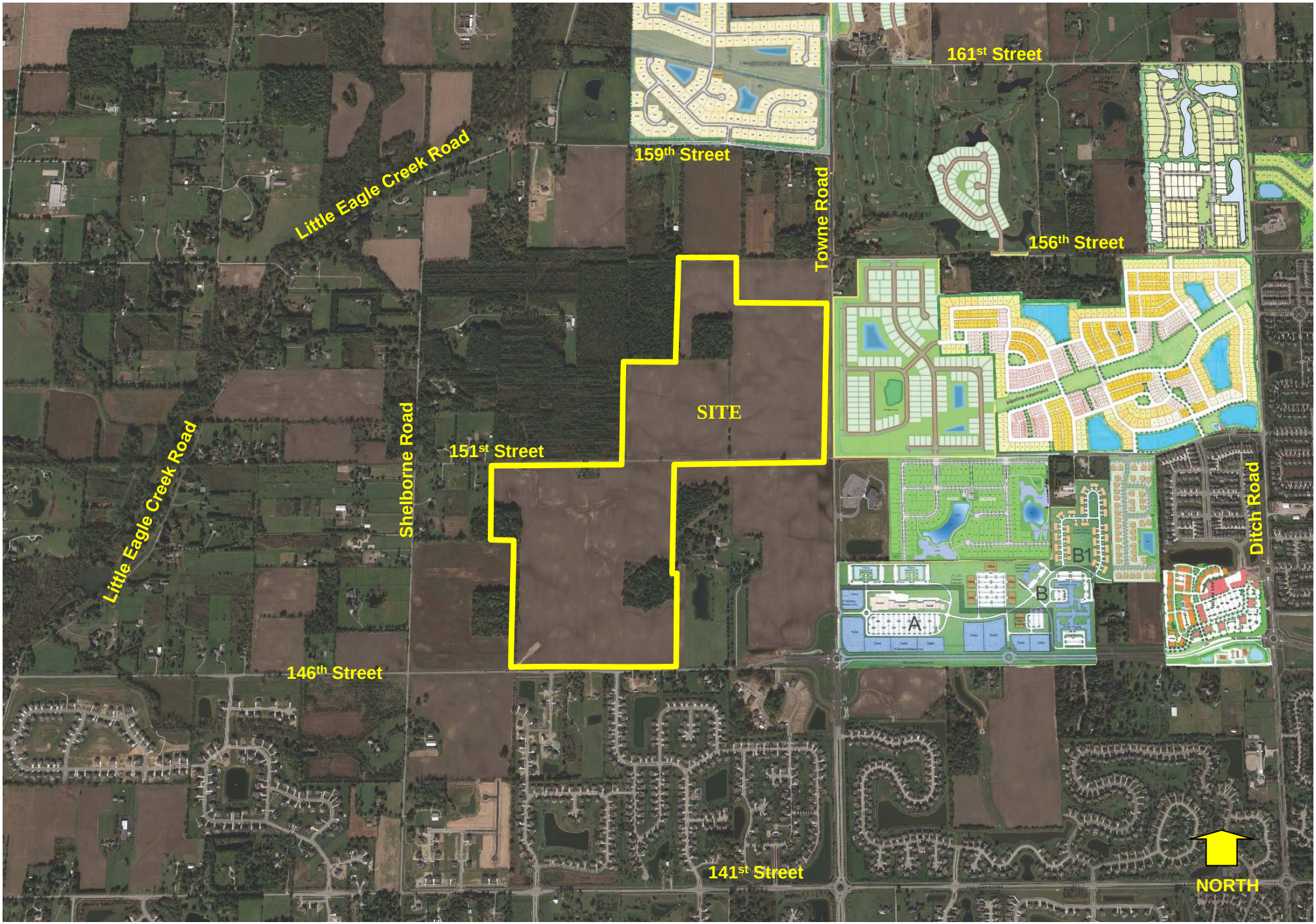
Docket No.	1910-PUD-39
Ordinance No.	19-50
Petitioner	Woolpert, Inc.
Description	An amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.

On November 6, 2019, the Plan commission forwarded an unfavorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

November 7, 2019
Date



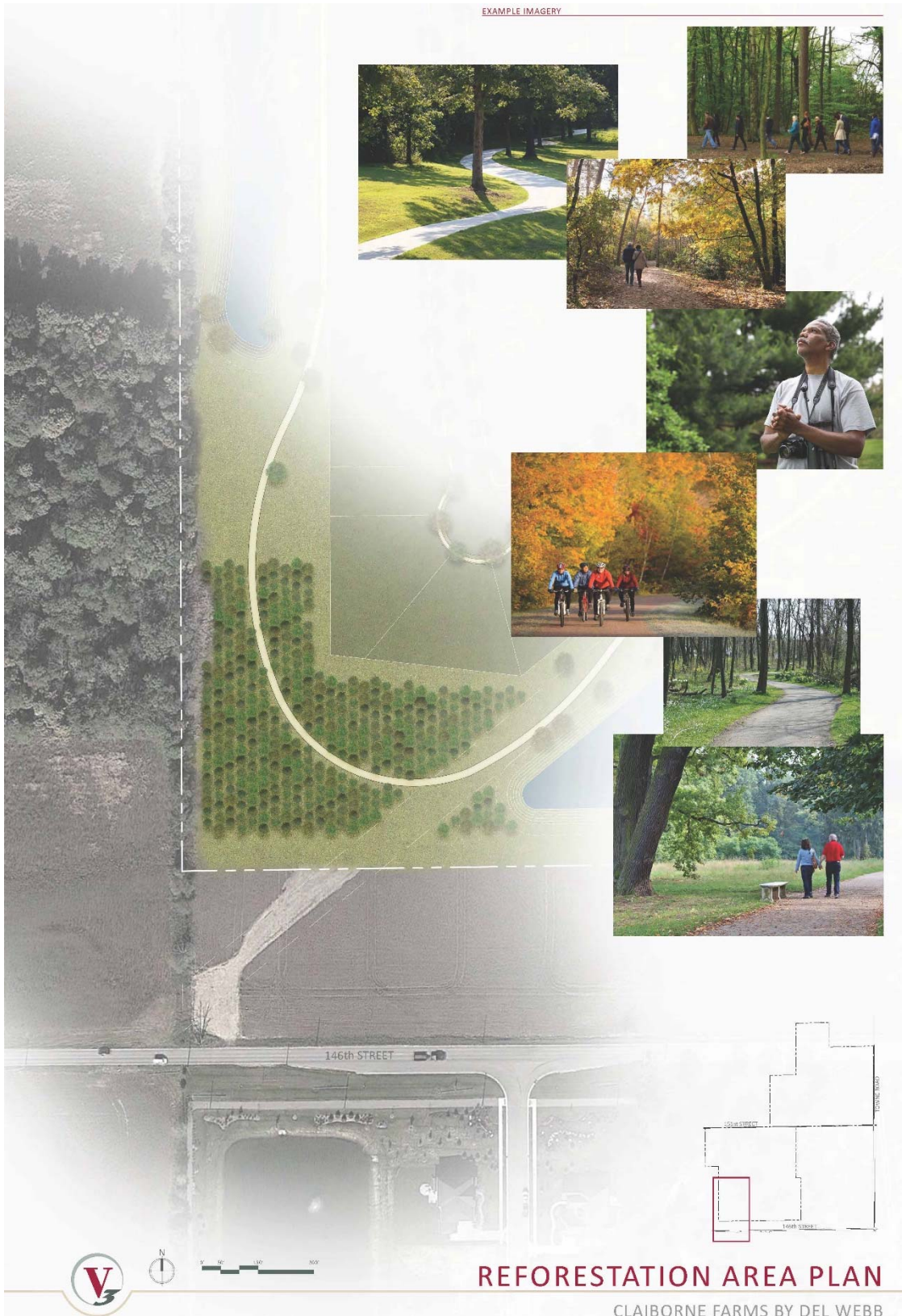
Del Webb Westfield

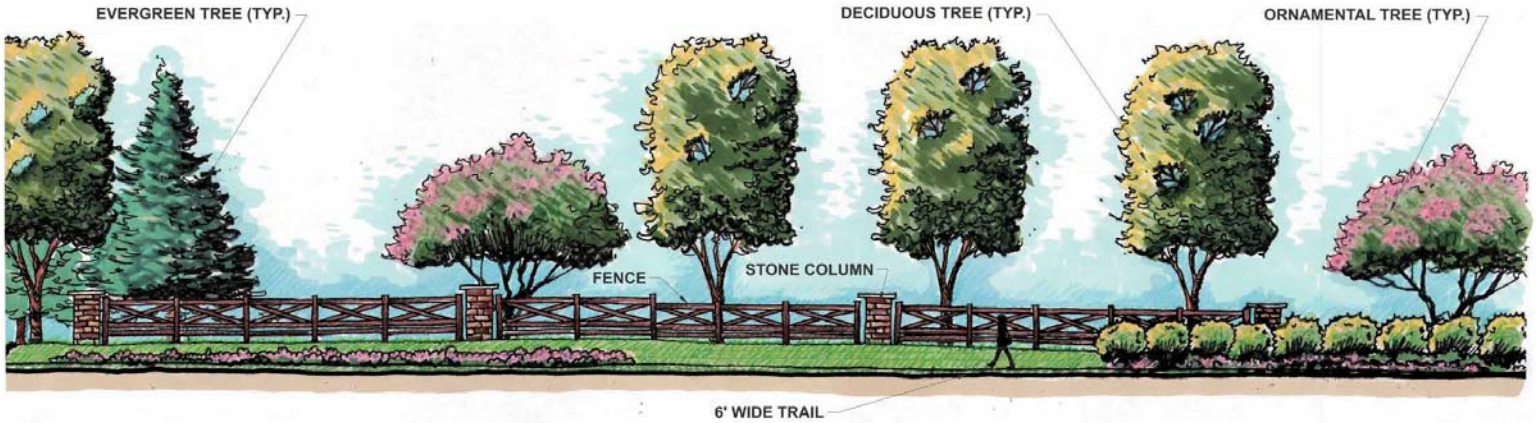
Site Context Map (Zoom In)

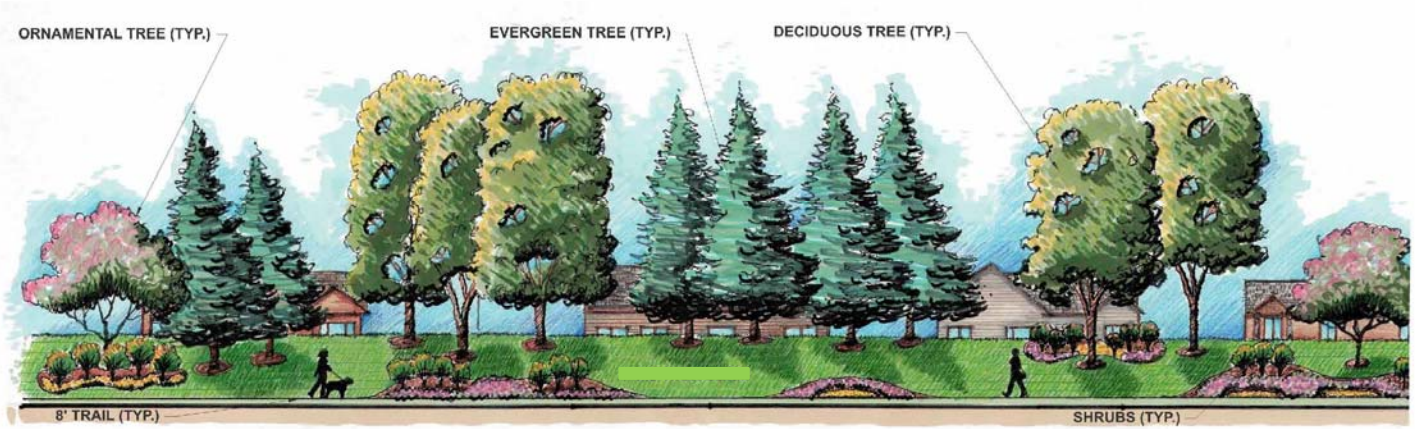
Claiborne Farms by Del Webb

Updated Concept Plan

Claiborne Farms by Del Webb
Buffer - Area and Planting Enhancements

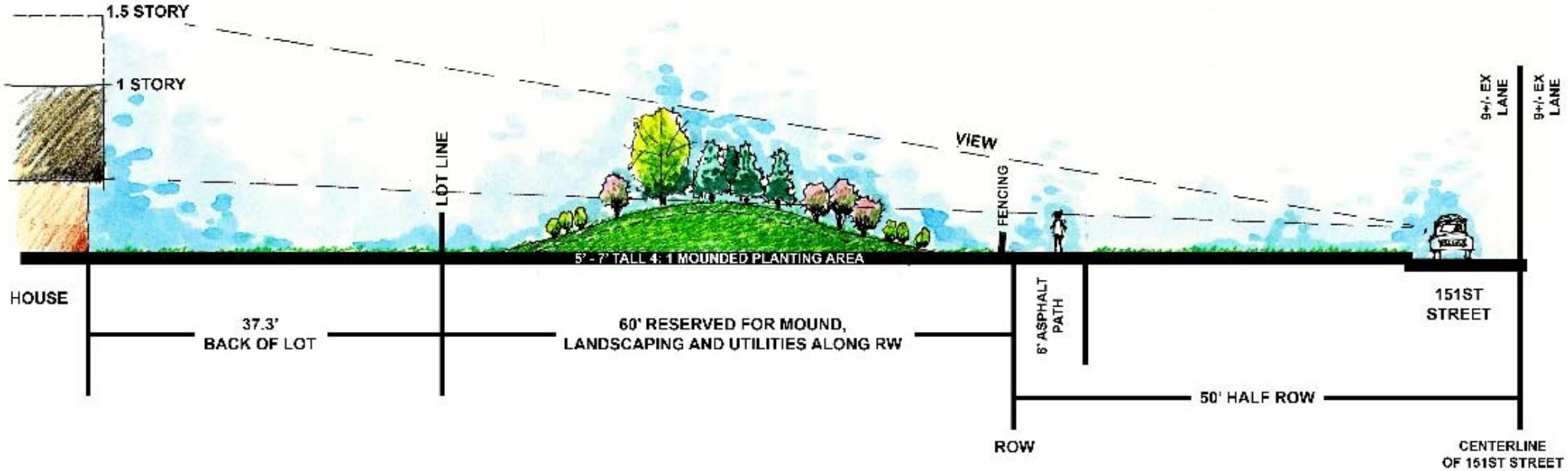






Claiborne Farms by Del Webb

Perimeter Street Landscaping Enhancements



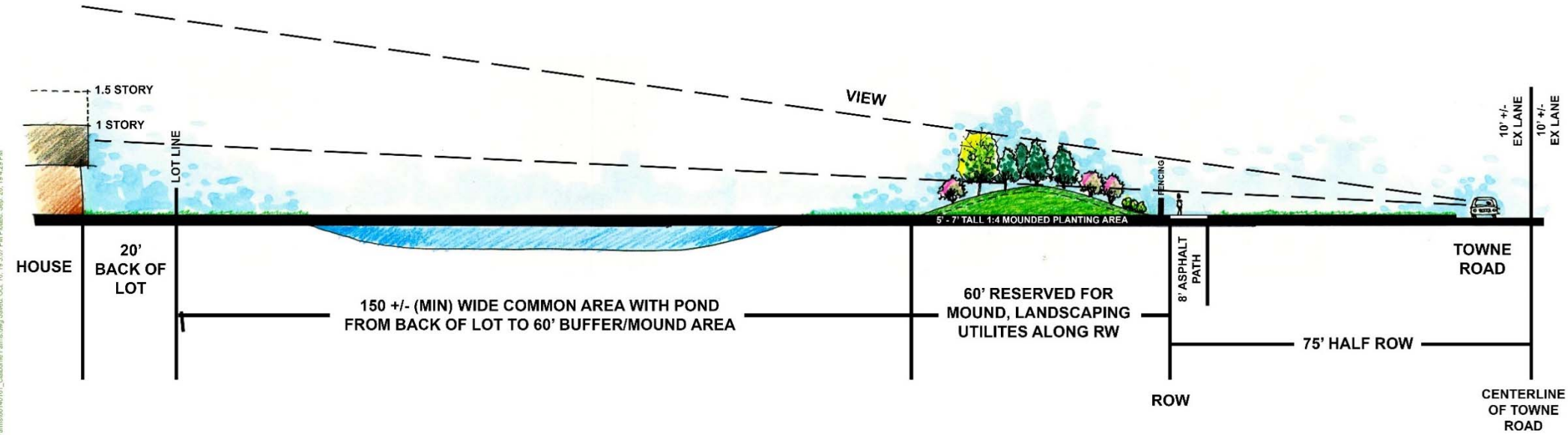
151ST STREET SECTION

Del Webb CLAIBORNE FARMS

WESTFIELD, IN

Claiborne Farms by Del Webb

151st Street Landscaping Enhancements



TOWNE ROAD SECTION

HRGreen

Del Webb CLAIBORNE FARMS

WESTFIELD, IN

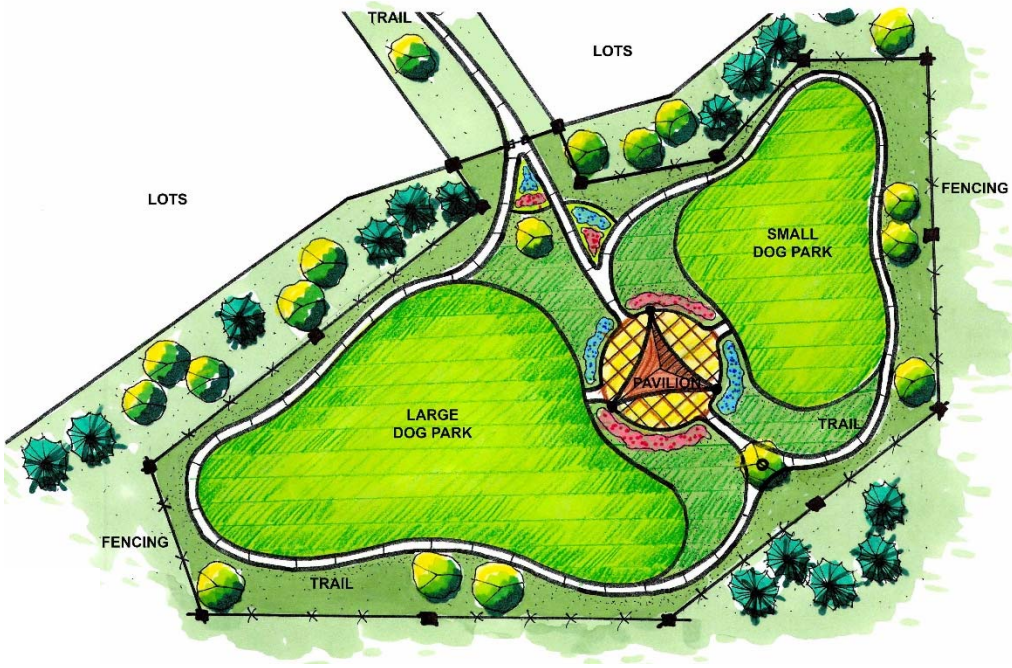
SCALE: N.T.S.
October 16, 2019

Claiborne Farms by Del Webb

Towne Road Landscaping Enhancements

Claiborne Farms by Del Webb

Architectural Enhancements

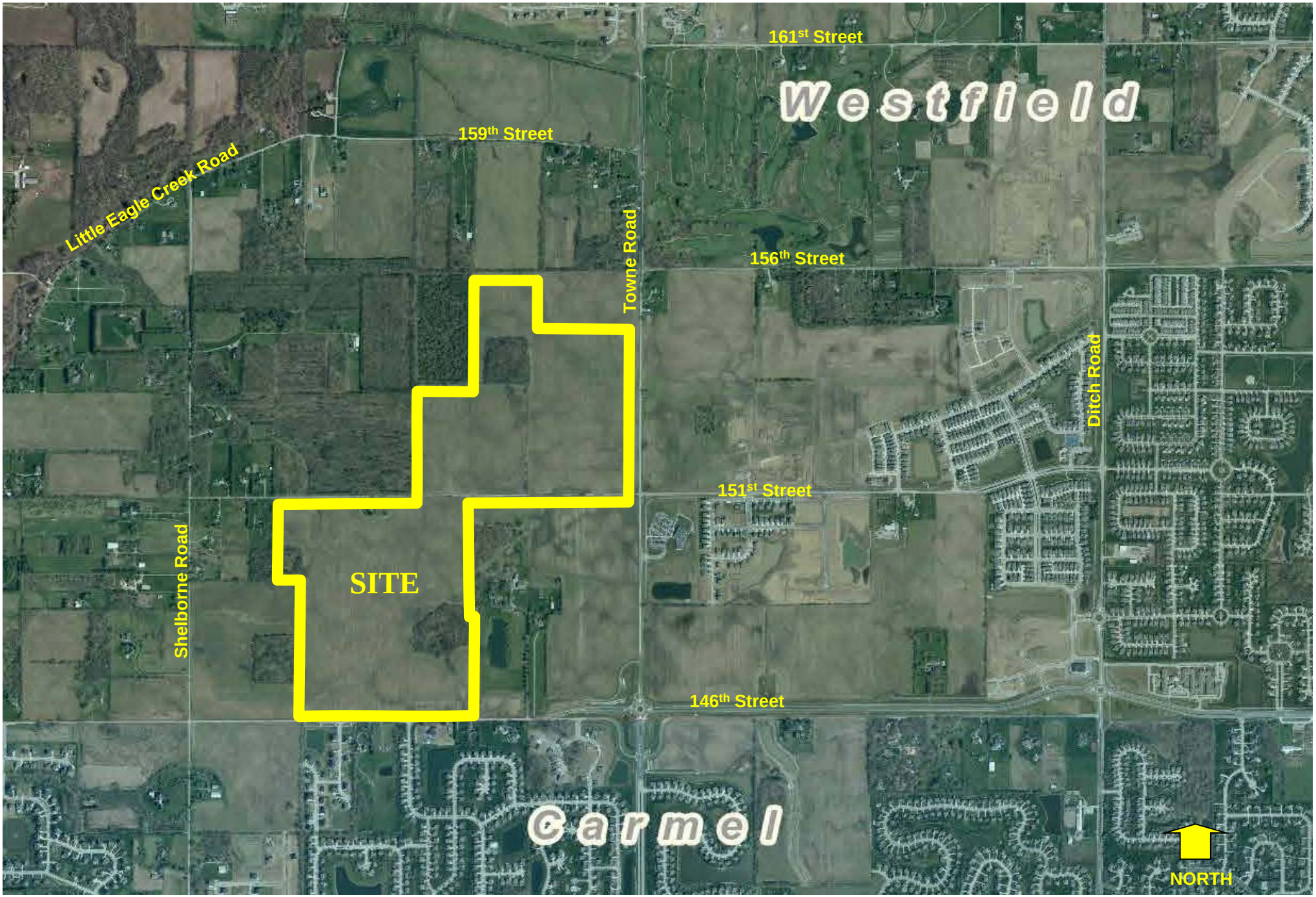


Claiborne Farms by Del Webb

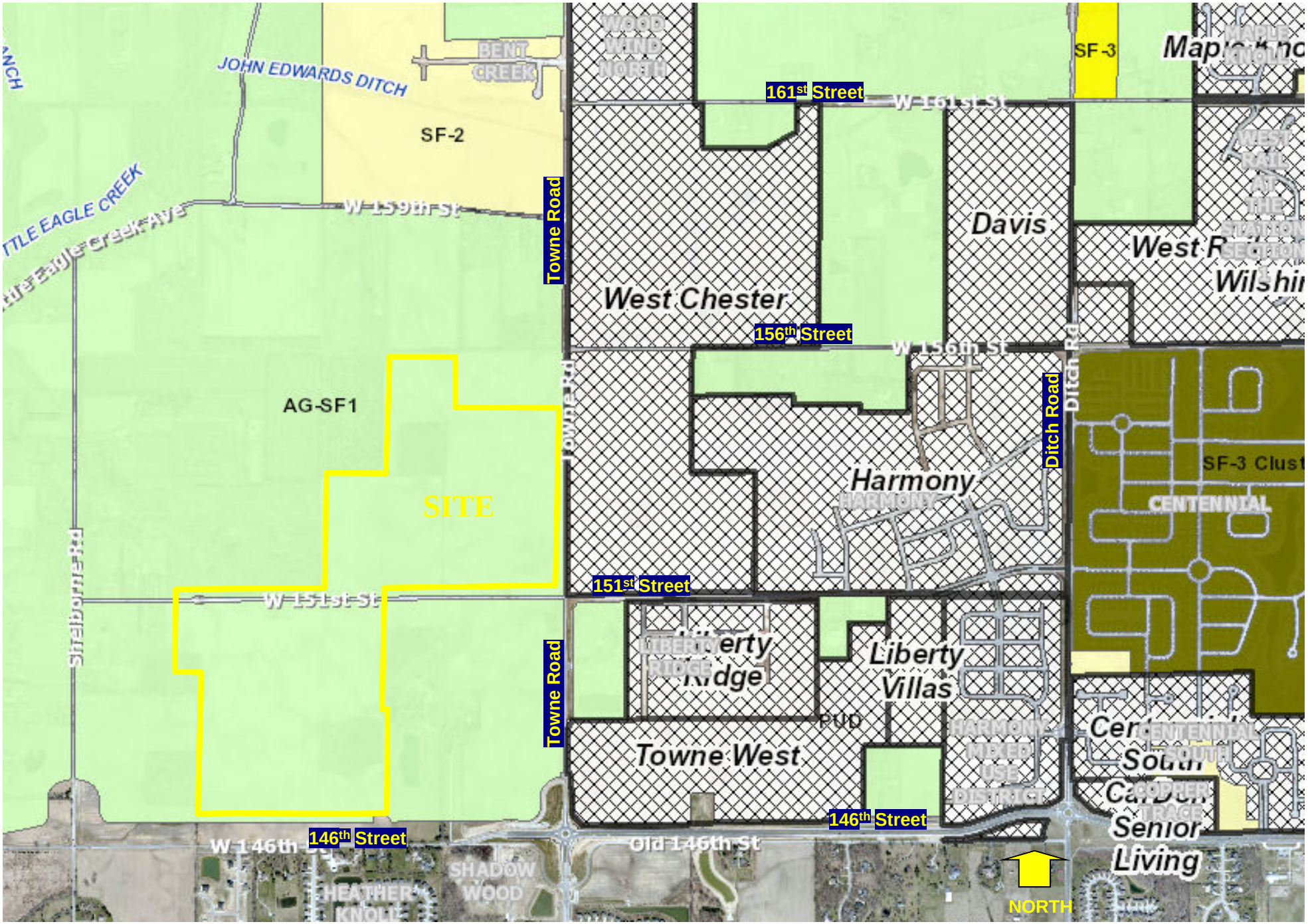
Amenity Character Exhibits

Claiborne Farms by Del Webb

Updated Concept Plan

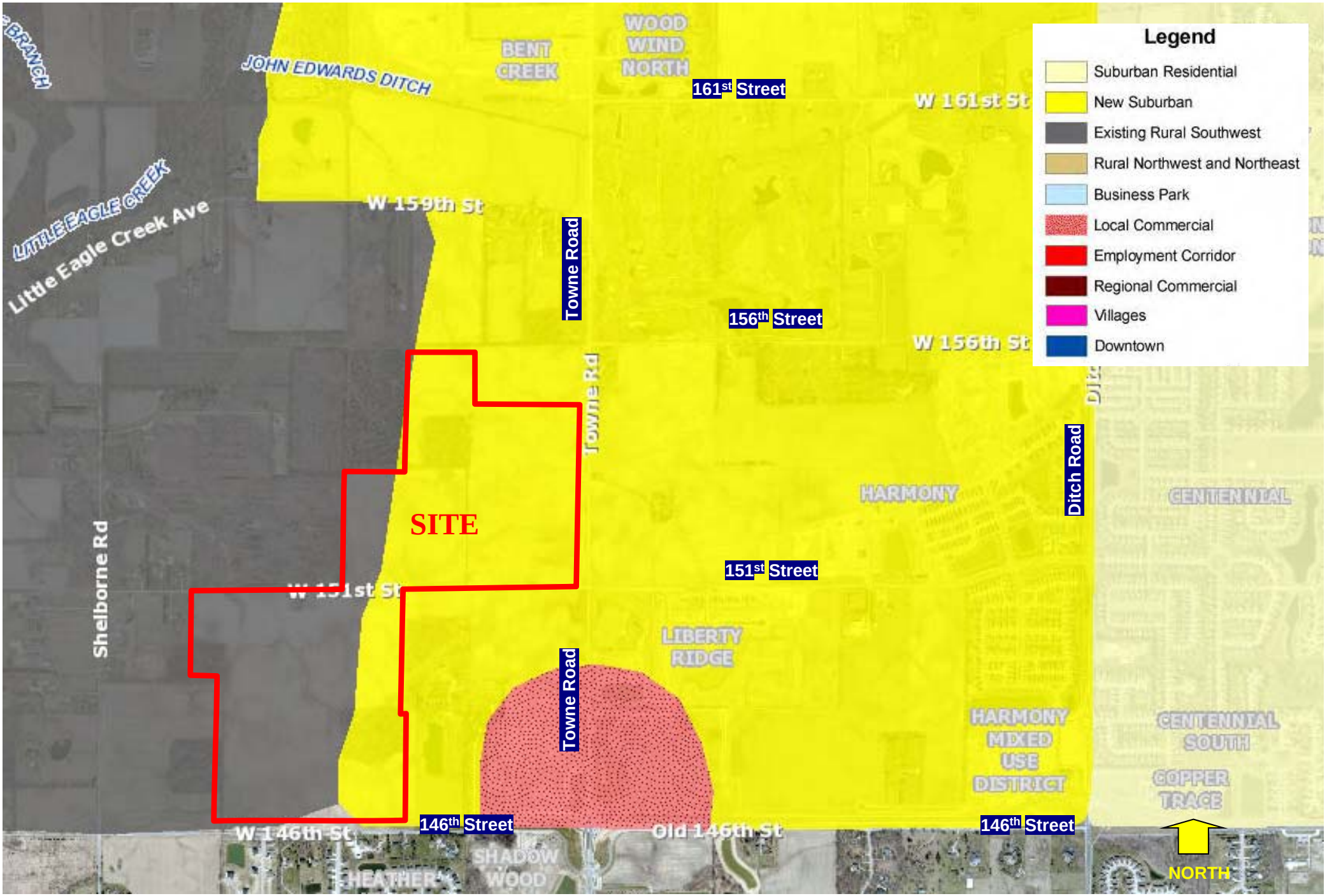


Del Webb Westfield
Site Location Map



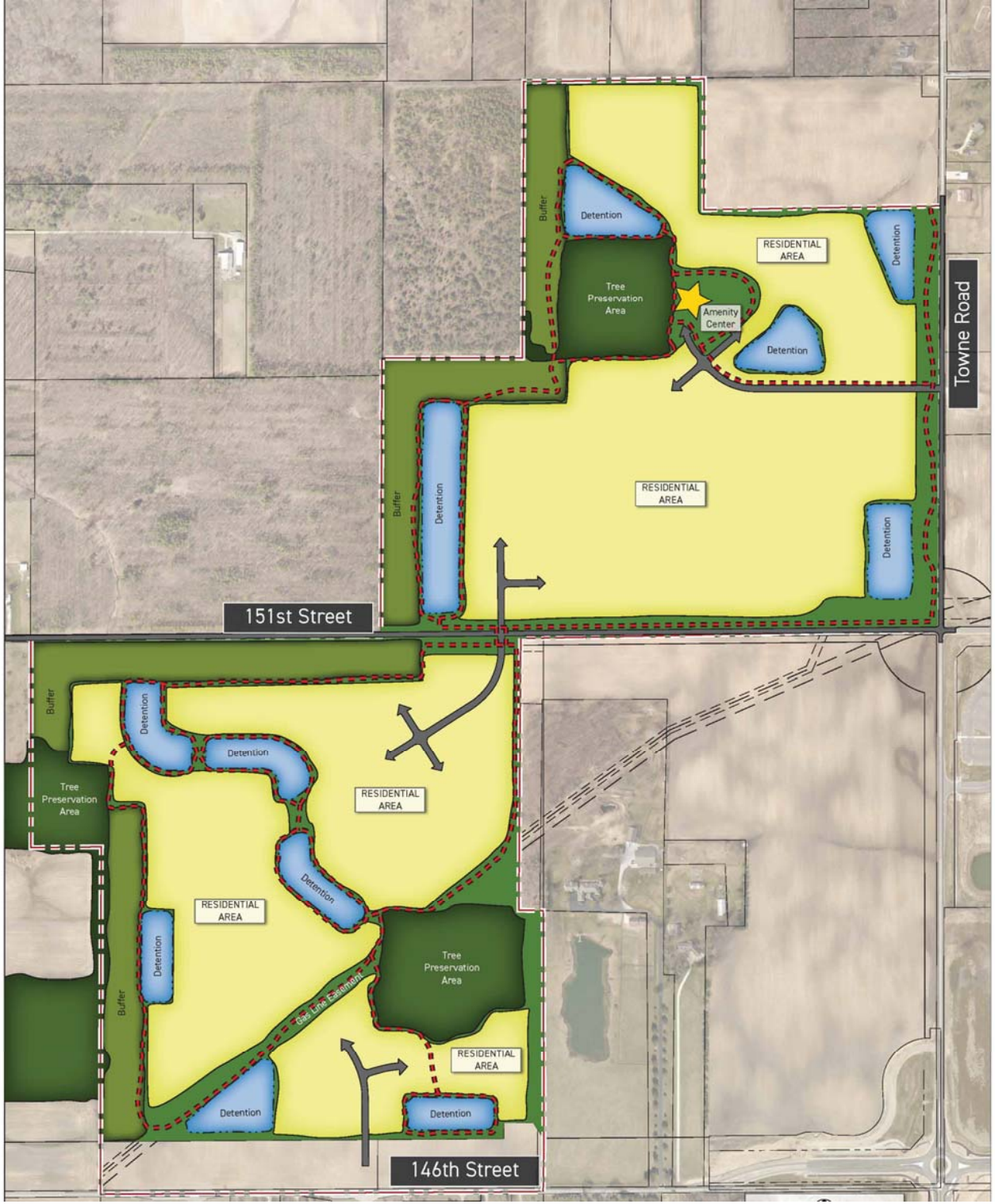
Del Webb Westfield

Site Zoning Map



Del Webb Westfield

Comprehensive Plan Map



Claiborne Farms by Del Webb

Original Concept Plan