



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_05_2017

Monday, June 05, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 05, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

APC Minutes - May 15, 2017

Documents: [APC Minutes - May 15, 2017](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1704-PUD-05

Haworth Business Park PUD

Southeast Corner of 169th Street & Oak Ridge Road

Wilcox Development, LLC by Keeler-Webb Associates requests a change of zoning of 37.76 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 17-05](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Countryside HOA Neighborhood Meeting Summary](#)

1703-DDP-03

Shelby Gravel, Inc.

17710 Mule Barn Road

Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

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

PUBLIC HEARINGS

1706-PUD-10 [PUBLIC HEARING]

Hall and House PUD Amendment

17407 Wheeler Road

Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP requests an amendment the monument signage requirements of the Hall and House Planned Unit Development (PUD) District

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Amendment Ord. 17-16](#) | [Exhibit 5: Ordinance 12-25 Hall and House PUD](#) | [Public Comment](#)

1706-SPP-06 & 1706-ODP-06 [PUBLIC HEARING]

The Trails

Southeast Corner of Oak Ridge Road and State Road 32

Edgerock Development LLC by Onpointe Land Matters LLC requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#)

1706-PUD-09 [PUBLIC HEARING]

Village Park Plaza I PUD District

2222 E. 146th Street

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 17-17.pdf](#) | [Exhibit 5: Neighbor Meeting Summary](#)

1706-SPP-04 & 1706-ODP-04 [PUBLIC HEARING]

Village Park Plaza I

2222 E. 146th Street

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

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

CONTINUED ITEMS

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

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1703-DDP-03

Subject Site Address: Generally located on Mule Barn Road, north of State Road 32

Petitioner: Shelby Gravel, Inc. by Zentz Consulting, LLC

Request: Detailed Development Plan review for a concrete mixing batch plant

Current Zoning: OI: Open Industrial District

Current Land Use: Vacant

Approximate Acreage: 10 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT DESCRIPTION

The applicable zoning district is OI: Open Industrial District. The project is for a new concrete mixing batch plant.

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. The public hearing for this petition was held the Advisory Plan Commission's March 20, 2017, meeting.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.



- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

Permitted Uses: The proposed use is a light industrial which is permitted in the OI District.

- 22) Minimum Lot Area: 3 acres
- 23) Minimum Lot Frontage: 70 feet



24) Minimum Building Setback Lines:

- a) Front Yard: 100 feet along Expressway or Arterial
- b) Side Yard: 20 feet
- c) Rear Yard: 40 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: 60 feet

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

28) Accessory Use and Building Standards (Article 6.1)

29) Architectural Standards (Article 6.3 (G))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Detention and Retention Areas (Article 6.8(I))
- c) Minimum Lot Landscaping Requirements (Article 6.8(K))
- d) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- e) External Street Frontage Landscaping
- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.



- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

46) Street and Right-of-Way Standards (Article 8.9)

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Staff recommends approving the petition with the following conditions:**
 - **All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a secondary plat.**
 - **The final approval of the landscape plan be delegated to the Department.**
- 3) If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



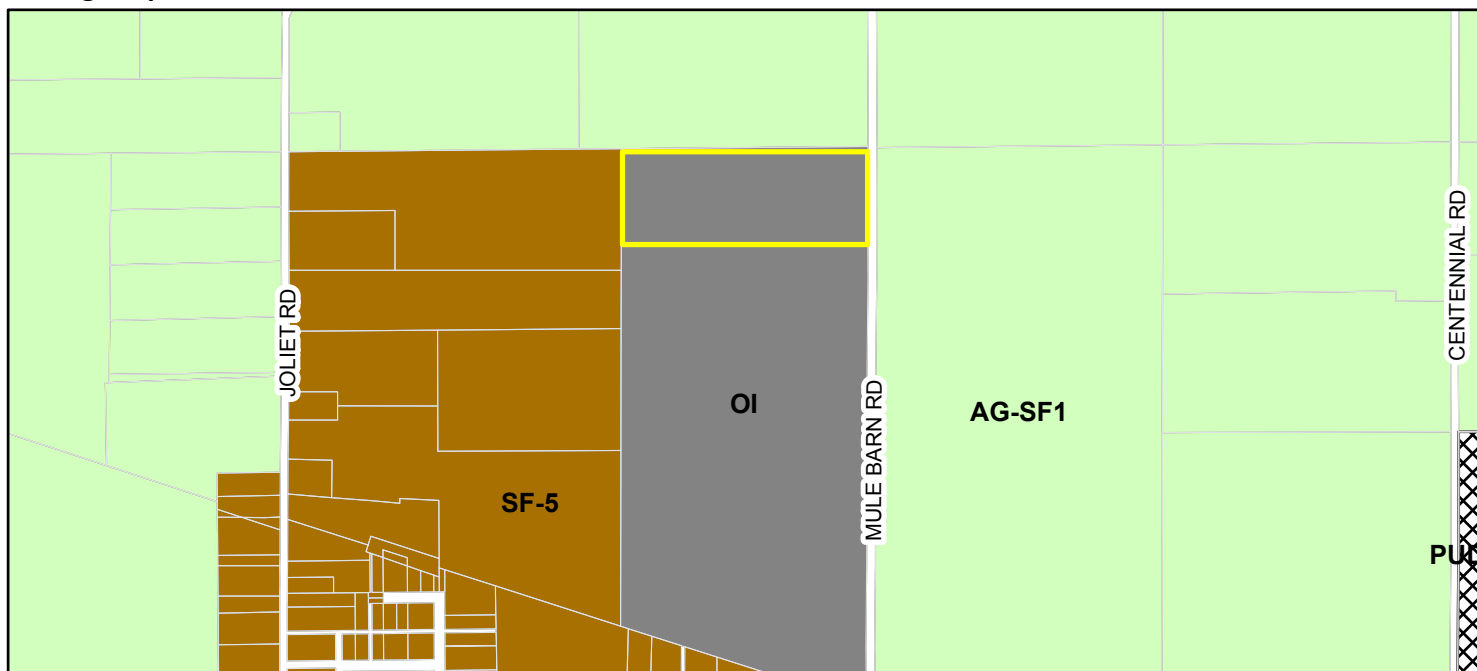
Property Location Map
1703-DDP-03
Shelby Materials



Aerial Location Map



Zoning Map



Parcel
**Zoning - All
Zoning**

AG-SF1 (Agriculture - Single Family - 1)

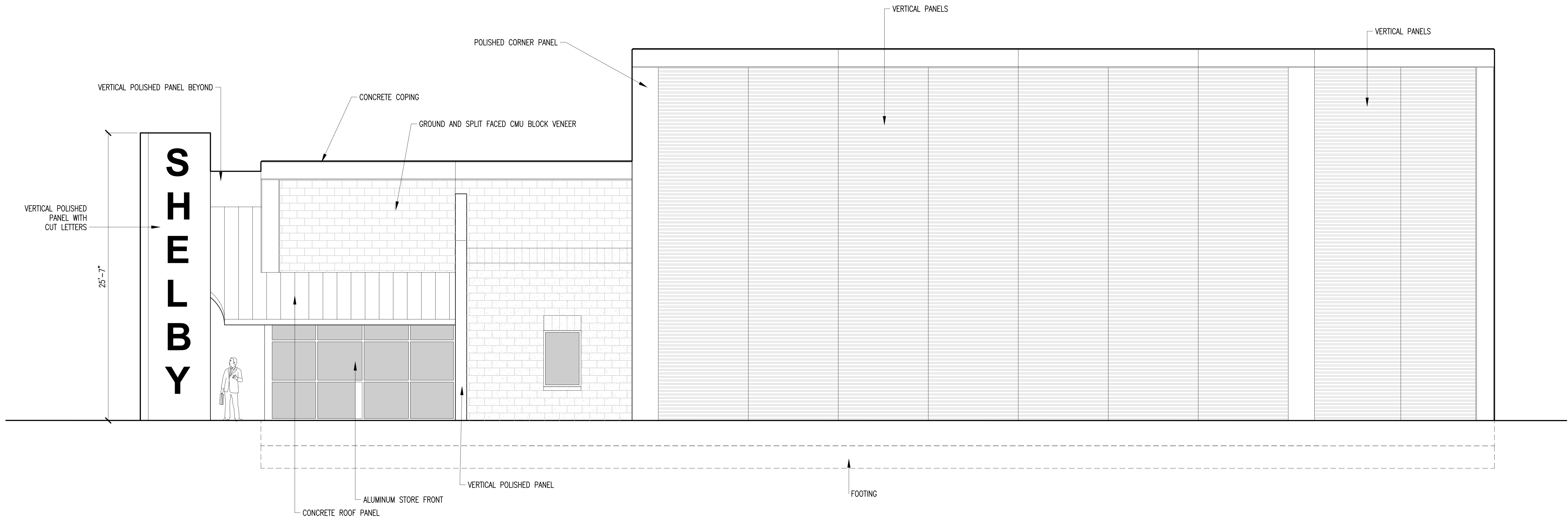
GB (General Business)

OI (Open Industrial)

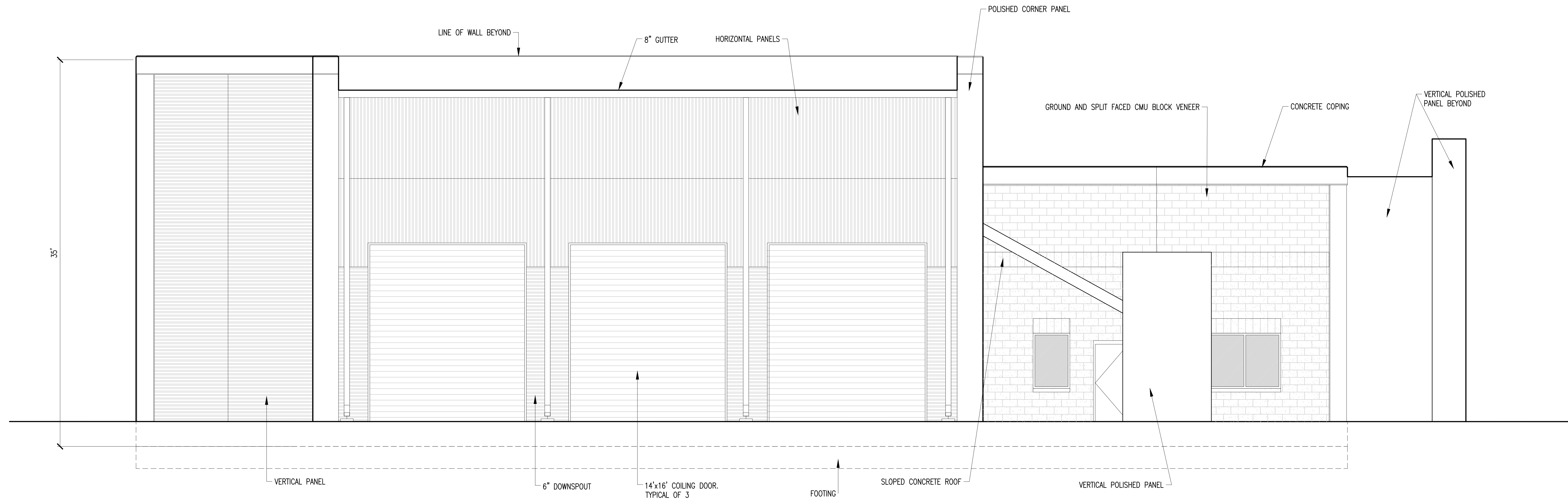
PUD (Planned Unit Development)

SF-5 (Single Family - 5)

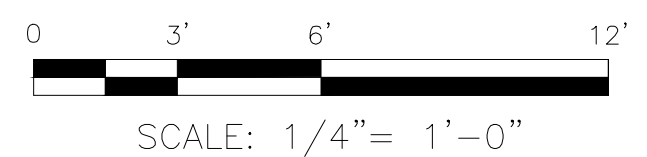
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 AOUT: C200
 DATE/TIME: May 12, 2017 - 10:00am

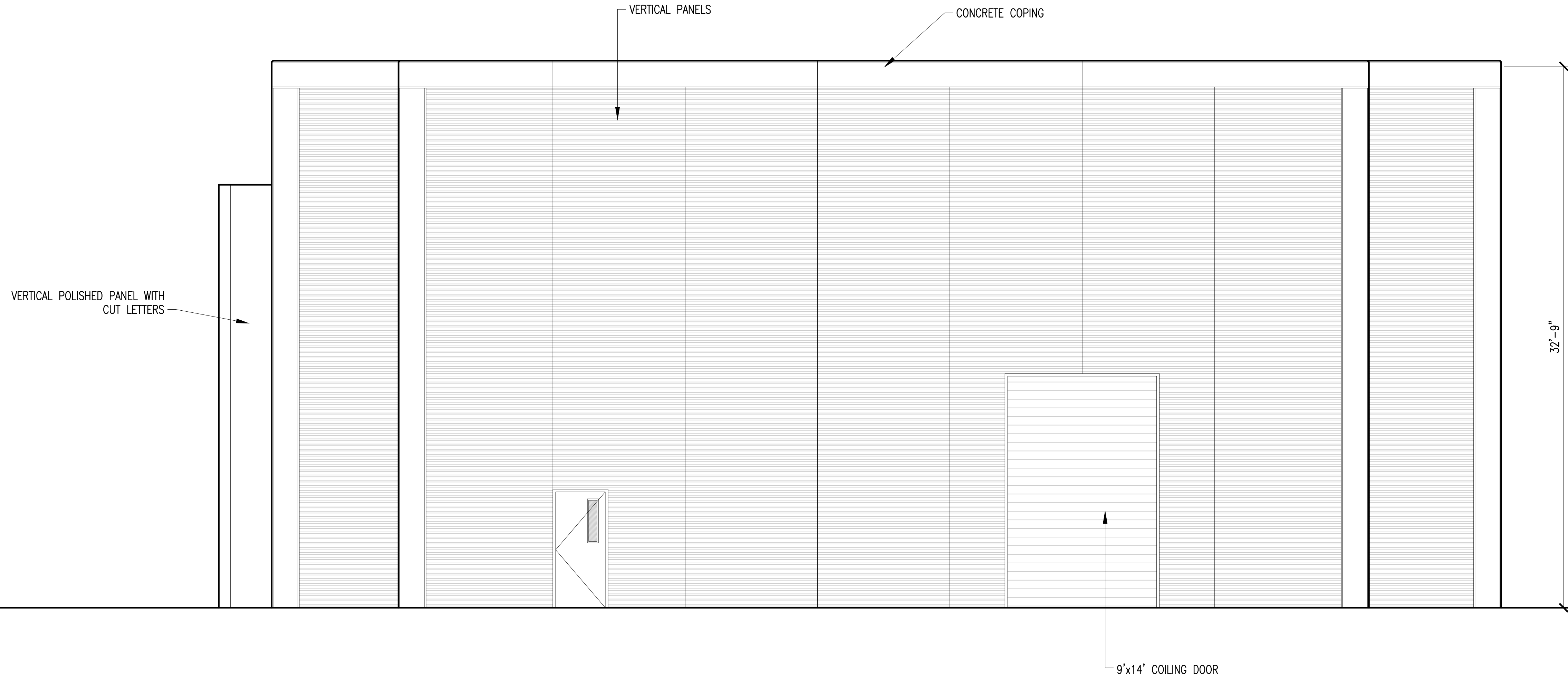


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

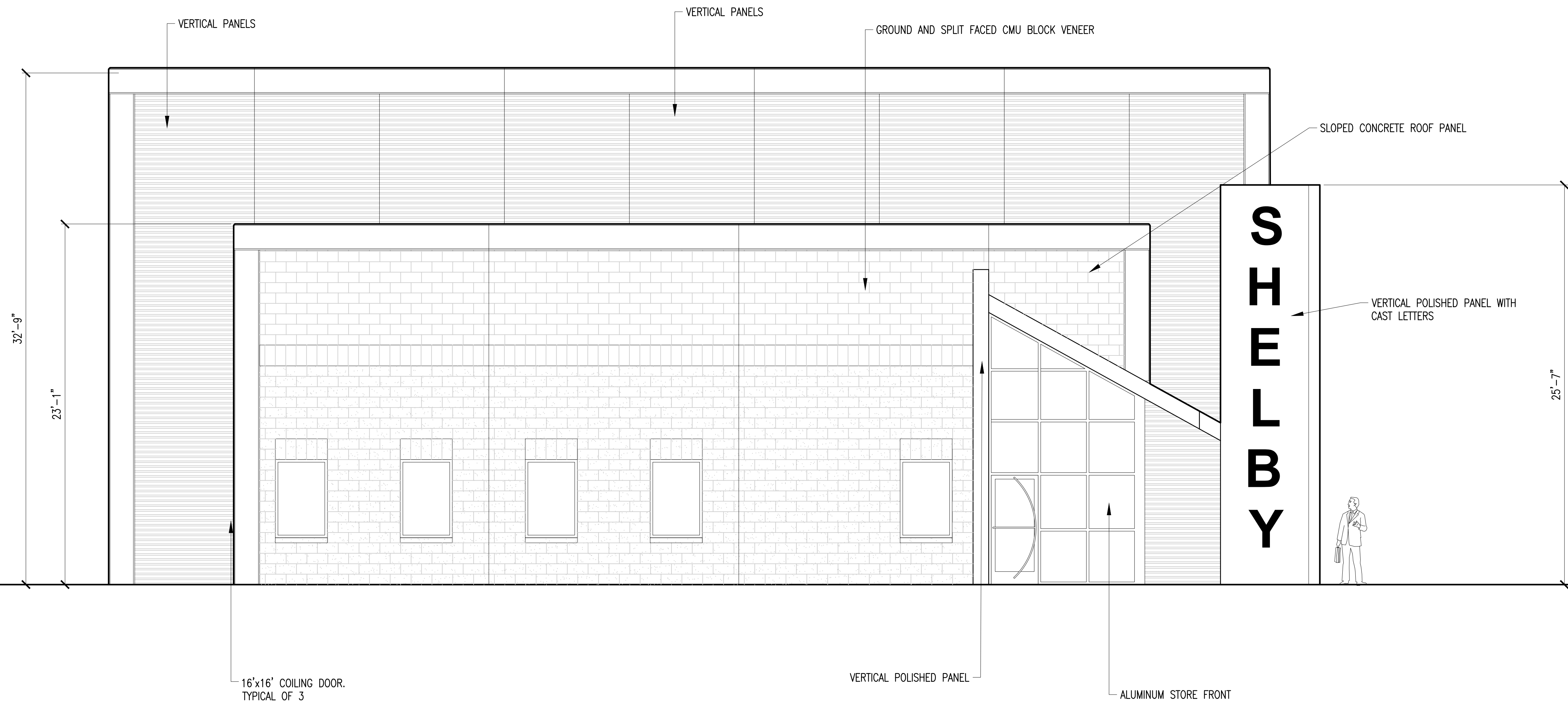


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

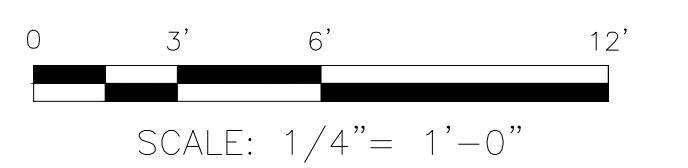




1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



S89°33'30"W 2660.67' (M) 2659.0' (R)

ARNOLD ROBERTS
INSTR. NO. 2008057142

S89°33'30"W 1135.00'

PROPOSED OFFICE
BUILDING
74' X 109'
FFE=925.20

DETENTION
TOP OF BANK
100 Year-24H 922.60
10 Year-24H 920.96
2 Year-24H 919.84
919.41

DETENTION & BMP EASEMENT

DETENTION & BMP EASEMENT

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL. CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

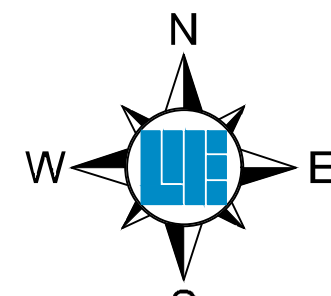
LANDSCAPE ORDINANCE REQUIREMENTS

WESTFIELD REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION K: MINIMUM LOT LANDSCAPING (INDUSTRIAL) - 5 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE - 50 ORNAMENTAL OR EVERGREEN TREES - 250 SHRUBS	(10 ACRES) - 50 SHADE TREES - 50 ORNAMENTAL OR EVERGREEN TREES - 250 SHRUBS	(10 ACRES) - 60 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 295 SHRUBS
SECTION L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE: 1 SHRUB OR ORNAMENTAL TREE PER 12' LINEAR FEET. - ANY BUILDING EXPANSE LONGER THAN 80' MUST HAVE PLANT MATERIAL SPACED EVERY 40'. - PLANTING BEDS MUST BE AT LEAST 8" IN WIDTH. - MONUMENT SIGNS SHALL INCLUDE A LANDSCAPED AREA AT THE BASE. SIZE SHALL EQUAL THE SQUARE FOOTAGE OF ONE SIDE OF THE SIGN'S FACE.	(73' BUILDING FRONTAGE) - 6 SHRUBS/ ORNAMENTAL TREES	- 6 SHRUBS
SECTION M: EXTERNAL STREET FRONTAGE LANDSCAPING - MINIMUM DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. - FOR INDUSTRIAL DISTRICTS: 5' TALL UNULATING MOUND REQUIRED ALONG ENTIRE FRONTAGE.	(384' MULE BARN RD.) - 12 SHADE OR EVERGREEN TREES - 8 ORNAMENTAL TREES - 96 SHRUBS	- 12 SHADE OR EVERGREEN TREES - 8 ORNAMENTAL TREES - 96 SHRUBS
SECTION N: BUFFER YARD LANDSCAPING - BUFFER YARD TYPE A REQUIRED TO NORTH (AG-SF1). - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET. - 30' WEST - 20 SHADE TREES - 20 EVERGREEN TREES - 77 SHRUBS	(1,075' NORTH) - 32 SHADE TREES - 32 EVERGREEN TREES - 108 SHRUBS (304' WEST) - 20 SHADE TREES - 20 EVERGREEN TREES - 77 SHRUBS	- 32 SHADE TREES - 32 EVERGREEN TREES - 108 SHRUBS - 20 SHADE TREES - 20 EVERGREEN TREES - 77 SHRUBS
SECTION O: PARKING AREA LANDSCAPING - INTERIOR - 5% OF THE PARKING AREA MUST BE USED AS LANDSCAPED ISLANDS - ISLANDS SHALL BE DISPERSED TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 200' IN LENGTH. - ISLANDS MUST HAVE A MINIMUM 7' WIDTH AND 120 SF AREA - 1 TREE AND 4 SHRUBS PER ISLAND	(13,435 SF PARKING AREA) - 672 SF ISLANDS - 1 TREE & 4 SHRUBS PER ISLAND	- 763 SF ISLANDS - 1 TREE & 4 SHRUBS PER ISLAND

LANDSCAPE PLAN NOTES

- SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- LANDSCAPE BED EDGE (TYP.)
- MULCH

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER	SPECIAL INSTRUCTIONS	MATURE SIZE	
CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	16	X		SEE PLAN	X	50' x 40'W
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	36	X		SEE PLAN	X	90' x 50'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	10	X		SEE PLAN	X	75' x 75'W
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	10	X		SEE PLAN	X	60' x 80'W
EVERGREEN TREES									
PpG	PICEA PUNGENS 'GLAUCO'	COLORADO BLUE SPRUCE	8'	52	X		SEE PLAN	X	50' x 20'W
PA	PICEA ABIES	NORWAY SPRUCE	8'	4	X		SEE PLAN	X	60' x 30'W
ORNAMENTAL UNDERSTORY TREES									
AG	ACER GRISEUM	PAPERBARK MAPLE	1 1/2"	3	X		SEE PLAN	X	30' x 25'W
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	4	X		SEE PLAN	X	25' x 25'W
CC	CERCIS CANADENSIS	REDBUD	1 1/2"	4	X		XX	X	30' x 30'W
DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	#3	78		X	SEE PLAN	MIN 18"	8' x 4'W
AmA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#3	153		X	SEE PLAN	MIN 18"	8' x 7'W
PoT	PHYSCOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	#3	65		X	SEE PLAN	MIN 18"	4' x 4'W
EVERGREEN SHRUBS									
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	3	X		SEE PLAN	MIN 18"	



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-362-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW (IC 8-1-26,
IC 8-1-28) IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

SHELBY MATERIALS
MULE BARN ROAD, WESTFIELD, IN 46074
LANDSCAPE PLAN

SHEET NO.

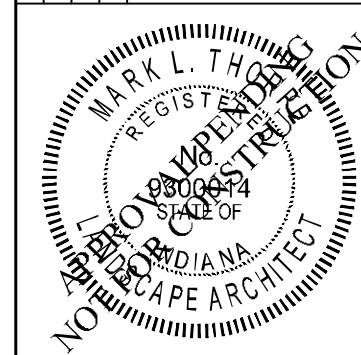
L100

PROJECT NO.

W16.0598

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR REVIEW	02/15/2017	RLW
SUBMITTED TO ADDRESS COMMENTS	04/27/2017	RLW
RESUBMITTED TO ADDRESS COMMENTS	05/12/2017	RLW

PROJECT NO.	W16.0598
DWG NAME	W160598-L100
PHYSICAL UNIT	RAW
DRAWN BY	RLW
CHECKED BY	MLT
DATE	05/12/2017



MARK L. THORPE, R.L.A. No. 930014

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1704-PUD-05

Docket Number: 1704-PUD-05 (Ordinance No. 17-05)

Petitioner: Wilcox Development, LLC by Keeler-Webb Associates (the "Petitioner")

Request: A change of zoning of 36.764 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Undeveloped / Agriculture

Acreage: 36.764 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 17-05 (Haworth Business Park PUD)
5. Character Exhibit
6. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the April 10, 2017, City Council meeting. The petitioner hosted an informal meeting on April 20, 2017, at the Countryside Clubhouse for neighbors and other interested parties.

The petition received a public hearing at the May 1, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The subject property (the "Property") encompasses 36.764 acres +/- and is located at the southeast corner of 169th Street and Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. The Property is surrounded by development on all four sides: the Countryside subdivision to the west, Open Industrial zoned parcels to the north, the south Park Business Park to the east and the industrial and local business areas of the West Oak PUD to the south.



Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the “Haworth Business Park” that would allow for the development of industrial and business uses. The proposed ordinance defaults to the EI: Enclosed Industrial District as the underlying zoning district.

Permitted Uses: The proposed PUD Ordinance defaults to the uses allowed in the EI: Enclosed Industrial District except that some of the more intense EI uses are prohibited in the Haworth PUD. The proposed PUD Ordinance also includes a limited list of permitted residential, business, institutional, recreational, and industrial uses.

General Regulations: The proposed ordinance modifies the Minimum Tract Requirement in the EI: Enclosed Industrial District from 3 acres to 1.2 acres.

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

Architectural Standards: The proposed PUD Ordinance would default to the EI District architectural standards, however, the PUD Ordinance establishes an Architectural Overlay Zone along Oak Ridge Road and 169th Street. The Architectural Overlay Zone would require enhanced building façade treatment and external materials for buildings within the overlay zone.

The proposed ordinance also incorporates an Illustrative Character Exhibit (see **Exhibit 4**) to establish the benchmark for the quality and character of the development prohibiting the use of franchise and prototype architecture and establishing alternative standards for building materials.

Outside Storage and Display Standards: The proposed PUD Ordinance would allow for outside storage and display in accordance with Article 6.12. However, outside storage and display would not be allowed within the Architectural Overlay Zone.

Sign Standards: The proposed PUD Ordinance would allow a maximum of (2) nonresidential center monument signs: one at the Oak Ridge Road entrance and one at the 169th Street entrance. Each sign would follow the standards for nonresidential center monument signs per Article 6.17(J)(2)(a)(ii).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the Property within the “Business Park” land use classification. The Business Park classification identifies manufacturing,



subordinate office, retail and services, research and development and warehousing as appropriate land uses.

ISSUES RAISED AT PUBLIC HEARING

Concerns about truck traffic on Oak Ridge Road were expressed at the neighborhood meeting and the public hearing. The City Engineer has reviewed the proposal and is supportive of a full access on Oak Ridge Road. This project falls between State Road 32 and South Park Drive. The segment of Oak Ridge Road between State Road 32 and South Park Drive has been designed to accommodate truck traffic. In the future, Dean Road is planned to extend south to 161st Street. A completed Dean Road frontage road would help alleviate truck traffic on Oak Ridge Road for both the South Park Business Park and the Haworth Business Park.

MODIFICATIONS SINCE PUBLIC HEARING

Bar/Tavern has been removed from the permitted uses list and has been replaced with "Brewery, Winery and Distillery Uses" which has been defined. Restrictions regarding this use have been added to the Permitted Uses Section. "Tasting Room" has been added as a definition.

PROCEDURAL

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

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

Council Introduction: The petition was introduced at the April 10, 2017, City Council meeting.

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 May 1, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana Law and the Plan Commission's Rules of Procedure.

DEPARTMENT COMMENTS

1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1704-PUD-05.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1704-PUD-05

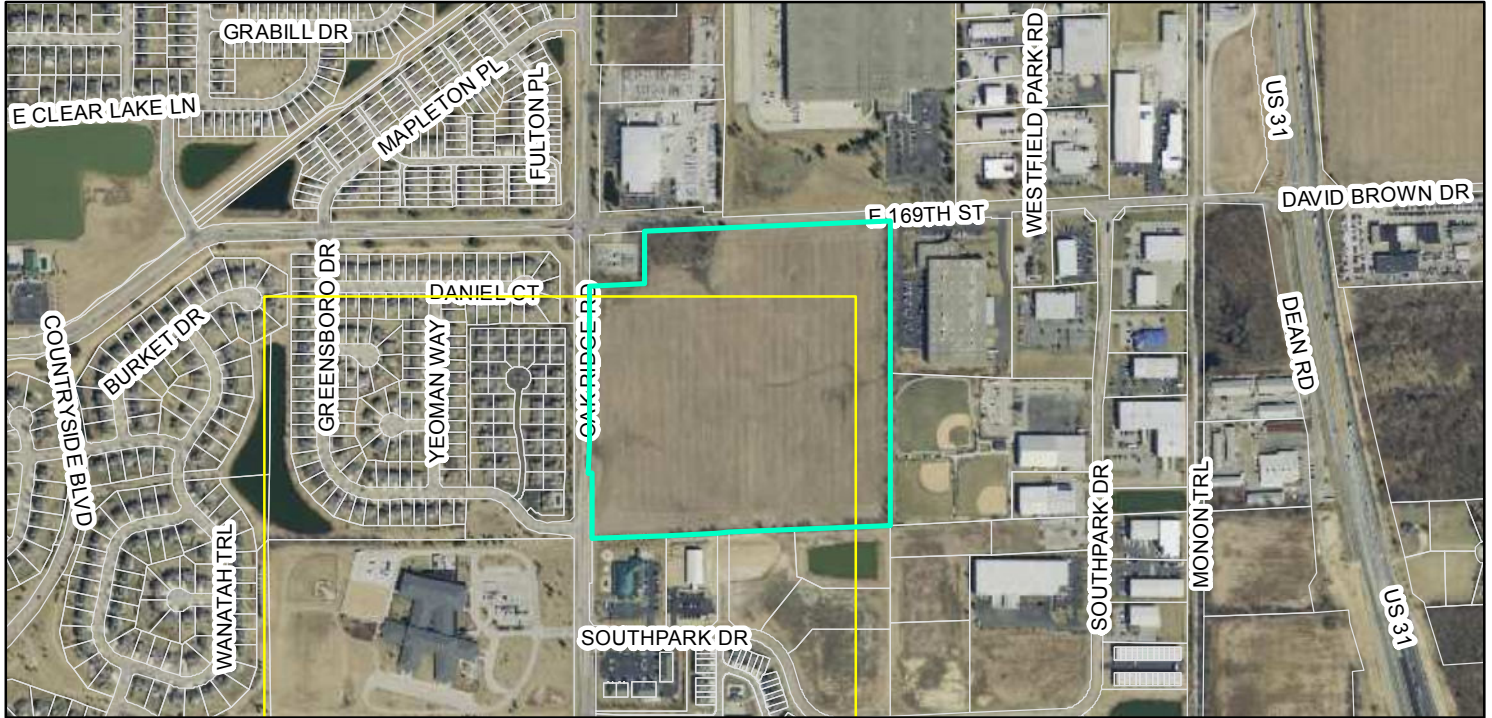
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.



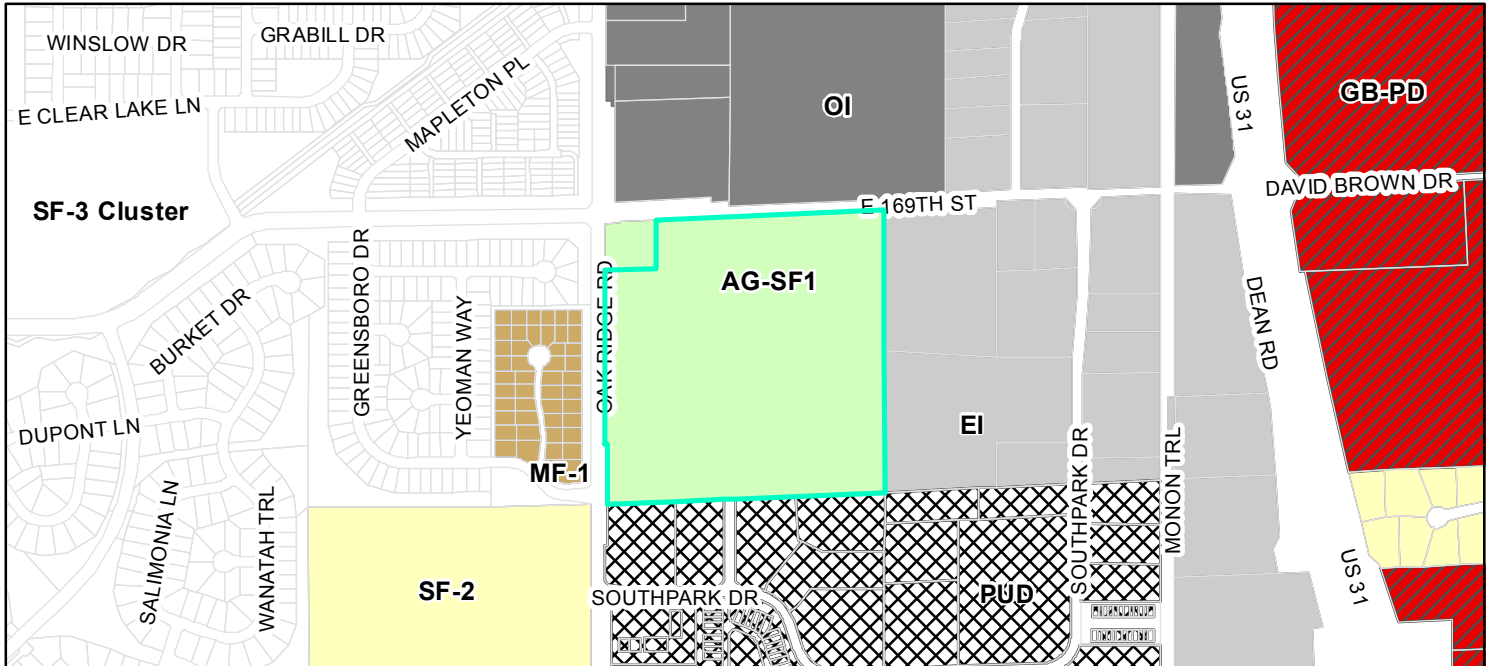
Location Map
Haworth Business Park PUD (Ord. 17-05)
1704-PUD-05



Aerial Location Map



Zoning Map



CHARACTER EXHIBIT C



DAYCARE / OFFICE



HEADQUARTERS OFFICE

CHARACTER EXHIBIT C



PROFESSIONAL FLEX OFFICE



LIGHT INDUSTRIAL

CHARACTER EXHIBIT C



ENGINEERING RESEARCH OFFICE / DISTRIBUTION



OFFICE / DISTRIBUTION WITH TRUCK COURT SCREENING

CHARACTER EXHIBIT C



OFFICE / WAREHOUSE



BIG BOX WAREHOUSE/DISTRIBUTION FACILITY

CHARACTER EXHIBIT C



BODY SHOP



BODY SHOP – SCREENED OUTDOOR STORAGE

CHARACTER EXHIBIT C



COMMUNITY COLLEGE / INDUSTRY PARTNERSHIP TRAINING SCHOOL



FIRE TRUCK SALES & SERVICE

CHARACTER EXHIBIT C



PUBLIC UTILITY – OUTDOOR STORAGE

Haworth Business Park

Planned Unit Development

Neighborhood Meeting Summary

On Thursday, April 20, 2017 Adam DeHart, Mick Peek, and Mike Wilcox hosted a Neighborhood Meeting before the Countryside Home Owners Association and interested residents at the Countryside Neighborhood Building to discuss the proposed Haworth Business park Planned Unit Development (PUD) at the southeast corner of 169th Street and Oak Ridge Road.

Following a short presentation of the project by Mr. DeHart and Mr. Wilcox, concerns were raised by several residents and discussed in open forum. Three (3) residents raised concerns regarding the potential of a bar/tavern located in the PUD because of its proximity to the neighborhood as well as the proximity to nearby schools. Several residents also questioned whether Oak Ridge Road would need to be widened or whether a roundabout at Oak Ridge Road and 169th Street would be necessary because of the increased traffic.

Architecture and landscaping issues were brought up – mainly concerning the buildings that face Oak Ridge Road directly across from Countryside. Because of this, the Architecture Overlay Zones that will exist along 169th Street as well as Oak Ridge Road were detailed by Mr. DeHart. Making sure any fencing placed along the property was of high quality and not chain link fence was mentioned.

Lastly, concerns regarding the lots and buildings themselves were raised. One resident opined that by decreasing the lot size from the required 3 acres in the EI: Enclosed Industrial District to the proposed 1.2 acres would minimize the amount of landscaping and buffering required. The possibility of having a very large building, possibly out of scale with the surrounding community, both in terms of square footage as well as height were of concerns as well.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-PUD-10
Exhibit 1

Docket Number: 1706-PUD-10 (Ord. No. 17-16)

Petitioner: Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP

Request: Petitioner requests an amendment to the sign standards of the Hall and House Planned Unit Development (PUD), consisting of 6 acres +/- located at the southeast corner of Wheeler Road and State Road 32.

Current Zoning: Hall and House PUD

Current Land Use: Commercial

Acreage: 6 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Hall and House Amendment (Ord. 17-16)
5. Hall and House PUD (Original) (Ord. 12-25)

Staff Reviewer: Matt Pleasant, Associate Planner

PETITION HISTORY:

This petition was introduced at the [May 8, 2017](#), City Council meeting. The petition is scheduled to receive a public hearing at the June 5, 2017, Advisory Plan Commission (the "APC") meeting. On [July 9, 2012](#), City Council approved the original Hall and House PUD, Ordinance No. 12-25 (see [Exhibit 5](#)). This petition has been properly noticed for a public hearing at the Plan Commission's June 5, 2017 meeting.

PROJECT OVERVIEW:

Project Location: The 6 acre +/- site includes real estate located at the southeast corner of Wheeler Road and State Road 32 including the Monon Marketplace and Ricker's (the "Property") (see [Exhibit 2](#)). The Property is currently zoned Hall and House PUD primarily used for commercial purposes. Adjacent property to the east is zoned the Gateway Southwest PUD, property to the west is zoned The Trails PUD, and the property to the north is zoned GB: General Business and Culver's Sun Park PUD.

ZONING REQUEST:

Description: The petitioner requests this modification to the Hall and House PUD to modify the sign standards to allow more exposure around the Property.

Project Summary:

Comment: Staff is working with the Petitioner to finalize the PUD Ordinance language and associated exhibits.

- All new Wall Signs to be reverse channel or lit by gooseneck fixtures.
Comment: Current signs default to the UDO Sign Standards, which allows internally illuminated channel letters.
- Allow a second Nonresidential Center Monument Sign along Wheeler Road.
- Allow a Monument Sign on Block A-1 (Ricker's Site).
- Allow Block A-1 (Rickers site) to be included on the Nonresidential Center Monument Signs.

Comprehensive Plan Analysis:

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan shows the project designated in the Highway Corridor / Employment Corridor.

The Highway Corridor / Employment Corridor should reflect the community's appearance, economic vitality, and convenience. State Road 32 should promote smaller scale local office and service uses, which should not negatively impact the residential neighborhoods, or uses. The Highway Corridor encourages signs that are attractive, sized, and designed in relation to the buildings and to the traffic conditions in which they are seen.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the [May 8, 2017](#), Council meeting.

DEPARTMENT COMMENTS:

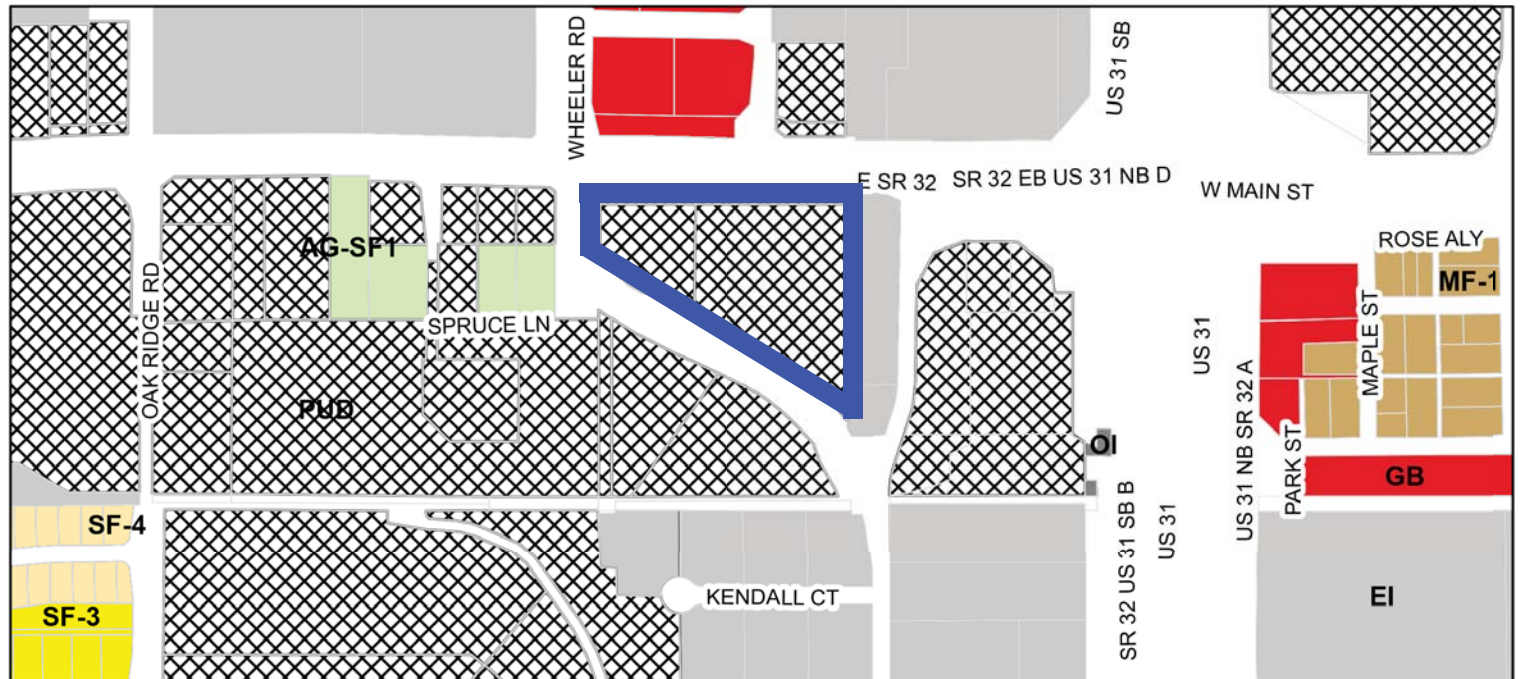
1. **Action: Hold a public hearing at the June 5, 2017 Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov

Aerial Location Map

Site



Zoning Map



Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

MF-1 (Multiple Family - 1)

OI (Open Industrial)

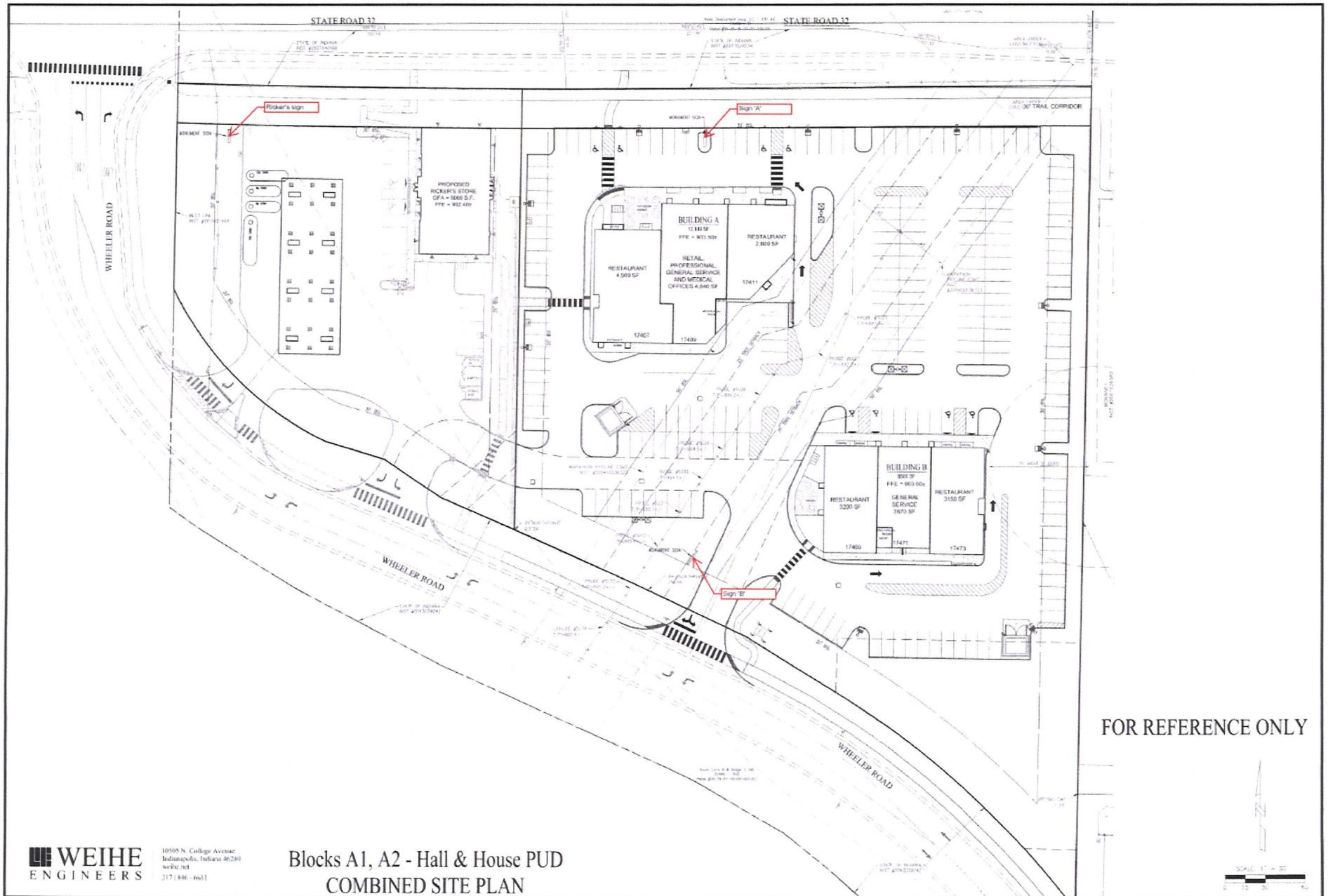
PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

Parcel

EXHIBIT B



DATE: 08/14/2013
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

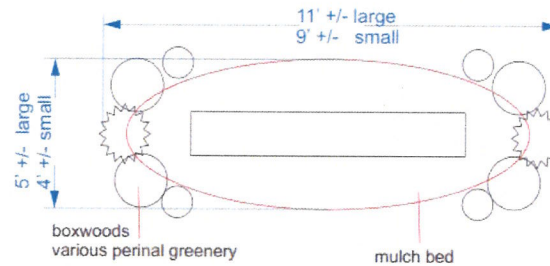
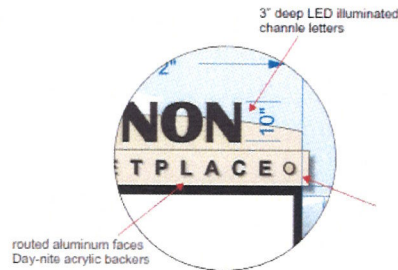
WEIHE
ENGINEERS

10905 N. College Avenue
 Indianapolis, Indiana 46240
 weh@weh.net
 317.186-6601

Blocks A1, A2 - Hall & House PUD
 COMBINED SITE PLAN

EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: **CSI - Signs.com****SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding

Aluminum .090 routed faces with daynite acrylic inserts

MONON

3" deep LED channle letters

Day-night acrylic faces

MARKETPLACE

Routed aluminum faces w/ Day-nite acrylic backers

B PYLON

Will have non-illuminated 1" acrylic letters attached

Marketplace - will be routed aluminum faces

TENANT CABINETS (Double sided cabinets)

Aluminum extruded frames w/ 2" retainers and divider bars

White 3/16" Lexan faces (copy additional / TBD)

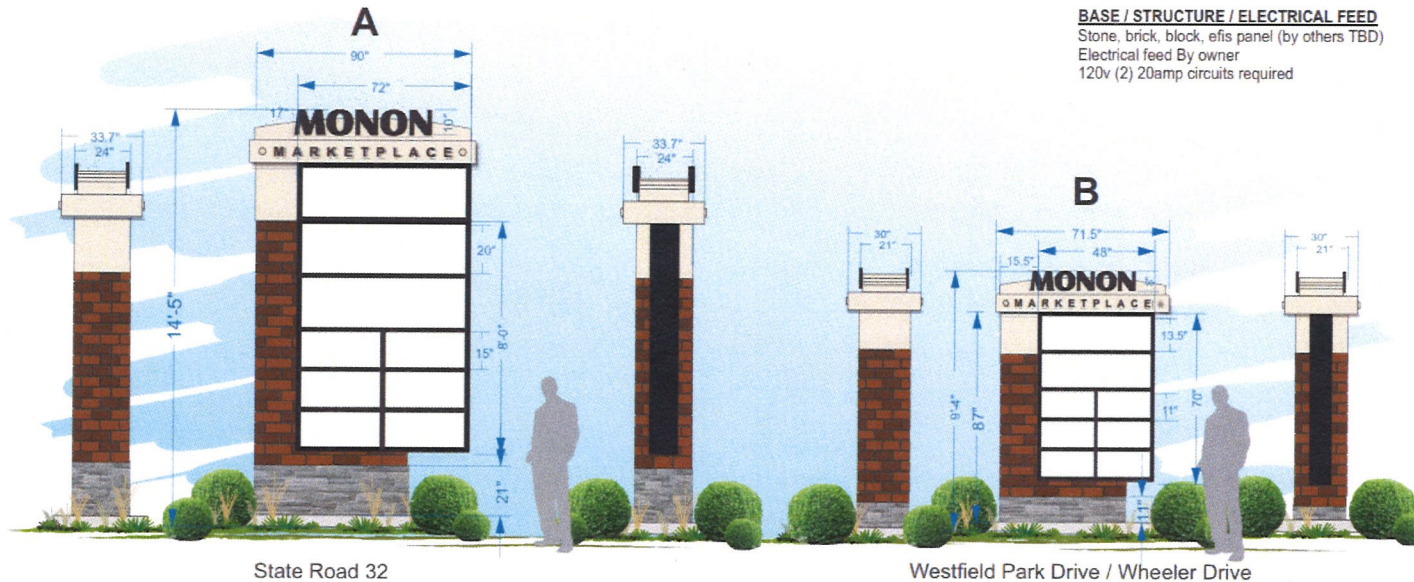
White 6500 LED illumination / self contained pwr supplies

BASE / STRUCTURE / ELECTRICAL FEED

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



State Road 32

Westfield Park Drive / Wheeler Drive

555 Park 32 West Dr.
Noblesville, IN 46062**317 867 2737****Office / Fax****INVOICE NO****XXXXX****CUSTOMER**

Monon Marketplace

LOCATION

Westfield, IN

SALES REP

Mark Keen

DESIGNER

MK

DATE

12/28/15

SCALE

1/4"=1'

FILE PATH

mark/greenwall/mmarket

Approved x _____ Date x _____

PERMIT(S)
CHECK ONE☐ Y _____
☐ N _____

DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

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By approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign
Overall

Westfield
Ground
Monument Sign



WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN
www.wcsigns.com
p. 317-819-0622 f. 317-819-0599



DATE	BY	DATE	DESCRIPTION

SCALE N.T.S.

SHEET #1

LOCATION MAP

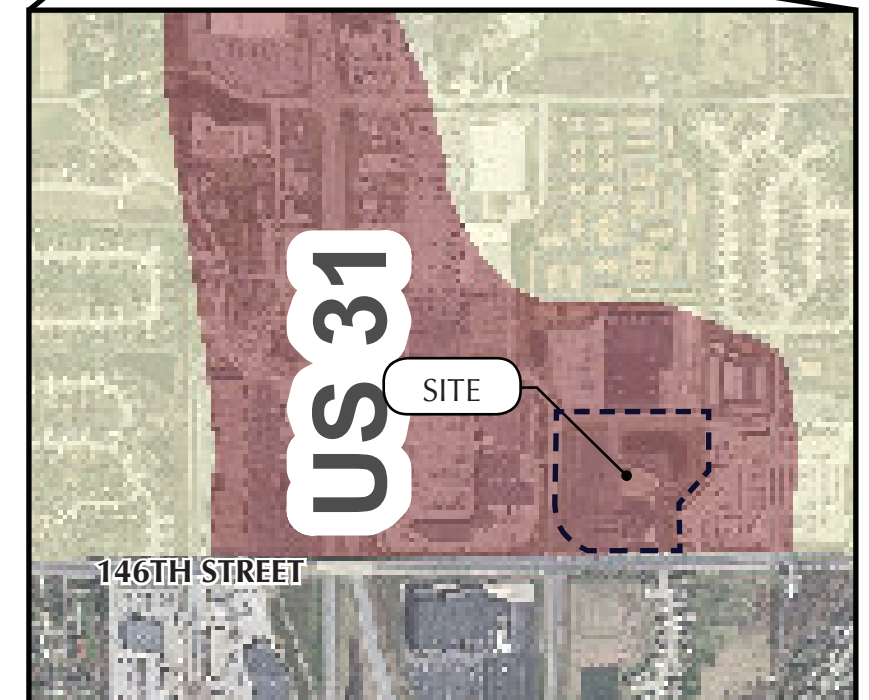
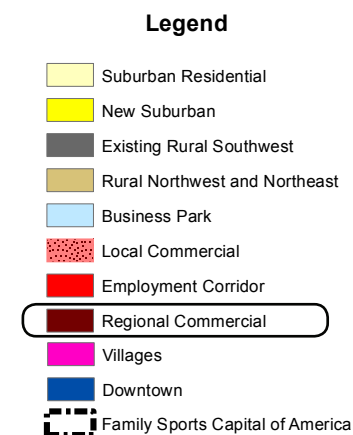
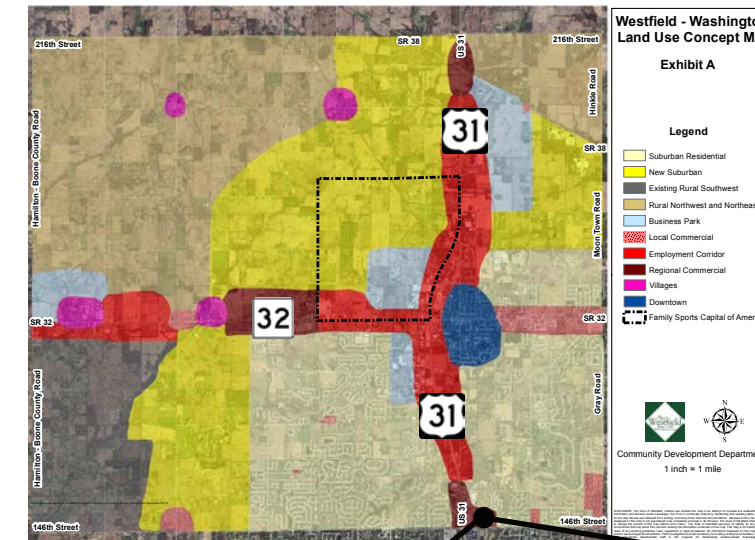


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT



04.28.17

147TH STREET

GREYHOUND PASS

OUTLOTS

EXISTING
DETENTION FACILITY

EXISTING
BUILDING

RENOVATED
BUILDING

LOT 1
4.83 ACRES

3,490 FT²

2,800 FT²

3,123 FT²

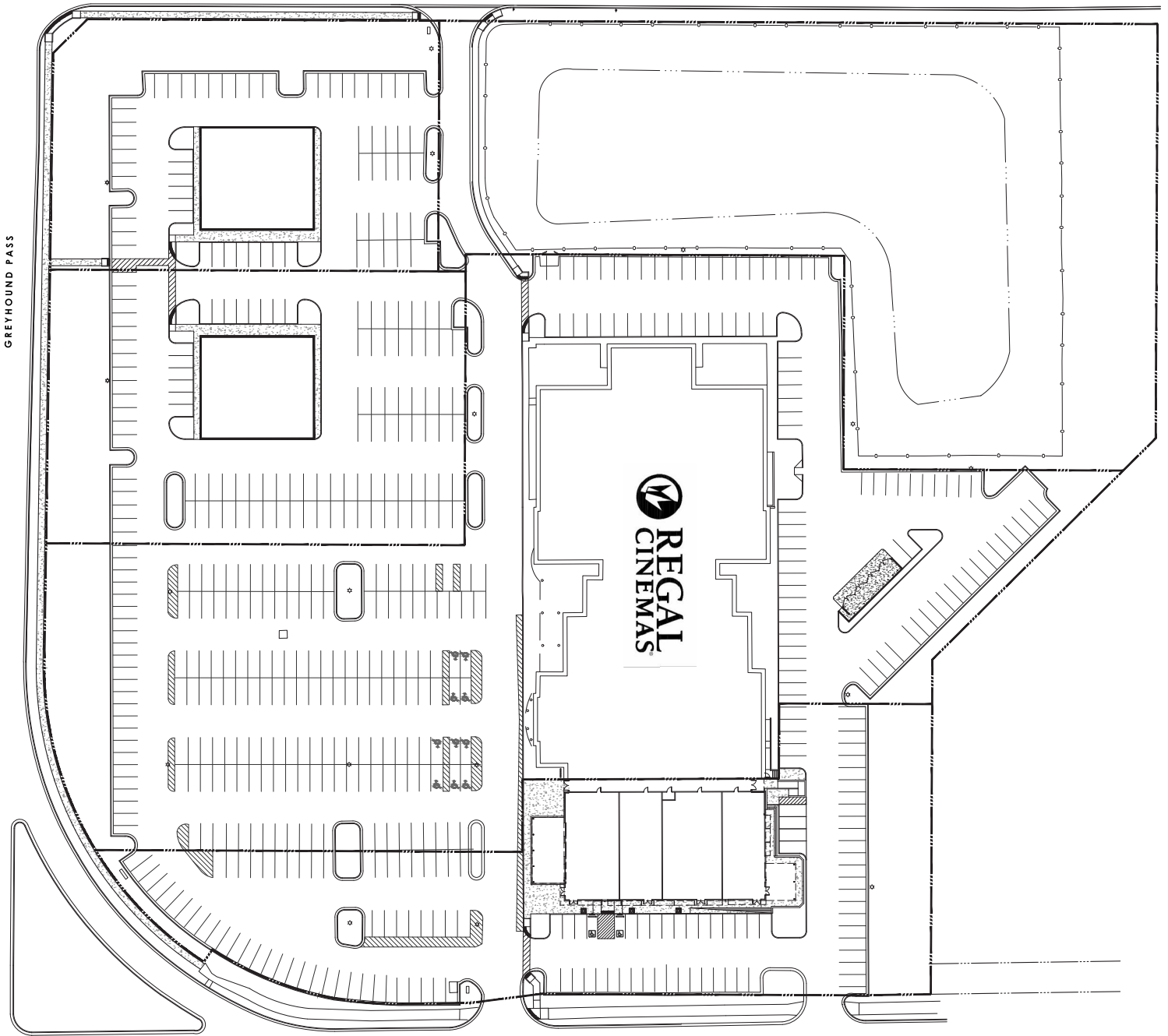
2,810 FT²

LOT 2
1.89 ACRES

146TH STREET

EXHIBIT B: CONCEPT PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

147TH STREET



146TH STREET

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.



04.26.17



EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"
T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

MATERIAL LIST

ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

EIFS CORNICE
DARK GREY TO MATCH SW 7674

STONE VENEER
COLOR T.B.D.

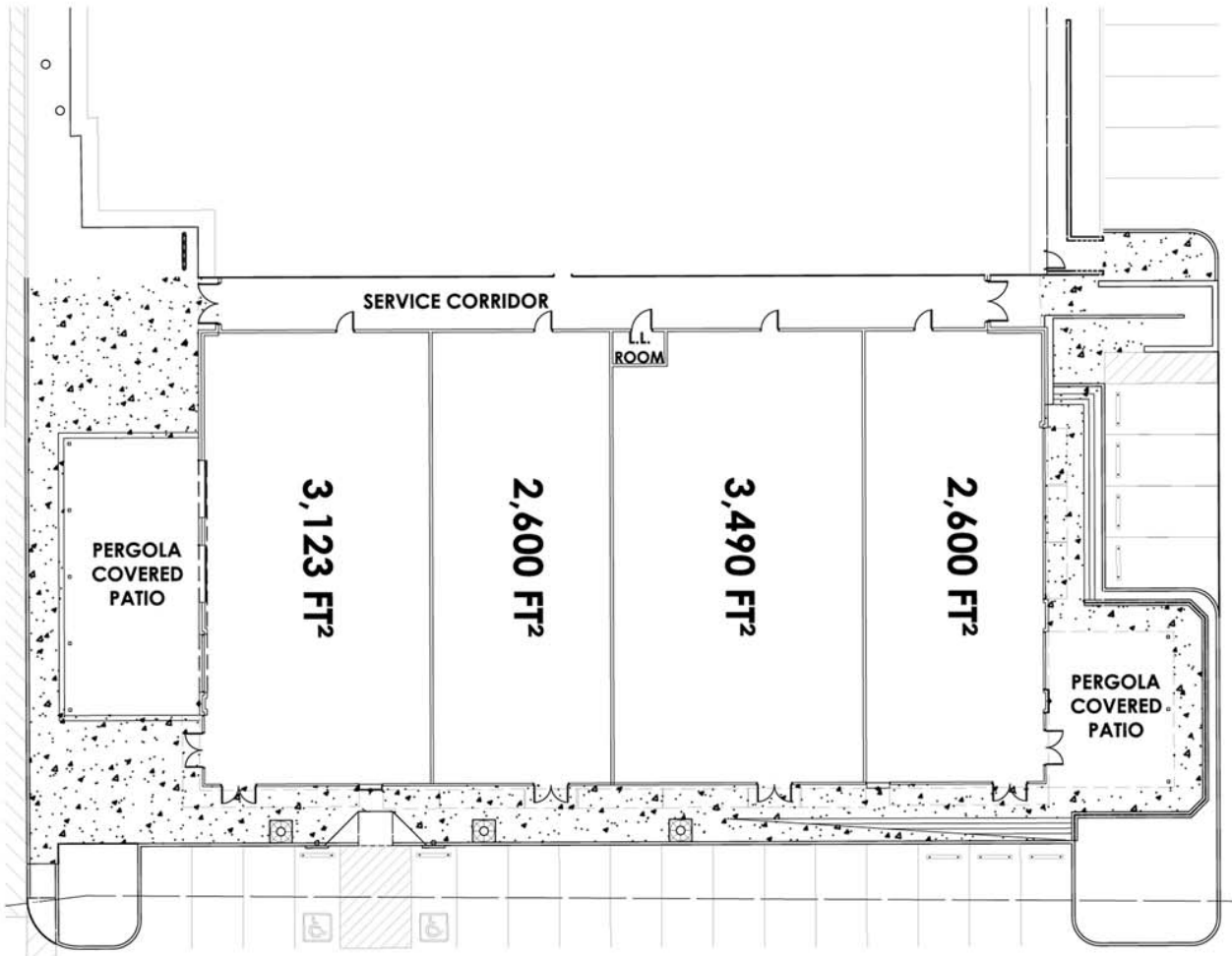
METAL AWNINGS
PITCHED ROOF: DARK GREY TO MATCH SW 7674
BLADE: DARK GREY TO MATCH SW 7674

LIGHTING
GOOSENECK SIGN LIGHTS: BLACK
WALL SCONCE: BLACK

ALUMINUM STOREFRONT FRAMING
COLOR: BLACK ANODIZED



01 WEST ELEVATION



03 EAST ELEVATION



EXISTING BUILDING
BEYOND

STEEL FRAMED
TRELLIS

WALL SCONCE
STONE VENEER

02 SOUTH ELEVATION

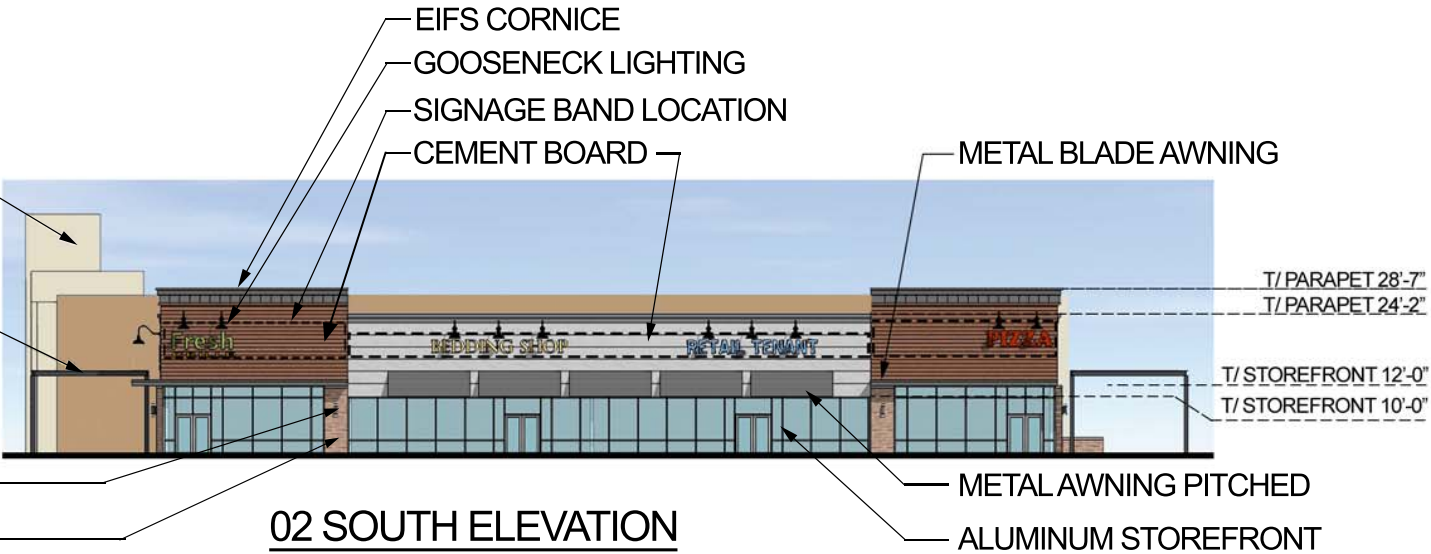


EXHIBIT E: RENOVATION CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

ISSUE

▲ PUD SUBMITTAL 04-27-17

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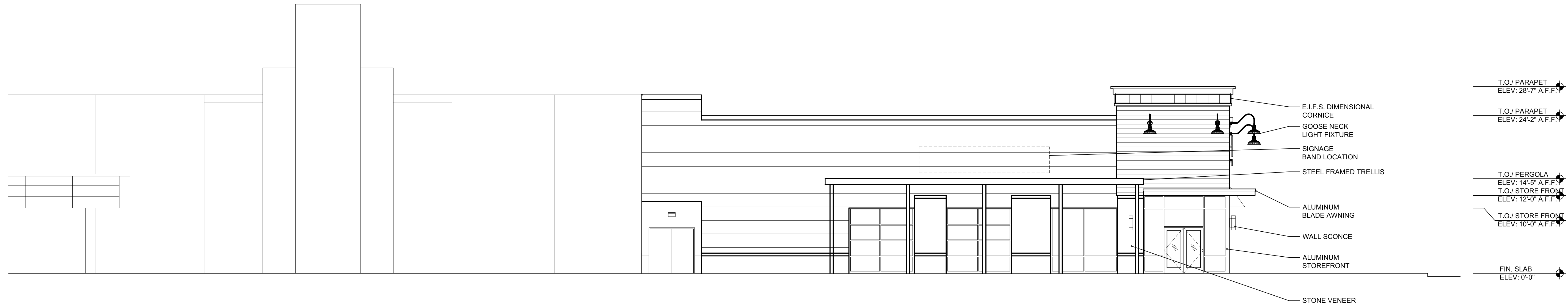
EXTERIOR ELEVATIONS

1/8" = 1'-0"

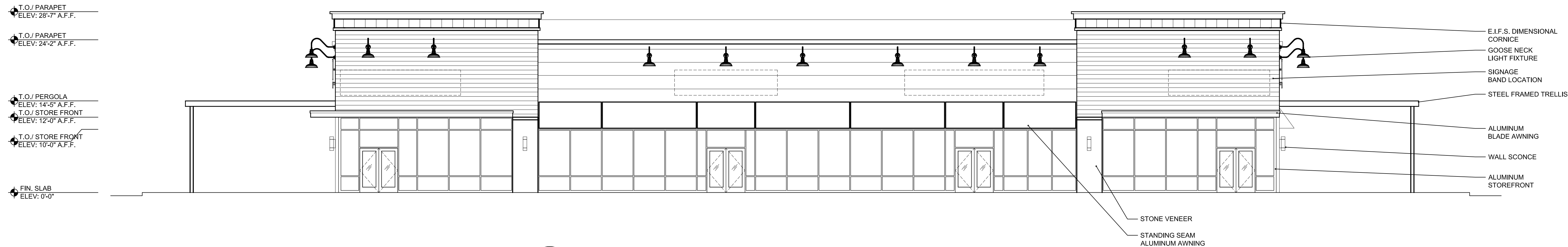
PROJECT # 16201
DRAWN BY KWKE
CHECKED BY RDLA
FILE NAME
PLOT DATE 4/27/2017

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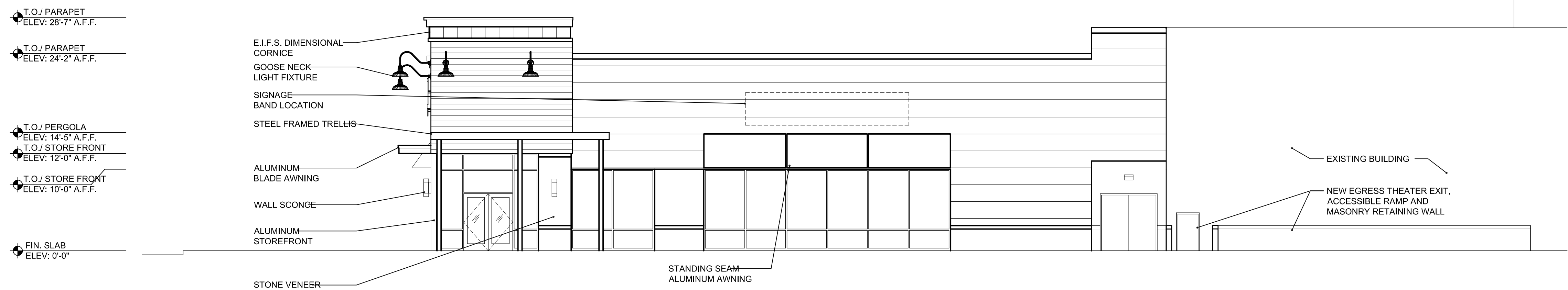
A1.03



1 SOUTH EXTERIOR ELEVATION
A1.03 SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A1.03 SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
A1.03 SCALE: 1/8" = 1'-0"



Jesse M. Pohlman
Consultant + Planner
+1 317 696 9254
jpohlman@onpointeland.com

Memorandum

Date: May 30, 2017

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

From: Jesse Pohlman

**Re: Village Park Plaza I Planned Unit Development (1706-PUD-09)
Summary of Open House for Neighbors**

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Washington Prime Group hosted an open house for adjoining property owners on Wednesday, May 24, 2017, in the Community Room at the Westfield Washington Public Library. Below please find a brief written report of the open house.

Open house began at 6:00 p.m.

Petitioner representatives included Steve Nikel and George Sladek (Washington Prime Group), Jesse Pohlman (Onpointe Land Matters, LLC), Michael Thompson and Austin Tracey (Hamilton-Designs) and Kenneth Esry (RDL Architects).

Attendees included one (1) Council member (C. Spoljaric) and one (1) representative from the Economic and Community Development Department (M. Pleasant).

After general introductions and discussion, the open house concluded around 6:20 p.m. with no additional attendees arriving.

ORDINANCE NUMBER 17-17

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) considered a petition (**Petition No. 1706-PUD-09**), 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 Plan Commission forwarded **Petition No. 1706-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation (___-___) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the Council on _____, 2017;

WHEREAS, the 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 "**Village Park Plaza I**" (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 **Building, Existing:** A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Existing Character Exhibit, attached hereto as **Exhibit D**.

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

- 2.3 **Building, Renovated:** That portion of the Existing Building proposed to be renovated, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Renovation Character Exhibit, attached hereto as **Exhibit E**.

Section 3. **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an indoor movie theater, as generally depicted on the Concept Plan, in compliance with either granted variances or in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (the “Existing Improvements”). Existing Improvements may continue after the effective date of this Ordinance in accordance with the Unified Development Ordinance’s nonconforming development standard provisions. Modifications to Existing Improvements on the Real Estate, including any new construction, new sign permits, building renovations, or site plan changes, shall comply with the standards set forth in this Ordinance. Repair, maintenance and restoration of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance.

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

Section 5. **Illustrative Site Layout.** An Illustrative Site Layout is attached hereto as **Exhibit C** to provide one possible layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

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

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate.

Section 8. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the Real Estate, except as otherwise modified below.

8.1 Minimum Building Setback Lines:

- A. District Perimeter: Fifteen (15) feet
- B. District Perimeter Abutting External Street: Fifty (50) feet
- C. All Other: Zero (0) feet

Section 9. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Section 10. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

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

- A. Renovated Building: The Renovated Building shall be substantially similar in quality and character with the Renovation Character Exhibit, attached hereto as **Exhibit E**. If a provision of Article 6.3 Architectural Standards is in conflict with the Renovation Character Exhibit, then the Renovation Character Exhibit shall control.
- B. New Building(s): New Buildings shall comply with Article 6.3 Architectural Standards.

10.2 Article 6.8 Landscaping Standards: Shall apply; except as otherwise modified below:

- A. Landscape Plan Intent: The Landscape Plan, attached hereto as **Exhibit E**, depicts landscaping installed as part of the Existing Improvements. The Landscape Plan also depicts proposed new landscaping intended to implement the objectives of Article 6.8 Landscaping Standards while taking into consideration existing and proposed site and infrastructure constraints.
- B. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- C. Landscape Plan Modifications: It is contemplated and acknowledged that alternatives that accomplish the design intent and minimum planting quantities depicted on the Landscape Plan may be appropriate to accommodate the desired integration of the proposed renovation and development of Outlots. As a result, modifications to the District's Landscape Plan may be approved as part of a Detailed Development Plan.

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

- A. Article 6.14(G)(9) Off-Street Parking; Shared Parking: As part of the redevelopment of an Outlot, new Parking Areas shall be designed as a single

Parking Area to provide for vehicular cross-access and shared parking throughout the Real Estate.

- B. Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

Section 11. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 12. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

12.1 Article 8.7 Pedestrian Network Standards: Shall apply; except as otherwise modified below:

- A. Article 8.7(C) Internal Pedestrian Network Standards: Shall apply, and shall be generally located as depicted on the Illustrative Site Layout.
- B. Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall apply, and shall be located within the Right-of-way as depicted on the Illustrative Site Layout. Due to the constraints of Existing Improvements, a path or sidewalk shall not be required along the south side of 147th Street that abuts the existing Detention Area, as depicted on the Illustrative Site Layout.

[Remainder of page intentionally left blank; signature pages follow.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____DAY OF _____, 2017.

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 17-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-17**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-17**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Washington Prime Group Inc.
111 Monument Circle, Suite 3500, Indianapolis IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D	Existing Character Exhibit
Exhibit E	Renovation Character Exhibit
Exhibit F	Landscape Plan

EXHIBIT A
REAL ESTATE

147TH STREET

GREYHOUND PASS

OUTLOTS

EXISTING
DETENTION FACILITY

EXISTING
BUILDING

RENOVATED
BUILDING

LOT 1
4.83 ACRES

3,490 FT²

2,500 FT²

3,123 FT²

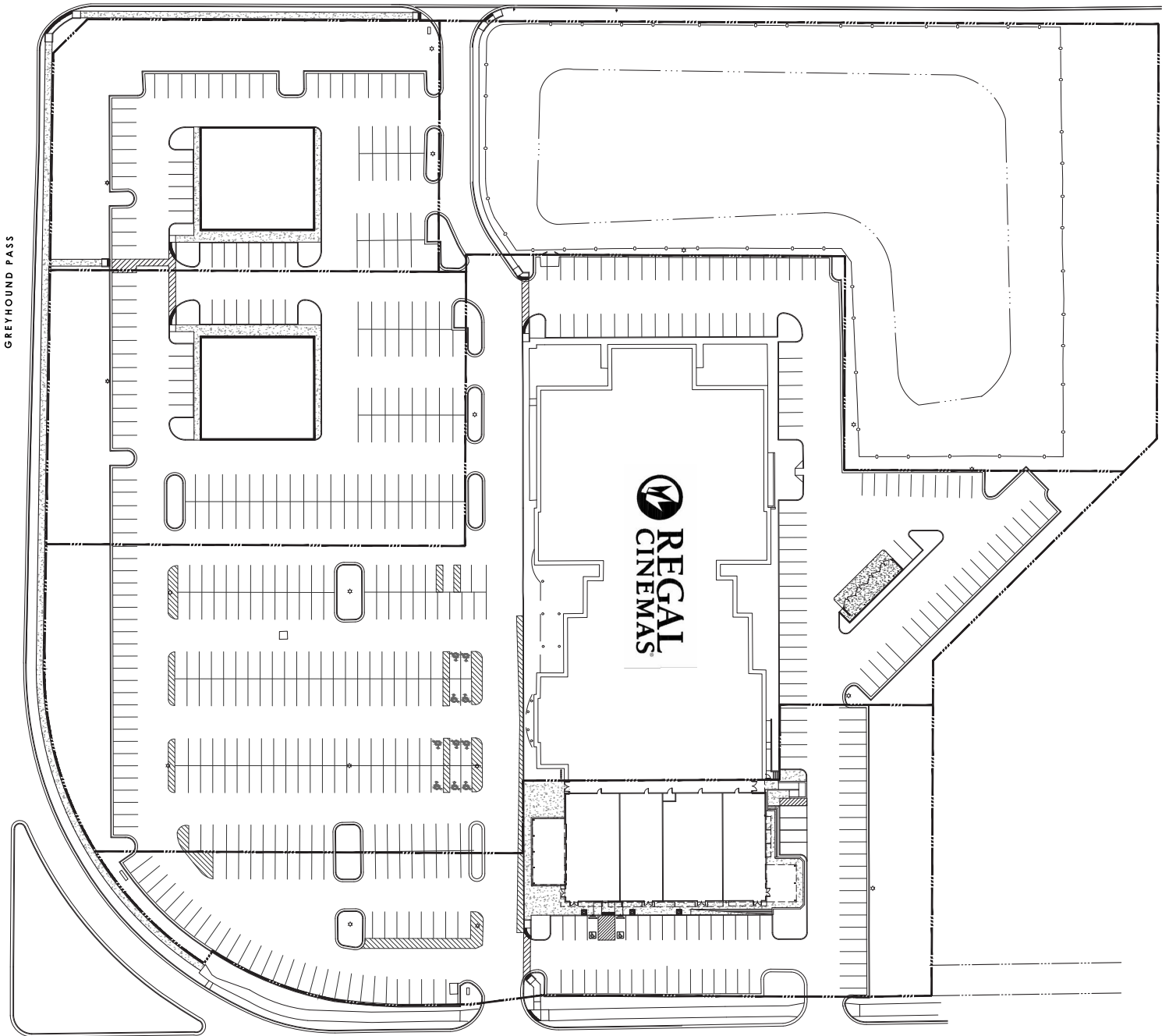
2,810 FT²

LOT 2
1.89 ACRES

146TH STREET

EXHIBIT B: CONCEPT PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

147TH STREET



146TH STREET

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT



EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"
T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

MATERIAL LIST

ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

EIFS CORNICE
DARK GREY TO MATCH SW 7674

STONE VENEER
COLOR T.B.D.

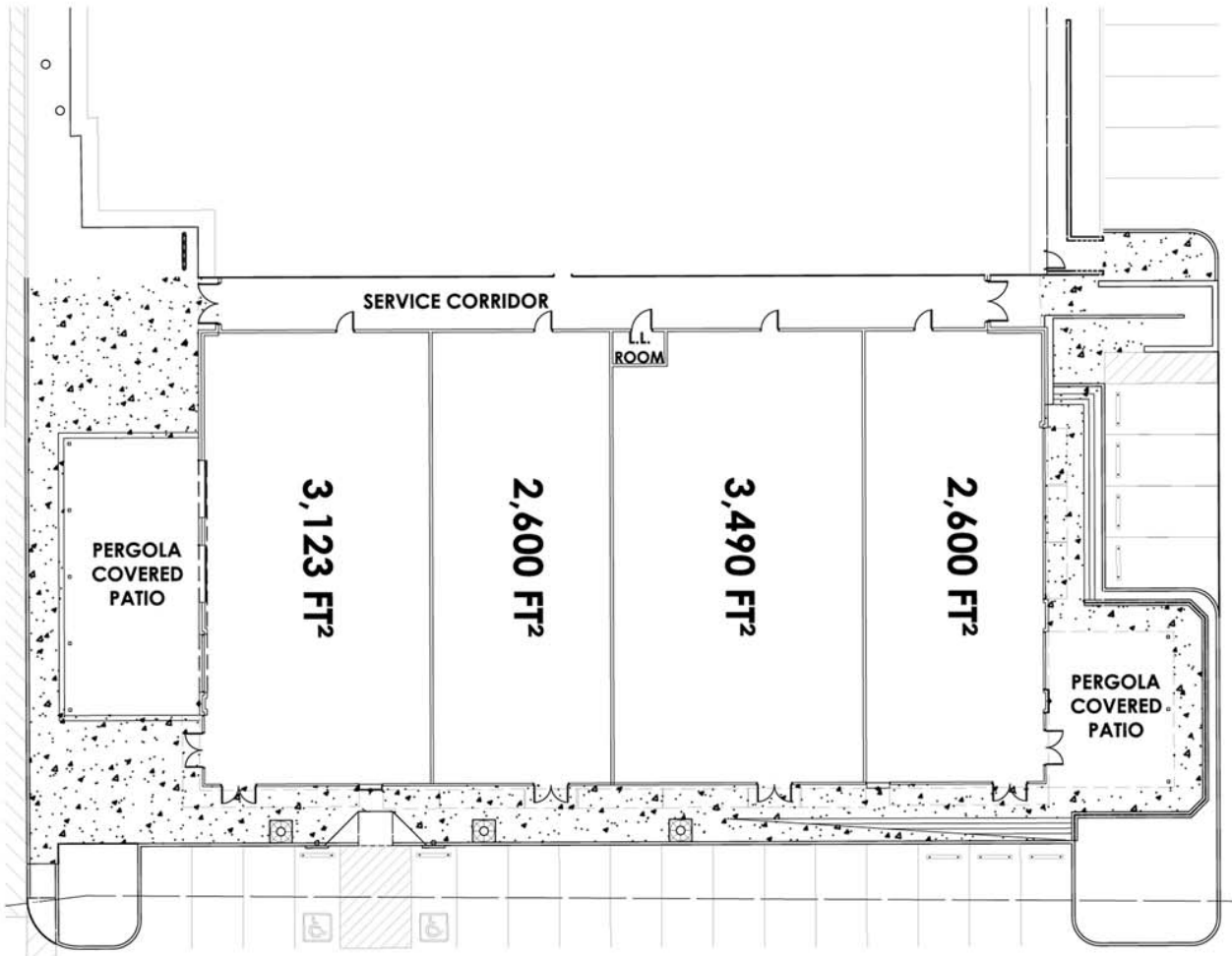
METAL AWNINGS
PITCHED ROOF: DARK GREY TO MATCH SW 7674
BLADE: DARK GREY TO MATCH SW 7674

LIGHTING
GOOSENECK SIGN LIGHTS: BLACK
WALL SCONCE: BLACK

ALUMINUM STOREFRONT FRAMING
COLOR: BLACK ANODIZED



01 WEST ELEVATION



03 EAST ELEVATION



EXISTING BUILDING
BEYOND

STEEL FRAMED
TRELLIS

WALL SCONCE
STONE VENEER

02 SOUTH ELEVATION

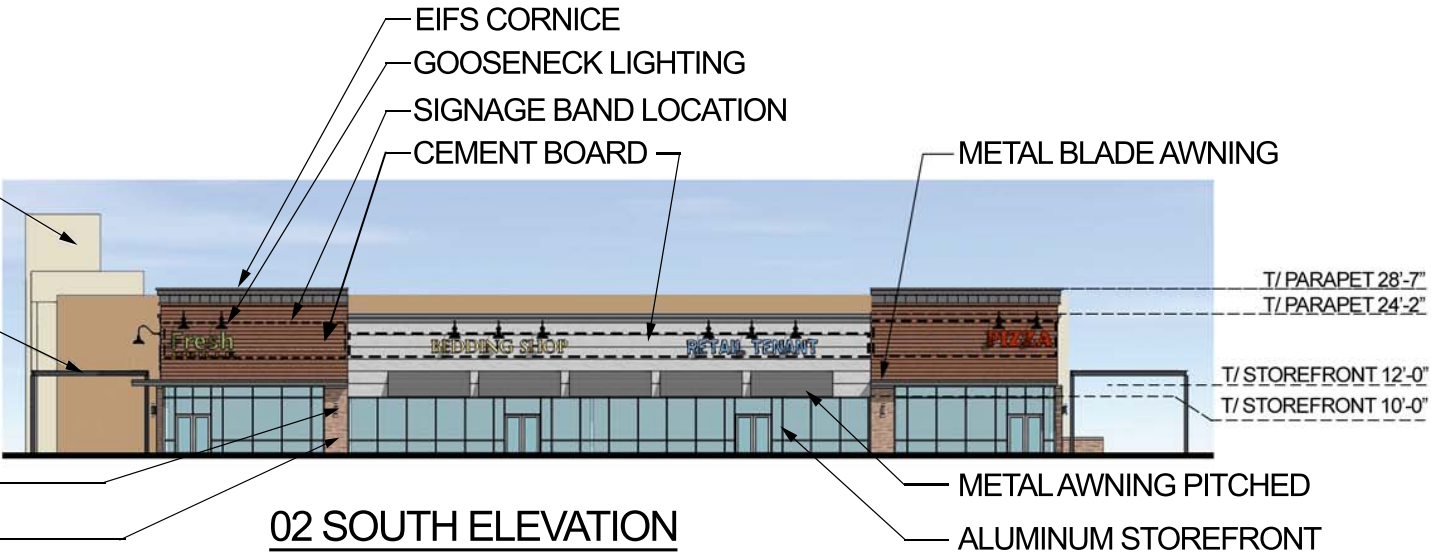
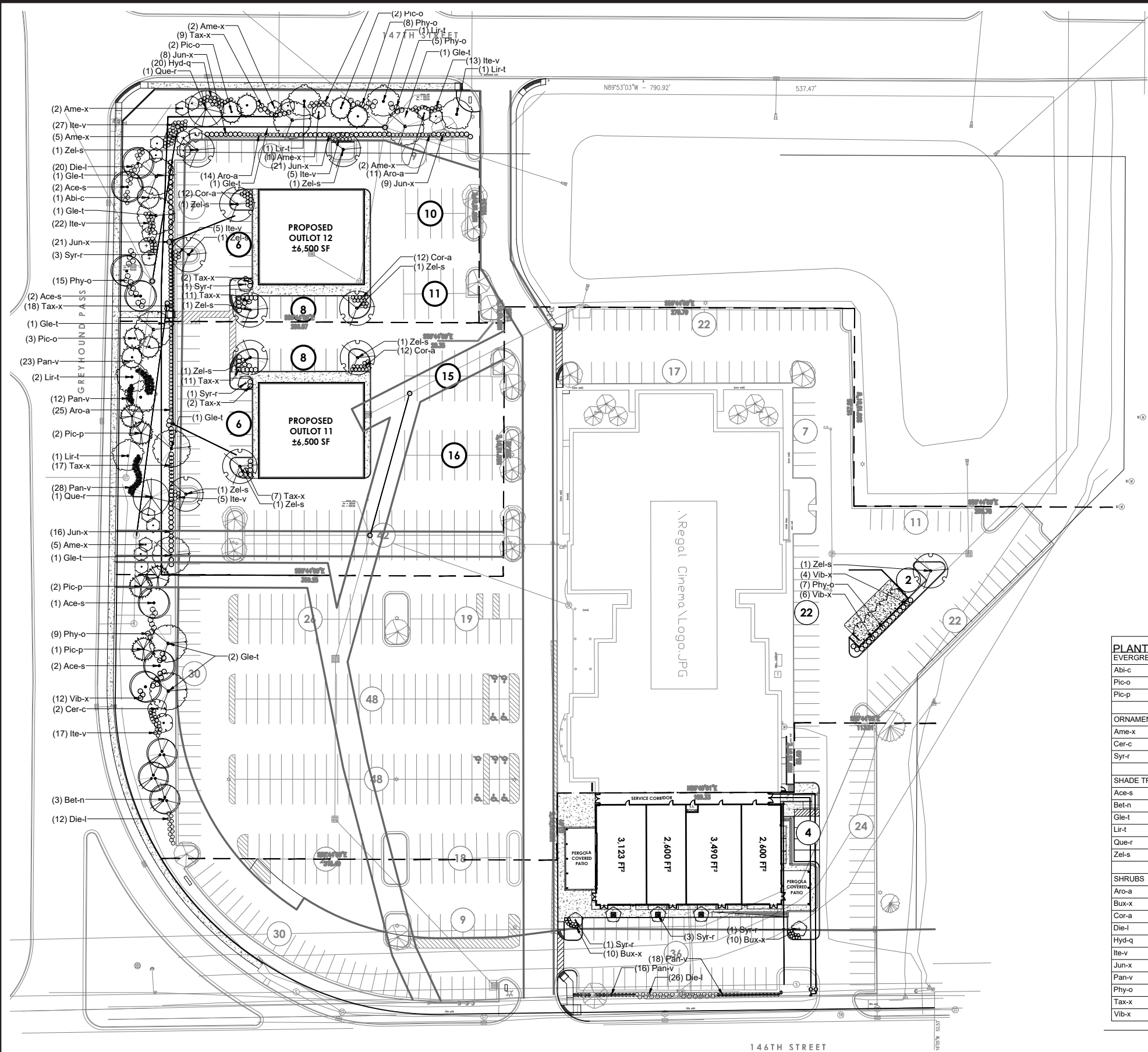


EXHIBIT E: RENOVATION CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT



PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	1	Abies concolor	White Fir	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	7	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-p	5	Picea pungens	Colorado Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	17	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	6' ht.	clump form, 5-13 stems
Cer-c	2	Cercis canadensis	Eastern Redbud	B & B	6' ht.	clump form, 3-5 stems
Syr-r	10	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	7	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	3	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Gle-t	9	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	6	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Zel-s	11	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	50	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Bux-x	20	Buxus x `Green Gem`	Green Gem Boxwood	Container	18"	
Cor-a	36	Cornus alba `Ellegantissima`	Variegated Redtwig Dogwood	Container	24"	space @ 3'-0" o.c.
Die-l	58	Diervilla lonicera `Kodiak Orange`	Kodiak Orange Northern Bush Honeysuckle	container	24"	space @ 3'-0" o.c.
Hyd-q	20	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	Container	18"	space @ 3'-0" o.c.
Ite-v	103	Itea virginica `Henry's Garnet`	Henry's Garnet Sweetspire	Container	18"	space @ 3'-0" o.c.
Jun-x	75	Juniperus virginiana `Grey Owl`	Eastern Redcedar	Container	18" spread	space @ 4'-0" o.c.
Pan-v	97	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	space @ 3'-0" o.c.
Phy-o	44	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5'-0" o.c.
Tax-x	77	Taxus x media `Denisiformis`	Dense Yew	Container	24"	space @ 3'-0" o.c.
Vib-x	22	Viburnum plicatum tomentosum `Summer Snowflake`	Summer Snowflake Doublefile Viburnum	Container	24"	space @ 4'-0" o.c.

EXHIBIT F: LANDSCAPE PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

LOCATION MAP

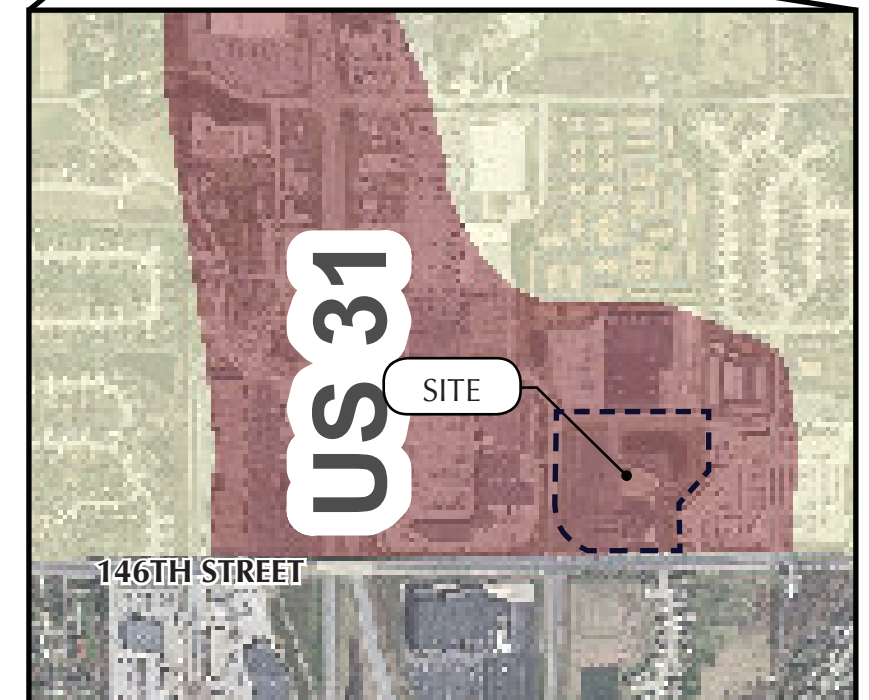
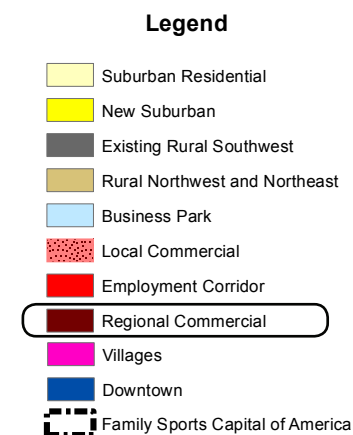
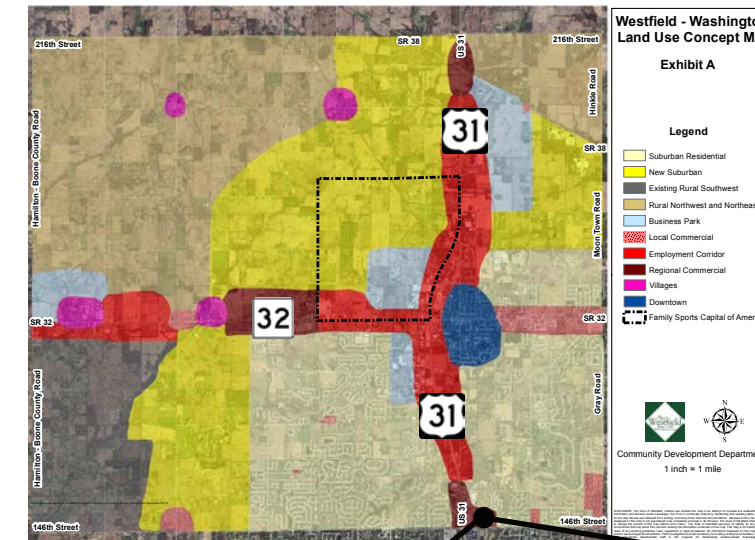


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT

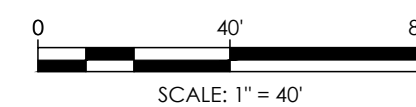
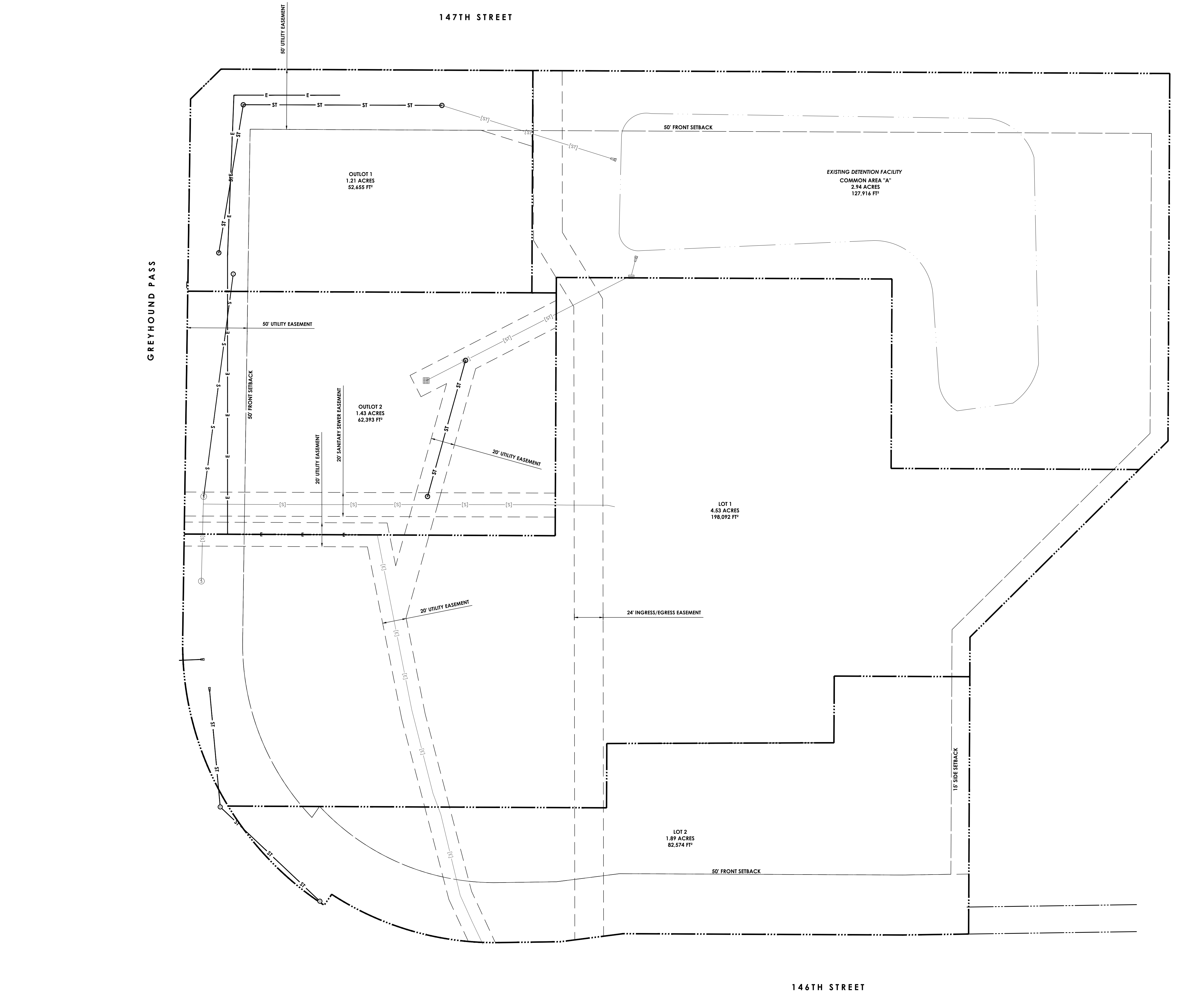


04.28.17

p:\2016\220 - rd architects - westfield - drawings\overall development plan.dwg



Know what's below.
Call before you dig.



REVISION BLOCK	

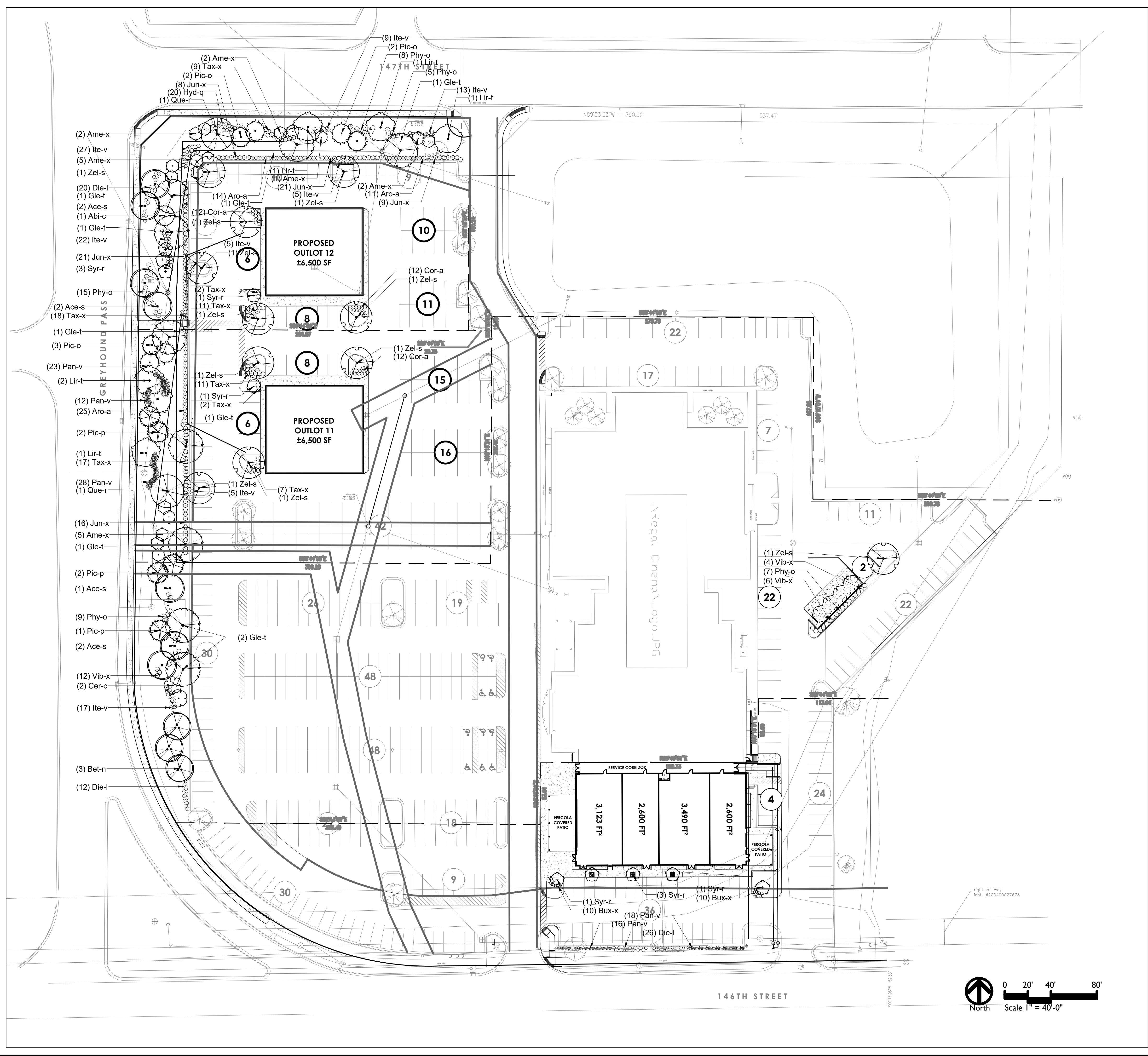
NOT FOR
CONSTRUCTION

DATE	
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AMT	MAT

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DESIGNS**
A LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P: (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
VILLAGE PARK CINEMA
2222 E. 146th Street
Westfield, Indiana 46033
WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220
DATE 04/27/2017
SCALE 1" = 40'
SHEET NAME OVERALL DEVELOPMENT PLAN
SHEET NO. ODP



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

LANDSCAPE NOTES

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

ORDINANCE CHART

ZONING: PUD (TBD)

MINIMUM SITE REQUIREMENTS:

Requirement: Commercial Use, provide 10 shade + 10 ornamental/evergreen + 25 shrubs/acre
Required: 4.1 acres renovated = 41 shade trees + 41 ornamental/evergreen trees + 104 shrubs
Provided: 39 new shade trees + 2 existing shade trees + 42 ornamental/evergreen trees + 600 shrubs

STREET FRONTAGE:

Requirement: 3 shade/evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f.

Required:

147th Street: 254 l.f. = 8 shade/evergreen trees + 5 ornamental trees + 64 shrubs
Greyhound Pass: 750 l.f. = 23 shade/evergreen trees + 15 ornamental trees + 188 shrubs
146th Street: 544 l.f. = 16 shade/evergreen trees + 11 ornamental trees + 136 shrubs

Provided:

147th Street: 4 shade trees + 4 evergreen trees + 5 ornamental trees + 64 shrubs
Greyhound Pass: 15 shade trees + 9 evergreen trees + 15 ornamental trees + 188 shrubs
146th Street: 1 existing tree to remain + 61 shrubs (extensive utilities and grade create difficult planting condition).

PARKING PERIMETER

Requirement: Provide 1 shade tree + 10 shrubs/30 l.f. along front yards

Required:

147th Street: 170 l.f. = 6 shade trees + 64 shrubs
Greyhound Pass: 300 l.f. of modified distance = 10 shade trees + 100 shrubs
146th Street: 180 l.f. of modified distance = 6 shade trees + 60 shrubs

Provided:

147th Street: 1 existing trees + 2 shade trees + 64 shrubs (utility conflicts present)
Greyhound Pass: 6 shade trees + 100 shrubs (utility conflicts present)
146th Street: 1 existing tree + 61 shrubs (additional trees are not possible due to utility conflicts and steep grades)

PARKING INTERIOR

Requirement: Provide 1 tree + 4 shrubs/island

Required: Net loss of 87 spaces with addition of Outlot Buildings 11 & 12; addition of 6 islands = 6 shade trees + 24 shrubs

Provided: 6 shade trees + 24 shrubs

FOUNDATION PLANTINGS

Requirements:

- Along lengths of buildings 80 l.f. or longer, provide plantings every 40 l.f. in beds that are no less than 8' wide
- Along front facades, provide 1 ornamental tree or 1 shrub/12 l.f.

Required:

Outlot 11: 77' x 85' w/ 1 front facade @ 77 l.f. = 6 trees or shrubs along front plus 3 groups of plantings
Outlot 12: 77' x 85' w/ 1 front facade @ 77 l.f. = 6 trees or shrubs along front plus 3 groups of plantings
Cinema Renovation (South edge): 89' x 148' w/ 1 front facade = 12 trees or shrubs plus 2 groups of plantings.

REVISION BLOCK

NOT FOR
CONSTRUCTION

DATE

DATE

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MAT

CHECKED BY

MAT

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WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO.

2016-220

DATE

04/18/2017

SCALE

1" = 40'

SHEET NAME

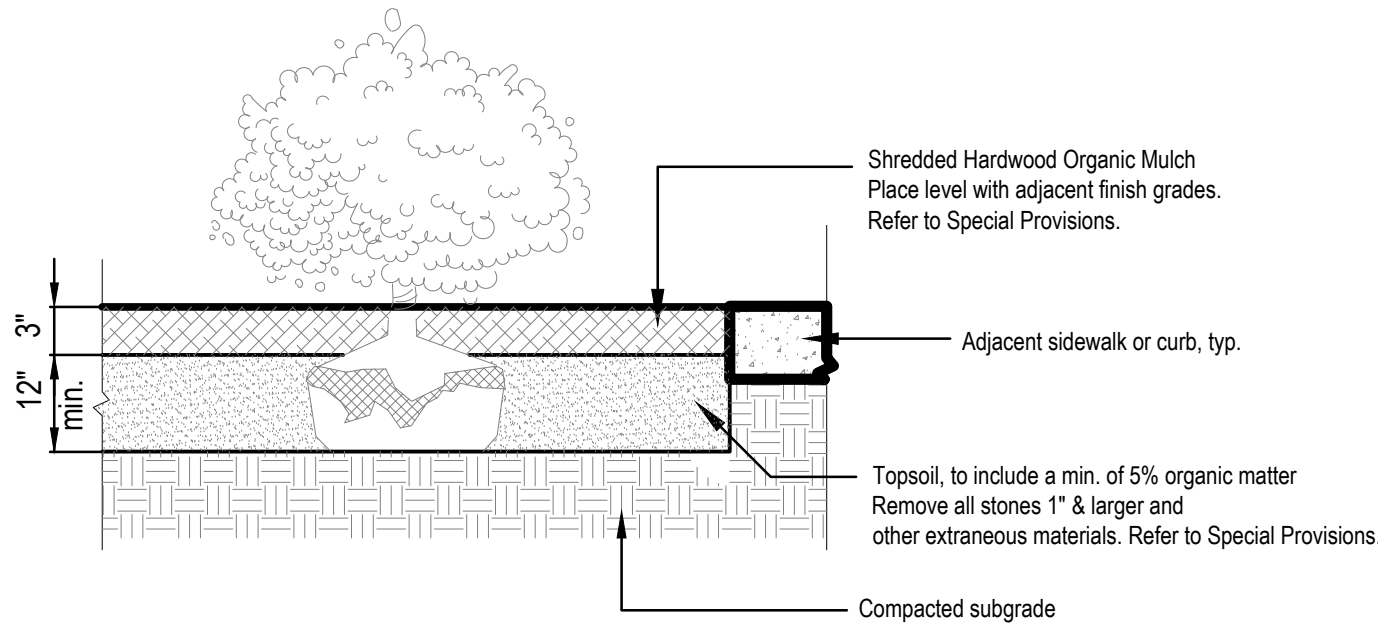
**LANDSCAPE
PLAN**

SHEET NO.

L100

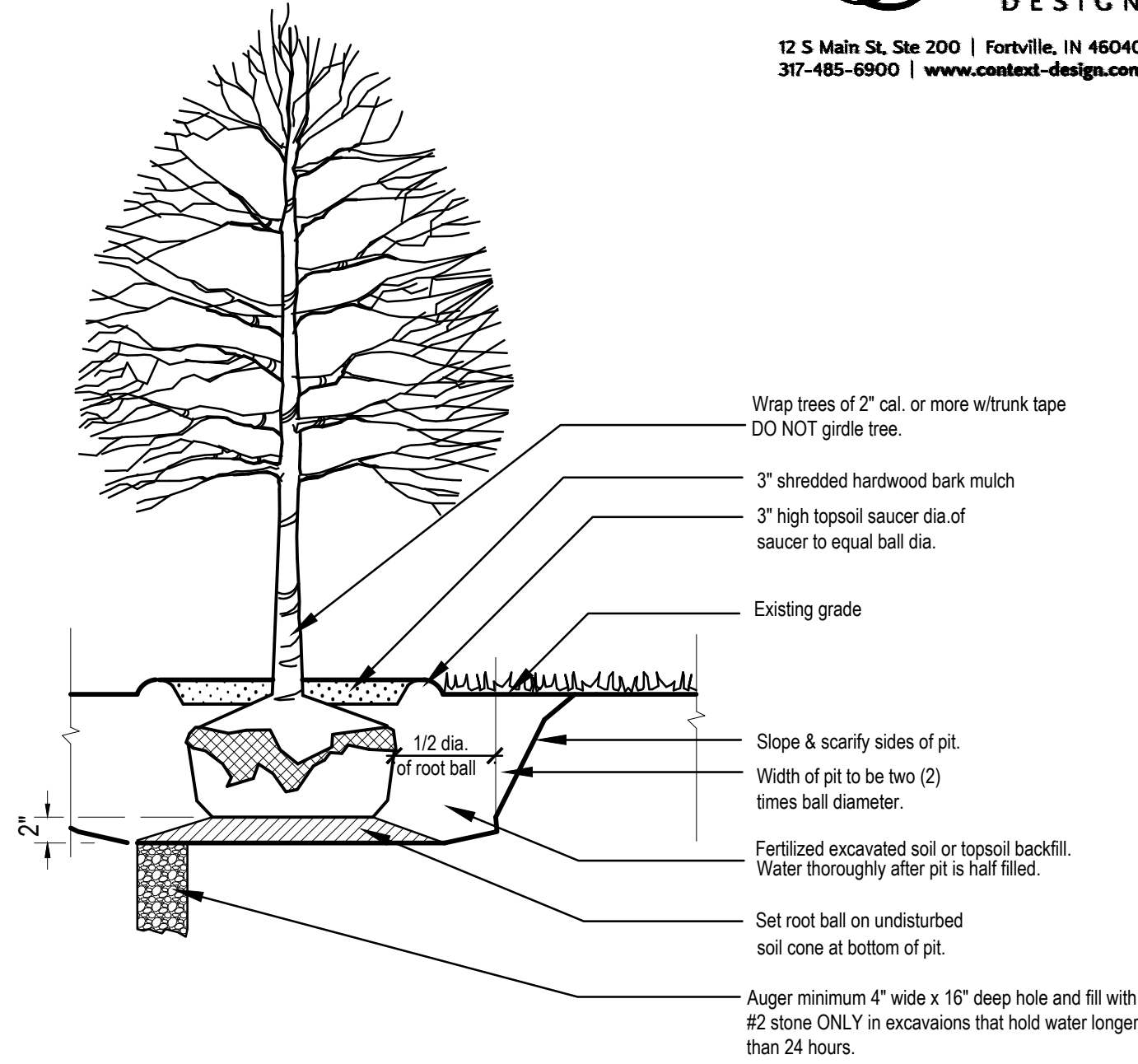
PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	1	Abies concolor	White Fir	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	7	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-p	5	Picea pungens	Colorado Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
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Cer-c	2	Cercis canadensis	Eastern Redbud	B & B	6' ht.	clump form, 3-5 stems
Syr-r	10	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	7	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	3	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Gle-t	9	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	6	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Zel-s	11	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	50	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Bux-x	20	Buxus x 'Green Gem'	Green Gem Boxwood	Container	18"	
Cor-a	36	Cornus alba 'Elegantissima'	Variegated Redtwig Dogwood	Container	24"	space @ 3'-0" o.c.
Die-l	58	Diervilla lonicera "Kodiak Orange"	Kodiak Orange Northern Bush Honeysuckle	container	24"	space @ 3'-0" o.c.
Hyd-q	20	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	Container	18"	space @ 3'-0" o.c.
Ite-v	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Container	18"	space @ 3'-0" o.c.
Jun-x	75	Juniperus virginiana 'Grey Owl'	Eastern Redcedar	Container	18" spread	space @ 4'-0" o.c.
Pan-v	97	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	pot	#2	space @ 3'-0" o.c.
Phy-o	44	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	container	24"	space @ 5'-0" o.c.
Tax-x	77	Taxus x media 'Denisiformis'	Dense Yew	Container	24"	space @ 3'-0" o.c.
Vib-x	22	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Doublefile Viburnum	Container	24"	space @ 4'-0" o.c.

NOTE: Contractor shall seed all lawn areas disturbed by construction that are not to receive planting beds or pavement.



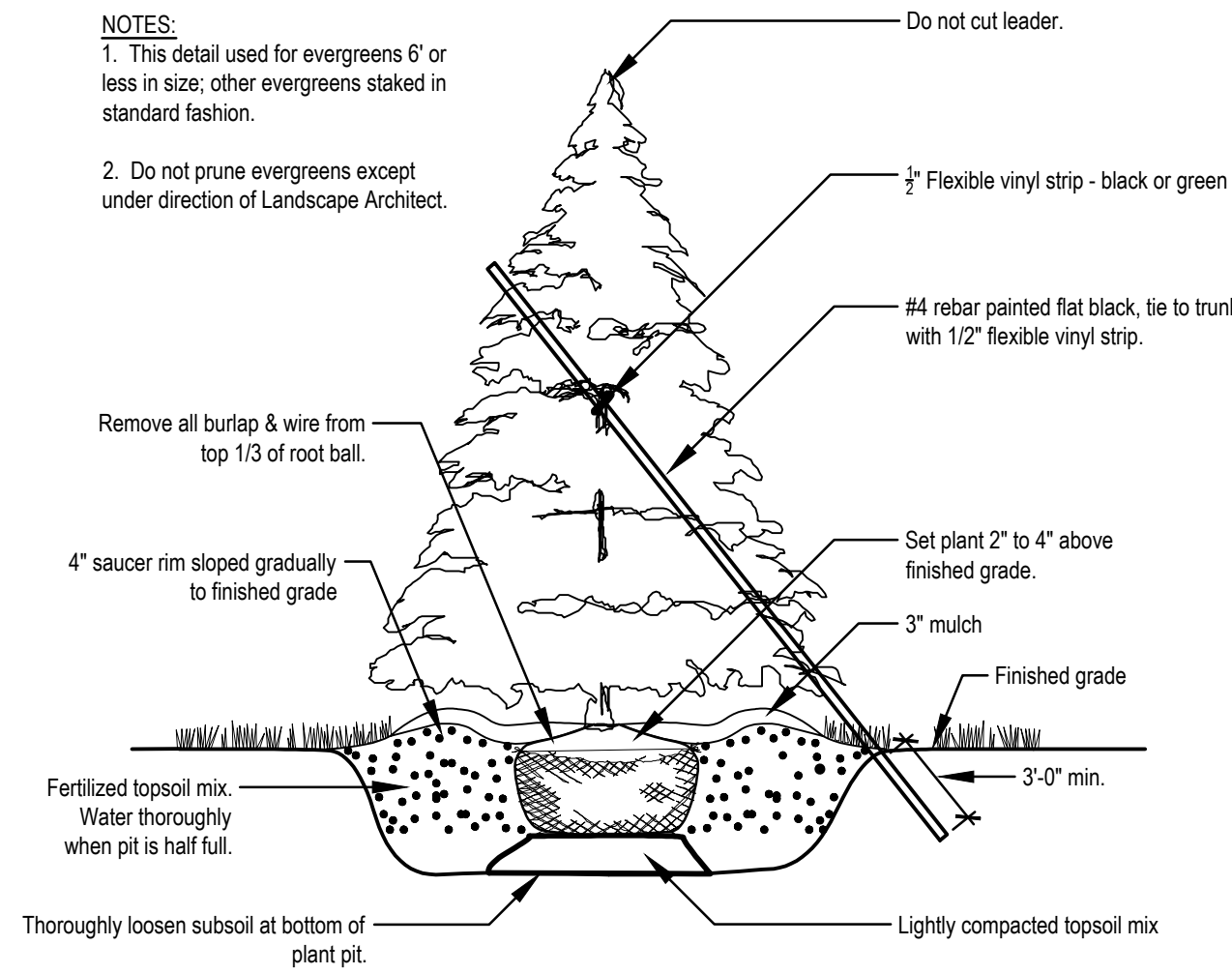
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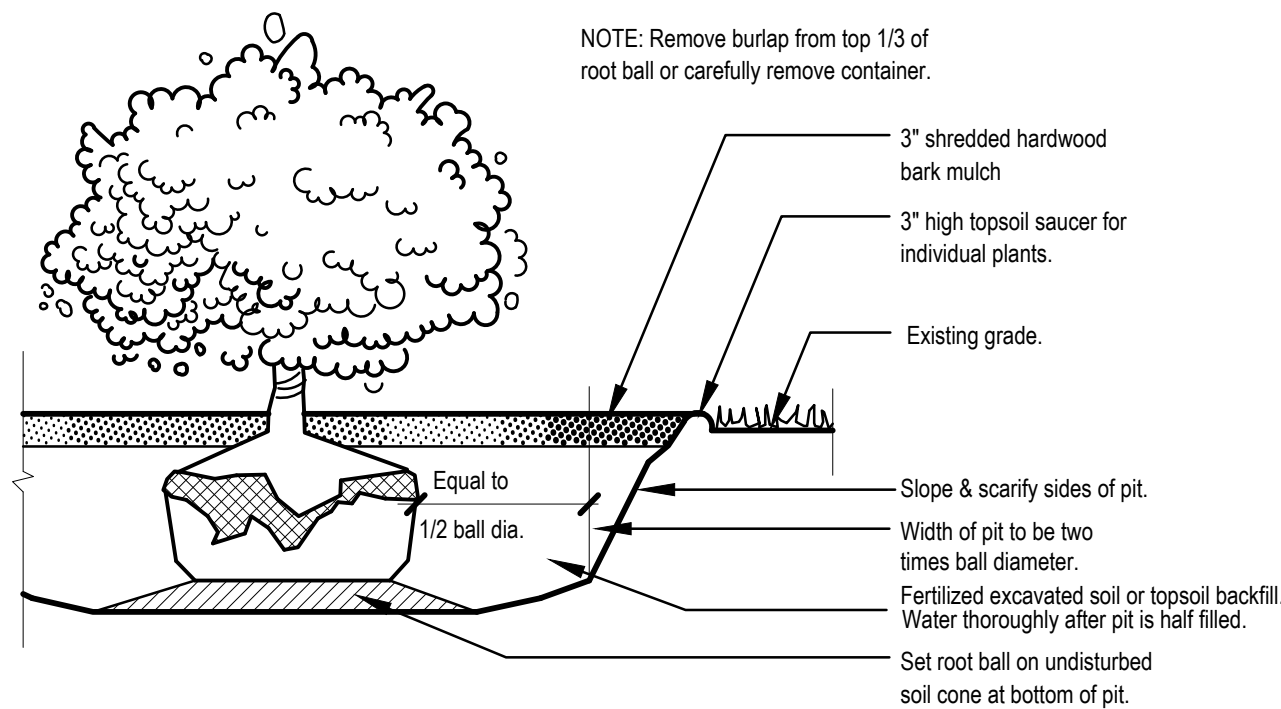
TREE PLANTING

Not to Scale



EVERGREEN TREE PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale



REVISION BLOCK

NOT FOR
CONSTRUCTION

DATE

DATE

DRAWN BY

CHECKED BY

MAT

MAT

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WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO.

2016-220

DATE

04/18/2017

SCALE

1" = 40'

SHEET NAME

**LANDSCAPE
DETAILS**

SHEET NO.

L101

DEVELOPER/OWNER
WASHINGTON PRIME GROUP
111 MONUMENT CIRCLE
SUITE 3300
INDIANAPOLIS, INDIANA 46204
PH: (317) 986-8522

CIVIL ENGINEER
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE
SUITE 154
FISHERS, INDIANA 46038
PH: (317) 570-8800

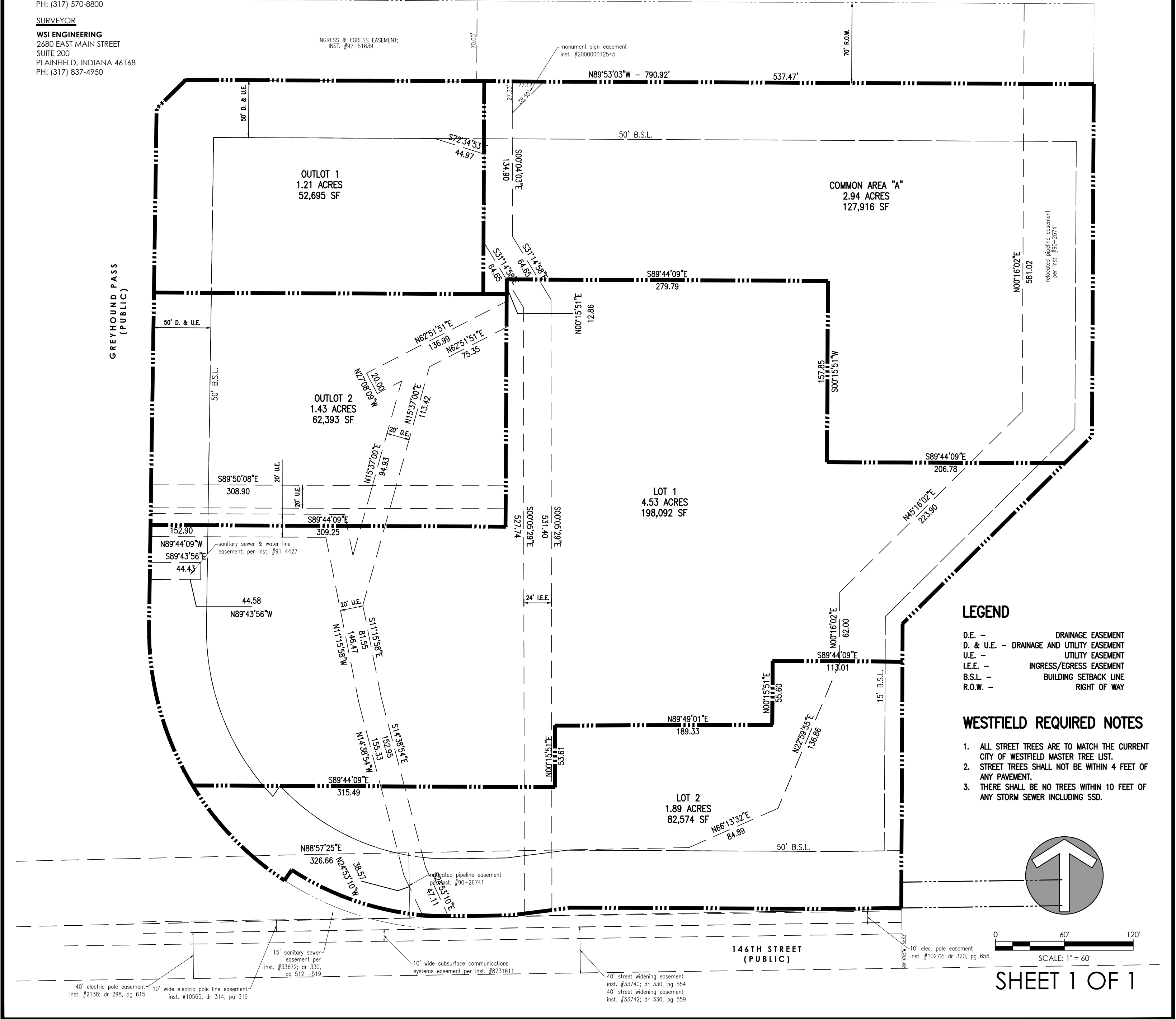
SURVEYOR
WSI ENGINEERING
2680 EAST MAIN STREET
SUITE 200
PLAINFIELD, INDIANA 46168
PH: (317) 837-4950

VILLAGE PARK PLAZA I

PRIMARY PLAT

PART OF S.E. 1/4 OF SECTION 18, T18N, R4E, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY MICHAEL THOMPSON
REGISTERED PROFESSIONAL ENGINEER
INDIANA PE1011309
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038
(317) 570-8800



ORDINANCE NUMBER 17-16

Hall and House PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED
DEVELOPMENT ORDINANCE AND THE HALL AND HOUSE PLANNED UNIT
DEVELOPMENT DISTRICT ORDINANCE**

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended, and in particular an amendment to an existing Planned Unit Development District Ordinance known as the Hall and House PUD Ordinance.

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 City adopted Ordinance Number 12-25, establishing the Hall and House PUD Ordinance on July 12, 2012 (the "Hall and House PUD") with respect to certain real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the owners of the Real Estate desire to amend the Hall and House PUD to provide for definitive standards for signs which might be placed on the Real Estate;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1706-PUD-10**), requesting an amendment to the Hall and House PUD;

WHEREAS, the Commission forwarded **Petition No. 1706-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on , 2017;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Hall and House PUD is hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Hall and House PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the provisions of: (i) the Hall and House PUD Ordinance, as amended by this Ordinance and its exhibits; and (ii) the Unified Development Ordinance, as amended and applicable to the Underlying Zoning 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 Except as modified by the Ordinance, all other provisions of the Hall and House PUD Ordinance shall remain in effect following adoption of this 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 the Hall and House PUD Ordinance, as amended by 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 (also referred to herein as “UDO”).

- 2.1 Concept Plan: The plans attached hereto and incorporated herein by reference as **Exhibits B** and **B-1**.
- 2.2 Sign Character Exhibits: The illustrations attached hereto and incorporated herein by reference as **Exhibit C-1** and **C-2**.

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. Signs permitted by this Ordinance shall be located substantially as shown on the Concept Plan. Landscaping near the signs shall be located substantially as shown on **Exhibit B-1**.

Compliance: The sign locations are a concept, not fixed. As long as the individual signs do not exceed the maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan.

Section 4. **Development Standards.** The standards of Chapter 6, Section 6.17 of the UDO shall apply to all signs located on the Real Estate, except as modified below.

- 4.1 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Hall and House PUD. Incidental and directional signs shall otherwise be governed by the UDO.
- A. All freestanding business/center identification signs shall be architecturally compatible with the architecture of the buildings located on the Real Estate.
 - B. One Nonresidential Center Monument Sign shall be permitted for the State Road 32 frontage (designated as Sign “A” on Exhibit B) and one Nonresidential Center Entrance Sign shall be permitted for the Westfield Park Drive/Wheeler Drive frontage (designated as Sign “B” on Exhibit B). Sign “A” shall not exceed fifteen (15) feet in height and one hundred twenty (120) square feet of sign area, per face. Sign “B” shall not exceed ten (10) feet in height and thirty (30) square feet of sign area, per face. Said Signs shall be in substantial compliance with the sign character exhibit attached hereto as Exhibit C-1. The occupant of Block A-1 shall be permitted to be identified on panels on the Nonresidential Center Monument Signs. The Nonresidential Center Monument Signs permitted by this Amendment shall not be required to display “of Westfield” as required by Chapter 6, Section 6.17F.7. of the UDO, until such time as such signs are replaced, whether in the ordinary course of business or by reason of casualty or condemnation.
 - C. One Nonresidential Electronic Monument Sign for the occupant of Block A-1, so long as said occupant is operating a Gasoline Service Station, shall be permitted. Said Electronic Monument Sign, designated as the “Rickers Sign” on Exhibit B, shall not exceed seven feet (7’) in height, and sixty-five (65) square feet of sign area, per face, and shall be in substantial compliance with the sign character exhibit attached hereto as Exhibit C-2.
 - D. All other signs within the PUD shall be permitted and regulated as set forth in Chapter 6, Section 6.17 of the UDO.

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

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 Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 17-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2017, at _____. m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian
St., Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C-1	Nonresidential Center Monument Sign Character
Exhibit C-2	Electronic Monument Sign Character

LOCATION: H:\2014\w140215\Engineering\requirements\local\legal description.dwg
DATE/TIME: January 30, 2015 - 6:48am
PLOTTER: BY: schoeffb

EXHIBIT A

LAND DESCRIPTION

LEGAL DESCRIPTION-PROPOSED BLOCK A-2

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 58.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242; THENCE ALONG SAID RIGHT OF WAY LINE NORTHWESTERLY 109.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 52 MINUTES 53 SECONDS WEST 109.89 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST 331.64 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE, THE NEXT TWO (2) CALLS ARE ALONG SAID SOUTH RIGHT OF WAY LINE PER INSTRUMENTS #2007040168 AND #2007029534: (1) THENCE NORTHEASTERLY 81.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10070.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST 81.73 FEET; (2) THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST 287.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

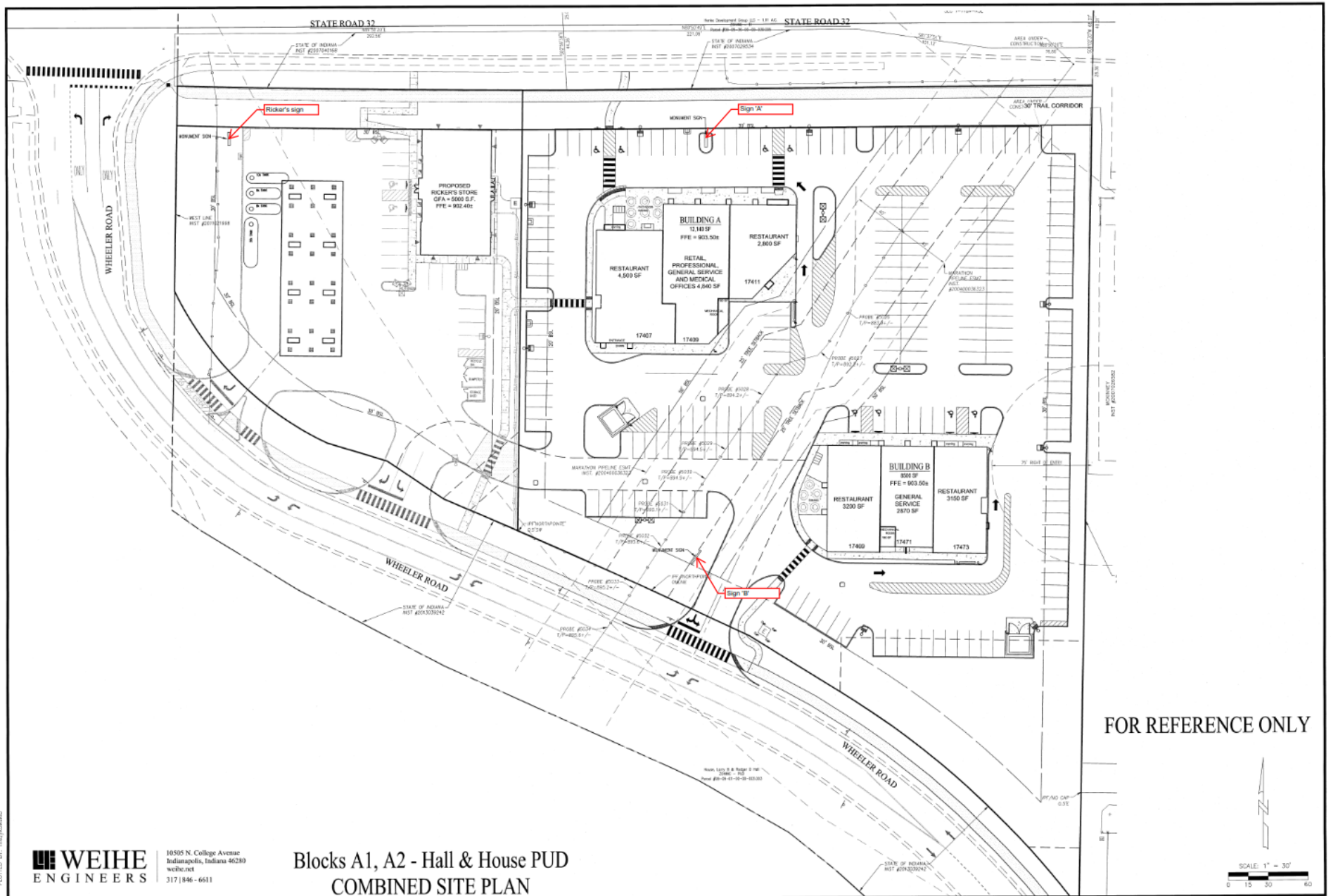
LEGAL DESCRIPTION-PROPOSED BLOCK A-3

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 58.73 FEET; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242, THE NEXT FOUR (4) CALLS ARE ALONG THE PERIMETER OF SAID INSTRUMENT: (1) THENCE SOUTHEASTERLY 3.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 20 MINUTES 44 SECONDS EAST 3.26 FEET; (2) THENCE SOUTH 64 DEGREES 58 MINUTES 28 SECONDS EAST 78.39 FEET; (3) THENCE SOUTH 58 DEGREES 04 MINUTES 07 SECONDS EAST 80.48 FEET; (4) THENCE SOUTHEASTERLY 244.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 34 MINUTES 18 SECONDS EAST 242.63 FEET TO THE AFORESAID EAST LINE OF PLAT BOOK 317, PAGE 314; THENCE NORTH 01 DEGREE 02 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 619.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES MORE OR LESS.

LEGAL DESCRIPTION

EXHIBIT B



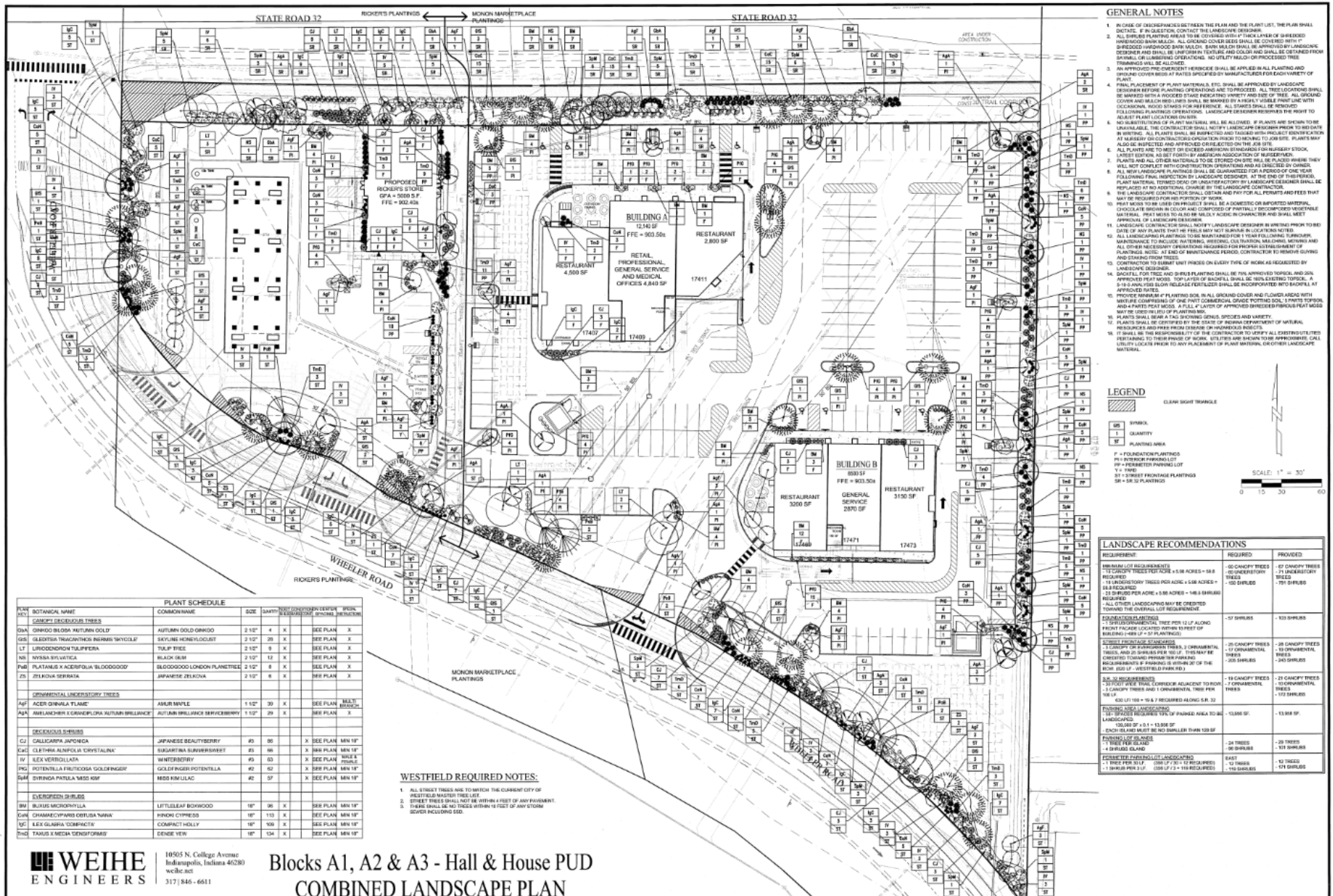
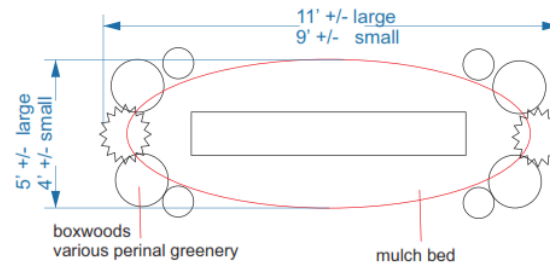
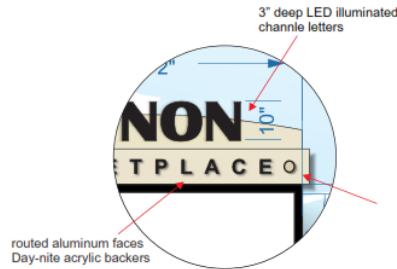


EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: CSI - Signs.com

**SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding
Aluminum .090 routed faces with daynite acrylic inserts

MONON

3" deep LED channle letters
Day-night acrylic faces

MARKETPLACE

Routed aluminum faces w/ Day-nite acrylic bacers

B PYLON

Will have non-illuminated 1" acrylic letters attached
Marketplace - will be routed aluminum faces

TENANT CABINETS (Double sided cabinets)

Aluminum extruded frames w/ 2" retainers and divider bars
White 3/16" Lexan faces (copy additional / TBD)

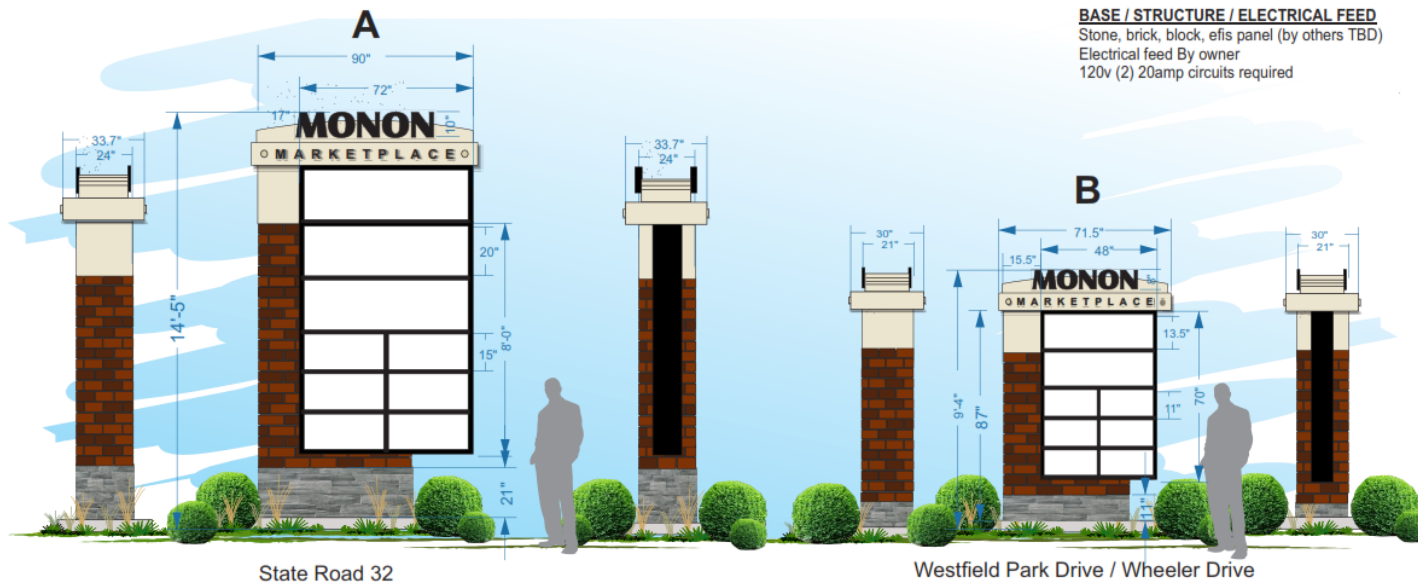
White 6500 LED illumination / self contained pwr supplies

BASE / STRUCTURE / ELECTRICAL FEED

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



555 Park 32 West Dr.
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXX

CUSTOMER

Monon Marketplace

LOCATION

Westfield, IN

SALES REP

Mark Keen

DESIGNER

MK

DATE

12/28/15

SCALE

1/4"=1'

FILE PATH

mark/greenwalt/mmarket

Approved x _____ Date x _____

PERMIT(S)

CHECK ONE

☐ Y _____
☐ N _____

DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

©Copyright 2012 CSI Signs Inc. (Chad Signs). All artwork proofs are property of CSI Signs & Installations his rendering is not be reproduced, duplicated, copied or exhibited in any fashion.

Bry approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign
Overall



Westfield
Ground
Monument Sign

WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN
www.wcsigns.com
p. 317-819-0622 f. 317-819-0599

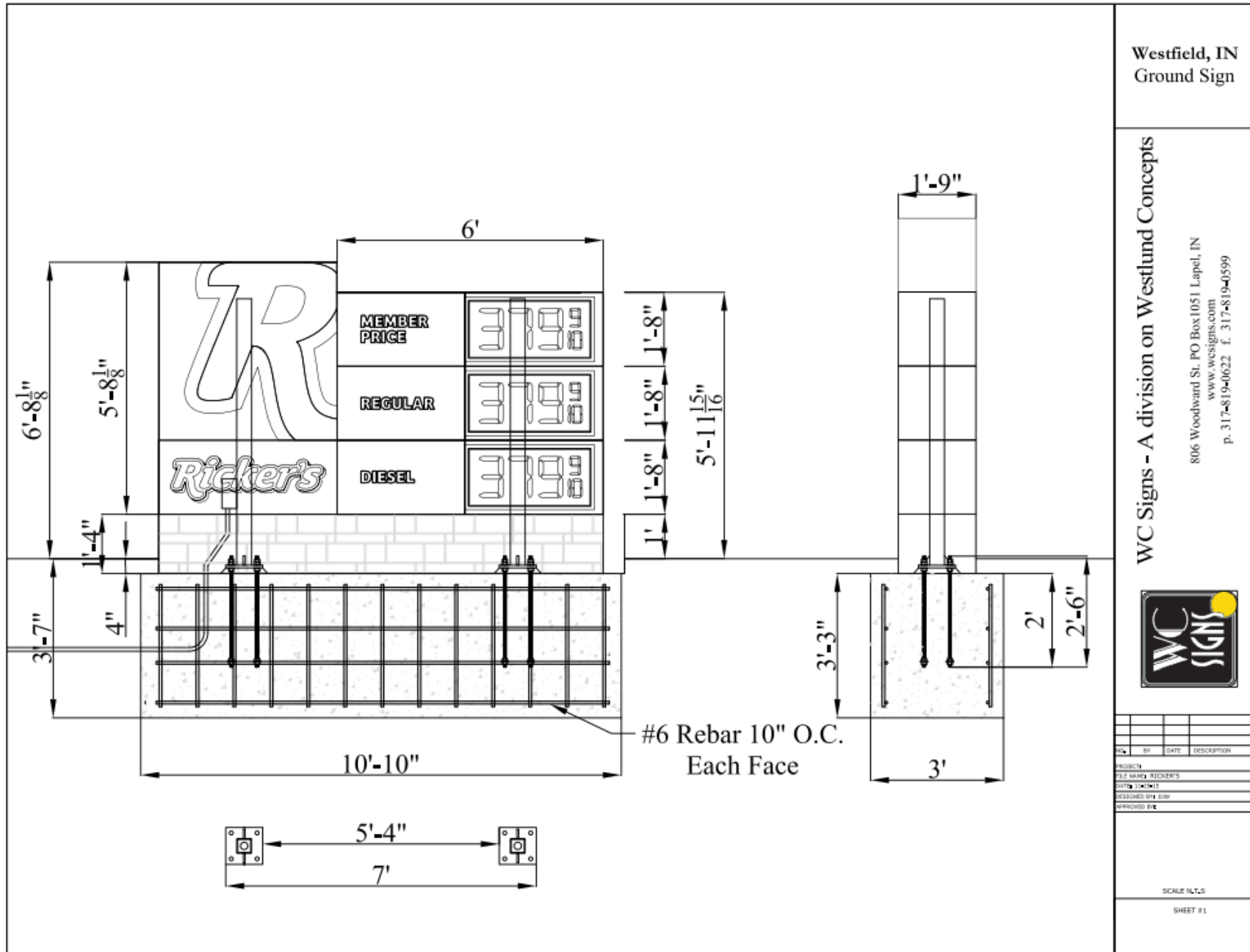


NO.	BY	DATE	DESCRIPTION

SCALE N.T.S.

SHEET #1

EXHIBIT C-2





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-PUD-09
Exhibit 1

Docket Number: 1706-PUD-09 (Ord. No. 17-17)

Petitioner: Washington Prime Group by Hamilton Designs, LLC & Onpointe Land Matters, LLC

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

Current Zoning: SB-PD: Special Business / Planned Development

Current Land Use: Commercial

Acreage: 12.02 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Village Park Plaza I PUD (Ord. 17-17)
5. Neighbor Meeting Summary

Staff Reviewer: Matt Pleasant, Associate Planner

PETITION HISTORY:

This petition was introduced at the [May 8, 2017](#), City Council meeting. The petition is scheduled to receive a public hearing at the June 5, 2017, Advisory Plan Commission (the "APC") meeting. The Technical Advisory Committee has reviewed this petition at its May 23, 2017, meeting.

The petitioner hosted an informational meeting on May 24, 2016, at the Westfield Public Library building for neighbors and other interested parties. A summary of those meetings is included in **Exhibit 5** (in accordance with Article 10.9(C)(1)(f)). This petition has been properly noticed for a public hearing at the Plan Commission's June 5, 2017 meeting.

PROJECT OVERVIEW:

Project Location: The 12.02 acre +/- site includes real estate located at 2222 E. 146th Street that includes Regal Cinemas (see **Exhibit 2**). The property is currently zoned SB-PD: Special Business / Planned Development and is primarily used for commercial purposes. Adjacent property to the north and west is the Village Park Plaza commercial district, also zoned SB-PD.

ZONING REQUEST:

Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Village Park Plaza I,” that would allow for the renovation and redevelopment of 2222 E. 146th Street (Regal Cinema Building) and two (2) potential Outlots with an underlying zoning district of GB: General Business (see **Exhibit 3**).

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

- Building Setback Lines modified
- US Highway 31 Overlay District standards would not apply to the Real Estate.

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

Architectural Standards:

- The Renovation Character Exhibit (Exhibit E) of the proposed ordinance applies to the existing building if architecture conflicts with the UDO.
- Any new buildings (Outlots) shall comply with the UDO standards.

Landscaping Standards:

- The Landscape Plan (Exhibit F of the proposed ordinance) shall modify UDO landscape standards due to lot constraints. The final Landscape plan shall be substantially consistent with the plan found in Exhibit F.

Comment: Staff is working with the Petitioner to add interior parking and perimeter landscaping.

Parking and Loading Standards:

- Shared parking would be permitted throughout the site.
- Number of parking spaces shall adhere to the Concept Plan.

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

Pedestrian Network Standards:

- Extension of 147th Street sidewalk not required along the Detention Pond.

Comment: Staff and the Westfield Public Works Department are working with the Petitioner to include a path north of the Detention Pond.

Comprehensive Plan Analysis:

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan shows the project designated in the Regional Commercial and Highway Corridor.

The Regional Commercial designation encourages commercial development that intend to benefit the economic health of the community. These uses should be located only on arterial streets designed to carry large traffic volumes and within a planned commercial center. Uses include big-box retail, offices, and attached residential dwellings. Large masses of asphalt are discouraged by requiring parking areas to be broken up with landscaping or by being located on more than one side of the buildings.

Some general guidelines for development in this Regional Commercial Area includes: buildings must be unique to Westfield, develop alternative transportation facilities, landscaped parking, and appropriately scaled transitional uses from retail to office to residential.

The Highway Corridor designation along US Highway 31 encourages large-scale employment-intensive office uses by offering both economic activity and aesthetic value. Alternative transportation regional facilities are encouraged.

Alternative Transportation Plan: The purpose of this plan is to provide an emphasis on implementing complete streets within the City of Westfield that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The Village Park Plaza I PUD would have a direct impact on the street network and the City's bike infrastructure.

The Cool Creek Trail runs along 147th Street allowing bike access from Carmel to the Cool Creek County Park and downtown Westfield by traveling the Natalie Wheeler Trail.

Thoroughfare Plan: The Thoroughfare Plan identifies 146th Street as a Primary Arterial and Greyhound Pass as a Secondary Arterial. The Department is working with the petitioner to ensure dedication of the right-of-way in accordance with the Thoroughfare Plan.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-PUD-09
Exhibit 1

5. Responsible growth and development.

Council Introduction: The petition was introduced at the [May 8, 2017](#), Council meeting.

DEPARTMENT COMMENTS:

1. **Action:** Hold a public hearing at the June 5, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-SPP-04 & 1706-ODP-04
Exhibit 1

Docket Number: 1706-SPP-04 & 1706-ODP-04

Petitioner: Washington Prime Group by Hamilton Designs, LLC & Onpointe Land Matters, LLC

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

Current Zoning: Village Park Plaza I PUD District Ordinance No. 17-17 (*pending*)

Current Land Use: Commercial

Acreage: 12.02 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat

Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL:

Approval of an Overall Development Plan (see **Exhibit 3**) and Primary Plat (see **Exhibit 4**) must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW:

Project Location: The 12.02 acre +/- site includes real estate located at 2222 E. 146th that includes Regal Cinemas (see **Exhibit 2**). The property is currently zoned SB-PD: Special Business / Planned Development primarily used for commercial purposes. Adjacent property to the north and west is the Village Park Plaza commercial district also zoned SB-PD.

The Technical Advisory Committee has reviewed this petition at its May 23, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's June 5, 2017 meeting.



Primary Plat Standards (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 4) Proposed name of subdivision.
- 5) Names and addresses of the owner, owners, land surveyor or land planner.
- 6) Title, scale, north arrow and date.
- 7) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- 8) Easements (locations, widths and purposes). (Article 8.3)

Comment: Petitioner is coordinating with the Department of Public Works to ensure compliance.

- 9) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 10) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 11) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 12) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 13) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 14) Building setback lines. (Article 4.23 & Article 5.3(G))
- 15) Legend and notes.
- 16) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 17) Other features or conditions which would affect the subdivision favorable or adversely.
- 18) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 19) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.



- 20) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 21) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 22) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
-

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

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan complies with the following requirements:

- 40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 42) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
-

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

The plans comply except for those items identified as outstanding below:

- 43) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall



Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

44) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

45) Address and legal description of the property.

Comment: Staff is working with Petitioner to ensure Legal Description will be included on Overall Development Plan.

46) Boundary lines of the property including all dimensions.

47) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

48) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

49) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

50) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

51) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

52) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

53) Location and dimensions of all existing structures and paved areas.

54) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

55) Location of all Floodplain areas within the boundaries of the property.

56) Names of legal ditches and streams on or adjacent to the site.

Comment: Petitioner is coordinating with the Department of Public Works.



- 57) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 58) Identify buildings proposed for demolition.
- 59) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 60) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS (Chapter 6 of UDO and Village Park Plaza I PUD)

- 61) Landscaping Standards (Article 6.8 of UDO & Section 10.2 of PUD)

Comment: Staff is working with the Petitioner to address the Landscaping requirements for Interior Parking and Perimeter Landscaping.

- 62) Lot Standards (Article 6.10)
- 63) Setback Standards (Article 6.16)
- 64) Vision Clearance Standards (Article 6.19)
- 65) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below:

- 66) Block Standards (Article 8.1)
- 67) Easement Standards (Article 8.3)
- 68) Monument and Marker Standards (Article 8.5)
- 69) Open Space and Amenity Standards (Article 8.6)
- 70) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards

Comment: Staff is working with Petitioner to ensure compliance with standards.

- b) Perimeter/External Pedestrian Network Standards



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-SPP-04 & 1706-ODP-04
Exhibit 1

Comment: Petitioner is coordinating with the Department of Public Works to ensure compliance with the trail standards.

71) Storm Water Standards (Article 8.8)

72) Street and Right-of-Way Standards (Article 8.9)

Comment: Petitioner is coordinating with the Department of Public Works of any ROW dedication.

73) Street Light Standards (Article 8.10)

74) Street Sign Standards (Article 8.11)

75) Surety Standards (Article 8.12)

76) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the June 5, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 15, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, David Schmitz, Robert Smith, Tom Smith, and Chris Woodard (arrived at 7:06 p.m.).

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

Approval of Minutes: May 1, 2017 Meeting Minutes.

Motion: Approve May 1, 2017 Meeting Minutes

Motion: Horkay; Second: R. Smith. Vote: 6-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1704-DDP-04

Field Brewing

Southeast Corner of SR 32 and Cherry Street; Lot 13(R2) of Westfield Original Plat (Amendment pending)

Custom Living, Inc. requests Detailed Development Plan review of a new 5,537 square foot brewery on 0.625 acres± in the Field Brewing in the Junction Planned Unit Development (PUD) District.

Howard presented an overview of the request for approval consideration for a new 5,537 square foot brewery on 0.625 acres± in the Field Brewing in the Junction Planned Unit Development (PUD) District.

Motion: Approve Detailed Development Plan (1704-DDP-04) with the following conditions:

1. That the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: T. Smith. Vote: Approved 6-0

Chris Woodard arrived at 7:06 p.m.

1705-PUD-06

Dartown Crossing Planned Unit Development (PUD) District

Northwest Corner of State Road 32 and Dartown Road

Edgerock Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of 39 acres± from the EI-PD: Enclosed Industrial/Planned Development District and AG-SF1: Agriculture / Single-Family Rural District to the Dartown Crossing Planned Unit Development (PUD) District.

Agendas for all City meetings are updated and available at our website.

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

Howard presented an overview of the proposal and highlighted modifications since the public hearing.

Plan Commission discussed the number of gas stations within the Family Sports Capital Area.

Motion: Forward 1705-PUD-06 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Woodard. Vote: Approved 7-0

PUBLIC HEARINGS

1705-PUD-07

[PUBLIC HEARING]

Oak Ridge Pointe PUD Amendment

632 E. State Road 32

Ted Gelov by Pyramid Architecture & Engineering requests an amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District to allow a Commercial Recreational Facility.

Crabtree presented an overview of the amendment request. He added that if neither the public nor the Plan Commission have any concerns and are satisfied with this proposed amendment, then the Department recommends forwarding the Oak Ridge Pointe PUD Amendment to the City Council with a favorable recommendation.

Public Hearing for 1705-PUD-07 opened at 7:13 p.m.

Birch Dalton, 555 East Main Street, on behalf of Oakridge Investors; stated that a mini-golf facility seems logical for this site and that he supports the project. He stated that he would like to see the proposed building elevations and the Tournament Trail connectivity. He also asked for clarification regarding the building materials for the restaurant.

Public Hearing for 1705-PUD-07 closed at 7:17 p.m.

Crabtree responded that building elevations and materials will be included in the Detailed Development Plan at a later date. He added that the project is would be subject to the State Road 32 Overlay standards, with a few modifications to the building materials requirements.

Hoover asked the petitioner to address the planned building elevations and the exterior design.

Don Flick, Pyramid Architecture & Engineering, representing the petitioner responded that a final design has not been selected, and that the petitioner is still considering several options.

Woodard asked if the proposed lighting would meet the City's current standards.

Crabtree stated that this project's lighting would comply with the City's standards.

T. Smith inquired if the restaurant and mini-golf operation was a franchise.

Flick answered that it is not a franchise. He added that the petitioner would be using a mini-golf course designer.

Motion: Forward Oak Ridge Pointe PUD Amendment (1705-PUD-07) to the city Council with a favorable recommendation.

Agendas for all City meetings are updated and available at our website.

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

Motion: Horkay; Second: Woodard. Vote: Approved 7-0

CONTINUED ITEMS

1704-PUD-05
[CONTINUED]

Haworth Business Park PUD

Southeast Corner of 169th Street & Oak Ridge Road

Wilcox Development, LLC by Keeler-Webb Associates requests a change of zoning of 37.76 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District.

1703-DDP-03
[CONTINUED]

Shelby Gravel, Inc.

17710 Mule Barn Road

Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department. The Department introduced and welcomed a new team member, Caleb Ernest

Motion: Adjourn meeting.

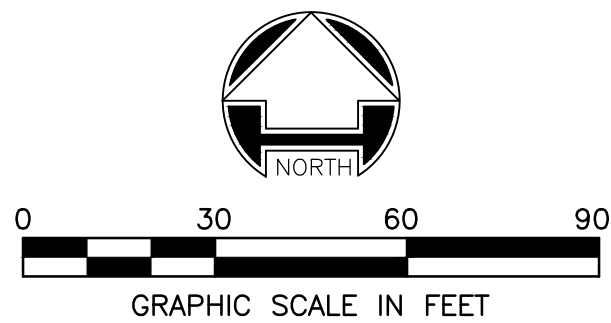
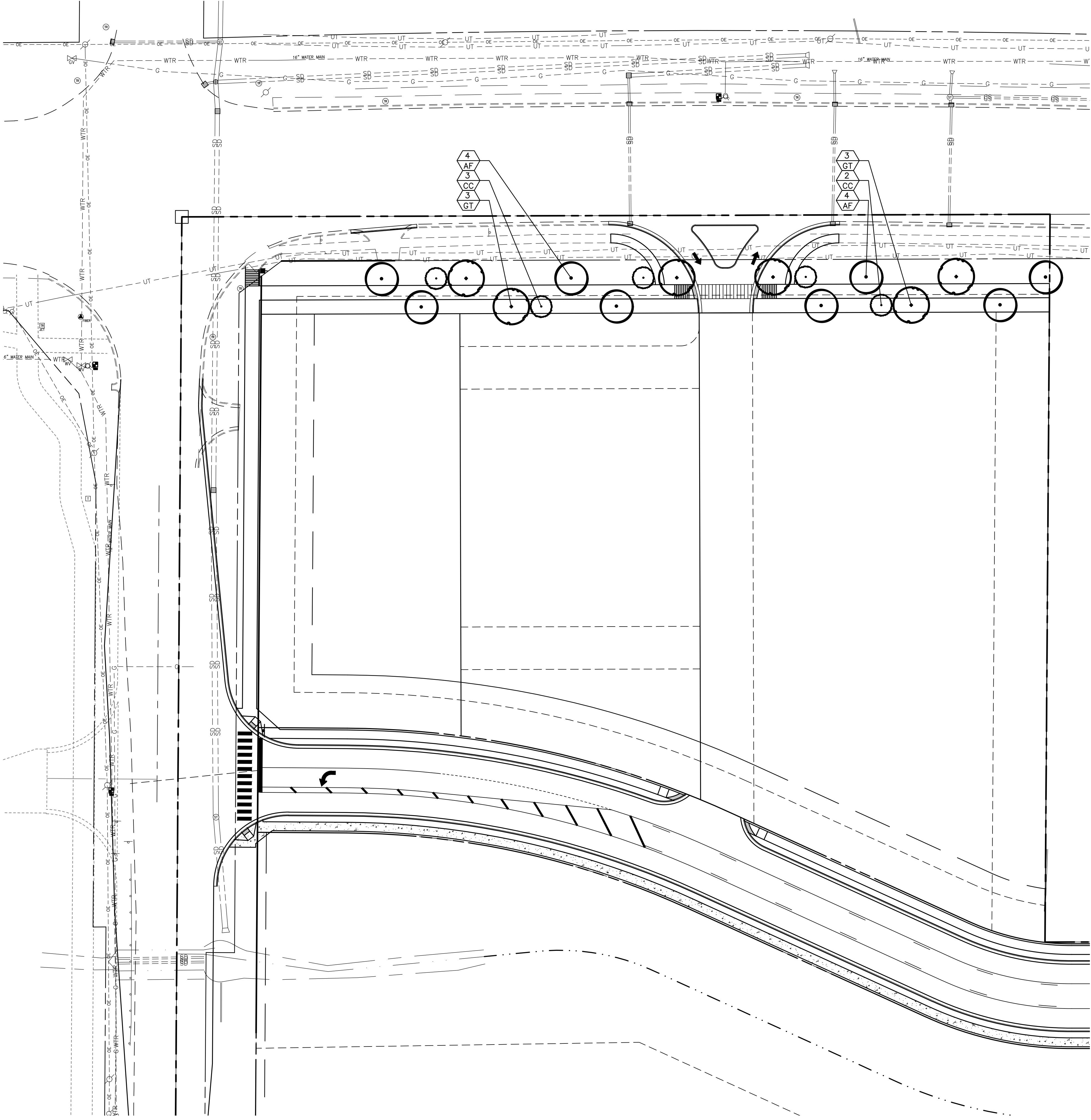
Motion: Woodard; second, Hoover. Vote: 7-0.

The meeting adjourned at 7:26 p.m.

Randell Graham, President

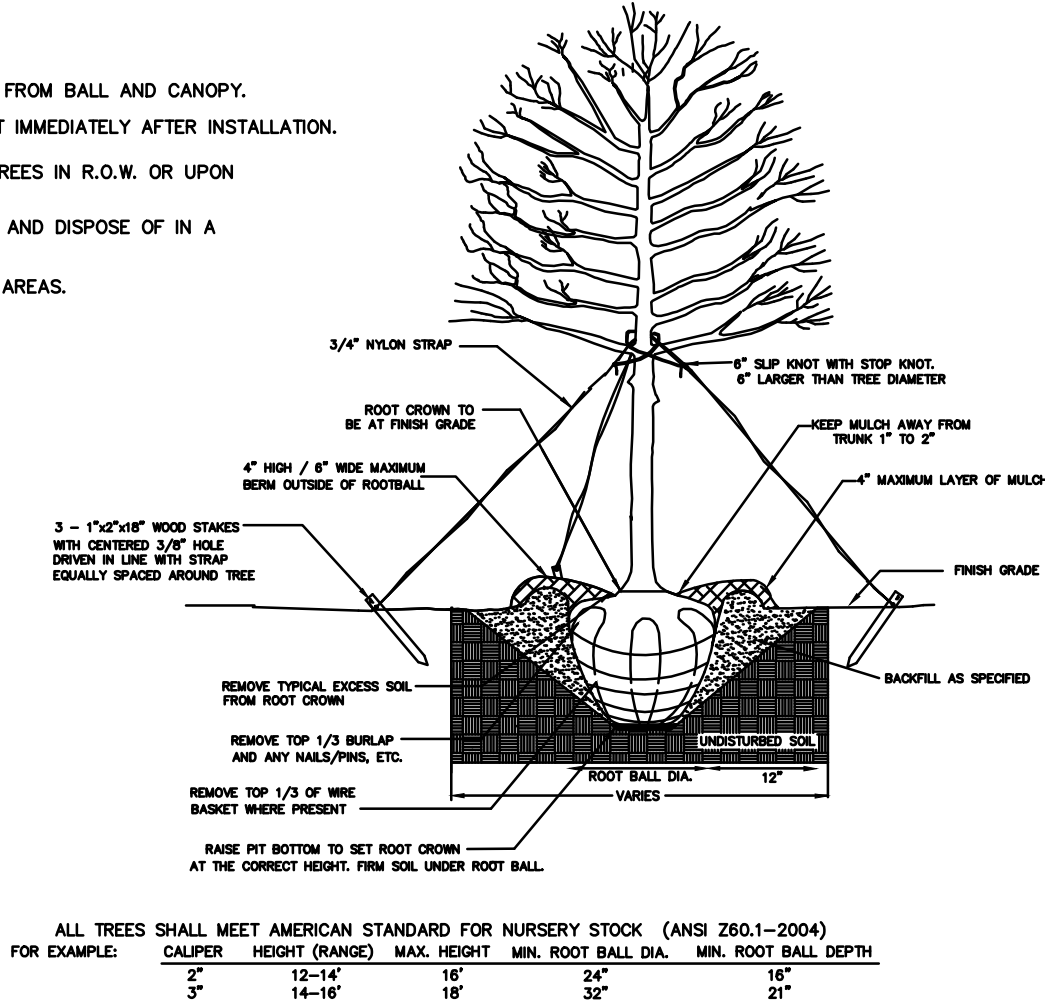
Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



1 TYPICAL TREE PLANTING

NTS

2 PLANT SCHEDULE

PLANT SCHEDULE										
SYMBOL	QUANTITY	PLANT KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	SPACING	NOTES
TREES										
	8	AF	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE	JEFFERSRED FREEMAN MAPLE	10'		2.5" CAL.	B&B	AS SHOWN	
	5	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	8'		2.5" CAL.	B&B	AS SHOWN	
	6	GT	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	10'		2.5" CAL.	B&B	AS SHOWN	

LANDSCAPE NOTES

1. Mulch all area under and around all plants and all other areas indicated on the plan with a 4" layer of mulch as approved by the owner.
2. All plants shall be dense, uniform and free of insects and disease. plant selections shall not include loose, open plants or other "native" materials gathered from woodland conditions. All plants meet or exceed the minimum standards in American Standards for Nursery Stock by the American Association of Nurserymen, Inc. Washington, D.C. (latest edition).
3. Contractor is responsible for watering and maintaining all landscaping until project is completed.
4. All plants shall be guaranteed to be in healthy condition (1) year after acceptance.
4. The information, property boundaries, locations of structures represented on this drawing are approximate and are subject to field location and verification by the general contractor prior to construction.
5. The contractor is responsible for permanent seeding all disturbed areas. Including the any stockpile locations.
6. Mulch shall be fresh clean and a minimum of 4" thick at time of job acceptance.
7. Watering of all plant material shall be the responsibility of the contractor, at no added expense to the owner, until the job is completely turned over to the owner.

TRAIL CORRIDOR PLANTING REQUIREMENT

Chapter 5-22
A minimum of 3 Shade Trees and 1 Ornamental Tree shall be provided per every 100 linear feet of Trail Corridor. All trees shall be a minimum of 2.5" in Caliper at time of planting. Shade Trees shall be spaced a minimum of 15' and no more than 40' apart.

Street Frontage = 414 Linear Feet
Required = 13 Shade Trees, 5 Ornamental Trees
Provided = 13 Shade Trees, 5 Ornamental Trees



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-SPP-06 & 1706-ODP-06

Petition Number: 1706-SPP-06 & 1706-ODP-06

Subject Site Location: *Southeast Corner of Oak Ridge Road and State Road 32*

Petitioner: Edgerock Development LLC by

Representative: Onpointe Land Matters LLC

Request: Petitioner requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.

Current Zoning: The Trails PUD (Ord. 16-26)

Current Land Use: Residential & Commercial

Approx. Acreage: 17.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plat
5. Landscape Plan

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its May 23, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's June 5, 2017, meeting.

PROJECT OVERVIEW

Location: The 17.5 acre +/- site is located at the southeast corner of State Road 32 and Oak Ridge Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan for four (4) lots (see **Exhibit 3**).



PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

The plans comply except for those items identified as outstanding below:

1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:

- a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
- b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
- c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

- i) Proposed name of the subdivision.

Comment: The department is working with the petitioner to ensure compliance.

- ii) Names and addresses of the owner, owners, land surveyor or land planner.

- iii) Title, scale, north point and date.

- iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: The department is working with the petitioner to ensure compliance.

- v) Easements (locations, widths and purposes).

Comment: The department is working with the petitioner to ensure compliance.

- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The petitioner is coordinating with WPWD and utility companies.

- vii) Layout of Lots (showing dimensions, numbers and square footage);

- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.

Comment: The department is working with the petitioner to ensure compliance.

- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The petitioner is coordinating with WPWD and HCSO.

- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The petitioner is coordinating with WPWD and INDOT.

- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The petitioner is coordinating with HCSO.

- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: The petitioner is coordinating with IDNR.

- d) **Covenants and Restrictions:** The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2017
1706-SPP-06 & 1706-ODP-06

may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Comment: If applicable, the petitioner will provide a copy when available.



OVERALL DEVELOPMENT PLAN REVIEW (Article 10.7 of UDO)

The plans comply except for those items identified as outstanding below:

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
- 4) Application Documentation and Supporting Information
 - a. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan



Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application

b. General Plan Requirements

- i. Scale not more than 1"=100'
- ii. Title, scale, north arrow and date.
- iii. Proposed name of the development.
- iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
- v. Address and legal description of the property.

Comment: The department is working with the petitioner to ensure compliance.

- vi. Boundary lines of the property including all dimensions.
- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: The petitioner is coordinating with WPWD.

- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: The petitioner is coordinating with WPWD.

- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: The petitioner is coordinating with WPWD.

- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.



xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

xv. Location of all Floodplain areas within the boundaries of the property.

Comment: The department is working with the petitioner to ensure compliance.

xvi. Names of legal ditches and streams on or adjacent to the site.

xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The petitioner is coordinating with WPWD and utility companies.

xviii. Identify buildings proposed for demolition.

xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.

xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment: The department is working with the petitioner to ensure compliance.

xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Comment: The department is working with the petitioner to ensure compliance.

Zoning Districts (Chapter 4 of UDO)

The plans comply with the standards below:

5) LOT A – MF2: Multi-Family Medium Density District

a) Minimum Building Setback Lines (per Trails PUD Ordinance 16-26):

i) Front Yard: 0'

ii) Side Yard: 5'

iii) Rear Yard: 10'



- 6) LOT B – GB: General Business District
- a) Minimum Lot Area: No minimum
 - b) Minimum Lot Frontage: 80'
 - c) Minimum Building Setback Lines:
 - i) Front Yard: 30' (per SR 32 Overlay)
 - ii) Side Yard (abutting nonresidential): 20'
 - iii) Side Yard (abutting residential): 60'
 - iv) Rear Yard: 20'
 - d) Minimum Lot Width: No minimum

Overlay Districts (Chapter 5 of UDO)

The plans comply except for those items identified as outstanding below:

- 7) State Highway 32 Overlay District (Article 5.3)
- a) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
Comment: The department is working with the petitioner to ensure compliance.
 - b) Setback Requirements (Article 5.3(G)(2)): The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - c) Accessory Buildings (Article 5.3(H)): – **Not Applicable to ODP**
 - d) Building Height Requirements: – **Not Applicable to ODP**
 - e) Minimum Building Size Requirements: – **Not Applicable to ODP**
 - f) General Design Theme Standards: – **Not Applicable to ODP**
 - g) Building Elevations: – **Not Applicable to ODP**
 - h) Openings: – **Not Applicable to ODP**
 - i) Flat Roofs: – **Not Applicable to ODP**
 - j) Main Entrances: – **Not Applicable to ODP**
 - k) Windows: – **Not Applicable to ODP**



- l) Awnings: – **Not Applicable to ODP**
- m) Drive-thrus and Fueling Stations: **Not Applicable to ODP**
- n) Building Materials: – **Not Applicable to ODP**
- o) Accessory Buildings: – **Not Applicable to ODP**
- p) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the “Trail Corridor”) along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.
- q) Trail Corridor Design Standards (Article 5.3(L)(4))
 - i) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - ii) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City’s Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- r) Trail Corridor Plantings (Article 5.3(L)(5))
 - i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.

SR 32 Trail Corridor (444')			
	Required	Proposed	+/-
Shade Trees	14	13	-1
Ornamental Trees	5	5	Compliant

Comment: The department is working with the petitioner to ensure compliance.

- ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
- iii) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.



- s) Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.
- t) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties. – **Not Applicable to ODP**
- u) Mechanical Equipment: – **Not Applicable to ODP**
- v) Walls and Fencing: – **Not Applicable to ODP**

8) Floodplain Overlay District (Article 5.5)

Comment: The petitioner is coordinating with WPWD, HCSO and IDNR.

9) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

Development Standards (Chapter 6 of UDO)

The plans comply except for those items identified as outstanding below:

10) Accessory Use and Building Standards (Article 6.1) – **Not Applicable to ODP**

11) Architectural Standards (Article 6.3) – **Not Applicable to ODP**

12) Building Standards (Article 6.4) – **Not Applicable to ODP**

13) Height Standards (Article 6.6) – **Not Applicable to ODP**

14) Landscaping Standards (Article 6.8)

- a) Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
 - ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

Comment: The department is working with the petitioner to ensure compliance.

- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

Comment: The petitioner is coordinating with WPWD.

- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

Comment: The department is working with the petitioner to ensure compliance.

- vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

b) General Screening Standards: – **Not Applicable to ODP**

c) Detention and Retention Areas:

d) Street Trees: – **Not Applicable to ODP (would apply to Lot A only)**

e) Minimum Lot Landscaping Requirements – **Not Applicable to ODP**

f) Foundation Plantings – **Not Applicable to ODP**

g) External Street Frontage Landscaping Requirements: **To be reviewed with each subsequent DDP.**

h) Buffer Yard Requirements – **To be reviewed with each subsequent DDP.**

i) Parking Area Landscaping – **Not Applicable to ODP**

j) Tree Preservation: Required along the Midland Trace Trail (per The Trails PUD Ordinance 16-26)— **To be reviewed with DDP(s) for Lot A.**

21) Lighting Standards (Article 6.9) – **Not Applicable to ODP**



22) Lot Standards (Article 6.10)

- a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
- b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

23) Outdoor Storage and Display (Article 6.21) – **Not Applicable to ODP**

24) Outdoor Café and Eating Areas (Article 6.13) – **Not Applicable to ODP**

25) Parking Standards (Article 6.14) – **Not Applicable to ODP**

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17) – **Not Applicable to ODP**

28) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Comment: The department is working with the petitioner to ensure compliance.

29) Yard Standards (Article 6.21)

Subdivision Regulations (Chapter 7 of UDO)

The plans comply except for those items identified as outstanding below:

30) Construction Standards (Article 7.3)

Comment: The petitioner is coordinating with WPWD.



Design Standards (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below:

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

Comment: The petitioner is coordinating with WPWD, HCSO, and the utility companies.

33) Monument and Marker Standards (Article 8.5)

Comment: The department is working with the petitioner to ensure compliance.

34) Open Space and Amenity Standards (Article 8.6)

35) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

Comment: The petitioner is coordinating with WPWD.

- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

Comment: The petitioner is coordinating with WPWD.

- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Comment: The petitioner is coordinating with WPWD.

- d) Internal Pedestrian Network Standards: – **Not Applicable to ODP**

- e) Perimeter/External Pedestrian Network Standards:

- i. All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be



provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

- ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: The petitioner is coordinating with WPWD.

- iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: The petitioner is coordinating with WPWD.

- f) **Trail Access:** (per The Trails PUD Ordinance 16-26)

The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below:

- i) **Midland Trace Trail:** The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.

Comment: To be reviewed with DDP(s) for Lot A.

- ii) **Monon Trail:** Lot A shall include direct access to the Monon Trail.

Comment: To be reviewed with DDP(s) for Lot A.

36) **Storm Water Standards (Article 8.8)** - The petitioner is coordinating with WPWD.

37) **Streets and Right-of-Way Standards (Article 8.9)** – The petitioner is coordinating with WPWD.

38) **Street Light Standards (Article 8.10)** – The petitioner is coordinating with WPWD.

39) **Street Sign Standards (Article 8.11)** – The petitioner is coordinating with WPWD.

40) **Surety Standards (Article 8.12)** – The petitioner is coordinating with WPWD.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

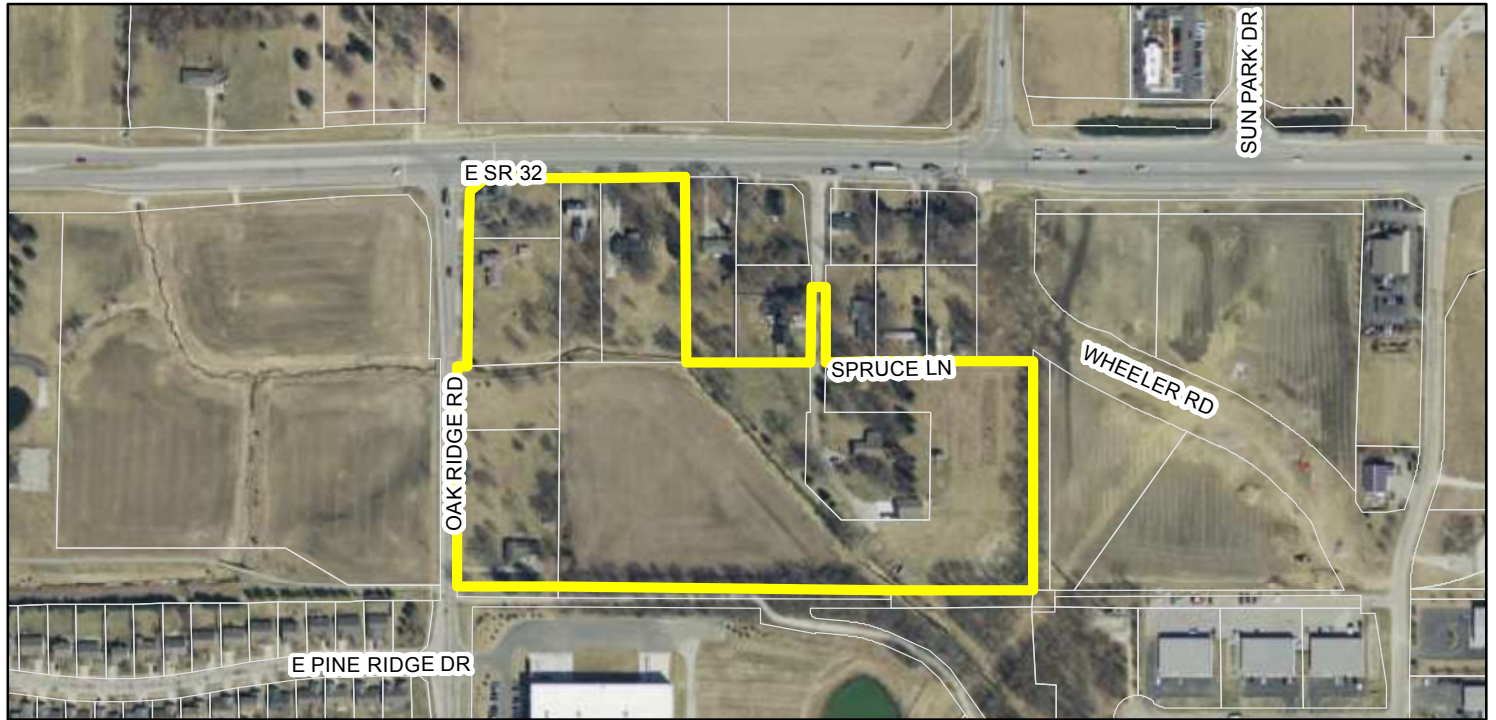
June 5, 2017
1706-SPP-06 & 1706-ODP-06

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the June 5, 2017, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

 Site

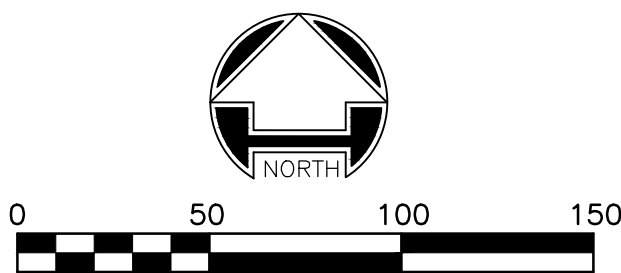
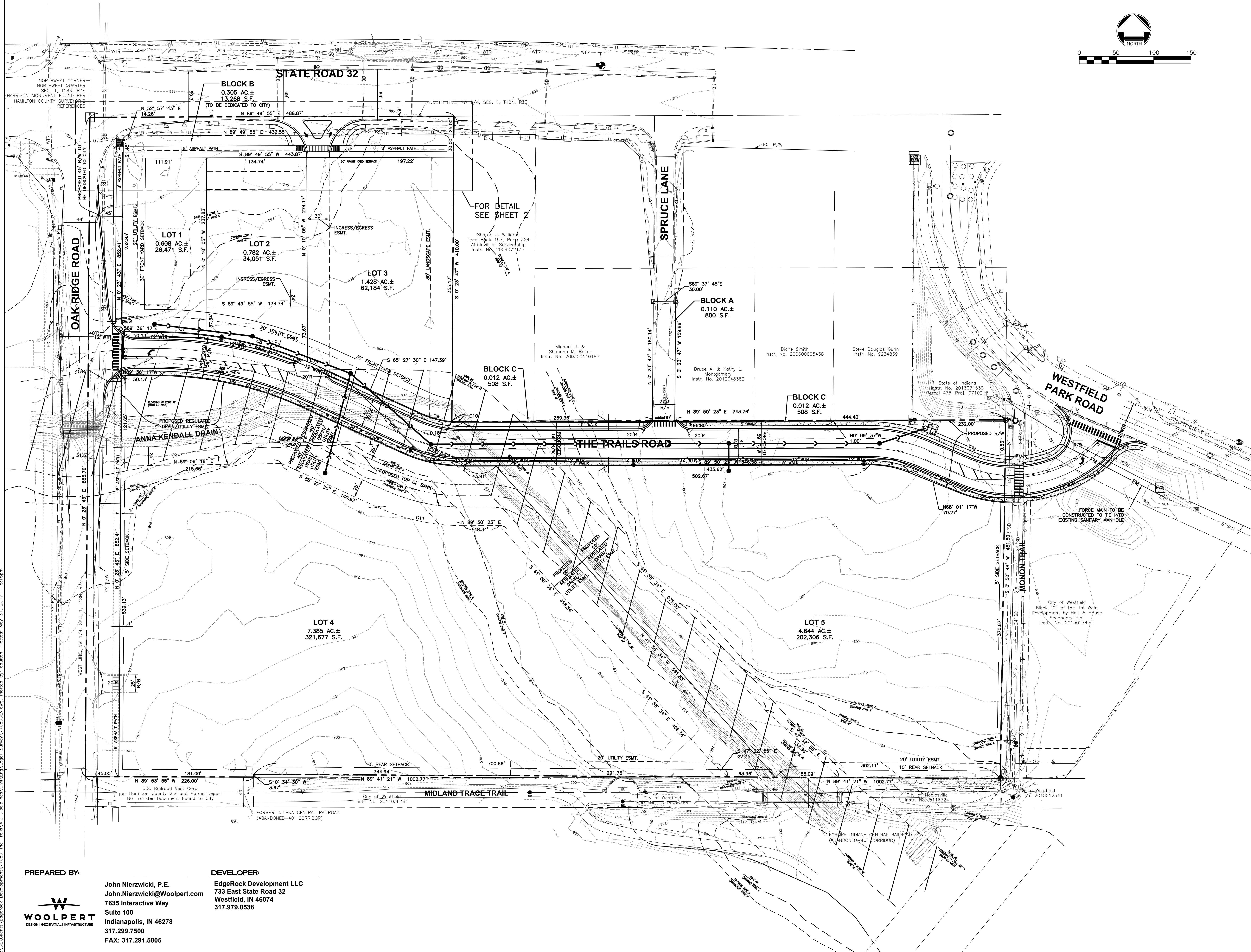


Zoning Map



THE TRAILS OVERALL DEVELOPMENT PLAN

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST
HAMILTON COUNTY, INDIANA.

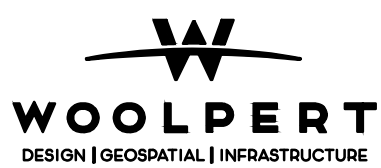


CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	24.15	223.15	529.50	S77° 31' 54"E	221.50
C2	24.70	59.28	137.50	S77° 48' 34"E	58.82
C3	19.02	65.24	196.50	N77° 31' 59"W	64.94
C4	22.14	53.13	137.50	N79° 05' 27"W	52.80
C5	24.70	84.72	196.50	N77° 48' 34"W	84.06
C6	24.15	198.28	470.50	N77° 31' 54"W	196.82
C7	6.52	64.27	564.90	N86° 07' 39"W	64.23
C8	15.58	139.99	514.77	N75° 04' 24"W	139.56
C9	18.46	44.29	137.49	N74° 41' 13"W	44.10
C10	6.24	14.99	137.50	N87° 02' 16"W	14.98
C11	24.66	119.20	276.96	S77° 48' 34"E	118.29
C12	2.05	18.92	529.50	N66° 28' 55"W	18.92

LEGEND

SYMBOL	DESCRIPTION
OR	EXISTING CURB INLET
OR	PROPOSED CURB INLET
OR	EXISTING CATCH BASIN
OR	PROPOSED CATCH BASIN
OR	EXISTING BEEHIVE
OR	PROPOSED END SECTION
OR	EXISTING STORM MANHOLE
OR	PROPOSED STORM MANHOLE
OR	EXISTING SANITARY MANHOLE
OR	PROPOSED SANITARY MANHOLE
OR	EXISTING SANITARY CLEANOUT
OR	PROPOSED SANITARY LIFT STATION
OR	EXISTING GAS UTILITY MARKER
OR	EXISTING GAS VALVE
OR	EXISTING FIRE HYDRANT
OR	EXISTING STORZ CONNECTION
OR	EXISTING WATER VALVE
OR	EXISTING PULLBOX
OR	EXISTING TRAFFIC JUNCTION BOX
OR	EXISTING TRAFFIC MANHOLE
OR	EXISTING FIBEROPTIC UTILITY MARKER
OR	EXISTING TELEPHONE JUNCTION BOX
OR	EXISTING TELEPHONE PEDESTAL
OR	EXISTING CABLE TV RISER
OR	EXISTING LIGHT POLE
OR	EXISTING TRAFFIC SIGNAL POLE
OR	EXISTING UTILITY POLE
OR	MAILBOX
OR	SIGN
OR	SOIL BORING HOLE
OR	FOUND IRON PIN
OR	FOUND R/W MARKER
OR	EXISTING TREE/SHRUB LINE
OR	EXISTING SANITARY SEWER
OR	PROPOSED SANITARY SEWER
OR	PROPOSED SANITARY FORCE MAIN
OR	EXISTING STORM SEWER
OR	PROPOSED STORM SEWER
OR	EXISTING WATER
OR	PROPOSED WATER
OR	EXISTING GAS
OR	EXISTING OVERHEAD ELECTRIC
OR	EXISTING UNDERGROUND TELEPHONE
OR	EXISTING DITCH
OR	EXISTING FENCE
OR	EXISTING GUARDRAIL
OR	EXISTING CONTOUR
OR	PROPOSED CONCRETE

PREPARED BY:



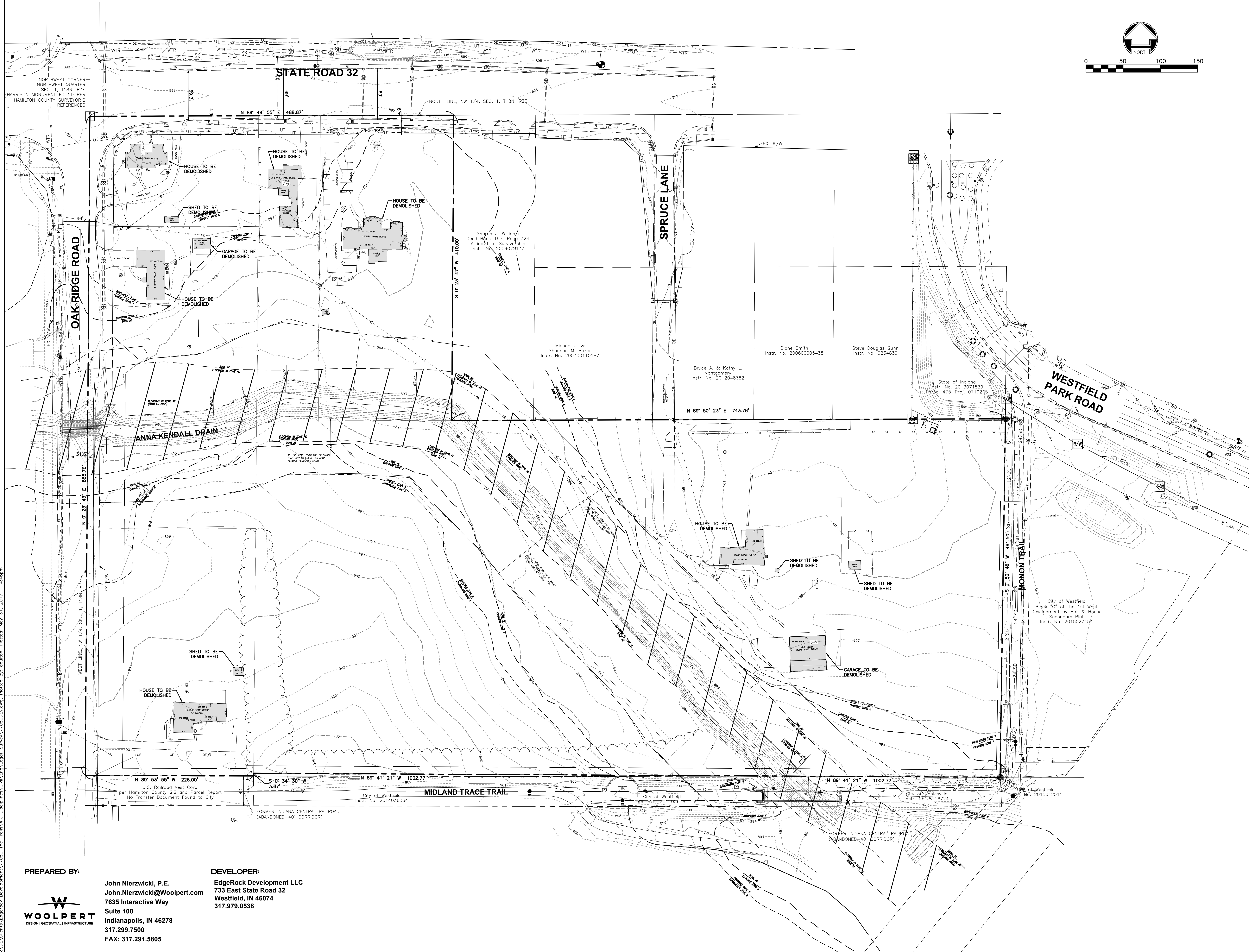
John Nierzwicki, P.E.
John.Nierzwicki@Woolpert.com
7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

DEVELOPER:

EdgeRock Development LLC
733 East State Road 32
Westfield, IN 46074
317.979.0538

THE TRAILS OVERALL DEVELOPMENT PLAN

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST
HAMILTON COUNTY, INDIANA.



PREPARED BY:



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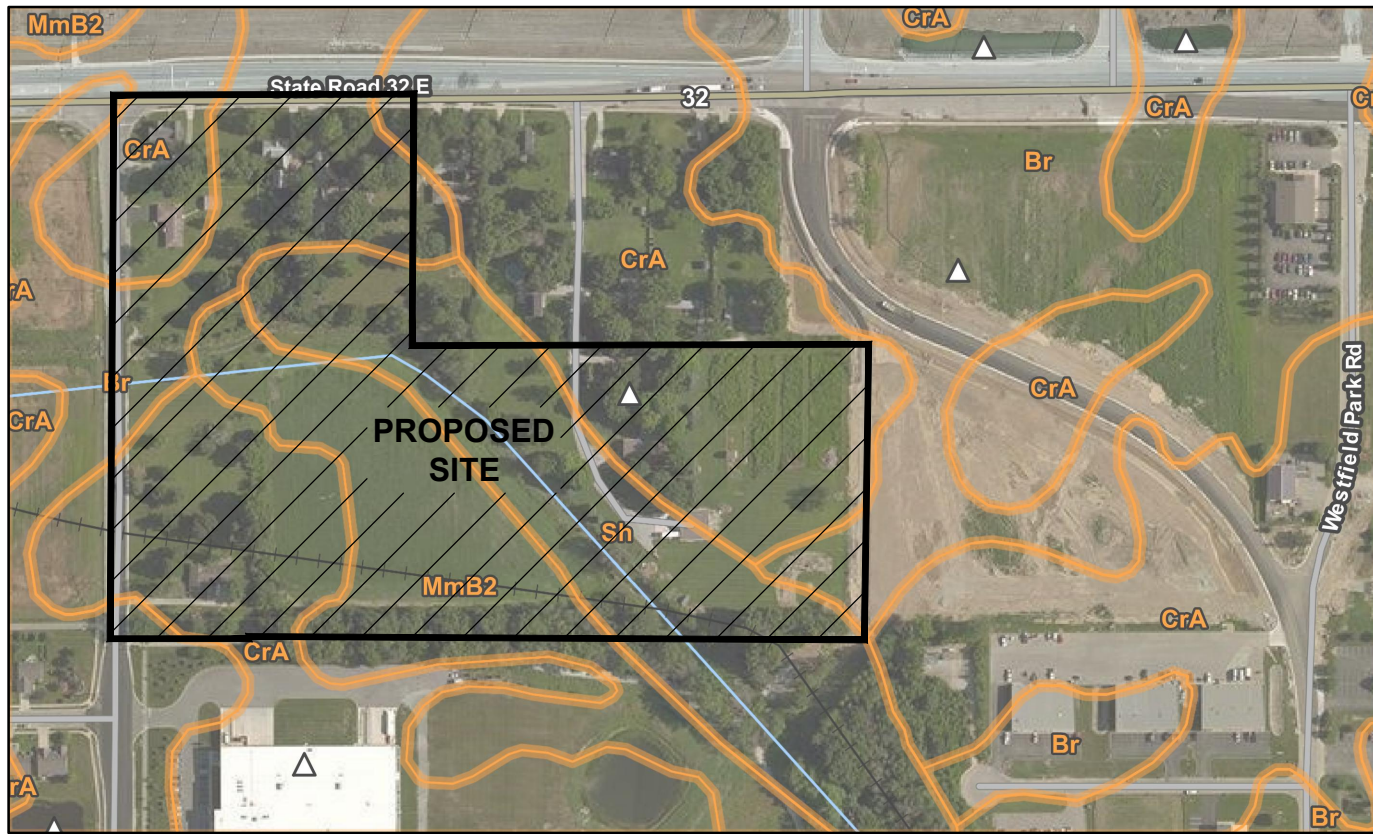
DEVELOPER:

EdgeRock Development LLC
733 East State Road 32
Westfield, IN 46074
317.979.0538

THE TRAILS
PRIMARY PLAT

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST
HAMILTON COUNTY, INDIANA.

SOILS LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, FREQUENTLY FLOODED, BRIEF DURATION
Sh	SHOALS SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED, BRIEF DURATION



SOILS MAP
NO SCALE

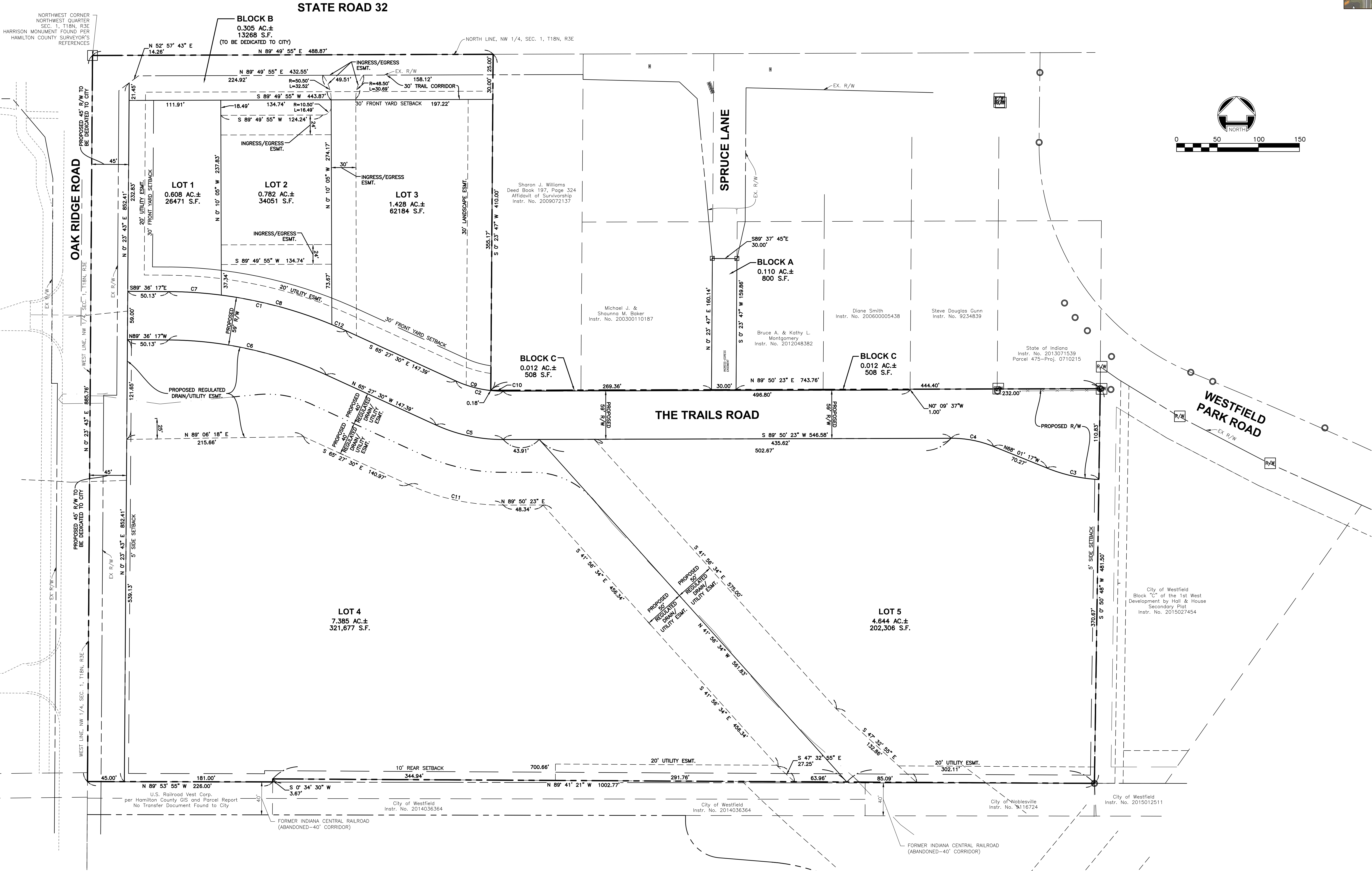
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C4	22.14	53.13	137.50	N79' 05' 27"W
C5	24.70	84.72	196.50	N77' 48' 34"W
C6	24.15	198.28	470.50	N77' 31' 54"W
C7	6.52	64.27	564.90	N86' 07' 39"W
C8	15.58	139.99	514.76	N75' 04' 41"W
C9	18.46	44.29	137.49	N74' 41' 13"W
C10	6.24	14.99	137.50	N87' 02' 16"W
C11	24.66	119.20	276.96	S77' 48' 34"E
C12	2.05	18.92	529.50	N66' 28' 55"W

LEGEND:

- R/W RIGHT-OF-WAY
● SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
○ FOUND IRON PIN
R/W FOUND RIGHT-OF-WAY MARKER
--- SURVEYED SUBDIVISION BOUNDARY
--- RIGHT-OF-WAY LINES
--- PROPOSED LOT LINES
--- SETBACK LINES
--- PROPOSED EASEMENT LINES
--- EXISTING EASEMENT LINES
--- SECTION LINES

GENERAL NOTES:

- BOUNDARY LINES ARE BASED ON BOUNDARY RETRACEMENT SURVEYS PROVIDED BY TERRA SITE DEVELOPMENT, PROJECT NUMBERS 1702201 AND 150324.1002.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.



PREPARED BY:
WOOLPERT
DESIGN | GEOGRAPHICAL | INFRASTRUCTURE
John Nierzwicki, P.E.
John.Nierzwicki@Woolpert.com
7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

DEVELOPER:
EdgeRock Development LLC
733 East State Road 32
Westfield, IN 46074
317.979.0538

ORDINANCE NUMBER 17-05

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1704-PUD-05**), 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. 1704-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Architectural Character Exhibits. The architectural character exhibits, attached hereto as **Exhibit C** (the “Character Exhibits”) are hereby incorporated in this Ordinance and made a part hereof. The Character Exhibits represent a compilation of images designed to capture the intended quality of structures and improvements to be constructed on the Real Estate. Although the Character Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures and improvements that are permitted to be constructed on the Real Estate.

Section 4. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits shall have the following meanings:

- 4.1 **Architectural Overlay Zone.** The portions of the Real Estate within 200 feet of the Oak Ridge Road and 169th Street Rights-of-Way as depicted on the Concept Plan.
- 4.2 **External Street.** For the purposes of this Ordinance, External Street shall mean Oak Ridge Road, 169th Street, or any portion of a Street that is located within the Architectural Overlay Zone.
- 4.3 **Enhanced Façade.** Any Building Façade that is visible from a street Right-of-

Way or located in the Architectural Overlay Zone.

- 4.4 Architectural Insulated Panel. An insulated metal panel with an insulated core and exterior face finished to simulate stucco, or other high quality exterior material.
- 4.5 Ceramic Tile. A tile made from clay that has been permanently hardened by heat, often having a decorative glaze.
- 4.6 Glass. A hard, brittle substance, typically transparent or translucent, made by fusing sand with soda, lime, and sometimes other ingredients and cooling rapidly that is often used to make windows.
- 4.7 Concrete Masonry Unit. A textured block or brick cast of Portland cement and suitable aggregate, with or without admixtures, and intended for laying up with other units as in normal stone masonry construction.
- 4.8 Precast Concrete Panel. A construction product produced by casting concrete in a reusable mold or form and cured in a controlled environment, transported to a construction site and lifted into place. May also be referred to as “tilt-up concrete”.
- 4.9 Brewery, Winery and Distillery Uses. A facility in which beer, wine, cider, mead, spirits or other similar beverages are brewed, fermented, or distilled for packaging and/or consumption on the premises. Food may be served provided it is incidental to the production and consumption of beverages.
- 4.10 Tasting Room. A designated area within a Brewery, Winery or Distillery Use where products are dispensed and consumed. Ancillary retail sales including carry-out of product may also occur.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the EI: Enclosed Industrial District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** The permitted uses shall be as set forth below.

- 6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts unless otherwise modified by this Ordinance.

Prohibited Uses: The following uses shall be prohibited as set forth below:

- 1. Trucking Companies
- 2. Bus Stations/Transit Stops
- 3. Heliports
- 4. Wireless Communication Service Facilities
- 5. Auction Rooms
- 6. Commercial Parking Lots and Structures

- 6.2 Additional Uses: The following additional uses shall be permitted as set forth

below:

1. Residential Uses
 - a. Assisted Living
 - b. Nursing Home
2. Business Uses
 - a. Childcare / Daycare Centers
 - b. Health, Fitness and Exercise Center
 - c. Mortuaries
3. Cultural & Institutional Uses: Educational Institution, without dormitory accommodations
4. Entertainment & Recreational Uses
 - a. Club, Civic
 - b. Club, Private
5. Industrial Uses
 - a. Brewery, Winery, and Distillery Uses are permitted under the following conditions:
 - i. Not permitted within the Architectural Overlay Zone;
 - ii. Outdoor seating shall be limited to an area of 200 square feet;
 - iii. All activities other than outdoor seating shall occur indoors unless granted a temporary use and event permit in accordance with Article 6.18 of the UDO;
 - iv. Hours of visitation may not extend before 10 a.m. or past 10 p.m.;
 - v. A Tasting Room equal to or less than 30% of the total gross floor area (GFA) of the facility shall be permitted.
 - b. Warehousing and Distribution Operations (Outdoor Storage) where the Outdoor Storage area is less than or equal to 100% of the GFA of the associated building.

Section 7. 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.

7.1 Article 4.24 EI: Enclosed Industrial District:

A. Minimum Tract Requirement: 1.2 acres

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards:

- A. Enhanced Facades (exclusive of windows and doors) shall only comprise of the following materials: Masonry Materials, Ceramic Tiles, Glass, textured Concrete Masonry Units (CMUs), Architectural Insulated Panels or Pre cast Concrete Panels.
- B. All Building Facades not considered Enhanced Facades shall follow the standards set forth in Chapter 6.3(G)(2)(b) of the UDO except that Ceramic Tiles, Glass, textured Concrete Masonry Units (CMUs), Architectural Insulated Panels or Precast Concrete Panels may be used in lieu of or in addition to Masonry Materials.
- C. Offsets required in Article 6.3(G)(2)(a)(ii) shall only apply to Enhanced Facades.
- D. Loading spaces, loading docks or oversized doors located in the Architectural Overlay Zone and visible from an External Street Right-of-Way shall not be permitted.

8.2 Article 6.12 Outside Storage and Display:

- A. Outside storage in accordance with the development standards contained in Article 6.12(D) shall be permitted on the Real Estate except that no Outside Storage shall be permitted within the Architectural Overlay Zone.

8.3 Article 6.17 Sign Standards:

- A. Monument Sign(s) (Center Only). The Real Estate shall be permitted a maximum of two (2) Nonresidential Center Monument Signs (“Monument Sign”) that each have a maximum Sign Height of fifteen (15) feet and a maximum Sign Area of one hundred and twenty (120) square feet per face. Monument Signs shall be permitted at entrances to the Real Estate on Oak Ridge Road and 169th Street with a maximum of one (1) Monument Sign per entrance.

Section 9. **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 Director of the Department of Public Works.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2017.

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 17-05** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-05**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-05**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION
WILCOX DEVELOPMENT, LLC
INSTRUMENT NO. 2017007984

The Southwest Quarter of the Southwest Quarter of Section One (1), in Township Eighteen (18) North, Range Three (3) East, containing forty (40) acres.

EXCEPTING THEREFROM:

A tract of land located in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 1, Township 18 North, Range 3 East, more particularly described as follows: Beginning at a bolt set at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 1, Township 18 North, Range 3 East, said point being the intersection of Oak Ridge Road and East 169th Street, thence East along the North line of said quarter-quarter section, the same being the center of said East 169th Street, for a distance of two hundred fifty (250) feet to a point; thence South parallel to the West line of said quarter-quarter section for a distance of two-hundred fifty (250) feet to a point; thence West parallel to the North line of said quarter-quarter section for a distance of two-hundred fifty (250) feet to a point in the West line of said quarter-quarter the same being the center of Oak Ridge Road; thence North along the West line of said quarter-quarter section and the center line of said Oak Ridge Road for a distance of two hundred fifty (250) feet to the place of beginning and containing in said tract of land 1.43 acres, more or less.

EXCEPT:

The North 29.00 feet of the following described real estate:

The Southwest Quarter of the Southwest Quarter of Section One (1), in Township Eighteen (18) North, Range Three (3) East.

EXCEPTING THEREFROM:

A tract of land located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 18 North, Range 3 East, more particularly described as follows:

Beginning at a bolt set at the Northwest corner pf the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 18 North, Range 3 East, said point being the intersection of Oak Ridge Road and East 169th Street; thence East along the North line of said quarter-quarter section, the same being the center of said East 169th Street, for a distance of two hundred fifty (250) feet to a point; thence South, parallel to the West line of said quarter-quarter section for a distance of two hundred fifty (250) feet to a point; thence West parallel to the North line of said quarter-quarter section for a distance of two hundred fifty (250) feet to a point in the West line of said quarter-quarter section, the same being the center of Oak Ridge Road; thence North along the west line of said quarter-quarter section and the center line of said Oak Ridge Road for a distance of two hundred fifty (250) feet to the place of beginning.

Said North 29.00 feet contains 0.712 acres, more or less, inclusive of the apparent existing right-of-way for 169th Street which contains 0.368 acres more or less.

EXHIBIT B
CONCEPT PLAN

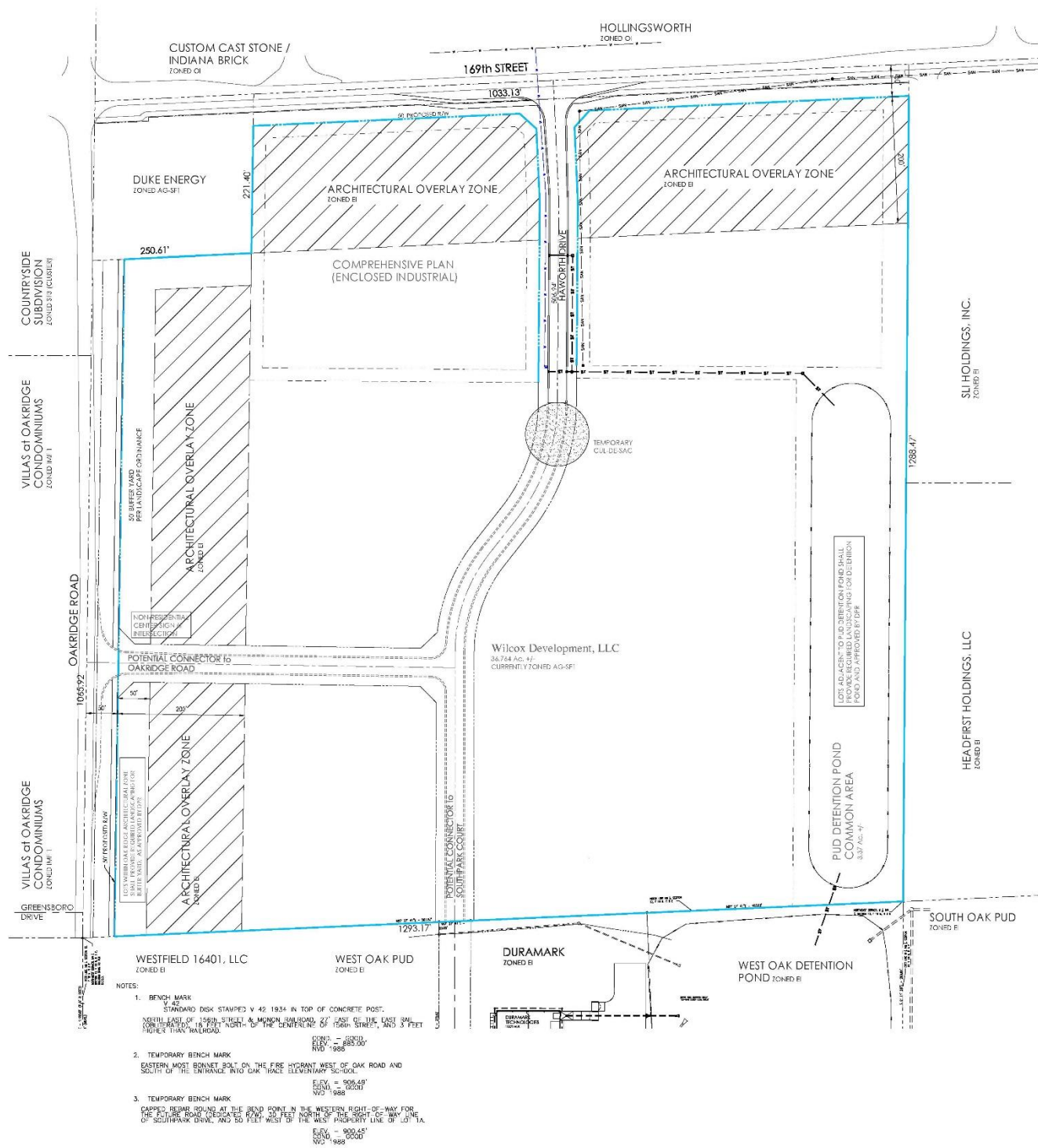


EXHIBIT C
CHARACTER EXHIBIT













WRITTEN PUBLIC COMMENTS

Docket Number: 1706-PUD-17

Petitioner: Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP

Request: Petitioner requests an amendment the monument signage requirements of the Hall and House Planned Unit Development (PUD) District.

Enclosed Attachments:

1. Holladay Properties	17400 Wheeler Rd	(06/01/17)
------------------------	------------------	------------



HOLLADAY
PROPERTIES

Building Solutions Since 1952

5715 Decatur Boulevard Indianapolis Indiana 46241

PHONE (317) 856-9000

FAX (317) 856-9012

June 1, 2017

City of Westfield
Matthew Skelton
Economic and Community Development Department
2728 E. 171st Street
Westfield, IN 46074

Re: Rezoning Application
Petition 17-16 (1706-PUD-10)

Dear Matt,

I am in receipt of the Rezoning Application filed on behalf of Greenwalt Monon Marketplace, LLC seeking an Amendment of the Planned Unit Development (PUD) to establish two existing signs and a proposed third sign on Wheeler Road. As a stakeholder in the future development of Westfield, Holladay Properties would like to offer our full support of this Amendment. Please do not hesitate to contact me if there is anything that Holladay Properties can do to further support this effort.

Sincerely,

Chris Wilkes
Partner – Senior Vice President
Holladay Properties