CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_06_04_2018

Monday, June 04, 2018 at 07:00 PM

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

MEETING DATE: **Monday, June 04, 2018 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 7, 2018 & May 21, 2018

Documents: May 7, 2018 Minutes | May 21, 2018 Minutes

Review APC Rules & Procedures

CONSENT AGENDA

1806-DDP-15
Copper Trace Addition
1250 W. 146th Street
CarDon Development Company requests Detailed Development Plan approval for a 10,200 square-foot addition to an existing Senior Living Facility on 12.66 acres +/- in the CarDon Senior Living PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations

ITEMS OF BUSINESS

1706-ODP-05 & 1706-SPP-05
Birdies
632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat approval for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

1806-PUD-12
Oak Ridge Pointe PUD Amendment II (Oak Ridge Shoppes)
Southwest Corner of SR 32 and Oak Ridge Road
William Eric Group, LLC by OnPointe Land Matters, LLC requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Illustrative Character Exhibit | Exhibit 5: Landscaping Plan | Exhibit 6: Proposed Ordinance 18-20 | Exhibit 7: Ordinance 11-09 | Exhibit 8: Petitioner's Narrative | Petitioner's Presentation Exhibits | Petitioner's Summary of Changes

1805-ODP-09 & 1805-SPP-09
Setters Manor
14710 Inez Setters Lane
Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests approval of an Overall Development Plan, Primary Plat and associated subdivision waivers for 12 lots on approximately 5.53 acres +/- in the SF3: Single-Family Medium Density District.
(Planner: Matt Pleasant - MPleasant@westfield.in.gov
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Overall Development Plan and Primary Plat | Exhibit 5: Landscape Plan | Exhibit 6: Proposed Floor Plans | Exhibit 7: Issue and Response List

PUBLIC HEARING ITEMS

1806-PUD-13 [PUBLIC HEARING]
Spring Mill Grand Station PUD Amendment
16156 Spring Mill Road
Spring Mill Grand Station, LLC by Church, Church, Hittle and Antrim Law requests an amendment to the General Regulations and Development Standards of the Spring Mill Grand Station PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Original Character Exhibit | Exhibit 5: Architectural Plans | Exhibit 6: Sign Exhibit | Exhibit 7: Proposed Ordinance 18-21 | Exhibit 8: Ordinance 17-19 | Exhibit 9: Project Narrative | Exhibit 10: Spring Mill Station Addendum | Updated Concept Plan 6-4-18

1806-PUD-11 [PUBLIC HEARING]
The Reserve on South
423 East South Street

Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of 8 acres +/- from the AG/SF-1: Agriculture Single-Family Rural District to The Reserve on South PUD District.
(Planner: Matt Pleasant - MPleasant@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: The Reserve on South PUD Ord. 18-15 | Exhibit 5: Neighbor Meeting Summary | Exhibit 6: Grand Junction Task Group Letter

1806-SPP-11 & 1806-ODP-11 [PUBLIC HEARING]
The Reserve on South
423 East South Street
Sobczak Construction Services, Inc. by Onpointe Land Matters, LLC requests a Primary Plat and Overall Development Plan review of 13 single-family lots on 8 acres +/- in The Reserve on South PUD District (pending zoning approval).
(Planner: Matt Pleasant - MPleasant@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development and Primary Plat

1806-SPP-10 & 1806-ODP-10 [PUBLIC HEARING]
D&W Farms at Grand Park Village
18160 Wheeler Road
Henke Development Group, LLC by Cripe, Inc. requests Primary Plat and Overall Development Plan review for 2 commercial lots on 21.248 acres +/- in the Grand Park Village PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan

1806-PUD-17 [PUBLIC HEARING]
Westfield Playhouse PUD
220 N. Union Street
Main Street Productions, Inc. requests a change in zoning of approximately 0.31 acre +/- from the SF3: Single-Family Medium Density District to the Westfield Playhouse PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Building Elevations | Exhibit 5: Westfield Playhouse PUD 18-18 | Exhibit 6: Public Comments

1803-PUD-06 [PUBLIC HEARING]
Grand Park PUD
19000 Grand Park Boulevard
The City of Westfield requests a change in zoning of approximately 399.36 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District, the Eagletown PUD District, the GPEC PUD District, and the Sycamore on the Monon PUD District to the Grand Park PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Grand Park PUD 18-16

CONTINUED ITEMS

1803-PUD-08 [CONTINUED]
Wheeler Landing PUD
Northwest Corner of SR 32 and Wheeler Road
Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)

1805-PUD-09 [CONTINUED]
Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Docket Number: 1806-PUD-12 (Ordinance No. 18-20)

Petitioner: William Eric Group

Representative: Jesse Pohlman of OnPointe Land Matters, LLC

Request: An amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District to allow for commercial development.

Current Zoning: Oak Ridge Pointe PUD District

Current Land Use: Undeveloped

Acreage: 2.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Landscaping Plan
6. Proposed Ord. 18-20
7. Ordinance 11-09 (Oak Ridge Pointe PUD)
8. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition received a public hearing at the May 21, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 2.2 acres in size and is located on the southwest corner of SR 32 and Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned the Oak Ridge Pointe PUD District (Ordinance 11-09, adopted May, 23, 2011). All surrounding properties are also zoned the Oak Ridge Pointe PUD District.

Project Description: The petitioner is requesting an amendment to the Oak Ridge Pointe PUD District (see **Exhibit 6**) to allow for development of a new inline tenant building, as generally illustrated on the Concept Plan (see **Exhibit 3**) and Illustrative Character Exhibit (see **Exhibit 4**).

Concept Plan: The proposed amendment incorporates a Concept Plan as one possible layout of the site, but states that the final layout will be subject to the terms and conditions of the PUD and could vary from the Concept Plan.

State Highway 32 Overlay District: The proposed amendment includes a Landscaping Plan and requires substantial compliance with that plan in lieu of the Trail Corridor Planting requirements of this Overlay District.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Oak Ridge Pointe PUD and Unified Development Ordinance. The development standards of note are briefly highlighted below:

> Architectural Standards: In lieu of Architectural Standards found in the Oak Ridge Pointe PUD and the State Highway 32 Overlay District of the UDO, the proposed amendment incorporates an Illustrative Character Exhibit, and requires buildings to be developed in substantial compliance with that exhibit.
>
> Accessory Buildings: The proposed amendment permits dumpster enclosures within the Established Front Yard of 175th Street.
>
> Bicycle Parking: As proposed, the amendment removes the requirements for shower facilities and enclosed bicycle parking, contained in the Oak Ridge Pointe PUD.
>
> Landscaping Standards: In lieu of Landscaping Standards found in the Oak Ridge Pointe PUD and the UDO, the proposed amendment incorporates a Landscaping Plan and requires substantial compliance with said plan.
>
> Sign Standards: The proposed amendment adds Projecting Signs as a permitted sign type for the Property.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made changes to the text and exhibits of the proposed ordinance since the public hearing in response to Plan Commission, City Council, and department comments. First, the request for a second right-in / right-out curb cut on SR 32 has been removed; the Concept Plan and Landscaping Plan have been updated to reflect this change. This change allowed the petitioner to increase the size of the proposed building from 11,640 square feet to 13,379 square feet. The increase in building size would require that shower facilities be provided for employees as part of the Bicycle Parking requirements of the Oak Ridge Pointe PUD, the Proposed Amendment now removes that standard. Additionally, awnings were added above the rear doors of the building to enhance to four-sided architecture compliance. Lastly, the parapets on the rear façade have been raised to ensure complete screening of the roof mounted mechanicals and the utility meters have been clustered in the center of the rear façade with screen added to better blend with the architecture of the building.

COMPREHENSIVE PLAN

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Proposed Local: 175th Street, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 21, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

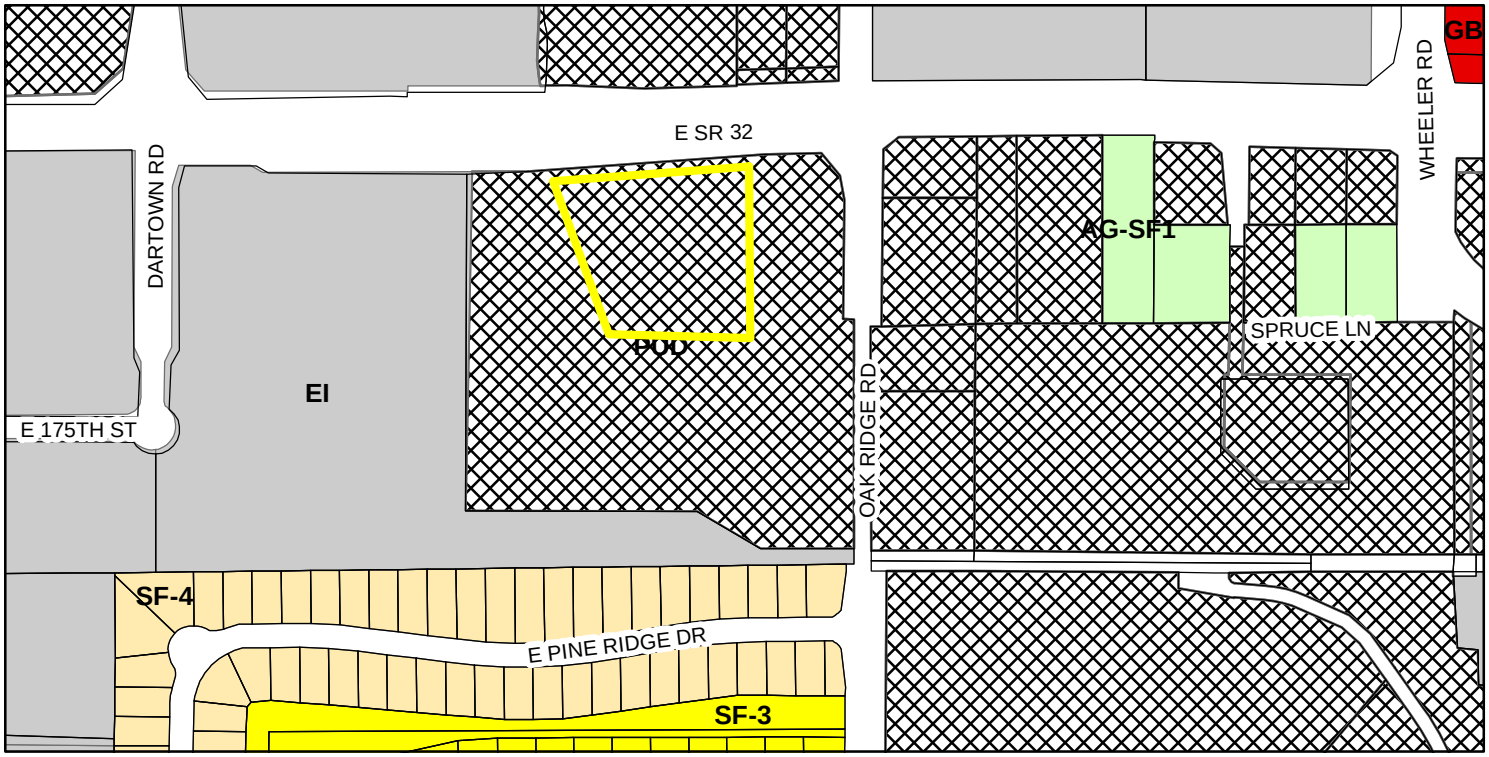
Property Location Map
Oak Ridge Pointe PUD District Amendment II
1806-PUD-12

N
W E
S
Not To Scale

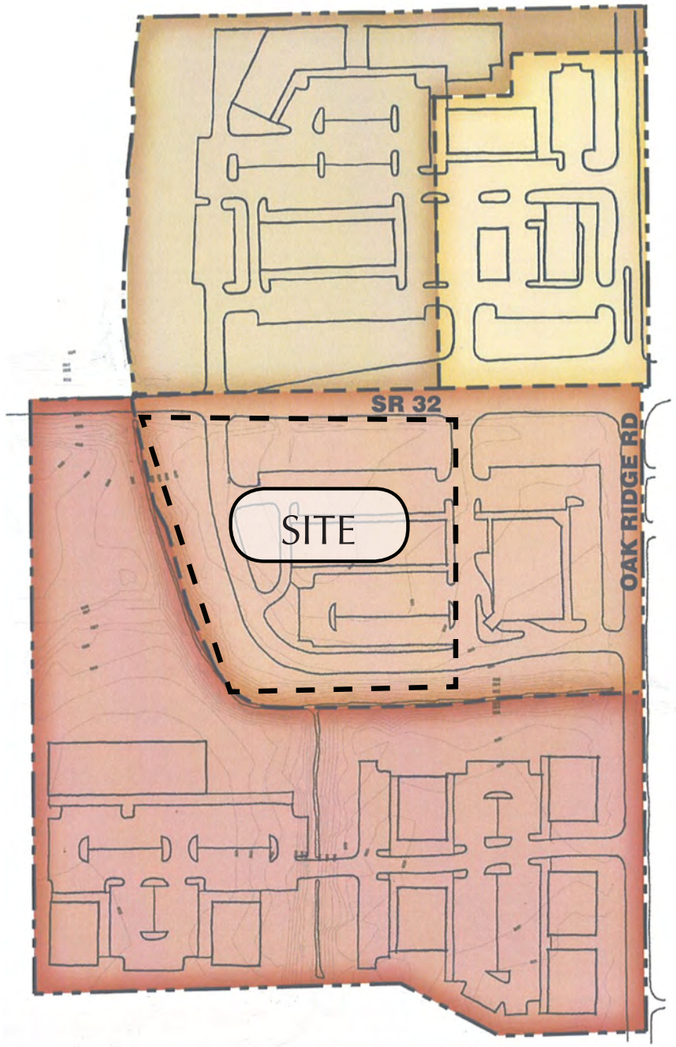
Aerial Location Map

Site

Zoning Map



AG-SF1 (Agriculture - Single Family - 1)
GB (General Business)
SF-3 (Single Family - 3)
EI (Enclosed Industrial)
PUD (Planned Unit Development)
SF-4 (Single Family - 4)



LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

NOT TO SCALE

OAK RIDGE POINTE PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

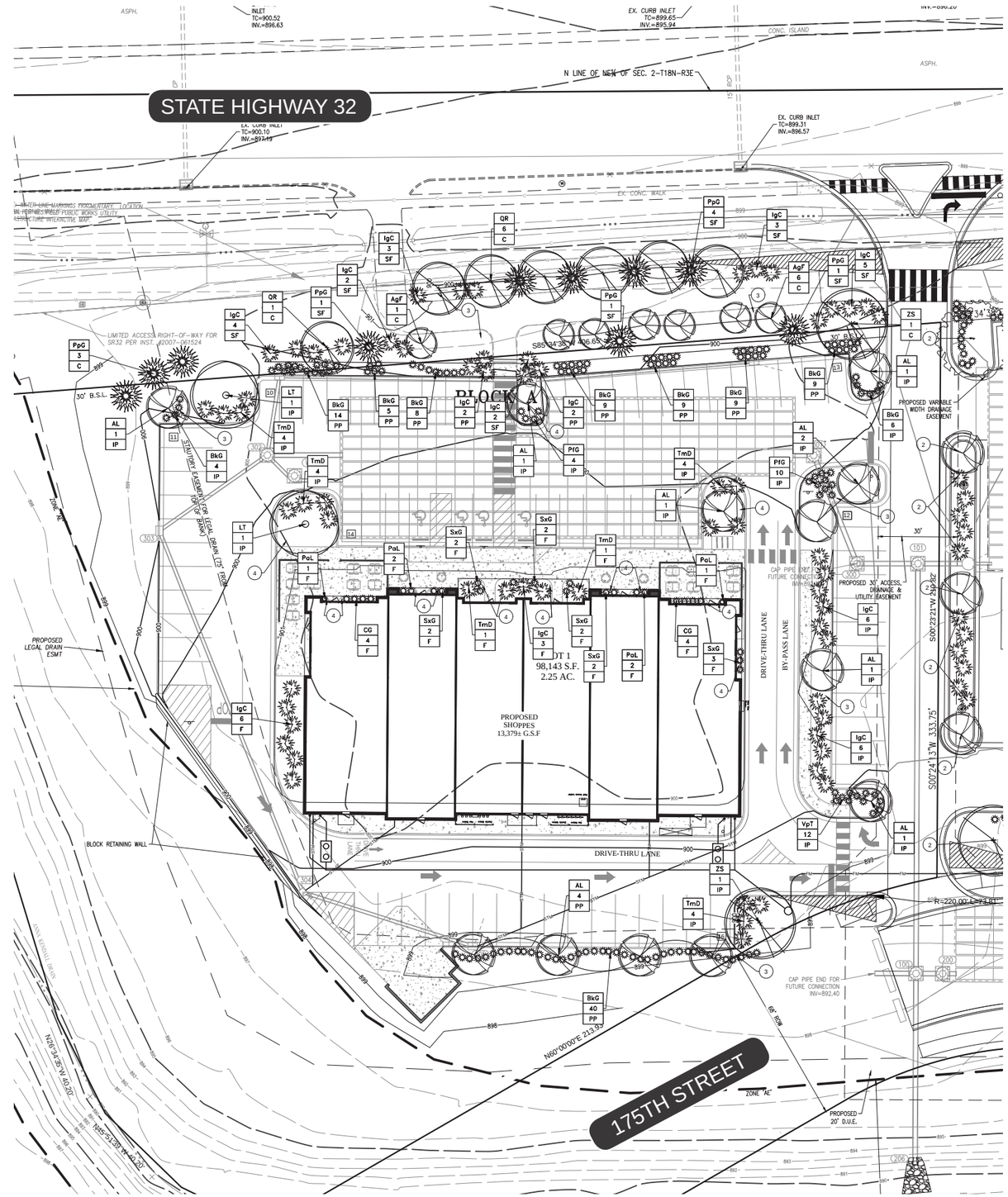


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EXHIBIT B: CONCEPT PLAN

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

1 D1 Front Elevation
SCALE: N/A

2 D1 Rear Elevation
SCALE: N/A

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EXHIBIT C-1: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

1
D2
Side Elevation
SCALE: N/A

Side Elevation

EXHIBIT C-2: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

Tabberson architects

WEIHE ENGINEERS

05.25.18

1 D3 Exterior View
SCALE: N/A

2 D3 Exterior View
SCALE: N/A

3 D3 Exterior View
SCALE: N/A

4 D3 Exterior View
SCALE: N/A

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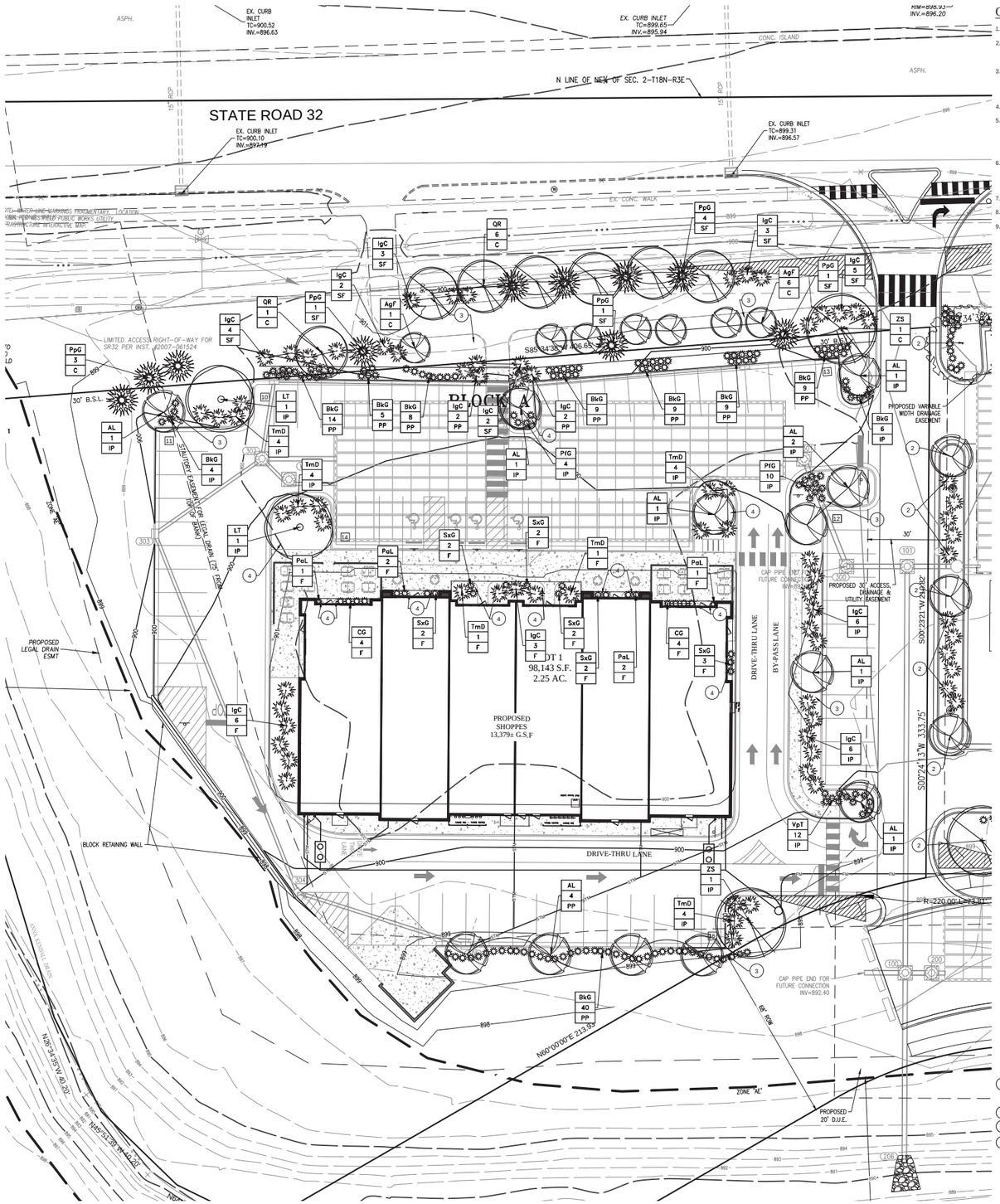
EXHIBIT C-3: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. 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.
3. 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.
4. 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.
5. 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 WOODEN 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.
6. 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.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. 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.
9. 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.

GENERAL NOTES

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. 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.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. 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.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. 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.
16. 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.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. 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.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE REQUIREMENTS

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	**SR 32 = 345'** - 11 SHADE TREES - 4 ORNAMENTAL TREES	**SR 32 = 345'** - 6 SHADE TREES - COVERED BY PERIMETER REQ.
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	**(2.66 ACRES ±)** - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS	**(2.66 ACRES ±)** - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	**STRIP MALL FRONT (NORTH) = 166'** - 14 SHRUBS OR ORNAMENTAL TREES **STRIP MALL EAST = 70'** - 2 PLANTINGS **STRIP MALL FRONT (WEST) = 70'** - 6 SHRUBS OR ORNAMENTAL TREES	**STRIP MALL FRONT (NORTH) = 166'** - 15 SHRUBS OR ORNAMENTAL TREES **STRIP MALL EAST = 70'** - 3 PLANTINGS **STRIP MALL FRONT (WEST) = 70'** - 6 SHRUBS OR ORNAMENTAL TREES
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	**SR 32 = 345'** - 11 SHADE OR EVERGREEN TREES - 7 ORNAMENTAL TREES - 86 SHRUBS	**SR 32 = 345'** - 2 SHADE AND 3 EVERGREEN TREES - 7 ORNAMENTAL TREES - 86 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**AREA = 32,490 SF** - 3,249 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**AREA = 32,490 SF** - 3,382 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	**SR 32 = 200'** - 7 TREES - 67 SHRUBS **175TH ST. = 120'** - 4 TREES - 40 SHRUBS	**SR 32 = 200'** - 8 TREES - 67 SHRUBS **175TH ST. = 120'** - 4 TREES - 40 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	2	X			SEE PLAN	X	50'T x 50'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	7	X			SEE PLAN	X	75'T x 75'W
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	2	X			SEE PLAN	X	80'T x 80'W
	EVERGREEN TREES									
PpG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8'	10	X			SEE PLAN	X	60'T x 25'W
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	7	X			SEE PLAN	X	20'T x 15'W
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	12	X			SEE PLAN	X	20'T x 15'W
	EVERGREEN SHRUBS									
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	113			X	SEE PLAN	MIN 18"	3'T x 3'W
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	44			X	SEE PLAN	MIN 18"	3'T x 6'W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	18			X	SEE PLAN	MIN 18"	3'T x 6'W
	DECIDUOUS SHRUBS									
PtG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	14			X	SEE PLAN	MIN 18"	3'T x 3'W
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13			X	SEE PLAN	MIN 18"	3'T x 3'W
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	18"	12			X	SEE PLAN	MIN 18"	3'T x 3'W
	ORNAMENTAL GRASSES									
CG	CAREX GLAUCA	BLUE SEDGE	#1	8			X	SEE PLAN	MIN 12"	3'T x 3'W
PaL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1	6			X	SEE PLAN	MIN 18"	3'T x 3'W

GIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

PLANTING AREA KEY
C = CORRIDOR PLANTINGS
L = LOT LANDSCAPING
F = FOUNDATION PLANTINGS
S = SIGN LANDSCAPING
SF = EXTERNAL STREET FRONTAGE
BY = BUFFER YARD
IP = INTERIOR PARKING
PP = PERIMETER PARKING

LANDSCAPE PLAN NOTES

1. 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).
2. LANDSCAPING TO BE INSTALLED FOR COMMUNITY FIRST BANK.
3. MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.
4. RIVER ROCK

LEGEND

SITE TRIANGLE

N
W E
S

SCALE: 1" = 20'
0 10 20 40

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

Tabberson architects

EXHIBIT D: LANDSCAPING PLAN

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

ORDINANCE NUMBER 18-20

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 07-34 (the "Oak Ridge PUD Ordinance"), on December 10, 2007; and

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 08-48 (the "Oak Ridge Pointe PUD Ordinance"), on December 8, 2008, which amended and restated the Oak Ridge PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 11-09 (the "Restated ORP PUD Ordinance"), on May 23, 2011, which amended and restated the Oak Ridge Pointe PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 17-14 (the "First Amendment"), on May 22, 2017, the OR-Commercial 3 District of the Restated ORP PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 18-01 (the "ORP PUD Amendment: Lot 1"), on March 12, 2018, amending certain real estate within the OR-Commercial 1 District of the Restated ORP PUD Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1806-PUD-##**), requesting an amendment to the Restated ORP PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1806-PUD-12** to the Common Council with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 This Ordinance, which shall be referred to as the "Oak Ridge Shoppes Amendment", shall amend the Restated ORP PUD Ordinance, as applicable to the Real Estate generally described as Lot 2 within the OR-Commercial 1 District of the Restated ORP District.

1.2 All other provisions of the Restated ORP PUD Ordinance, as amended, shall remain in effect with the adoption of 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 or the Restated ORP PUD Ordinance, as amended, that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **State Highway 32 Overlay District.** The standards of Article 5.3 State Highway 32 Overlay District shall apply to the development of the Real Estate, except as otherwise modified by the Restated ORP Ordinance and below.

3.1 Article 5.3(K)(5) State Highway 32 Overlay District; Trail Corridor Requirement; Trail Corridor Plantings shall not apply; rather, landscaping shall be installed in

substantial compliance with the "Landscaping Plan", attached hereto as **Exhibit D**.

Section 4. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified by the Restated ORP Ordinance and below.

4.1 Section 2.6 Architectural Standards of the Restated ORP and Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements of the UDO shall apply, except as otherwise modified by the "Illustrative Character Exhibit", attached hereto as **Exhibit C**. Building(s) on the Real Estate shall be in substantial compliance with the Illustrative Character Exhibit.

4.2 Article 6.1 Accessory Buildings of the UDO and Article 5.3(H) State Highway 32 Overlay District; Accessory Buildings of the UDO shall apply; however, shall be modified to permit enclosures to be located within the Established Front Yard of 175th Street, as generally depicted on the Concept Plan.

4.3 Section 4.3(C) and (D) Bicycle Parking; Enclosed Bicycle Parking of the Restated ORP Ordinance shall not apply to the Real Estate.

4.4 Article 6.8 Landscaping Standards of the UDO, as modified by Article 6 Landscaping Standards of the Restated ORP Ordinance, shall apply, except as otherwise modified by the Landscaping Plan. Landscaping shall be installed in substantial compliance with the Landscaping Plan.

4.5 Article 6.17 Sign Standards of the UDO, as modified by Article 7 Sign Standards of the Restated ORP Ordinance, shall apply; except as otherwise modified below:

A. Article 6.17(J)(5) Nonresidential Center Signs; Center In-Line Tenant Signage shall apply to the Real Estate. The total permitted Sign Area Allocation per façade may be divided between Wall, Under Canopy, Awning Signs, and Projecting Signs. Projecting Signs shall be substantially similar in quality and character as depicted in the Illustrative Character Exhibit.

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-20** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-20**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-20**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Travis May, William Eric Group, LLC
238 N Main Street, Maxwell, Indiana 46154

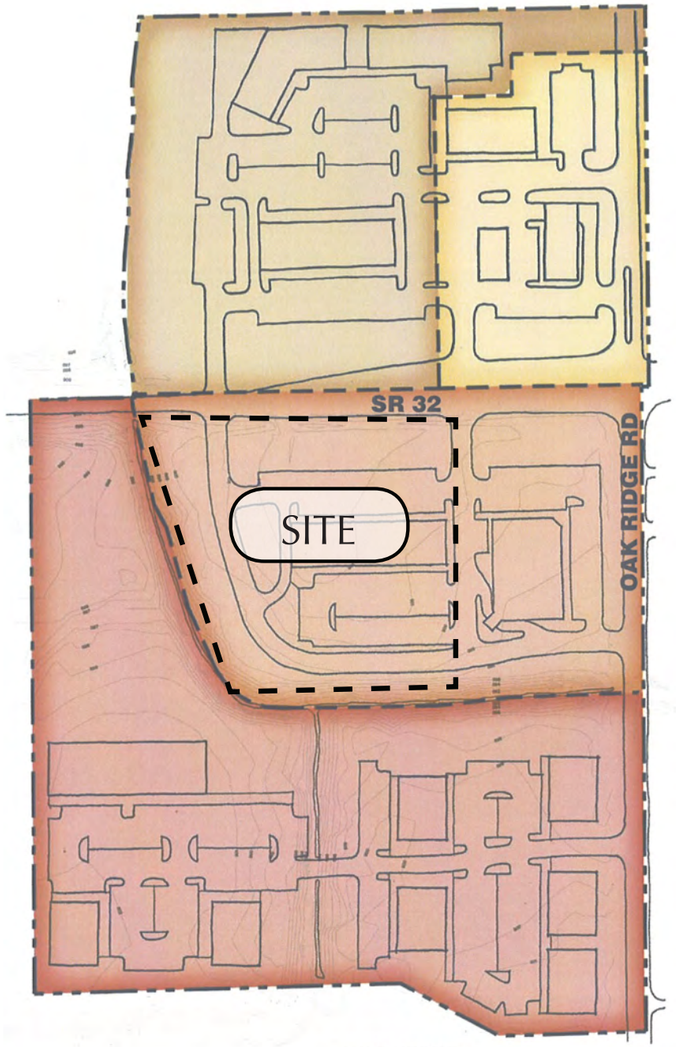
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

EXHIBIT A

REAL ESTATE

PART OF BLOCK "B" IN OAK RIDGE POINTE PER PLAT THEREOF RECORDED _____, 2018, AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER, 874.95 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS EAST, 578.27 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 147.80 FEET; THENCE 42.44 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 44 MINUTES 56 SECONDS WEST, 42.37 FEET TO THE POINT OF BEGINNING; THENCE 73.81 FEET ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, AND A CHORD BEARING SOUTH 69 DEGREES 36 MINUTES 41 SECONDS WEST, 73.47 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 213.93 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 54 SECONDS WEST, 35.79 FEET; THENCE NORTH 45 DEGREES 51 MINUTES 39 SECONDS WEST, 40.20 FEET; THENCE NORTH 26 DEGREES 34 MINUTES 35 SECONDS WEST, 40.20 FEET; THENCE NORTH 16 DEGREES 56 MINUTES 03 SECONDS WEST, 243.06 FEET; THENCE NORTH 85 DEGREES 34 MINUTES 38 SECONDS EAST, 465.96 FEET; SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, 210.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES, MORE OR LESS.



LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

NOT TO SCALE

OAK RIDGE POINTE PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

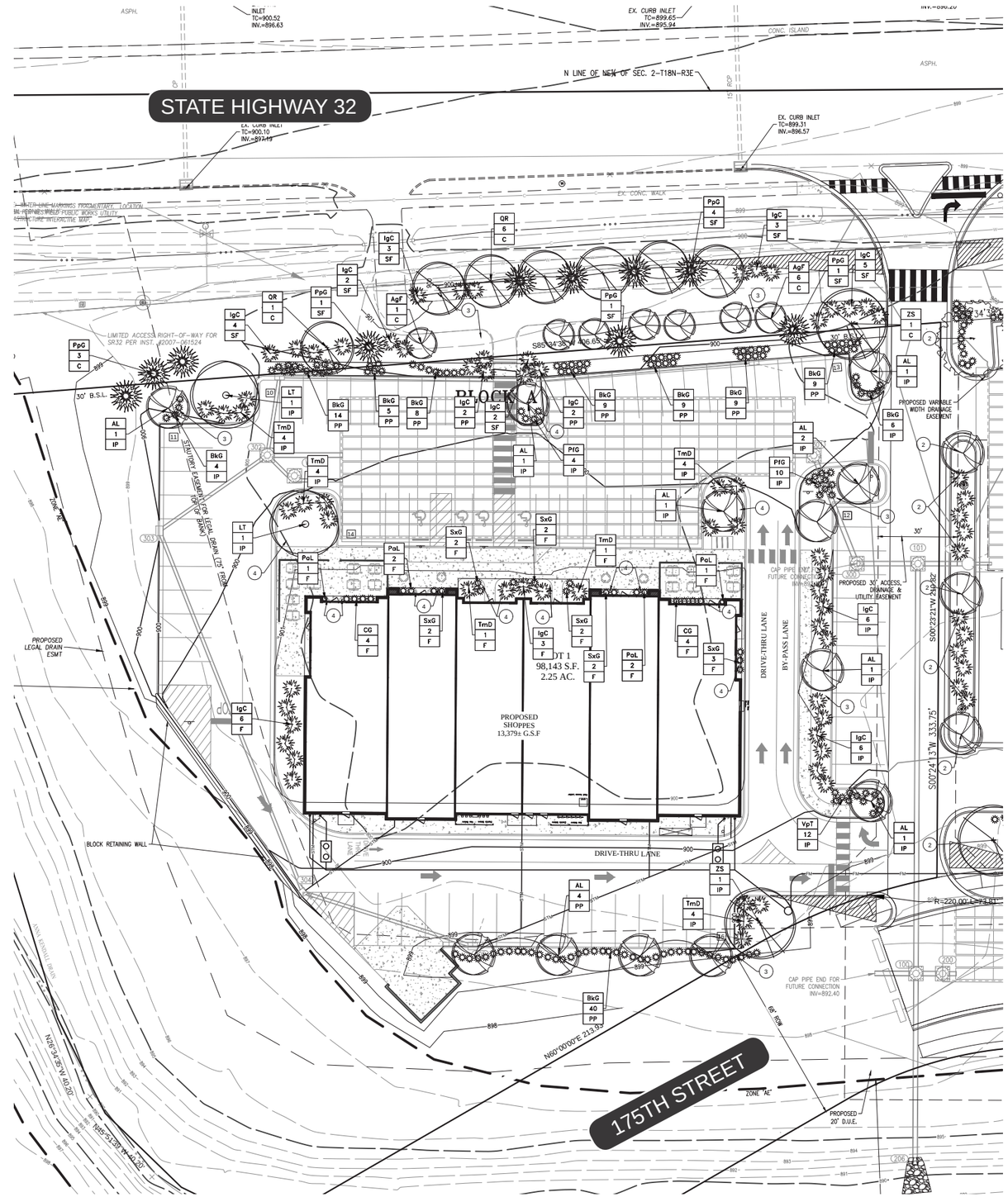


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EXHIBIT B: CONCEPT PLAN

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

1 D1 Front Elevation
SCALE: N/A

2 D1 Rear Elevation
SCALE: N/A

Tabberson architects

EXHIBIT C-1: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

1
D2
Side Elevation
SCALE: N/A

Side Elevation

EXHIBIT C-2: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

Tabberson architects

WEIHE ENGINEERS

05.25.18

1 D3 Exterior View
SCALE: N/A

2 D3 Exterior View
SCALE: N/A

3 D3 Exterior View
SCALE: N/A

4 D3 Exterior View
SCALE: N/A

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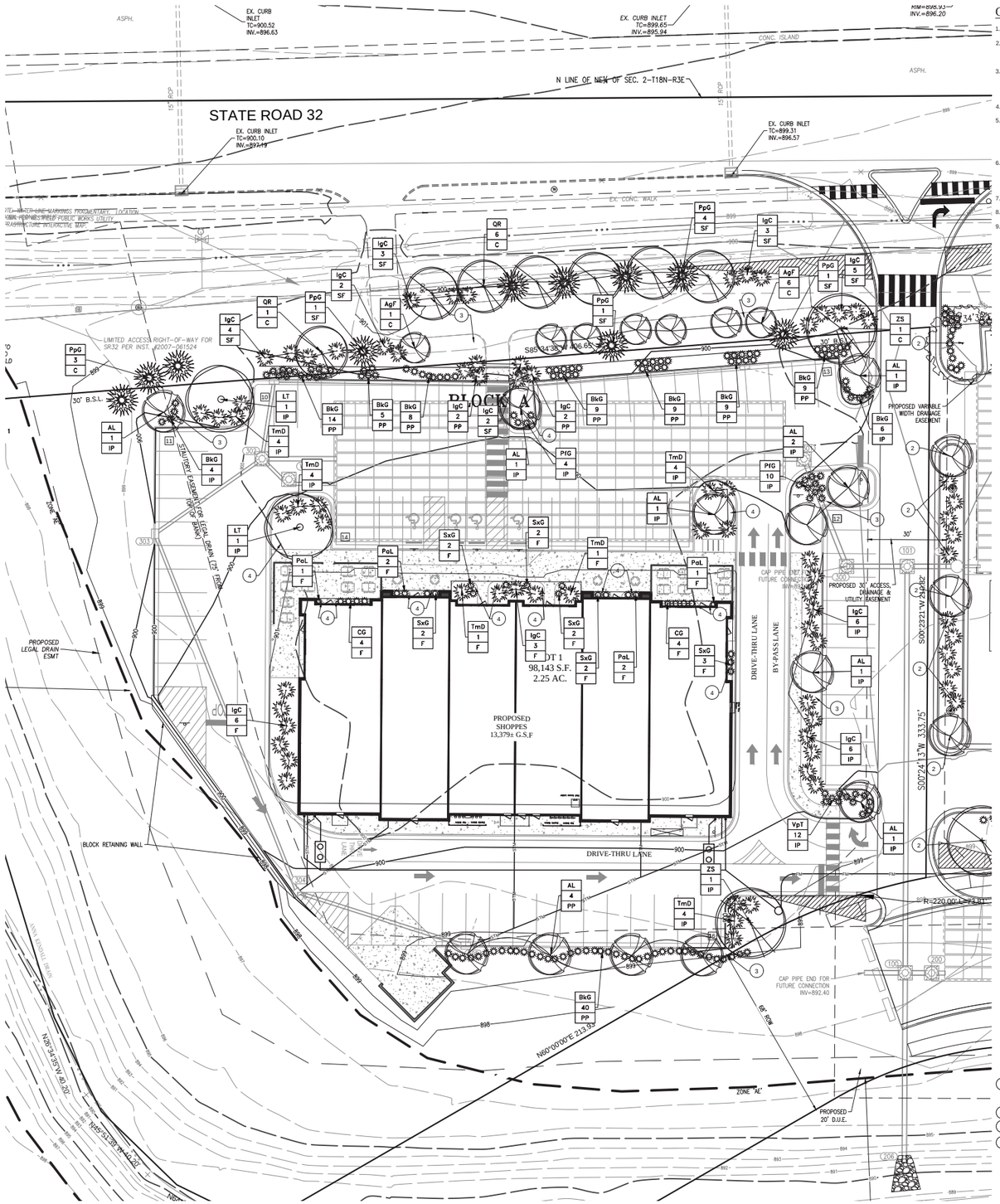
EXHIBIT C-3: ILLUSTRATIVE CHARACTER EXHIBIT

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. 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.
3. 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.
4. 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.
5. 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 WOODEN 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.
6. 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.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. 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.
9. 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.

GENERAL NOTES

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. 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.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. 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.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. 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.
16. 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.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. 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.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE REQUIREMENTS

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	**SR 32 = 345'** - 11 SHADE TREES - 4 ORNAMENTAL TREES	**SR 32 = 345'** - 6 SHADE TREES - COVERED BY PERIMETER REQ.
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	**(2.66 ACRES ±)** - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS	**(2.66 ACRES ±)** - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	**STRIP MALL FRONT (NORTH) = 166'** - 14 SHRUBS OR ORNAMENTAL TREES **STRIP MALL EAST = 70'** - 2 PLANTINGS **STRIP MALL FRONT (WEST) = 70'** - 6 SHRUBS OR ORNAMENTAL TREES	**STRIP MALL FRONT (NORTH) = 166'** - 15 SHRUBS OR ORNAMENTAL TREES **STRIP MALL EAST = 70'** - 3 PLANTINGS **STRIP MALL FRONT (WEST) = 70'** - 6 SHRUBS OR ORNAMENTAL TREES
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	**SR 32 = 345'** - 11 SHADE OR EVERGREEN TREES - 7 ORNAMENTAL TREES - 86 SHRUBS	**SR 32 = 345'** - 2 SHADE AND 3 EVERGREEN TREES - 7 ORNAMENTAL TREES - 86 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**AREA = 32,490 SF** - 3,249 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**AREA = 32,490 SF** - 3,382 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	**SR 32 = 200'** - 7 TREES - 67 SHRUBS **175TH ST. = 120'** - 4 TREES - 40 SHRUBS	**SR 32 = 200'** - 8 TREES - 67 SHRUBS **175TH ST. = 120'** - 4 TREES - 40 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	2	X			SEE PLAN	X	50'T x 50'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	7	X			SEE PLAN	X	75'T x 75'W
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	2	X			SEE PLAN	X	80'T x 80'W
	EVERGREEN TREES									
PpG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8'	10	X			SEE PLAN	X	60'T x 25'W
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	7	X			SEE PLAN	X	20'T x 15'W
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	12	X			SEE PLAN	X	20'T x 15'W
	EVERGREEN SHRUBS									
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	113			X	SEE PLAN	MIN 18"	3'T x 3'W
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	44			X	SEE PLAN	MIN 18"	3'T x 6'W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	18			X	SEE PLAN	MIN 18"	3'T x 6'W
	DECIDUOUS SHRUBS									
PtG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	14			X	SEE PLAN	MIN 18"	3'T x 3'W
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13			X	SEE PLAN	MIN 18"	3'T x 3'W
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	18"	12			X	SEE PLAN	MIN 18"	3'T x 3'W
	ORNAMENTAL GRASSES									
CG	CAREX GLAUCA	BLUE SEDGE	#1	8			X	SEE PLAN	MIN 12"	3'T x 3'W
PaL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1	6			X	SEE PLAN	MIN 18"	3'T x 3'W

GIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

PLANTING AREA KEY
C = CORRIDOR PLANTINGS
L = LOT LANDSCAPING
F = FOUNDATION PLANTINGS
S = SIGN LANDSCAPING
SF = EXTERNAL STREET FRONTAGE
BY = BUFFER YARD
IP = INTERIOR PARKING
PP = PERIMETER PARKING

LANDSCAPE PLAN NOTES

1. 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).
2. LANDSCAPING TO BE INSTALLED FOR COMMUNITY FIRST BANK.
3. MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.
4. RIVER ROCK

LEGEND

SITE TRIANGLE

N
W E
S

SCALE: 1" = 20'
0 10 20 40

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

Tabberson architects

EXHIBIT D: LANDSCAPING PLAN

OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.25.18

81.00
36
1.00
DONC

2011025548 ORDINANCE $82.00
05/25/2011 01:40:00P 36 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 11-09

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT ORDINANCE 08-48 AND TITLE 16 – LAND USE CONTROLS

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1104-PUD-04), filed with the commission, requesting amendment to the Oak Ridge Pointe Planned Unit Development, established by Ordinance 08-48, enacted by the City Council on December 8, 2008; and,

WHEREAS, the Commission did take action on May 2, 2011 to forward the said Docket 1104-PUD-04 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on May 4, 2011; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 08-48 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The document as referenced by ordinance 08-48 described as "Oak Ridge Pointe PUD Ordinance" is hereby amended and restated as follows:

(i) Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Oak Ridge Pointe PUD Ordinance. When the standards of this Oak Ridge Pointe PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Oak Ridge Pointe PUD Ordinance shall prevail.

(ii) The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 7 and (ii) Exhibits A

SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

-remainder of page intentionally blank-

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 23 DAY OF May, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Kenneth Kingshill	Kenneth Kingshill	Kenneth Kingshill
Robert J. Smith	Robert J. Smith	Robert J. Smith
Thomas Smith	Thomas Smith	Thomas Smith
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: Charlie D. Frankenberger and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-09 was delivered to the Mayor of Westfield on the 24 day of May, 2011, at 9:10 Am.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-09

This 24 day of May, 2011.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-09

this _____ day of _____, 2011.

J. Andrew Cook, Mayor

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

C Gossard

Signed

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ARTICLE 1. DEFINITIONS. Section WC 16.04.210 Definitions, of the Zoning Ordinance shall be amended by the addition of the following terms and words.

1. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit E.

2. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.

3. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.

4. "ORP - Office District" shall mean and refer to what is identified on the Zoning District Map as the ORP - Office District.

5. "ORP – Commercial 1 District" shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 1 District.

6. "ORP – Commercial 2 District" shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 2 District.

7. "ORP – Commercial 3 District" shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 3 District.

8. "Office, General" shall mean and refer to a place of business used exclusively for office purposes where no product or commodity for retail sales is located or sold, including but not limited to sales offices, real estate offices, financial offices and Professional Offices.

9. "Office Professional" shall mean and refer to the office of a recognized professional maintained for the conduct of the profession. A profession is a vocation, calling, occupation, or employment requiring training in the liberal arts or sciences, or a combination thereof, requiring advances study in a specialized field; any occupation requiring licensing by the State and maintenance of professional standards applicable to the field.

10. "Outside Sales Display, Permanent" shall mean and refer to merchandise placed outside of a commercial structure for purpose of sales.

11. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.

12. "Retail Sales, General" shall mean and refer to enclosed establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

13. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

14. "Zoning Ordinance" shall mean the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. BUSINESS DISTRICTS. The terms, conditions, and provisions of this Article 3 shall apply to the use and development of all the Districts within the Oak Ridge Pointe PUD.

Section 2.1. General Requirements. The following general requirements apply to all districts within the Oak Ridge Pointe PUD. The size and configuration of the ORP - Commercial 2 District and the ORP - Commercial 3 District may increase or decrease by up to 50%, all other Districts may be increased or decreased by up to 15%.

A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate requirements for each participating use.

C. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

D. In no case shall a building exceed forty-five (45) feet in height or three stories, whichever is greater.

E. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display areas shall be permitted only in the ORP – Commercial 2 District.

F. Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within the right-of-way.

G. The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width.

H. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

I. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

J. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

K. Development Plan approval shall be delegated to and shall be by the Director.

Section 2.2. ORP - Office District - This district is established to accommodate the general office and service needs of the surrounding area.

The ORP – Office District is classified on the Zone Map as Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the GO - General Office District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP – Office District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).

2. No Drive-thru facilities are permitted in the ORP – Office District.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted uses.

2. Any other business not listed which can be classified as general office will be eligible with the approval by the Director.

3. No Retail Uses are permitted within the ORP – Office District.

C. Minimum Development Plan Requirement. A minimum of three (3) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. 330 Feet

F. Minimum Building Setback Lines (applied to perimeter of the ORP - Office District):

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.

2. Side Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).

3. Rear Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).

G. Maximum Building Height:

1. Forty-five (45) feet.

2. All buildings within 100' of the south property line of the Real Estate shall be the lesser of a maximum 35' or two stories in height.

H. Minimum Building Height. Fourteen (14) feet, to the highest point of the roof for a building with a flat roof; twelve (12) feet to the lowest eaves for a building with a gable, hip or gambrel roof.

I. Minimum Building Gross Floor Area. Four-thousand (4,000) square feet.

J. Maximum Building Size. No individual building shall exceed a building footprint of 16,000 square feet or a maximum floor area of 32,000 square feet.

K. Loading and Parking. See Article 4.

1. Parking between buildings and behind the front building line along Oak Ridge Road and the Midland Trial shall be encouraged. No more than 10% of the parking spaces required for a particular use shall be located closer to the Midland Trail than the associated building. An additional allowance shall be made where the property line does not run parallel to the Midland Trail (see Exhibit "C").

L. Signs. See Article 7.

M. Landscaping. See Article 6.

N. Lighting.

1. All pole mounted lighting fixtures within 100' of the south property line of the Real Estate shall be a maximum of 15' in height.

O. Miscellaneous Requirements:

1. A gated access drive will be constructed between the existing access drive south and east of the City of Westfield Public Safety Building and the western most parking area within the ORP – O District. Said access drive shall be gated and accessible only to public safety personnel.

2. A minimum of two connection points (in addition to the trails intersection with Oak Ridge Road along the Midland Trace Trail into the ORP - Office District). The proposed connections shall be subject to the approval of the City of Westfield. Signage at these access points shall be as approved by the Westfield Parks Department.

Section 2.3. ORP – Commercial 1 District. The ORP – Commercial 1 District is classified on the Zoning Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning

classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 1 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).

2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.

2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.

3. Retail Uses shall not exceed 21,800 square feet of total floor area within the district.

C. Minimum Tract Requirement. A minimum of two (2) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Three hundred and thirty (330) feet. Amendments do not need to meet the minimum tract requirements of this section.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 1 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.

2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines)

3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines)

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No building shall exceed a floor area of 18,000 square feet.
2. The minimum building size shall be 2,500 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

Section 2.4. ORP – Commercial 2 District. The ORP – Commercial 2 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 2 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).

2. Outside storage or sales display shall not be located between the building and State Road 32, shall be located within 30 feet of the building entrance, and shall occupy an area of no more than 800 square feet. The designated area shall be identified on the Development Plan.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.

2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.

3. Retail Uses shall not exceed 5,000 square feet of floor area within the district.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 2 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.

2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)

3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)

4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height. Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 10,000 square feet.

2. The minimum building size shall be 2,600 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.5. ORP – Commercial 3 District. The ORP – Commercial 3 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 3 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).

2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.

2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 3 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.

2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)

3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)

4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 14,000 square feet.
2. The minimum building size shall be 4,000 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.6. Architectural Standards.

A. General Requirements.

1. Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD. Architectural Character examples are included in Exhibits "F", "G", and "H" of this Oak Ridge Pointe PUD. Zoning Districts may be individual development areas, with requirements specific to each area. (example: ORP – Commercial 1 District on the south side of State Road 32 may have a unique and different design theme than development in the ORP – Commercial 2 and 3 Districts on the north side of State Road 32.)

2. Signage shall be in conformance with Article 7 of this Oak Ridge Pointe PUD. Signs may be lit externally and internally.

3. Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.

4. Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.

5. Sidewalks adjacent to the front of buildings shall be a minimum of ten (10) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating areas. Sidewalks may be used for outdoor eating, subject to approval by the Developer.

6. The minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be five (5) feet in width. This standard shall apply to all sidewalks adjacent to office buildings.

7. Buildings shown fronting State Highway 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits "F", "G" and "H" of this Oak Ridge Pointe PUD. Common design vocabulary shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Development within each District should be compatible in general exterior design and materials. "Franchise" architecture shall be modified to conform to the above noted design vocabulary.

8. Monument Signage shall be incorporated to match the general character and identity of the primary structures within each District. Iconic elements may be used as entry treatments at Oak Ridge Road and State Highway 32. Monument Signage shall be as directed in Article 7 of this Oak Ridge Pointe PUD.

ARTICLE 3. STATE HIGHWAY 32 OVERLAY ZONES.

Section 3.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

A. Access to the Real Estate from State Highway 32 shall be limited to one right-in / right-out drive cut on each side of State Highway 32.

B. WC 16.04.065, 5.c regarding access roads and Exhibit 16.04.065.D shall be inapplicable to the Real Estate.

C. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.

D. The (i) maximum building setback and (ii) height requirements of the State Highway 32 Overlay Zone shall be inapplicable to the ORP-Office District.

E. The minimum building size of the State Highway 32 Overlay Zone shall be inapplicable to the Real Estate.

F. The trail required within the Trail Corridor shall be permitted to cross the Anna Kendal Legal Drain within the existing State Road 32 right-of-way.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC 16.04.120 Off-Street Loading and Parking of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 4.1. <u>Loading Berths</u>.

A. Loading Berths shall be oriented in a manner that they are not visible from State Road 32 with the exception of an automobile fuel sales use.

B. Off-street loading berths shall be provided only to the rear and side of buildings. Loading berths are not permitted along the front façade of building or along the side of the building generally parallel with the Midland Trail within 100' of the south property line of the Real Estate.

Section 4.2. <u>Off-street Parking.</u>

A. All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale of other filtration system as part of a Low Impact Development (LID) design.

B. General Offices shall provide one (1) parking space per each two hundred fifty (250) square feet of assignable office area.

Section 4.3 <u>Bicycle Parking</u>. To read as follows: In connection with any building or structure or structure which is to be erected or substantially altered, and which requires off-street vehicular parking spaces, there shall be provided such bicycle parking in accordance with regulations set forth hereinafter:

A. Location. Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served.

B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:

1. A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses.
2. Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.

C. All non-residential uses larger than 12,000 square feet shall provide shower facilities for employees.

D. All non-residential uses shall provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose. Enclosed bicycle parking shall be provided at a rate of one (1) enclosed bicycle parking space per one hundred (100) required vehicular parking spaces.

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Office Uses				
General Office	x	x	x	x
Accountants, Architects, Engineers, Consultants	x	x	x	x
Charitable Institution	x	x	x	x
Consumer Service Office	x	x	x	x
Credit Union Offices	x	x	x	x
Dentists	x	x	x	x
Employment Agencies				
Government Offices-Universities				
Insurance Companies	x	x	x	x
Lawyers	x	x	x	x
Loan Offices	x	x	x	x
Newspaper Publishing				
Optometrists	x	x	x	x
Philanthropic Institutions	x	x	x	x
Physicians and other Health Care Personnel	x	x	x	x
Real Estate Offices	x	x	x	x
Testing Laboratories				
Travel Bureaus	x	x	x	x
Hospitals				
Office Buildings-General Purpose	x	x	x	x
Data Processing	x	x	x	x
Scientific and other Research Laboratories and Facilities	x			
Service Uses				
General Personal Services	x	x	x	x
Hotels, Motels, Bed and Breakfasts				
Assembly Hall / Conference Center				
Auto Rental				
Auto Repair Garages				
Auto Rustproofing				
Auto Storage				
Banks, S&Ls and Financial Institutions with or without drive-through		x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers		x	x	x
Blueprinting,photocopying Job Printing	x	x	x	x
Car Wash			x	
Charitable donation Pick-Up Staion		x	x	x

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Commissary, Food Catering Services		x	x	x
Crating and Packaging Service		x	x	x
Custard, Ice Cream, Dessert, Candy Shops		x	x	x
Delicatessen		x	x	x
Drive Through Food and Beverage		x	x	x
Drive-In food and Beverage		x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through		x	x	x
Electronics, computer, cable, TV, Internet & related sales & service		x	x	x
Gasoline Service Stations			x	
Health, Fitness, and Exercise Center	x	x		
Home Remodeling Company	x			
Hospitals(Minor), Medical and Dental Clinics and Labs	x			
Interior Decorating	x			
Laundromats and Self-Service Dry Cleaning		x		x
Locksmith Shops		x		
Mortuaries				
Newspaper Distribution Station		x	x	x
Pet Grooming		x	x	x
Photography Studio	x	x	x	x
Picture Framing		x	x	x
Printing and Photocopying, small Jobs	x	x	x	x
Radio and TV Service				
Recycling Collection Centers, Drop Off (small)				
Restaurants and dining facilities having > 50% gross sales from food		x	x	x
Restaurants and dining facilities having < 50% gross sales from food		x	x	x
Restaurants with Live Entertainment		x	x	x
Roller and Ice Skating Rinks				
Root beer, coffee, non-alcoholic beverage store with or without drive thru		x	x	x
Semi-Automatic Car Wash			x	
Shoe Repair	x	x	x	x
Tailor or Seamstress		x	x	x
Tire and Auto Service Center				
Upholsters				
Veterinarians-Small Animals, No Outdoor Runs	x			x
Concession / Mobility Rental Stand	x			

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Day Care Centers	x			x
Rehabilitation Centers				
Retail Uses				
General Retail Sales		x	x	x
Antiques		x	x	x
Auto Parts Sales		x	x	x
Artisan, pottery, craft production shop		x	x	x
Auto sales, New or used, service				
Bakeries		x	x	x
Bicycle and electric scooter sales, service and repair		x	x	x
Boat and Trailer Sales and Service				
Book stores		x	x	x
Book Stores, Adult				
Camera stores		x	x	x
China and Glassware Shops		x	x	x
Coin shops		x	x	x
Department Stores-Under 10,000 sq.,ft				
Department stores over 10,000 sq.ft				
Discount Stores-Under 10,000 sq.,ft		x	x	x
Discount stores over 10,000 sq.ft		x	x	x
Drug Stores		x	x	x
Electrical or non-polluting vehicle service, rental & sales				
Electrical Supply Store				
Fabric Shops		x	x	x
Floor Coverings				
Florists		x	x	x
Frozen Food Stores and Lockers				
Fruit Stands, Permanent				
Fruit Stands, Temporary(Farmers Mkt)				
Furniture Stores				
Furrier Shops				
Garden and Lawn Materials and Supply Stores				
Gift Shops		x	x	x
Greenhouses, Retail				
Grocery Stores				
Hardware Stores				
Hobby Shops		x	x	x
Home Remodeling Supplies and Materials				
Jewelry Stores		x	x	x
Liquor stores		x	x	x

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Luggage Stores		x	x	x
Mail Order Stores		x	x	x
Major Appliance Store				
Millinery		x	x	x
Motorcycle sales, rental and service (indoor display)				
Music, Records, Instruments		x	x	x
Nursery-Plants, Retail				
Paint and Wallpaper Stores		x	x	x
Pet Shops		x	x	x
Photography Supplies		x	x	x
Plumbing Showrooms and Shop				
Racquetball and Handball Clubs, Fitness Centers, and Spas				
Sewing Machine Sales and Service				
Shoe Stores				
Sporting Goods				
Stationery Stores				
Tobacco Shops				
Toy Stores				
Wearing Apparel and Accessory Shops				
Christmas Tree Sales		x	x	x
Video, DVD Stores		x	x	x
Wireless Communicaton Devises, Sales and Service		x	x	x
Educational Uses				
Art Schools	x			
Artisan School	x			
Barber and Beauty Schools	x			
Business and Clerical Schools	x			
Dancing Schools	x			
Educational Institutions Public and Private				
Embalming School				
Language Schools	x			
Music Schools	x			
Photography School	x			
Professional and & Technical Schools	x			
Schools and Kindergartens				
Transportation and Communication Uses				
Bus Stations				

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Bus Stops	x	x	x	x
Commercial Parking Lots and Structures				
Distributors--Inside Storage				
Heliports				
Utilities-Regulated except transmission substations and power generation	x	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x	x
Wireless Communications Towers or Transmission Facilities				
Institutional Uses				
Churches, Chapels, and Places of Worship				
Libraries				
Fire Stations				
Museums				
Police Stations				
Post Offices				
Convents, Manasteries, Theological Schools				
Fraternities, Lodges				
Miscelaneous Uses				
Auditoriums				
Billiard Parlor				
Bowling Alley				
Caskets and Casket Supplies				
Civic centers				
Civic Clubs				
Exhibition Halls				
Galleries				
Miniature golf, batting range, rock climbing & other small recreation				
Tennis Facilities				
Theaters-Indoor				
Tool and light Equipment Rental				
Wholesalers-Inside Storage				
Private Clubs and Lodges				
Tennis and Swim Clubs				

ARTICLE 6. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 6.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 6.2. Trash and Loading Facilities. See State Highway 32 Overlay Zone requirements.

Section 6.3. Heating and Cooling Facilities. Ground-mounted heating and cooling units shall be completely screened and are not permitted along the façade of buildings generally parallel with the Midland Trail within 100' of the southern most south property line of the Real Estate.

Section 6.4. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of Districts, and (ii) along the south, west and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width.

Section 6.5. Plant Materials. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

Section 6.6. State Highway 32 Landscaping (Corridor Plantings and mounding). The primary landscaping materials used in the corridor shall be shade trees, ornamental, trees, shrubs, ground cover and grass. See the Landscaping and Amenity requirements of the State highway 32 Overlay Zone.

Section 6.7. Corporate Park Signage and Landscaping Easement: An area 20' in depth from the road right of way and 50' in length as measured from the intersecting right of way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.

ARTICLE 7. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 7.1 Sign Illumination. The tenant panels on Nonresidential Center Monument Signs shall be illuminated internally and include an opaque background with letters and/or logos that allow light to pass through the sign panel.

Section 7.2. Nonresidential Center Signs.

A. Monument Sign(s):

1. Number and Size:

a. The ORP - Office District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

b. The ORP – Commercial 1 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the south side of the State Highway 32 frontage.

2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

c. The ORP – Commercial 2 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the north side of the State Highway 32 frontage.

2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

d. The ORP – Commercial 3 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than nine (9) feet in height and have no more than ninety (90) square feet of sign area per face; along the north side of the State Highway 32 frontage.

2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

3. There shall be a minimum of 400' separation between the monument sign installed along State Highway 32 and the monument sign along State Highway 32 in the ORP – Commercial 2 district.

e. Uses within the ORP – Office District may display signage on the monument sign that is along the SR 32 frontage within the Oak Ridge Pointe – Commercial 1 District; and,

h. Uses within the ORP – Commercial 3 District may display signage on the monument sign that is along the Oak Ridge Road frontage within the ORP – Commercial 2 District.

2. Panels may be used only if a minimum of three (3) tenants are identified on Center Monument Signs. If two or fewer tenants are displayed individual channel cut letters will be used.

B. Outlot Signage:

1. All outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

2. The sign area for outlots of nonresidential centers with frontage on more than one public right-of-way shall be calculated using the frontage on only one of the public right-of-ways.

C. Entrance Signs: Entrance Signs permitted by the Zoning Ordinance shall not be permitted in addition to the monument signs noted in 7.2.A above.

Section 7.3 Gas Price Signs. Gas Price Signs shall not be mounted to fuel pump island canopy structures.

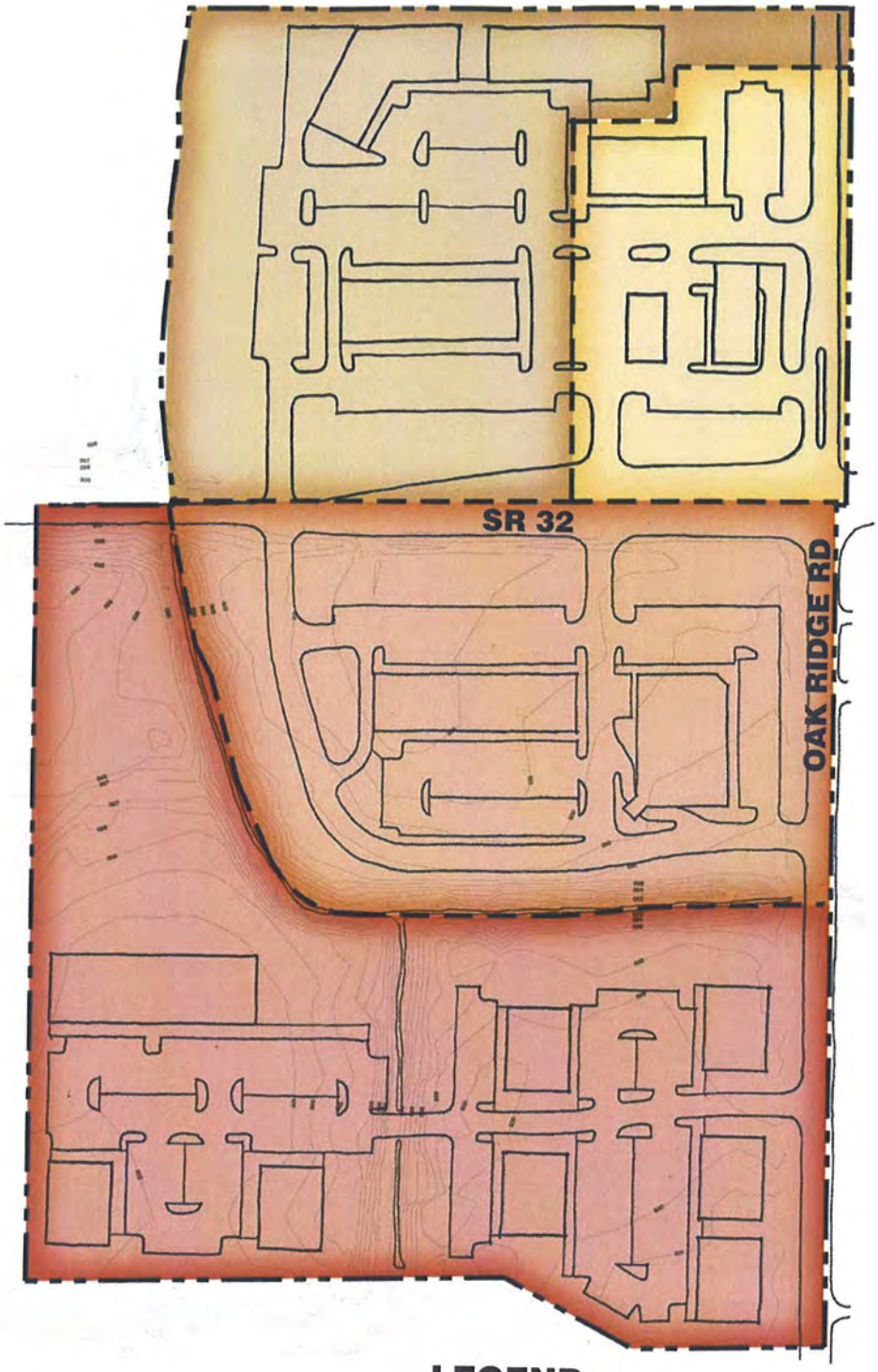
Exhibit A

(Legal Description)

A part of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and a part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, all in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northeast corner of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 34 minutes 25 seconds East (assumed bearing) on the east line of said Northeast Quarter 874.95 feet to a northeast corner of the real estate described in Instrument No. 2000-21652 in the Office of the Recorder of Hamilton County, Indiana; thence the following four calls on the perimeter of said real estate: 1.) South 88 degrees 13 minutes 58 seconds West 200.00 feet; 2.) North 62 degrees 08 minutes 02 seconds West 151.65 feet; 3.) South 88 degrees 13 minutes 58 seconds West 494.50 feet; 4.) North 00 degrees 34 minutes 25 seconds West 806.36 feet to a point on the north line of said Northeast Quarter; thence North 88 degrees 40 minutes 35 seconds East 138 feet, more or less, to the centerline of the Evan Kendall Ditch; thence North 00 degrees 17 minutes 45 seconds East along said centerline 512 feet, more or less, (bearing and distance provided for closure purposes); thence North 88 degrees 27 minutes 07 seconds East a distance of 507.86 feet, more or less, to the east line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 88 degrees 39 minutes 07 seconds East a distance of 181.50 feet; thence South 00 degrees 50 minutes 25 seconds East 514.95 feet to a point on the south line of said Southwest Quarter; 4.) South 88 degrees 40 minutes 35 seconds West on said south line 9.90 feet to the Point of Beginning, containing 23.9 acres, more or less.

NOTE: This land description is not based upon a Retracement Survey and is to be used only for zoning purposes.



LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

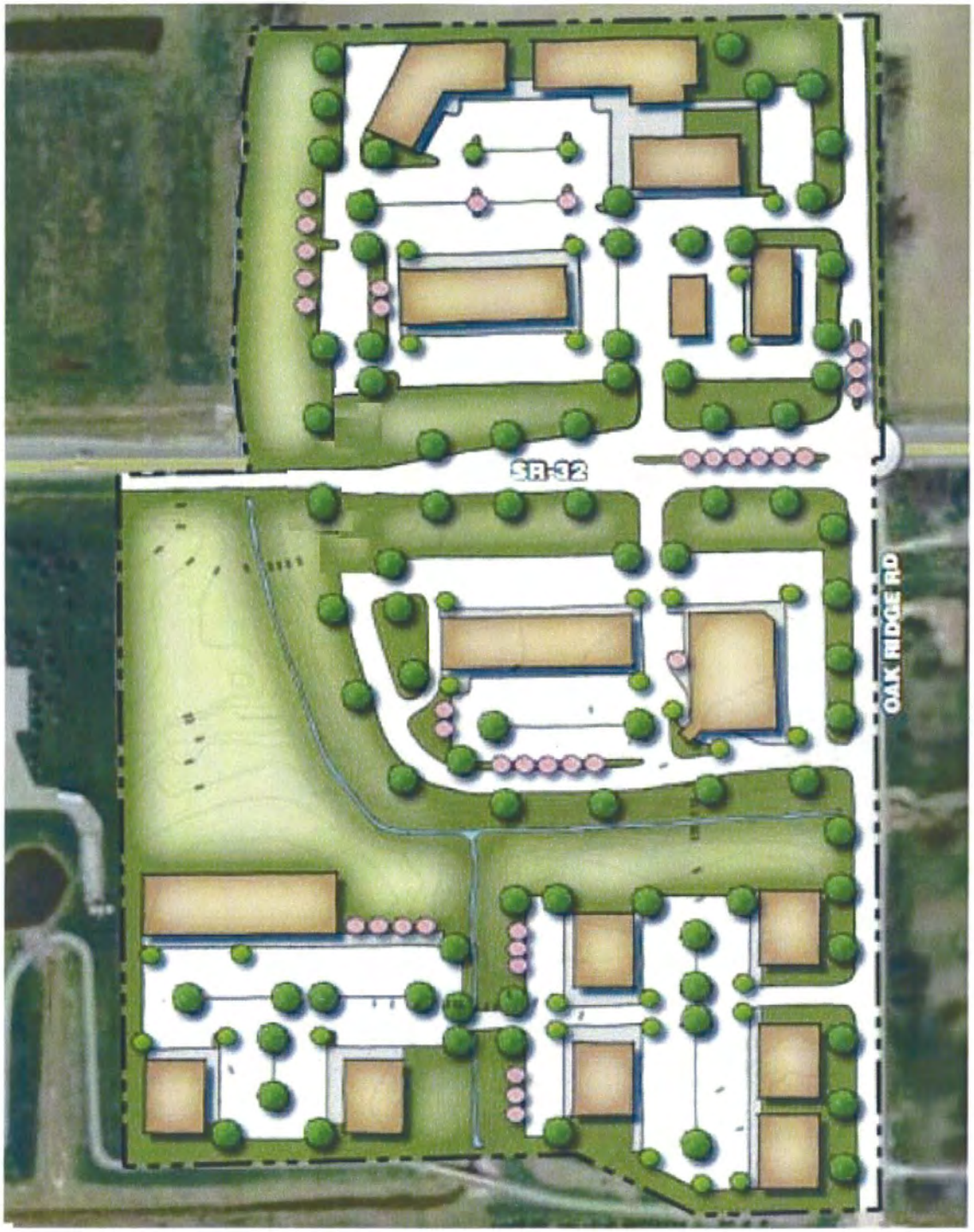
NOT TO SCALE

09.30.2008

Oak Ridge Pointe PUD ***Exhibit B***

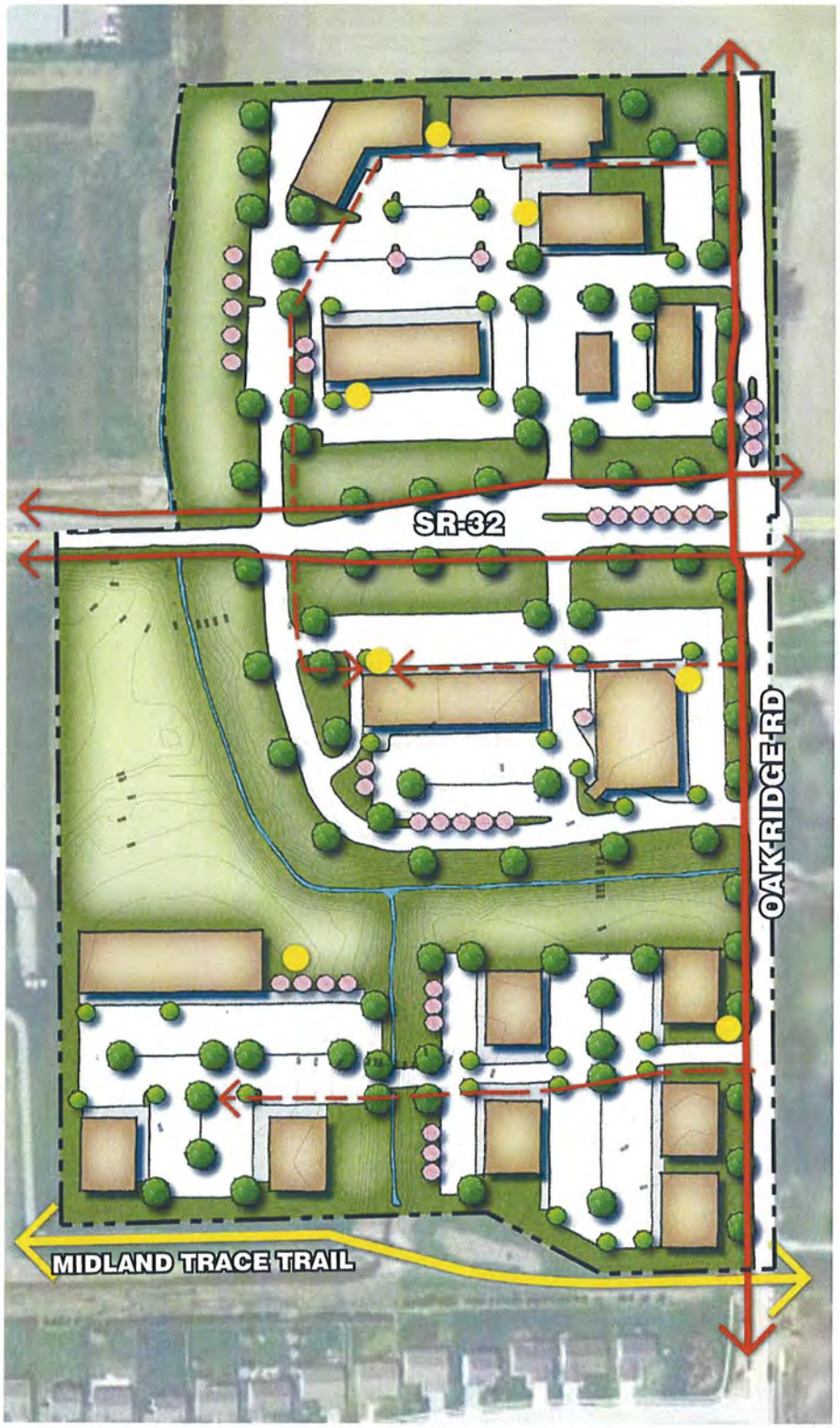
WILFONG · KREUTZ LAND DEVELOPMENT, LLC

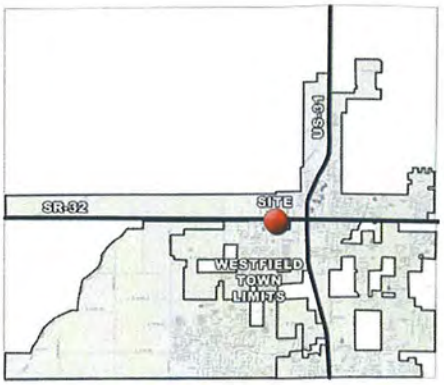
MKEC ENGINEERING CONSULTANTS, INC.



NOT TO SCALE

Oak Ridge Pointe PUD **Exhibit C** **Wilfong Land Co**





LOCATION MAP

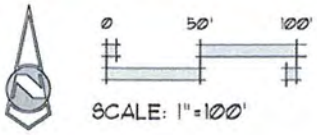
BICYCLE PARKING

PROPOSED SIDEWALK OR PATH

PROPOSED BUILDING CONNECTION

EXISTING MIDLAND TRACE TRAIL

LEGEND

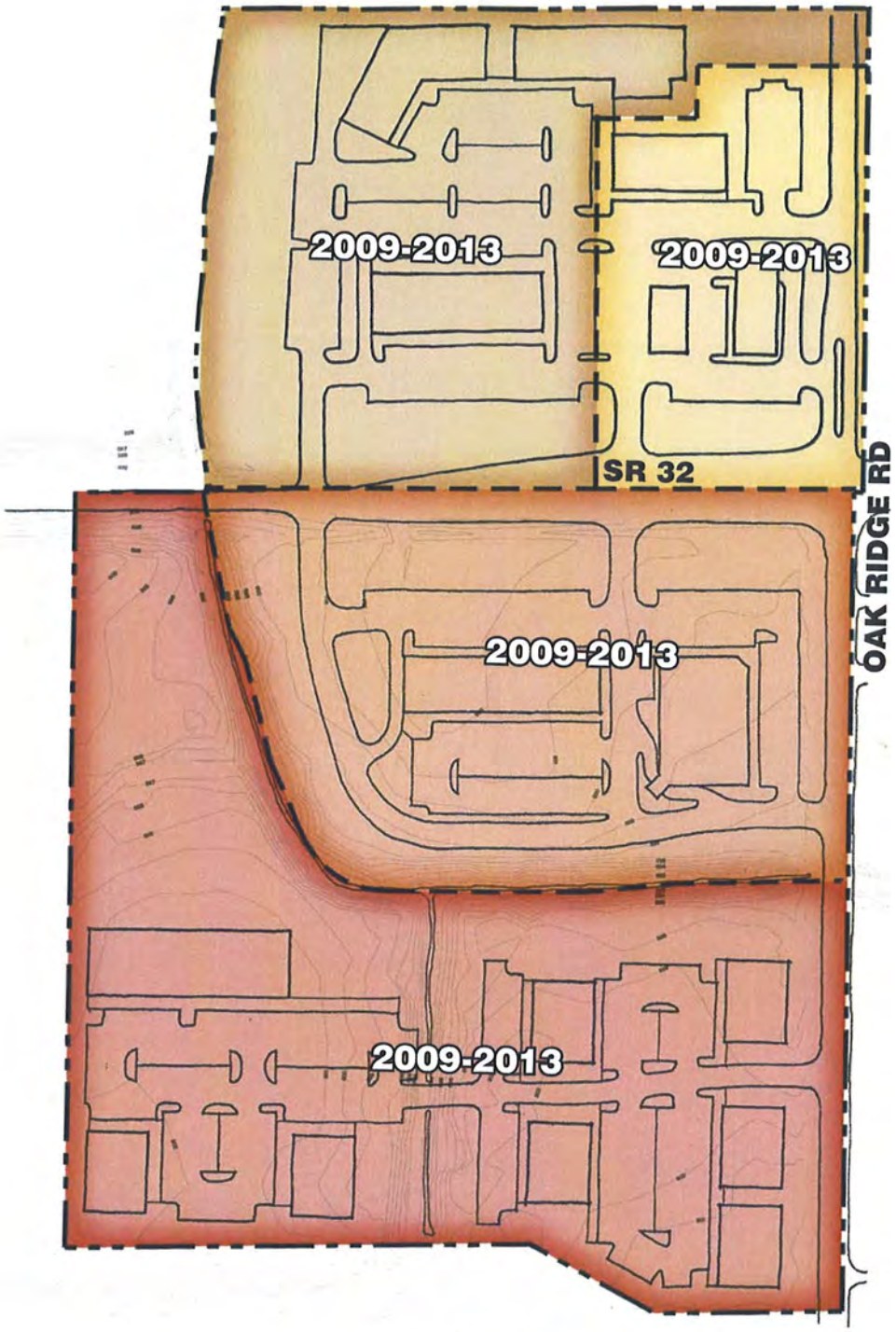


09.30.2008

Oak Ridge Pointe PUD Exhibit D

WILFONG · KREUTZ LAND DEVELOPMENT, LLC

MKEC ENGINEERING CONSULTANTS, INC.



NOT TO SCALE

OR- OFFICE 1

OR- COMMERCIAL 1

OR- COMMERCIAL 2

OR- COMMERCIAL 3

LEGEND

09.30.2008

Oak Ridge Pointe PUD **Exhibit E**

WILFONG · KREUTZ LAND DEVELOPMENT, LLC

MKEC ENGINEERING CONSULTANTS, INC.

EXHIBIT F

(Oak Ridge Pointe PUD)

Example 1 – Office District

Example 2 – Office District

Example 3 – Office District

Example 4 – Office District

Example 5 – Office District

Example 6 – Office District

EXHIBIT G

(Oak Ridge Pointe PUD)

Example 1 - In line commercial, front elevation

Example 2 – In line commercial, side elevation

Example 3 – In line commercial, front elevation

Example 4 – In line commercial, front elevation

Example 5 – In line commercial

Example 6 – In line commercial, end cap

EXI
(Oak Ri

City of Westfield file

Example 1 – Fuel Station Landscaping

Example 2 – Fuel Station Streetscape

Example 3 – Fuel Station Architecture

Example 4 – Fuel Station

Example 5 – Fuel Station Canopy

Example 6 – Fuel Station

Narrative Statement
Oak Ridge Shoppes

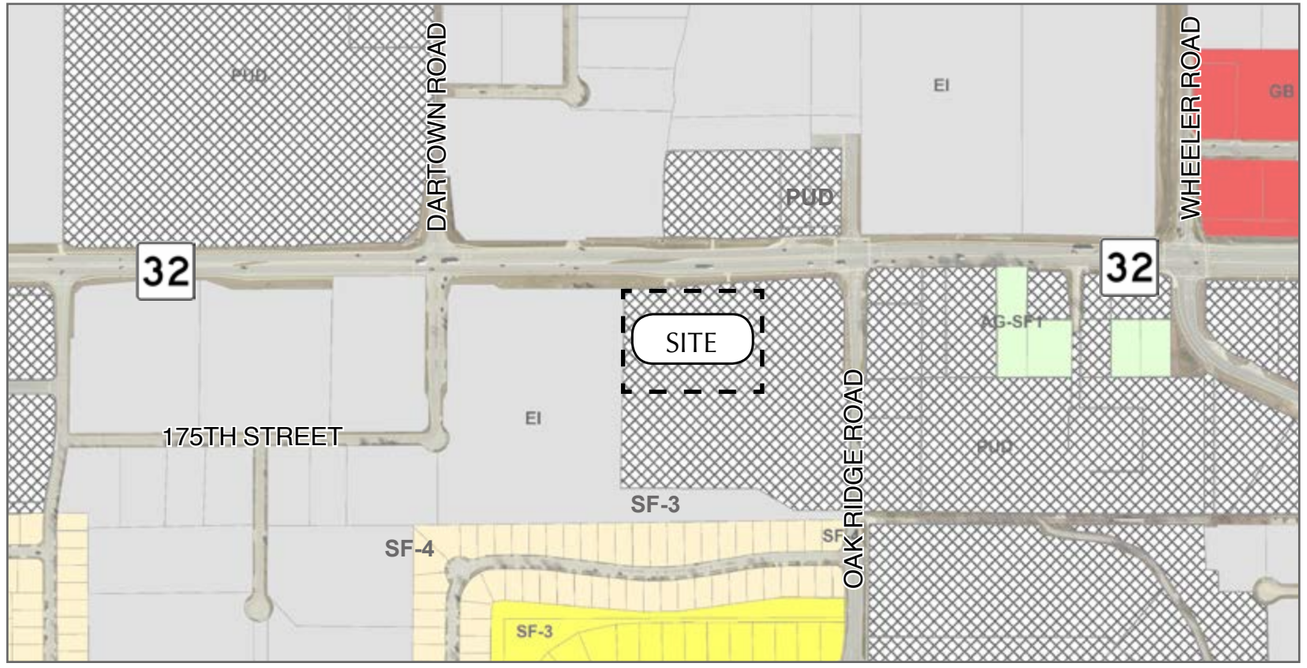
Eric William Group, LLC respectfully requests this amendment to the Oak Ridge Pointe PUD District and associated detailed development plan approval for the 2.2 acres± generally located near the southwest corner of State Highway 32 and Oak Ridge Road. The property is located within the ORP -Commercial 1 District of the Oak Ridge Pointe Planned Unit Development (PUD) District and is subject to the State Highway 32 Overlay District, as modified by the PUD Ordinance.

The requested amendment will accommodate a proposed 11,550-square foot± multi-tenant retail building to be known as "Oak Ridge Shoppes", and modifies standards necessary to accommodate the existing site constraints as well as the future extension of 175th Street, which was not contemplated when the PUD District was adopted in 2011.

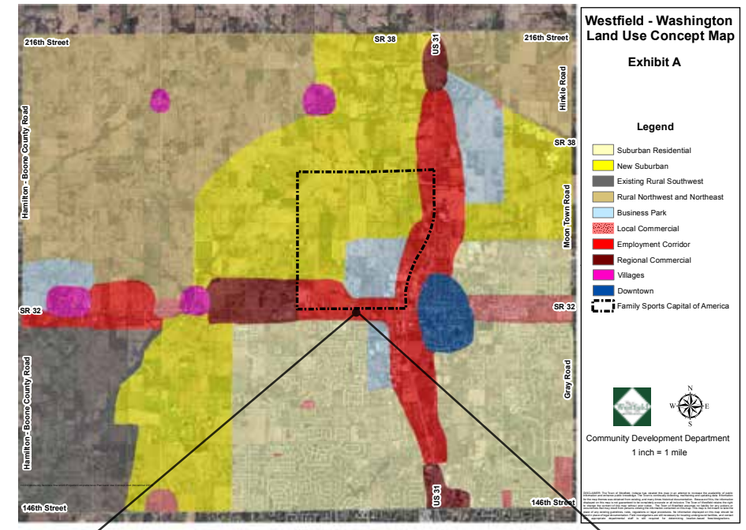
As depicted in the application and exhibits, the proposed development is consistent with the City's desired character for the corridor, as set forth in the City's Unified Development Ordinance and the 2007 Westfield-Washington Township Comprehensive Plan.

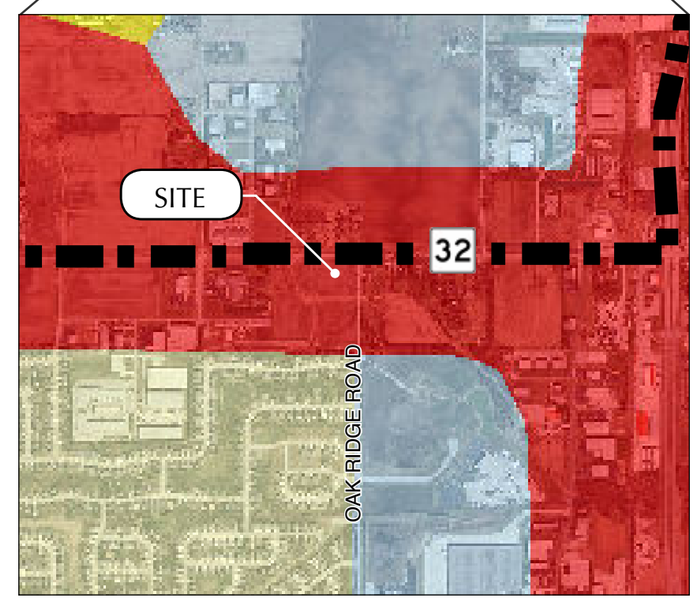
LOCATION MAP

ZONING MAP



COMPREHENSIVE PLAN





2007 FUTURE LAND USE MAP

Westfield - Washington
Land Use Concept Map

Exhibit A

Legend

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

Community Development Department
1 inch = 1 mile

Tabberson architects

OAK RIDGE POINTE: OAK RIDGE SHOPPES

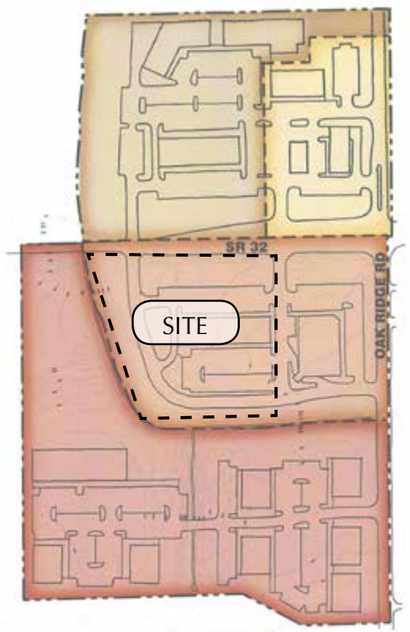
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

n.t.s.

05.14.18

SITE PLAN EXHIBIT

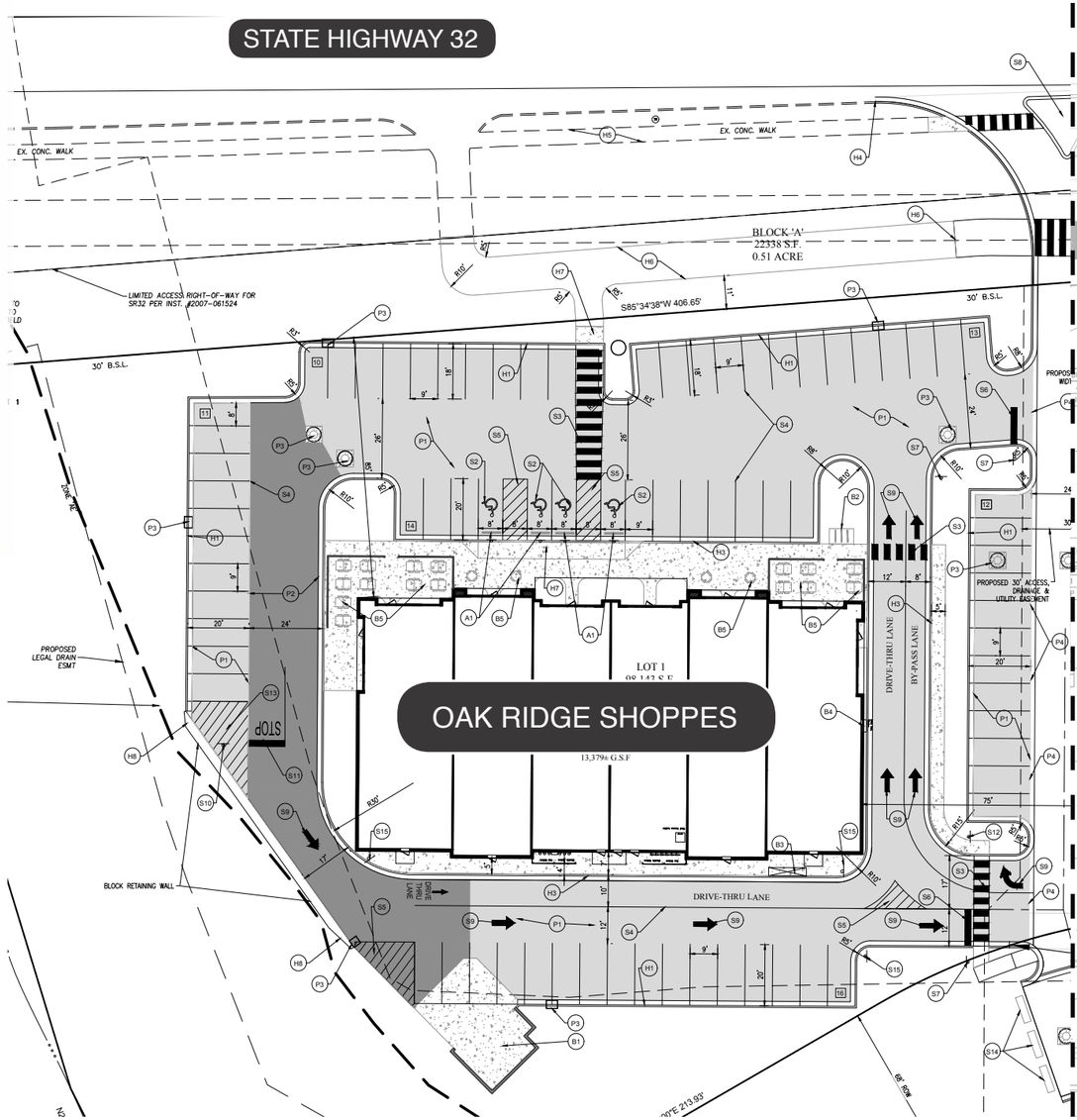


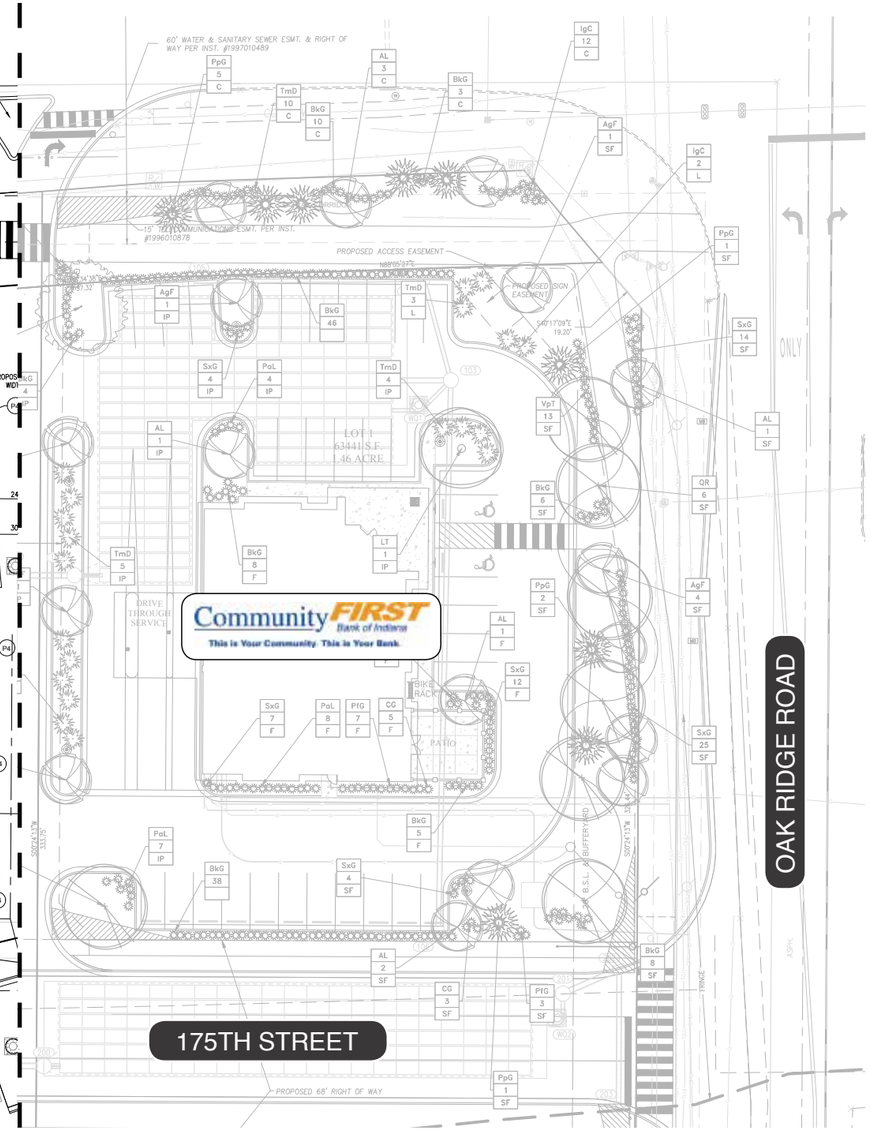
LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

NOT TO SCALE

OAK RIDGE POINTE PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP





Tabberson architects

OAK RIDGE POINTE: OAK RIDGE SHOPPES

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

n.t.s.

05.29.18

CHARACTER EXHIBITS

1 D3 Exterior View
SCALE: N/A

2 D3 Exterior View
SCALE: N/A

3 D3 Exterior View
SCALE: N/A

4 D3 Exterior View
SCALE: N/A

Tabberson architects

OAK RIDGE POINTE: OAK RIDGE SHOPPES

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

05.29.18

Petition Number:	1805-ODP-09 & 1805-SPP-09
Subject Site Address:	Generally 14710 Inez Setters Lane
Petitioner:	Davis Building Group, LLC
Representative:	Stoeppelwerth and Associates, Inc.
Request:	Overall Development Plan and Primary Plat review of 12 lots named Setters Manor within 5.53 acres +/- included in the SF3: Single-Family Medium Density zoning district.
Current Zoning:	SF3: Single-Family Medium Density
Current Land Use:	Residential
Approximate Acreage:	5.53 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Primary Plat / Overall Development Plan 5. Landscape Plan 6. Proposed Floor Plans 7. Issue and Response List
Staff Reviewer:	Matt Pleasant, Associate Planner

PROCEDURAL

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

BACKGROUND

The Property is zoned SF3: Single-Family Medium Density and is currently a residence. The surrounding subdivisions that include Setters Place and Setters Run were approved in 1995.

The petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. This Petition is held its required public hearing at the May 7, 2018 Advisory Plan Commission meeting. The Petition complies with the Unified Development Ordinance (the "UDO") and is eligible for adoption.

PROJECT OVERIEW

Location: The 5.53 acres +/- site includes real estate generally located at 14710 Inez Setters Lane (see **Exhibit 2**). The property is surrounded by two completed subdivisions under the SF3 zoning named "Setters Run" and "Setters Place."

The Petitioner proposes to create 12 lots under the current zoning on the property. The new subdivision will be named "Setters Manor" connecting to Setters Place via Erica Lane.

Primary Plat Standards (Article 10.12(J) of UDO)
The plans comply.

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.
3) Title, scale, north arrow and date.
4) 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.
5) Easements (locations, widths and purposes). (Article 8.3)
6) Statement concerning the location and approximate size or capacity of utilities to be installed.
7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
9) 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%).
10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
11) Building setback lines. (Article 4.23 & Article 5.3(G))
12) Legend and notes.
13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) 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.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) 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.

19) 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.

20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

22) 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.

23) 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.

24) 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.

25) Address and legal description of the property.

26) Boundary lines of the property including all dimensions.

27) 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.

28) 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.

29) 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.

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

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

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

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

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

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

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

37) 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.

38) Identify buildings proposed for demolition.

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

40) 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).

41) Concept Plan

DISTRICT STANDARDS (Chapter 4 of the UDO)
The plans comply with Chapter 4.7 of the UDO.

42) Minimum Lot Area: 12,000sqft

43) Minimum Lot Frontage: 50'

44) Minimum Building Setback Lines:

a) Front Yard: 20'
b) Side Yard: 10'
c) Rear Yard: 30'

45) Minimum Lot Width: 80'

46) Maximum Building Height: 25'

47) Minimum Living Area (Ground Floor):

a) Single Story: 1,200sqft

b) Two-Story: 800sqft

c) 1 ½ Story: 8000sqft

DEVELOPMENT STANDARDS (Chapter 6 of UDO)
The plans comply with Chapter 6 of the UDO.

48) Architectural Standards

49) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)

a) Detention and Retention Areas

b) Street Trees

c) Lot Landscaping Requirements

d) Buffer Yard Requirements

50) Lighting Standards

51) Lot Standards

52) Setback Standards

53) Sign Standards

54) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)
The plans comply with Chapter 8 of the UDO.

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

58) Monument and Marker Standards (Article 8.5)

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

60) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

61) Storm Water Standards (Article 8.8)

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

Comment: The Petitioner is requesting a waiver to not require a cul-de-sac at the end of Inez Setters Lane.

63) Street Light Standards (Article 8.10)

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner's requested waivers, as further noted below:

    a) **Cul-de-sac requirement (Article 8.9(G)(3) of the UDO) shall not apply to Inez Setters Lane.**

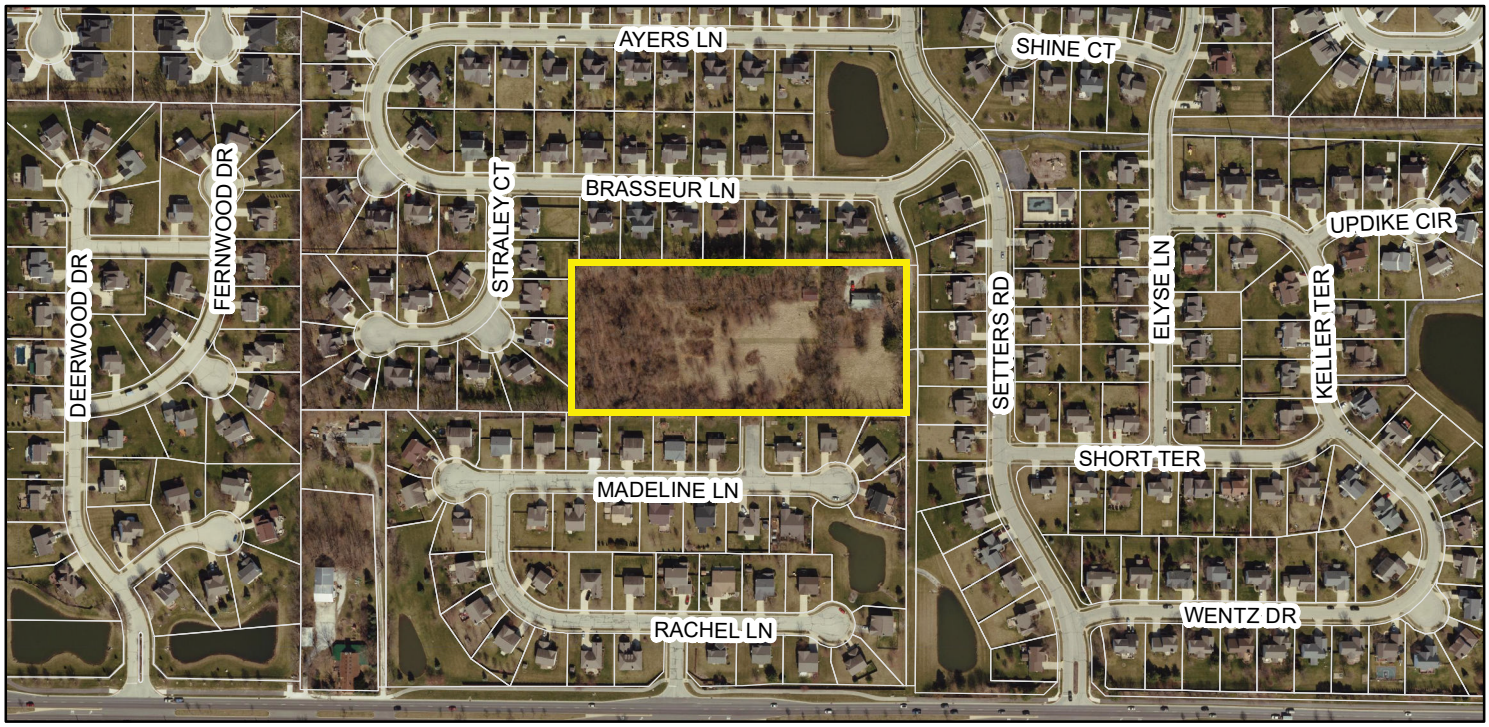
2) **Actions:**
   a) **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
      i. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
      ii. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
      iii. The strict application of the Ordinance standards will result in a development of the real estate, which is undesirable when compared with the proposed development.
      iv. The proposed development is consistent with and compatible with other development located in the area.
      v. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
   b) **Primary Plat / Overall Development Plan:** The Department recommends approving 1805-ODP-09 and 1805-SPP-09 with the following conditions:
      i. **Obtain all necessary approvals from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to the approval of a Secondary Plat recording.**
3) If the waiver request is not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
4) 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.

Property Location Map
1805-SPP-09 & 1805-ODP-09
Setters Manor

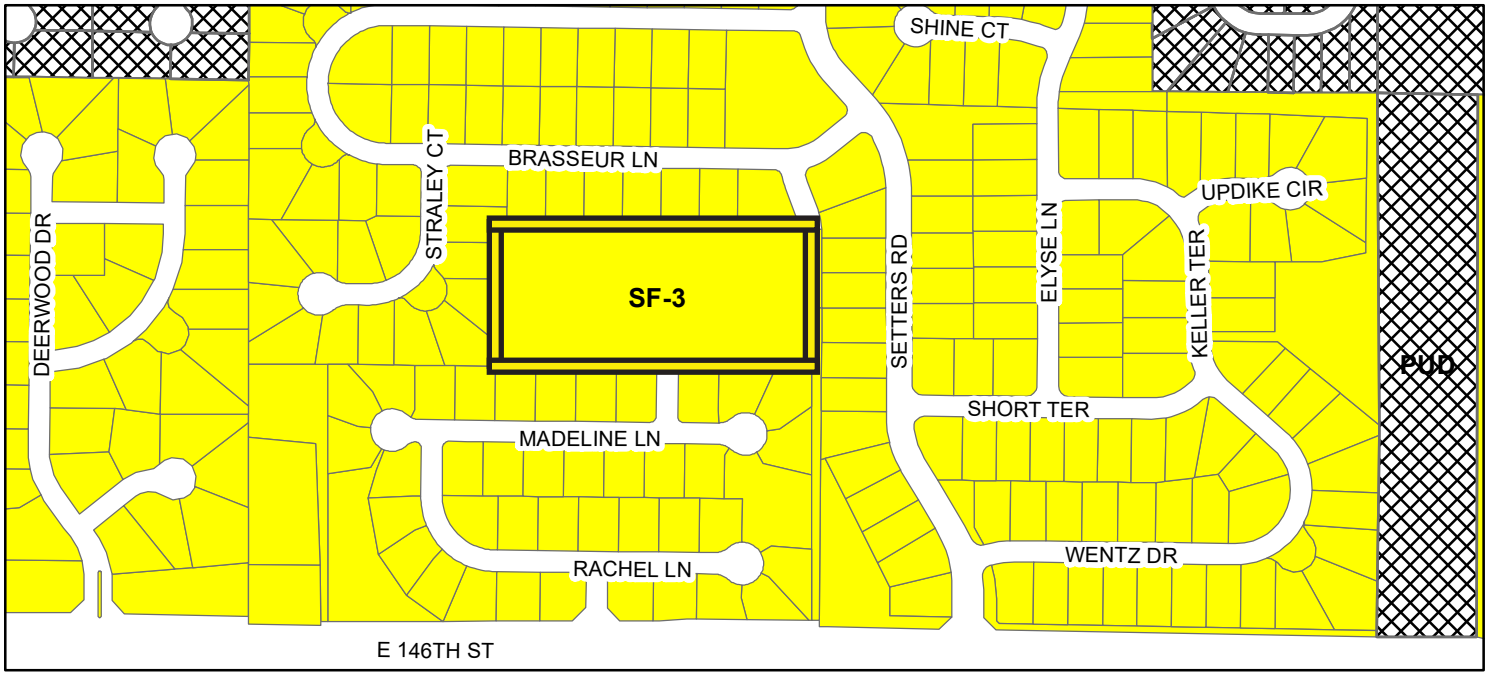
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Legend

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SETTERS MANOR

WESTFIELD, IN
MARCH, 2018

0 30' 60'

davis HOMES
A Division of Davis Building Group, LLC

KEVIN K. PARSONS
& ASSOCIATES, INC.
landscape architecture
land planning
urban design

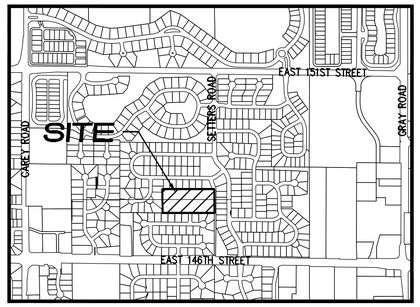
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038-2505
PHONE: (317) 849-5935

DEVELOPED BY:
DAVIS BUILDING GROUP, LLC
3950 PRIORITY WAY SOUTH DRIVE, SUITE 210
INDIANAPOLIS, IN 46240
PHONE: (317) 663-8340
CONTACT: BRAD DAVIS

PRIMARY PLAT
SETTERS MANOR

WESTFIELD, INDIANA

ZONING - SF3



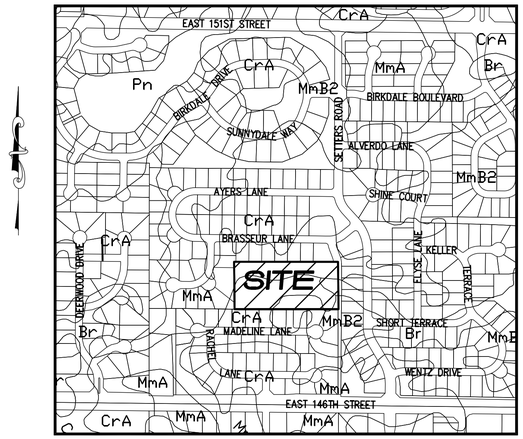
LOCATION MAP
SCALE: 1"=1000'

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

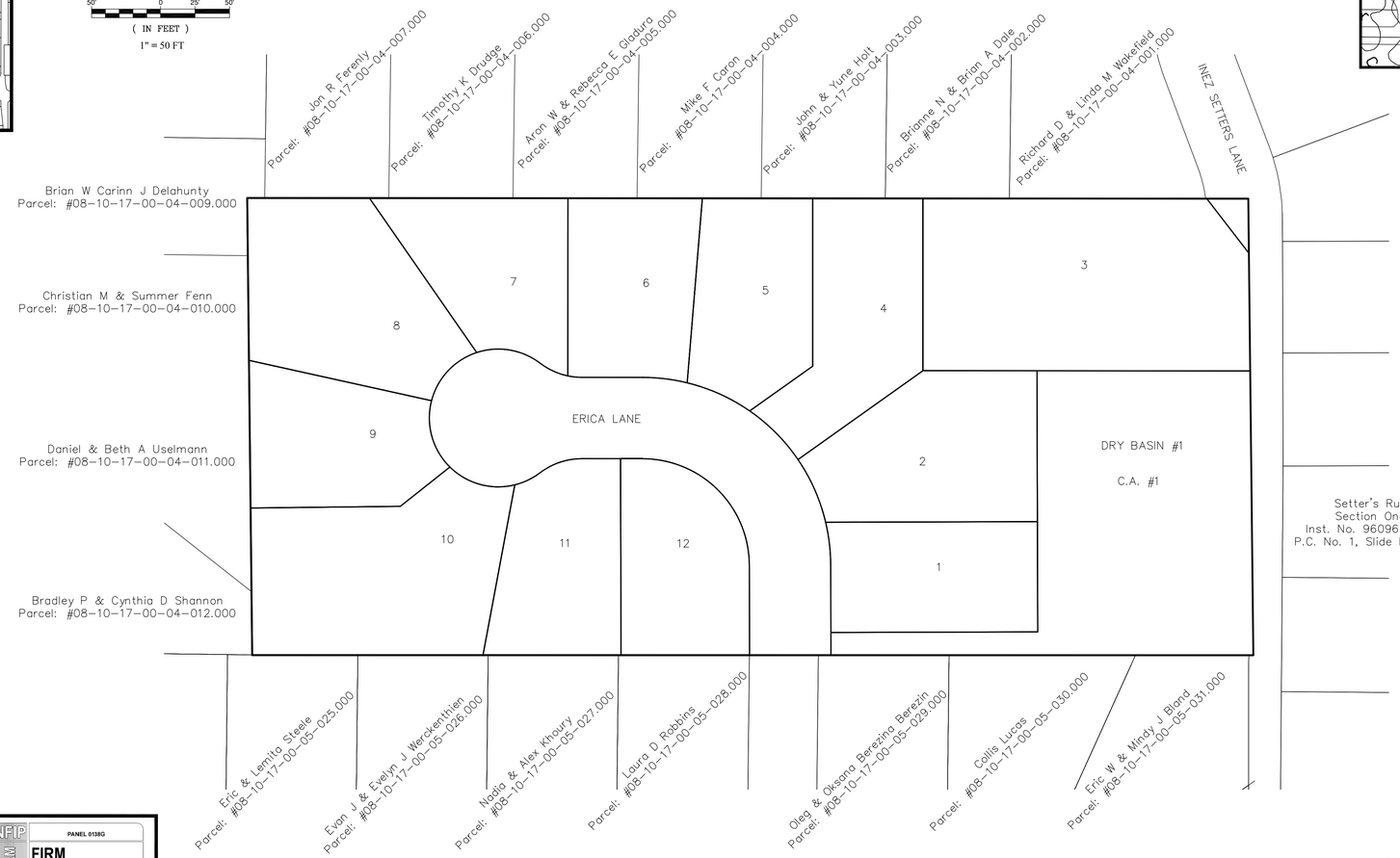
SUBDIVISION MONUMENTATION

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

- ○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- ◉ DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- □ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- ● DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUM WELD", A 5/8" DIA. ALUMINUM ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "S & A INC. FIRM # 0008" AND HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



SOILS MAP
SCALE: 1"=500'
MmA, CrA, MmB2, Br



A Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East, located in Fall Creek Township, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 39 seconds West along the East line thereof 663.56 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 36 seconds West 726.00 feet; thence North 00 degrees 37 minutes 39 seconds West 331.76 feet; thence South 89 degrees 57 minutes 41 seconds East 726.00 feet; thence South 00 degrees 37 minutes 39 seconds East 331.36 feet to the place of beginning, containing 5.53 acres, more or less.

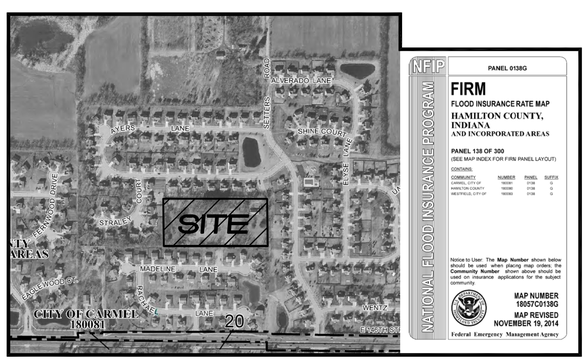
This description was created without the benefit of an accurate boundary survey and is subject to change.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	167.70'	107.00'	106.63'	N45°03'38"W	151.06'	89°48'05"
C2	31.27'	136.50'	15.70'	N66°43'23"W	31.20'	13°07'35"
C3	50.00'	136.50'	25.28'	N23°46'46"W	49.72'	20°59'09"
C4	50.00'	136.50'	25.29'	N44°46'01"W	49.72'	20°59'21"
C5	50.00'	136.50'	25.29'	N65°45'21"W	49.72'	20°59'21"
C6	32.66'	136.50'	16.41'	N83°06'21"W	32.59'	13°42'39"
C7	10.31'	50.00'	5.17'	N84°03'11"W	10.29'	11°49'00"
C8	22.28'	50.00'	11.33'	N65°22'50"W	22.09'	25°31'41"
C9	48.53'	50.00'	26.37'	N80°25'25"W	46.65'	55°36'49"
C10	50.00'	50.00'	27.31'	S43°07'27"W	47.94'	57°17'28"
C11	52.28'	50.00'	28.82'	S15°28'36"E	49.93'	59°54'38"
C12	51.02'	50.00'	27.98'	S74°39'52"E	48.84'	58°27'55"
C13	20.43'	50.00'	10.36'	N64°23'54"E	20.29'	23°24'33"
C14	32.59'	50.00'	16.90'	N71°21'58"E	32.02'	37°20'41"
C15	121.47'	77.50'	77.23'	S45°03'38"E	109.41'	89°48'05"

PROJECT SUMMARY - SF3 ZONING

TOTAL SITE AREA	5.526 Ac.±
TOTAL UNITS	12 UNITS
DESITY	2.17 U/A
MIN. LOT WIDTH	80'
MIN. LOT AREA	12,000 sq.ft.
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	30'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM 18057C0138G DATED NOVEMBER 19, 2014

SCALE: 1"=500'

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	PRIMARY PLAT
C101	DEVELOPMENT PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 5-2-18 GDK

NOTES:

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

03/30/18
DENNIS D. OLMSTEAD — DATE
REGISTERED LAND SURVEYOR
NO. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811 Know what's below. Call before you dig.

S:\81695DAV\DWG\C001 - Cover Sheet.dwg, 5/2/2018 12:38:24 PM, gkritz,
1:1

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PRIMARY PLAT
SETTERS MANOR

WESTFIELD, INDIANA

ZONING - SF3

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

LEGEND

*	DENOTES HANDICAP RAMPS
	PROPOSED SUB SURFACE DRAIN
	PROPOSED SEWER LINE; MANHOLE
	PROPOSED STORM SEWER LINE; CURB INLET, MANHOLE & END SECTION
W	PROPOSED WATER LINE
FWF	FLOODWAY FRINGE
	EXISTING FLOW LINE
BEC	EXISTING BURIED ELECTRIC LINE
E	EXISTING OVERHEAD ELECTRIC LINES
BTC	EXISTING BURIED TELEPHONE LINE
T	EXISTING TELEPHONE LINE
BCTV	EXISTING BURIED CABLE T.V. LINE
CTV	EXISTING CABLE T.V. LINE
GAS	EXISTING GAS LINE
W	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE; MANHOLE
C.O.	EXISTING SANITARY CLEANOUT
	EXISTING STORM SEWER LINE; MANHOLE & ENDSECTION
	EXISTING CURB INLET
	EXISTING BEEHIVE OR ROUND INLET
	EXISTING SQUARE FLAT INLET
x	EXISTING FENCE LINE
P.W.P.	EXISTING POWER POLE
	EXISTING LIGHT POLE
E.T.	EXISTING ELECT. TRANSFORMER
E.P.	EXISTING ELECT. PEDESTAL
E.M.	EXISTING ELECT. METER
	EXISTING GUY WIRE
T.P.	EXISTING TELEPHONE POLE
T.P.	EXISTING TELEPHONE PEDESTAL
T	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE T.V. POLE
TV.P.	EXISTING CABLE T.V. PEDESTAL
	EXISTING TRAFFIC SIGNAL POLE
TM	EXISTING TRAFFIC MANHOLE
T.C.B.	EXISTING TRAFFIC CONTROL BOX
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
F.H.	EXISTING FIRE HYDRANT
M.B.	EXISTING MAILBOX

10	LOT NUMBER
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
VAR.	VARIABLE
C.A.	COMMON AREA

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DATE	MARK	REVISIONS	BY
5/2/18		REV. PER TAC COMMENTS	GDK

DENNIS D. OLMSTEAD
REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/30/18

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

SETTERS MANOR

WASHINGTON TOWNSHIP, CITY OF WESTFIELD HAMILTON COUNTY, INDIANA

DRAWN BY: JDA
CHECKED BY: GDK

SHEET NO.
C100

S & A JOB NO.
81695DAV

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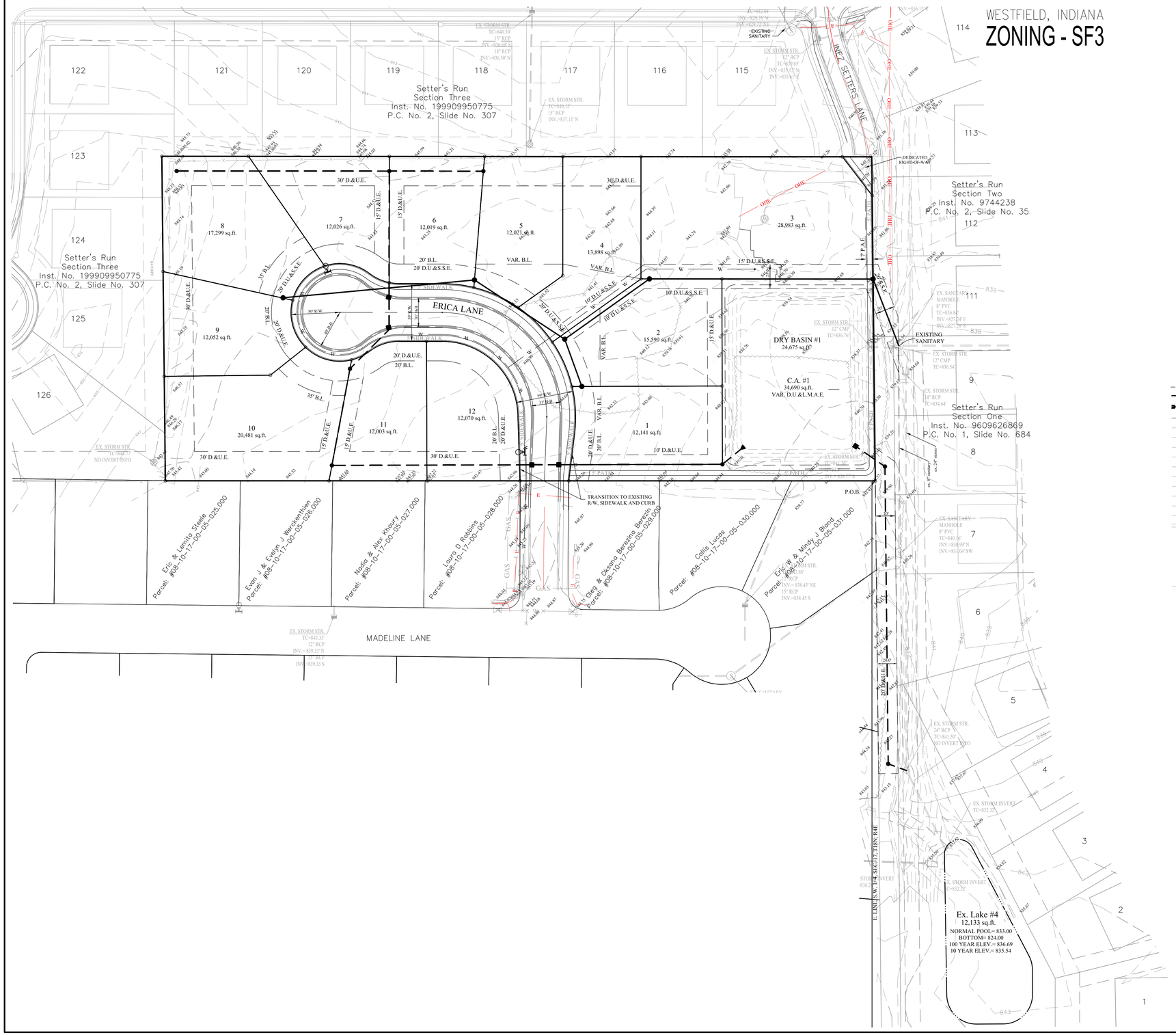
WESTFIELD, INDIANA

ZONING - SF3



GRAPHIC SCALE
50' 0 25' 50'
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1" = 50 FT

LEGEND

- * DENOTES HANDICAP RAMPS
- PROPOSED SUB SURFACE DRAIN
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PROJECT SUMMARY – SF3 ZONING

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DATE	MARK	REVISIONS	BY
5/2/18	REV.	PER TAC COMMENTS	GDK

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REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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CERTIFIED: 03/30/18

STOEPPELWERTH
ALWAYS ON
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phone: 317.849.5935 fax: 317.849.5942

DEVELOPMENT PLAN

SETTERS MANOR

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

DRAWN BY: JDA
CHECKED BY: GDK
SHEET NO. C101
S & A JOB NO. 81695DAV

S:\81695DAV\DWG\C100 - Primary Plat.dwg, 5/4/2018 4:23:11 PM, gkritz,
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LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)
		4 = PLANT QUANTITY AG = PLANT TYPE (SY) = REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(ST)	STREET TREE REQUIREMENTS	
(OS)	OPEN SPACE PLANTING REQUIREMENTS	

REQUIREMENTS

(ST)	STREET TREE REQUIREMENTS
	1 TREE PER 50' OF FRONTAGE REQUIRED TREES 50' O.C. PROVIDED ALONG FRONTAGE 16 TREES PROVIDED
(OS)	OPEN SPACE PLANTING REQUIREMENTS
	1 TREE PER 1 ACRE OF OPEN SPACE 0.79 ACRES OF OPEN SPACE PROVIDED : 10 TREES REQUIRED 10 TREES PROVIDED

GENERAL NOTES

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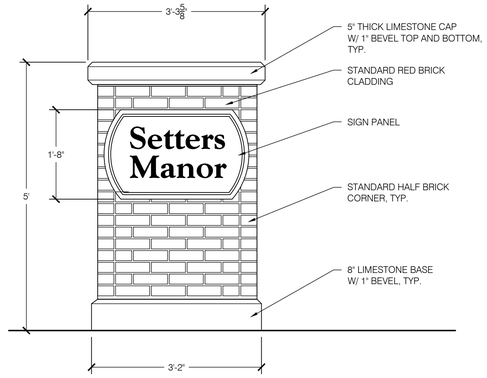
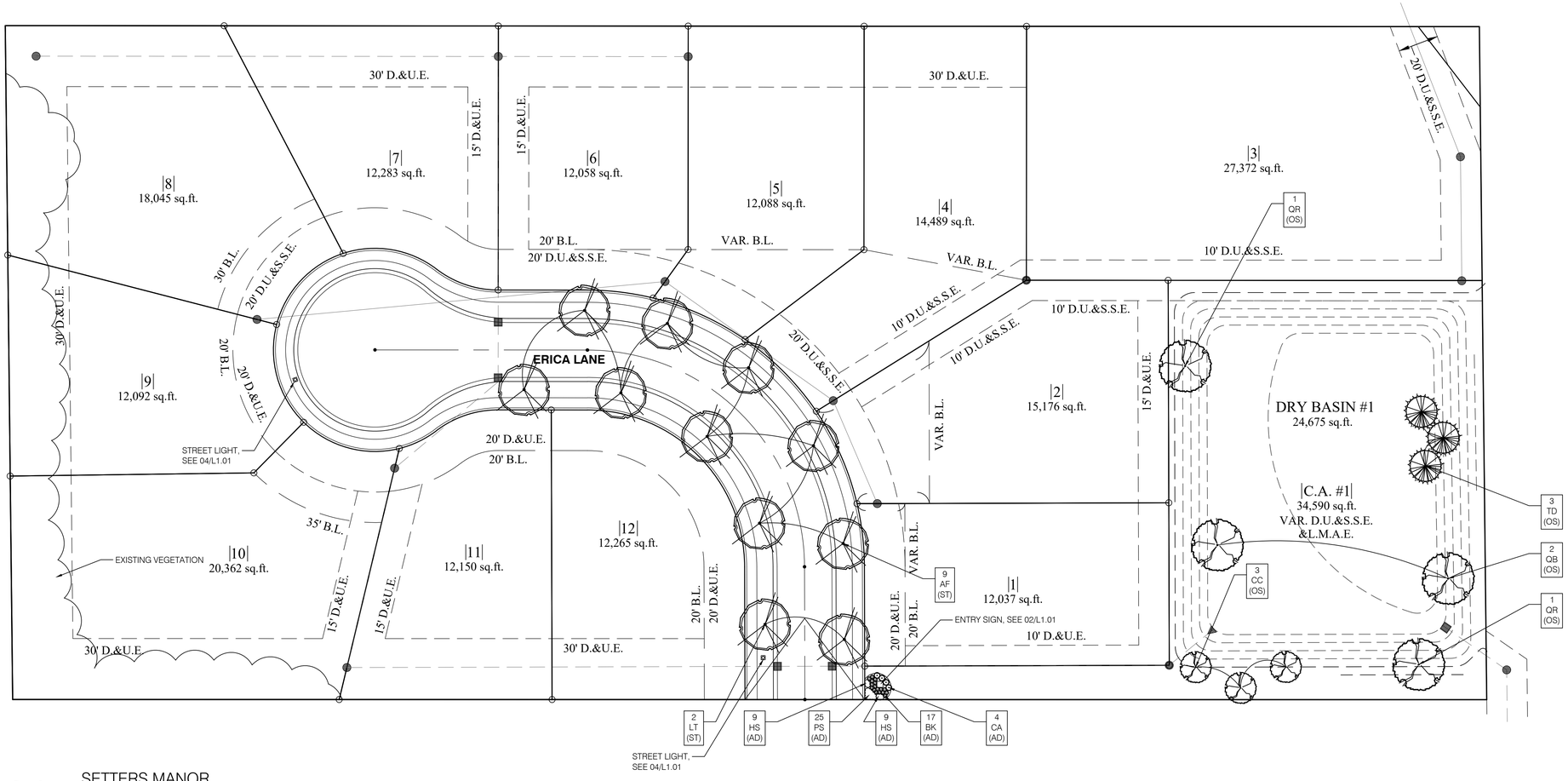
SHEET L1.01 PLANT SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AF	9	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE FREEMAN MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
BK	17	BUXUS KOREANA 'GREEN GEM' GREEN GEM BOXWOOD	18" TALL	AS SHOWN	FULL TO BASE
CA	4	CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#1	AS SHOWN	
CC	3	CERCIS CANADENSIS EASTERN REDBUD	6' CLUMP	AS SHOWN	MULTI-STEM, 3 STEM MIN.
HS	18	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO GOLDEN DAYLILY	#1	12" O.C.	TRIANGULAR PLANT SPACING
LT	2	LIRIODENDRON TULIPIFERA TULIP TREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
PS	25	PHLOX SUBULATA 'BLUE EMERALD' BLUE EMERALD CREEPING PHLOX	#1	12" O.C.	TRIANGULAR PLANT SPACING
QB	2	QUERCUS BICOLOR SWAMP WHITE OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
QR	2	QUERCUS RUBRA NORTHERN RED OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
TD	3	TAXODIUM DISTICHUM BALD CYPRESS	6' TALL	AS SHOWN	FULL, STRONG CENTRAL LEADER



02 SETTERS MANOR
ENTRY COLUMN ELEVATION
L1.01 3/4" = 1'-0"



01 SETTERS MANOR
SITE LANDSCAPE PLAN
L1.01 1"=30'-0"

0 30' 60'

KEVIN K. PARSONS & ASSOCIATES, INC.
landscape architecture
land planning
urban design
212 West 10th Street · Suite A-290
Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATION

SETTERS MANOR

14710 INEZ SETTERS LANE

WESTFIELD, IN

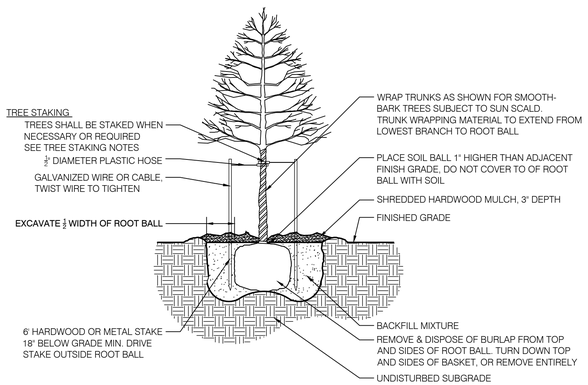
SITE LANDSCAPE PLAN

PROJECT: KPA-18511
DRAWN: DM
CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 03/29/2018
REVISION: 04/24/2018

Know what's below. Call before you dig.

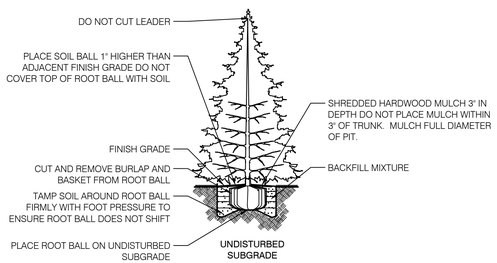
SITE LANDSCAPE PLAN

L1.01



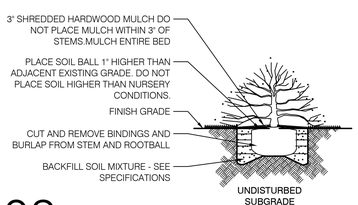
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

PLANTING DETAIL - NOT TO SCALE

04 STREET LIGHT DETAIL

NOT TO SCALE

NOTES

GENERAL NOTES:

1. UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE .
5. ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.
6. CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
2. BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
3. THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A. SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, ARTIFICIAL OR DYED MULCH ALLOWED.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE .
6. THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
7. LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL. SCARIFY SOIL TO DEPTH OF
3. 3 +/- INCHES PRIOR TO APPLICATION.
4. 3LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
5. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
6. 5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
7. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP 'PREMIUM' GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
   40% KENTUCKY BLUEGRASS
   30% PERENNIAL RYE GRASS
   30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
9. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

1. CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
2. STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
5. WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

811
Know what's **below.**
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land planning
urban design
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Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

PRELIMINARY
NOT FOR CONSTRUCTION

CERTIFICATION

SETTERS MANOR

14710 INEZ SETTERS LANE

WESTFIELD, IN

DETAILS AND NOTES

PROJECT: KPA-18511
DRAWN: DM

CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 03/29/2018
REVISION: 04/24/2018

DETAILS AND NOTES

L1.02

P:\Projects\18511 Setters Manor\CAD\18511-L01.dwg, 4/25/2018 10:56:54, AutoCAD PDF (General Documentation).pc3

• DAVIS HOMES •

Breckenridge Floor Plan

2260 Sq. Ft. | 4 Bedrooms | 2 Bathrooms

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DAVIS HOMES

Burlington Floor Plan

2359 Sq. Ft. | 4 Bedrooms | 2 Bathrooms

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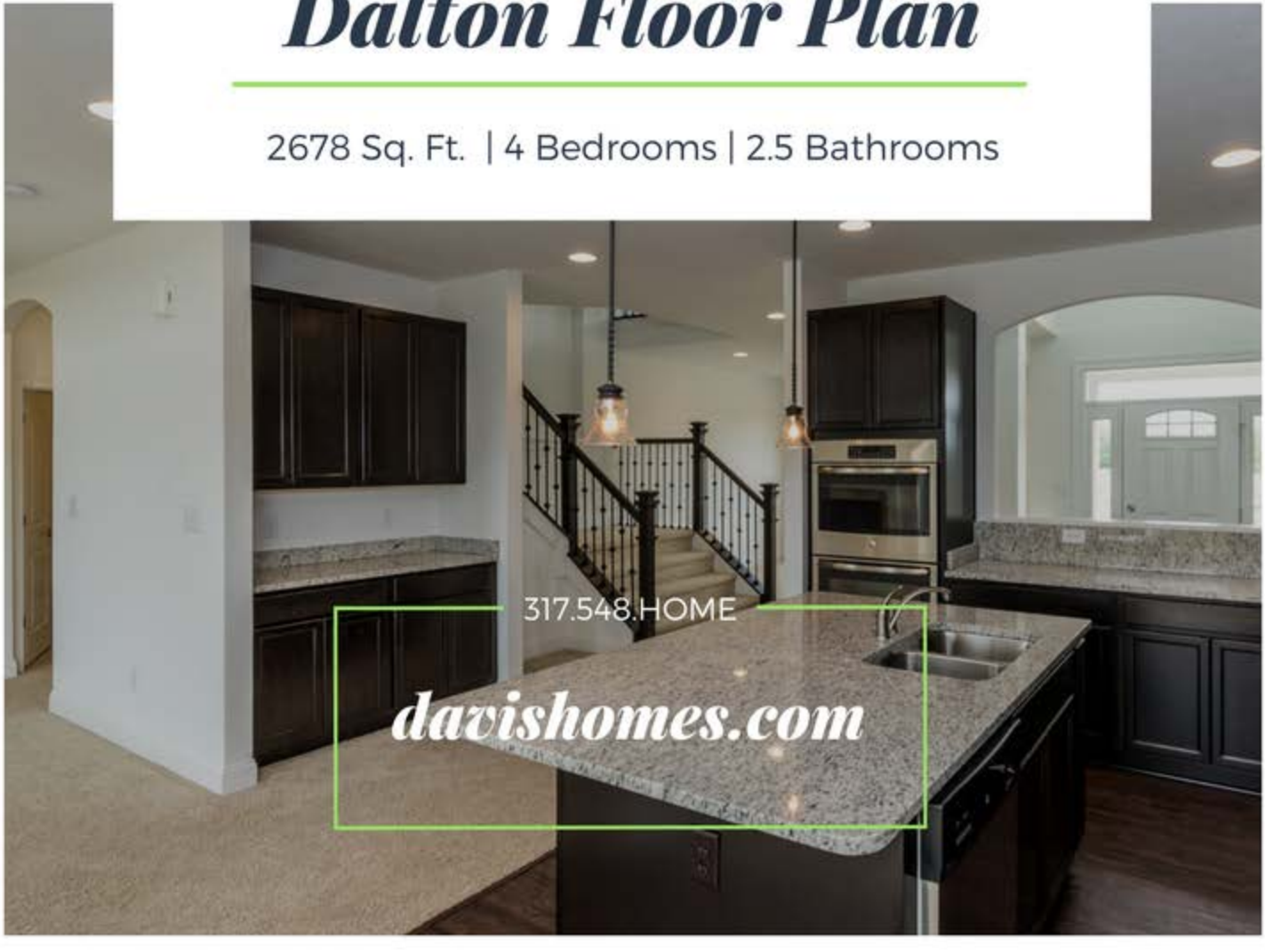
• DAVIS HOMES •

Dalton Floor Plan

2678 Sq. Ft. | 4 Bedrooms | 2.5 Bathrooms



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• DAVIS HOMES •

Fairstead Floor Plan

2200 Sq. Ft. | 4 Bedrooms | 2 Bathrooms

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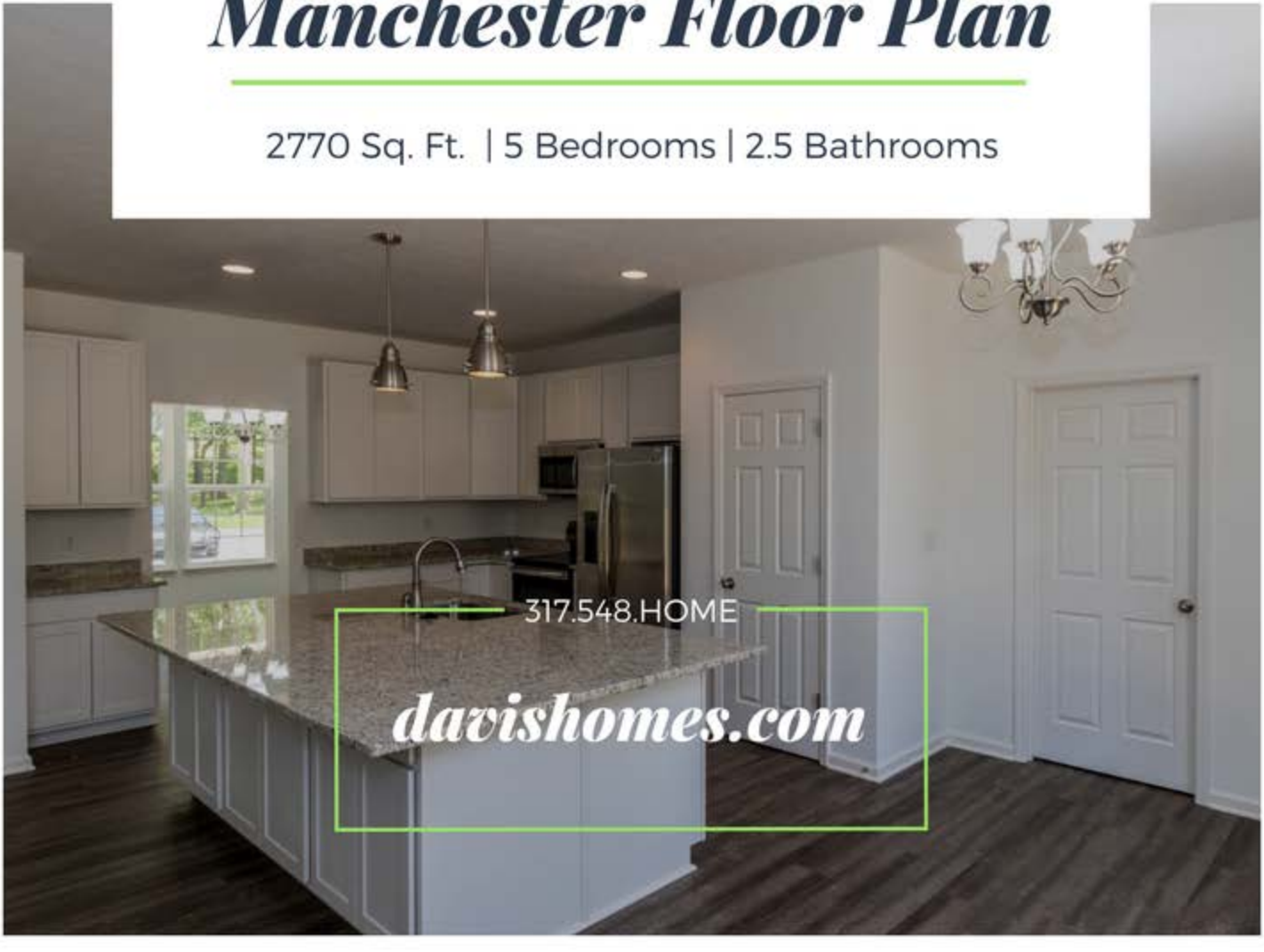
• DAVIS HOMES •

Manchester Floor Plan

2770 Sq. Ft. | 5 Bedrooms | 2.5 Bathrooms



317.548.HOME

davishomes.com

• DAVIS HOMES •

Tamworth Floor Plan

3736 Sq. Ft. | 4 Bedrooms | 2.5 Bathrooms

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Docket Number:	1806-PUD-11 (Ord. No. 18-15)
Petitioner:	Sobzcak Construction Services, Inc. by Onpointe Land Matters, LLC
Request:	Sobzcak Construction Services, Inc. by Onpointe Land Matters, LLC requests a change of zoning of approximately 8 acres +/- from the AG/SF-1: Agriculture / Single-Family Rural District to The Reserve on South Planned Unit Development District.
Current Zoning:	AG/SF-1: Agriculture / Single-Family Rural District.
Current Land Use:	Commercial
Acreage:	8 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. The Reserve on South PUD (Ord. 18-18) 5. Neighbor Meeting Summary 6. Grand Junction Task Group Letter
Staff Reviewer:	Matt Pleasant, Associate Planner

PETITION HISTORY:

This petition was introduced at the May 14, 2018, City Council meeting. The petition is scheduled to receive a public hearing at the June 4, 2017, Advisory Plan Commission (the "APC") meeting. The Technical Advisory Committee has reviewed this petition at its May 22, 2017, meeting.

The petitioner hosted an informational meeting on May 15, 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 4, 2017 meeting.

PROJECT OVERVIEW:

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

ZONING REQUEST:

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

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

- Building Setback Lines modified:

	UDO	Proposed PUD
Minimum Lot Area	9,000sqft	7,000sqft; All lots 11,500sqft average
Minimum Lot Frontage	40'	20'
Minimum Building Setback Lines:		
Front Yard	25'	20'
Side Yard	8'	5'
Rear Yard	25'	15'
Minimum Living Area:		
Single Story	1,000sqft	1,800sqft
Story and one-half	750sqft	1,800sqft
Two Story	750sqft	2,400sqft

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

Architectural Standards:

- Perimeter Lot standards enhanced.
- Shall adhere to the Character Exhibit (Exhibit D of PUD).
- Streetscape Diversity standards enhancements include garage design and architectural features.
- Vinyl and aluminum siding shall be prohibited.
- Basements required on at least 9 of 13 lots.

Landscaping Standards:

- Street Trees shall not apply.
- Minimum Lot Landscaping Standards enhanced.

	*UDO	Proposed PUD
Shade Trees	2	2
Ornamental or Evergreen Trees	1	0
Shrubs	4	10
		A minimum of 1 tree and 6 shrubs shall be located in the Front Yard

*Lots under 8,000sqft standards.

- Buffer Yard Requirements modified.
- External Street Frontage Requirements enhanced.

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

Open Space and Amenity Standards:

- Minimum 30% as depicted on Concept Plan.
  - **Comment: UDO requires 15%.**

Pedestrian Network Standards:

- Sidewalks required on one side of streets.
- Connectivity of two cul-de-sacs as shown on Concept Plan.

Street Light Standards:

- Street Lights are not required.
- Dusk-to-dawn lights shall apply.

Comprehensive Plan Analysis:

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan shows the project designated in the Downtown Corridor but outside of the Grand Junction District (see

Figure 1). For the purpose of this analysis, the Neighborhood Sub-District of the Grand Junction Sub-District Addendum shall apply.

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

Visual elements include:

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

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

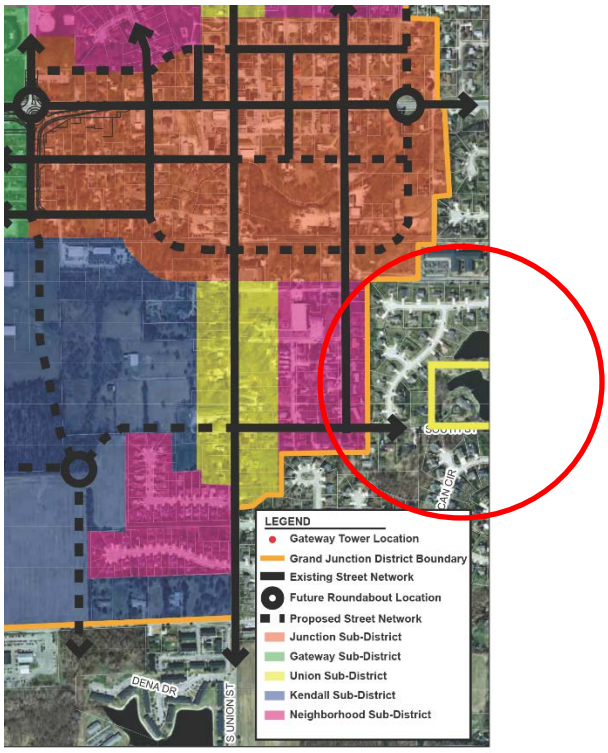


Figure 1: Grand Junction Sub-Districts Map

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

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

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

PROCEDURAL:

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

Statutory Considerations:

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

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

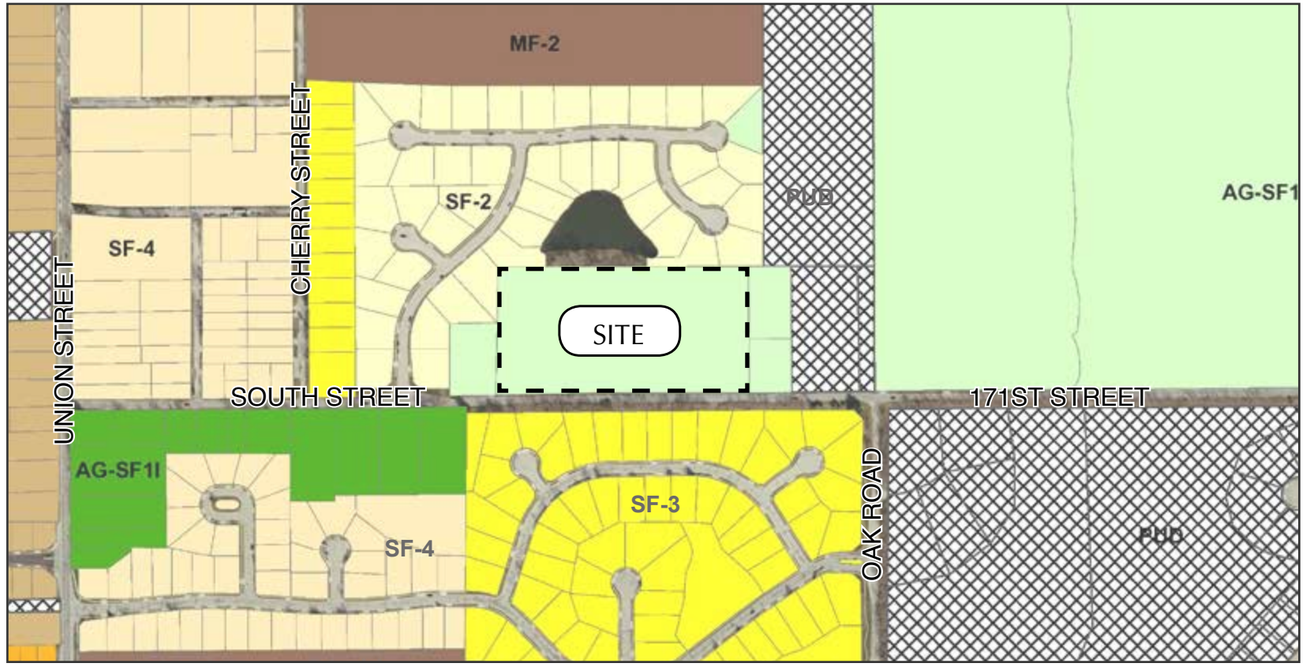
Council Introduction: The petition was introduced at the May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS:

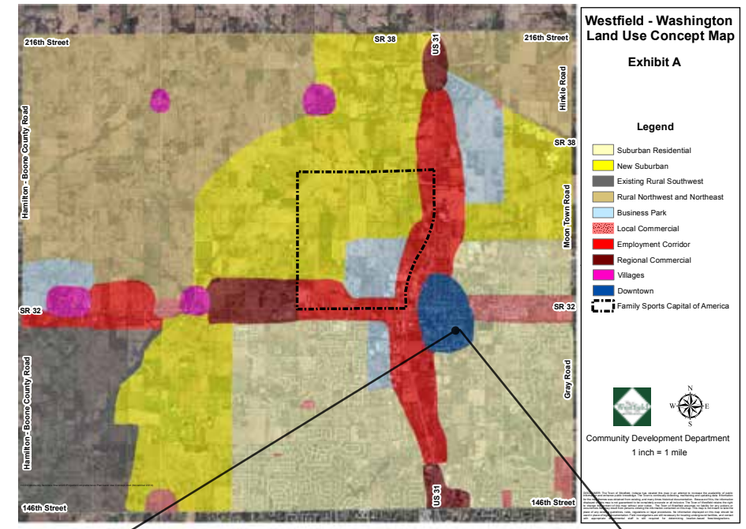
1. **Action: Hold a public hearing at the June 4, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

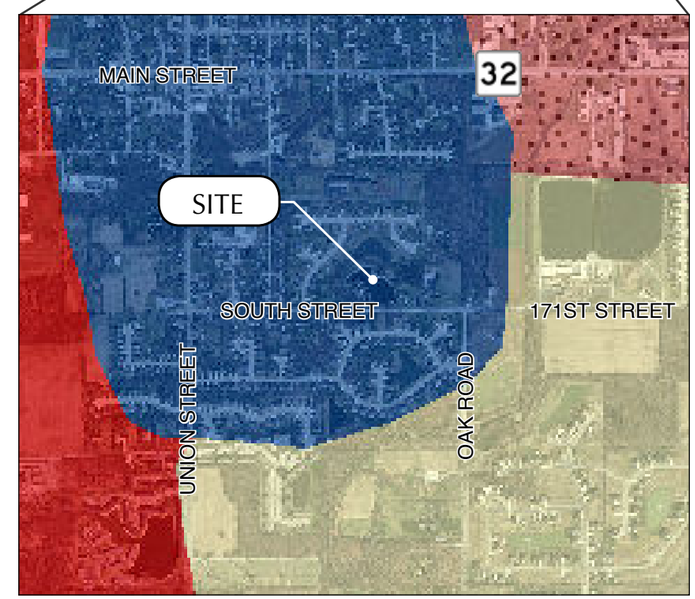
LOCATION MAP

ZONING MAP



COMPREHENSIVE PLAN





2007 FUTURE LAND USE MAP

Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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

N W E S

Community Development Department

1 inch = 1 mile

CONSTRUCTION SOBCZAK SERVICES, INC.

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

n.t.s.

05.14.18

CONCEPTUAL PLAN EXHIBIT

CONSTRUCTION SOBCZAK SERVICES, INC.

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

n.t.s.

05.14.18

ILLUSTRATIVE CHARACTER EXHIBITS

CONSTRUCTION SOBCZAK SERVICES, INC.

CONSTRUCTION SOBCZAK SERVICES, INC.

THE RESERVE ON SOUTH

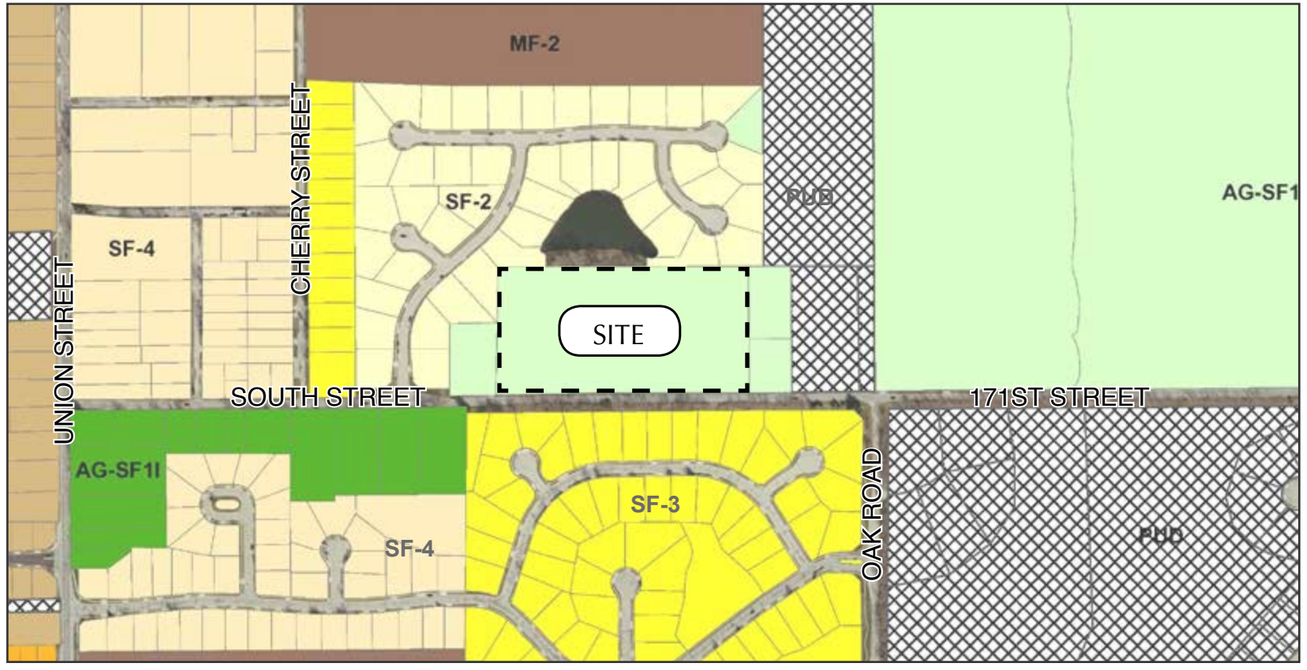
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

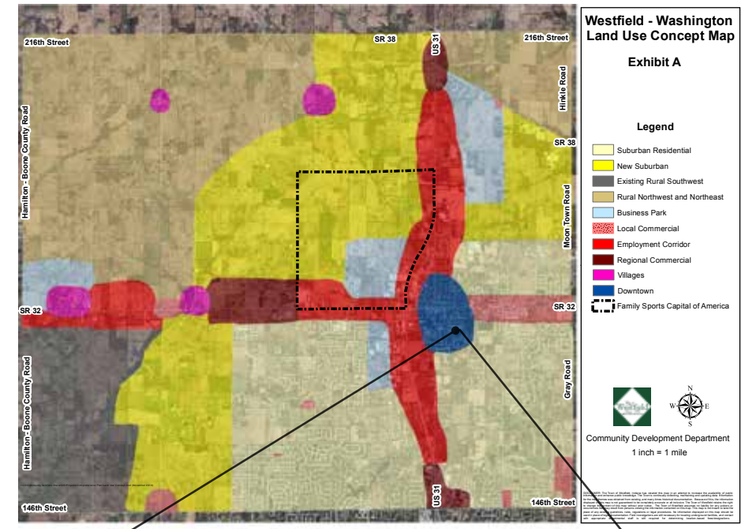
05.14.18

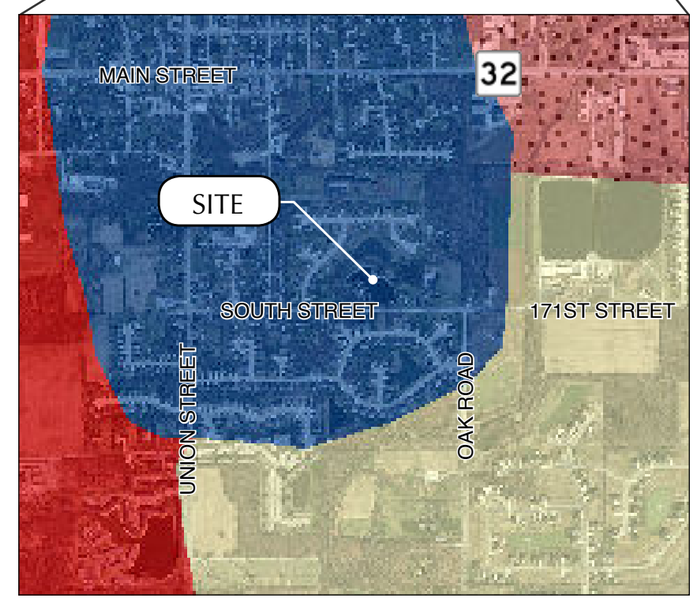
LOCATION MAP

ZONING MAP



COMPREHENSIVE PLAN





2007 FUTURE LAND USE MAP

Westfield - Washington Land Use Concept Map

Exhibit A

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N W E S

Community Development Department

1 inch = 1 mile

CONSTRUCTION SOBCZAK SERVICES, INC.

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

n.t.s.

05.14.18

ORDINANCE NUMBER 18-15

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1806-PUD-11**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____2018;

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as **"The Reserve on South PUD District**" (the "District").

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

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

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

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

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

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

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

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

A. Special Exception Uses.

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

6.1 Maximum Density: 13 dwelling units

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

6.3 Minimum Lot Frontage: 20 feet

6.4 Minimum Building Setback Lines:

A. Front Yard: 20 feet

B. Side Yard: 5 feet

C. Rear Yard: 15 feet

6.5 Minimum Living Area[1]:

A. Single story: 1,800 square feet

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

C. Two story: 2,400 square feet

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

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

A. Character Exhibit. The "Character Exhibit", attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Article 6.3(C)(1) Perimeter Lots: Shall apply. In addition, Dwellings on a Lot with a side or rear Building Façade primarily oriented towards the pond (e.g., Lots 2 through 5 and Lots 6 through 9, as identified on the Concept Plan) shall incorporate a minimum of three (3) total points from the list of qualifying characteristics and/or architectural features set forth in Article 6.3(C)(1)(b)(ii) and (iii) on the Building Façade primarily oriented towards the pond.

C. Article 6.3(C)(2) Streetscape Diversity shall not apply; rather, the following design objectives shall apply.

i. A maximum of seven (7) Dwellings within the District may have a front-load garage that projects in front of the Front Building Façade. If a front-load garage projects in front of the Front Building Façade, then the garage door(s) shall be enhanced with multiple decorative elements (e.g., decorative hardware, windows, trellis above doors, accent roof above doors, decorative panels), as generally depicted in the Character Exhibit.

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

ii. Except as otherwise set forth in subsection (i) above, the front façade of a front-load garage shall be recessed from the Front Building Facade by a minimum of five (5) feet.

iii. A side-load garage or courtyard entry garages (e.g., L-shaped), with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall be permitted.

iv. Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;

b. Have a different primary siding color than the adjacent Lot; and

c. Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

D. Article 6.3(C)(3) Building Materials shall apply. In addition, vinyl and aluminum siding shall be prohibited.

E. Foundations: A minimum of nine (9) Dwellings within the District shall include a Basement.

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

A. Street Trees (Article 6.8(J)): Shall not apply.

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

C. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Minimum Lot Landscaping Requirements of this Ordinance shall apply.

D. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply due to existing site constraints; rather, the following shall apply.

i. A landscaping area with a minimum depth of thirty (30) feet shall be required abutting South Street.

ii. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

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

E. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; however, the following shall be installed along the District's east property line: (i) a minimum six-foot (6') tall fence; and (ii) a minimum of four (4) evergreen trees per one hundred (100) lineal feet.

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-15** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-15**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-15**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

PARCEL A:

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

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

PARCEL B:

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

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

Containing in total 8 acres, more or less.

CONSTRUCTION SOBCZAK SERVICES, INC.
GENERAL CONTRACTORS

EXHIBIT B: CONCEPT PLAN

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

05.14.18

SOBCZAK CONSTRUCTION SERVICES, INC.
GENERAL CONTRACTORS

EXHIBIT C-1: CHARACTER EXHIBIT

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

05.14.18

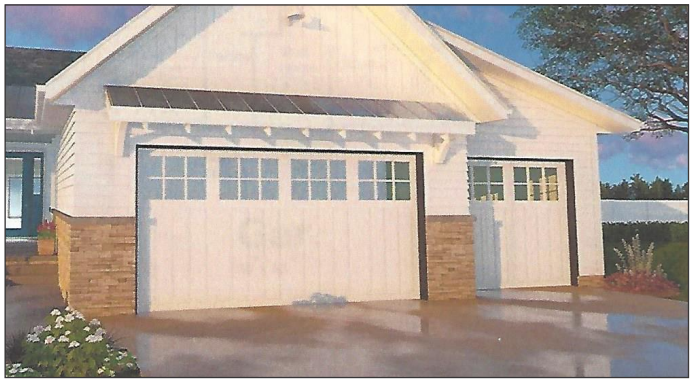


EXHIBIT C-2: CHARACTER EXHIBIT

THE RESERVE ON SOUTH

PLANNED UNIT DEVELOPMENT DISTRICT

CONSTRUCTION SOBCZAK SERVICES, INC. GENERAL CONTRACTORS

05.14.18

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

Memorandum

Date: May 21, 2018
To: Matt Pleasant, Associate Planner
Economic and Community Development Department
From: Jesse M. Pohlman

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

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

Open house began at 6:30 p.m.

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

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

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

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

GRAND JUNCTION TASK GROUP

MAY 16, 2014

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

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

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

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

Teresa Skelton, Executive Director
Downtown Westfield Association
317 508 3392

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

Procedural

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

This Petition is scheduled for its required public hearing at the June 4, 2018 Advisory Plan Commission meeting.

BACKGROUND

The Property is zoned AG/SF1: Agriculture / Single Family Rural District as is currently a residence. The Petition is scheduled to receive a public hearing at the June 4, 2017, Advisory Plan Commission (the "APC") meeting.

The Technical Advisory Committee has reviewed this petition at its May 22, 2017, meeting. The proposed PUD Ordinance 18-15 is pending approval.

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

21) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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

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

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

23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

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

26) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

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

28) Address and legal description of the property.

29) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

41) Identify buildings proposed for demolition.

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

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

DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD **except for those items identified as outstanding below:**

44) Maximum Density: 13 dwelling units

45) Maximum Lot Area: 7,000sqft; however, the minimum average Lot Area of all Lots within the District shall be 11,500 square feet.

46) Minimum Lot Frontage: 20'

47) Minimum Building Setback Lines:

a) Front Yard: 20'
b) Side Yard: 5'
c) Rear Yard: 15'

48) Minimum Lot Width: 45'

49) Maximum Building Height: 2 ½ Stories

50) Minimum Living Area (Ground Floor):

a) Single Story: 1,800sqft
b) Story and one-half: 1,800sqft
c) Two Story: 2,400sqft

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD **except for those items identified as outstanding below:**

51) Architectural Standards

Comment: Reviewed at the time of building permit.

52) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)

a) Tree Preservation Easement
b) Detention and Retention Areas
c) Street Trees

Comment: Does not apply per proposed PUD.

d) Lot Landscaping Requirements

i) Shall not apply to Single-family Residential Lot; rather, each Single-family Residential Lot shall be landscaped with a minimum of two (2) shade or ornamental trees and ten (10) shrubs.

ii) A minimum of one (1) tree and six (6) shrubs shall be located in the Front Yard.

Comment: Reviewed at the time of building permit.

Comment: Open Space Lot Landscaping Requirements Comply.

e) Foundation Plantings

Comment: Does not apply per proposed PUD.

f) External Street Frontage Landscaping Requirements

i) A landscaping area with a minimum depth of thirty (30) feet shall be required abutting South Street.

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

Comment: The plans comply.

g) Buffer Yard Requirements

i) Shall not apply; however, the following shall be installed along the District's east property line:

(1) A minimum six-foot (6') tall fence,

(2) A minimum of four (4) evergreen trees per one hundred (100) lineal feet.

Comment: Buffer Yard requirements shall comply at the time of adoption.

53) Lighting Standards

54) Lot Standards

55) Setback Standards

56) Sign Standards

57) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and the proposed Ordinance 18-15 The Reserve on South PUD **except for those items identified as outstanding below:**

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

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

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

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

a) Shall apply, except as otherwise modified or enhanced below:

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

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

63) Storm Water Standards (Article 8.8)

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

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

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

Comment: Lighting requirements shall comply at the time of adoption.

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

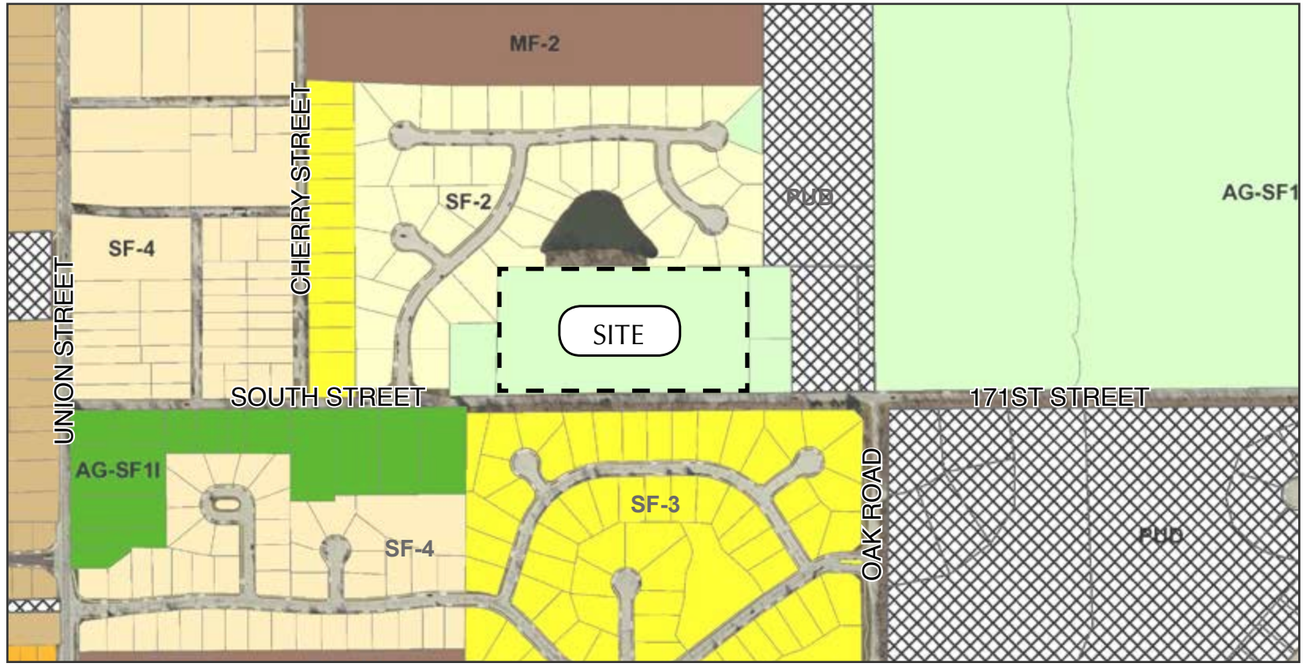
1) **ACTION: Hold a public hearing at the June 4, 2018, APC meeting.**

2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.

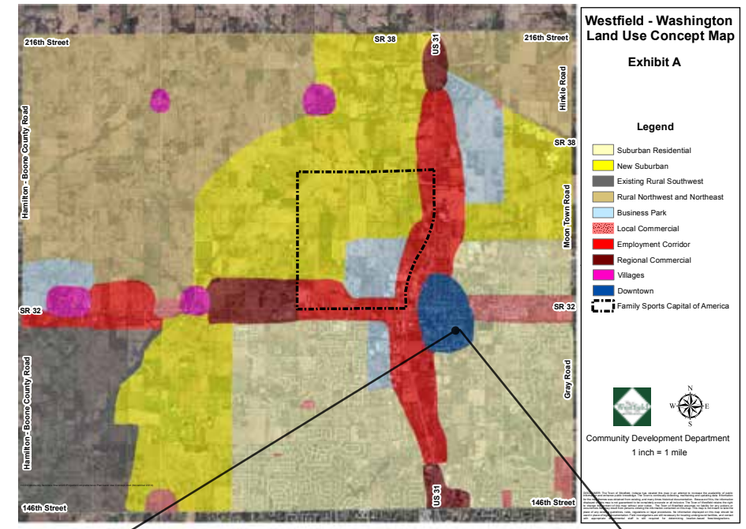
3) If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

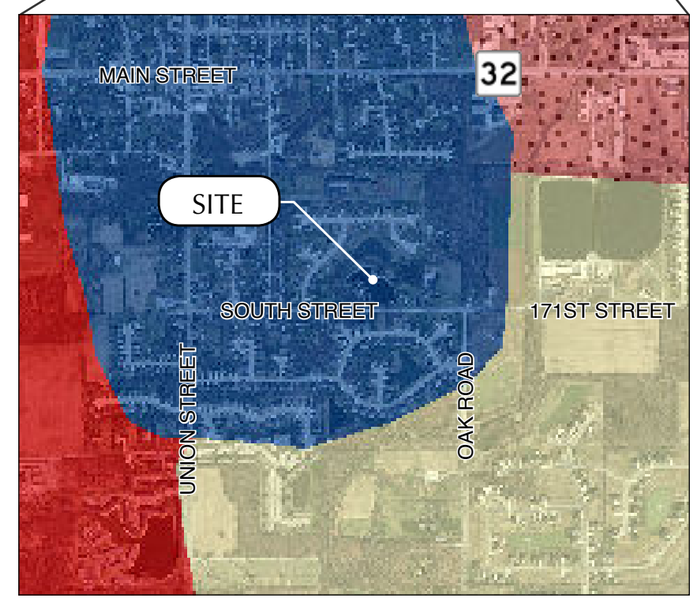
LOCATION MAP

ZONING MAP



COMPREHENSIVE PLAN





2007 FUTURE LAND USE MAP

Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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

N W E S

Community Development Department

1 inch = 1 mile

CONSTRUCTION SOBCZAK SERVICES, INC.

THE RESERVE ON SOUTH

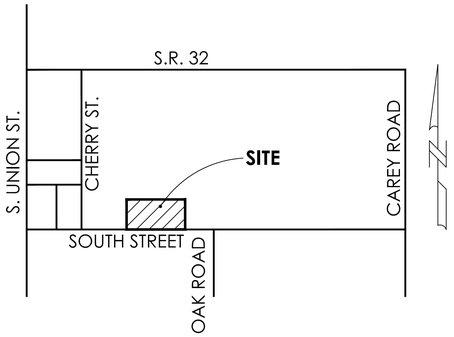
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS

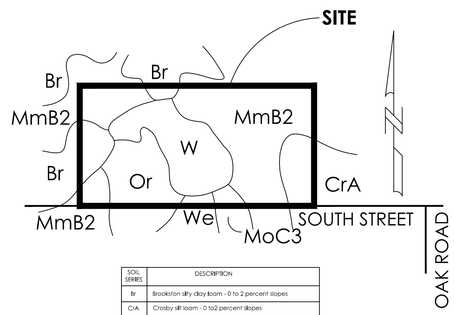
n.t.s.

05.14.18

THE RESERVE ON SOUTH
Primary Plat: 18XX-SPP-XX
Overall Development Plan: 19XX-ODP-XX
Washington Twp, Westfield, Indiana

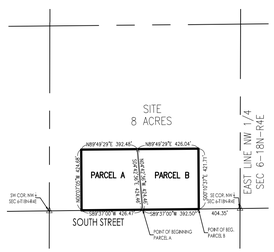


VICINITY MAP
1"=1000'



SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - 0 to 2 percent slopes
CrA	Crosby silt loam - 0 to2 percent slopes
MmB2	Miami silt loam - 2 to 6 percent slopes
MoC3	Miami clay loam - 6 to 12 percent slopes
Or	Orthents
We	Westland silty clay loam - 0 to 2 percent slopes

SOILS MAP
No Scale



QUARTER SECTION DETAIL
NOT TO SCALE

CONTACTS:

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

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

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Duane Sharer 317-846-6611
Email: sharrerd@weihe.net

SITE DATA

SITE AREA = 7.95 AC +/-

EXISTING ZONING:
Westfield: = AG-SF1

PROPOSED ZONING:
Westfield: = PUD

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

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

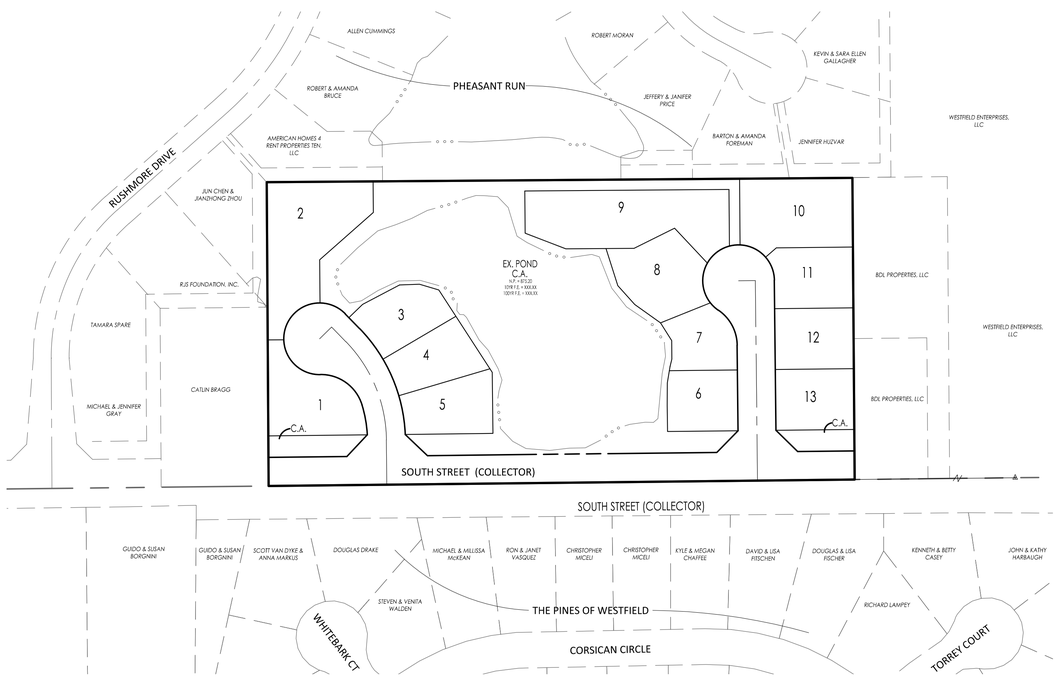
OPEN SPACE:
Open Space Required = 1.19 Ac (15%)
Open Space Provided = 2.85 Ac (35.8%)

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

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

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

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



SITE MAP
1"=100'

OPERATING AUTHORITIES

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

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

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

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

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

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

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

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

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

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

CITIZENS WATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

CITIZENS WASTEWATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GOOSEY
16475 SOUTHPARK DRIVE
WESTFIELD, IN 46074
317-896-6711

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

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

LEGAL DESCRIPTION

PARCEL A:

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

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

PARCEL B:

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

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

Containing in total 8 acres, more or less.

SHEET INDEX

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

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

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

REVISIONS AND ISSUES

ALVIN E. SKOOG, JR. REGISTERED No. PE60880573 STATE OF INDIANA PROFESSIONAL ENGINEER

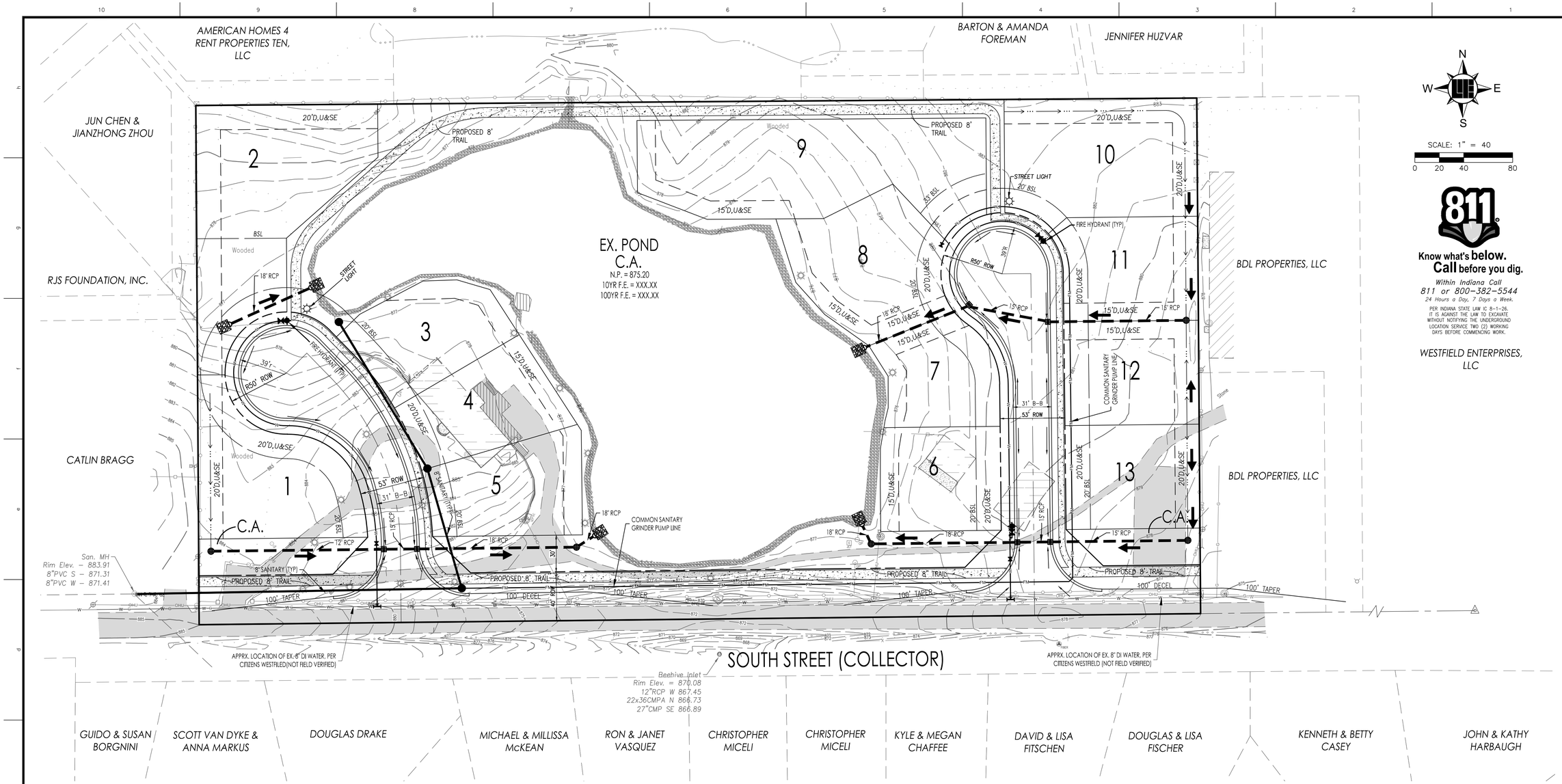
PREPARED FOR:
THE RESERVE ON SOUTH
SOBCZAK CONSTRUCTION SERVICES, INC.

COVER SHEET
Part of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P100

PROJECT NO.
W170608

LOCATION: H:\2017\W170608\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P100
DATE/TIME: May 03, 2018 - 10:04am
PLOTTED BY: sscoop



SCALE: 1" = 40

0 20 40 80

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Within Indiana Call
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24 Hours a Day, 7 Days a Week.

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NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0136G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
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LEGEND: EX. CONDITIONS

- REBAR FOUND
- 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
- HARRISON MONUMENT FOUND
- PK OR MAG NAIL FOUND
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- BENCH MARK
- TEMPORARY BENCH MARK
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- WATER METER
- WELL HEAD
- BEEHIVE INLET
- FIBER OPTIC MARKER
- SATELLITE DISH
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- MAIL BOX
- GATE POST
- GAS METER
- GAS PIPELINE MARKER
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- GUY ANCHOR
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- POST
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- STORM SEWER
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- BOARD FENCE
- FARM FENCE
- BOUNDARY LINE
- SECTION LINE
- INDEX CONTOUR
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- ASPHALT
- CONCRETE (CONC)
- STONE

(M) MEASURED DIMENSION
(D) DEED DIMENSION
+ 906.0 SPOT ELEVATION (GROUND)
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CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
INV INVERT

LEGEND: PROPOSED CONDITIONS

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- LSE = LANDSCAPE EASEMENT
- S.E. = SANITARY SEWER EASEMENT
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BENCHMARKS

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

SITE TBM

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

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weihe.net

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY

ALVIN E. SKOOG JR. REGISTERED No. PE60880573 STATE OF INDIANA PROFESSIONAL ENGINEER

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

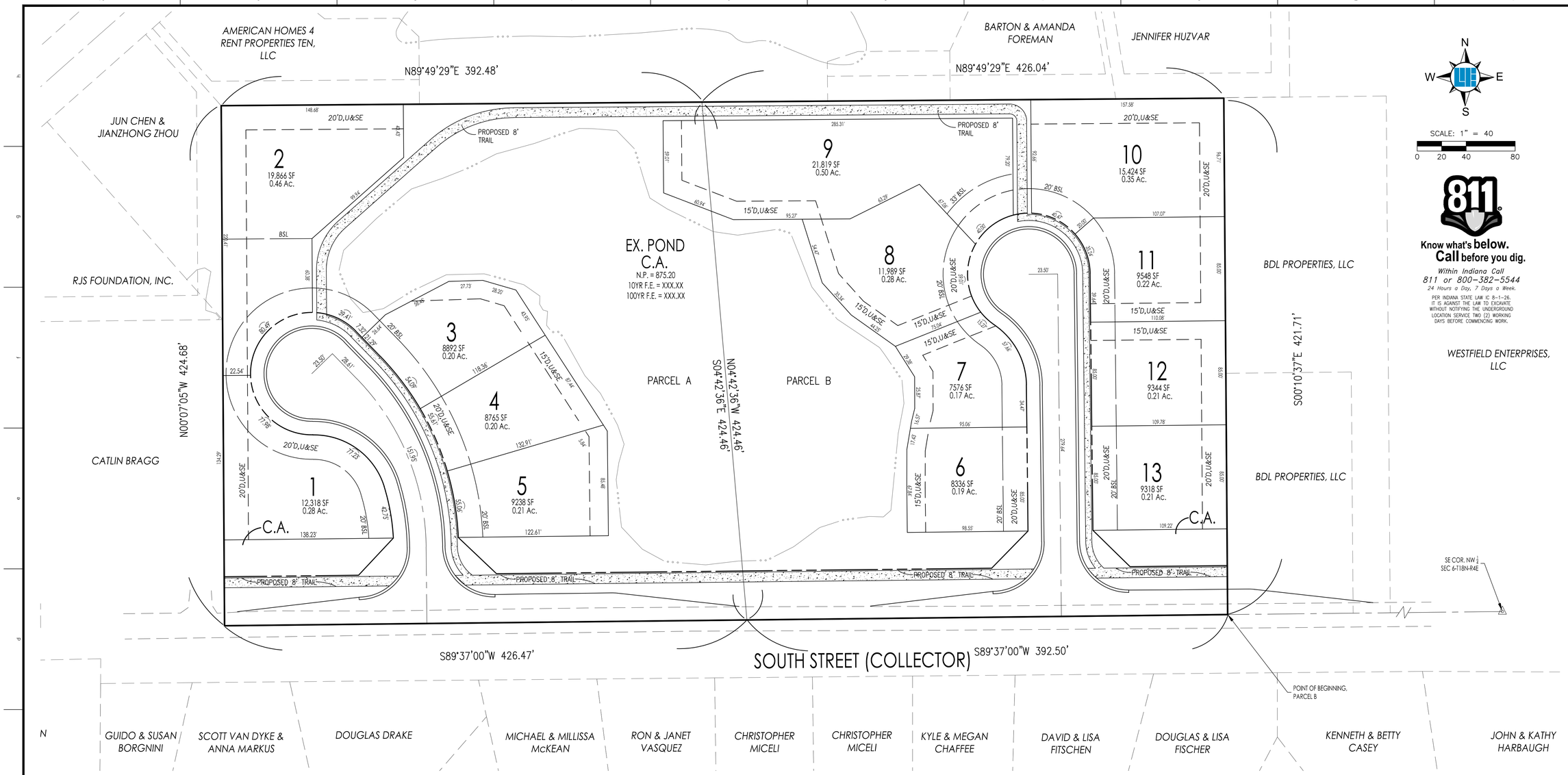
OVERALL DEVELOPMENT PLAN
Part of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P101

PROJECT NO.
W170608

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

LOCATION: H:\2017\W170608\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P101
DATE/TIME: May 04, 2018 - 7:24am
PLOTTED BY: *dkoogr*



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ELEV.856.04 NAVD 88

SITE TBM

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Landscape Architecture

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

REVISIONS AND ISSUES

BY	DATE

ALVIN E. SKOOG JR. REGISTERED No. PE60880573 STATE OF INDIANA PROFESSIONAL ENGINEER

PREPARED FOR:

THE RESERVE ON SOUTH

SOBCZAK CONSTRUCTION SERVICES, INC.

PRIMARY PLAT

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

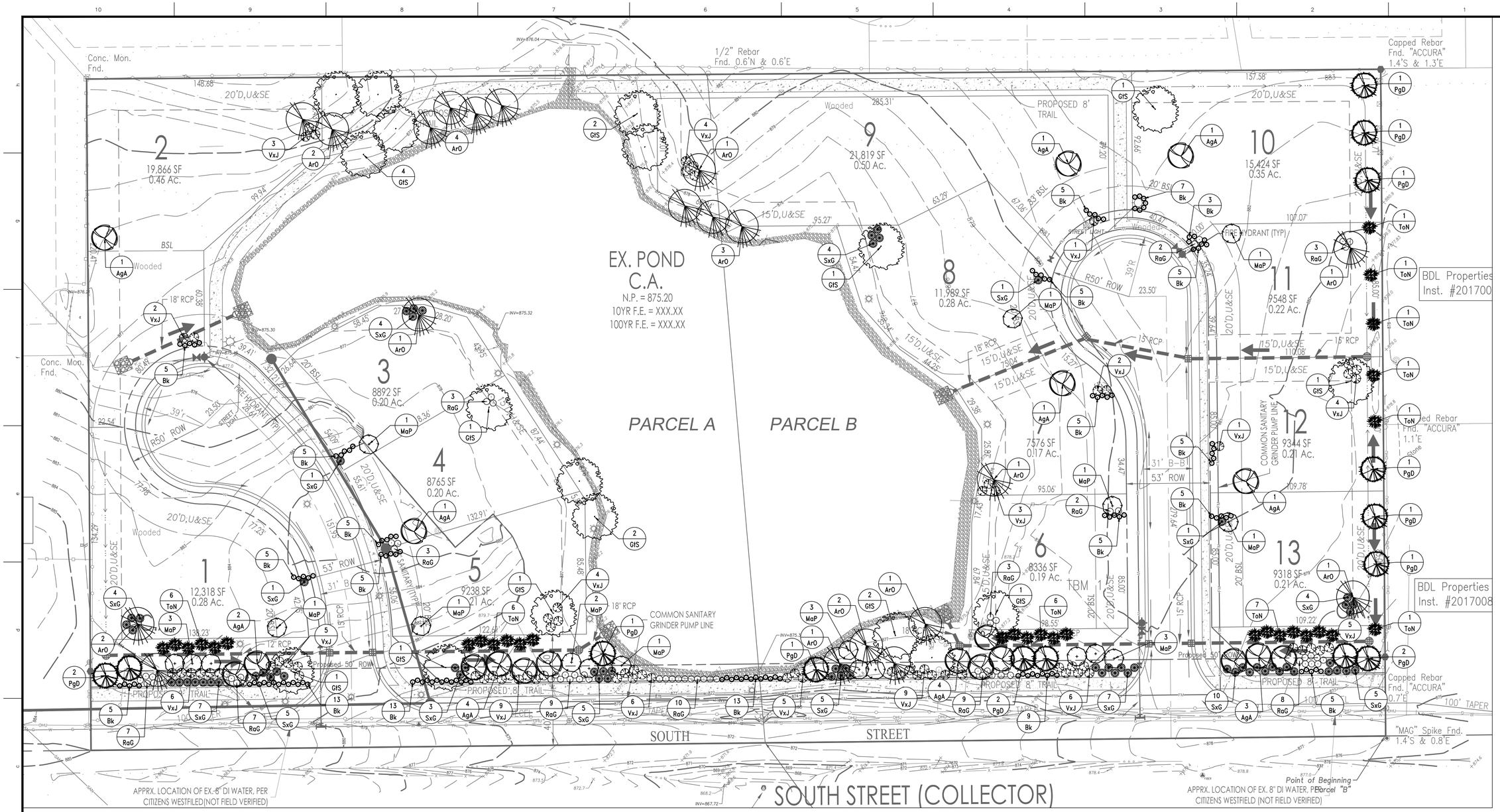
SHEET NO.

P102

PROJECT NO.

W170608

LOCATION: H:\2017\W170608\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P102
DATE/TIME: May 03, 2018 – 10:05am
PLOTTED BY: seaoop



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. 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.
9. 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.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. 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.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. 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.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. 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.
16. 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.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. 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.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

PROPOSED PUD ORDINANCE: LANDSCAPE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SINGLE FAMILY RESIDENTIAL LOT REQUIREMENT ILLUSTRATIVELY SHOWN, FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT - 2 SHADE OR ORNAMENTAL TREE (1 IN FRONT YARD MIN) - 10 SHRUBS (MIN 6 IN FRONT YARD)	- 26 TREES - 130 SHRUBS	- 26 TREES - 130 SHRUBS
OPEN SPACE / COMMON AREA LOT REQUIREMENT - 10 TREES PER ACRE REQUIRED	- 29 TREES	- 29 TREES
EAST BUFFER YARD REQUIREMENT - 4 EVERGREEN TREES PER 100' - 6' TALL FENCE	- 12 EVERGREEN TREES	- 12 EVERGREEN TREES
EXTERNAL STREET FRONTAGE - 4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNEMENTAL TREES AND 25 SHRUBS FOR EVERY 100' - PLANTINGS UNABLE TO BE INSTALLED ALONG FRONTAGE DUE TO SITE CONSTRAINTS MAY BE LOCATED IN OTHER COMMON AREAS	- 205 SHRUBS - 25 SHADE TREES - 25 ORNAMENTAL TREE - 33 EVERGREEN TREES	- 205 SHRUBS - 25 SHADE TREES - 25 ORNAMENTAL TREE - 33 EVERGREEN TREES

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	20	X			SEE PLAN	X
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	18	X			SEE PLAN	X
	EVERGREEN TREES								
PgD	PICEA GLAUCA VAR. DENSATA	BLACK HILL SPRUCE	8'	14	X			SEE PLAN	X
ToN	THUJA OCCIDENTALIS 'NIGRA'	AMERICAN ARBORVITAE	8'	31	X			SEE PLAN	X
	ORNAMENTAL UNDERSTORY TREES								
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	19	X			SEE PLAN	X
MaP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	1 1/2"	19			X	SEE PLAN	X
	DECIDUOUS SHRUBS								
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#1	66			X	SEE PLAN	MIN 18"
SxG	SPIRAEA X CINEREA	GREFSHEIM SPIREA	#3	67			X	SEE PLAN	MIN 18"
VxJ	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5	74			X	SEE PLAN	MIN 18"
	EVERGREEN SHRUBS								
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	128	X			SEE PLAN	MIN 18"

N
W E
S

SCALE: 1" = 30'
0 15 30 60

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Land Surveying | Civil Engineering
Landscape Architecture

DATE:	BY:	REVISIONS AND ISSUES
02.09.2018	DJR	ADDED TRAIL AND ROADWAY TOPO
03.14.2018	DJR	TRASH ENCLOSURE RELOCATED

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

STANLEY SKOOG
REGISTERED
No. 60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER

ALVIN E. SKOOG JR., P.E. 60880573

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

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

SHEET NO.
L100

PROJECT NO.
W170608

LOCATION: J:\2017\W170608\Engineering\Design\Primary Plat\L100 Landscape Plan.dwg
LAYOUT: L100
DATE/TIME: May 04, 2018 - 7:20am
PLOTTED BY: skoog

OPEN LOW-MAINTENANCE AREAS (REMAINING IDLE MORE THAN SIX MONTHS)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE CLOVER	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS - TALL FESCUE	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE - WHITE CLOVER	70 LBS. 2 LBS.	5.5 TO 7.5

STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS (NOT MOWED)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. SMOOTH BROME GRASS - RED CLOVER	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE - WHITE CLOVER	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - RED CLOVER	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS - RED CLOVER - WHITE CLOVER	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWNVETCH - TALL FESCUE	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITCHGRASS - TIMOTHY - PERENNIAL RYEGRASS - WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES:
1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
   (A) SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
   (B) WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION
1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FRIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING
OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

MAINTENANCE
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
- CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLUISHGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
- CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
- IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS.
- IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
- IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
- ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

PERMANENT SEED

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES:
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES:
MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

SEEDING
1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES:
1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

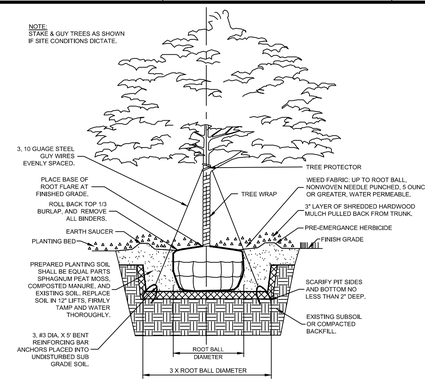
MAINTENANCE
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

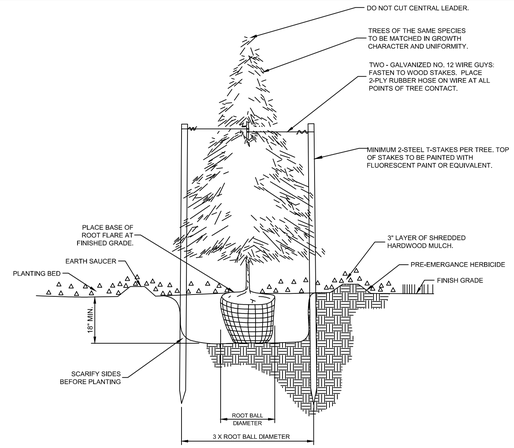
PERMANENT SEEDING NOTES

1. ALL DISTURBED LAWN AREAS SHALL RECEIVE PERMANENT SEEDING AS SOON AS CONSTRUCTION AND WEATHER PERMIT.
2. ALL DISTURBED LAWN AREAS TO HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. (COMPACTED THICKNESS).
3. TOPSOIL TO BE FERTILE, FRIABLE, SANDY LOAM REASONABLY FREE OF SUBSOIL, CLAY LUMPS, STONES LARGER THAN 1/2", EXCESSIVE QUANITIES OF SMALL STONE/GRAVEL, BRUSH AND OTHER LITER.
4. SOLVE ANY SURFACE OR SUBSURFACE DRAINAGE PROBLEMS AND CONSTRUCT PERMANENT EROSION CONTROL STRUCTURES.
5. PERFORM THE MAJOR FILLING, SHAPING AND SMOOTHING OF GULLIED OR ERODED AREAS.
6. HAVE TOPSOIL TESTED TO CHECK pH AND NUTRIENT LEVELS. PROVIDE FERTILIZER AND SOIL AMENDMENTS AS REQUIRED TO MEET/EXCEED MINIMUM REQUIREMENTS AS SUGGESTED ON SOILS TEST RESULTS.
7. WORK FERTILIZER AND SOIL AMENDMENTS INTO TOP 4–6 INCHES OF THE TOPSOIL WITH A SMALL DISK, HARROW OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.
8. ROLL THE TOPSOIL WITH A WATER BALLAST ROLLER WEIGHING 100 TO 300 LBS. DEPENDING ON SOIL TYPE. ROLL WITH TOPSOIL IN A SEMI–DRY CONDITION IN TWO OPPOSITE DIRECTIONS (RIGHT ANGLES).
9. RAKE OR SCARIFY AND CUT OR FILL IRREGULARITIES THAT DEVELOP AS REQUIRED AND AGAIN ROLL UNTIL AREA IS TRUE AND UNIFORM, FREE FROM LUMPS, DEPRESSIONS AND IRREGULARITIES.
10. SOW SEED WITH ADEQUATE EQUIPMENT AT A TIME WHEN LITTLE OR NO WIND IS BLOWING. BROADCAST HALF OF SEED IN ONE DIRECTION AND THE OTHER HALF IN THE OPPOSITE DIRECTION (RIGHT ANGLES).
11. COVER SEED TO A DEPTH OF 1/2" BY RAKING OR HARROWING. PROVIDE A LIGHT LAYER OF STRAW OR HAY MULCH AT A RATE OF 3/4 TO 1 TON PER ACRE. APPLY TACKIFIER TO STABILIZE MULCH.
12. HYDROSEEDING IS AN ACCEPTABLE METHOD OF SEEDING.
13. KEEP TOPSOIL RELATIVELY MOIST UNTIL LAWN IS ESTABLISHED.
14. RESEED AREAS THAT DO NOT SHOW PROMPT GERMINATION AT 15 DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF GRASS IS ASSURED.
15. LAWN AREAS WILL BE ACCEPTED AT FINAL INSPECTION PROVIDED THAT:
    LAWN AREAS ARE PROPERLY ESTABLISHED.
    LAWN IS FREE OF BARE AND DEAD SPOTS AND WITHOUT WEEDS.
    LAWN AREAS HAVE BEEN MOWED AT LEAST TWICE.
16. MAINTAIN LAWN AREAS UNTIL ACCEPTED BY LANDSCAPE ARCHITECT/OWNER. MAINTENANCE TO INCLUDE WATERING, WEEDING, FERTILIZING AND MOWING.
17. PROVIDE UPON REQUEST FROM THE OWNER INSTRUCTIONS TO MAINTAIN THE LAWN FOR A COMPLETE SEASON. ALSO, IF REQUESTED, PROVIDE HANDS ON TRAINING TO THE OWNER FOR SPECIFIC MAINTENANCE CHORES, SUCH AS FERTILIZING, SPRAYING, MOWING, ETC.



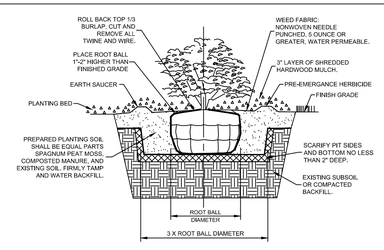
SHADE TREE PLANTING DETAIL

(NO SCALE)



EVERGREEN PLANTING & STAKING

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY

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

STATE OF INDIANA PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

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

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

SHEET NO.
L101

PROJECT NO.
W170608

LOCATION: J:\2017\W170608\Engineering\design\Primary Plat\L100 Landscape Plan.dwg
LAYOUT: L101
DATE/TIME: May 03, 2018 – 10:05am
PLOTTED BY: skoog

Issues/Comments in Response to the Proposed Setters Manor Subdivision

The list below includes issues that were raised in written and verbal comments submitted to the Economic and Community Development Department in advance of and immediately following the May 7, 2018, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments

1. Will this subdivision be in a new HOA or will be included in an existing one?

   Brad Davis will be speaking with the HOA of Setters Place (to the south) to discuss possibly joining their HOA.

Infrastructure

2. How will drainage issues be addressed when this area is developed? Onsite drainage will be conveyed to the detention basin, then released at a controlled rate through storm pipe to the existing pond – which was designed to handle the drainage from this site. Drainage from this site will no longer flow to the existing lots in Setter Run, except for a small area near the existing home which will remain undisturbed.
3. What is the traffic impact this development will have on the surrounding area? The traffic impact of 11 lots will be minimal.
4. Will there be a pathway connecting the three subdivisions? Sidewalks will be extended from Erica Lane. A 5' sidewalk will be placed along the south and east property line of the site, extend through the Lot 3 (existing home) and connect to the sidewalk at Inez Setters Lane.

Land Use / Transitions

5. What are the estimated home values? New home values are to be $350k and up.

Open Space / Environmental

6. Will the wooded areas be preserved? Specifically, the west and north borders of the subdivision? Trees will be preserved to the greatest extent possible. At this time, not knowing the grading, dirt balance, exact placement of storm pipe / swales etc. we cannot commit to areas of tree preservation. We realize that saving as many healthy trees as possible is beneficial to the neighbors and developer (less cost in tree clearing and higher lot premium).

Petition Number:	1706-SPP-05 & 1706-ODP-05
Subject Site Address:	632 E. State Road 32 (the "Property")
Petitioner:	Ted Gelov by Fritz Engineering Services, LLC (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review of one (1) commercial lot on approximately 3.753 acres +/- located in the Oak Ridge Pointe PUD District.
Current Zoning:	Oak Ridge Pointe Planned Unit Development (PUD) District Ord. 11-09 (Amend & Restate) Oak Ridge Pointe PUD District Ordinance No. 17-14 (allows Commercial Recreational Facility)
Current Land Use:	Vacant
Approximate Acreage:	3.753 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat & Overall Development Plan
Staff Reviewer:	Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The Oak Ridge Pointe PUD (Ord. 07-34) was first approved by the Westfield Town Council on December 10, 2007. The entirety of the Oak Ridge Pointe PUD was amended and restated (Ord. 11-09) at the May 23, 2011 Westfield City Council meeting. The City Council approved a PUD amendment (Ord. 17-14) at their May 22, 2017 meeting permitting a Commercial Recreational Facility on the Property.

PROJECT OVERVIEW

The 3.753 acre+/- site is located at 632 E. State Road 32 on the north side of State Road 32 west of the existing Speedway gas station near the intersection of Oak Ridge Road (**Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for a 7,330 square foot restaurant and associated miniature golf course (see **Exhibit 3**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Oak Ridge Pointe PUD District Ordinance No. 11-09 (the "PUD Ordinance") and PUD Amendment Ordinance No. 17-14 (the "Amendment").

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

The plans comply.

6) Proposed name of subdivision.
7) Names and addresses of the owner, owners, land surveyor or land planner.
8) Title, scale, north arrow and date.
9) 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.
10) Easements (locations, widths and purposes). (Article 8.3)
11) Statement concerning the location and approximate size or capacity of utilities to be installed.
12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
14) 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%).
15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
16) Building setback lines. (Article 4.23 & Article 5.3(G))
17) Legend and notes.
18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
19) Other features or conditions which would affect the subdivision favorable or adversely.
20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

21) 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.

22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

23) 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.

24) 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(G) of the UDO)

The plans comply.

25) 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.

26) Address and legal description of the property.

27) Boundary lines of the property including all dimensions.

28) 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.

29) 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.

30) 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.

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

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

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

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

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

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

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

38) 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.

39) Identify buildings proposed for demolition.

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

41) 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 (Article 10.7(E) of the UDO)

The plans comply.

42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

44) 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.

45) 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

46) Landscaping Standards (Article 6.8)
    a) Street Trees
    b) Minimum Lot Landscaping Requirements
    c) External Street Frontage Landscaping
    d) Buffer Yard Requirements
47) Lot Standards (Article 6.10)
48) Setback Standards (Article 6.16)
49) Vision Clearance Standards (Article 6.19)
50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)
52) Easement Standards (Article 8.3)
53) Monument and Marker Standards (Article 8.5)
54) Open Space and Amenity Standards (Article 8.6)
55) Pedestrian Network Standards (Article 8.7)
    a) Internal Pedestrian Network Standards
    b) Perimeter/External Pedestrian Network Standards
56) Storm Water Standards (Article 8.8)
57) Street and Right-of-Way Standards (Article 8.9)

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

OAK RIDGE POINTE PUD (ORD. 11-09)

The plans either comply or are not applicable to the Primary Plat or Overall Development Plan requirements.

62) Section 2.1 - General Requirements
   a) Building cannot exceed forty-five (45) feet in height or three stories, whichever is greater
   b) Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within right-of-way
   c) The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width
   d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface
   e) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.
   f) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00pm
63) Section 2.5 - ORP – Commercial 3 District
   a) No outside storage or sales display is permitted
   b) Permitted uses
      Comment: Superseded by Ord. 17-14; Mini golf course permitted.

   c) Minimum setback lines
      i) Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
      ii) Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
      iii) Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
   d) Minimum Building Height: Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

e) Building size: No individual building shall exceed a floor area of 14,000 square feet; the minimum building size shall be 4,000 square feet

64) Landscaping
   a) Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP – Commercial 2 District and the ORP – Commercial 3 District.

65) Architectural Standards
   a) Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD
   b) Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.
   c) Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety
   d) Sidewalks adjacent to the front of buildings shall be a minimum of ten (10) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays, or outdoor eating areas.
   e) Minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be five (5) feet in width. This standard shall apply to all sidewalks adjacent to office buildings.
   f) Buildings shown fronting State Highway 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits 'F', 'G', and 'H' of the Oak Ridge Pointe PUD

66) Article 4 – Off-Street Loading and Parking
   a) Loading Berths shall be oriented in a manner that they are not visible from State Road 32 with the exception of auto fuel sales use
   b) Off-street loading berths shall be provided only to the rear and side of buildings
   c) Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served
   d) A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses
   e) Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.
   f) All non-residential uses shall provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose.

67) Article 6 – Landscaping Standards
   a) Buffer yard shall not be required internal to any District and shall be required only in areas to (i) streets on the perimeter of Districts, and along (ii) the south, west, and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3 of UDO)

The plans either comply or are not applicable to the Primary Plat or Overall Development Plan requirements.

68) Permitted Uses

69) Accessory Buildings

70) Building Height Requirements:

a) Maximum Building Height: No Minimum

b) Minimum Building Height: Eighteen (18) feet

c) Multiple Stories: Multiple stories encourage, not required

d) Minimum Gross Floor Area: Five Thousands (5,000) square feet

e) Maximum Gross Floor Area: No maximum

71) Architectural Design Requirements:

a) Building Elevations:

i) Article 5.3(J)(2)(b): Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.

ii) Openings

iii) Roofs:

(1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c)

iv) Main Entrances

v) Windows

vi) Awnings

vii) Building Materials

viii) Accessory Buildings

DEPARTMENT COMMENTS

1) **ACTION: 1706-SPP-05 & 1706-ODP-05 comply with the applicable zoning ordinances. The Department recommends approving the petition with the following condition:**
    - **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
2) If you have any questions regarding the comments contained herein, please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

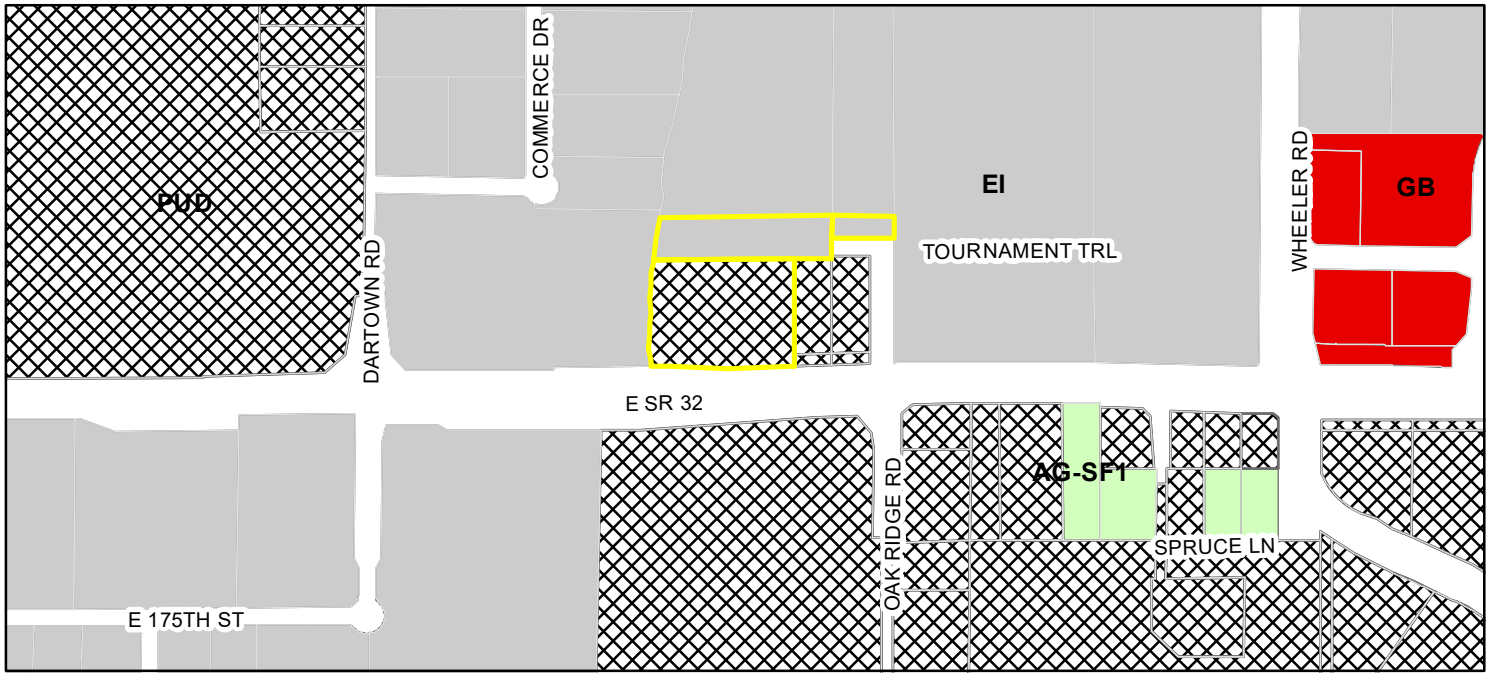
Property Location Map
632 E. SR 32

Not To Scale

Aerial Location Map

Site

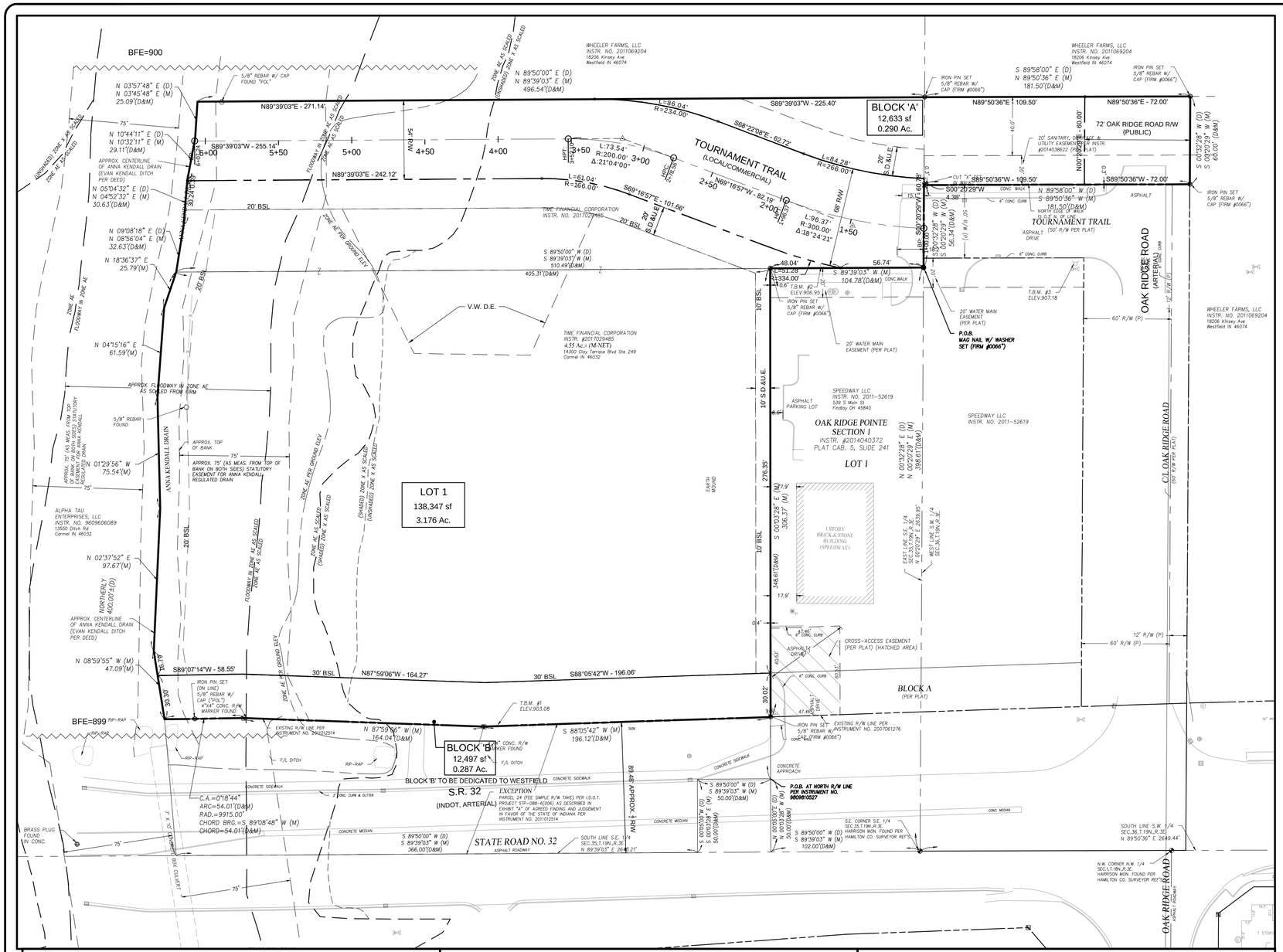
Zoning Map



Legend

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

N
W E
S



SCALE: 1" = 40'

ABBREVIATIONS AND TERMS

RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
SD&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV, EL	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
R/W	= RIGHT OF WAY
LF	= LINEAR FEET

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #2017029485)

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

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

AND

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 102.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 980810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP, THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 366.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.745 ACRES, MORE OR LESS; EXCEPTING THEREFROM THAT TRACT OF LAND BEING 0.793 ACRES, MORE OR LESS, IDENTIFIED AS "PARCEL 24, FEE SIMPLE" AND AS DESCRIBED IN EXHIBIT A" IN AGREED FINDING AND JUDGEMENT IN FAVOR OF THE STATE OF INDIANA, THE TRANSCRIPT OF WHICH IS RECORDED MARCH 24, 2011 AS INSTRUMENT NUMBER 2011012514 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

SURVEY NOTES:

ALTA/LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY HAHN SURVEYING GROUP, INC. (PROJ. #170504) DATED OCTOBER 17, 2017.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK: DEPT. OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12" SET IN TOP OF A CONCRETE POST LOCATED AT THE S.W. CORNER OF 186TH STREET AND CASEY ROAD.
ELEV. 910.25 (NAVD 1988)

T.B.M. #1: BENCH TIE SET (1' UP) IN SOUTH SIDE OF UTILITY POLE LOCATED 39' NORTH OF THE NORTH CURB OF STATE ROAD 32 AND 462' WEST OF THE CENTERLINE OF OAK RIDGE ROAD.
ELEV. 903.08 (NAVD 1988)

T.B.M. #2: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 243' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 907.18 (NAVD 1988)

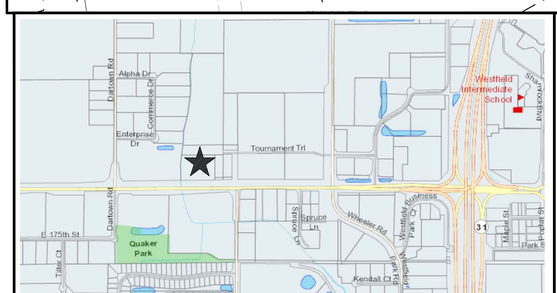
T.B.M. #3: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 58' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 906.95(NAVD 1988)

LANDSCAPE NOTES

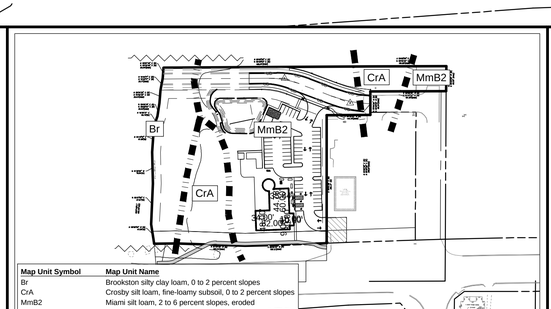
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

FLOOD ZONE:

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

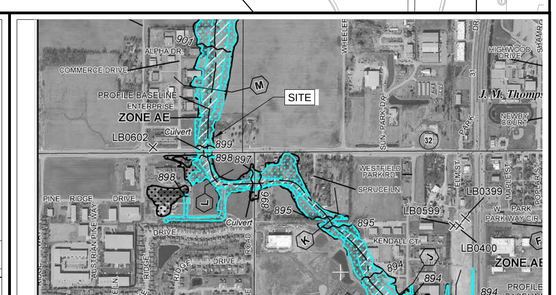


SITE VICINITY MAP



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, eroded

SOILS MAP



FLOOD INSURANCE RATE MAP

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION

REV. PER STAFF RPRT.	5/23/2018	AF
REV. PER TAC COMMENTS	5/14/2018	AF
REVISIONS AND ISSUES	DATE	BY

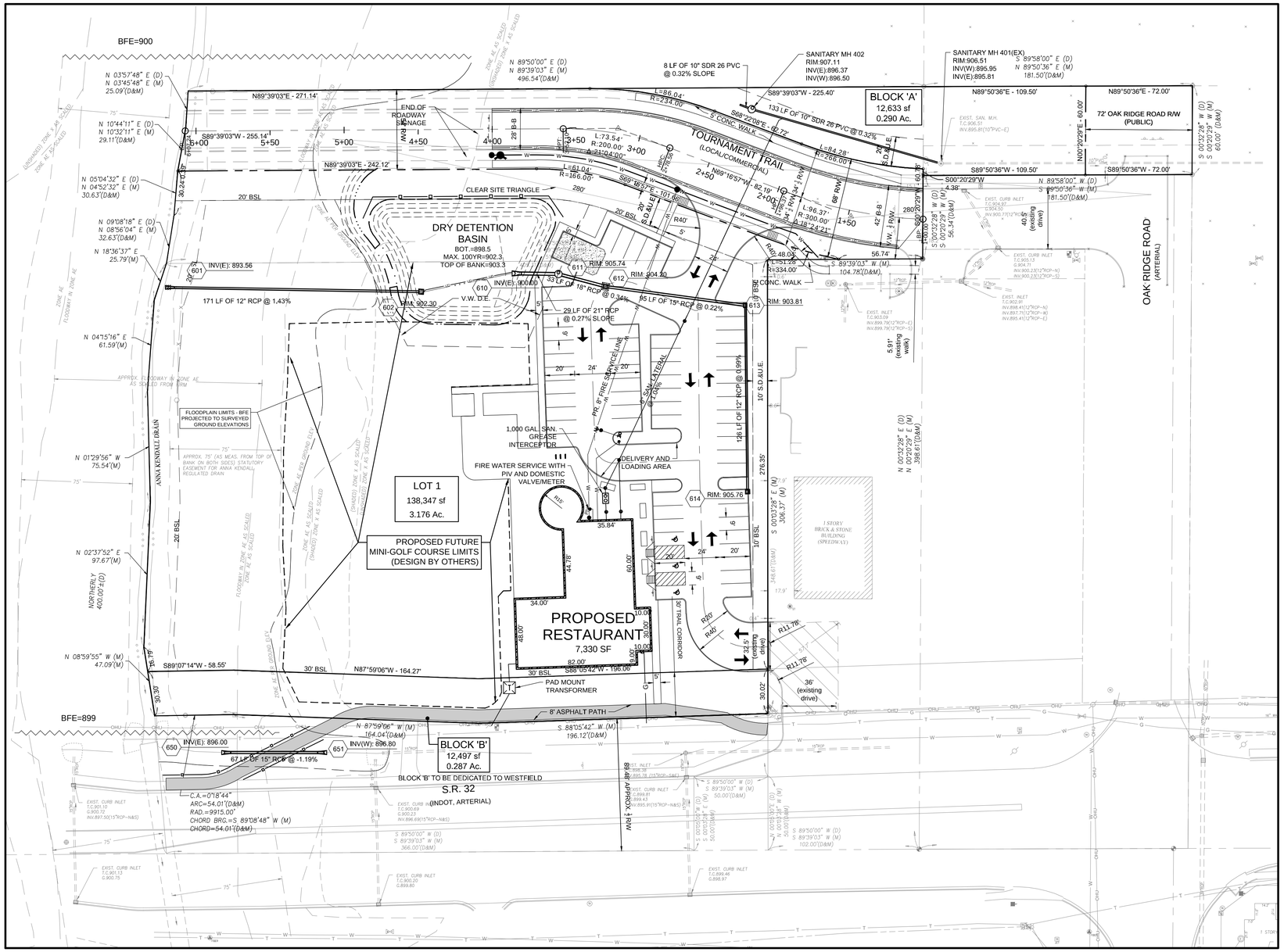
GENERAL NOTES / LEGEND:

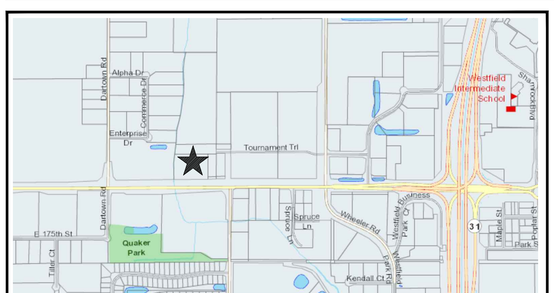
PROJECT:
BIRDIES ENTERTAINMENT

PROJECT LOCATION:
632 E. S.R. 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
S35, T19N, R3E

CLIENT:
JRF CONSTRUCTION
233 E. 175TH STREET
WESTFIELD, IN 46074

PLAN DATE: 3/2/2018		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. 1801006		
SHEET NAME / NO. PRIMARY PLAT PP-1		





SITE VICINITY MAP

0 40' 80'
SCALE: 1" = 40'

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION
ASHTON L. FRITZ
STATE OF INDIANA
PROFESSIONAL ENGINEER

REV. PER STAFF RPRT.	5/23/2018	AF
REV. PER TAC COMMENTS	5/14/2018	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #2017029485)

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

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

AND

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 102.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 9809810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 366.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.745 ACRES, MORE OR LESS; EXCEPTING THEREFROM THAT TRACT OF LAND BEING 0.793 ACRES, MORE OR LESS, IDENTIFIED AS "PARCEL 24, FEE SIMPLE" AND AS DESCRIBED IN EXHIBIT A" IN AGREED FINDING AND JUDGEMENT IN FAVOR OF THE STATE OF INDIANA, THE TRANSCRIPT OF WHICH IS RECORDED MARCH 24, 2011 AS INSTRUMENT NUMBER 2011012514 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

SURVEY NOTES:

ALTA/LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY HAHN SURVEYING GROUP, INC. (PROJ. #170504) DATED OCTOBER 17, 2017.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK: DEPT. OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12" SET IN TOP OF A CONCRETE POST LOCATED AT THE S.W. CORNER OF 186TH STREET AND CASEY ROAD.
ELEV. 910.25 (NAVD 1988)

T.B.M. #1: BENCH TIE SET (1' UP) IN SOUTH SIDE OF UTILITY POLE LOCATED 39' NORTH OF THE NORTH CURB OF STATE ROAD 32 AND 462' WEST OF THE CENTERLINE OF OAK RIDGE ROAD.
ELEV. 903.08 (NAVD 1988)

T.B.M. #2: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 243' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 907.18 (NAVD 1988)

T.B.M. #3: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 58' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 906.95(NAVD 1988)

LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

FLOOD ZONE:

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

PARKING DATA

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

PROJECT:
BIRDIES ENTERTAINMENT

PROJECT LOCATION:
632 E. S.R. 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
S35, T19N, R3E

CLIENT:
JRF CONSTRUCTION
233 E. 175TH STREET
WESTFIELD, IN 46074

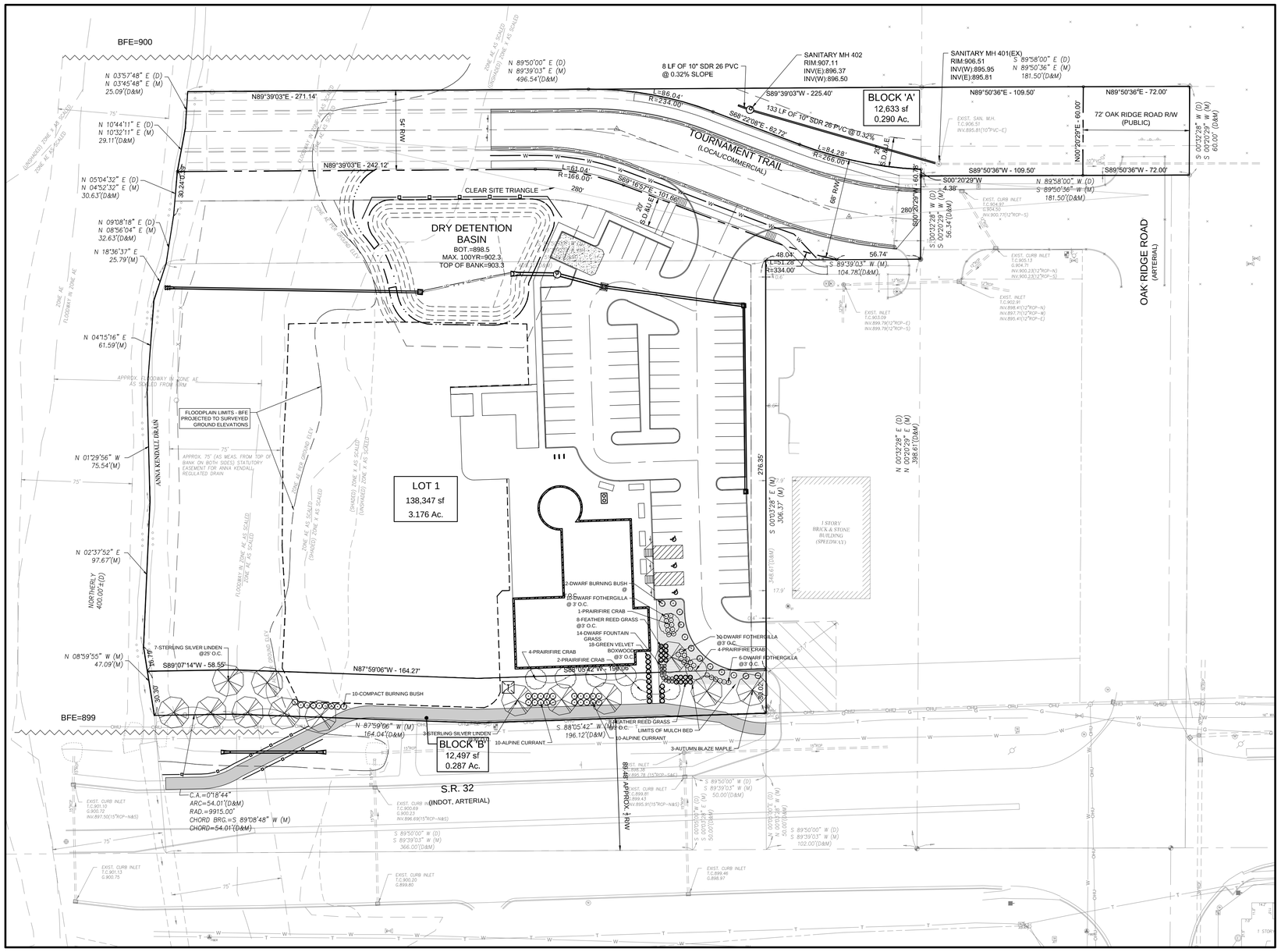
PLAN DATE: 3/2/2018

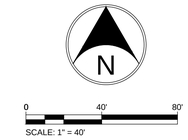
DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 1801006

SHEET NAME / NO.
OVERALL DEVELOPMENT PLAN
ODP-1

F:\2018\1801006 - Birdies Mini Golf\02 Civil\Plans\Primary Plat & Overall Dev Plans.dwg, ODP-1 OVERALL DEVELOPMENT PLAN, 5/29/2018 11:00:38 AM, AND\Full Sheet\ 0 (24.00 x 22.00 inches), 1:1





LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

LANDSCAPE CALCULATIONS

EXTERNAL STREET (415')
REQUIRED: 3 SHADE TREES, 2 ORNAMENTAL TREE, AND 25 SHRUBS PER 100'
PROVIDED: 12 SHADE TREES, 8 ORNAMENTAL TREES AND 100 SHRUBS

SR. 32 OVERLAY ZONE (415')
REQUIRED: 3 SHADE AND 1 ORNAMENTAL TREES PER 100'
PROVIDED: 12 SHADE AND 8 ORNAMENTAL TREES (USED FROM EXTERNAL STREET REQUIREMENT)

SYMBOL LEGEND

EXISTING TREE
PROPOSED CANOPY TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
PROPOSED SHRUB

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION
ASHTON L. FRITZ
STATE OF INDIANA
PROFESSIONAL ENGINEER

REVISIONS AND ISSUES	DATE	BY
REV. PER STAFF RPRT.	5/23/2018	AF
REV. PER TAC COMMENTS	3/27/2018	AF

GENERAL NOTES / LEGEND:

PROJECT:
BIRDIES ENTERTAINMENT

PROJECT LOCATION:
632 E. S.R. 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
S35, T19N, R3E

CLIENT:
JRF CONSTRUCTION
233 E. 175TH STREET
WESTFIELD, IN 46074

PLAN DATE:
3/2/2018

DESIGN:	CHECK:	DRAWN:
XX	XX	XX

PROJECT NO.
1801006

SHEET NAME / NO.
OVERALL DEVELOPMENT LANDSCAPE PLAN
ODP-2

Petition Number:	1806-DDP-15
Subject Site Address:	1250 W. 146th Street
Petitioner:	CarDon Development Company
Request:	Petitioner requests Development Plan approval for approximately 10,200 square feet of building additions and parking lot and landscaping modifications to an existing Senior Living Facility (Copper Trace) on approximately 13 acres.
Current Zoning:	CarDon Senior Living PUD (Ord. 15-25)
Current Land Use:	Vacant
Approximate Acreage:	13 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Landscape Plan
	5. Elevations
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

Approval of Detailed 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The CarDon Senior Living PUD (Ord. 15-25) was amended, restated, and approved at the April 28, 2014, City Council Meeting. The Development Plan for Copper Trace Senior Living Community was approved at the May 19, 2014, Advisory Plan Commission (APC) meeting.

This petition was reviewed by the Technical Advisory Committee at its May 22, 2018, meeting.

<u>CARDON SENIOR LIVING PUD (Ord. 15-25)</u>
The plans comply.

1) Section 1: Applicability of Ordinance.
2) Section 2: District Intent.
3) Section 3: Definitions.
4) Section 4: District Areas.
5) Section 5: Conceptual Plan
Standard: Senior living related uses shall substantially comply with the Concept Plan.
6) Section 6: Underlying Zoning District.
7) Section 7: Permitted Uses
8) Section 8: General Regulations – Development Standards.
   a. Minimum building setback along east property line – 30 feet
   b. Minimum building setback along 146th Street – 30 feet
   c. Minimum building setback along north property line – 60 feet
   d. Maximum building height – two stories
   e. Drive-thru facilities – N/A
9) Section 9: Off-Street Parking and Loading.
   a. Nine by eighteen parking spaces
   b. Minimum of 140 spaces
   c. Loading doors located a minimum of 75 feet from north property line. Limited to 8AM to 6PM.
10) Section 10: Landscaping and Screening
   a) Minimum buffer yard from north property line – 40 feet
   b) Minimum buffer yard from east property line – 30 feet
   c) Minimum buffer yard from 146th Street ROW – 10 feet
   d) Minimum buffer yard from Ditch Road – N/A
   e) Landscaping and mounding provided within north and east buffer yards
      i. Mounding west of Montclair Dive – 5 feet tall
      ii. Mounding east of Montclair Drive – 3 feet tall
   f) Fence and berm required along north property line.
   g) Fence may be replaced with Viburnum plantings, subject to Director approval.
11) Section 11: Sign Standards.
12) Section 12: Lighting Standards.
   - Lighting structures within the parking and pedestrian area shall not exceed 20 feet in height.
13) Section 13: Pedestrian Amenities.
   - Sidewalks or pathways shall be provided within the development to provide a pedestrian amenity generally as depicted on the Concept Plan, with

connections to 146th Street and Ditch Road sidewalks and pathways subject to approval of the Hamilton County Highway Department.

14) Section 14: Architectural Design Standards.

- Building Materials
  - (i) 60% of facades facing 146th Street and Ditch Road shall be covered with masonry.
  - (ii) 50% of façade facing east shall be covered with masonry.
  - (iii) All remaining portions covered with fiber cement siding.
  - (iv) Garage facades shall uses masonry or fiber cement.

15) Prohibited Materials – Aluminum and vinyl siding.

16) Character Exhibits – Building shall be constructed in substantial compliance

17) Dumpsters

a. Completely and permanently screened from view of public rights-of-way and adjoining properties.
b. Screening methods: solid wall or fence enclosure of a material that matches/complements the structure.

18) Mechanical Equipment – Completely and permanently screened from view of public rights-of-way and adjoining residential properties.

19) Accessory Structures – Shall be architecturally compatible with the primary structure.

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

The plans comply.

20) 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.

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

23) 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.

24) 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.

25) 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.

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

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

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

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

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

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

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

33) 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.

34) Identify buildings proposed for demolition.

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

36) 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:

37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

39) 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.

40) 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: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply.

41) Minimum Lot Area: No Minimum
42) Minimum Lot Frontage: 80 Feet
43) Minimum Building Setback Lines:
a. Front Yard: 60 feet
b. Side Yard: 20 feet
- Abutting a residential district: 60 feet

c. Rear Yard: 20 feet
44) Minimum Lot Width: No Minimum
45) Maximum Building Height: 60 feet
46) Minimum Building Size: No Minimum

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

47) Accessory Use and Building Standards
48) Architectural Standards
a. Mechanical Screening
b. Building Facades

- External Facades
    1. 60% Masonry
    2. Offsets
    3. No loading spaces/loading docks or service doors on External Façade
- All Building Facades

49) Building Standards: Industrial and Business Uses

50) Fence Standards

- **a.** Location
- **b.** Height Limitations
- **c.** Opaque Fences

51) Height Standards: Non-Residential Districts

52) Landscaping Standards

- **a.** Content
- **b.** Preservation and Replacement of Trees
- **c.** Selection, Installation and Maintenance of Plant Materials
- **d.** General Design Standards
- **e.** General Screening Standards
- **f.** Detention/Retention Areas
- **g.** Street Trees
- **h.** Minimum Lot Requirements
- **i.** Foundation Plantings
    - External Street Frontage Requirements
- **j.** Buffer Yard Requirements
- **k.** Parking Area Landscaping

53) Lighting Standards

- **a.** General Lighting Standards
- **b.** Industrial Lighting Standards
    - Pole Lights
    - Parking Area Lighting

54) Lot Standards

55) Outside Storage and Display

- **a.** Yards
- **b.** Screening

- **c.** Storage Surface

56) Parking and Loading Standards

- **a.** Site Access and Circulation
- **b.** Off-Street Parking
- **c.** Bicycle Parking

57) Setback Standards
58) Sign Standards
59) Vision Clearance Standards
60) Yard Standards

DESIGN STANDARDS: CHAPTER 8 of UDO

The plans comply.

61) Block Standards
62) Easement Standards
63) Monument and Marker Standards
64) Open Space and Amenity Standards
65) Pedestrian Network Standards
66) Storm Water Standards
67) Street and Right-of-Way Standards
68) Street Light Standards
69) Street Sign Standards
70) Surety Standards
71) Utility Standards

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 1806-DDP-15 with the following condition:**
   - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

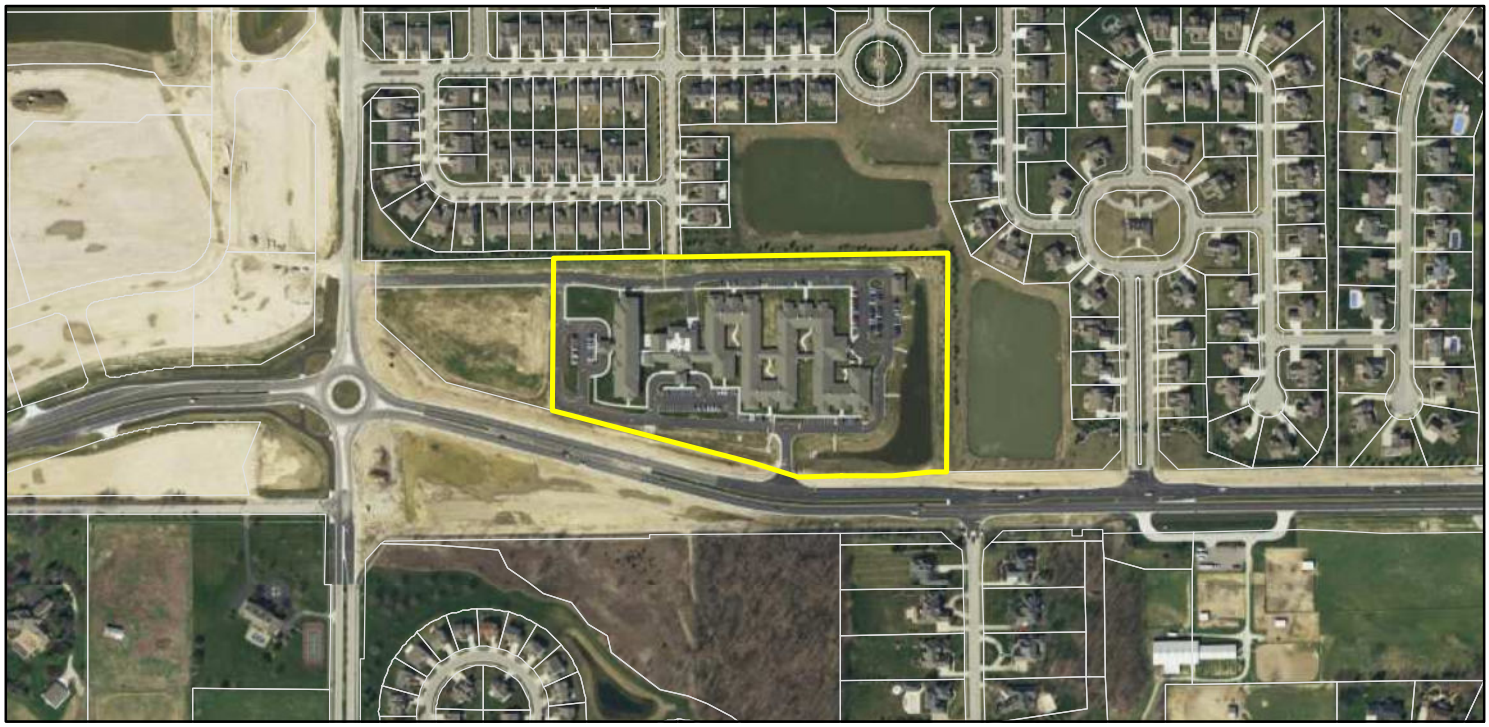
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Property Location Map
1250 W. 146th Street

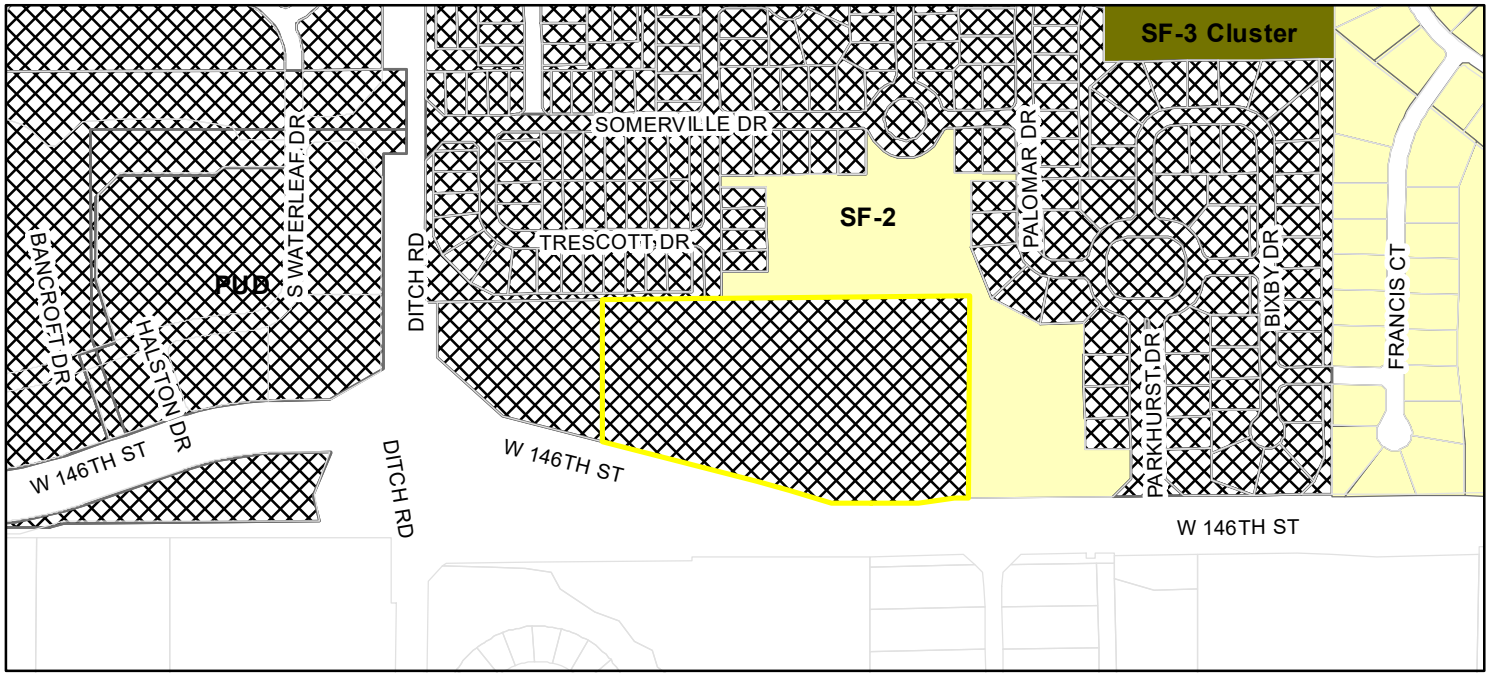
Not To Scale

Aerial Location Map

Site



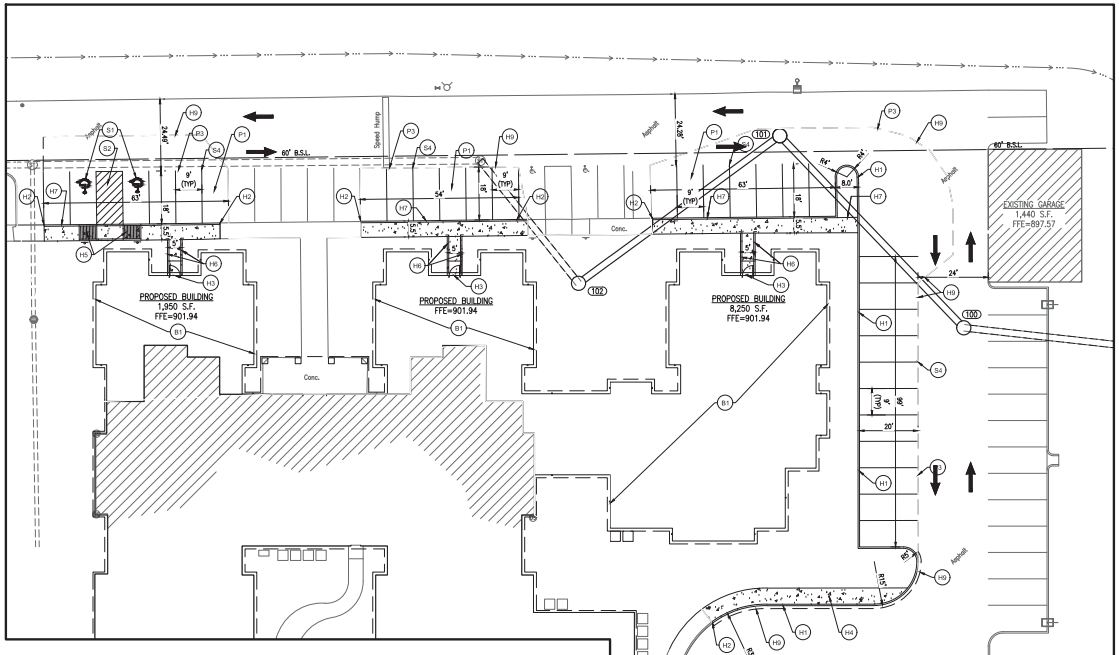
Zoning Map



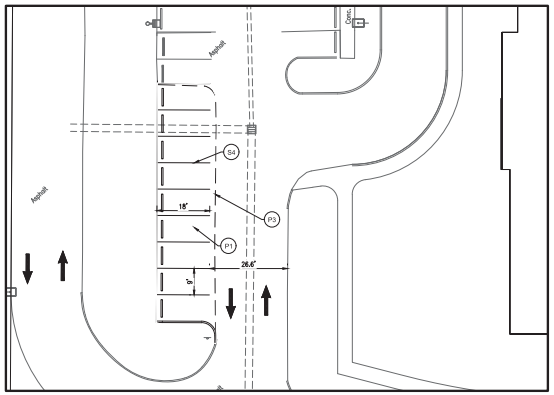
Legend

- Parcel
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 Cluster

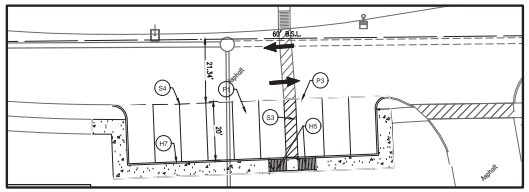
N
W E
S



VIEW A



VIEW B



VIEW C

SITE PLAN NOTES

PAVEMENT

- P1 STANDARD DUTY ASPHALT PAVING
- P2 STANDARD DUTY CONCRETE PAVING
- P3 MATCH EXISTING PAVEMENT

HARDSCAPE

- H1 6" STRAIGHT CURB
- H2 MATCH EXISTING CURB
- H3 CONCRETE STOOP
- H4 CONCRETE SIDEWALK
- H5 ADA RAMP
- H6 ADA HANDRAIL (BY OTHERS)
- H7 CONCRETE SIDEWALK AND CURB
- H8 CONCRETE CURB STOP
- H9 EXISTING PAVEMENT MILLED 1" DEEP x 1' WIDE

BUILDING ACCESSORIES

- B1 NEW BUILDING ADDITIONS

SIGNAGE & MARKINGS

- S1 RELOCATED ADA PARKING AND SIGNS
- S2 4" PAINTED WHITE SOLID LINE ISLAND
- S3 PEDESTRIAN CROSSWALK
- S4 4" PAINTED WHITE SOLID LINES (TYP)

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- PARKING LOT LIGHT (1 HEAD)
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- SQUARE INLET
- STORM MANHOLE
- ROUND INLET
- DOWN SPOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- PARKING WHEEL STOP
- ACCESSIBLE SPACE

ABBREVIATIONS

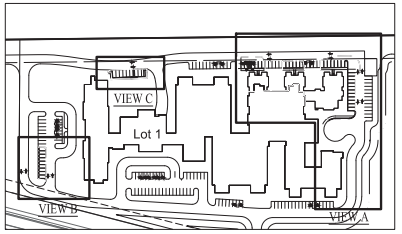
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
RCP	REINFORCED CONCRETE PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

LINE TYPES

- BOUNDARY LINE
- FLOW LINE
- 500 INDEX CONTOUR
- 501 INTERMEDIATE CONTOUR
- W UNDERGROUND WATER
- E UNDERGROUND ELECTRIC
- C UNDERGROUND COMMUNICATIONS
- SAN SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- STM ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

PARKING SPACES

PRE-CONSTRUCTION TOTAL	157
SPACES REMOVED	43
SPACES ADDED	46
POST CONCTRUCTION TOTAL	160



SITE LAYOUT MAP
(NO SCALE)

N
W E
S

SCALE: 1" = 20'
0 10 20 40

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

PROJECT NO. W13-0239-2
DWG NAME: C300_Site Plan.dwg
Designed BY: KCS
DRAWN BY: KCS
CHECKED BY: DAS
DATE: 05/04/2018

DATE	BY	REVISIONS AND ISSUES

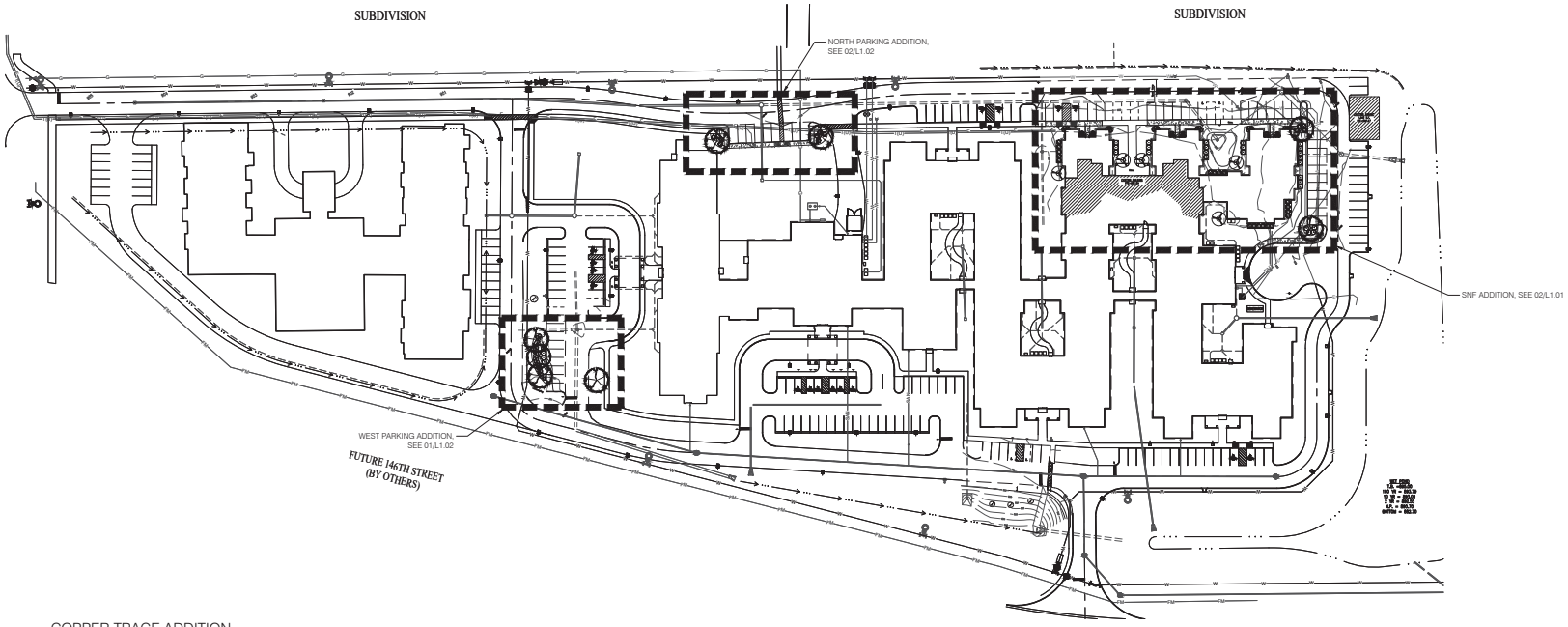
5/4/2018
DUANE A. SHARRER REGISTERED No. 890258 STATE OF INDIANA PROFESSIONAL ENGINEER
DUANE A. SHARRER P.E. 890258

PREPARED FOR:
PROPOSED IMPROVEMENTS
CarDon Development 1250 W. 146th St. Westfield, IN 46074
SITE PLAN
SEC. 15-T18N-R3E, WASHINGTON TWP., HAMILTON CNTY., INDIANA

SHEET NO.
C300

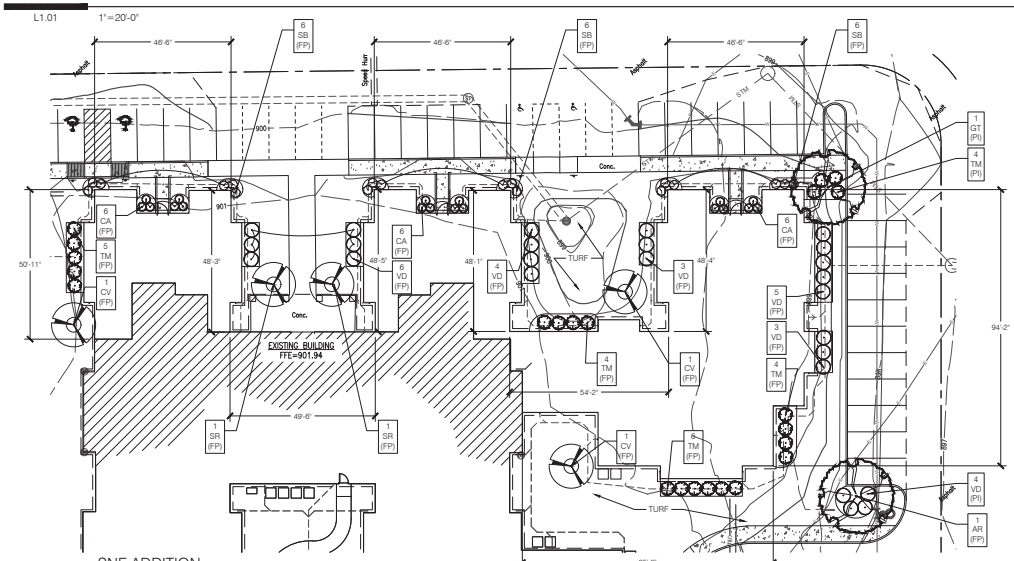
PROJECT NO.
W13-0239-2

LOCATION: J:\2013\W13\0239\Section X\Engineering\design\cover\C300 Site Plan.dwg
LAYOUT: C300
LAYOUT Date: Apr. 20, 2018 - 1:27pm
PLOTTED BY: Kevin



01 COPPER TRACE ADDITION
OVERALL SITE LANDSCAPE PLAN

L1.01 1"=20'-0"



02 SNF ADDITION
SITE LANDSCAPE PLAN

L1.01 1"=20'-0"

LEGEND

SYMBOL	DESCRIPTION
	4 AG (SY) — PLANT QUANTITY, PLANT TYPE, REQ. LOCATION
(PP)	PARKING PERIMETER REQUIREMENTS
(PI)	PARKING INTERIOR REQUIREMENTS
(FP)	FOUNDATION PLANTING REQUIREMENTS

REQUIREMENTS

(PP)	PARKING LOT PERIMETER REQUIREMENTS
	1 TREE PER 30' & 1 SHRUB PER 3' OF FRONTAGE 81' PROVIDED : 3 TREES & 27 SHRUBS REQUIRED 3 TREES AND 27 SHRUBS PROVIDED
(PI)	PARKING LOT INTERIOR REQUIREMENTS
	1 TREE & 4 SHRUBS PER ISLAND REQUIRED 5 ISLAND PROVIDED : 5 TREE & 20 SHRUBS REQUIRED 5 TREE AND 20 SHRUBS PROVIDED
(FP)	FOUNDATION PLANTING REQUIREMENTS
	1 GROUP OF PLANT MATERIAL PER 40' OF FOUNDATION MINIMUM 1 TREE OR SHRUB EVERY 12' 687' OF FOUNDATION PROVIDED : 17 GROUPS OF PLANT MATERIAL REQUIRED 17 GROUPS OF PLANT MATERIAL PROVIDED & 1 SHRUB OR TREE PER 12'

GENERAL NOTES

1. THERE SHALL BE NO TREES PLANTED WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

SHEET L1.01 PLANT SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AR	1	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" CAL. 8' TALL	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
CA	18	CALAMAGROSTIS X A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#1	36" O.C.	
CV	3	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
GT	1	GLEDITSIA TRIACANTHOS 'SKYCOLE' SKYLINE HONEYLOCUST	2" CAL. 8' TALL	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
SB	18	SPIREA X BUMALDA 'GOLDMOUND' GOLDMOUND SPIREA	18" TALL	AS SHOWN	FULL TO BASE
SR	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
TM	23	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	18" TALL	5' O.C.	FULL TO BASE
VD	25	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN VIBURNUM	18" TALL	5' O.C.	FULL TO BASE

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PREPARED FOR:
CARDON

11313 USA PARKWAY STE E-148
FISHERS, IN 46037
E-MAIL: JTALBOT@CARDON.US

CERTIFICATION

COPPER TRACE
SNF ADDITION

1250 W 146TH STREET

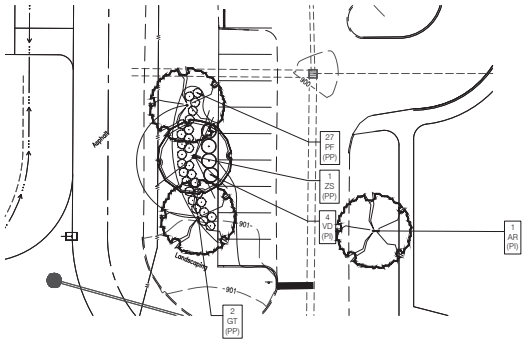
WESTFIELD, IN

SITE LANDSCAPE PLAN

PROJECT: KPA-18513
DRAWN: DM
CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 04/26/2018
REVISION: 05/29/2018

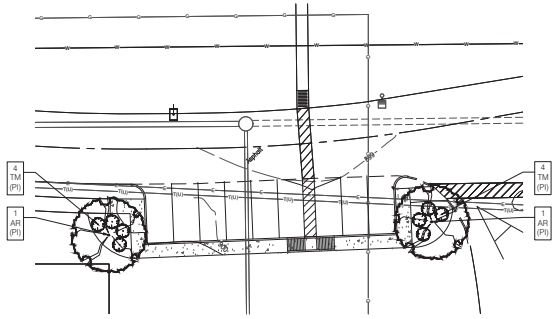
SITE LANDSCAPE PLAN

L1.01



01 WEST PARKINGADDITION LANDSCAPE PLAN

L1.02 1"=20'-0'



02 NORTH PARKINGADDITION LANDSCAPE PLAN

L1.02 1"=20'-0"

LEGEND

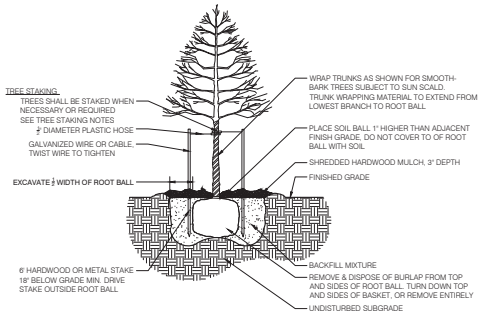
SYMBOL	DESCRIPTION	4 AG (SY) — PLANT QUANTITY, PLANT TYPE, REQ. LOCATION
(PP)	PARKING PERIMETER REQUIREMENTS	
(PI)	PARKING INTERIOR REQUIREMENTS	
(FP)	FOUNDATION PLANTING REQUIREMENTS	

REQUIREMENTS

(PP)	PARKING LOT PERIMETER REQUIREMENTS
	1 TREE PER 30' & 1 SHRUB PER 3' OF FRONTAGE 81' PROVIDED : 3 TREES & 27 SHRUBS REQUIRED 3 TREES AND 27 SHRUBS PROVIDED
(PI)	PARKING LOT INTERIOR REQUIREMENTS
	1 TREE & 4 SHRUBS PER ISLAND REQUIRED 5 ISLAND PROVIDED : 5 TREE & 20 SHRUBS REQUIRED 5 TREE AND 20 SHRUBS PROVIDED
(FP)	FOUNDATION PLANTING REQUIREMENTS
	1 GROUP OF PLANT MATERIAL PER 40' OF FOUNDATION 687' OF FOUNDATION PROVIDED : 17 GROUPS OF PLANT MATERIAL REQUIRED 17 GROUPS OF PLANT MATERIAL PROVIDED

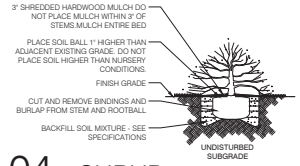
SHEET L1.02 PLANT SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AR	3	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" CAL. 8' TALL	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
GT	2	GLEDITSIA TRIACANTHOS 'SKYCOLE' SKYLINE HONEYLOCUST	2" CAL. 8' TALL	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
PF	27	POTENTILLA FRUITICOSA 'GOLDFINGER' GOLDFINGER POTENTILLA	18" TALL	AS SHOWN	FULL TO BASE
TM	8	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	18" TALL	5' O.C.	FULL TO BASE
ZS	1	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2" CAL. 8' TALL	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
VD	4	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN VIBURNUM	18" TALL	5' O.C.	FULL TO BASE



03 DECIDUOUS TREE

L1.02 PLANTING DETAIL - NOT TO SCALE



04 SHRUB

L1.02 PLANTING DETAIL - NOT TO SCALE

NOTES

GENERAL NOTES:

1. UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.
6. CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
2. BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
3. THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A. SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, ARTIFICIAL OR DYED MULCH ALLOWED.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
6. THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
7. LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL. SCARIFY SOIL TO DEPTH OF
3. 3 +/- INCHES PRIOR TO APPLICATION.
4. 3LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
5. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
6. 5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
7. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
   40% KENTUCKY BLUEGRASS
   30% PERENNIAL RYE GRASS
   30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
9. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

1. CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
2. STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
5. WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

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Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

PREPARED FOR:
CARDON

11313 USA Parkway STE E-148
Fishers, IN 46037
E-MAIL: JTALBOT@CARDON.US

CERTIFICATION

COPPER TRACE
SNF ADDITION

1250 W 146TH STREET

WESTFIELD, IN

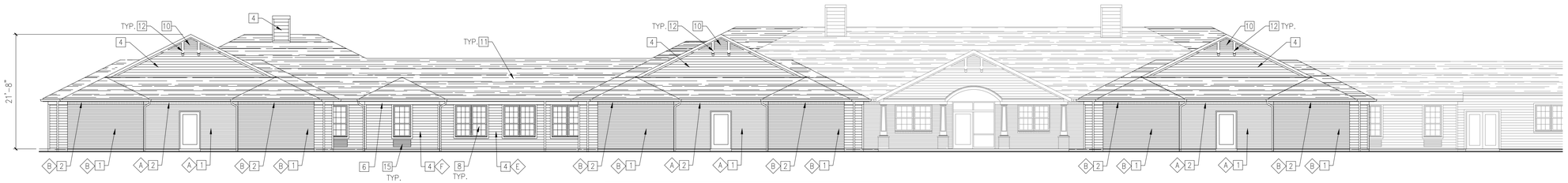
DETAILS AND NOTES

PROJECT: KPA-18513
DRAWN: DM

CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 04/26/2018
REVISION: 05/29/2018

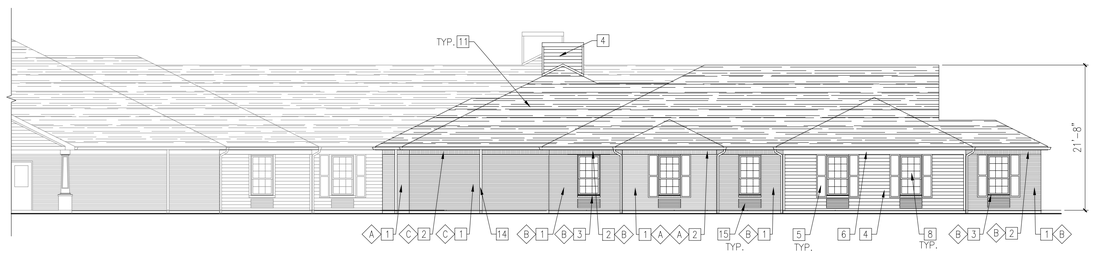
DETAILS AND NOTES

L1.02



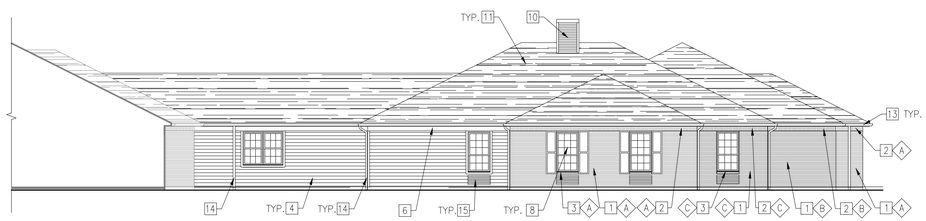
1 NORTH ELEVATION

BRICK AREA:	1375 SF	64%
SIDING AREA:	780 SF	36%



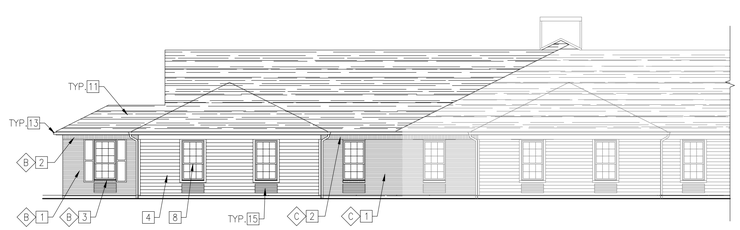
2 EAST ELEVATION

BRICK AREA:	462 SF	60%
SIDING AREA:	311 SF	40%



3 SOUTH ELEVATION

BRICK AREA:	403 SF	52%
SIDING AREA:	373 SF	48%



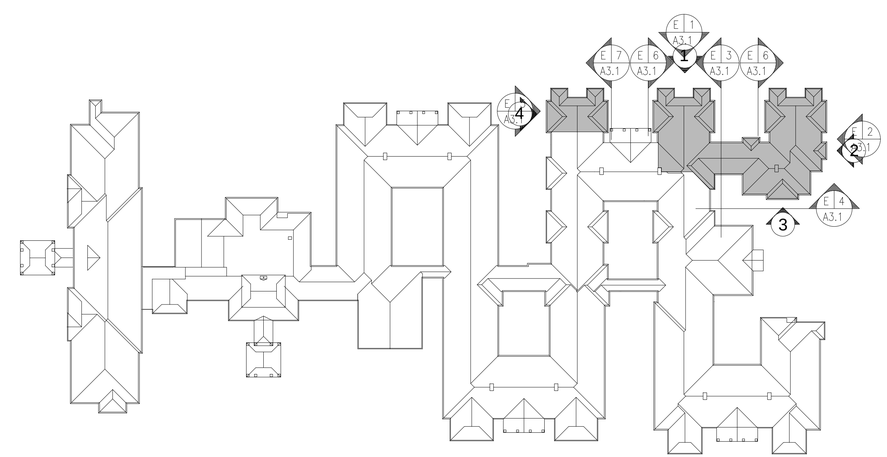
4 WEST ELEVATION

KEYED ELEVATION NOTES

1. BRICK VENEER
2. BRICK SOLDIER COURSE
3. BRICK ROWLOCK SILL
4. FIBER CEMENT LAP SIDING
5. SHUTTER
6. FIBER CEMENT TRIM
7. ALUMINUM STOREFRONT
8. VINYL WINDOW
9. TAPERED COLUMN COVER
10. ALUMINUM LOUVER
11. ASPHALT SHINGLES
12. DECORATIVE TRUSS
13. 6" ALUMINUM GUTTER
14. 4"x3" ALUMINUM DOWNSPOUT
15. PTAC UNIT/LOUVER

BASIS OF DESIGN - MATERIAL/COLOR

BRICK	BRAMPTON	A	"GIBSON" (MEDIUM SHADE)
	BRAMPTON	B	"MARSHALL" (DARK SHADE)
	BRAMPTON	C	"PUTNAM" (LIGHT SHADE)
FIBER CEMENT FASCIA, RUNNING TRIM, CORNER TRIM, WINDOW SURROUND AND SOFFIT	JAMES HARDIE	D	"NAVAJO BEIGE"
FIBER CEMENT LAP SIDING	JAMES HARDIE	E	"MONTEREY TAUPE" (TYPICAL)
		F	"TIMBER BARK" (WHERE NOTED)
FIBER CEMENT DECORATIVE TRUSSES	JAMES HARDIE	F	"TIMBER BARK"
ALUMINUM SOFFIT, GUTTERS AND DOWNSPOUTS	COLOR TO MATCH	D	"NAVAJO BEIGE"
CANOPY AND PORCH COLUMNS	COLOR TO MATCH	D	"NAVAJO BEIGE"
VINYL WINDOWS	ANDERSEN		"BEIGE"
WINDOW SHUTTERS	COLOR TO MATCH	F	"TIMBER BARK" (TYPICAL)
ALUMINUM STOREFRONT	COLOR TO MATCH	D	"NAVAJO BEIGE"
PTAC UNITS AND LOUVERS	COLOR TO MATCH EXISTING		
ASPHALT SHINGLES	IKO CAMBRIDGE AR		"WEATHERWOOD"



ELEVATION KEY PLAN

NORTH

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0" 5-25-2018

Copper Trace SNF Addition

1250 W. 146th Street
Westfield, Indiana 46074

K2M DESIGN
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
141 E. Ohio Street ◦ Indianapolis, IN 46204
P: 317.263.9655 ◦ F: 317.263.9644

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Petition Number:	1805-SPP-07 & 1805-ODP-07
Subject Site Address:	Southwest corner of Grand Park Boulevard and Wheeler Road, north of 181st Street (the "Property")
Petitioner:	Henke Development Group, LLC by Cripe, Inc. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review for two (2) lots on 21.248 acres +/- in the Grand Park Village Planned Unit Development District (PUD)
Current Zoning:	Grand Park Village PUD (Ord. 12-46)
Current Land Use:	Agriculture
Approximate Acreage:	21.248 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Primary Plat
	4. Overall Development Plan
Staff Reviewer:	Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The Property is located in the Grand Park Village PUD which was approved at the December 10, 2012 City Council meeting. GB: General Business is the underlying zoning district. The Property is located within the 'General Commercial' area of the Grand Park PUD Concept Plan.

PROJECT OVERVIEW

The 21.248 acre +/- site is located at the southwest corner of Grand Park Boulevard and Wheeler Road north of 181st Street (**Exhibit 2**).

The applicable zoning district for the entire site is the Grand Park Village PUD (Ord. 12-46). GB: General Business is the underlying zoning district for the entirety of the Property.

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

The plans comply.

6) Proposed name of subdivision.

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

8) Title, scale, north arrow and date.
9) 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.
10) Easements (locations, widths and purposes). (Article 8.3)
11) Statement concerning the location and approximate size or capacity of utilities to be installed.
12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
14) 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%).
15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
16) Building setback lines. (Article 4.16, Article 5.3(G) of the UDO and Article 6(E) of the Grand Park Village PUD)
17) Legend and notes.
18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
19) Other features or conditions which would affect the subdivision favorable or adversely.
20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
21) 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.
22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
23) 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.
24) 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 STANDARDS (Chapter 6 of UDO)

The plans comply.

1) Accessory Use and Building Standards (Article 6.1)

2) Landscaping Standards
   a) Street Trees
   b) Minimum Lot Landscaping Requirements
   c) External Street Frontage Landscaping
   d) Buffer Yard Landscaping
   e) Perimeter Parking Area Landscaping

3) Lighting Standards (Article 6.9)

4) Lot Standards (Article 6.10)

5) Parking and Loading Standards (Article 6.14)

6) Setback Standards (Article 6.16)

7) Vision Clearance Standards (Article 6.19)

8) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

9) Block Standards (Article 8.1)

10) Easement Standards (Article 8.3)

11) Monument and Marker Standards (Article 8.5)

12) Open Space and Amenity Standards (Article 8.6)

13) Pedestrian Network Standards (Article 8.7)

14) Storm Water Standards (Article 8.8)

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

16) Street Light Standards (Article 8.10)

17) Street Sign Standards (Article 8.11)

18) Surety Standards (Article 8.12)

19) Utility Standards (Article 8.13)

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

The plans comply.

25) 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.

26) Address and legal description of the property.

27) Boundary lines of the property including all dimensions.

28) 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.

29) 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.

30) 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.

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

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

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

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

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

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

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

38) 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.

39) Identify buildings proposed for demolition

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

41) 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 (Article 10.7(E) of the UDO)

The plans comply.

42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

44) 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.

45) 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.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the June 4, 2018, Plan Commission meeting. Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends approving 1805-SPP-07 and 1805-ODP-07 with the following condition:**
    - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.
2) If any Plan Commission member has any questions prior to the public hearing, please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

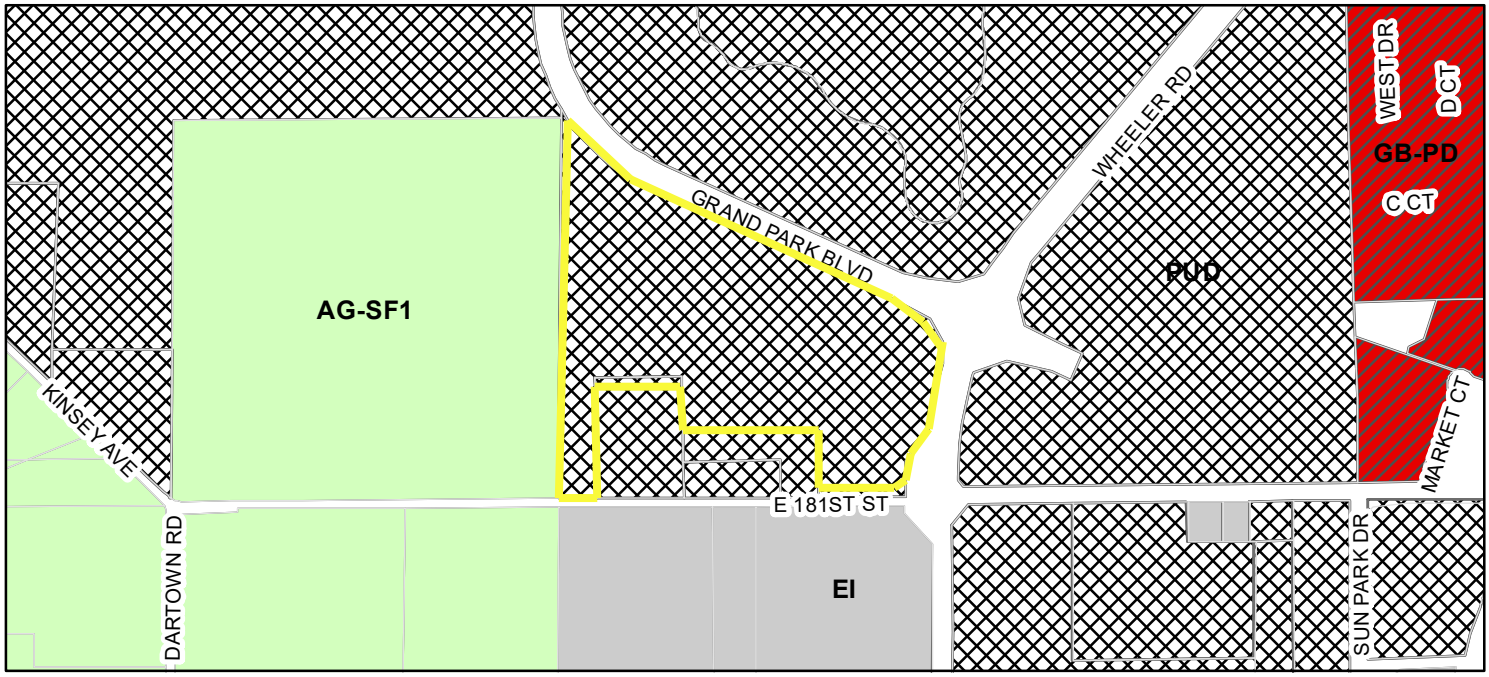
Property Location Map
1806-SPP-10 & 1806-ODP-10

Not To Scale

Aerial Location Map

Site

Zoning Map



Legend

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

N
W E
S

LEGAL DESCRIPTION

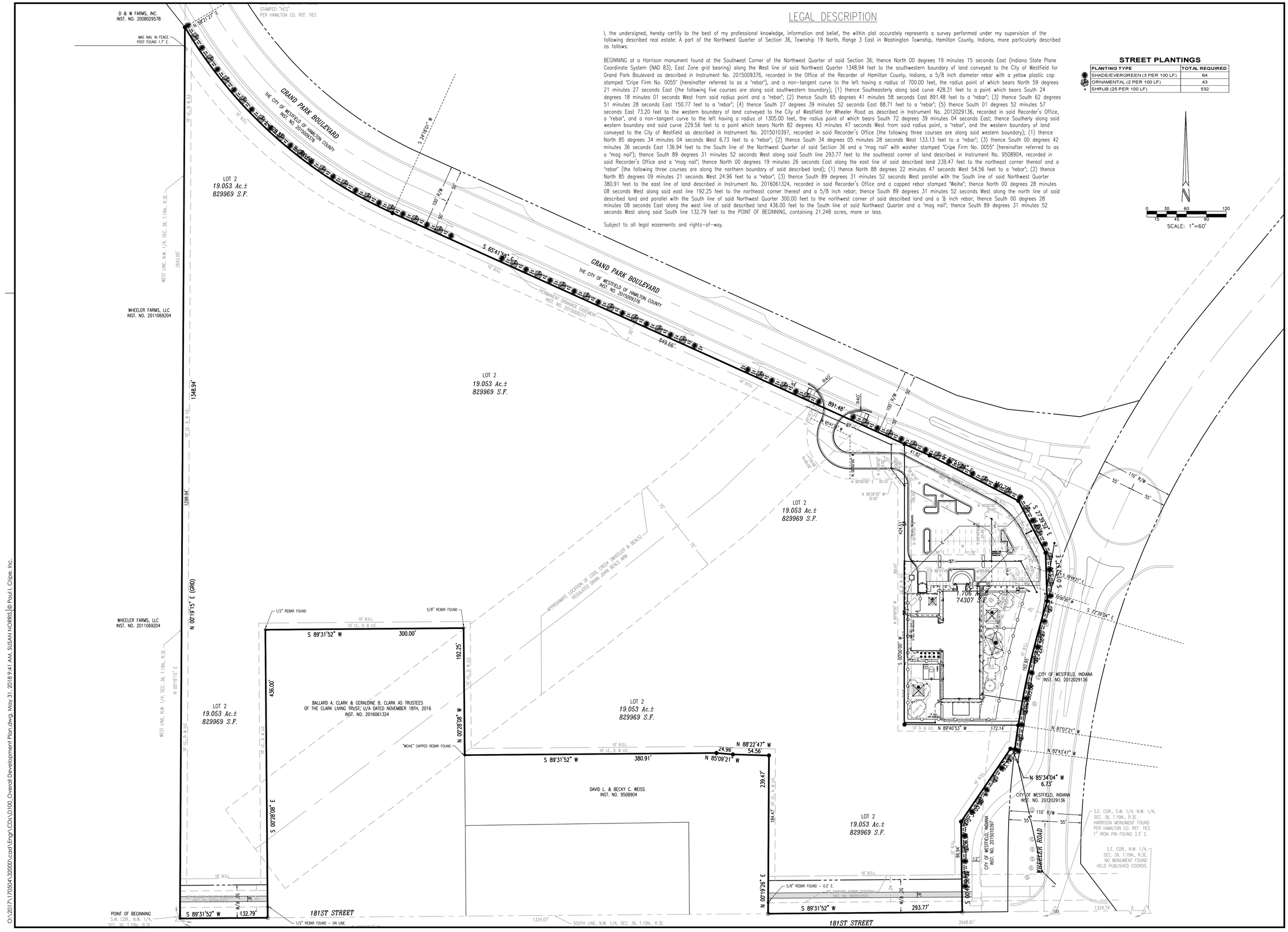
I, the undersigned, hereby certify to the best of my professional knowledge, information and belief, the within plat accurately represents a survey performed under my supervision of the following described real estate: A part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at a Harrison monument found at the Southwest Corner of the Northwest Quarter of said Section 36; thence North 00 degrees 19 minutes 15 seconds East (Indiana State Plane Coordinate System (NAD 83), East Zone grid bearing) along the West line of said Northwest Quarter 1348.94 feet to the southwestern boundary of land conveyed to the City of Westfield for Grand Park Boulevard as described in Instrument No. 2015009376, recorded in the Office of the Recorder of Hamilton County, Indiana, a 5/8 inch diameter rebar with a yellow plastic cap stamped "Cripe Firm No. 0055" (hereinafter referred to as a "rebar"), and a non-tangent curve to the left having a radius of 700.00 feet, the radius point of which bears North 59 degrees 21 minutes 27 seconds East (the following five courses are along said southwestern boundary); (1) thence Southeasterly along said curve 428.31 feet to a point which bears South 24 degrees 18 minutes 01 seconds West from said radius point and a "rebar"; (2) thence South 65 degrees 41 minutes 58 seconds East 891.48 feet to a "rebar"; (3) thence South 62 degrees 51 minutes 28 seconds East 150.77 feet to a "rebar"; (4) thence South 27 degrees 39 minutes 52 seconds East 88.71 feet to a "rebar"; (5) thence South 01 degrees 52 minutes 57 seconds East 73.20 feet to the western boundary of land conveyed to the City of Westfield for Wheeler Road as described in Instrument No. 2012029136, recorded in said Recorder's Office, a "rebar", and a non-tangent curve to the left having a radius of 1305.00 feet, the radius point of which bears South 72 degrees 39 minutes 04 seconds East; thence Southerly along said western boundary and said curve 229.56 feet to a point which bears North 82 degrees 43 minutes 47 seconds West from said radius point, a "rebar", and the western boundary of land conveyed to the City of Westfield as described in Instrument No. 2015010397, recorded in said Recorder's Office (the following three courses are along said western boundary); (1) thence North 85 degrees 34 minutes 04 seconds West 6.73 feet to a "rebar"; (2) thence South 34 degrees 05 minutes 28 seconds West 133.13 feet to a "rebar"; (3) thence South 00 degrees 42 minutes 36 seconds East 136.94 feet to the South line of the Northwest Quarter of said Section 36 and a "mag nail" with washer stamped "Cripe Firm No. 0055" (hereinafter referred to as a "mag nail"); thence South 89 degrees 31 minutes 52 seconds West along said South line 293.77 feet to the southeast corner of land described in Instrument No. 9508904, recorded in said Recorder's Office and a "mag nail"; thence North 00 degrees 19 minutes 26 seconds East along the east line of said described land 239.47 feet to the northeast corner thereof and a "rebar" (the following three courses are along the northern boundary of said described land); (1) thence North 88 degrees 22 minutes 47 seconds West 54.56 feet to a "rebar"; (2) thence North 85 degrees 09 minutes 21 seconds West 24.96 feet to a "rebar"; (3) thence South 89 degrees 31 minutes 52 seconds West parallel with the South line of said Northwest Quarter 380.91 feet to the east line of land described in Instrument No. 2016061324, recorded in said Recorder's Office and a capped rebar stamped "Weihe"; thence North 00 degrees 28 minutes 08 seconds West along said east line 192.25 feet to the northeast corner thereof and a 5/8 inch rebar; thence South 89 degrees 31 minutes 52 seconds West along the north line of said described land and parallel with the South line of said Northwest Quarter 300.00 feet to the northwest corner of said described land and a ½ inch rebar; thence South 00 degrees 28 minutes 08 seconds East along the west line of said described land 436.00 feet to the South line of said Northwest Quarter and a "mag nail"; thence South 89 degrees 31 minutes 52 seconds West along said South line 132.79 feet to the POINT OF BEGINNING, containing 21.248 acres, more or less.

Subject to all legal easements and rights-of-way.

STREET PLANTINGS

PLANTING TYPE	TOTAL REQUIRED
SHADE/EVERGREEN (3 PER 100 LF)	64
ORNAMENTAL (2 PER 100 LF)	43
SHRUB (25 PER 100 LF)	532



Revisions

Mark	Date	Description

Cripe®
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz
ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
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OVERALL DEVELOPMENT PLAN
D&W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST
HAMILTON COUNTY
INDIANA

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 05-10-2018

COVERING
OVERALL DEVELOPMENT PLAN DESIGN

Indiana811 Know what's below. Call before you dig.
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Drawn By: J. SVALDI, EI
Checked By: C. WISEMAN, PE
Quality Assurance: D. LACH, PE
Scale: 0' Scale: 1" = 60'
Sheet D100
Date 05-10-2018
Project Number 170504-32000

O:\2017\170504\32000\cad\Engr\CD's\D100_Overall Development Plan.dwg, May 31, 2018 9:41 AM, SUSAN NORRIS, © Paul I. Cripe, Inc.

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

Petitioner: Main Street Productions, Inc. (the "Petitioner")

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

Current Zoning: SF3: Single-Family Medium District

Current Land Use: Vacant

Acreage: 0.31 acre +/-

Exhibits:

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

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

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

PROJECT OVERVIEW

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

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

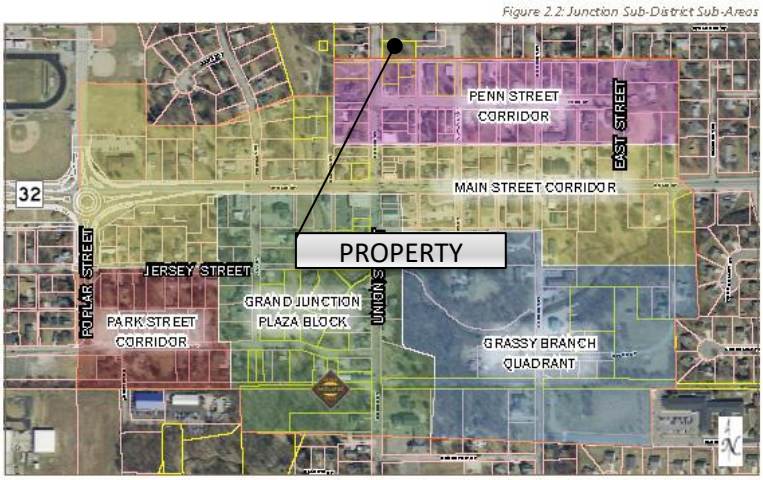
Ordinance would default to the LB-H: Local Business / Historical District ("LB-H") and specifically allow "Assembly halls/auditoriums" as a permitted use.

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

COMPREHENSIVE PLAN

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

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the "Sub-District Addendum"). The subject property is located just outside of the Junction Sub-District's Penn Street Corridor. The Sub-District Addendum provides a detailed vision for the Junction Sub-Districts, as established by the Implementation Plan, and the various sub-areas established by the Sub-District Addendum.



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

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

> The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".
>
> The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.
>
> Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see Figure 2.6: Union & Penn Intersection).
>
> Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also Figure 2.13: Example Detached Residential). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

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

The petitioner met with the Grand Junction Task Group on May 16, 2018, and has received support for the proposed PUD (see **Exhibit 6**).

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the June 4, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

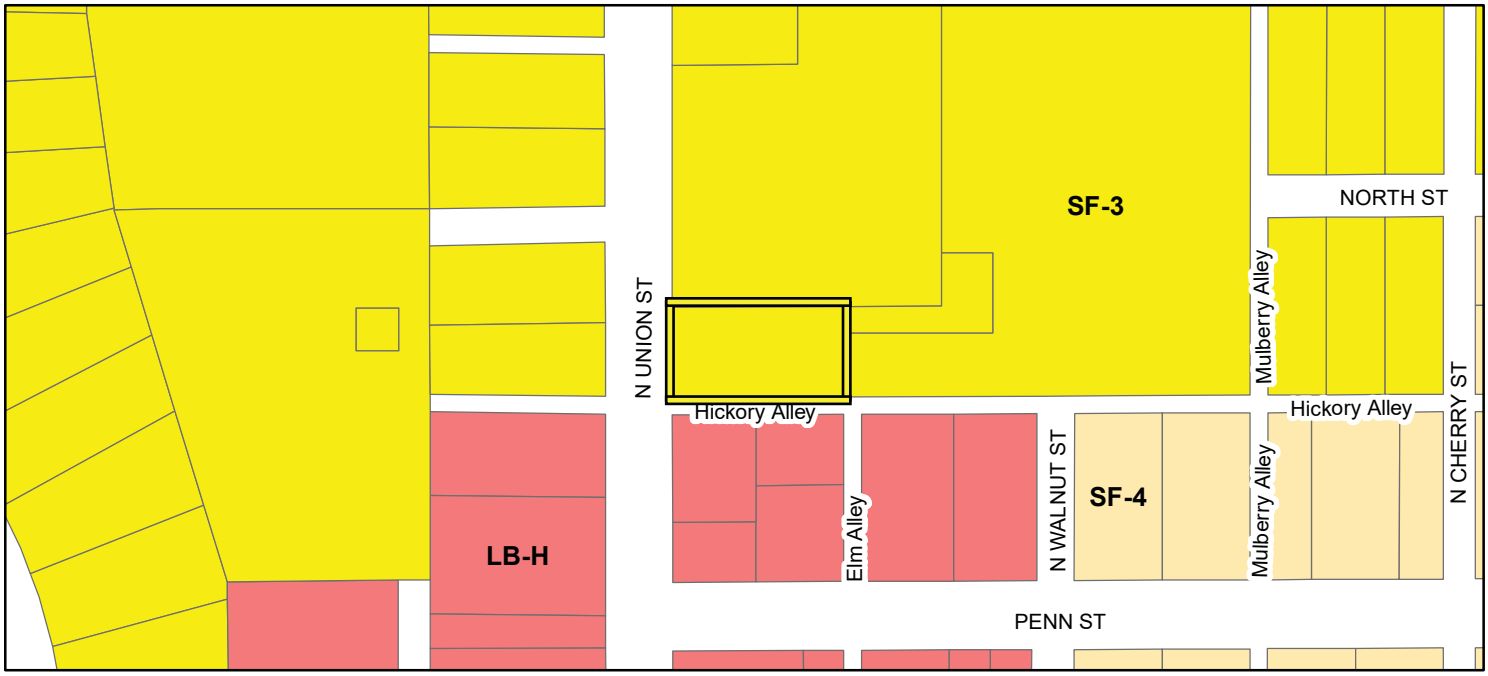
Property Location Map
1806-PUD-17
Westfield Playhouse PUD

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Legend

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

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Site Plan

GRAND JUNCTION TASK GROUP

MEETING MAY 16 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

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

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

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

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

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

Kevin M. Todd, AICP

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

Kevin M. Todd, AICP | Senior Planner
Economic and Community Development | 2728 East 171st Street | Westfield, IN 46074
ktodd@westfield.in.gov | 317-379-6467
Need to send me a file over 25MB?

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

Hi –

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

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

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

Thank you -Jeff

Jeff Unger

eNoise Control
"Specializing in Acoustics, Noise & Vibration Control"

Ph: 317.774.1900
Fx: 317.774.1911

jeffu@eNoiseControl.com
129 Penn Street | Westfield, IN 46074

Visit us online at: www.eNoiseControl.com

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

Petitioner: City of Westfield (the "Petitioner")

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

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

Current Land Use: Sports campus

Acreage: 399.36 acres +/-

Exhibits:

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

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

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

PROJECT OVERVIEW

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

Project Description and Analysis: The purpose of the proposed PUD Ordinance is to support the vision of the Westfield-Washington Township Comprehensive Plan's Family Sports Capital

Addendum. The proposed PUD Ordinance also establishes the regulatory framework to allow the Real Estate to be further subdivided and developed in accordance with that vision. Having the entire Grand Park Sports Campus under a single zoning classification would simplify future subdivision of the Property.

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

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

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

COMPREHENSIVE PLAN

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

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

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

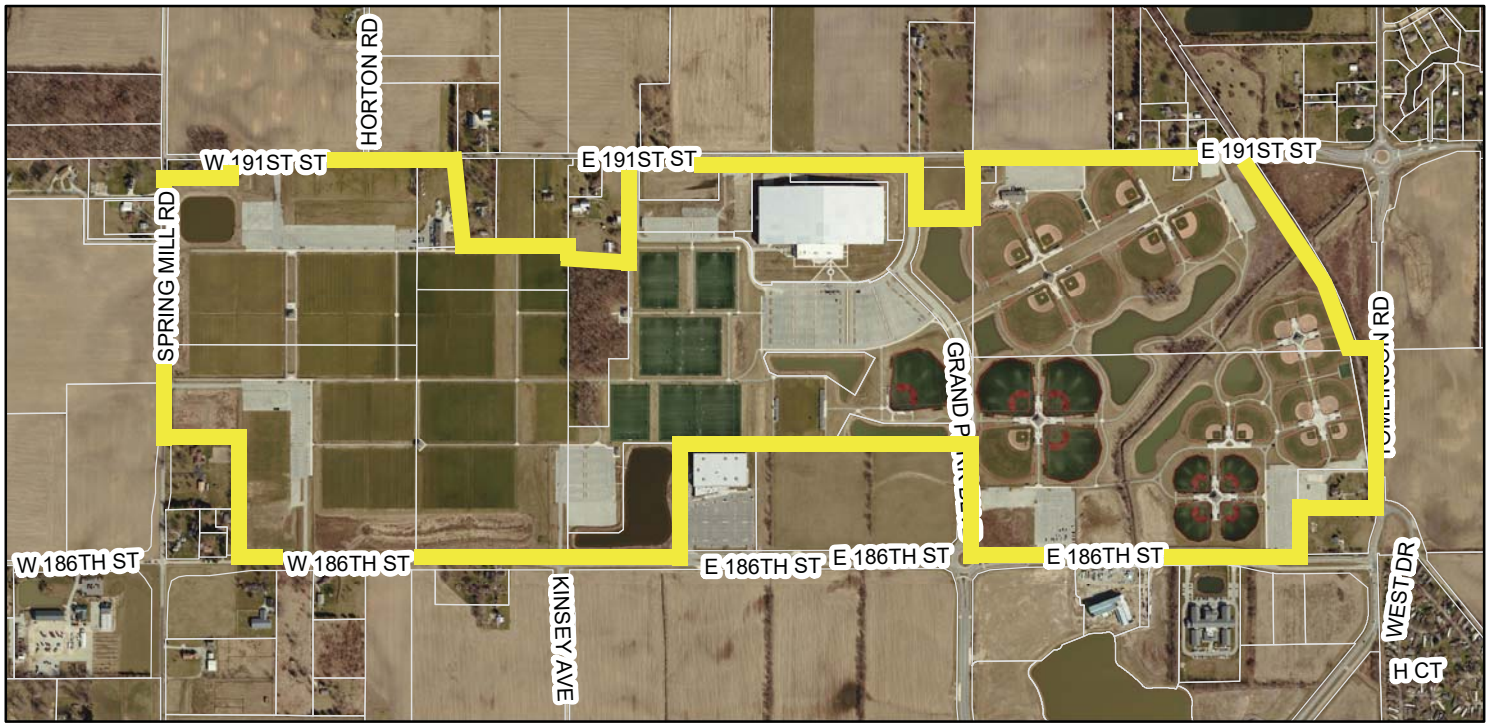
1. **Action: Hold a public hearing at the June 4, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Property Location Map
1803-PUD-06
Grand Park PUD

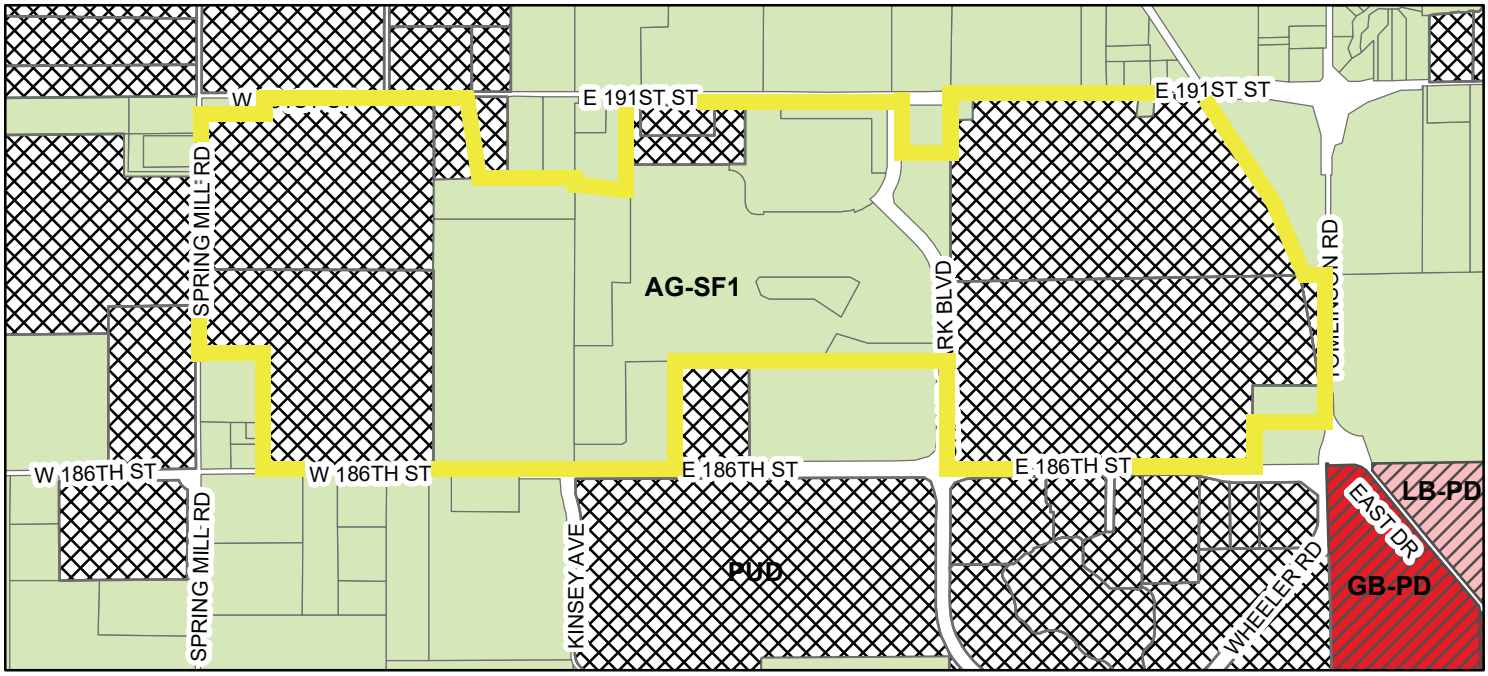
Not To Scale

Aerial Location Map

Site



Zoning Map



Legend

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

Minutes of the May 7, 2018 APC Meeting
Presented for approval: May 21, 2018

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

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Andre Maue

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

APPROVAL OF MINUTES:

Motion: Approve April 16, 2018 Meeting Minutes as presented.
Motion: Schmitz; Second: Horkay. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS

1801-PUD-01 **Davis PUD**
West side of Ditch Road, between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

APC Member Woodard recused himself at 7:04 p.m.

Todd presented a summary of this project and highlighted the major changes since the public hearing, including a redesign of the project layout; the reduction of the maximum number of lots from 145 lots to 125 lots; the addition of new residential areas and relevant standards; the modification and addition of architectural standards; and the modification of the buffer yard standards.

Paul Estridge, the petitioner, presented an overview of this project and changes made since the January 16, 2018 Public Hearing. He addressed how the proposal matched up to the City's Comprehensive Plan and other statutory considerations for a change in zoning request. During his presentation, he also committed to Estridge Homes being the sole Developer of this site;

Schmitz asked if these commitments were in the documents before the APC now.

Estridge replied that no, they were submitted earlier in the day.

Kelleher expressed appreciation for the petitioner's earlier remarks. She asked out whether production homes would be allowed.

Estridge replied that there would be only custom homes.

Hoover asked for clarification regarding the calculation of open space. Specifically, he asked if the portion of the buffer yard that is privately owned would be included in the open space calculation.

Estridge replied that privately owned property is not included in the 27% open space requirement.

Smith stated his following concerns with the proposal: discomfort with recent petitioners' practice of last minute changes; APC members' discussion and communication protocol; the project does not comply with City standards; the petitioner's commitments are not in writing; buffers along adjacent properties suffer as a result of verbal commitments; and private properties should not be part of the buffer yard or open space.

Willis stated that he is very unhappy with this process and that he is frustrated with the state of the Comprehensive Plan. He wonders how the community defines density. He expressed his support of the proposal. He stated that he thinks the architecture is diverse and feels that this is a good project.

Kelleher stated that she is pleased that Estridge is committing to custom homes in Area D and that Estridge will be the building in at least Area C. She questioned the types of homes to be built in Areas B and C.

Estridge stated that the homes in Area B would be similar to, or nicer than, the Tarkington collection of homes that he is building in the Flat Fork neighborhood in Fishers, and that those built in Area C will be nicer than the Tarkington collection.

Kelleher also expressed concern regarding the average lot size in Area C.

Estridge explained that the northern half of the lots will be at least 18,250 SF in size, and specifically, lots west of lake in Area D would be at least 20,000 SF in size. He added that the development's overall average 13,500 SF in size.

Smith asked how the average lot size commitment would be ensured.

Estridge indicated that this would happen on the Primary Plat.

Discussion between the APC and the petitioner took place regarding clarification concerning the size of buffers.

Schmitz requested that all of the commitments made this evening be put into writing.

Estridge agreed.
Horkay stated he is pleased with the changes and commitments made by the petitioner.

Hoover explained his participation in the process, and that he is pleased with the great thought that has gone into the changes and commitments made by the petitioner. He expressed his support for the project, and stated that he feels that these are the best architectural requirement the city has approved.

Motion: Send 1801-PUD-01 to the City Council with a positive recommendation with the condition that the following verbal commitments made by Paul Estridge be incorporated into either the PUD Ordinance or written commitments prior to appearing before the City Council for adoption consideration:

1. Estridge Homes would be the sole Developer of this site;
2. All homes built in Area D and Area E would be custom homes;
3. The lots on the Western Border of Area D will be 20,000 square feet or greater;
4. The developer will install 10' trees if they can be acquired;
5. The homes in Area C will be nicer than the Tarkington Collection being built at Flat Fork.

Motion: Hoover; second, Willis. Motion passed. Vote: 6-1 (Smith).

APC Member Woodard returned at 7:55 p.m.

PUBLIC HEARING ITEMS

1803-PUD-08	**Wheeler Landing PUD District**
[PUBLIC HEARING]	*Northwest Corner of SR 32 and Wheeler Road* Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Todd summarized this request for a change in zoning.

Nick Churchill, on behalf of the Wheeler family, presented an overview of the proposed mixed-use project. He highlighted the fact that Area 1 would be pedestrian focused. He announced that the Wheeler family, Westfield-Washington Schools, and the YMCA of Greater Indianapolis have signed a Memorandum of Understanding to contemplate the development of a full service YMCA/Natatorium on 10 acres of the Wheeler property near the Monon Trail and 181st Street.

Public Hearing for 1803-PUD-08 opened at 8:06 p.m.

Birch Dalton, 555 East Main Street, representing Edgerock Development; commented that a traffic plan including a traffic study is needed. He stated that Wheeler Road is not ready to accommodate a high level of traffic. He also stated that multi-family is not needed here and there is too much multi-family planned that is not yet built.

Sharon Williams, 807 East State Road 32; stated she is not against the project, but is against possible flooding and that the 183rd Street pond is failing.

Public Hearing for 1803-PUD-08 closed at 8:13 p.m.

Churchill stated he had met with Birch Dalton and Phil Sundling, Director of the Westfield Public Works Department. He stated that the City has studied this area and that an additional study is not necessary. He said that Areas 1, 2, and 3 were planned to be intense in use and feels that Oak Ridge Road is the solution to traffic issues on Wheeler Road.

Kelleher stated that this area will have an intense traffic pattern and she hopes that the traffic patterns are planned and designed for the long run not the short term.

Willis asked if Oak Ridge Road would extend to 186th Street or end at 181st Street.

Churchill responded that at this time, the Oak Ridge Road segment that is associated with this project would go to 181st Street. He added that north of 181st Street, the right-of-way would be split with the Grand Park Village PUD.

Hoover stated that traffic is one of the biggest concerns of this project and needs to be worked out. He asked if the roads shown in the concept plan in the PUD Ordinance might be changed.

Skelton responded that the City and the petitioner have met several times over the past two years, and that there has been quite a lot of thoughtful planning that has gone into the layout and design of the proposal.

1805-ODP-07 &	**IMMI Campus**
1805-SPP-07	*18881 IMMI Way*
[PUBLIC HEARING]	Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat review for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

APC member Graham recused himself at 8:22 p.m.

Crabtree presented an overview of this request for Overall Development Plan and Primary Plat review for two (2) commercial lots on the IMMI Campus.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 opened at 8:25 p.m.

No public comments.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 closed at 8:26 p.m.

APC member Graham returned at 8:27 p.m.

1805-ODP-08 &	**Landing at Monon Marketplace**
1805-SPP-08	*Southwest Corner of US 31 and SR 32*
[PUBLIC HEARING]	Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Todd summarized this request for Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres.

Jesse Pohlman with Onpointe Land Matters, on behalf Edgerock Development, presented an overview of the proposed project. He indicated that a new restaurant, Big Woods Brewery, would be locating here.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 opened at 8:29 p.m.

No public comments.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 closed at 8:30 p.m.

No Commission comments.

1805-ODP-09 &	**Setters Manor**
1805-SPP-09	*14710 Inez Setters Lane*
[PUBLIC HEARING]	Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests an Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres +/- in the SF3: Single-Family Medium Density District. *(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)*

Pleasant summarized this request for Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres

Gordan Kritz with Stoeppelwerth, representing Davis Building Group, LLC, presented the details of the proposal.

Public Hearing for 1805-ODP-09 & 1805-SPP-09 opened at 8:32 p.m.

Rebecca Ogle, 3860 Madeline Lane on behalf of Setters Place HOA; presented four concerns from the HOA. 1) That the new additional homeowners contribute financially for the support of common area amenities. 2) That the neighborhood's streets remain in the same or better condition than their current condition. 3) Would like the traffic flow through the neighborhood examined. 4) The HOA has a desire for connected pathways and feels the new development could assist in creating this.

Carl Corvin, 14767 Straley Court on behalf of Setters Run HOA; questioned sewage connections and drainage issues. He stated that the neighbors had concern with flooding. He requested more time to resolve the residents' concerns with Davis.

Leslie Moore, 14720 Setters Road; asked about draining and how dry detention or underground detention would impact existing trees. She requested that more trees be planted. She wanted to ensure that her yard does not flood as a result of this development.

Daniel Uselmann, 14745 Straley Court; stated that he is concerned with drainage on the west side of the project. He also expressed concern regarding the impact to mature trees.

Tim Drudge, 3907 Brasseur Lane; stated that he is against this project; however, if this passes he would like several trees planted as a buffer. He asked about the price point of the proposed homes.

Public Hearing for 1805-ODP-09 & 1805-SPP-09 closed at 8:42 p.m.

Kritz responded that they hope to save as many trees as possible, but added that trees removed for drainage purposes will be replaced as discussed with neighbors. He further added that the drainage concerns will be addressed with their development. He stated that they will consult a traffic engineer to determine the need for a traffic impact study. He concluded by noting that perimeter pathways will be included with the project.

Brad Davis, Davis Homes, added that the anticipated price point of the homes would be $350,000 and up. He added that the price of lots would be around $90,000. He stated that he would be willing to be a financial part of the Setters Place HOA. Davis also committed to be responsible for the condition of the current roads following construction.

Kelleher said that saving trees, drainage, and roads, are important considerations. She asked if there would be a temporary construction entrance.

Kritz responded that there is no place to put a temporary construction entrance.

Hoover recommend pathway connections.

Kelleher and Woodard asked about zoning clarification.

Schmitz requested that the developer maintain communication with the HOAs. He also asked about signage for the new development.

Woodard asked about the new residents' involvement in the HOA.

Davis said that he felt this was a good idea and would discuss it with the neighbors.

CONTINUED ITEMS

1803-ODP-03 & **1803-SPP-03** [CONTINUED]	**Springmill Trails** *Northwest Corner of SR 32 and Ditch Road* Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*
1706-ODP-05 & **1706-SPP-05** [CONTINUED]	**Birdies** *632 East State Road 32* Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 8:53 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

Minutes of the May 21, 2018 APC Meeting
Presented for approval: June 4, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 21, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Scott Willis

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

APPROVAL OF MINUTES:

Approval of the May 7, 2018 APC minutes was continued to the next meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1803-ODP-03 & **1803-SPP-03**	**Springmill Trails** *Northwest Corner of SR 32 and Ditch Road* Weihe Engineers requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Howard presented a summary of this request for Primary Plat and Overall Development Plan approval.

Hoover stated that there was a previous concern regarding a road connection to the Waters Edge subdivision to the north, but that the concern has been addressed.

Travis May, petitioner, added that the connection to the amenity center from Ditch Road was removed and there will only be one connection to the amenity center through Viewpoint Lane.

Motion:

Horkay motioned to approve 1803-ODP-03 & 1803-SPP-03 with the following conditions:

- All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.
- The approval be contingent upon City Council approval of the new curb cut for James Road off of SR 32.

Maue seconded. Motion passed. Vote 8-0.

1805-ODP-07 & 1805-SPP-07	**IMMI Campus** *18881 IMMI Way* Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

APC member Graham recused himself at 7:09 p.m.

Crabtree presented an overview of the IMMI requests.

Motion:

Schmitz motioned to approve 1805-ODP-07 & 1805-SPP-07 with the following condition:

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

Woodard seconded. Motion passed. Vote 7-0.

1805-DDP-12 [CONSENT AGENDA ITEM]	**IMMI Parking Expansion** *18881 IMMI Way* Anthony Properties LP by Weihe Engineers requests Detailed Development Plan approval for expansion of the existing parking lot on 11.36 acres +/- in the LB: Local Business District. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

Motion:

Horkay motioned to approve 1805-DDP-12 as presented.
Woodard seconded. Motion passed. Vote 7-0.

APC member Graham returned at 7:12 p.m.

1805-ODP-08 & 1805-SPP-08	**Landing at Monon Marketplace** *Southwest Corner of US 31 and SR 32* Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat approval of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

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

Motion:

Horkay motioned to approve 1805-ODP-08 & 1805-SPP-08 with the following condition:

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

Woodard seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

1706-ODP-05 & **1706-SPP-05** [PUBLIC HEARING]	**Birdies** *632 East State Road 32* Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

Crabtree overviewed this request for and Overall Development Plan and Primary Plat review.

Public Hearing for 1706-ODP-05 & 1706-SPP-05 opened at 7:16 p.m.

Sharon Williams, 807 East State Road 32; asked about the location of this project.

Public Hearing for 1706-ODP-05 & 1706-SPP-05 closed at 7:17 p.m.

1806-PUD-12 [PUBLIC HEARING]	**Oak Ridge Pointe PUD Amendment II (Oak Ridge Shoppes)** *Southwest Corner of SR 32 and Oak Ridge Road* William Eric Group, LLC by OnPointe Land Matters, LLC requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Howard presented a summary of this request for an amendment to the Oak Ridge Pointe PUD District.

Jesse Pohlman with OnPointe Land Matters, on behalf of the petitioner, gave a brief introduction. During his comments, he stated that the previously-depicted right-in/right-out access at State Road 32 has been removed from this project. He added that access will be shared with the adjacent bank location.

Public Hearing for 1806-PUD-12 at 7:20 p.m.

No public comments.

Public Hearing for 1806-PUD-12 closed at 7:21 p.m.

Hoover asked about the rear elevations of the building, and that it appeared that rear parapet was not finished.

Pohlman responded that this will be addressed as they address screening the mechanicals.

Maue asked about clarifying what qualifies a mechanicals, wondering if meters, transformer boxes, and other non-HVAC met that definition.

Skelton noted that he believes the screening requirements in the UDO, as written, would address the items Maue discussed.

Maue requested that the meters and other mechanicals on the building be screened.

Pohlman asked for further direction regarding the mechanicals discussion and for some examples of what is and is not desired.

Hoover stated that there are many examples of what is desirable and undesirable and addressed screening options.

Skelton stated that staff would be able to provide examples to the petitioner.

CONTINUED ITEMS

1803-PUD-08 [CONTINUED]	**Wheeler Landing PUD District** *Northwest Corner of SR 32 and Wheeler Road* Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*
1805-ODP-09 & **1805-SPP-09** [CONTINUED]	**Setters Manor** *14710 Inez Setters Lane* Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests an Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres +/- in the SF3: Single-Family Medium Density District. *(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)*
1805-PUD-09 [CONTINUED]	**Lyons Team PUD** *750 Liberty Drive* Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Hoover; second, Horkay. Motion passed. Vote: 8-0.

The meeting adjourned at 7:35 p.m.

_____
Randell Graham, President

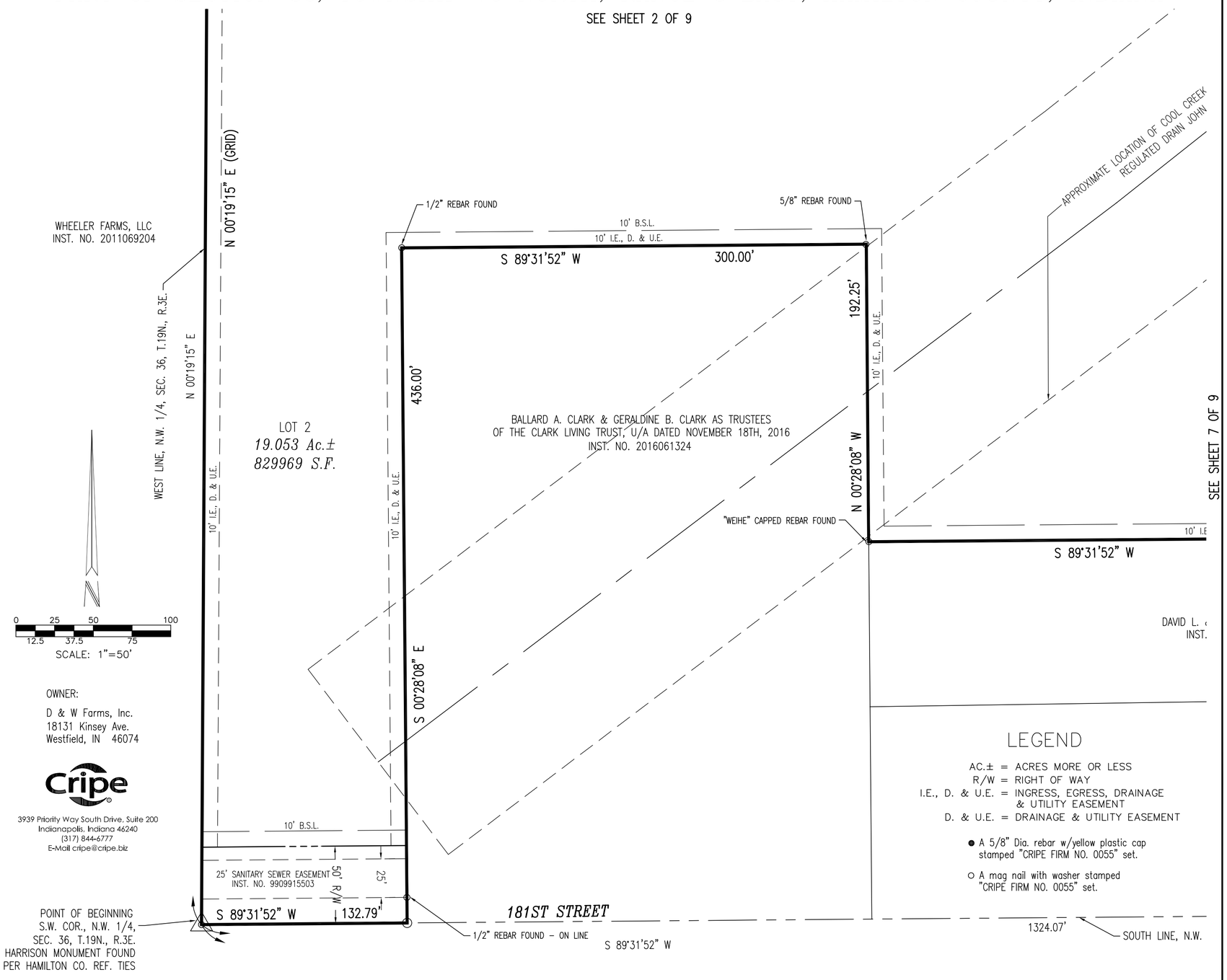
_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

LAST REVISION DATE: MAY 30, 2018

SHEET 1 OF 9

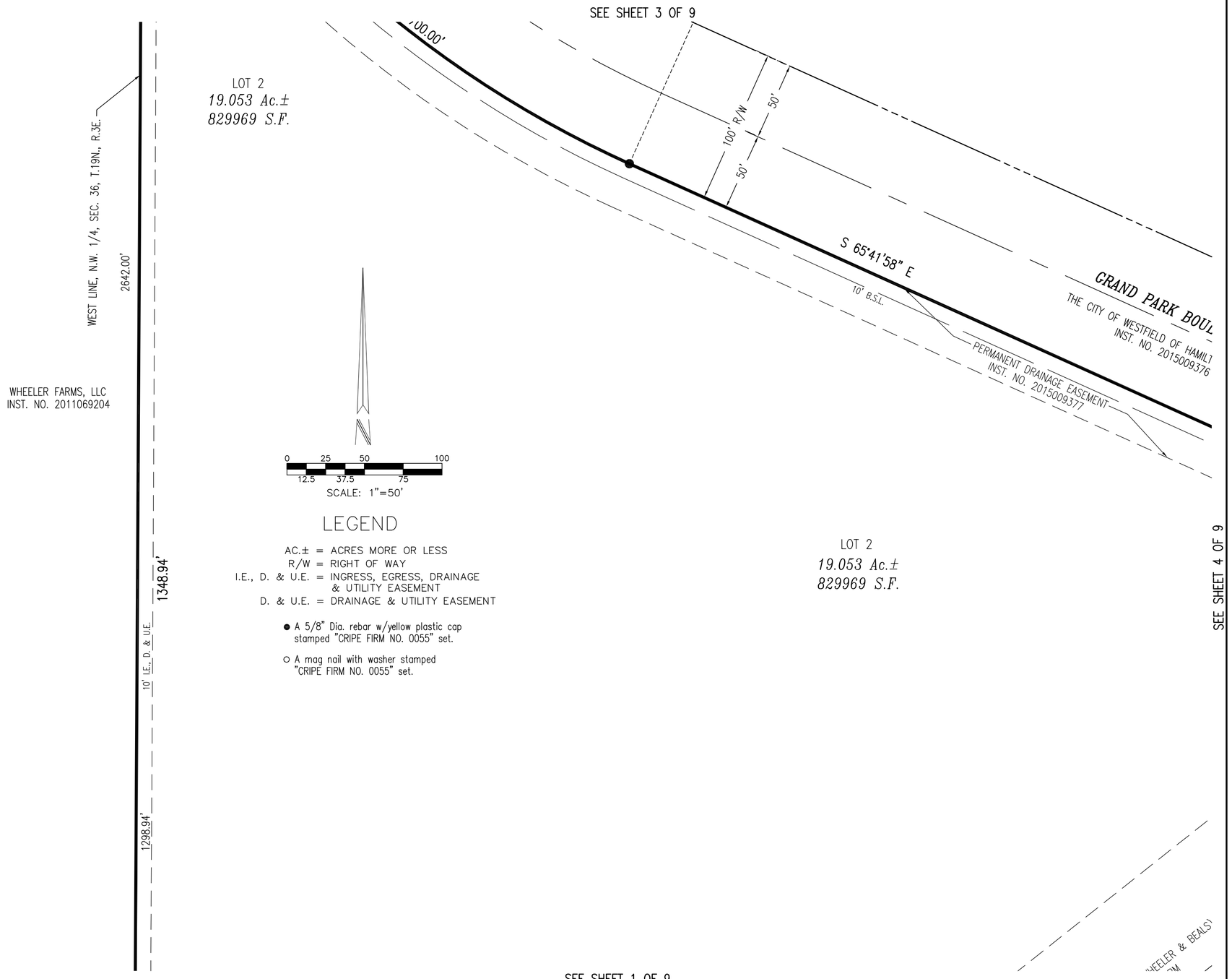
THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

SHEET 2 OF 9

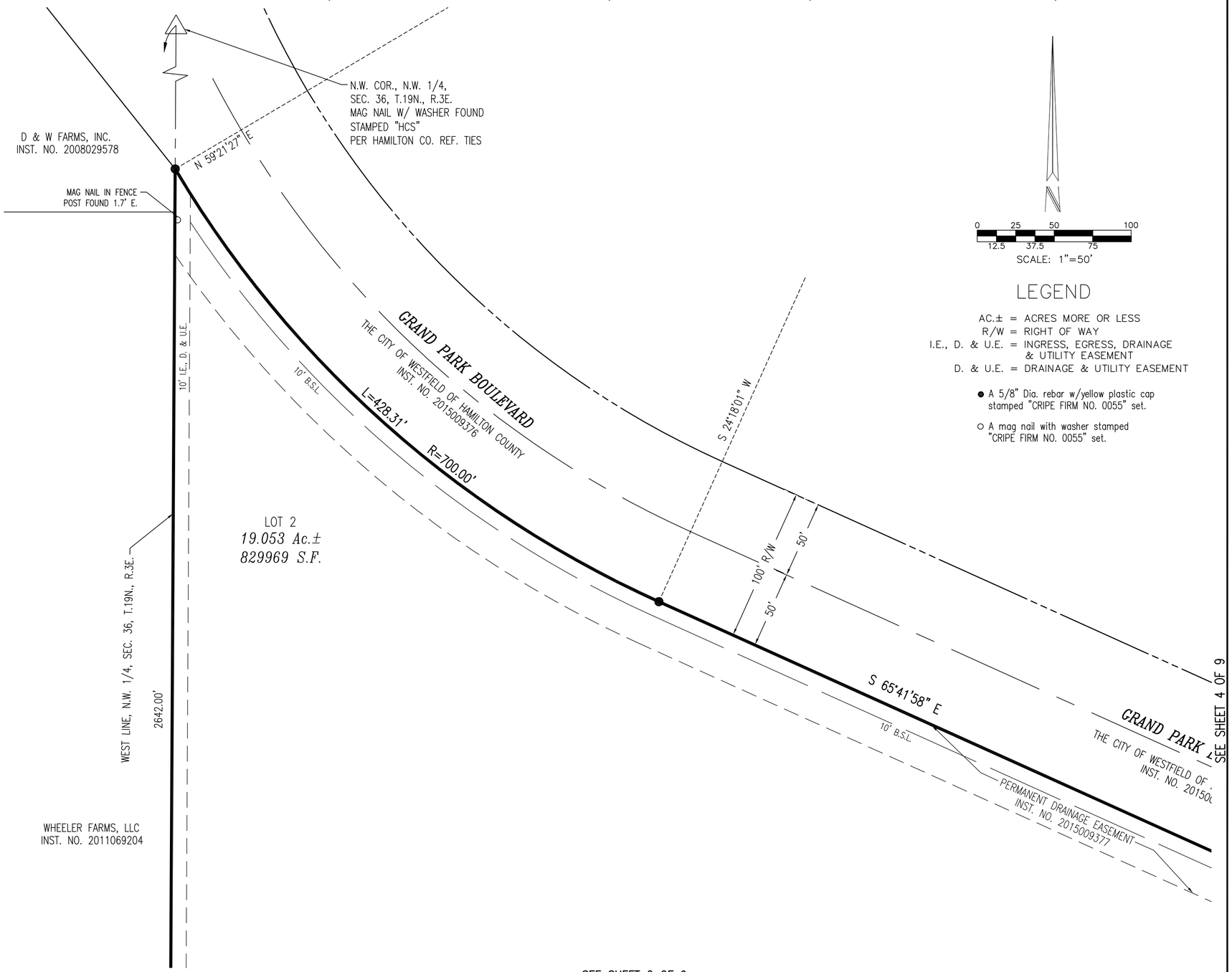
THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



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12.5 37.5 75
SCALE: 1"=50'

LEGEND

AC.± = ACRES MORE OR LESS
R/W = RIGHT OF WAY
I.E., D. & U.E. = INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT
D. & U.E. = DRAINAGE & UTILITY EASEMENT

● A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" set.

○ A mag nail with washer stamped "CRIPE FIRM NO. 0055" set.

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

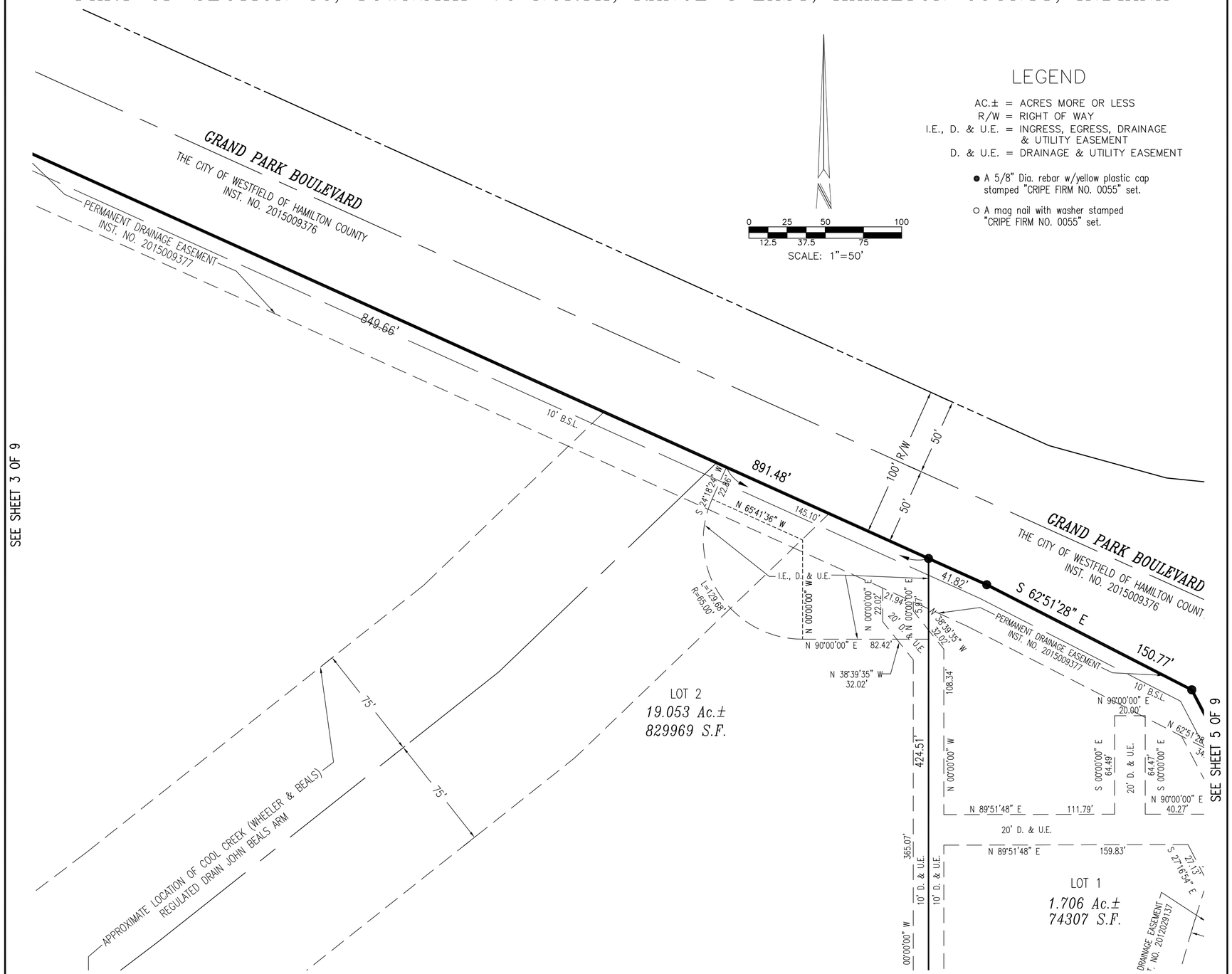
THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



LEGEND

AC.± = ACRES MORE OR LESS
R/W = RIGHT OF WAY
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0 25 50 100
12.5 37.5 75
SCALE: 1"=50'

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

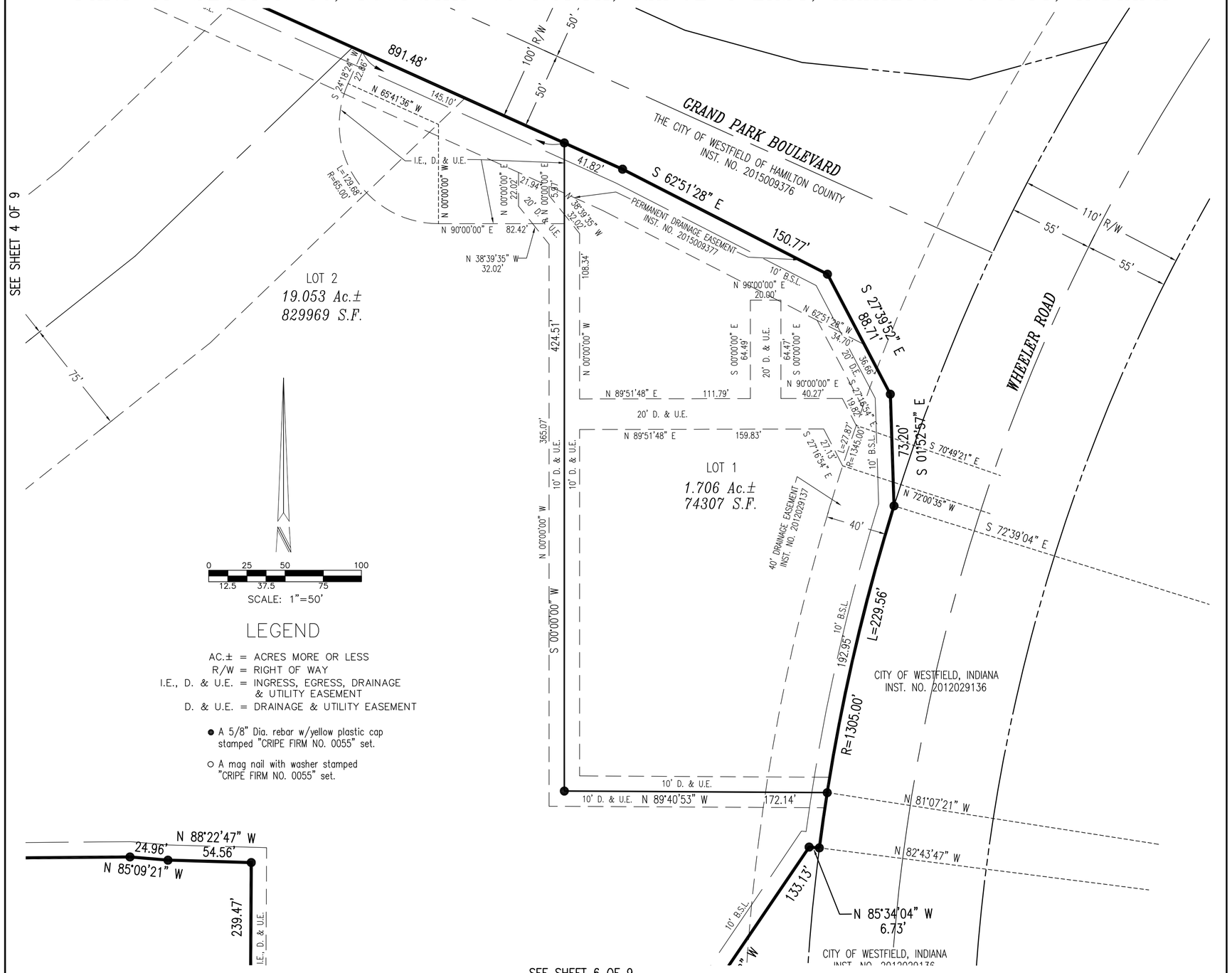
THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



LEGEND

AC.± = ACRES MORE OR LESS
R/W = RIGHT OF WAY
I.E., D. & U.E. = INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT
D. & U.E. = DRAINAGE & UTILITY EASEMENT

● A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" set.

○ A mag nail with washer stamped "CRIPE FIRM NO. 0055" set.

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

SEE SHEET 6 OF 9

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

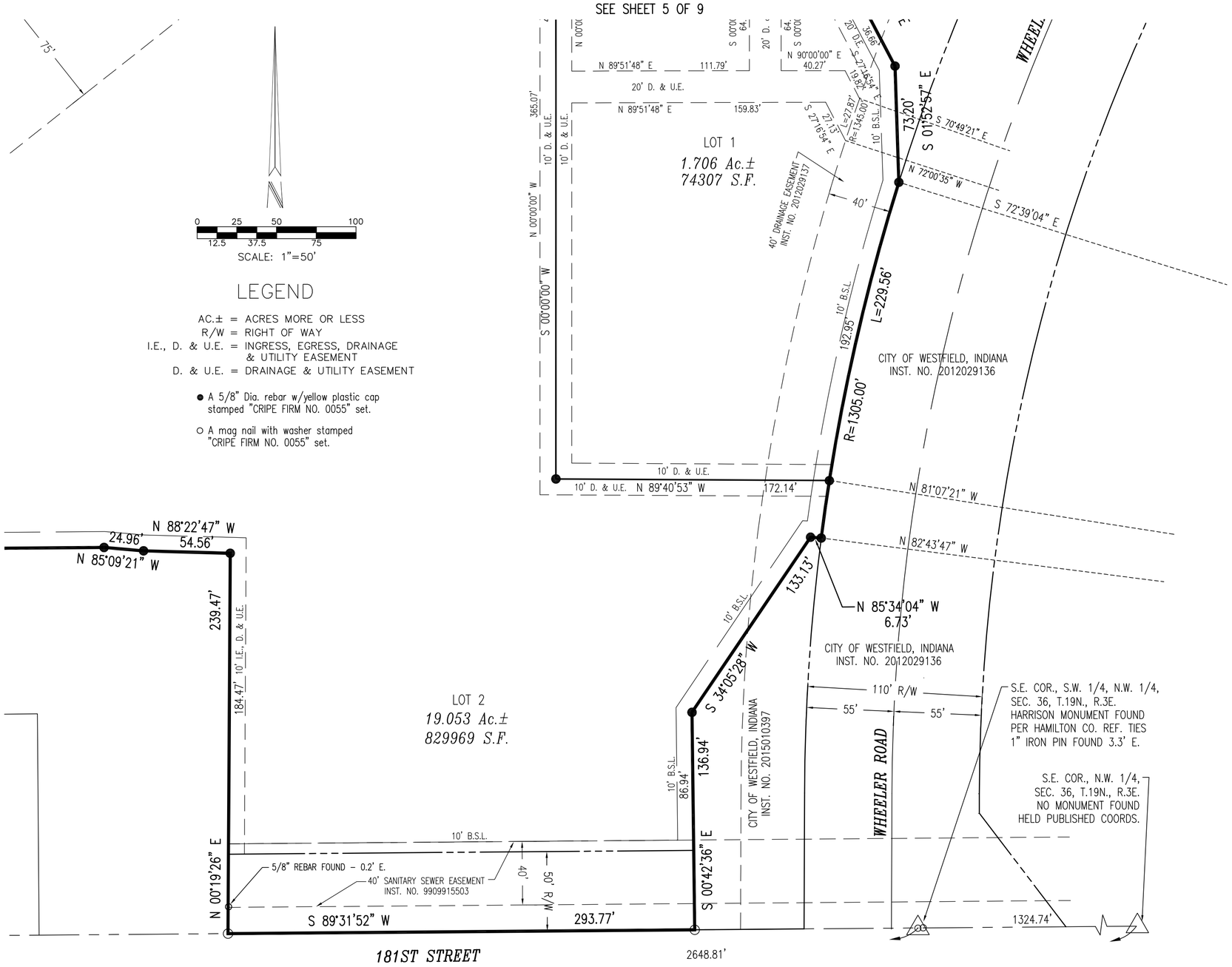
PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9



SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

LEGEND

AC.± = ACRES MORE OR LESS
R/W = RIGHT OF WAY
I.E., D. & U.E. = INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT
D. & U.E. = DRAINAGE & UTILITY EASEMENT

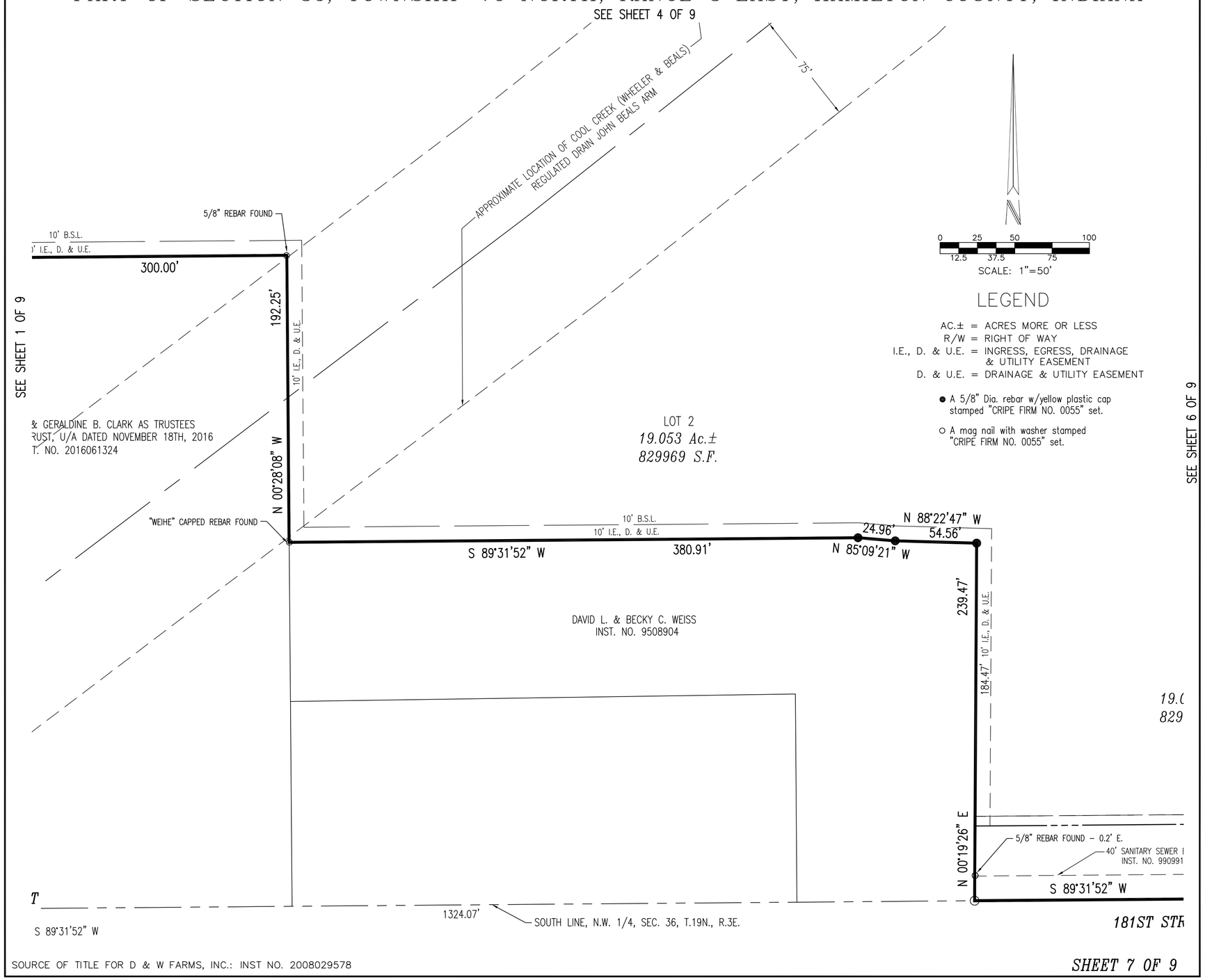
● A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" set.

○ A mag nail with washer stamped "CRIPE FIRM NO. 0055" set.

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

SHEET 7 OF 9

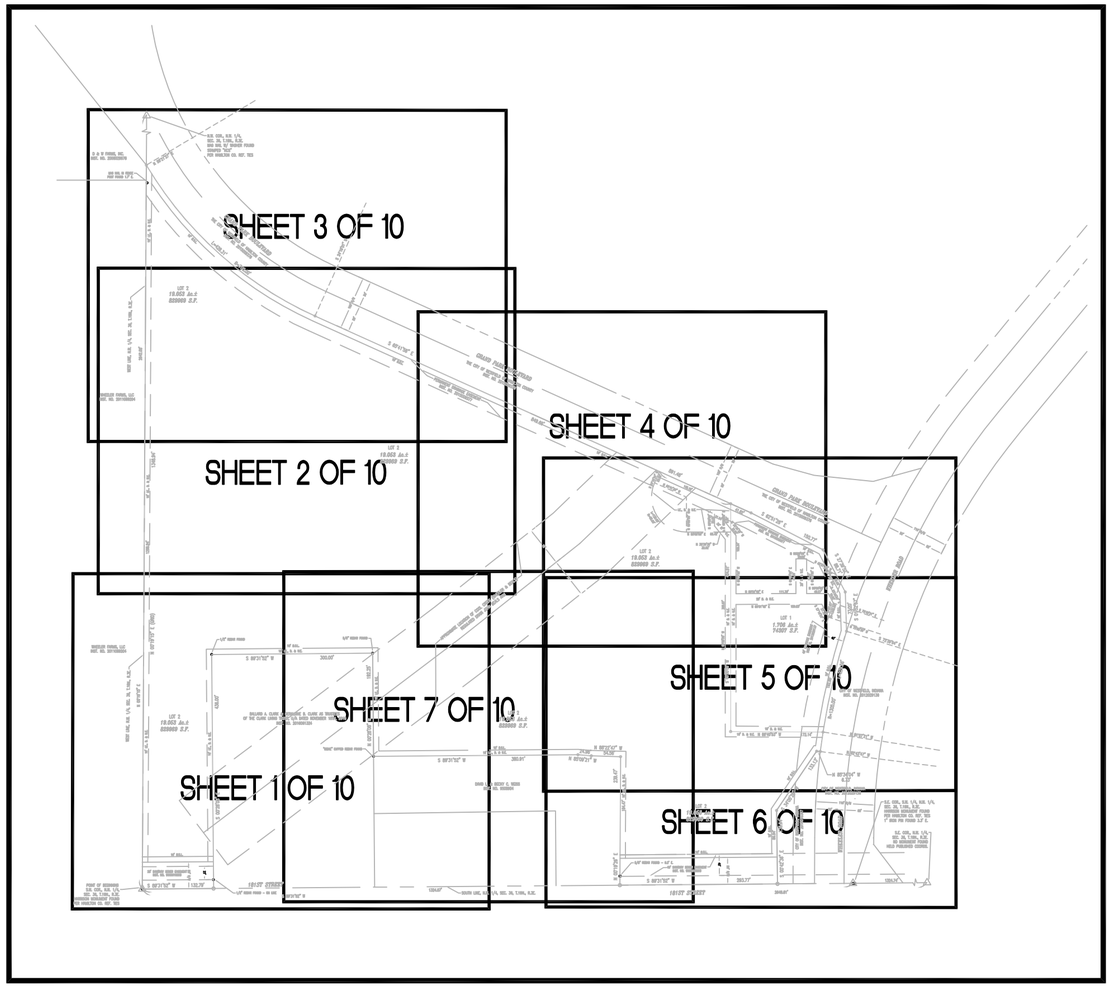
THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

D & W FARMS AT GRAND PARK VILLAGE PIC JOB #170504-32000

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



KEY MAP
1"=200'

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

PRIMARY PLAT

D & W FARMS AT GRAND PARK VILLAGE

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA

I, the undersigned, hereby certify to the best of my professional knowledge, information and belief, the within plat accurately represents a survey performed under my supervision of the following described real estate: A part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at a Harrison monument found at the Southwest Corner of the Northwest Quarter of said Section 36; thence North 00 degrees 19 minutes 15 seconds East (Indiana State Plane Coordinate System (NAD 83), East Zone grid bearing) along the West line of said Northwest Quarter 1348.94 feet to the southwestern boundary of land conveyed to the City of Westfield for Grand Park Boulevard as described in Instrument No. 2015009376, recorded in the Office of the Recorder of Hamilton County, Indiana, a 5/8 inch diameter rebar with a yellow plastic cap stamped "Cripe Firm No. 0055" (hereinafter referred to as a "rebar"), and a non-tangent curve to the left having a radius of 700.00 feet, the radius point of which bears North 59 degrees 21 minutes 27 seconds East (the following five courses are along said southwestern boundary); (1) thence Southeasterly along said curve 428.31 feet to a point which bears South 24 degrees 18 minutes 01 seconds West from said radius point and a "rebar"; (2) thence South 65 degrees 41 minutes 58 seconds East 891.48 feet to a "rebar"; (3) thence South 62 degrees 51 minutes 28 seconds East 150.77 feet to a "rebar"; (4) thence South 27 degrees 39 minutes 52 seconds East 88.71 feet to a "rebar"; (5) thence South 01 degrees 52 minutes 57 seconds East 73.20 feet to the western boundary of land conveyed to the City of Westfield for Wheeler Road as described in Instrument No. 2012029136, recorded in said Recorder's Office, a "rebar", and a non-tangent curve to the left having a radius of 1305.00 feet, the radius point of which bears South 72 degrees 39 minutes 04 seconds East; thence Southerly along said western boundary and said curve 229.56 feet to a point which bears North 82 degrees 43 minutes 47 seconds West from said radius point, a "rebar", and the western boundary of land conveyed to the City of Westfield as described in Instrument No. 2015010397, recorded in said Recorder's Office (the following three courses are along said western boundary); (1) thence North 85 degrees 34 minutes 04 seconds West 6.73 feet to a "rebar"; (2) thence South 34 degrees 05 minutes 28 seconds West 133.13 feet to a "rebar"; (3) thence South 00 degrees 42 minutes 36 seconds East 136.94 feet to the South line of the Northwest Quarter of said Section 36 and a "mag nail" with washer stamped "Cripe Firm No. 0055" (hereinafter referred to as a "mag nail"); thence South 89 degrees 31 minutes 52 seconds West along said South line 293.77 feet to the southeast corner of land described in Instrument No. 9508904, recorded in said Recorder's Office and a "mag nail"; thence North 00 degrees 19 minutes 26 seconds East along the east line of said described land 239.47 feet to the northeast corner thereof and a "rebar" (the following three courses are along the northern boundary of said described land); (1) thence North 88 degrees 22 minutes 47 seconds West 54.56 feet to a "rebar"; (2) thence North 85 degrees 09 minutes 21 seconds West 24.96 feet to a "rebar"; (3) thence South 89 degrees 31 minutes 52 seconds West parallel with the South line of said Northwest Quarter 380.91 feet to the east line of land described in Instrument No. 2016061324, recorded in said Recorder's Office and a capped rebar stamped "Weihe"; thence North 00 degrees 28 minutes 08 seconds West along said east line 192.25 feet to the northeast corner thereof and a 5/8 inch rebar; thence South 89 degrees 31 minutes 52 seconds West along the north line of said described land and parallel with the South line of said Northwest Quarter 300.00 feet to the northwest corner of said described land and a ½ inch rebar; thence South 00 degrees 28 minutes 08 seconds East along the west line of said described land 436.00 feet to the South line of said Northwest Quarter and a "mag nail"; thence South 89 degrees 31 minutes 52 seconds West along said South line 132.79 feet to the POINT OF BEGINNING, containing 21.248 acres, more or less.

Subject to all legal easements and rights-of-way.

This subdivision consists of 2 lots numbered 1 thru 2 inclusive as shown herein.

Cripe
3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S. #29700012

Docket Number: 1806-PUD-13 (Ordinance No. 18-21)

Petitioner: Spring Mill Grand Station, LLC

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

Request: An amendment to the General Regulations and Development Standards of the Spring Mill Grand Station Planned Unit Development (PUD) District.

Current Zoning: Spring Mill Grand Station PUD District

Current Land Use: Residential

Acreage: 4.9 Acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Original Character Exhibits
5. Architectural Plans
6. Sign Exhibit
7. Proposed Ord. 18-21 (Spring Mill Grand Station PUD Amendment)
8. Ordinance 17-19 (Spring Mill Grand Station PUD
9. Project Narrative
10. Spring Mill Station Addendum

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

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

The petitioner met with the Spring Mill Station Task Group on April 25, 2018, and will continue to work with them as changes are made to the petition.

PROJECT OVERVIEW

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

Project History: The Spring Mill Grand Station PUD (the "Original PUD Ordinance") was adopted on October 9, 2017. Since that time the Petitioner has been working on final construction plans for the site. Through this process, some conflicts were discovered between the plans presented and the standards of the Original PUD Ordinance and UDO.

PROPOSED CHANGES

General Regulations: The proposed amendment maintains the required 20 foot Minimum Front Yard Setback established by the Original PUD Ordinance for the building, but allows the patio shown on the Concept Plan (see **Exhibit 3**) to encroach 3 feet into that setback.

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

Architectural Standards: The proposed amendment permits Concrete masonry Unit (CMU) as a masonry material for certain facades. Additionally, the proposed amendment waives the following standards for certain facades, as further outlined in the Amendment Ordinance:

1. Two or more building materials be used, with at least 60% Masonry Materials.
2. Building Facades have a defined base or foundation, middle or modulated wall, and a top formed by a pitched roof or articulated cornice or moulding.
3. Building Facades that are 90 feet or greater in length provide offsets.
4. Flat Roofs are only permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.

Sign Standards: The proposed amendment maintains the Sign Standards of the Original PUD Ordinance, while also allowing LED lighting and reducing the Right-of-way setback to 1 foot from the 5 feet required by the UDO.

COMPREHENSIVE PLAN

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

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

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 10**).

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the June 4, 2018, Plan Commission meeting.**

2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

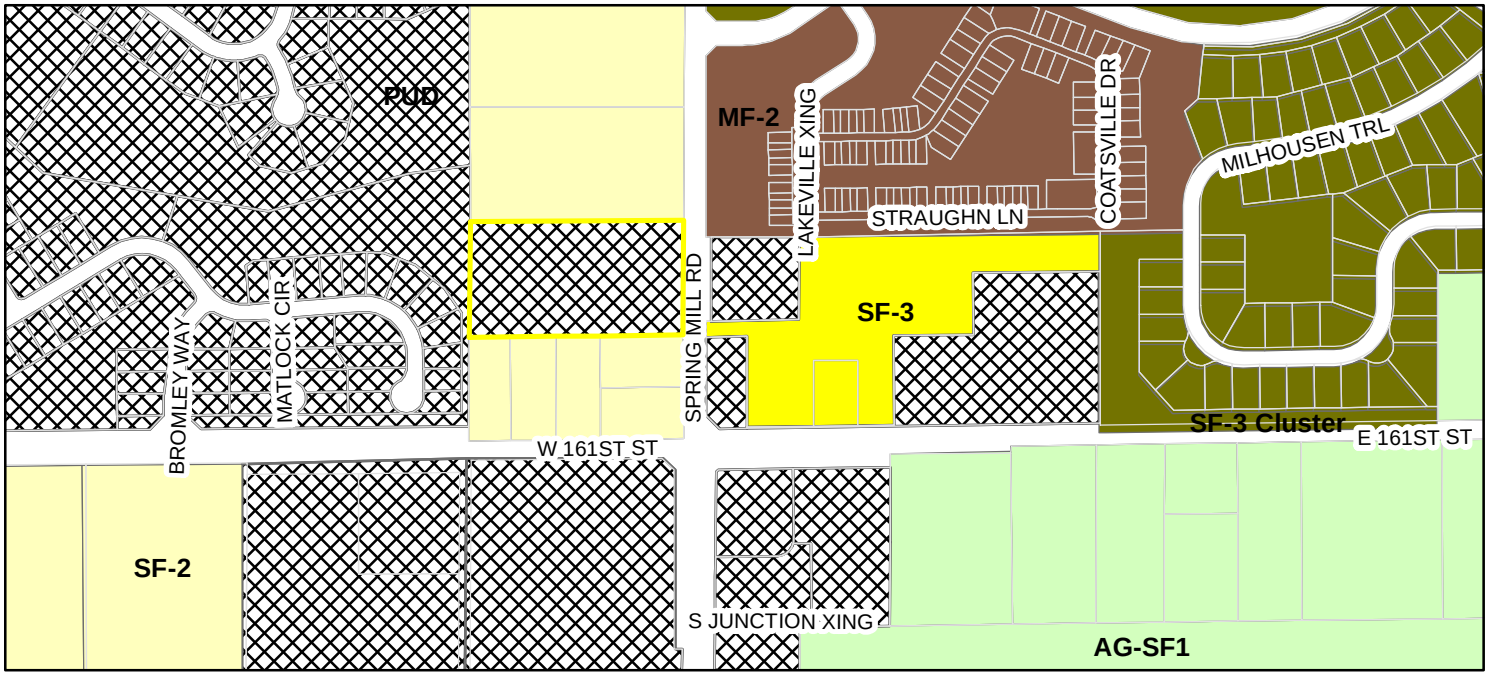
Property Location Map
1806-PUD-13
Spring Mill Grand Station PUD Amendment

N
W E
S
Not To Scale

Aerial Location Map

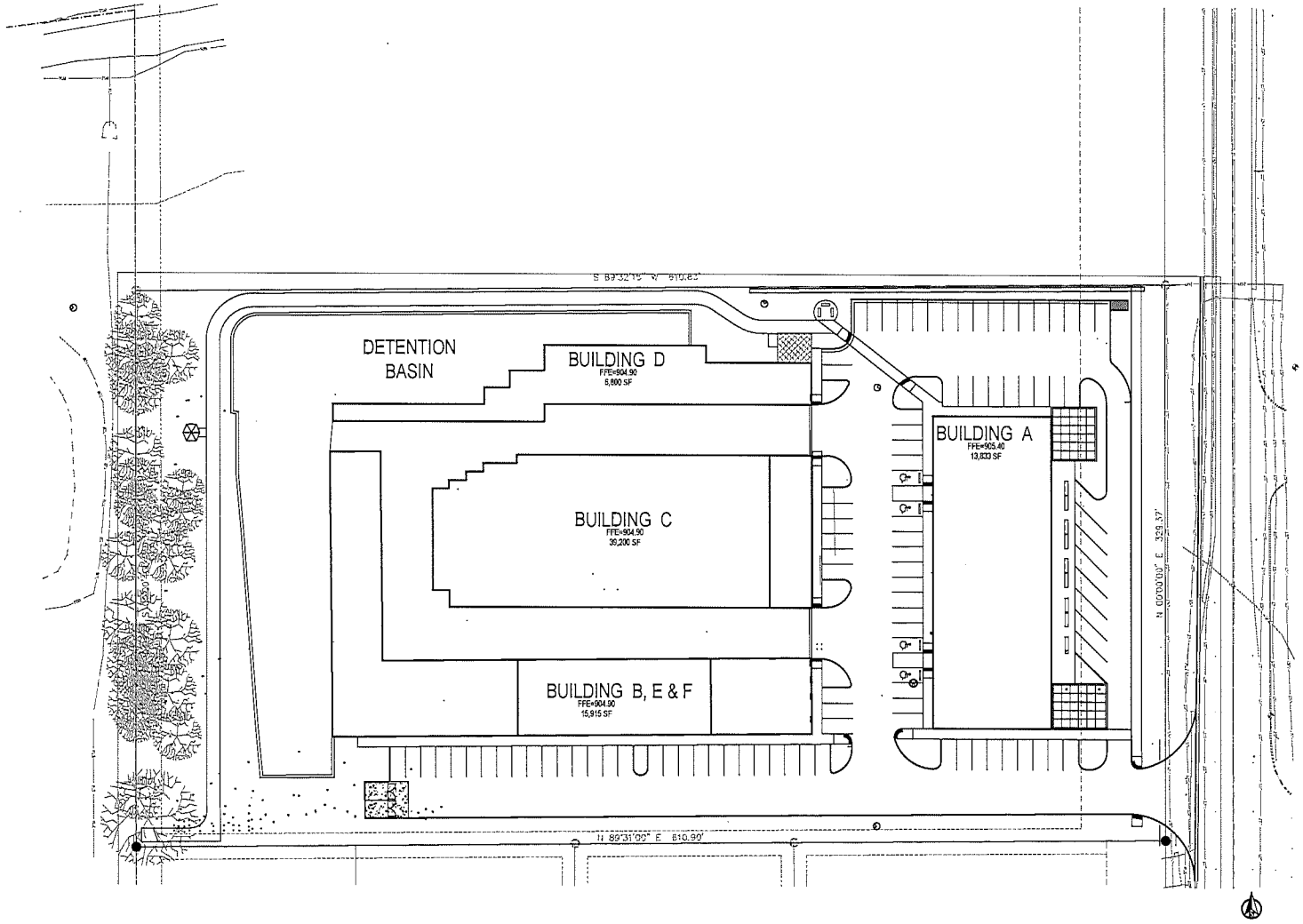
Site

Zoning Map



Legend

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



Studio A of Indianapolis
9511 East 96th Street
Indianapolis, IN 46256
(317).585.0834
www.studioAindy.com

CERTIFIED BY

NOT FOR CONSTRUCTION

SPRING MILL GRAND STATION
16165 Spring Mill Road
Westfield, Indiana

SITE LAYOUT PLAN

DATE:	5/4/2018
JOB NO.	XX
DRAWN BY:	AMM
CHECKED BY:	MM
REVISIONS	

SHEET NO.
C201
OF 10

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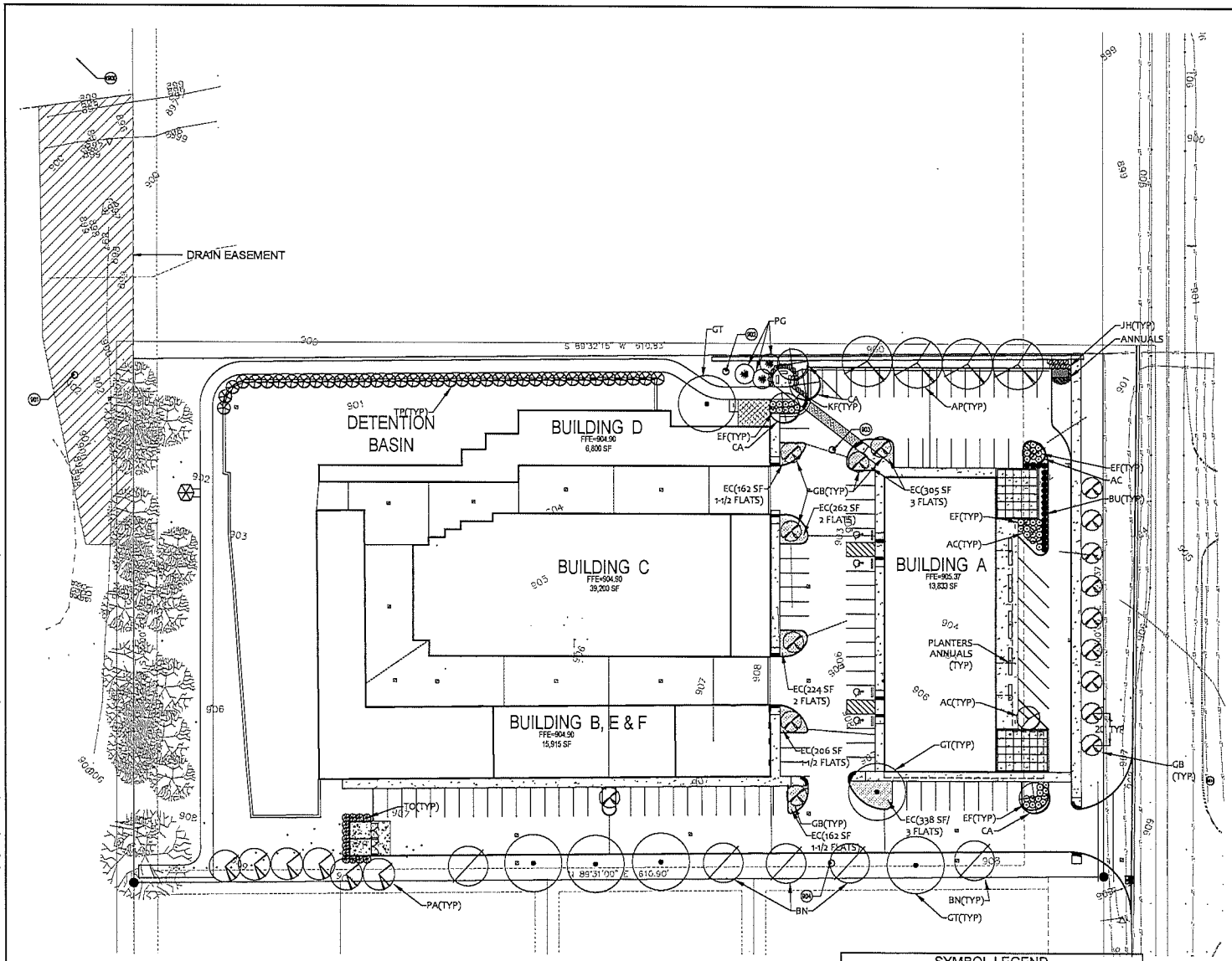

SYMBOL LEGEND

	BENCH MARK/MONUMENT SET		SIGN		FIRE HYDRANT
	CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT
	BRASS PLUG / COPPER NAIL		UTILITY POLE		WATER METER
	MONUMENT/MARKER FOUND		LIGHT POLE		WATER VALVE
	PK or DRILL HOLE, FOUND		GROUND LIGHT		WATER WELL
	BUILDING CORNER (AS NOTED)		ELECTRIC METER		GAS-LINE VALVE
	BENCHMARK (AS NOTED)		ELECTRIC UTILITY		GAS-LINE WELL
	POINT OF INTEREST		INCREASING TREE		GAS METER
	TRAFFIC SIGNAL POLE		DECREASING TREE		GAS UTILITY
	AIR CONDITIONER		DRAIN, TILE		AIR / VACUUM EQUIPMENT
	BOLLARD		HANDICAPPED PARKING SPOT		MONITORING WELL

PROPOSED LEGEND

- CLEANOUT
- SSD LATERAL
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SWALE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED ELEVATION
- STORM DRAINAGE INLET
- STORM INLET
- SUBSURFACE DRAIN AND SUMP LINE
- DRAINAGE BACKFILL
- CONCRETE END SECTION
- NORMAL POOL ELEVATION
- PROPOSED PAD ELEVATION
- TOP OF EXISTING / TOP OF CURB
- INVERT
- REINFORCED CONCRETE PIPE
- MANHOLE
- STRUCTURE
- R.D.&U.E. — REGULATED DRAIN AND UTILITY EASEMENT
- D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- S.D.&U.E. — SANITARY, DRAINAGE, AND UTILITY EASEMENT
- SAN — SANITARY SEWER
- H.C. — HANDICAP RAMP
- W.E. — WATER EXISTING GRADE
- STM — STORM SEWER
- S.S.D. — SUBSURFACE DRAIN
- S.S.P. — SANITARY SEWER PIPE
- HPE — MINIMUM PAD ELEVATION
- TYP. — TYPICAL
- PROP. — PROPOSED
- EX. — EXISTING
- R. — RADIUS
- B-B — BACK TO BACK
- F- — EXISTING
- CO — CLEANOUT

30 0 15 30
(IN FEET)
1 inch = 30 ft.

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9511 East 96th Street
Indianapolis, IN 46256
(317).585.0834
www.studioAindy.com

CERTIFIED BY

ANN MARIE MOUSER
REGISTERED
LA21900010
STATE OF INDIANA
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRING MILL GRAND STATION

16155 Spring Mill Road
Westfield, Indiana

LANDCAPE INFORMATION PLAN

DATE:	5/4/2018
JOB NO.	XX
DRAWN BY:	AMM
CHECKED BY:	AMM
REVISIONS	

SHEET NO.
L100
3 OF 10

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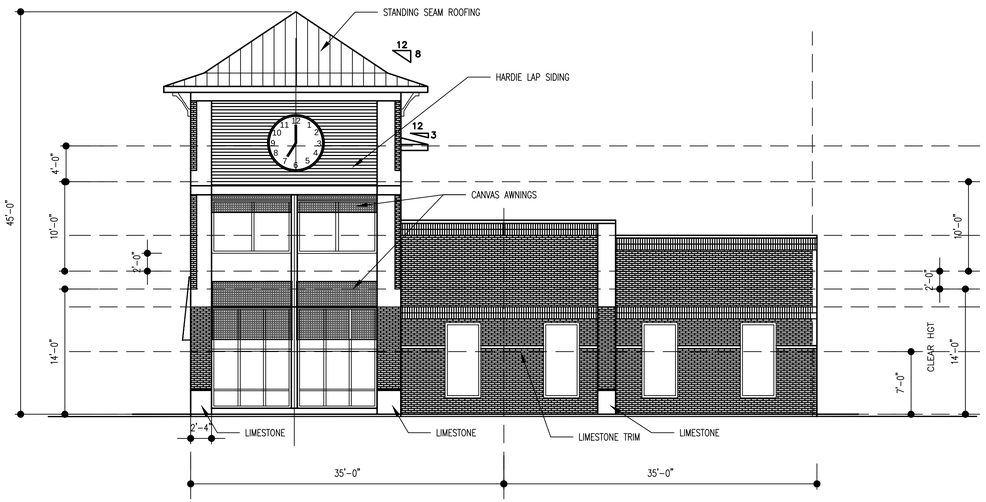
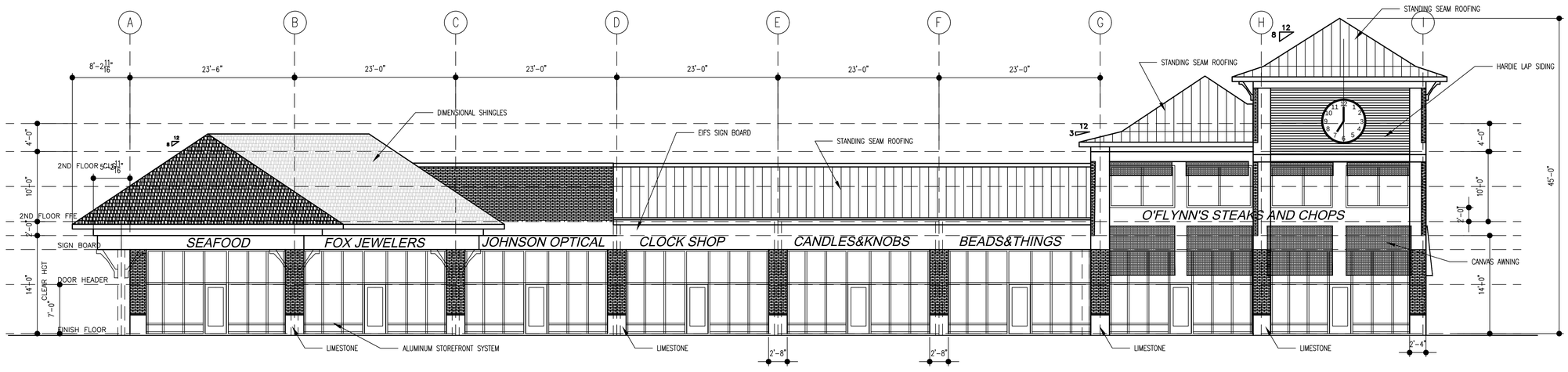
EXHIBIT C-1
CHARACTER EXHIBIT

EXHIBIT C-2
CHARACTER EXHIBIT



G1 BUILDING "A" NORTH ELEVATION

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



A1 BUILDING "A" EAST ELEVATION

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH
REGISTERED
No. AR00033965
STATE OF INDIANA
ARCHITECT

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Architects and Planners
5172 East 65TH Street, Suite 101
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mrksmith@comcast.net

Phone 317 726 1060 Fax 317 726 1061

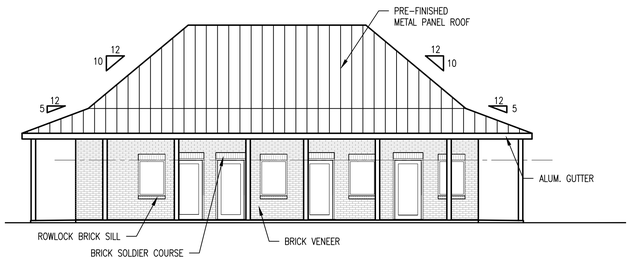
ASPEN PROPERTY MANAGEMENT COMPANY
SPRING MILL GRAND STATION
Westfield, Indiana

BUILDING "A"
ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

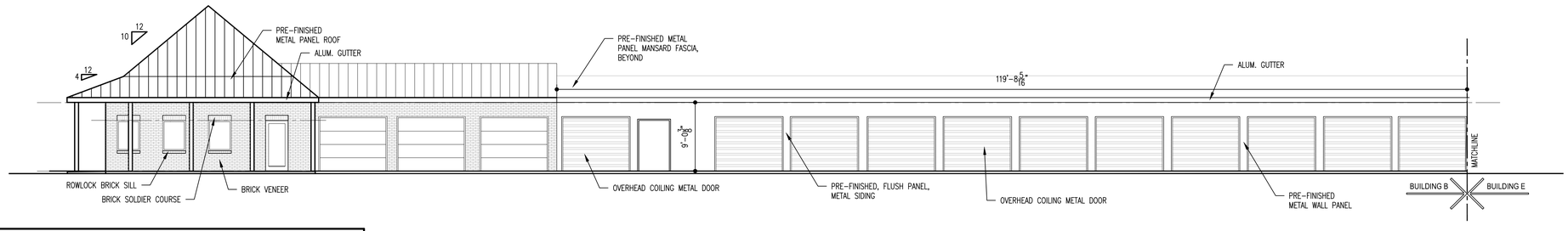
COMPUTER FILE NAMES

SHEET NO. A201



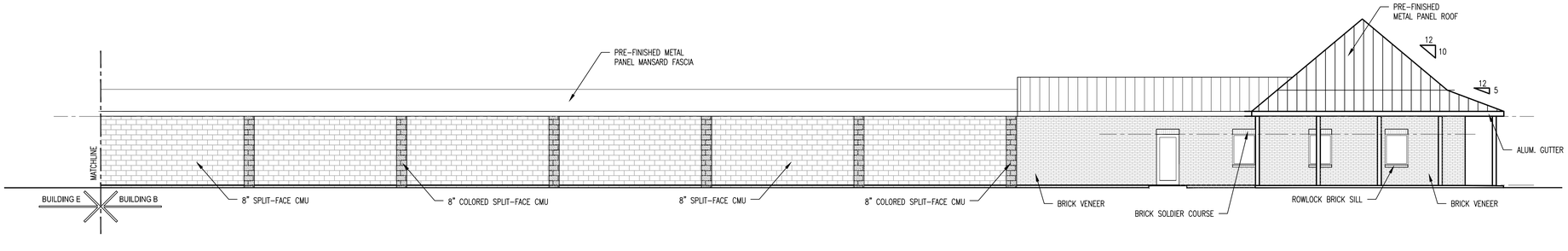
H1 BLDG B EAST ELEVATION

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



E1 BLDG B NORTH ELEVATION

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



A1 BLDG B SOUTH ELEVATION

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH
REGISTERED
No.
AR00033965
STATE OF
INDIANA
ARCHITECT

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Indianapolis, Indiana 46220
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Phone 317 726 1060 Fax 317 726 1061

ASPEN PROPERTY MANAGEMENT COMPANY

SPRING MILL GRAND STATION

Westfield, Indiana

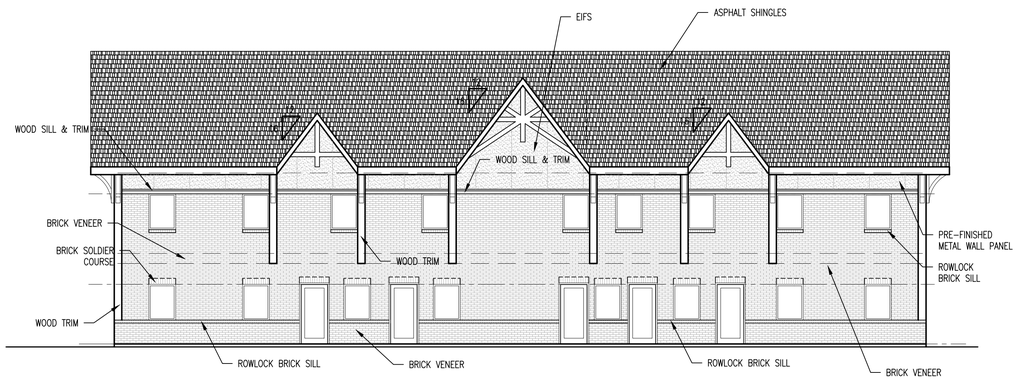
BUILDING "B"
EXTERIOR ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

COMPUTER FILE NAMES

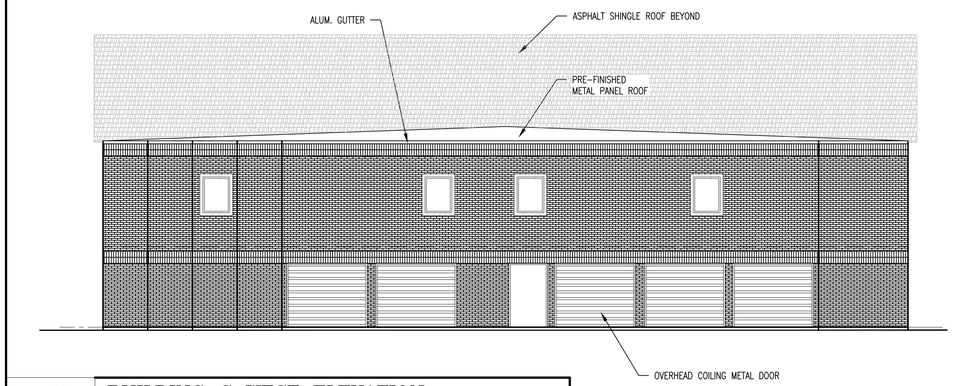
SHEET NO.

A202



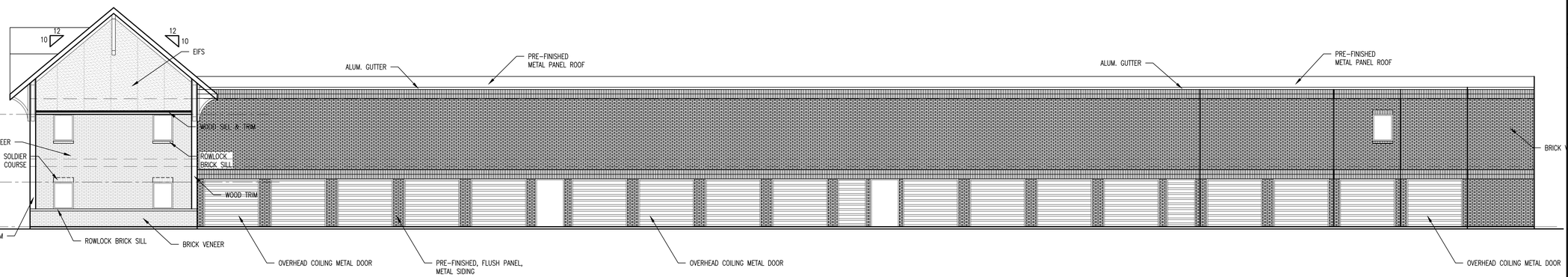
J1 BUILDING C EAST ELEVATION

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



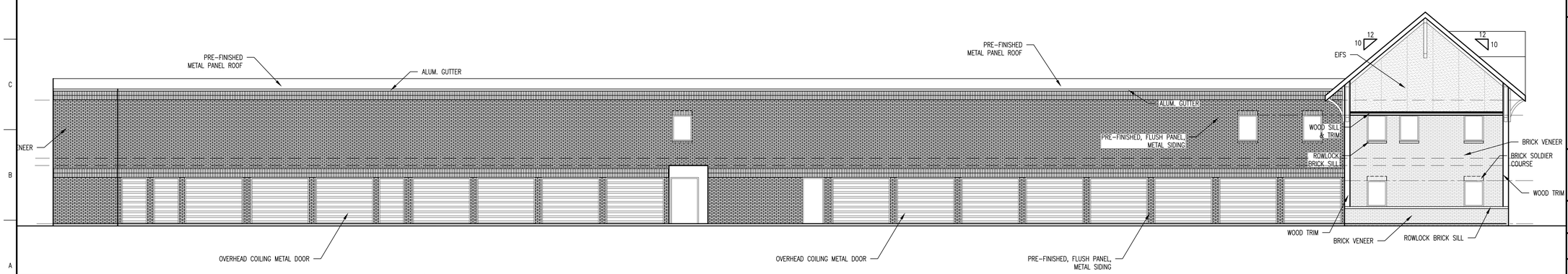
J9 BUILDING C WEST ELEVATION

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



E1 BUILDING C NORTH ELEVATION

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



A1 BUILDING C SOUTH ELEVATION

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH REGISTERED No. AR00033965 STATE OF INDIANA ARCHITECT

Mark A. Smith

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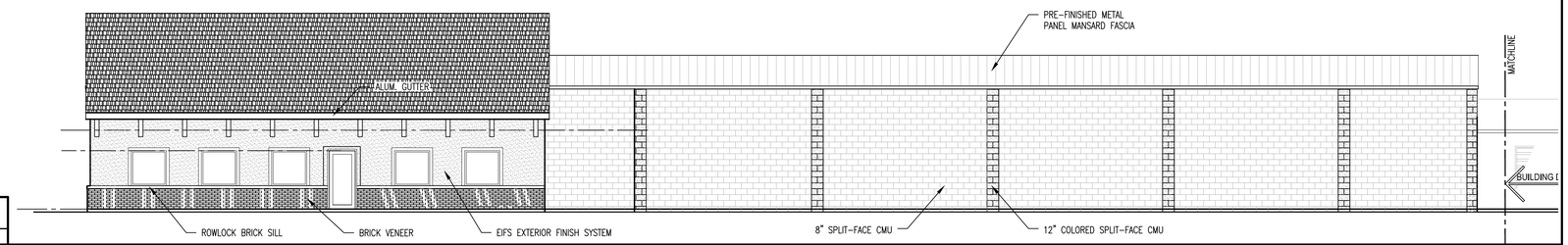
ASPEN PROPERTY MANAGEMENT COMPANY
SPRING MILL GRAND STATION
Westfield, Indiana

BUILDING "C"
EXTERIOR ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

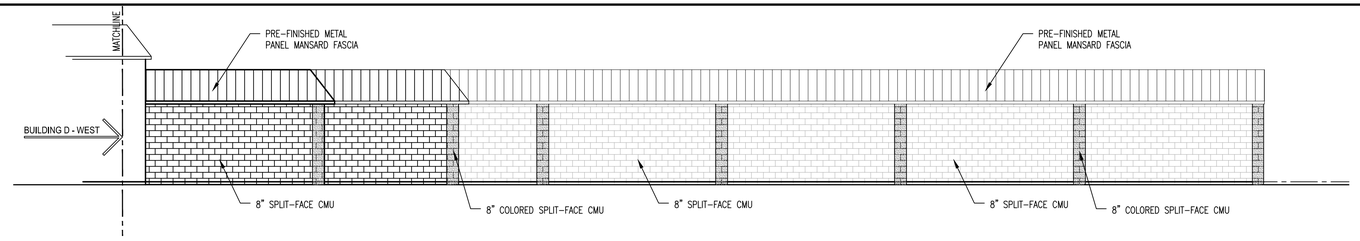
COMPUTER FILE NAMES

SHEET NO. A203



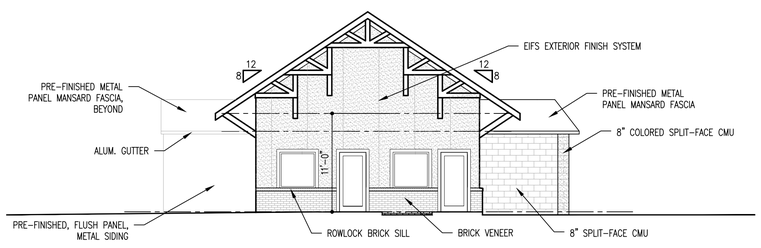
L1 BUILDING D NORTH ELEVATION – EAST HALF

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



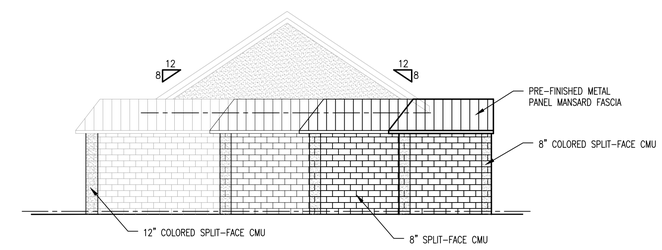
H1 BUILDING D NORTH ELEVATION – WEST HALF

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



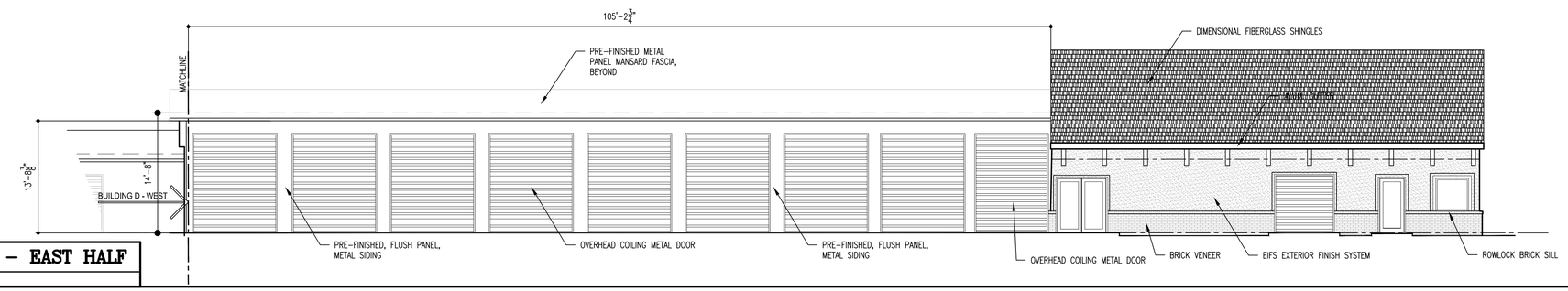
F1 BUILDING D EAST ELEVATION

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



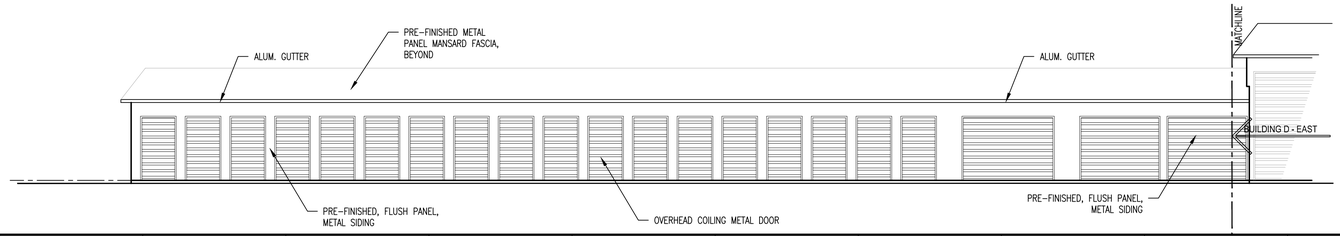
F9 BUILDING D WEST ELEVATION

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



C1 BUILDING D SOUTH ELEVATION – EAST HALF

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



A1 BUILDING D SOUTH ELEVATION – WEST HALF

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH
REGISTERED
No.
AR00033965
STATE OF
INDIANA
ARCHITECT

Mark A. Smith

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Indianapolis, Indiana 46220
mrksmith@comcast.net
Phone 317 726 1060 Fax 317 726 1061

ASPEN PROPERTY MANAGEMENT COMPANY

SPRING MILL GRAND STATION

Westfield, Indiana

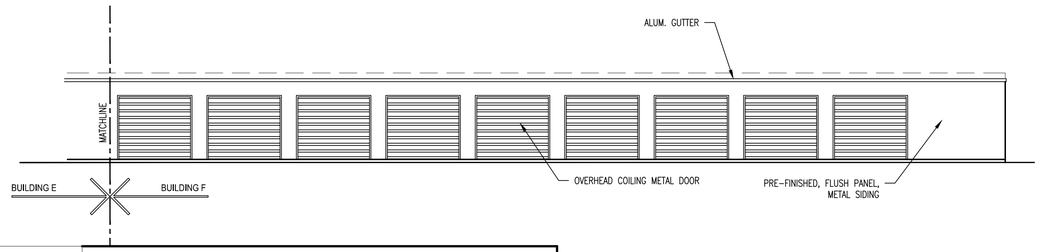
BUILDING "D"
EXTERIOR ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

COMPUTER FILE NAMES

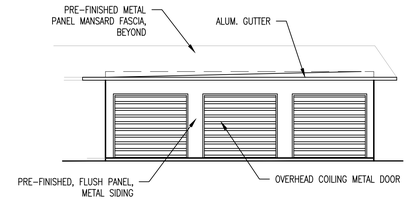
SHEET NO.

A204



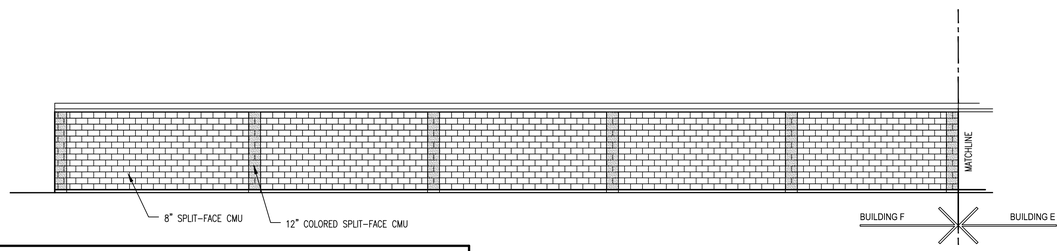
L1 BLDG F - EAST ELEVATION

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



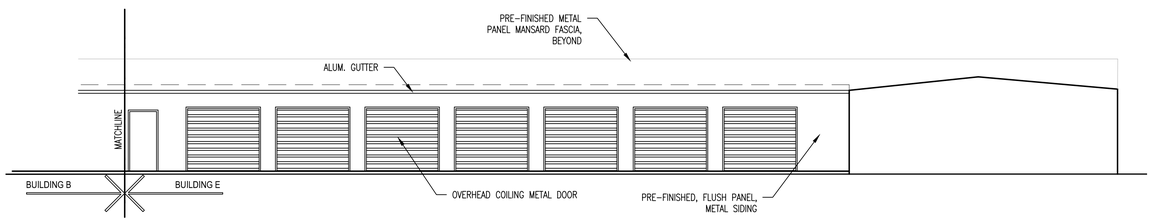
L10 BLDG F - NORTH ELEVATION

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



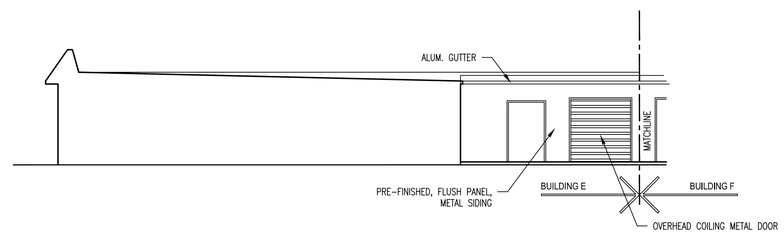
E1 BLDG F - WEST ELEVATION

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



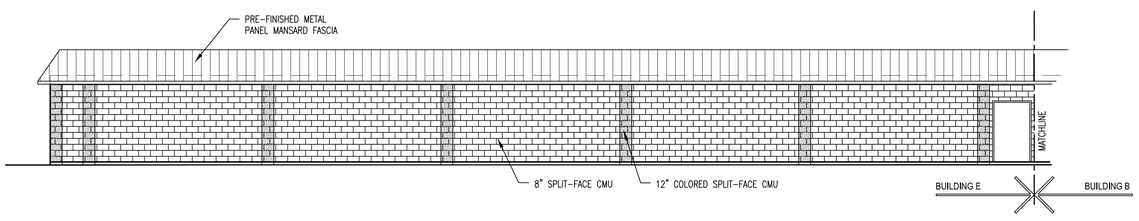
E1 BLDG E NORTH ELEVATION

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



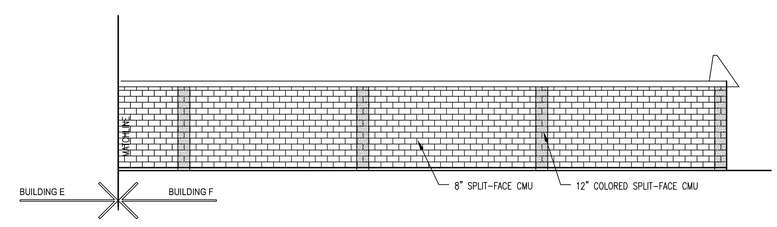
E10 BLDG E EAST ELEVATION

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



A1 BLDG E - SOUTH ELEVATION

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



A10 BLDG E - WEST ELEVATION

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH REGISTERED No. AR00033965 STATE OF INDIANA ARCHITECT

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ASPEN PROPERTY MANAGEMENT COMPANY

SPRING MILL GRAND STATION

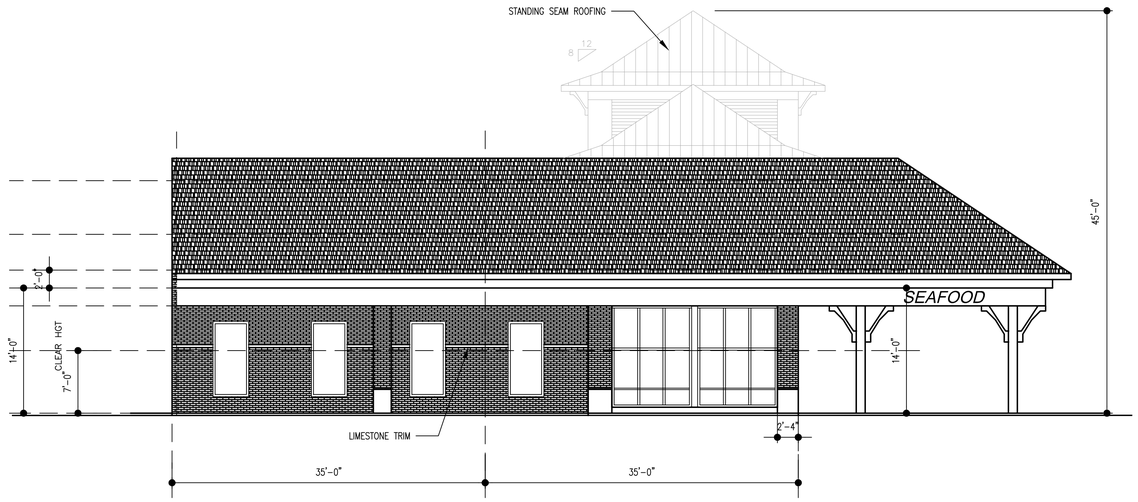
Westfield, Indiana

BUILDINGS "E & F"
EXTERIOR ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

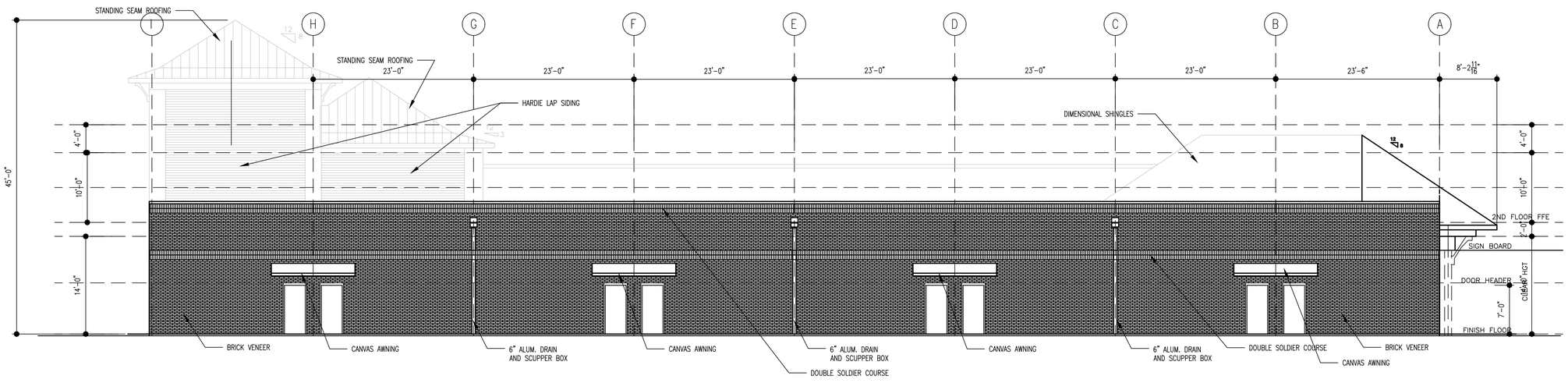
COMPUTER FILE NAMES

SHEET NO. A205



G1 BUILDING "A" SOUTH ELEVATION

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



A1 BUILDING "A" WEST ELEVATION

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

REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS

MARK A. SMITH REGISTERED No. AR00033965 STATE OF INDIANA ARCHITECT

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mrksmith@comcast.net

Phone 317 726 1060 Fax 317 726 1061

ASPEN PROPERTY MANAGEMENT COMPANY

SPRING MILL GRAND STATION

Westfield, Indiana

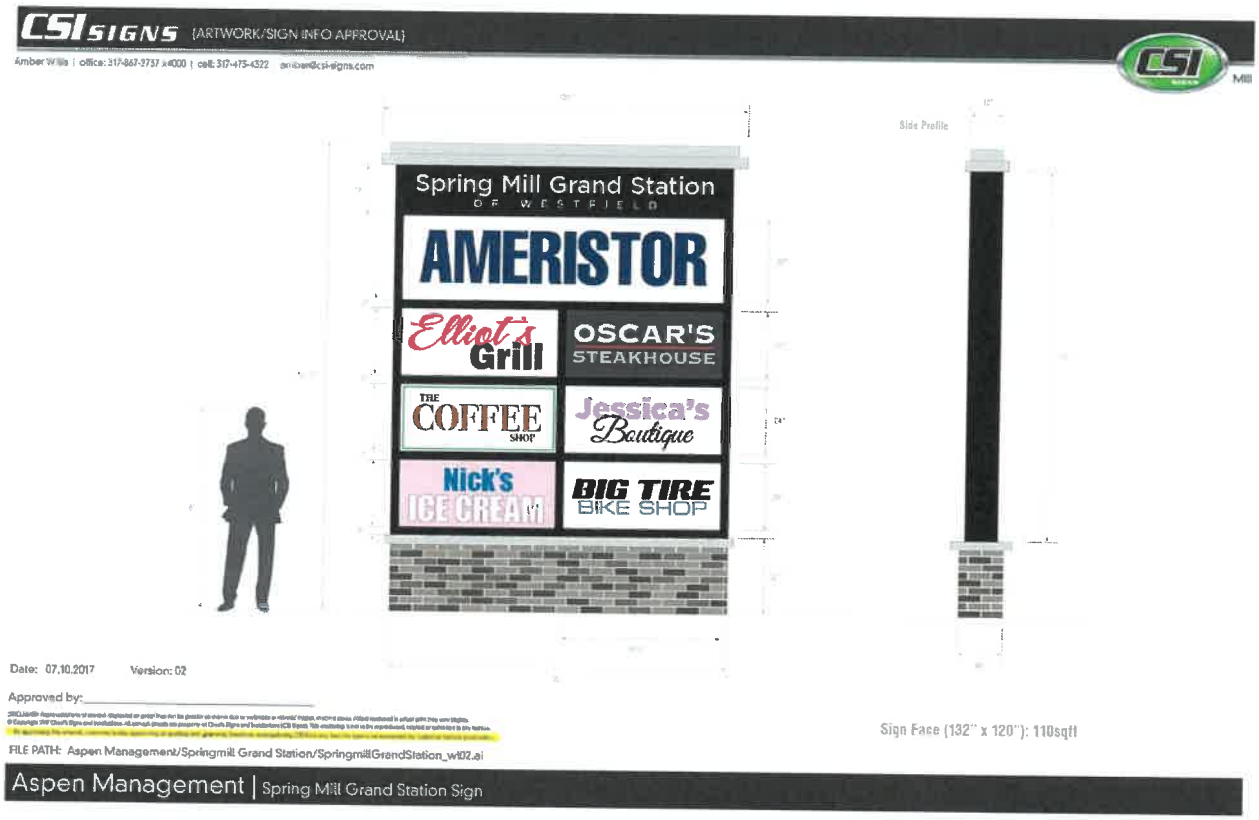
BUILDING "A"
ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
12/21/2017	21718.001	DFA	MAS

COMPUTER FILE NAMES

SHEET NO. A206

EXHIBIT D
SIGN EXHIBIT



ORDINANCE NUMBER 18-??

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 17-19 (the "Spring Mill Grand Station PUD Ordinance") on October 9, 2017; and,

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

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

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

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Spring Mill Grand Station PUD Ordinance, as applicable to the Real Estate.

1.2 All other provisions of the Spring Mill Grand Station PUD Ordinance shall remain in effect with the adoption of 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 **Exhibits B-1 & B-2**, is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. **General Regulations.** Section 6.A. shall be amended to read as follow:

Minimum Front Setback: 20 feet, except covered patio area shown on south end of Building A as depicted in the Concept Plans attached hereto as Exhibits B-1 & B-2. Said covered patio area shall maintain a front setback of at least 17 feet.

Section 4. **Development Standards.**

3.1 Section 7.1 under Development Standards of the Spring Mill Grand Station PUD Ordinance shall be amended to read as follows:

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

A. *CMU (Concrete Masonry Unit) shall be an acceptable masonry building material for the following:*
   1. *South side of Building B*
   2. *North and West sides of Building D*
   3. *South and West sides of Building E*
   4. *West side of Building F*

B. *Façade requirements in Article 6.3.F.2.b shall be waived for the east side of Building F as indicated in the Architectural Plans attached hereto as* ***Exhibits C1-C6****.*

C. *Horizontal Design requirements in Article 6.3.F.5.a shall be waived for Buildings B,C,D,E and F as indicated in* ***Exhibits C1-C6****.*

D. *The Wall Planes standard in Article 6.3.F.5.b, requiring offsets at 40-foot and 60-foot intervals, shall be waived for the following:*
   1. *South side of Building B*
   2. *North and West sides of Building D*
   3. *South and West sides of Building E*
   4. *West side of Building F*

E. *The parapet walls for flat roofs requirement in Article 6.3.F.7.b shall be waived for Building C.*

3.2 Section 7.3 under Development Standards of the Spring Mill Grand Station PUD Ordinance shall be amended to read as follows:
Article 6.17 Sign Standards: Shall apply, except that:

A. *The Monument Sign shall be constructed substantially similar to the depiction in* ***Exhibit D*** *in terms of design, height and area. All signs shall either be (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures. In order to accommodate the monument sign if externally lit with gooseneck light fixtures, the sign height may be increased to no more than fifteen (15) feet, with the total sign area not exceeding the area shown in* ***Exhibit D****.*
B. *The monument sign may incorporate additional LED lighting not depicted in* ***Exhibit D****.*
C. *The monument sign shall be setback at least one (1) foot from the right-of-way.*

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

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

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-??**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-??**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibits B1-B2	Concept Plan
Exhibits C1-C6	Architectural Plans
Exhibit D	Sign Exhibit

EXHIBIT A
REAL ESTATE

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

EXHIBIT B-1
CONCEPT PLAN

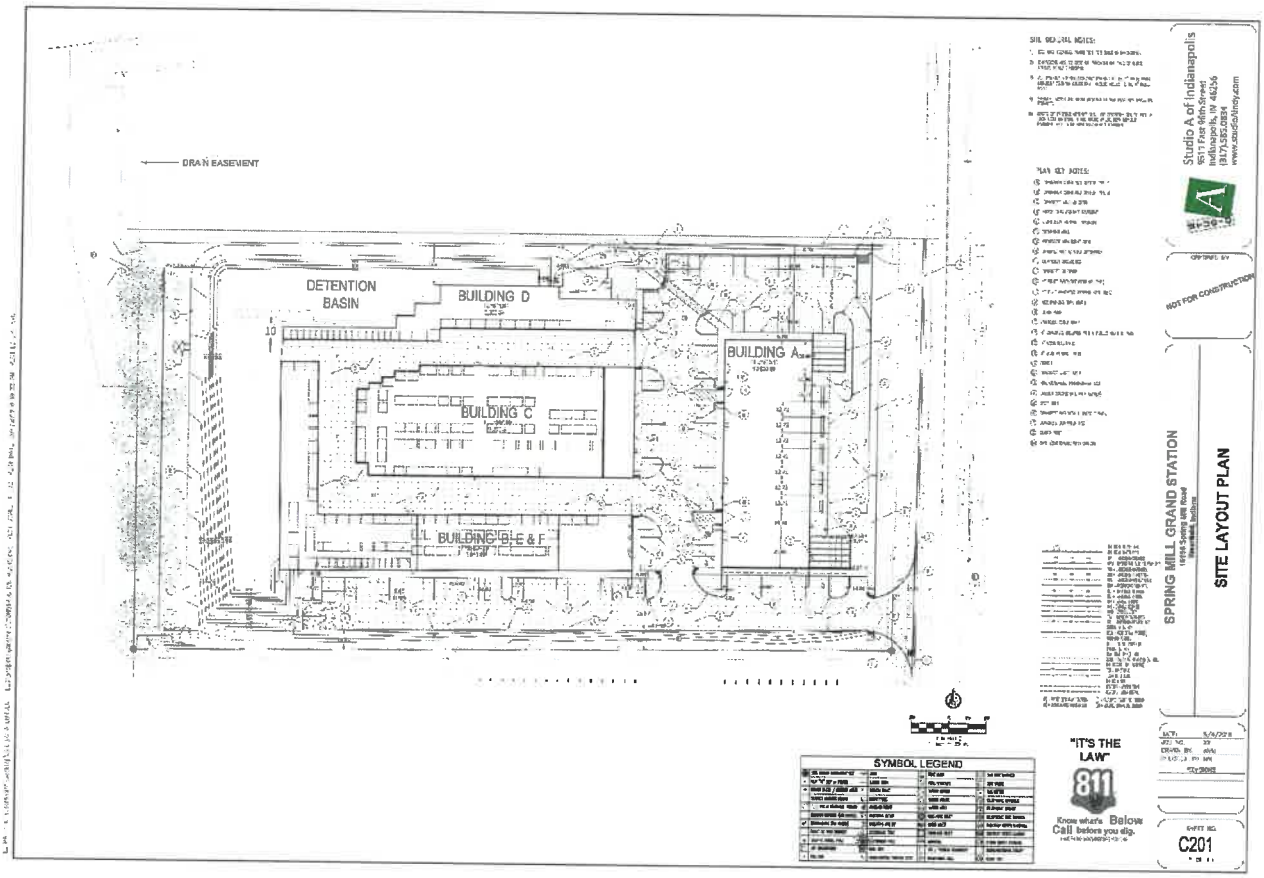


EXHIBIT B-2
CONCEPT PLAN

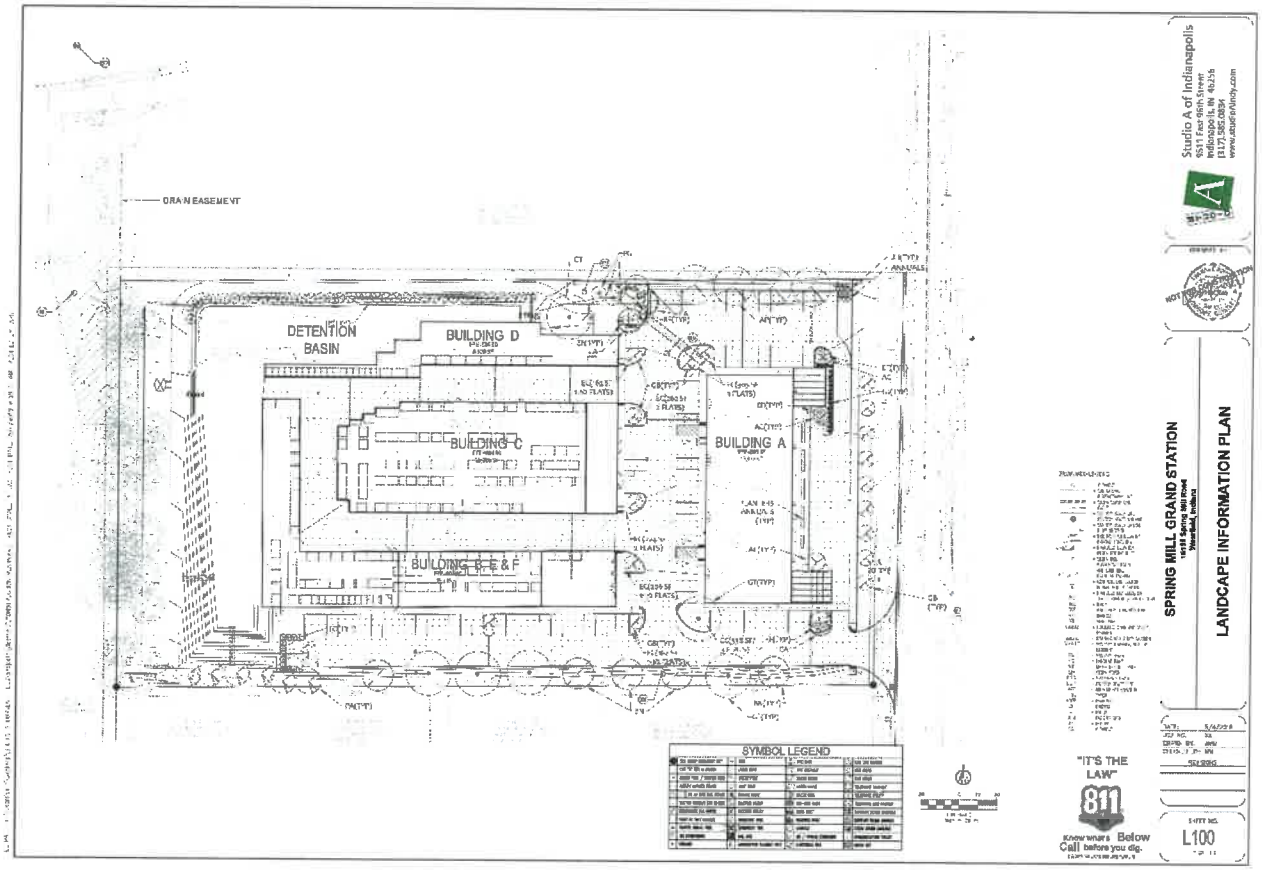


EXHIBIT C-1
ARCHITECTURAL PLANS

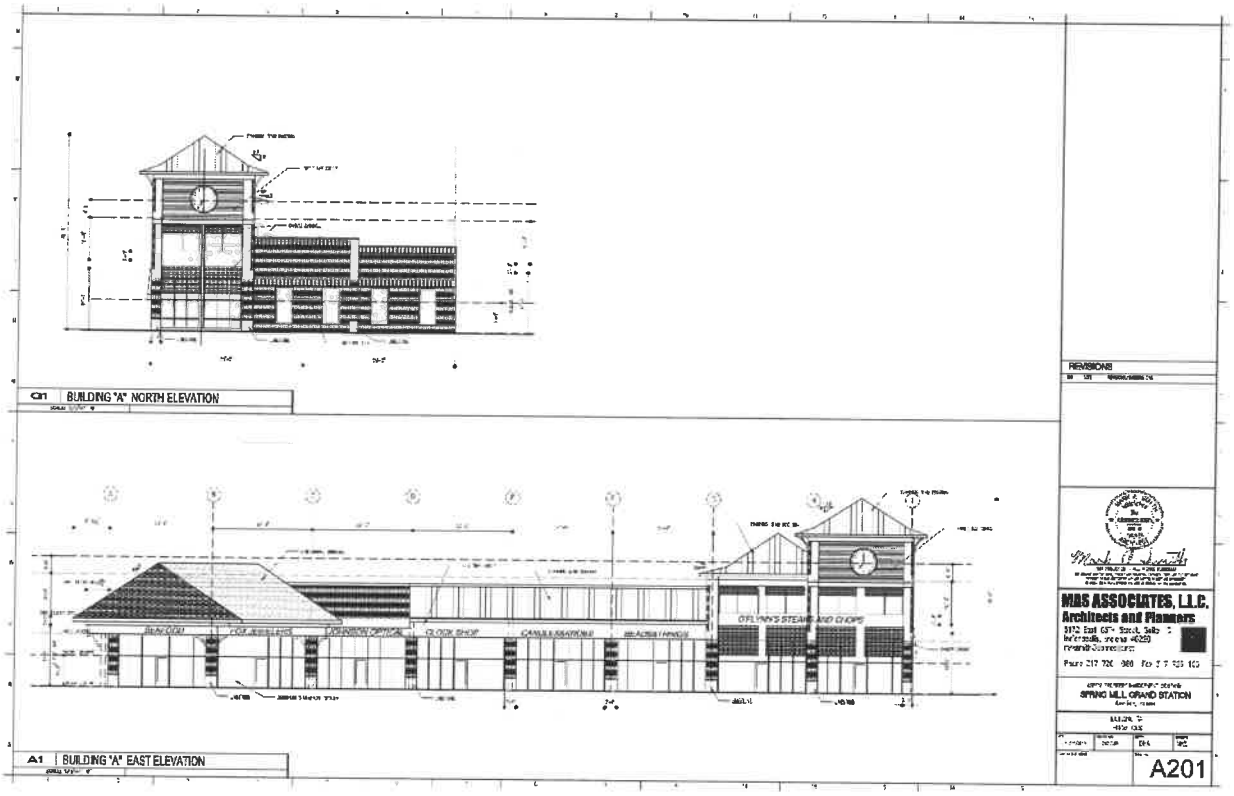


EXHIBIT C-2
ARCHITECTURAL PLANS

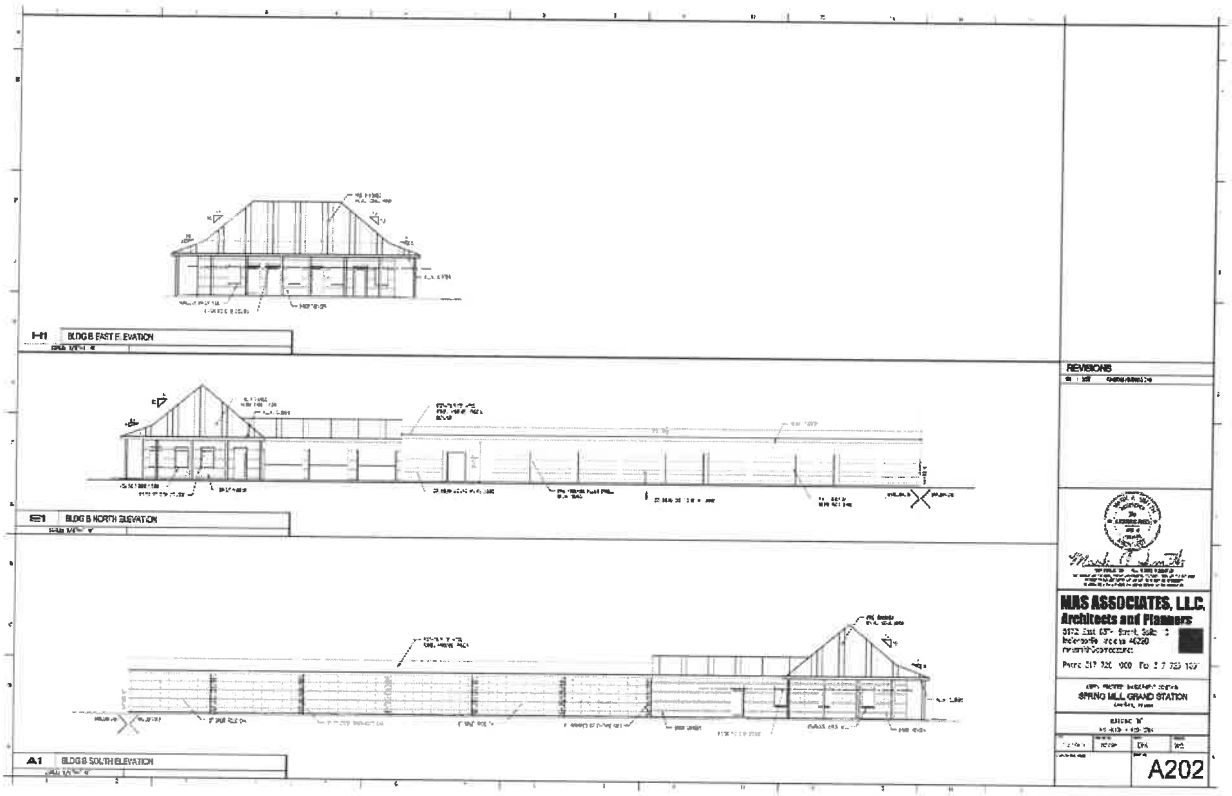


EXHIBIT C-3
ARCHITECTURAL PLANS

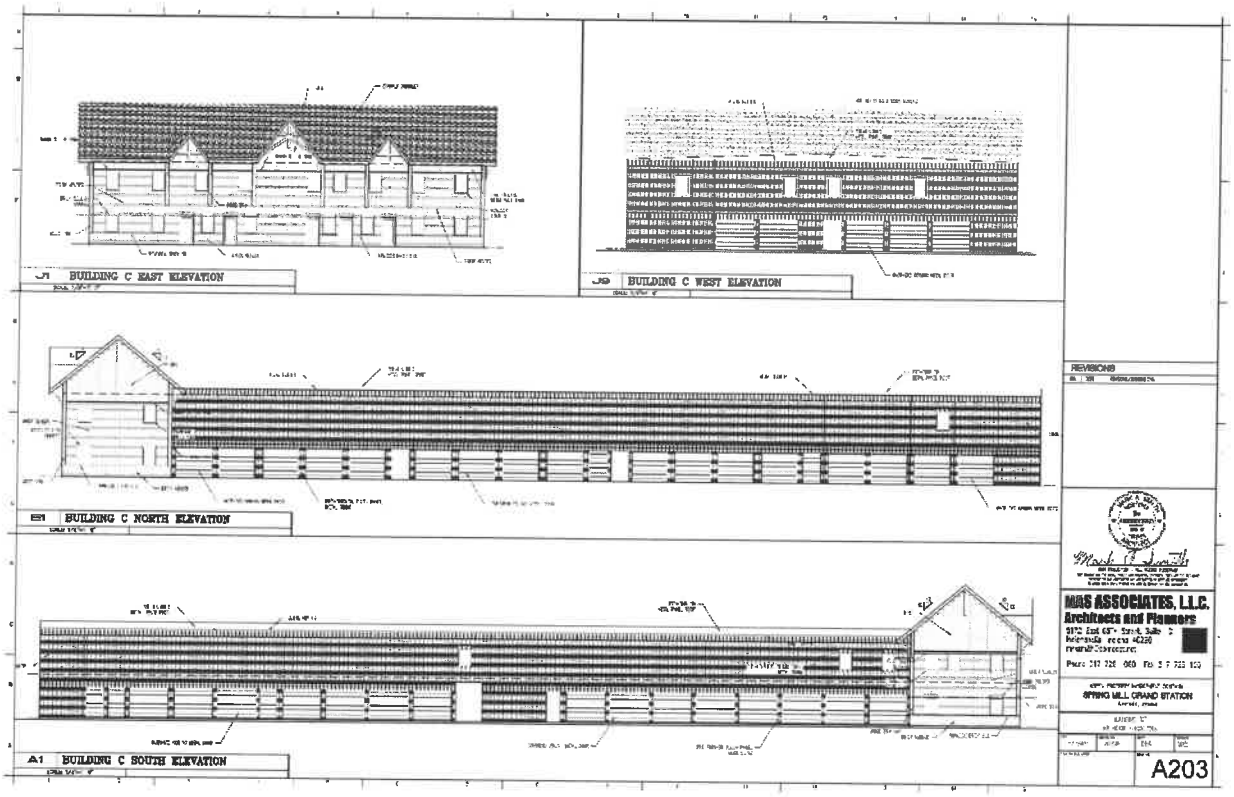


EXHIBIT C-4
ARCHITECTURAL PLANS

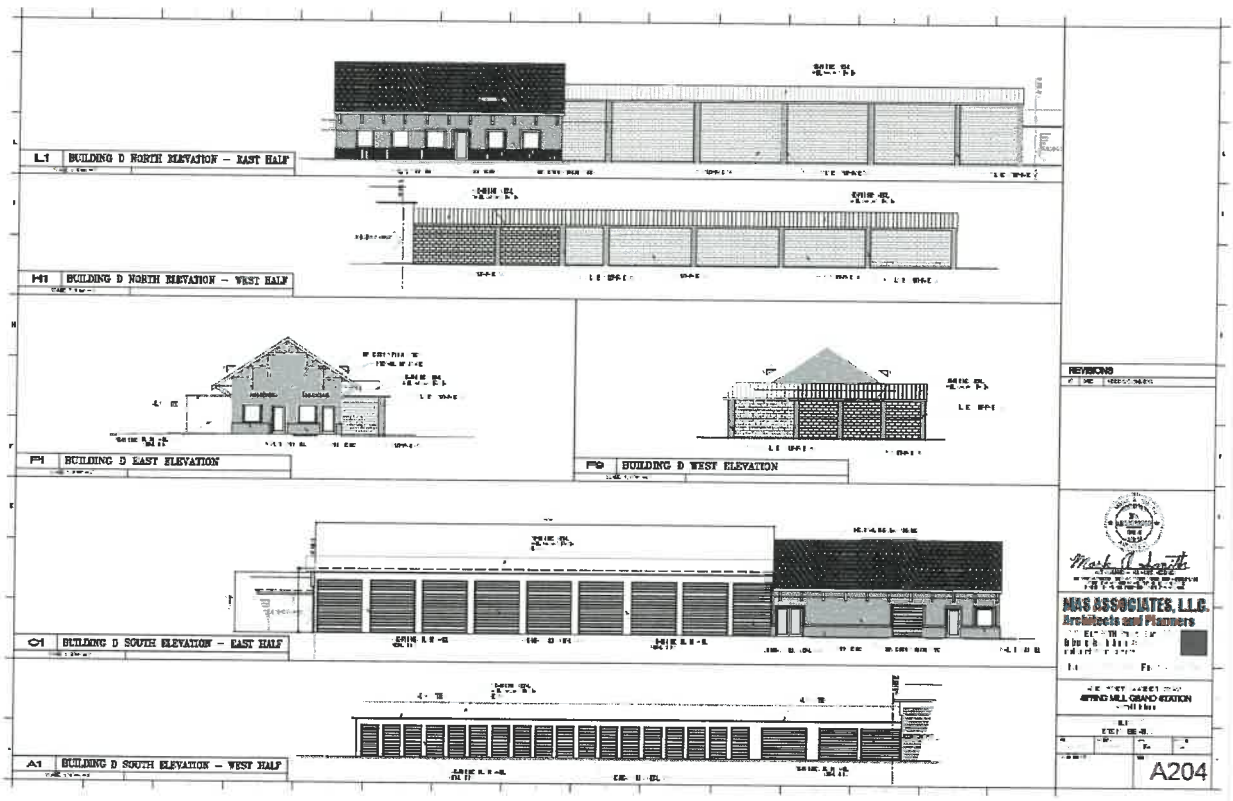


EXHIBIT C-5
ARCHITECTURAL PLANS

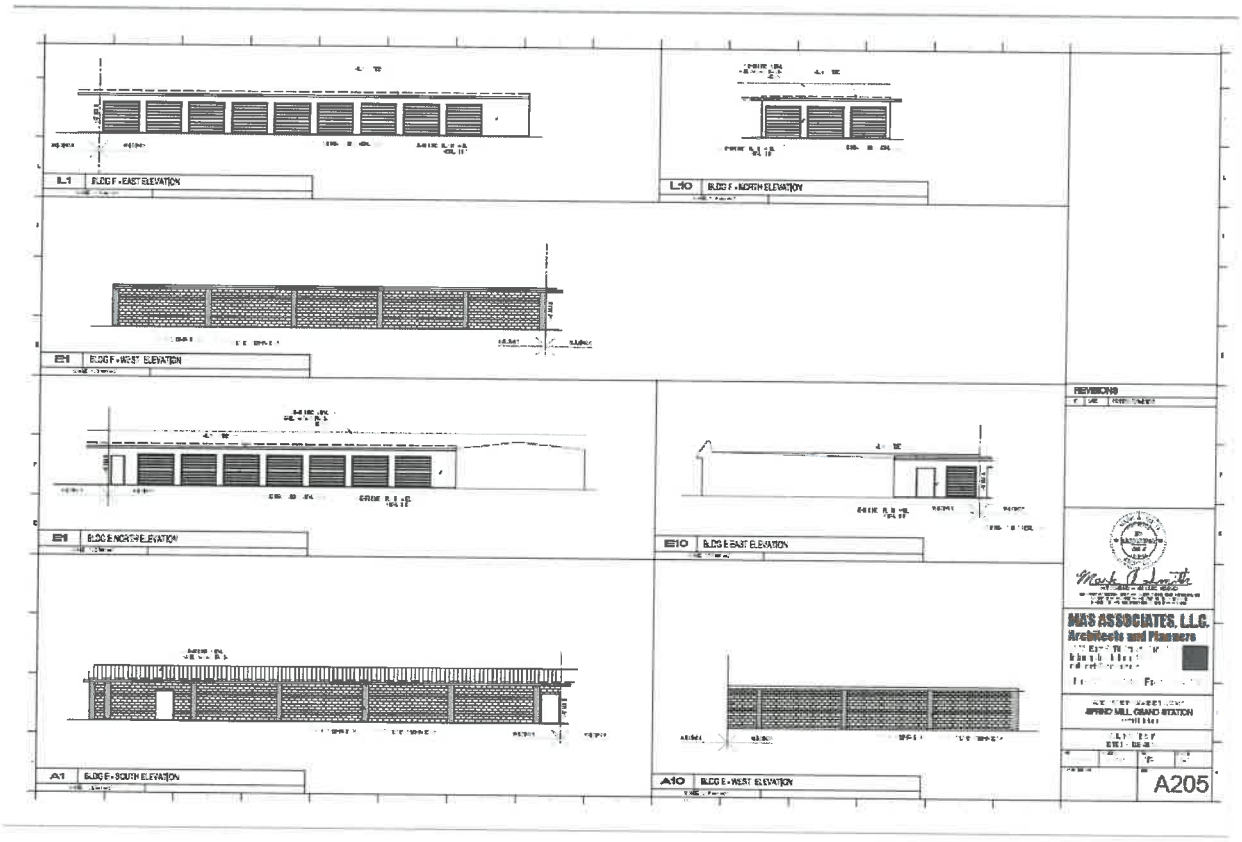


EXHIBIT C-6
ARCHITECTURAL PLANS

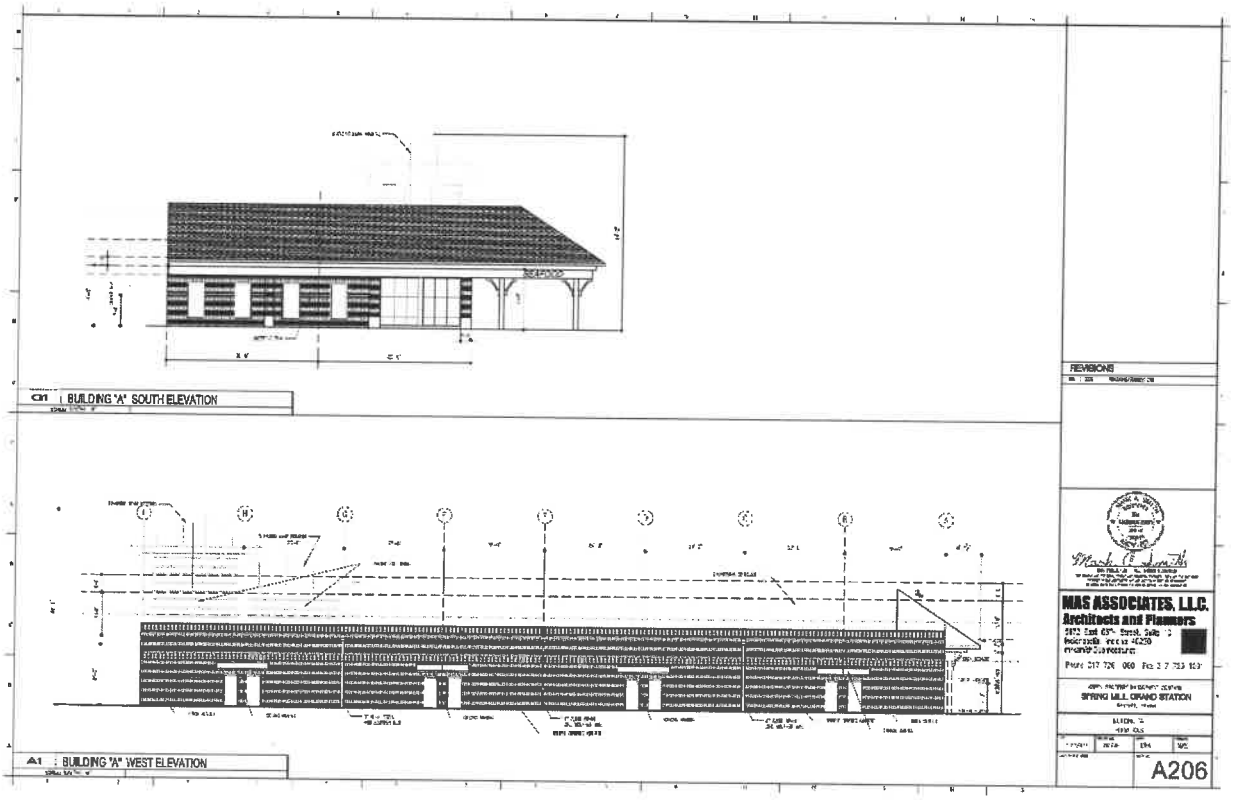
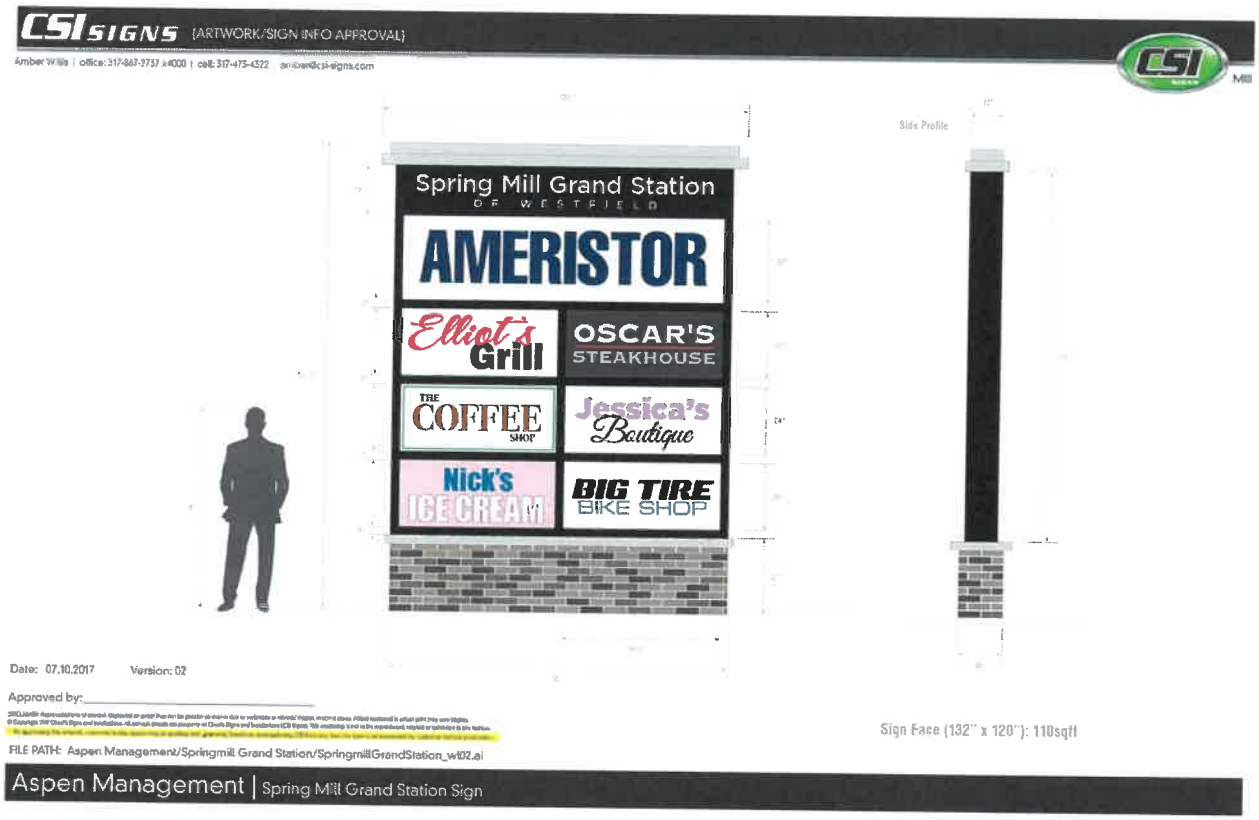


EXHIBIT D
SIGN EXHIBIT



2017051441 ORDINANCE $25.00
10/17/2017 10:41:01A 12 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

2520
(12)

ORDINANCE NUMBER 17-19

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1707-PUD-13**), requesting an amendment to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1707-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-1) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 2, 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 and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Spring Mill Grand Station PUD District"** (the "District").

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

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

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

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Construction will be phased, with Phase 1 to include, at a minimum, Buildings A & D.

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

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

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

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

A. Self-storage facility

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

A. Minimum Front Setback: 20 feet

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

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

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

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

A. Foundation Plantings required in Article 6.8 (L) shall be waived, except as depicted in **Exhibit B**.

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

7.3 Article 6.17 Sign Standards: Shall apply, except that the Monument Sign shall be constructed substantially similar to the depiction in **Exhibit D** in terms of design, height and area. All signs shall either (i) reverse channel letter; or, (ii) be externally lit with gooseneck light fixtures. In order to accommodate the sign if externally lit with gooseneck light fixtures, the sign height shall not be as depicted Exhibit D, but shall be fifteen feet in height or less while the sign area remains the same

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

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 9th DAY OF Oct, 2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-19 was delivered to the Mayor of Westfield on the 10th day of Oct, 2017, at 9:30AM.

Cindy Gossard

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 17-19**

this 10th day of Oct., 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-19**

this ____ day of _____, 2017.

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

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

EXHIBIT B-1
CONCEPT PLAN

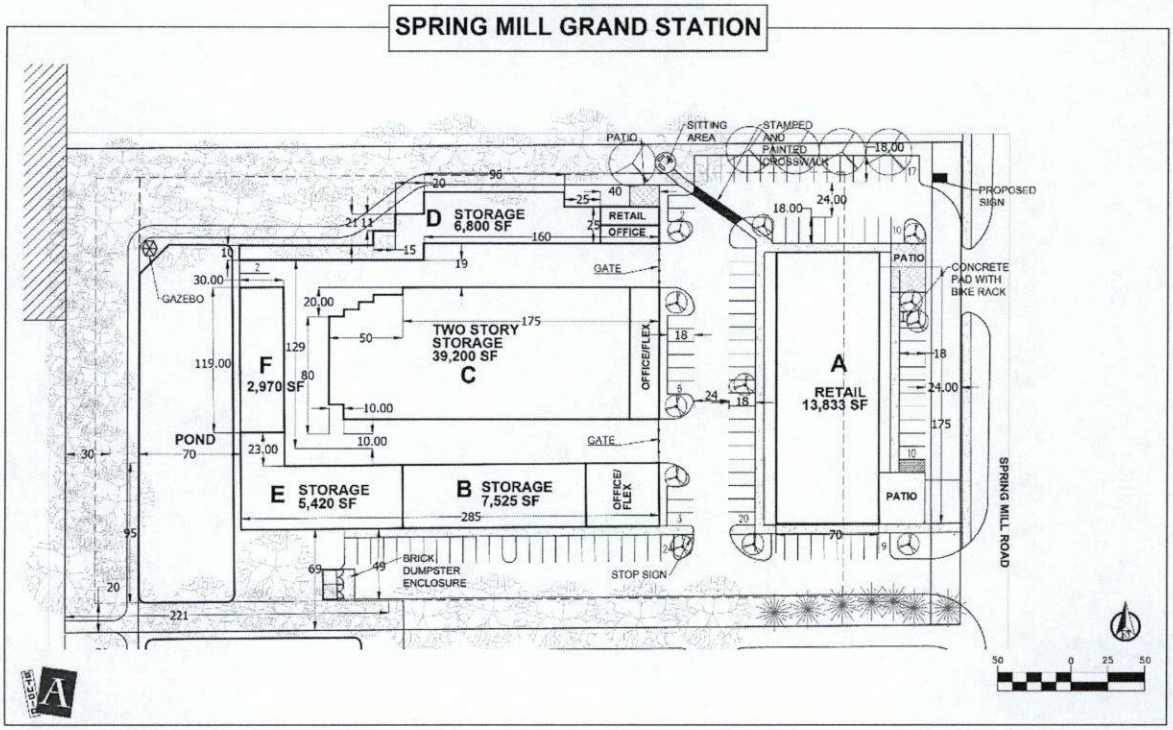


EXHIBIT B-2
CONCEPT PLAN

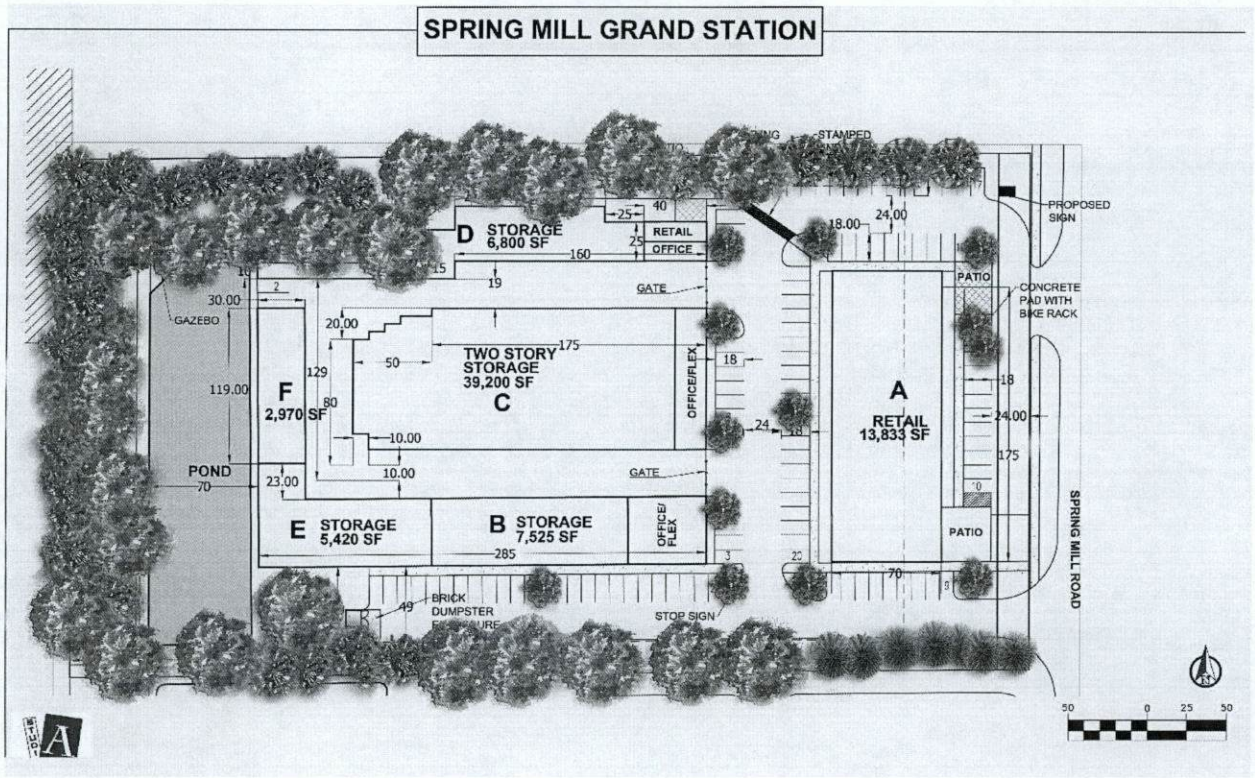


EXHIBIT C-1
CHARACTER EXHIBIT

NEW MULTI TENANT RETAIL BUILDING
SPRINGMILL GRAND STATION
WESTFIELD, INDIANA
peterson ARCHITECTURE

NEW MULTI TENANT RETAIL BUILDING
SPRINGMILL GRAND STATION
WESTFIELD, INDIANA
peterson ARCHITECTURE

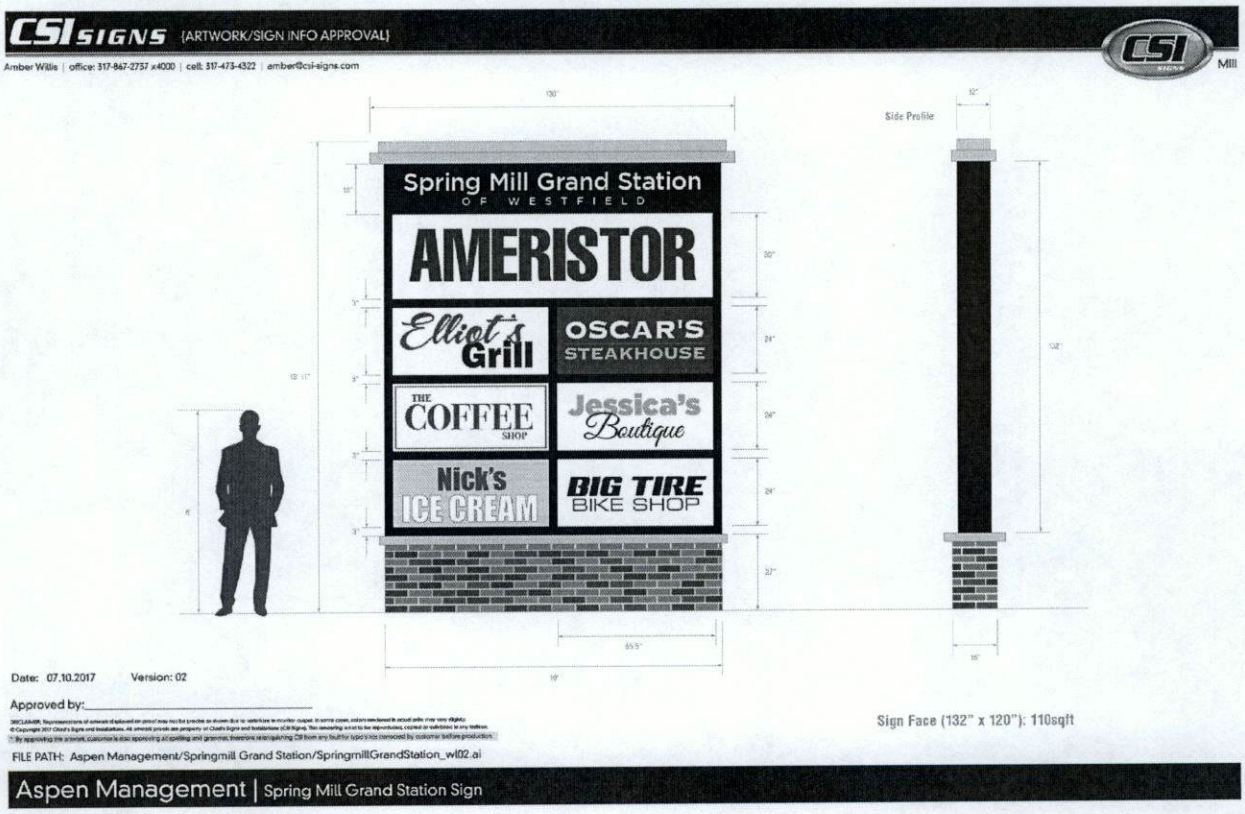
EXHIBIT C-2
CHARACTER EXHIBIT

NEW MULTI TENANT RETAIL BUILDING
SPRINGMILL GRAND STATION
MERRIFIELD INDIANA
ARCHITECTURE

NEW MULTI TENANT RETAIL BUILDING
SPRINGMILL GRAND STATION
MERRIFIELD INDIANA
ARCHITECTURE

NEW MULTI TENANT RETAIL BUILDING
SPRINGMILL GRAND STATION
MERRIFIELD INDIANA
ARCHITECTURE

EXHIBIT D
SIGN EXHIBIT



SPRING MILL GRAND STATION

NARRATIVE STATEMENT – TEXT AMENDMENT

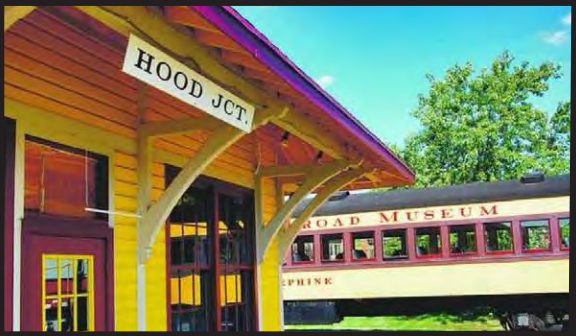
Spring Mill Grand Station was approved as a PUD ordinance in October of 2017. The 4.9 acre site on the west side of Spring Mill Road, 300 feet north of West 161st Street, features 13,833 square feet of retail, 6,850 square feet of office space and a 61,915 square foot self-storage facility. Phase 1 will consist of Buildings A, B, D, E and F, with Phase 2 being Building C.

While plans from this October approval have not changed, substantially, the project is advancing to the construction stage. The most significant change is that the project has been moved back 20 feet to accommodate Spring Mill Road reconstruction plans. The north drive has also been eliminated.

It has become evident that certain architectural elements of the original design are not completely consistent with the wording in the Westfield Unified Development Ordinance. Consequently, a text amendment is being sought to rectify the differences. The architectural elements are reflective of the recommendations set forth in the 2014 Westfield Washington Township Comprehensive Plan addendum. A railroad era theme is evident, particularly in the proposed retail building, with gable roofs, strut details, and cupola with clock.

Waivers are being sought for the monument (reduction of front setback), the use of Concrete Masonry Unit (CMU) as a building material (located on six building sides), façade requirements for the east side of Building F, Horizontal Design requirements for Buildings B, C, D & F, Wall Plane offset requirements for Buildings B, D, E & F, and Parapet Wall requirements for flat roofs on Building C. The proposal has received input and support from the Spring Mill Station Task Group.

SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP COMPREHENSIVE PLAN

V. 3/26/14

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CITY OF
Westfield
INDIANA

MAYOR:

Andy Cook

CLERK TREASURER:

Cindy Gossard

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Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Verplank, Communications

EXECUTIVE SUMMARY:

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

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

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

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

CHAPTER 1: OVERVIEW

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

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

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

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

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

CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 3: RECENT EVENTS

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

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

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

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

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

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

Springmill Commons Shopping Center – Zinkan and Barker

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

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

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

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

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

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

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

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

US 31 Major Moves Project

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

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

161st Street Bridge Rendering

Possible Intersection Improvements for 161st Street/Spring Mill Road

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

Spring Mill Road Programming and Engineering Draft Study

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

Grand Park

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

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

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

Viking Meadows and Maple Knoll Subdivisions Permit Activity:

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

Townhomes at Countryside

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

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

Development Interest

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

CHAPTER 4: PLANNING AREA

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

Rationale:

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

Northwest Corner of 161st/Spring Mill Road

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

Rationale: The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

Northeast Corner of 161/Spring Mill Road

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

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

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

Southeast Corner of 161/Spring Mill

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

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

Southwest Corner of 161/Spring Mill

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

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

CHAPTER 5: IDENTITY– "SPRING MILL STATION"

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

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

1. "Station" continues the downtown Westfield rail road-like theme of "Grand Junction" and its relation to the abandoned rail lines in the area.

2. "Station" also relates to Westfield's involvement in the Underground Railroad and the continuation of that theme west of US 31.

3. "Spring Mill" connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.

4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

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

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

CHAPTER 6: LAND USES

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

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

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

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

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

Unique outdoor eating establishment

3) Food and Beverage Retail Sales: Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens. *Examples:, Trader Joe's, Butcher Shop, Bakery, Fresh Market*

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

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

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

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

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

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

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

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

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

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

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

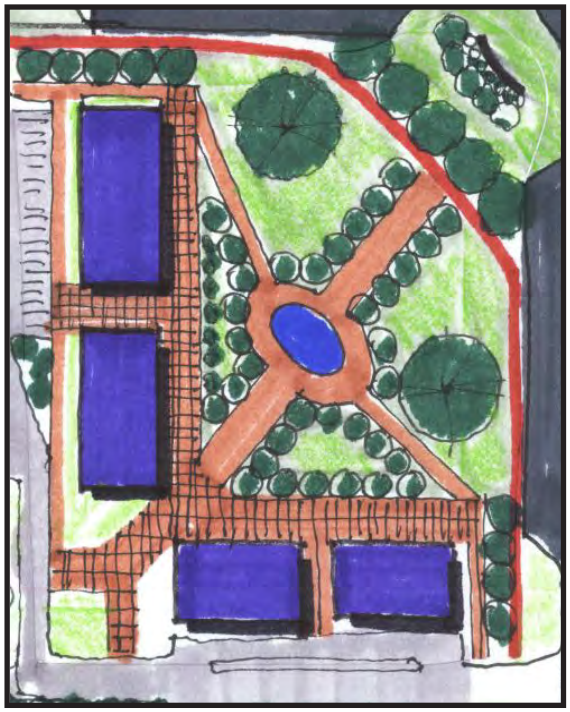
Spring Mill Station Land Use Examples:

CHAPTER 7: SITE DESIGN & ARCHITECTURE

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

Village Green

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



Thematic Design: Railroad

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

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

Railroad Theme Architecture: Quality and Theme

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

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

Public Art (Desired Features)

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

Site Design Concepts

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

Conceptual Plan A

Conceptual Plan B

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

Conceptual Plan A

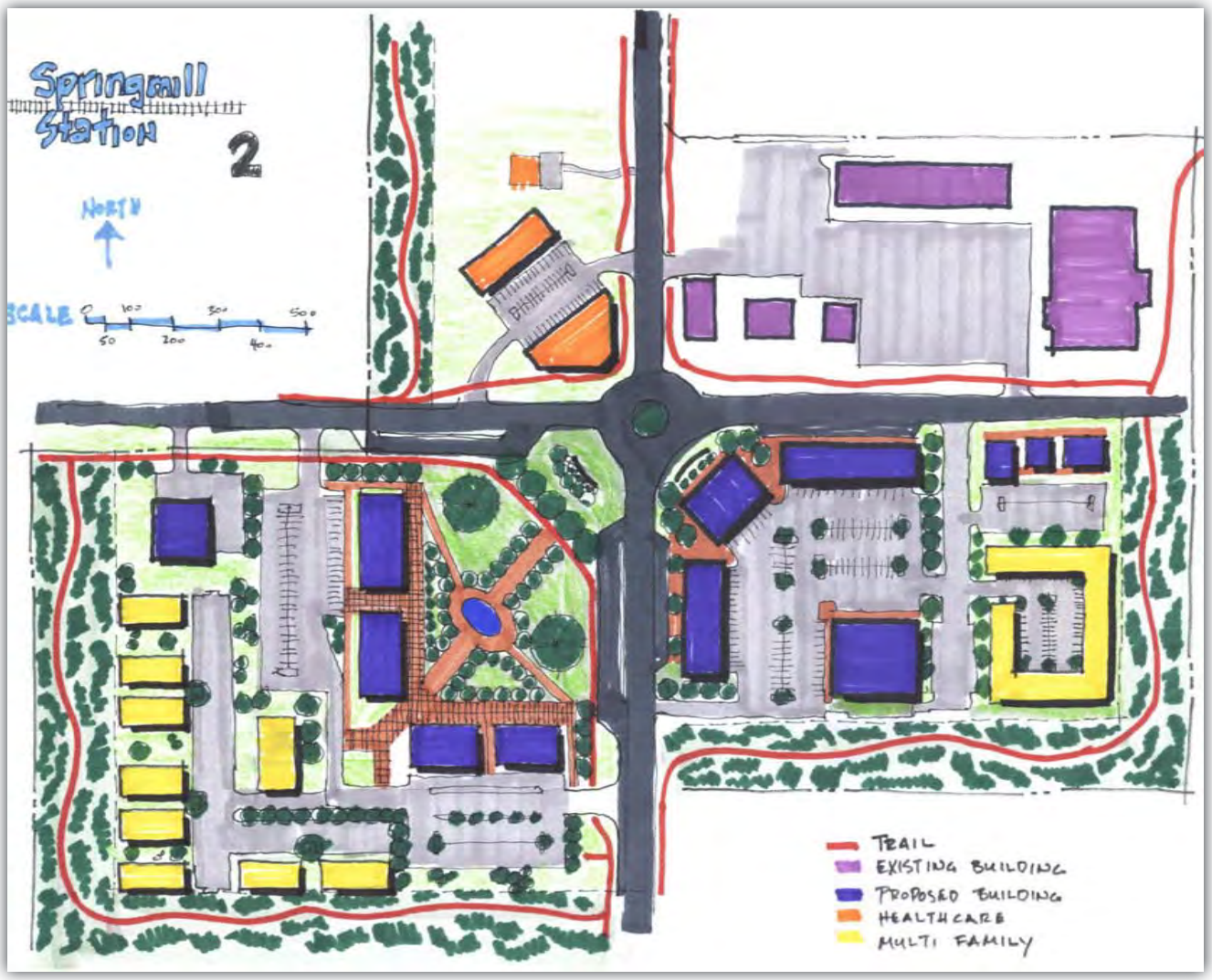
Plan A is consistent with the Spring Mill Station Plan for the following reasons:

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

Conceptual Plan B

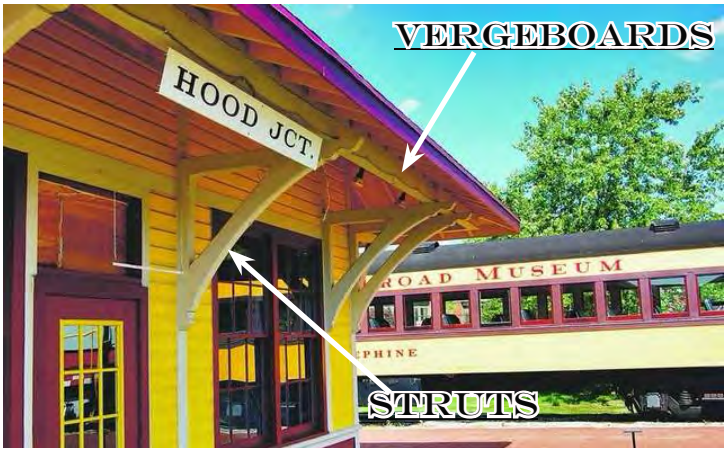
Plan B is consistent with the Spring Mill Station Plan for the following reasons:

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



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

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



HOOD JCT

CHARLEVOIX
IRON DETAIL

INVITING ENTRANCES/
COVERED ENTRANCES
CHARLEVOIX

VARIATION OF
ARCHITECTURAL
ELEMENTS
WINDOWS AND PANES

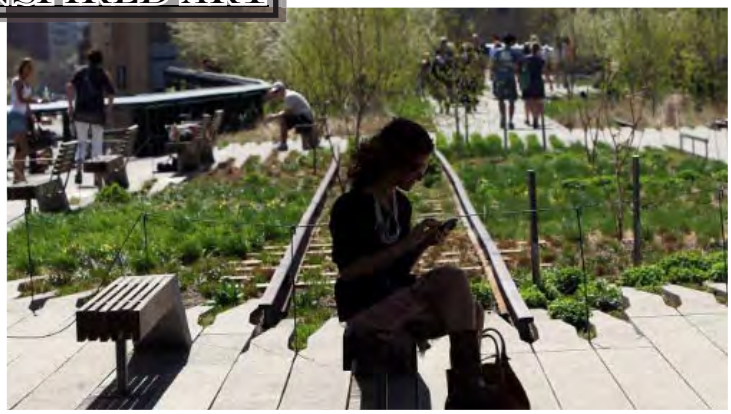
TOWER/CUPOLA

MIX OF BRICK/WOOD &
MIXED COLOR ELEMENTS

WINDOW ACCENTS

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

RAILROAD INSPIRED ART



WATER TOWERS

RAILROAD BENCHES

CLOCK TOWER

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

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

Massing

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

The following is a list of encouraged massing elements:

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

The following is a list of discouraged massing elements:

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

CHAPTER 8: TRANSITIONS AND BUFFERING

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

Connected, But Protected Design

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

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

(Connected pedestrian path shielded from surrounding uses)

Buffering:

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

The following is a list of encouraged buffer standards:

1) Continuation of the "railroad theme" throughout the buffer areas.

2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.

3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.

4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.

5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.

6) Native plantings should be used where appropriate.

7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.

8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.

9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.

10) Delivery trucks should not be permitted to remain idling while deliveries are being made.

11) Trash pickup should be restricted to normal waking hours.

12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.

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

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

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

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

(Earthen mound w/mix of trees and hardscapes)

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

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

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

CHAPTER 9: ACCESS AND CIRCULATION:

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

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

CHAPTER 10: PUBLIC INPUT

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

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

1) Stakeholder Input:

Stakeholder Concerns:

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

Stakeholder Affirmations:

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

2) Public Open House Comments:

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as “rain gardens” for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to no affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.

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

3) Developer Input

Key Points:

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

Quality Apartment Development in planning area:

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

Concept A

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

Concept B

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

CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

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

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

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

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

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

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

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

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

CHAPTER 12: GOING FORWARD

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

1) ***Measuring Progress:*** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.

2) ***Important Factors:*** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.

3) ***Validation of Existing Objectives:*** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.

4) ***Revising Planning Objectives:*** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.

5) ***Prepare Addendum:*** A summary document, a Spring Mill Station Plan Addendum (the "Addendum"), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

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

APPENDICES

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

Appendix A – Charrette 1: Orientation and Introduction

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

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

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

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

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

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

161st & Spring Mill Plan
Charrette #2 Homework Handout – Study Area & Land Use
July 31, 2013
(6:30 PM – 8:30 PM)

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

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

Land Uses:

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

but not necessary. Please provide pictures if reasonably possible.

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

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

(Consensus Map Area choosen)

Planning Area Boundary

N

Appendix B: - Charrette 2: Planning Area and Land Use
161st/Spring Mill Plan
Charrette #2 Summary
July 31, 2013

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

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

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

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

Uses:

1. The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.

- a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.

2. Uses

- a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
  - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
- b. Ice Cream
- c. Bakery
- d. Florist

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

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

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

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

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

Existing preferred uses in Study Area:

The group then discussed the uses at the existing shopping center that like:
1) Bank
2) Chinese restaurant
3) Liquor store
4) The Mill
5) Kroger
6) Mexican restaurant (ability to sit outside)
7) Starbucks (ability to sit outside)
8) The convenience of having these close to homes, not the uses themselves
9) Gas Station

What about the center do you not like?

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

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

5) An overall lack of creativity in the design.

161st & Spring Mill Plan
Proposed Discussion Outline & Meeting Schedule
Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)
a. Identifying the Planning Area – Review Results
b. Naming the Planning Area/Community Identity
    i. Interested in naming corner?
    ii. Ideas
    iii. Selection
c. Identify/Discuss Desired Land Uses
    iv. Is change desired?
    v. Places you would like to replicate?
    vi. Existing uses you like/don't like?

Appendix C - Charrette 3: Architecture and Urban Design

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

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

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

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

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

1) Building Massing
    a) review images
    b) Discuss
    i. The group discussed the following elements as being desirable relating to massing:

        a. Intersection of 126th and Gray
        b. Architectural Detail
        c. Iron work/accents
        d. Curvilinear elements

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

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

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

2) Building Setbacks and Orientation
a) review images
b) Discuss
1. Positive elements relating to massing:
a. hardscape and landscape elements important
b. design for protection of pedestrian space using landscaping to create a comfortable feeling
c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

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

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

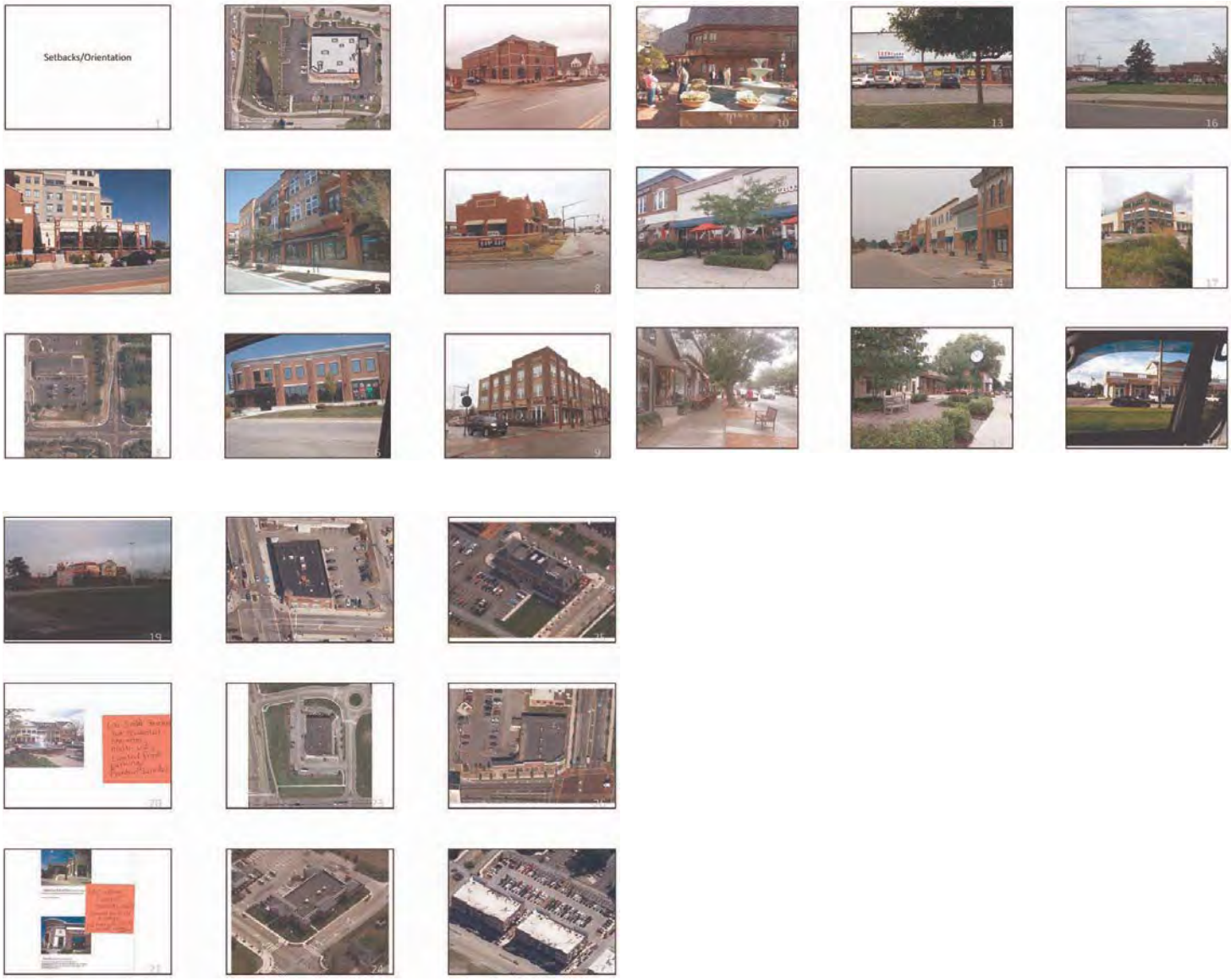
5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

Spring Mill Station Plan
Charrette 3 Discussion Outline – Architecture & Urban Design
August 7, 2013
(6:30 PM – 8:30 PM)

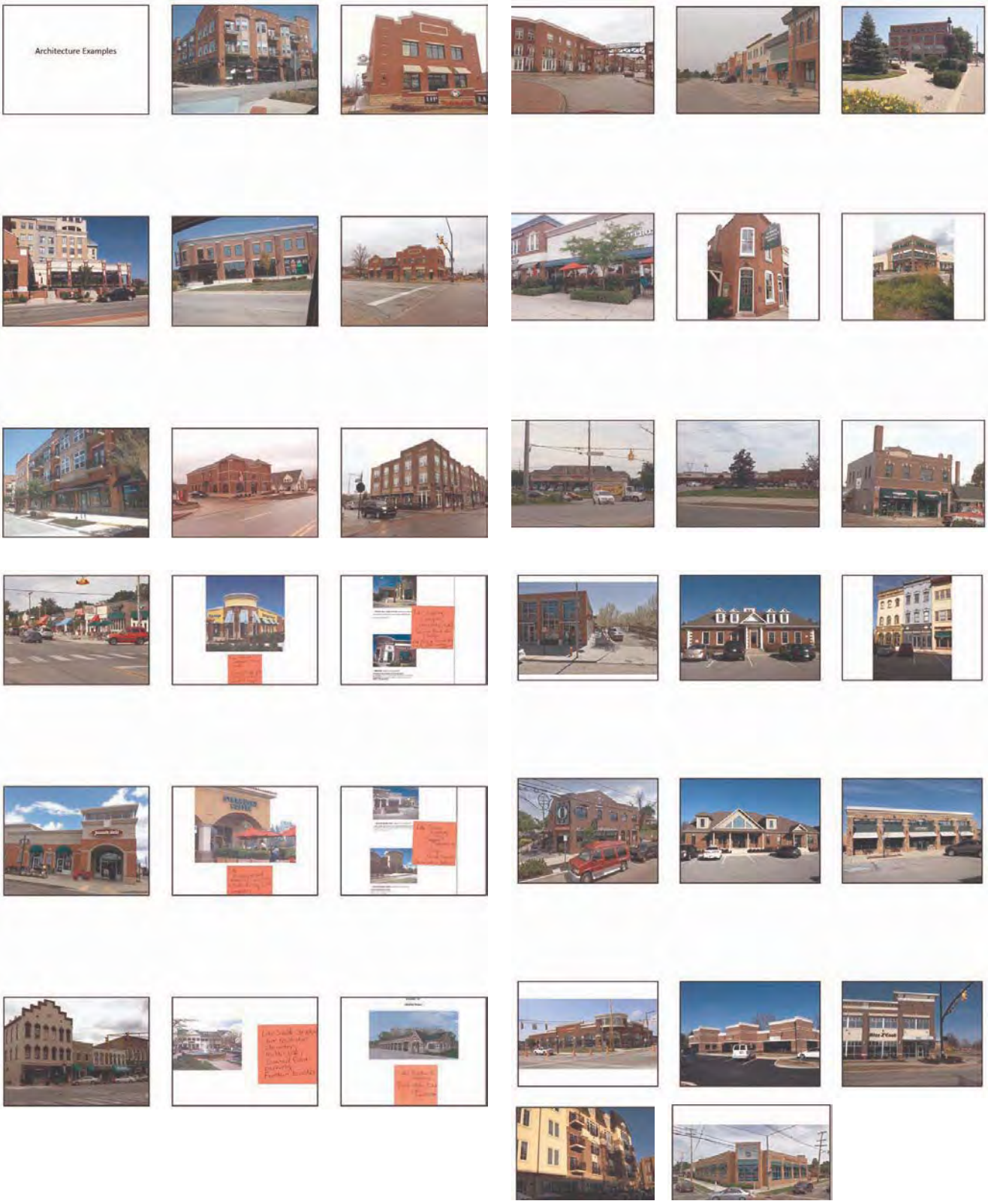
1. Building Massing: (HANDOUT #1)
a. Review Images
b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
a. Review Images
b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
a. Review Images
b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

Handout 1: Massing

Handout 2: Setbacks



Handout 3: Architecture



Appendix D – Charrette 4: Transitions and Vehicular Access

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

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

Buffering/Transition Areas

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

Buffer Preferences/Concerns

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

Site Plan Renderings

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

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

1) Transitions/Buffering
   a. Connected vs protected
      i. The group discussed the concept of protected vs connected and agreed upon the following:

         1. Protected:
            a. Preserve property value
            b. Traffic calming (bending roads etc)
         2. Connected:
            a. Social connectivity in the study area
            b. Pedestrian connectivity in the study area
            b. Blending/Transition

      ii. The group discussed the following areas as being more sensitive to buffer design:

         1. Enclave at Maple Knoll (NW quadrant-residential boundary)
            a. Preservation of trees along boundary to serve as visual and sound barrier, 50' buffer preferred (including trees)
         2. Mulberry Farms (SE quadrant residential boundary)
            a. Maintaining a 150' buffer between residential area potential com mercial area to north.
         3. Crosswind Common Subdivision (SW quadrant-residential boundary)
            a. Maintaining a considerable buffer between residential area and potential commercial area.

      iii. The group discussed the following items as being preferences for buffer areas:

         1. Elevation changes
         2. Minimizing sound impacts
         3. Creating visual screen
         4. Combination of evergreen and shade trees
         5. Year round function
         6. Strong growth rate for landscaping (trees)
         7. Taller buildings require taller buffer blocks
         8. Native plantings where appropriate.
         9. Context sensitive design (berms that have pedestrian connectivity thru

them)

iv. The group had the following concerns for buffer areas:

1. Fences that are long, unbroken, and lacking character

a. Fences of this style could be ok when serving as security bound ary along a residential area

v. The group discussed keeping the "Spring Mill Station" railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

c. Site Plan Rendering

i.The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.

1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.

a. The following reasons were identified as why this approach was preferred:

i. Natural traffic calming

ii. Develop all corners to build how group would prefer

iii. Simplifies amount of landowners involved

2. The group also preferred a design showing "slip lane" parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.

3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighbor hoods.

Spring Mill Station Plan
Charrette 4 Discussion Outline – Transitions & Vehicular Access
August 14, 2013
(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
    a. Connected and Protected: Review & Discussion [HANDOUT #1]
    b. Connecting: Review and Confirmation of Strategy
    c. Protecting:

i. Blending/Transitioning
ii. Buffering/Preventing Commercial Creep
iii. Transition Methods [HANDOUT #2]
    1. Distance/Space
    2. Improvements
        a. Landscaping
        b. Mounds/Berms
        c. Hardscapes/Walls/Fences
    3. Adjacent Buildings/Design/Scale/Architecture
        2. Vehicular Access/Circulation:
        a. Quick Review
        b.Review Exhibits

i. Preliminary Draft Design [HANDOUT #3]
ii. Connectivity Plan [HANDOUT #4]
iii. Alternative Road Configuration [HANDOUT #5]
iv. Village Green Concept [HANDOUT #6]
c. Discuss Preferences/Observations

Protected vs Connected Discussion

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

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

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

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

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

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

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

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

Architecture Quality and Theme

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

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

Spring Mill Station meeting

Protected vs Connected Discussion

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

Handout # 2 Transition Methods

Transitions

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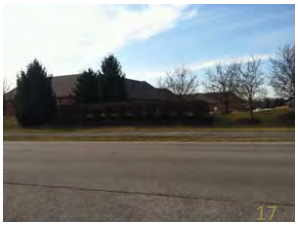
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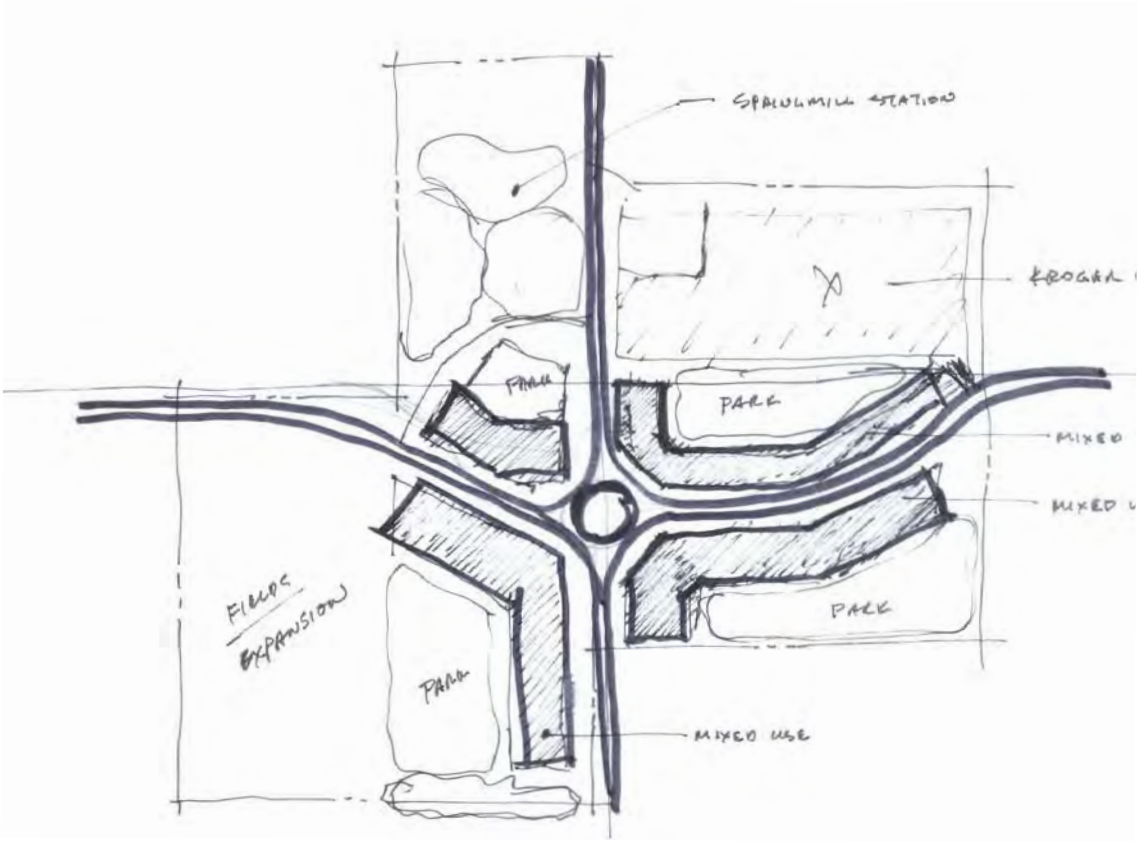
Handout # 3 Preliminary Draft Design



Handout #4 Connectivity Plan

Handout #5 Alternative Road Configuration

Handout #6 Village Green Concept

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

161st/Spring Mill Plan
Charrette #5 Summary
September 25, 2013

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

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

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

Public Art (Desired Features)

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

Railroad Theme Architecture

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

Architecture Quality and Theme

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

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

Charrette #5 Discussion Outline – Draft #1 Review
September 25, 2013
(6:30 PM – 8:30 PM)

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

2. Review Spring Mill Station Concept Plan
- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

3. Strategy Regarding Development Input
4. Strategy Regarding Community Input
5. Process/ Timing

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

Railroad Public Art

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Railroad Theme examples
(elements and ornamentation)

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Architecture Quality and Form

by Windows User

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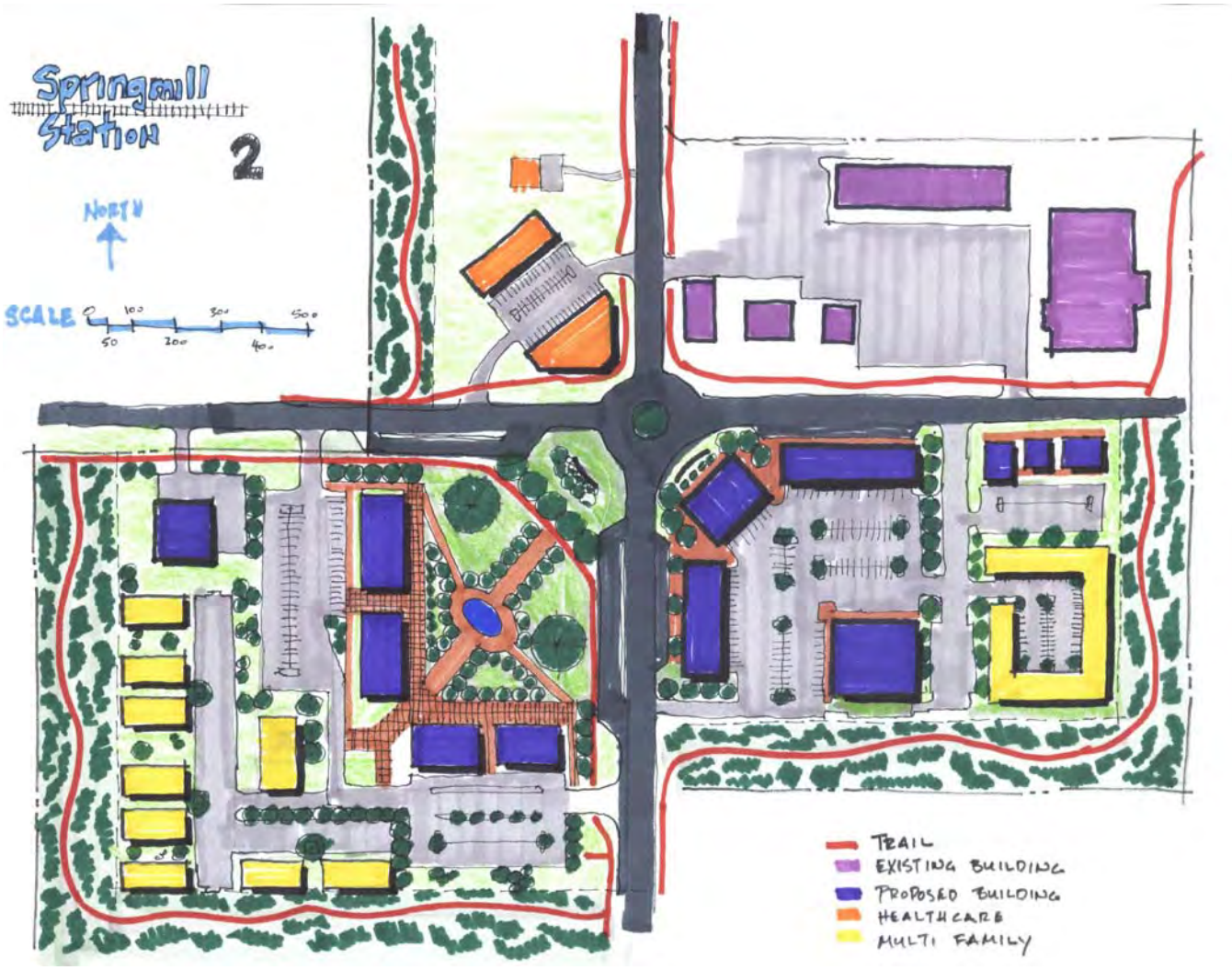
Handout #2 Spring Mill Station Concept Plan A

Handout #3 Spring Mill Station Concept Plan B



Appendix F - Charrette 6: Stakeholder Meeting Feeback

161st/Spring Mill Plan
Charrette #6 Stakeholder Meeting Feedback
October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

Stakeholder Concerns:

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

Stakeholder Affirmations:

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

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

Appendix G – Charrette 7: Public Open House

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

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

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

Public Open House Comments:

Community Residents Affirmations:

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

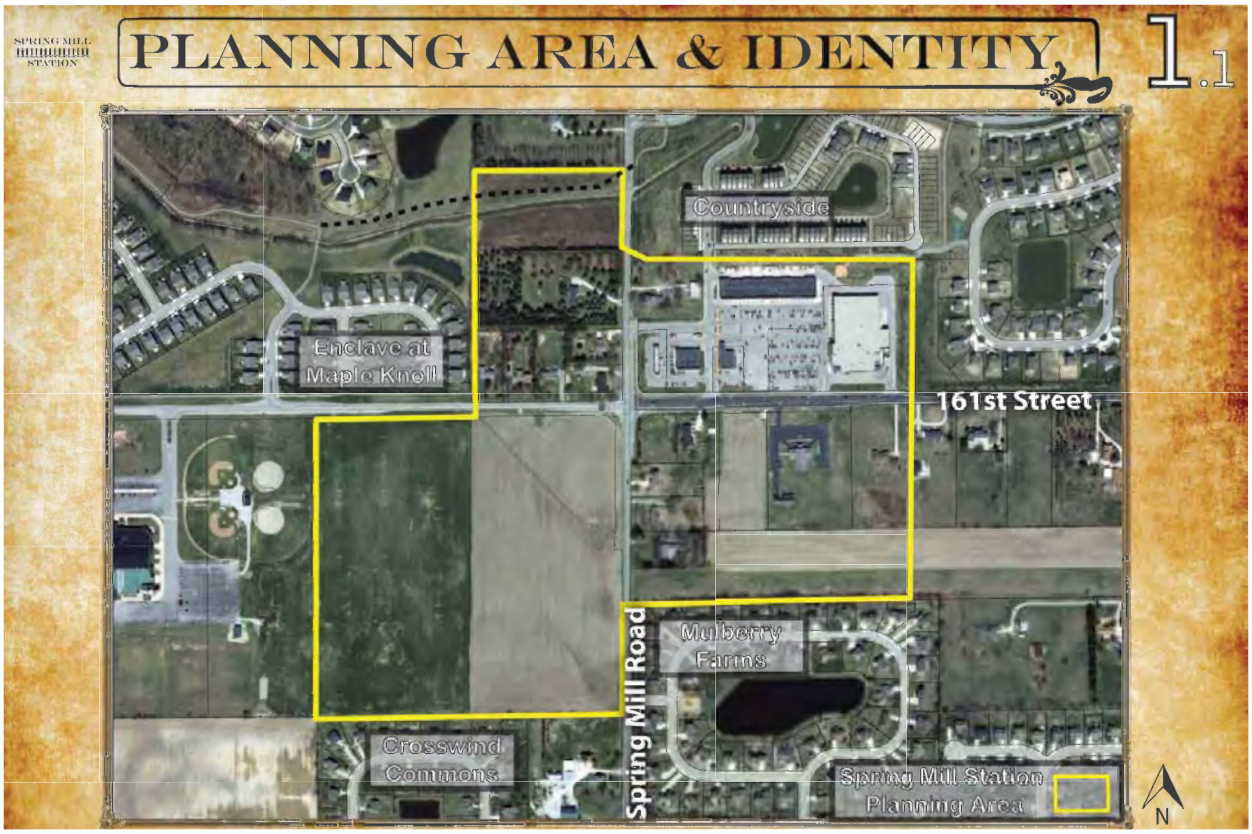
Community Residents Concerns:

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

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

Open House images:

Handout #1 Spring Mill Station Display Boards



SPRING MILL STATION

LAND USE & URBAN DESIGN 2.1

Land Use

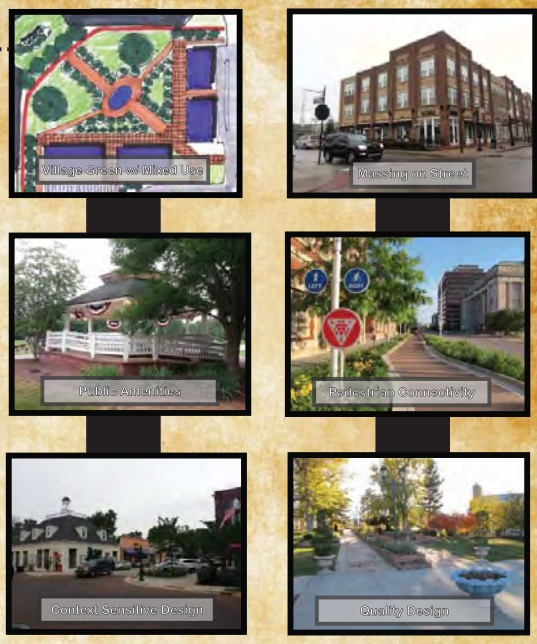
- Neighborhood Retail Sales (Pharmacy, Neighborhood Grocery, Drug Store)
- Restaurants (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- Food and Beverage Retail Sales (Groceries or Delicatessens)
- General Retail Sales (Boutique Stores, Apparel Stores, hardware Stores, Specialty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

SPRING MILL STATION

LAND USE & URBAN DESIGN 2.2

Urban Design

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



SPRING MILL STATION

THEMATIC ARCHITECTURE 3

Encouraged Architecture Standards:

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

Railroad Era Architecture

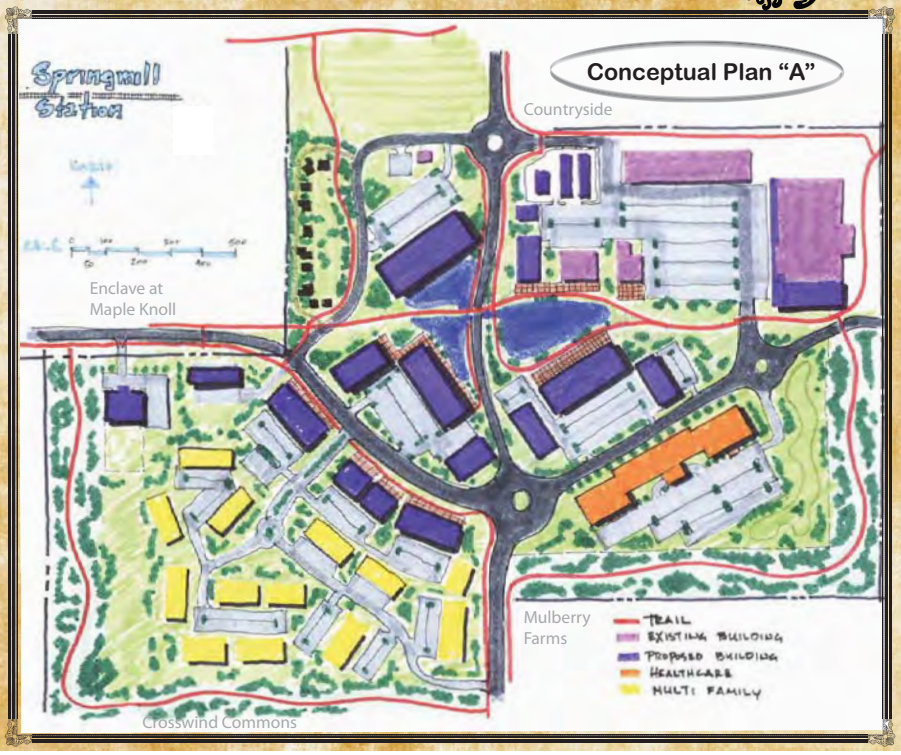
Encouraged Public Art:

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

Public Art (Desired Features)

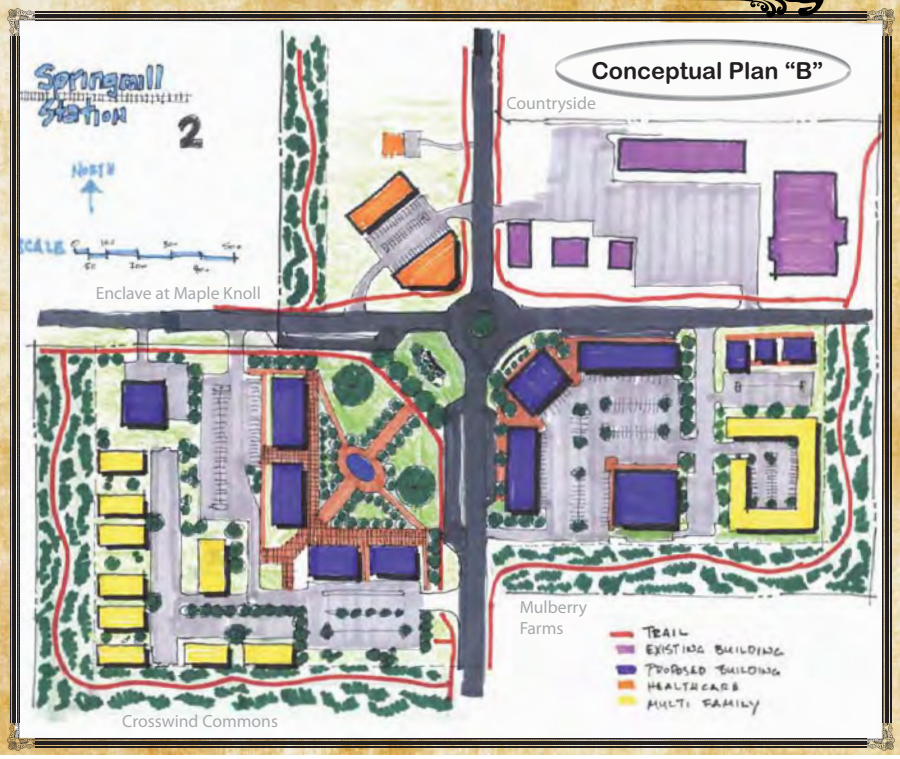
SPRING MILL STATION

CONCEPTUAL PLANS 4.1



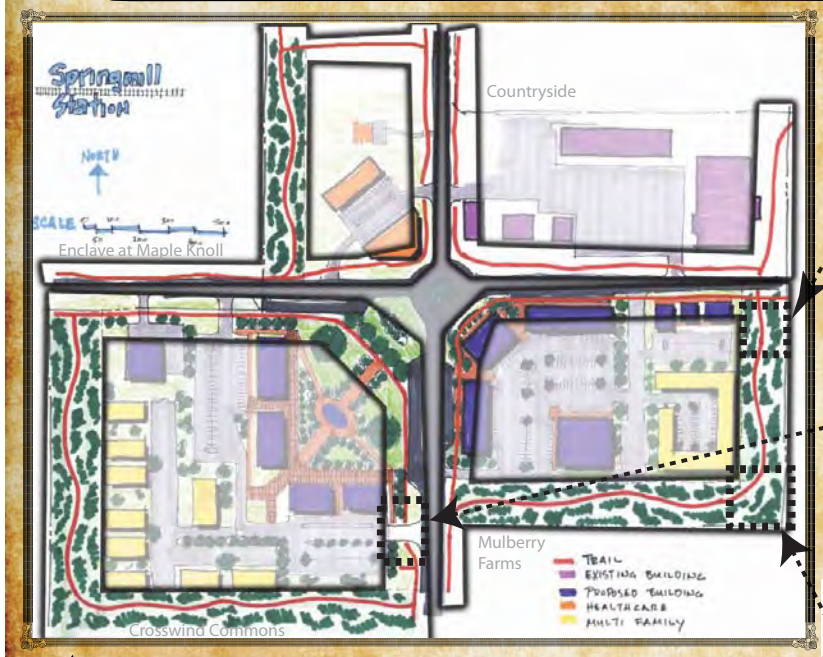
SPRING MILL STATION

CONCEPTUAL PLANS 4.2



SPRING MILL STATION

CONNECTIVITY AND BUFFERING 4.3



Handout #2 Spring Mill Station Display Boards Narrative Description

SPRING MILL STATION
OPEN HOUSE

Display Boards
Narrative Description

Where:
Oak Trace Elementary School (16504 Oak Ridge Road)

Date:
Wednesday December 11, 2013
6:30-9:00 p.m.

Comments:
Written comments can be submitted electronically at:
Springmillstation@westfield.in.gov

Please include your name and property address with all comments.

1) Work Station #1

a. Planning Area (1.1)

i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.

ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.

iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.

iv. Group consists of neighborhood representatives from the surrounding neighborhoods.

v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

b. Identity (1.2)

i. Group envisions and desires a "neighborhood hub" concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).

ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.

iii. "Spring Mill Station" name chosen for the following reasons:

1. "Station" continues the Downtown Westfield theme of "Grand Junction" and acknowledges the railroad lines in the area.
2. "Station" as a reference to the history of the underground railroad in Westfield.
3. The prominence of "Spring Mill" Road in Indianapolis and there is a certain community pride associated with the road.
4. Incorporation of the neighborhood "hub" concept and the concept behind multiple routes coming together in one area.

2) Work Station #2

a. Land Use (2.1)

i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.

ii. Heavy preference for additional restaurants and outdoor eating areas.

iii. Heavy preference for "unique" style of stores/restaurants in the planning area.

iv. Desired uses:

1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
4. Personal Services: (for example: photography studio, dry cleaner)
5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
7. Assisted Living: (same as multi-family)
8. Single-Family Housing: Appropriate where supported by marketplace

b.Urban Design (2.2)

i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.

ii. Neighborhood "Hub" Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.

iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.

iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.

v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings

are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.

vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity though trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.

vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.

viii. Thematic Design: Use components of railroad era design across the entire planning area.

3) Work Station #3

a. Thematic Railroad Era Architecture (2)

i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.

ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.

iii. Public Art: Provides another methods to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

4) Conceptual Plans

a. Overview

i. Both conceptual plans are consistent with the vision of "Spring Mill Station" and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood "hub" concept and village greens.

ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.

b. Conceptual Plan "A" (4.1)

i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood "hub" in center of the planning area.

c. Conceptual Plan "B" (4.2)

i. Incorporates a more traditional street layout and roundabout with the village

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

d. Buffering and Connectivity (4.3)

i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.

ii. Highlights some basic concepts incorporated into both plans.

Appendix H– Charrette 8: Developer Feedback

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

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

Key Points:

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

Quality Apartment Development in planning area:

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

Concept A

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

Concept B

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

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

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

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

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

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

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

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

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

ORDINANCE NUMBER 18-16

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

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

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

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

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1803-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Grand Park PUD District**" (the "District").

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sports Campus Parcels.

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

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

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

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

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

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

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

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

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

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

A. Minimum Lot Area: No minimum.

B. Minimum Lot Frontage: No minimum.

C. Minimum Building Setback Lines:

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

ii. Side Yard: No minimum.

iii. Rear Yard: No minimum.

D. Minimum Lot Width: No minimum.

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

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

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

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

10.2 Other District Parcels: Until modified by an amendment to this Ordinance for a specific District Parcel, the standards applicable to the Underlying Zoning District shall apply to the development of the Other District Parcels.

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-16** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-16**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-16**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE

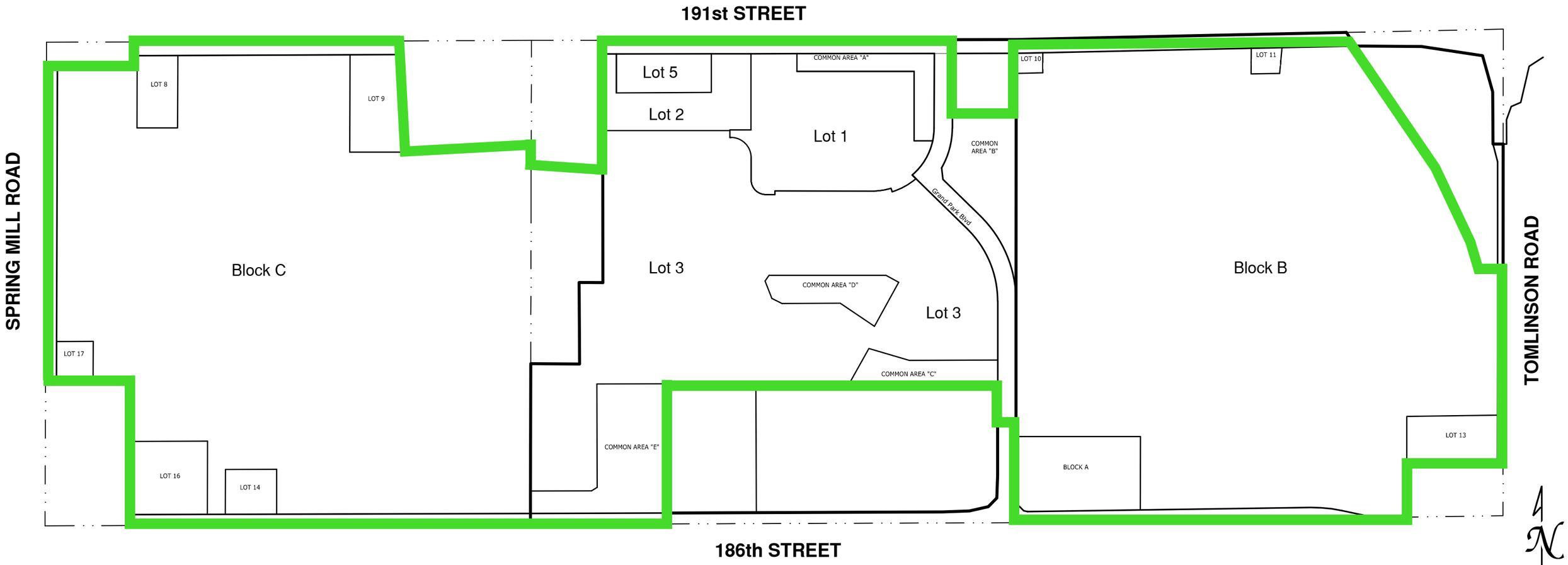
LEGAL DESCRIPTION – GRAND PARK PUD

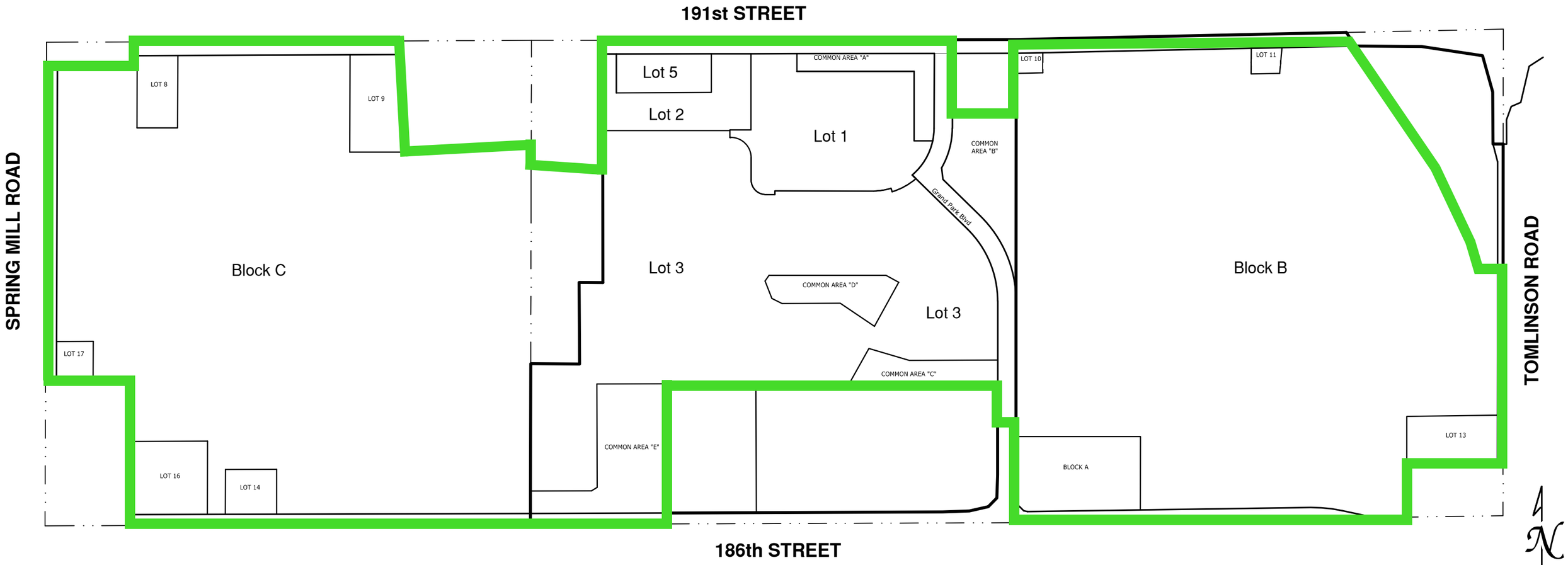
A part of the Southeast Quarter and Southwest Quarter of Section 26, and a part of the Southwest Quarter of Section 25, all within Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

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

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

EXHIBIT B
CONCEPT PLAN


191st STREET
186th STREET
SPRING MILL ROAD
TOMLINSON ROAD
Block C
Block B
Lot 1
Lot 2
Lot 3
Lot 3
Lot 5
LOT 8
LOT 9
LOT 10
LOT 11
LOT 13
LOT 14
LOT 16
LOT 17
COMMON AREA "A"
COMMON AREA "B"
COMMON AREA "C"
COMMON AREA "D"
COMMON AREA "E"
Grand Park Blvd
BLOCK A
N


191st STREET
186th STREET
SPRING MILL ROAD
TOMLINSON ROAD
Block C
Block B
Lot 1
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LOT 10
LOT 11
LOT 13
LOT 14
LOT 16
LOT 17
COMMON AREA "A"
COMMON AREA "B"
COMMON AREA "C"
COMMON AREA "D"
COMMON AREA "E"
Grand Park Blvd
BLOCK A
N

ORDINANCE NUMBER 18-18

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1806-PUD-17**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield Playhouse PUD District**" (the "District").

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

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

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

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

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical District (the "Underlying Zoning District").

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

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

5.2 Additional Uses: The following additional uses shall be permitted:

A. Assembly halls / auditoriums

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Gasoline Service Station and other automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution).

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

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

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

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

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

A. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply to the Real Estate.

B. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.

C. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

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

A. Article 6.14(G)(2) Off-Street Parking: Location: Shall not apply to the Real Estate.

B. Article 6.14(G)(11) Off-Street Parking: Required Spaces: No off-street Parking Spaces shall be required on the Real Estate.

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

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

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-18**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-18**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

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

EXHIBIT B
CONCEPT PLAN

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Site Plan

EXHIBIT C
CHARACTER EXHIBIT

Westfield Playhouse

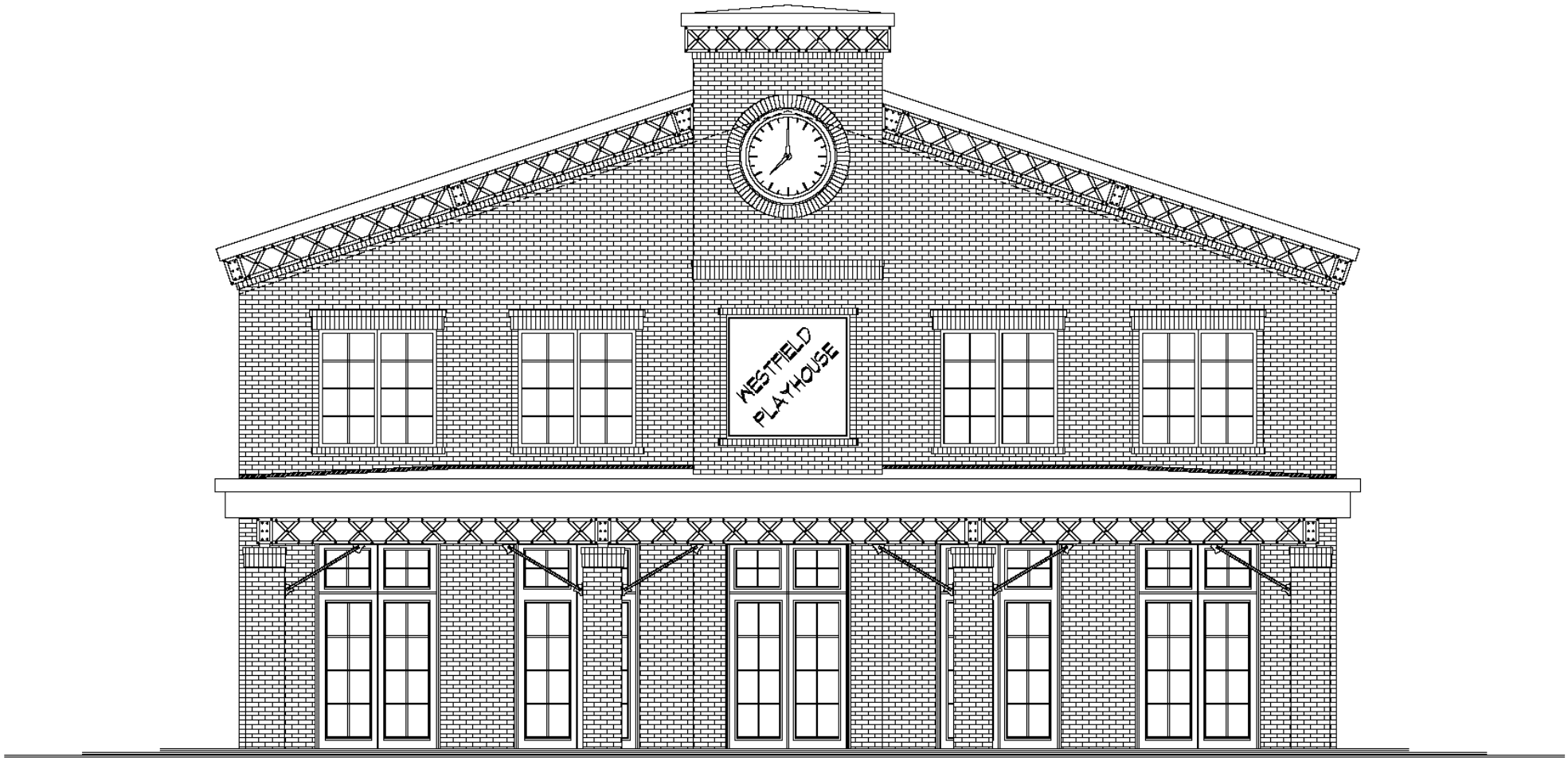
220 N. Union Street, Westfield, Indiana

Front Elevation

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Front Elevation



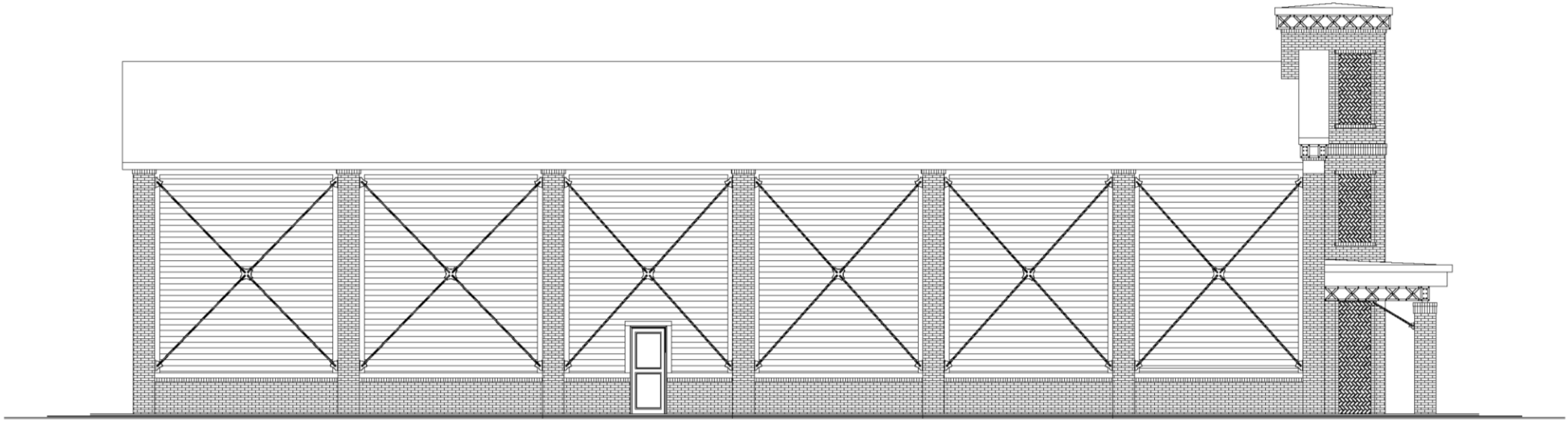
Estridge

11th Street DEVELOPMENT

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Side Elevation



Estridge

11th Street DEVELOPMENT

Westfield Playhouse

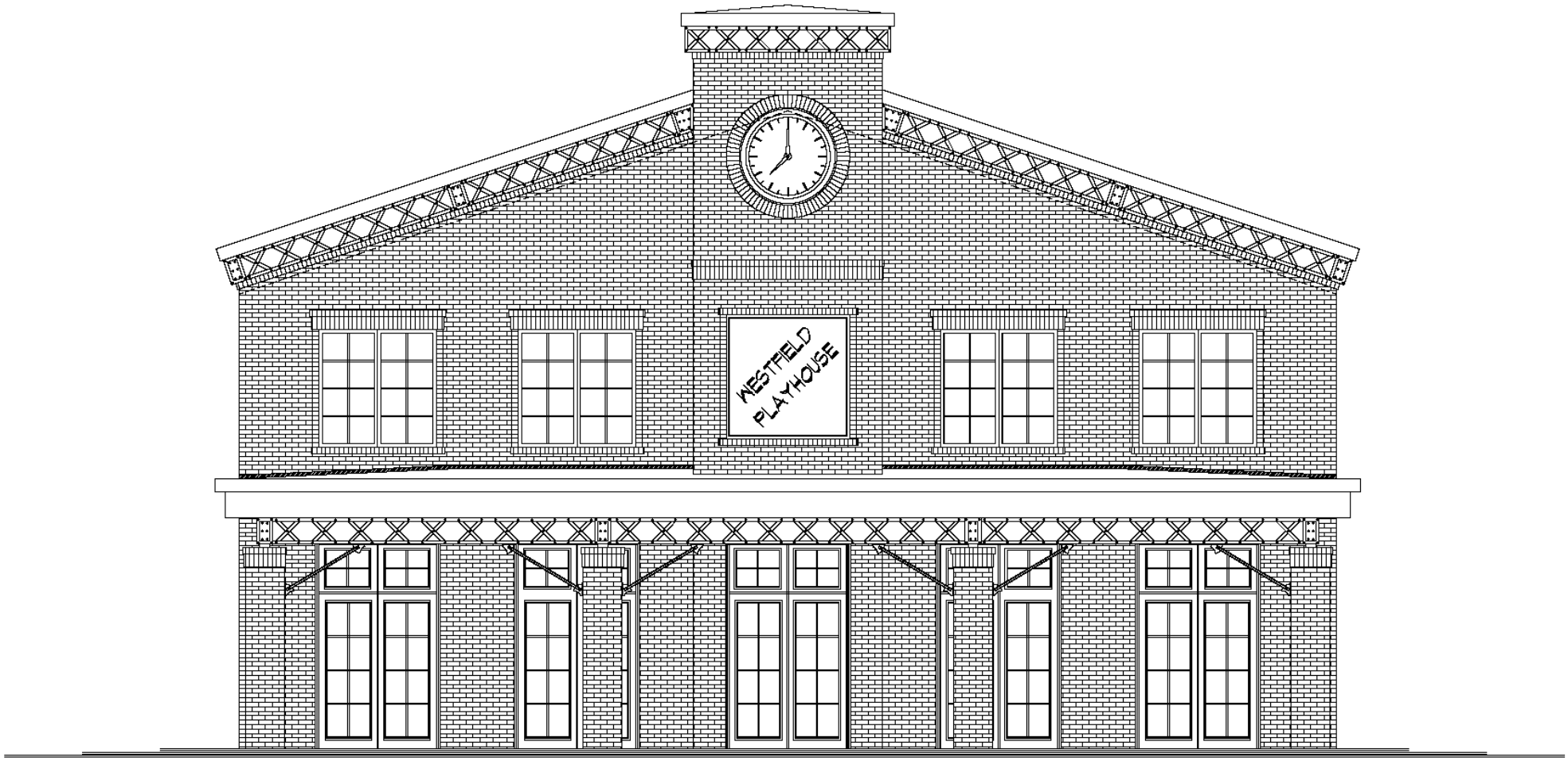
220 N. Union Street, Westfield, Indiana

Front Elevation

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Front Elevation



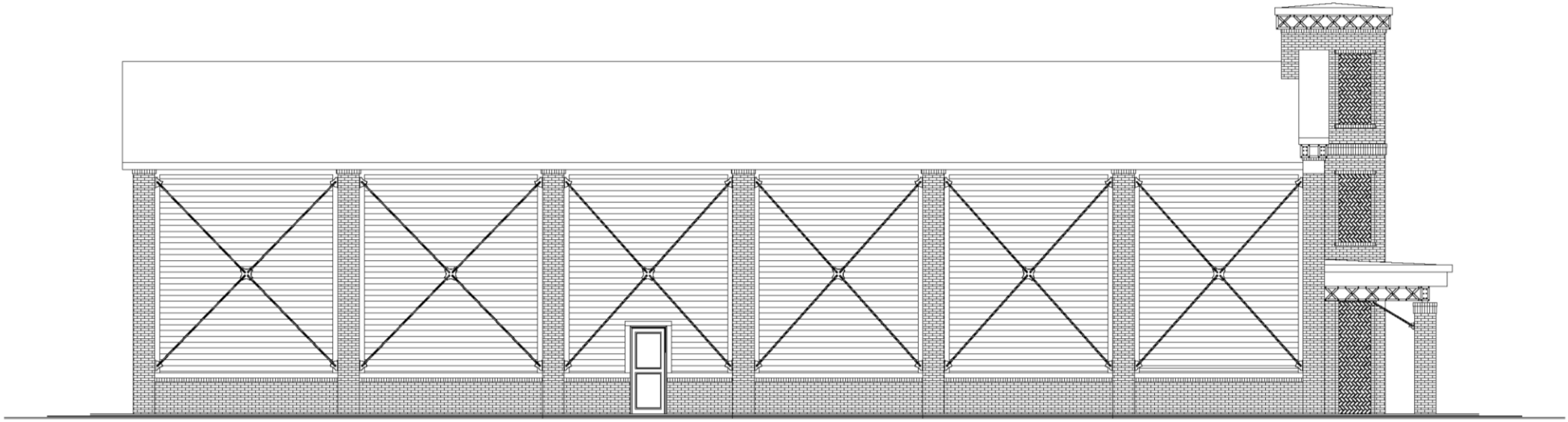
Estridge

11th Street DEVELOPMENT

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Side Elevation



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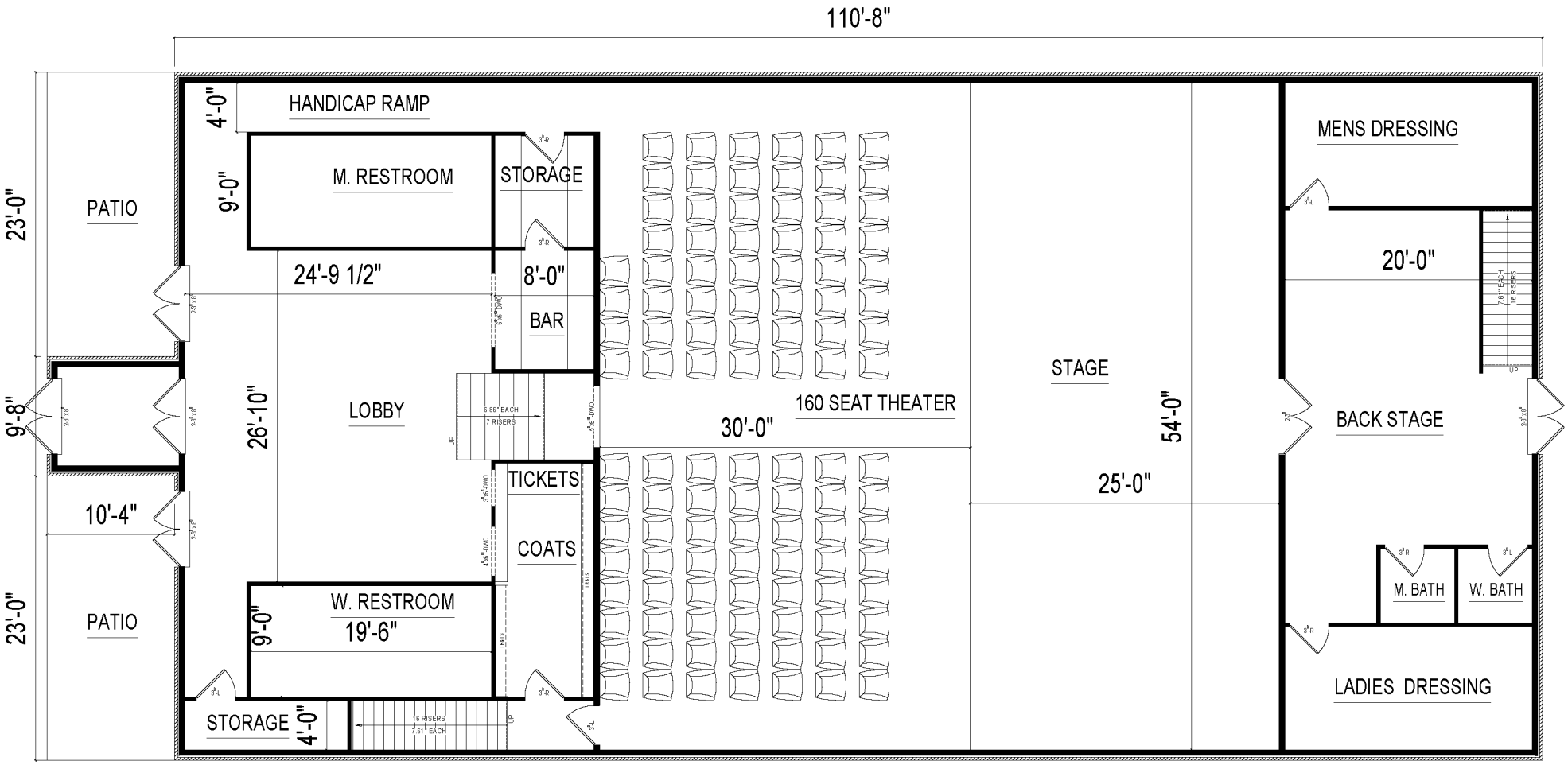
11th Street DEVELOPMENT

Westfield Playhouse

220 N. Union Street, Westfield, Indiana

Floor Plan



Estridge

11th Street DEVELOPMENT

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

May 29, 2018

via e-mail (phoward@westfield.in.gov)

Pamela Howard
Senior Planner
Economic and Community Development
2728 East 171st Street
Westfield, Indiana 46074

RE: Oak Ridge Shoppes (Ord. 18-20 / Petition No. 1806-PUD-12)
Summary of Revisions Since Public Hearing

Dear Pam,

Below and attached, please find a summary of the primary revisions made to the requested Oak Ridge Pointe PUD District Ordinance for the proposed Oak Ridge Shoppes located near the southwest corner of State Highway 32 and Oak Ridge Road. The changes are as a result of comments made at the Council introduction and the Plan Commission public hearing.

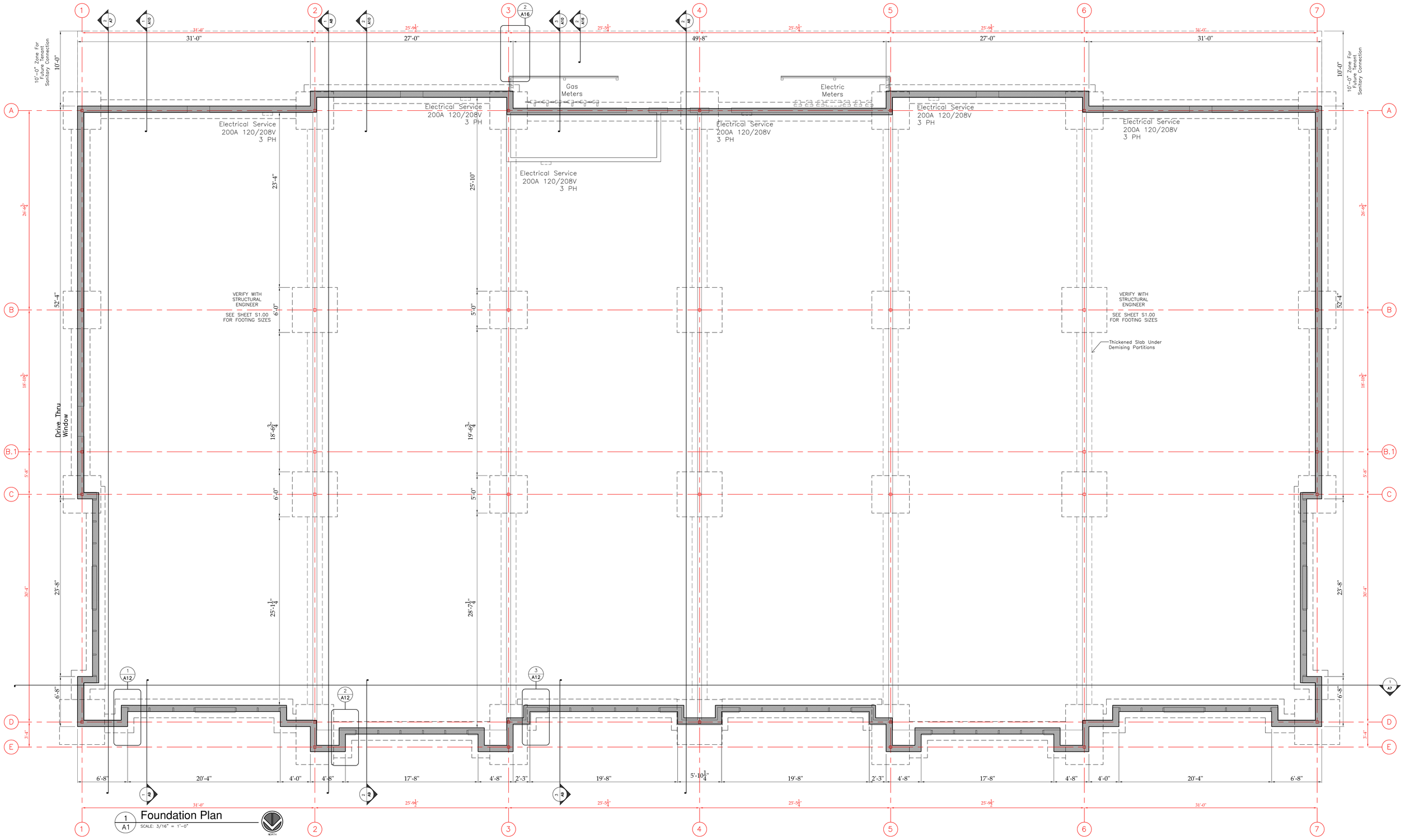
- Removed the right-in / right-out entrance from State Highway 32 (from the northwest corner of the site), and updated the site's circulation and building footprint (increased building from 11,550 sq. ft. to 13,520 sq. ft.) accordingly;
- Increased the height of the rear façade's parapet wall to ensure screening of rooftop mounted mechanical equipment and to screen the back of the front façade's parapet wall;
- Extended the cornice treatment of the front façade's corner towers around all four sides of the tower (to avoid seeing the back side of the front façade's parapet walls);
- Relocated rooftop ladders from the external rear facades to an internal access;
- Added awnings (same style as proposed on the front façade) above entrances on the rear façade to further emphasize the four-sided architecture; and,
- Clustered the location of the utility meters to the center of the rear façade and added a screen wall (using the same wood building material from the abutting rear façade to match and visually blend the screen wall).

The ordinance and its corresponding exhibits have been updated to reflect these changes. In addition, the subsequent pages of this summary include additionally detailed exhibits to further illustrate the changes. These pages will be included with the resubmitted revisions for the pending detailed development plan for Oak Ridge Shoppes.

If you have any questions, then please feel free to contact me at +1 317 696 9254.

Respectfully,
Onpointe Land Matters, LLC

Jesse M. Pohlman
Consultant + Planner



1 A1 Foundation Plan
SCALE: 3/16" = 1'-0"

HOFFMAN ENGINEERS, LLC
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Fax: 239-472-2557
steve@hoffmanengineers.com
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Phone: 317.371.3692

William Eric Group, LLC
Design-Build Contractor
238 North Main Street
Maxwell, Indiana 46154

Oak Ridge Shoppes

William Eric Group, LLC
707 East State Road 32
Westfield, Indiana 46074

William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

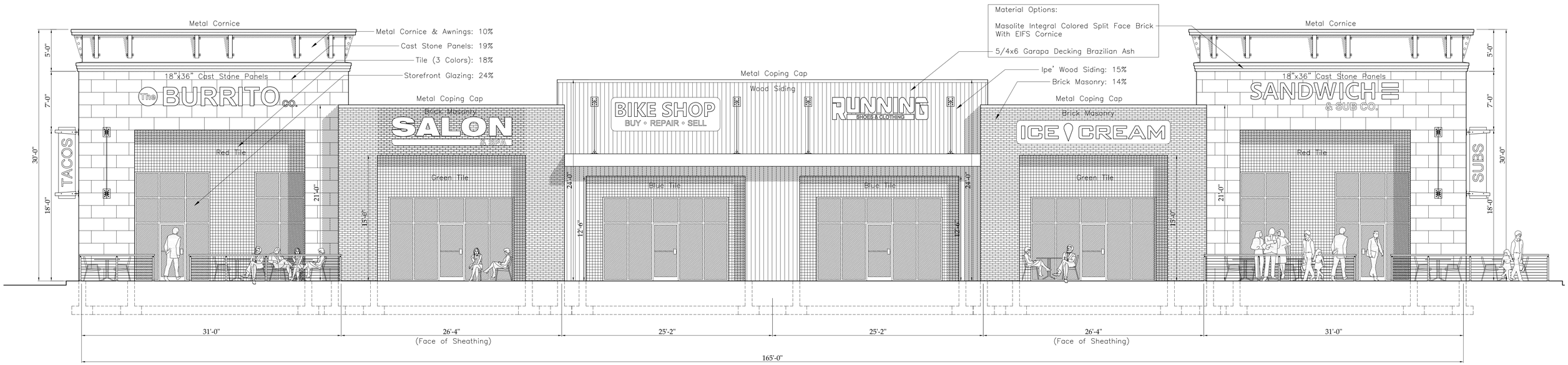
MAY 25, 2018
DRAWING ISSUE DATE:

ISSUED FOR ZONING REVIEW

17.640 OAK RIDGE
PROJECT FILE NUMBER:

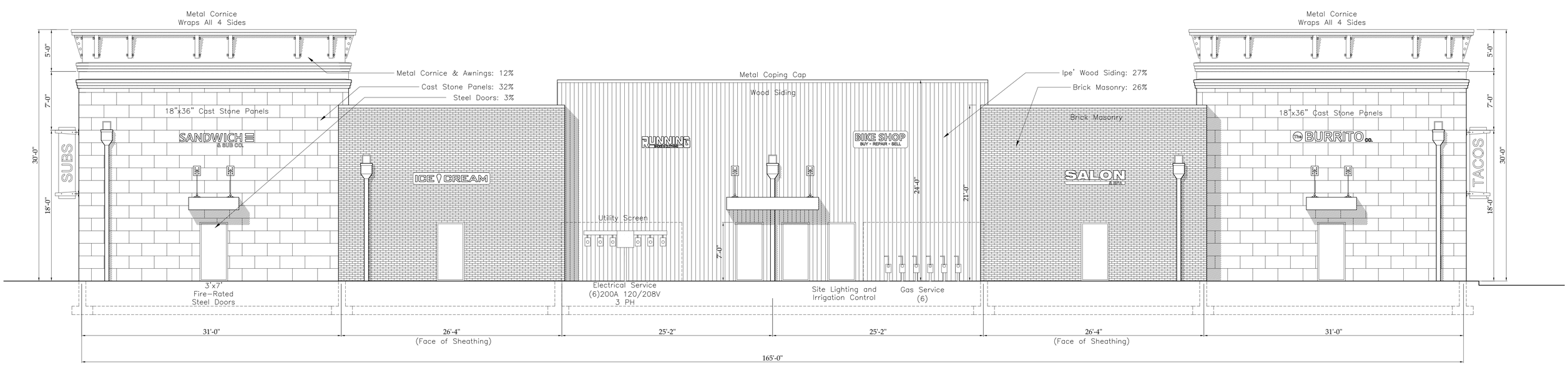
FOUNDATION PLAN

A1
DRAWING NUMBER:



1 / A5 **Front Elevation**

SCALE: 3/16" = 1'-0"



2 / A5 **Rear Elevation**

SCALE: 3/16" = 1'-0"

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MAY 25, 2018
DRAWING ISSUE DATE:

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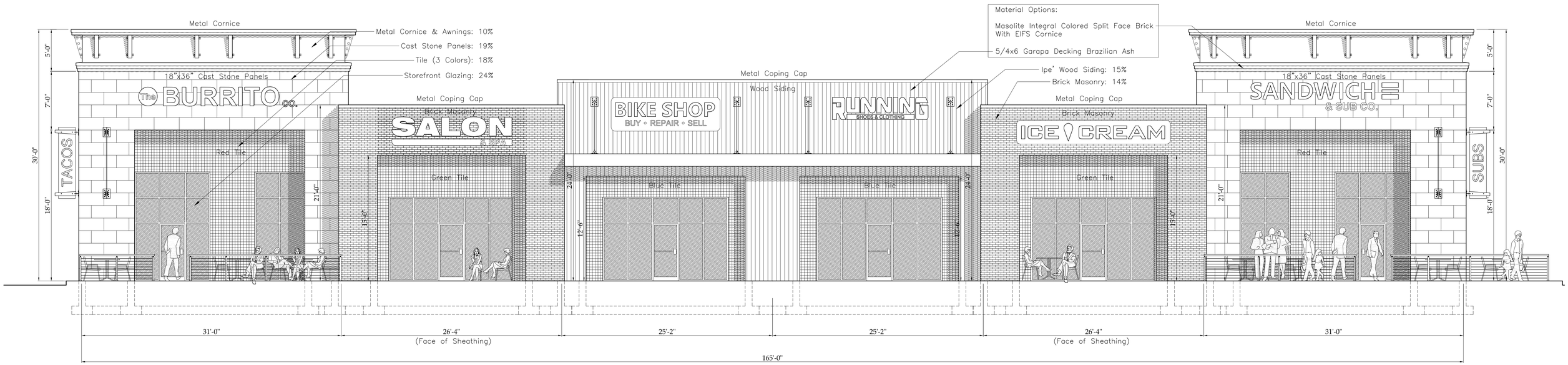
17.640 OAK RIDGE
PROJECT FILE NUMBER:

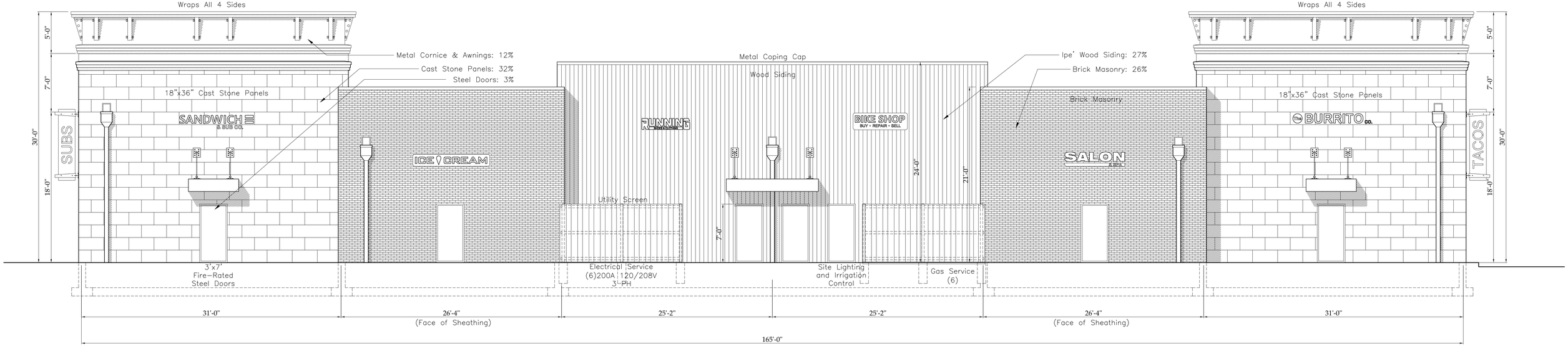
BUILDING ELEVATIONS

A5
DRAWING NUMBER:



1 / A5 **Front Elevation**

SCALE: 3/16" = 1'-0"



2 / A5 **Rear Elevation**

SCALE: 3/16" = 1'-0"

Utility Screen, Center Rear

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BUILDING ELEVATIONS

A5
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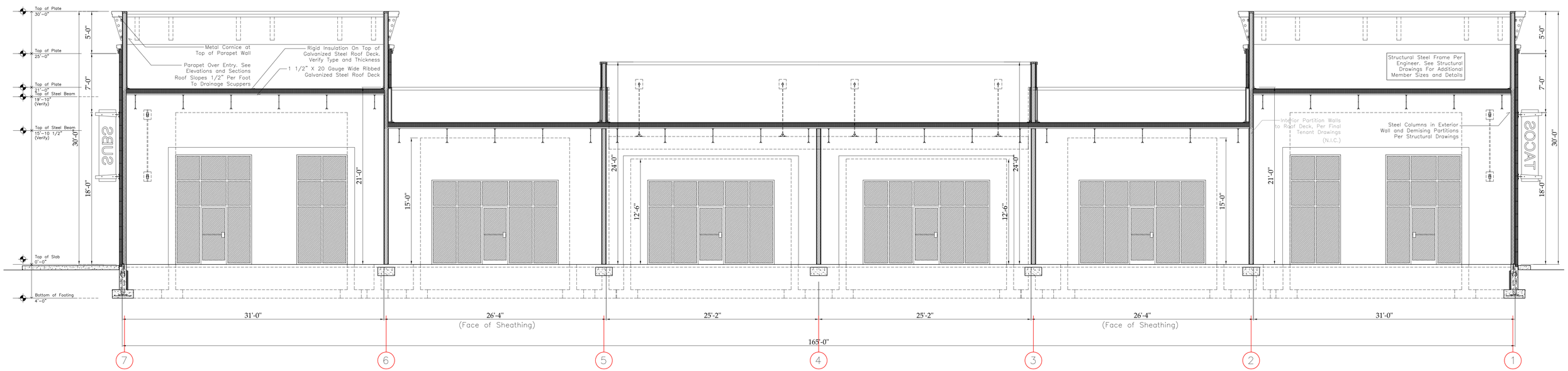
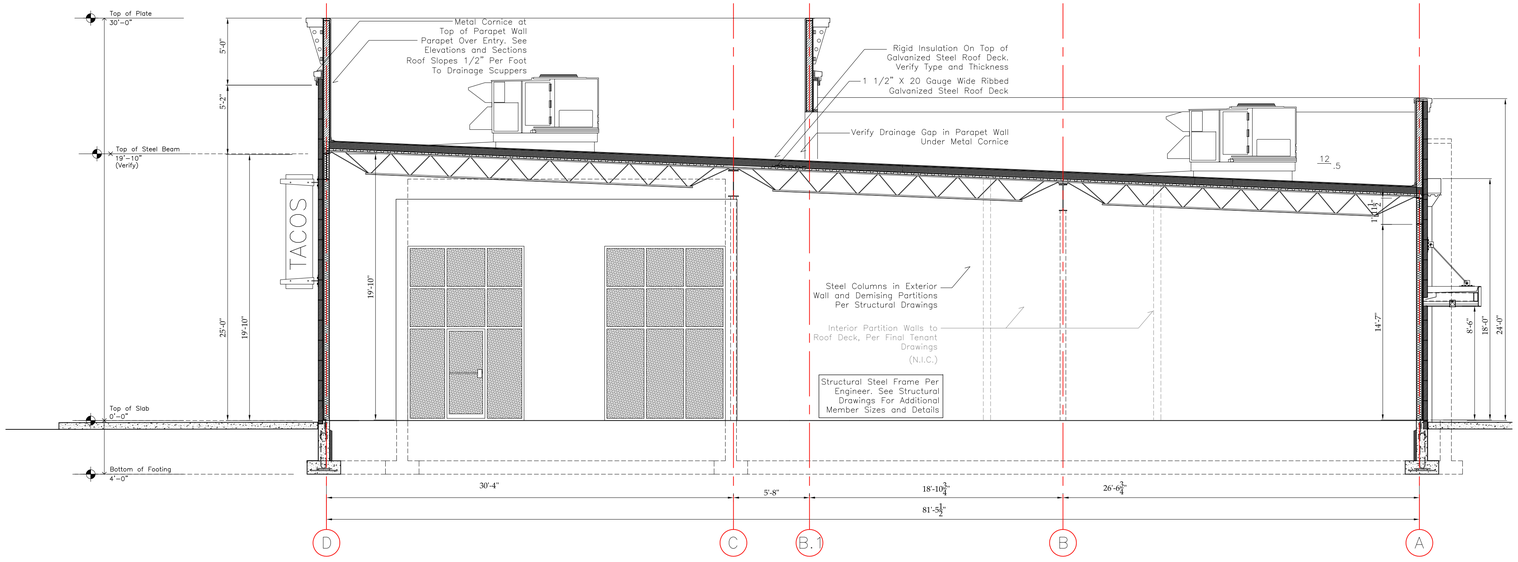


1 / A7 **Building Section**

SCALE: 3/16" = 1'-0"



2 / A7 **Building Section**

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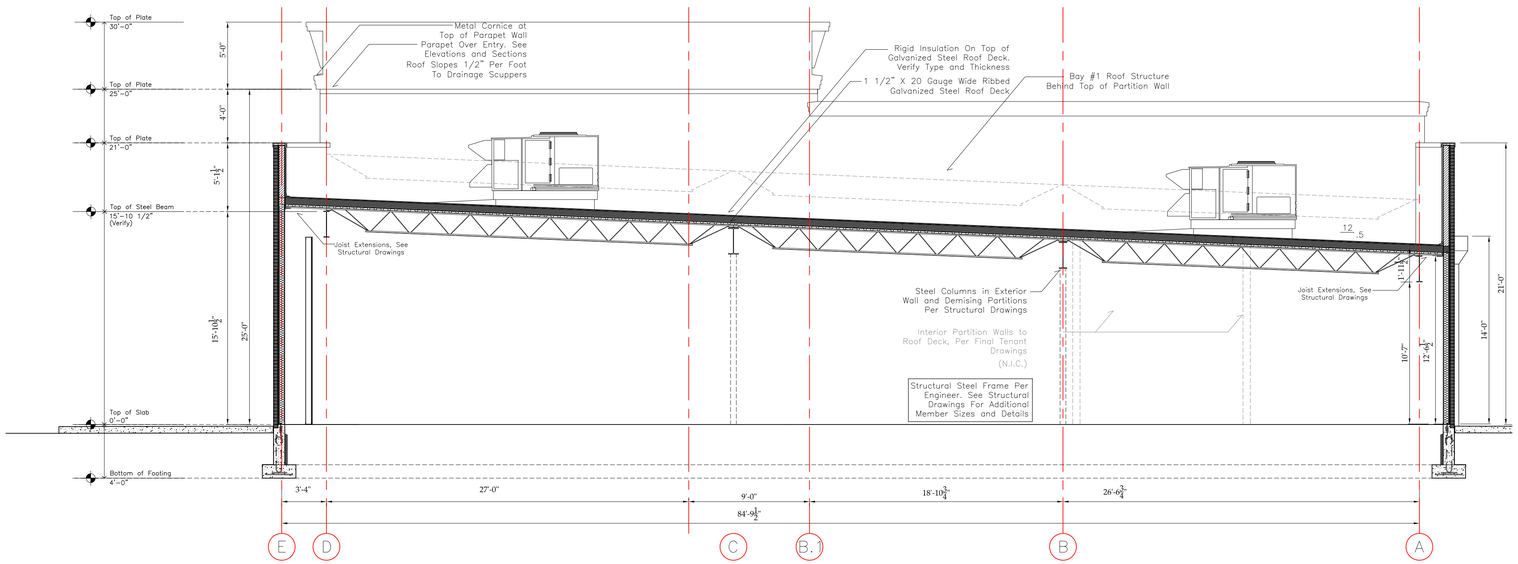
17.640 OAK RIDGE
PROJECT FILE NUMBER:

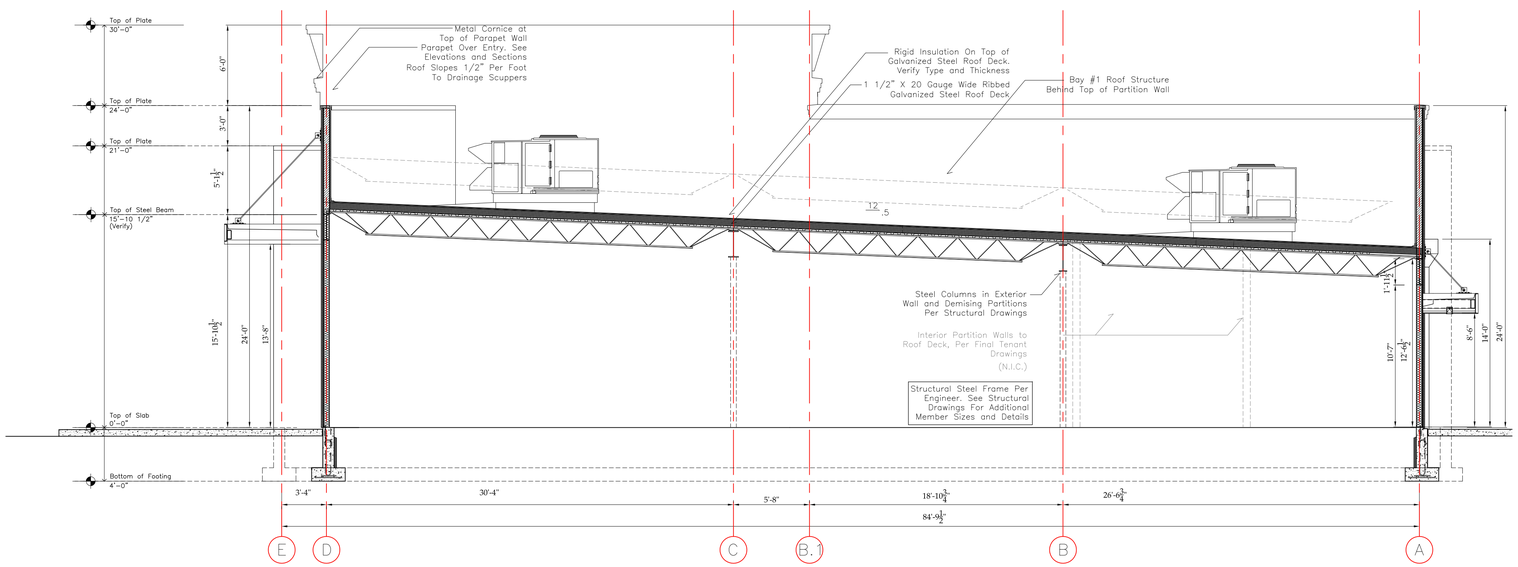
BUILDING SECTIONS

A7
DRAWING NUMBER:



1 / A8 **Building Section**

SCALE: 3/16" = 1'-0"



2 / A8 **Building Section**

SCALE: 3/16" = 1'-0"

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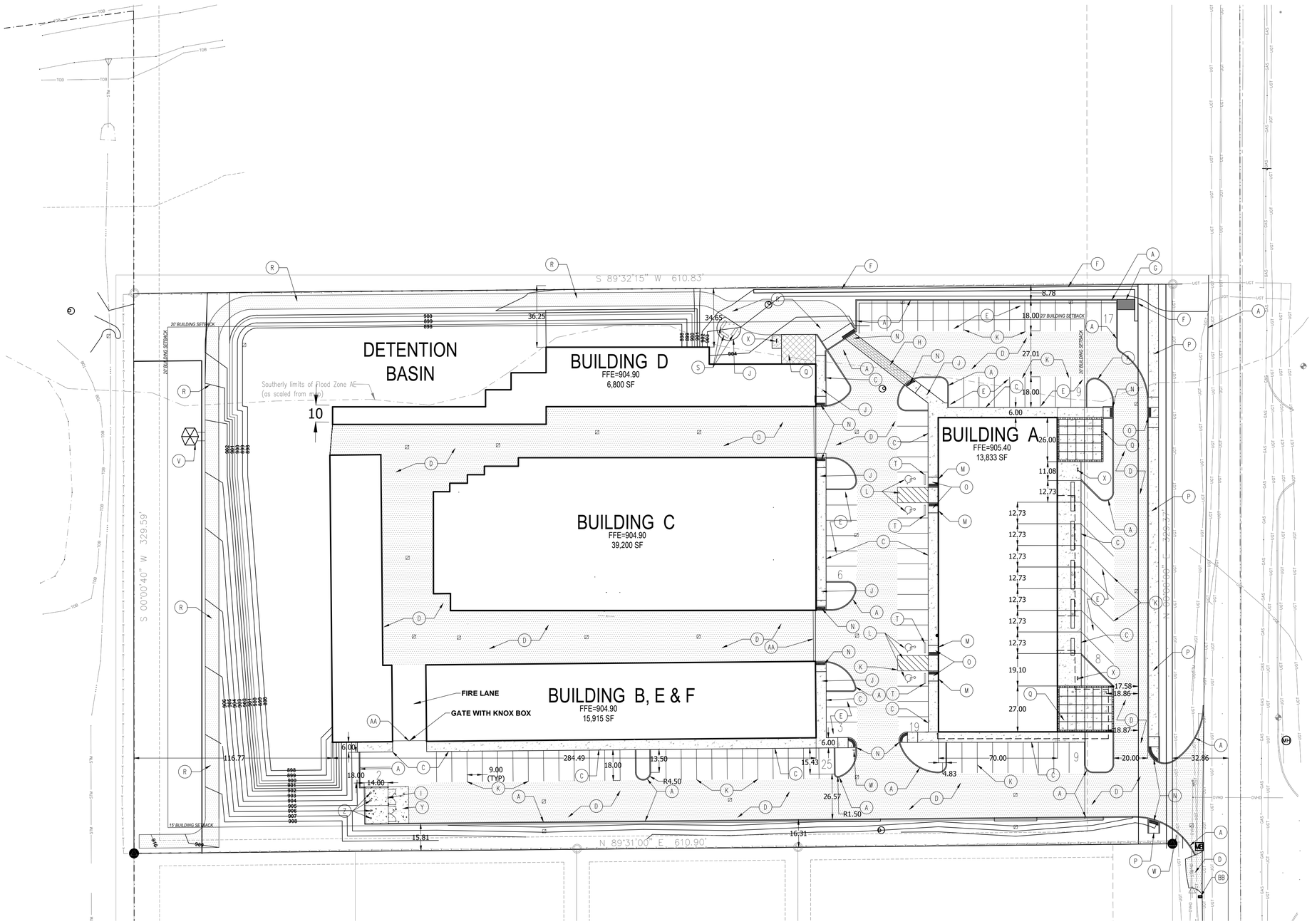
PROJECT FILE NUMBER:

BUILDING SECTIONS

A8
DRAWING NUMBER:



SITE GENERAL NOTES:

1) SEE ARCHITECTURAL PLANS FOR FOR BUILDING DIMENSIONS.
2) DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
3) ALL PARKING STRIPES AND AREA PARKING TO BE 4" WHITE PAINT. HANDICAP PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
4) SMOOTH TRANSITIONS FROM EXISTING TO NEW FEATURES SHALL BE PROVIDED.
5) EDGES OF EXISTING ASPHALT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT MEET WITH EXISTING ASPHALT PAVEMENT.

PLAN KEY NOTES:

- (A) CHAIRBACK CURB AND GUTTER TYPE 1
- (B) CHAIRBACK CURB AND GUTTER TYPE 2
- (C) CONCRETE WALK & CURB
- (D) HEAVY DUTY ASPHALT PAVEMENT
- (E) LIGHT DUTY ASPHALT PAVEMENT
- (F) RETAINING WALL
- (G) PROPOSED MONUMENT SIGN.
- (H) STAMPED AND PAINTED CROSSWALK
- (I) DUMPSTER ENCLOSURE
- (J) CONCRETE SIDEWALK
- (K) 4" WHITE PAVEMENT STRIPING (TYP.)
- (L) 4" BLUE PAVEMENT STRIPING (TYP. H/C)
- (M) ADA PARKING SIGN (TYP.)
- (N) CURB RAMP
- (O) PARALLEL CURB RAMP
- (P) 6' CONCRETE SIDEWALK WITHIN PUBLIC RIGHT OF WAY
- (Q) 4" CONCRETE PATIO
- (R) 8' WIDE ASPHALT PATH SEE DETAIL SHEET FOR PAVEMENT SECTION
- (S) BENCH
- (T) CONCRETE WHEEL STOP
- (U) TRANSFORMER PAD TO BE PROVIDED BY DUKE ENERGY
- (V) GAZEBO (COORDINATE WITH OWNER)
- (W) STOP SIGN
- (X) CONCRETE PAD WITH 1 BYCYCLE RACK
- (Y) CONCRETE DUMPSTER PAD
- (Z) GUARD POST
- (AA) GATE WITH KNOX BOX (COORDINATE WITH OWNER)
- (BB) RELOCATED US MAIL BOX

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
GAS = UNDERGROUND GAS LINES
CATV = UNDERGROUND CABLE TELEVISION LINES
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
FBOP = UNDERGROUND FIBER-OPTIC
UGT = UNDERGROUND TELEPHONE
UGE = UNDERGROUND ELECTRIC
OHE = OVERHEAD ELECTRIC
OHT = OVERHEAD TELEPHONE
OHU = OVERHEAD UTILITY
TRAF = OVERHEAD TRAFFIC LINES
IRR = UNDERGROUND IRRIGATION LINES
SECTION LINE (AS NOTED)
R.O.W. = RIGHT OF WAY (AS NOTED)
CENTERLINE (AS NOTED)
B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
TOS = TOE OF SLOPE
EXISTING FLOWLINE
CONTOURS - MAJOR INTERVAL
CONTOURS - MINOR INTERVAL

(P) = PLATTED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION

30 0 15 30
(IN FEET)
1 inch = 30 ft.

SYMBOL LEGEND

	SEA GROUP MONUMENT SET		SIGN		FIRE MAIN	GAS	GAS LINE MARKER
	CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT		GAS VALVE
	BRASS PLUG / COPPER WELD		UTILITY POLE	WM	WATER METER		GAS METER
	SURVEY MARKER FOUND		LIGHT POLE		WATER VALVE	TL	TELEPHONE MANHOLE
	PK or MAG NAIL FOUND		GROUND LIGHT		WATER WELL	T	TELEPHONE UTILITY
	SECTION CORNER (AS NOTED)		ELECTRIC METER		BEE-HIVE INLET	TEL	TELEPHONE LINE MARKER
	BENCHMARK (AS NOTED)	E	ELECTRIC UTILITY		CURB INLET	SM	SANITARY SEWER MANHOLE
	RIGHT OF WAY MARKER		DECIDUOUS TREE		DRAINAGE INLET	SAN	SANITARY SEWER MARKER
	TRAFFIC SIGNAL POLE		EVERGREEN TREE		MANHOLE	SM	STORM SEWER MANHOLE
AC	AIR CONDITIONER	MB	MAIL BOX		AIR / VACUUM EQUIPMENT	C	COMMUNICATIONS UTILITY
	BOLLARD		HANDICAPPED PARKING SPOT	MW	MONITORING WELL	CO	CLEAN OUT

"IT'S THE LAW"

811

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NOT FOR CONSTRUCTION

SPRING MILL GRAND STATION

16155 Spring Mill Road
Westfield, Indiana

SITE LAYOUT PLAN

DATE:	5/4/2018
JOB NO.	XX
DRAWN BY:	AMM
CHECKED BY:	MM

REVISIONS

SHEET NO.
C201
3 OF 10

FILE PATH: C:\Users\ann\Desktop\STUDIO A CURRENT FILES\projects\Westfield\CONSTRUCTION PLANS 2.dwg PLOT SCALE: 1:1.72 PLOT DATE: 6/4/2018 2:50:12 PM PLOTTED BY: ANN