



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_18_2015

Monday, May 18, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 18, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 4, 2015

Documents: [May 4, 2015](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1505-DDP-07

Urban Farmer

140 E. 161st Street

Noah Herron by Terra Site Development, Inc. requests Detailed Development Plan review of the remodeling and site improvements to accommodate an agritourism commercial business on approximately 2.96 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Special Exception & Variance Staff Report](#)

1505-ODP-12 & 1505-SPP-11

William Trace

SW corner of 186th Street and Casey Road

GT Property Development, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat review of 88 single-family lots on approximately 40.26 acres +/- in the Springmill Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Ordinance 11-19](#)

1505-ODP-13 & 1505-SPP-12

Grand Park Village – Lake Village Subdivision

SE corner of 186th Street and Grand Park Boulevard

D&W Farms, Inc. by Weihe Engineers requests review of an amendment to the Overall Development Plan and Primary Plat of approximately 18.89 acres +/- in the Grand Park Village PUD District.

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

1505-PUD-08

Grand Park Village PUD Amendment

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Amendment Ordinance](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Site Plan](#) | [Exhibit 6: PUD Ordinance 12-46](#)

1505-DDP-08

Cambria Hotels & Suites

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance and Detailed Development Plan review for a 153-room hotel on approximately 3.91 acres +/- on Lot 6 in the Grand Park Village – Lake Village Subdivision in the Grand Park Village PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations \(revised\)](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#)

1505-PUD-07

Lantern Park PUD

NE corner of 161st Street and Union Street, just east of Cool Creek

Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan and Character Exhibits](#) | [Exhibit 4: Lantern Park PUD Ordinance \(05/14/15\)](#) | [Exhibit 5: Neighbor Meeting Summary](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7: Public Comments](#)

1506-ZOA-01 [PUBLIC HEARING]

Unified Development Ordinance Amendment

City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Article 6.1(H) Dumpster Enclosures; Article 6.8(J) Street Trees; Article 6.3(F)(11) Architectural Standards for Gasoline Service Station Canopies; and Article 9.4 Nonconforming Regulations.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Ordinance 15-12](#) | [Exhibit 3: Street Tree Exhibit](#) | [Exhibit 4: UDO Dumpster Enclosure Excerpts](#) | [Exhibit 5: Canopy Exhibit](#)

1504-PUD-06 [CONTINUED]

Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 18, 2015
1506-ZOA-01
Exhibit 1

Petition No. 1506-ZOA-01

Petitioner: City of Westfield

Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

Exhibits:

1. Staff Report
2. Ordinance 15-12
3. Street Tree Exhibit
4. Dumpster Enclosures (UDO Excerpts)
5. Gasoline Service Station Canopies Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015, City Council meeting. The petition is scheduled for its public hearing at the May 18, 2015, Advisory Plan Commission (the "APC") hearing. Subject to the public hearing, the petition is scheduled for Plan Commission action on June 01, 2015, and the Council's adoption consideration on June 08, 2015.

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the May 18, 2015, Advisory Plan Commission meeting.

OVERVIEW

The proposed amendment to the Westfield-Washington Township Unified Development Ordinance (the "UDO") addresses the following topics, which are further summarized in detail below.

1. Street Trees (residential)
2. Dumpster Enclosures
3. Gasoline Service Station Canopies
4. Nonconforming Lots of Record (downtown)

After consideration by the Council's Committee on Ordinance Revisions, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

STREET TREES:

Standard: Article 6.8(J) of the UDO (pg. 6-32) requires street trees within residential developments. Street trees are required either: (i) within the public right-of-way in accordance with the City's Construction Standards for a local street; or (ii) in the front yard of the adjacent lot within 10 feet of the right-of-way.

Issue: Street trees are desired between the sidewalk and curb to enhance the streetscape; however, the City's prior street cross-section that allowed street trees within the right-of-way has proven undesirable by developers because of the wider right-of-way required (required 10'-wide planting area for street trees). Alternatively, placing the street trees in the front yard of the adjacent lot for the narrower right-of-way cross-section has also proven challenging due to conflicts with utility infrastructure and easements.

Amendment: The proposed amendment is in conjunction with the Board of Public Works and Safety's recently amended street cross-section. The amended cross-section provides for an 8'-wide tree lawn between the curb and sidewalk for street trees. To offset the impact of the wider right-of-way, the amendment to the UDO will allow for a reduction in the front yard setback and minimum lot size standards.

The reductions would be proportionate to the increase of the right-of-way. The specific details of the cross-sections are further illustrated in **Exhibit 3**.

The amendment also: (i) incorporates maintenance and species standards that currently exist either within the City's municipal code or the City's Construction Standards; and (ii) requires that the street trees be shown and reviewed as part of a subdivision's Overall Development Plan.

DUMPSTER ENCLOSURES:

Standard: The UDO (see **Exhibit 4**) requires that dumpsters be screened with enclosures. The UDO also encourages that enclosures have pedestrian access openings (or man-doors) to minimize the frequency of the larger service gates being opened and potentially remaining open.

Amendment: The proposed amendment (Article 6.1(H)(6)) requires pedestrian access openings for dumpster enclosures. The amendment (Article 6.1(H)(3)) further clarifies that the enclosure itself shall consist of Masonry Materials that matches or complements the Principal Building.

GASOLINE SERVICE STATION CANOPIES:

Standard: Article 6.3(F)(11)(c) Architectural Standards; Business Districts; Gasoline Service Station Canopies; Roof Design of the UDO establishes design standards for Gasoline Service Stations that reads as follows:

11. **Gasoline Service Station Canopies:** This section shall apply to canopies for all Gasoline Service Stations:
 - a. **Materials:** The support structures for canopies shall be wrapped in Masonry Materials to complement the Principal Building. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building.
 - b. **Height:** In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16) feet and the maximum top of the canopy shall be twenty-two (22) feet. The maximum width of the canopy fascia shall be thirty (30) inches.
 - c. **Roof Design:** A canopy shall include a pitched or sloped roof design.

Issue: The Plan Commission has recently approved a number of development plans for gasoline service stations. As a result of those proposals, which are reflected in **Exhibit 4**, this amendment is being proposed to refine the standard for the desired canopy roof design.

Amendment: The proposed amendment is intended to require a more balanced proportion between the canopy's fascia and the sloped roof. As a result, Article 6.3(F)(11)(c) Roof Design is proposed to be revised as follows: "A canopy shall include a pitched or sloped roof design with a minimum height of two and one half (2.5) times the width of the canopy fascia."

NONCONFORMING LOTS OF RECORD:

Standard: Article 9.4 Nonconforming Regulations; Nonconforming Lots of Record reads:

9.4 Nonconforming Lots of Record

- A. A Legal Nonconforming Lot shall be deemed as such for any Lot that: (i) was established and recorded prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; and (ii) no longer conforms to the regulations set forth in this Ordinance, or its subsequent amendments, as applicable to Lots (e.g., Lot Area, Lot Width, Lot Depth, Lot Frontage).
- B. A Legal Nonconforming Lot may be: (i) used as permitted by the Zoning District in which the Lot is located; and (ii) built upon, only if the Lot and improvements otherwise comply with all other standards of this Ordinance, and provided that:
 - 1. The Property Owner of said parcel does not own, in whole or in part, sufficient adjacent land to enable the parcel to conform to the dimensional and acreage requirements of this Ordinance;
 - 2. The Lot Width is no less than one hundred (100) feet; and
 - 3. The Lot Area is no less than one (1) acre.
- C. A Legal Nonconforming Lot shall lose its status as Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that either fully conforms with the standards of the Zoning District or decreases the nonconformity; or (ii) is combined with a conforming Lot or parcel. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.

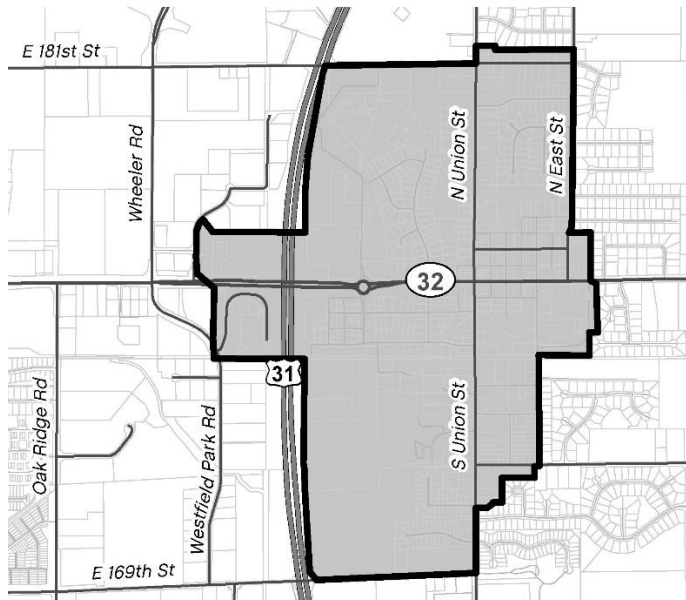
Issue: The yellow highlighted section provides that a Legal Nonconforming Lot (a lot that was legal when created but that no longer complies with the current lot size and width requirements) may only be built upon if it meets those additional criteria.

While these additional criteria may be appropriate for the non-urbanized areas of the community, these additional criteria have inhibited the ability for property owners within the downtown area to build or rebuild on existing lots, even though the lots were legal when they were created.

Amendment: As a result, the proposed amendment adds a new section that removes these additional criteria for those Legal Nonconforming Lots within the downtown area as follows:

“A Legal Nonconforming Lot within the geographic area identified in FIGURE 9.4(1): DOWNTOWN AREA may be: (i) used as permitted by the Zoning District in which the Lot is located; and (ii) built upon, only if the Lot and improvements otherwise comply with all other standards of this Ordinance.”

FIGURE 9.4(1): DOWNTOWN AREA



STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

DEPARTMENT COMMENTS

- 1) Hold a public hearing. No additional action is required at this time.
- 2) If any Plan Commission member has questions, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

ORDINANCE 15-12

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1506-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

Section 1. **Article 6.8(J) Landscaping Standards; Street Trees** shall be amended as follows:

J. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

1. Requirement: Street Trees shall be required within the right-of-way of all new or re-developed Local Streets (public or private) ~~within Residential Districts Major Subdivisions~~. Street Trees shall only be required on one side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City’s corporate limits.
2. Location: Street Trees ~~shall be~~ located within the Right-of-way ~~shall be installed in a minimum eight-foot (8’) wide planting strip between the curb and sidewalk in accordance with the City’s Construction Standards~~ (see also Article 7.3 Principles and Standards of Design). If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area’s Minimum Lot Landscaping Requirements.

3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (2025) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
4. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
5. Maintenance: The maintenance of Street Trees shall be the responsibility of the development's property management group, homeowners' association or other similar legal entity, and the association's or entity's declaration of covenants and restrictions shall include provisions for the maintenance and replacement of Street Trees. In the absence of a homeowners' association, then the maintenance of Street Trees shall be the responsibility of the owner of the adjacent Lot.
6. Street Tree Species: Permitted Street Tree species shall be as set forth in the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

Section 2. **Article 6.10 Lot Standards** shall be amended to add a section (E) as follows: "E. Minimum Lot Size (Street Trees): If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with Article 6.8 Landscaping Standards, then the Lot's Minimum Lot Size, as established by the District in which the Lot is located, may be reduced. The permitted reduction in Minimum Lot Size shall be the Lot's Lot Frontage multiplied by three (3) feet."

Section 3. **Article 6.16 Setback Standards** shall be amended to add a section (I) as follows: "I. Front Yard Building Setback Lines (Street Trees): If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with Article 6.8 Landscaping Standards, then the Lot's Front Yard Minimum Building Setback Line, as established by the District in which the Lot is located, shall be reduced by three (3) feet; however, the Lot's minimum Driveway length shall be twenty (20) feet, as measured from the Right-of-way line."

Section 4. **Article 10.7(G)(4) Processes & Permits; Development Plan Review; Application Documentation and Supporting Information; Landscape Plan** shall be amended as follows: "4. Landscape Plan: A Landscape Plan in accordance with Article 6.8 Landscaping Standards, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways,

Street Trees, and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Area areas, Buffer Yards, Street Trees, and on-site or foundation requirements.

Section 5. **Article 6.1(H) Accessory Use and Building Standards; Screening of Receptacles and Loading Areas** shall be amended as follows:

- A. **Article 6.1(H)(3)** shall be amended as follows: “3. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.”
- B. **Article 6.1(H)(6)** shall be amended as follows: “6. ~~Man doors which do not include swinging, moveable doors are encouraged to provide~~ Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpster for waste disposal. See Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.”

Section 6. **Article 6.8(H)(2) Landscaping Standards; General Screening Standards; Dumpster and Loading Areas** shall be amended as follows:

2. ~~Dumpster Service and Loading Areas: Dumpster enclosures, trash pads,~~ Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

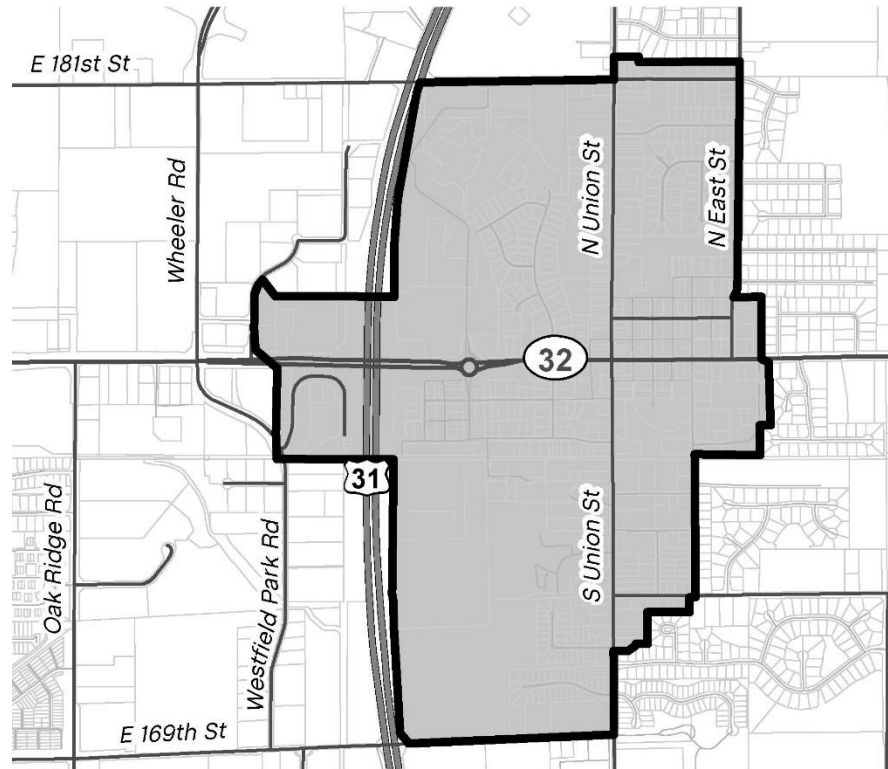
Section 7. **Article 6.3(F)(11)(c) Architectural Standards; Business Districts; Gasoline Service Station Canopies; Roof Design** shall be amended as follows:

- c. Roof Design: A canopy shall include a pitched or sloped roof design with a minimum height of two and one half (2.5) times the width of the canopy fascia.

Section 8. **Article 9.4 Nonconforming Regulations; Nonconforming Lots of Record** shall be amended as follows:

- B.** Add a Section (B) as follows: “A Legal Nonconforming Lot within the geographic area identified in FIGURE 9.4(1): DOWNTOWN AREA may be: (i) used as permitted by the Zoning District in which the Lot is located; and (ii) built upon, only if the Lot and improvements otherwise comply with all other standards of this Ordinance.”

FIGURE 9.4(1): DOWNTOWN AREA



- C.** Amend Section (B), which shall be renumbered as Section (C) as follows: “A Legal Nonconforming Lot not within the geographic area identified in FIGURE 9.4(1): DOWNTOWN AREA may be: (i) used as permitted by the Zoning District in which the Lot is located; and (ii) built upon, only if the Lot and improvements otherwise comply with all other standards of this Ordinance, provided that:
1. The Property Owner of said parcel does not own, in whole or in part, sufficient adjacent land to enable the parcel to conform to the dimensional and acreage requirements of this Ordinance;
 2. The Lot Width is no less than one hundred (100) feet; and
 3. The Lot Area is no less than one (1) acre.”

Section 9. 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 ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-12 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-12
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

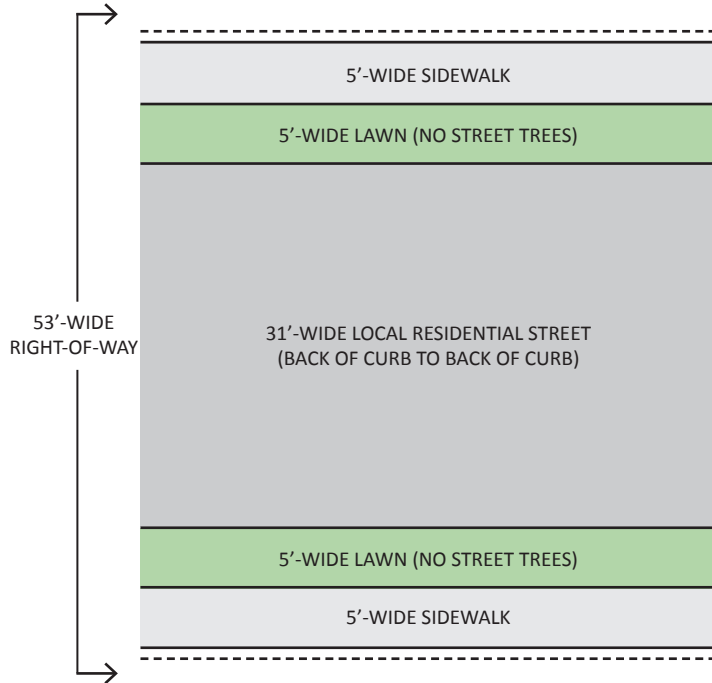
I hereby VETO ORDINANCE 15-12
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

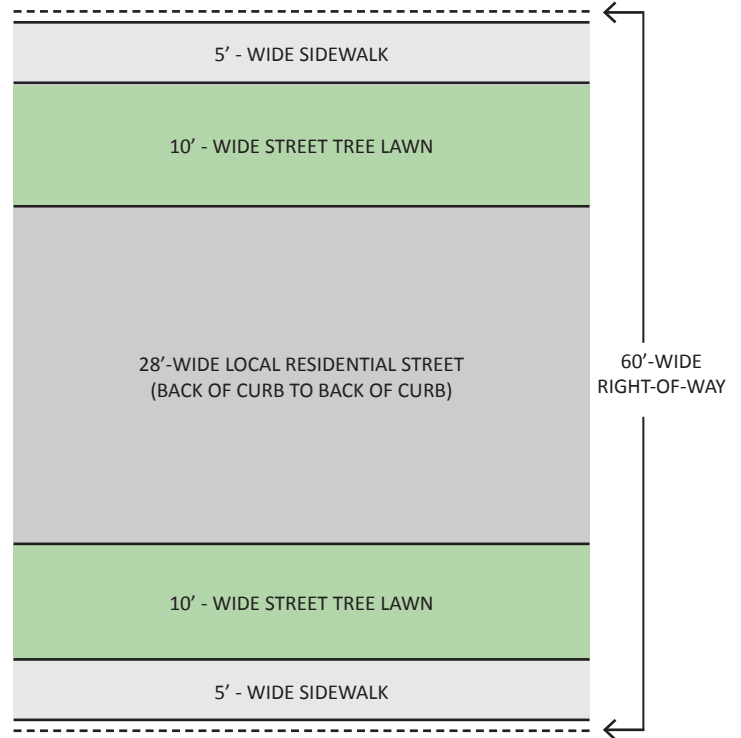
STREET TREE EXHIBIT

**Developers had the option of which cross-section to build; however, in most instances, developers opted to construct the narrower right-of-way without street trees in the r/w (street trees are then placed in front yard of adjacent lot).*

PREVIOUS CROSS-SECTION WITHOUT STREET TREES IN R/W

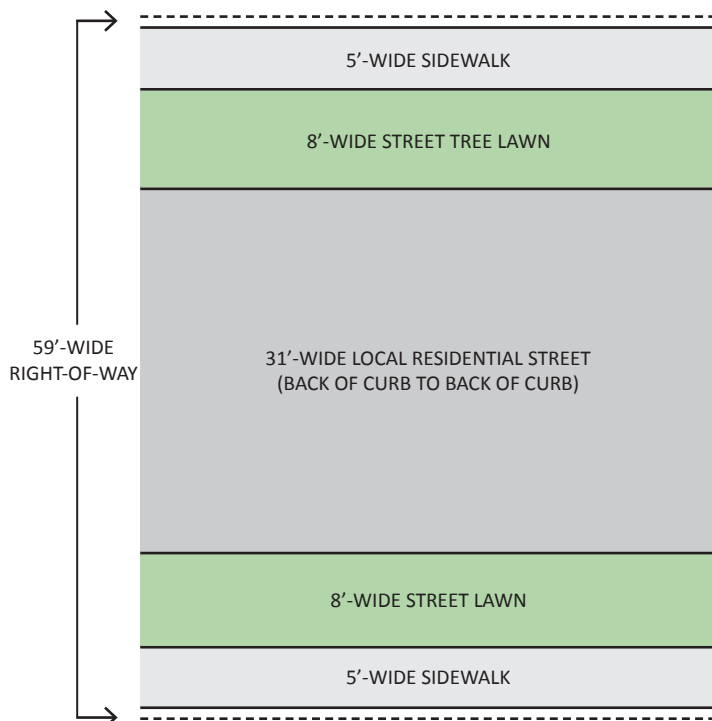


PREVIOUS CROSS-SECTION WITH STREET TREES IN R/W



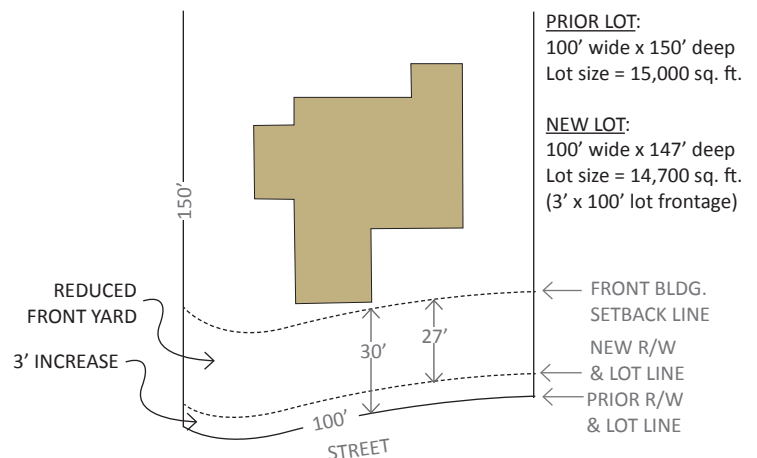
CURRENT, REVISED CROSS-SECTION WITH STREET TREES IN R/W

**The revised cross-section is intended to balance the City's desire to locate street trees between the curb and sidewalk while accommodating the need to minimize the r/w width and impact on the front yard setback and size of abutting lots.*



EXAMPLE IMPACT ON LOT (TYPICAL SF2 LOT)

The proposed amendment accommodates the increased right-of-way width by allowing the existing required front yard building setback line to be maintained, and allowing the required lot size to be proportionately decreased.

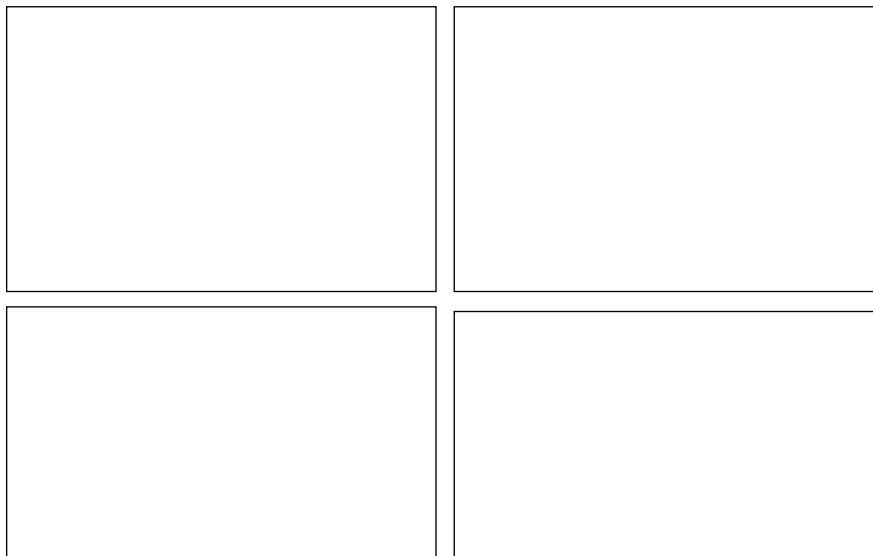




H. **Screening of Receptacles and Loading Areas:** These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

1. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
2. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
3. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater.
4. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

FIGURE 6.1(2): DUMPSTER ENCLOSURES



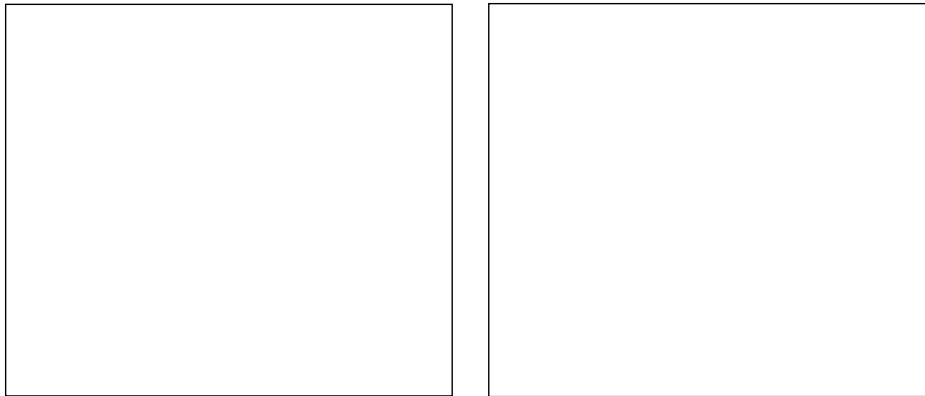
5. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
6. Man-doors which do not include swinging, moveable doors are encouraged to provide daily access to dumpsters for waste disposal. See FIGURE 6.1(3): DUMPSTER MAN-DOORS.
7. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
8. Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

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FIGURE 6.1(3): DUMPSTER MAN-DOORS



I. **Agriculture-Related Accessory Buildings and Uses:**

1. **Regulated as Principal Buildings:** Accessory Buildings for the following uses shall be exempt from Sections (B)(2) General Standards, (D) Building Location, and (F) Maximum Accessory Building Height of this Article: Agricultural Uses, Agritourism Uses, Equestrian Facilities, Private Stables, and Nurseries. Rather, Accessory Buildings for these uses shall meet the maximum Building Height and minimum Building Setback Line standards of the underlying Zoning District, except as otherwise set forth below. See also *Article 6.4 Building Standards*.
2. **Stables:** In addition to the applicable standards of this Article and those of the applicable Zoning District set forth in *CHAPTER 4: ZONING DISTRICTS*, the following shall apply to Stables:
 - a. **Minimum Side and Rear Yard Building Setback Line:** 150 feet; however, there shall also be a Building Separation of two hundred (200) feet from an existing Dwelling Unit on an adjacent Lot (at the time of installation of the Stable). If the abutting Property Owner executes and records a notarized consent to a reduced setback, then the Building Setback Line may be reduced along that shared Lot Line, but in no instance may the setback be less than thirty (30) feet.

J. **Home Businesses:** See *Article 6.7 Home Business Standards*.

K. **Outside Storage and Display:** See *Article 6.12 Outside Storage and Display*.

L. **Outdoor Cafe and Eating Areas:** See *Article 6.13 Outdoor Café and Eating Areas*.

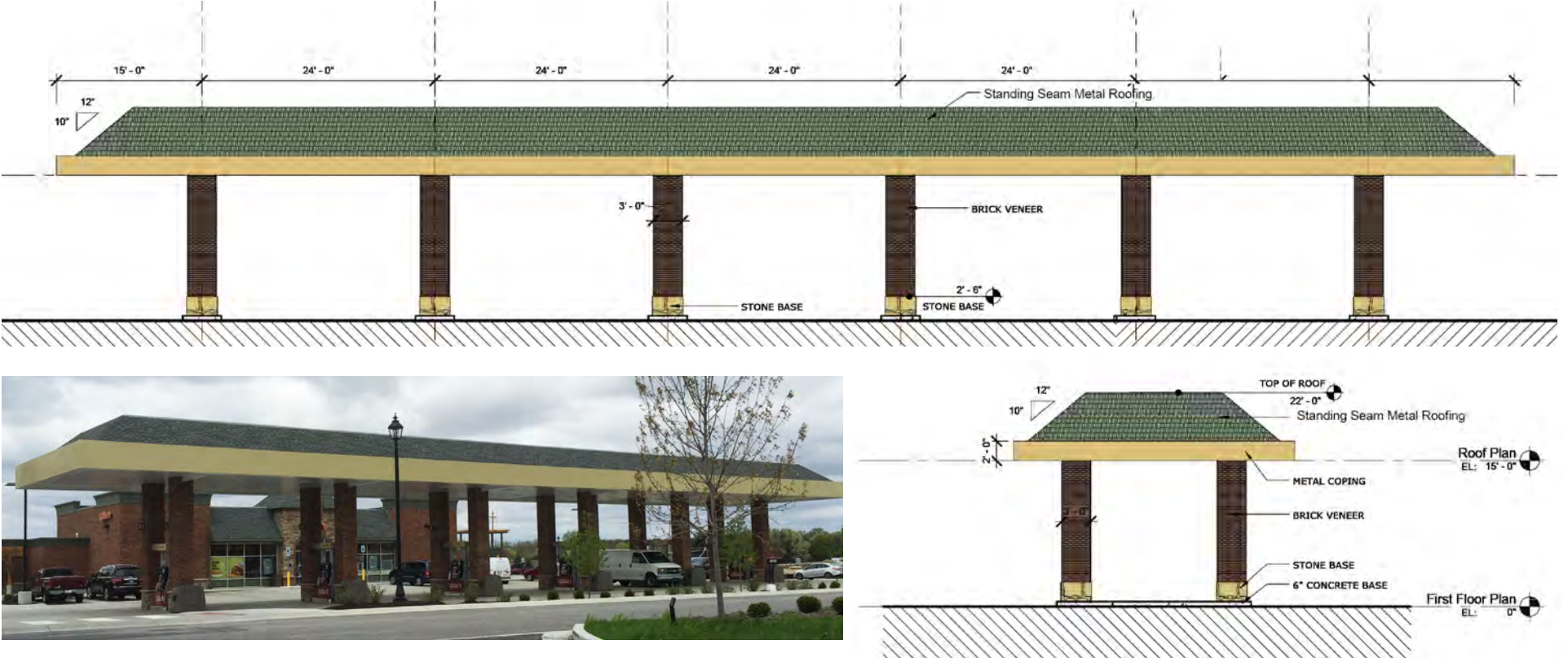
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GASOLINE SERVICE STATION CANOPY EXHIBIT

RICKERS (BRIDGEWATER & MONON MARKETPLACE)

FASCIA = 24" • ROOF = 60" • RATIO = 2.5



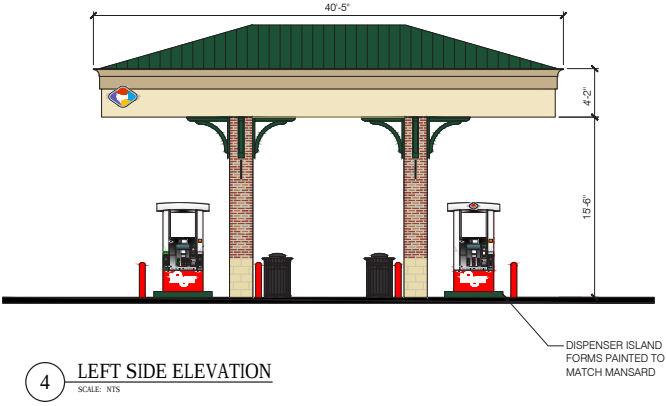
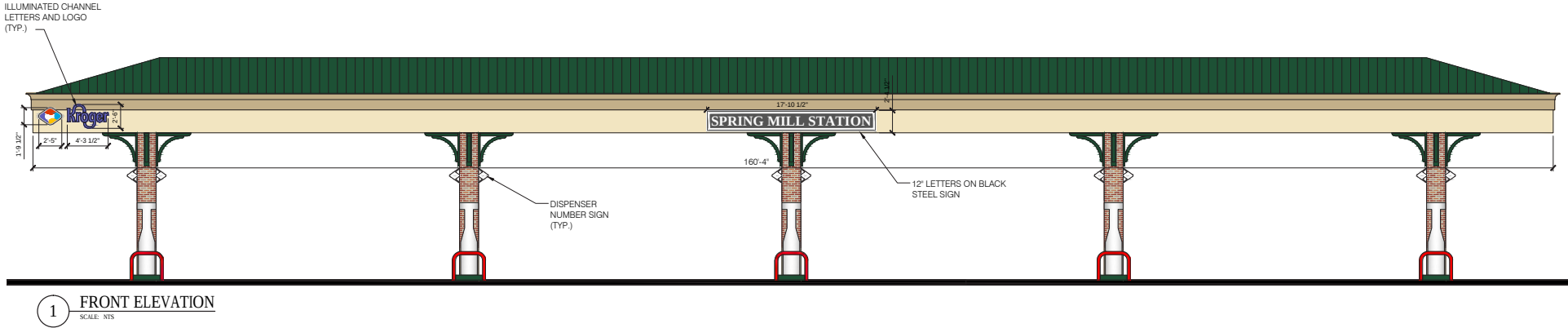
SPEEDWAY (OAK POINTE PUD)

FASCIA = 36" • ROOF = 18" • RATIO = 0.5



KROGER FUEL STATION (SPRINGMILL STATION)

FASCIA (INCLUDING CORNICE TREATMENT) = 50" • ROOF = 45" • RATIO = 0.9





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 18, 2015
1505-PUD-08
Exhibit 1

Docket Number: 1505-PUD-08 (Ordinance No. 15-10)

Petitioner: D&W Farms, Inc. by Sterling Development Consultants
and Weihe Engineers

Request: A text amendment to modify the architectural standards of the Grand Park Village Planned Unit Development (PUD) District for a **Cambria Hotels & Suites**.

Current Zoning: Grand Park Village PUD District (Ordinance 12-46)

Current Land Use: Vacant

Zoning History:

1209-PUD-09	PUD District Ordinance 12-46 (12/10/12)
1405-SPP-11	Primary Plat (06/16/14)
1504-SFP-14	Secondary Plat, Section 1 (pending)
1505-ODP-13	Overall Development Plan (pending)
1505-SPP-12	Primary Plat Amendment (pending)
1505-DDP-08	Cambria Detailed Development Plan (pending)
1505-SFP-16	Secondary Plat, Section 2 (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Amendment Ordinance
4. Elevations
5. Site Plan
6. PUD District Ordinance No. 12-46

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) District Ordinance No. 12-46 (the "PUD Ordinance") to accommodate a 153-room+/- Cambria Hotel & Suites. The proposed Cambria hotel and site plan are depicted at **Exhibit 4** and **Exhibit 5**, respectively.

The proposed amendment is limited to the geographic area of the proposed Cambria site which consists of 3.91 acres+/- (Lot 6 of the Grand Park Village – Lake Village Subdivision) located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 2**).

Amendment Request: The petitioner is requesting an amendment to the architectural standards of the PUD Ordinance. The PUD Ordinance (Article 6 of the PUD Ordinance) currently provides that the design theme (including roof and window fenestration) of buildings incorporate a consistent representation of New England Style¹ architecture, either in the traditional design or a contemporary expression.

¹ Exhibit 1 of the PUD Ordinance defines "New England Style" as "architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Code architectural styles and their respective elements."

The petitioner is requesting an amendment to allow the design theme, as represented in **Exhibit 4**. The petitioner has also filed their development plan and related plats, which are also scheduled to receive a public hearing at the May 5, 2015, Plan Commission meeting. As currently proposed, the development would otherwise comply with the PUD Ordinance.

PROCEDURAL

Council Introduction: This petition was introduced at the April 13, 2015, City Council meeting.

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at May 4, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

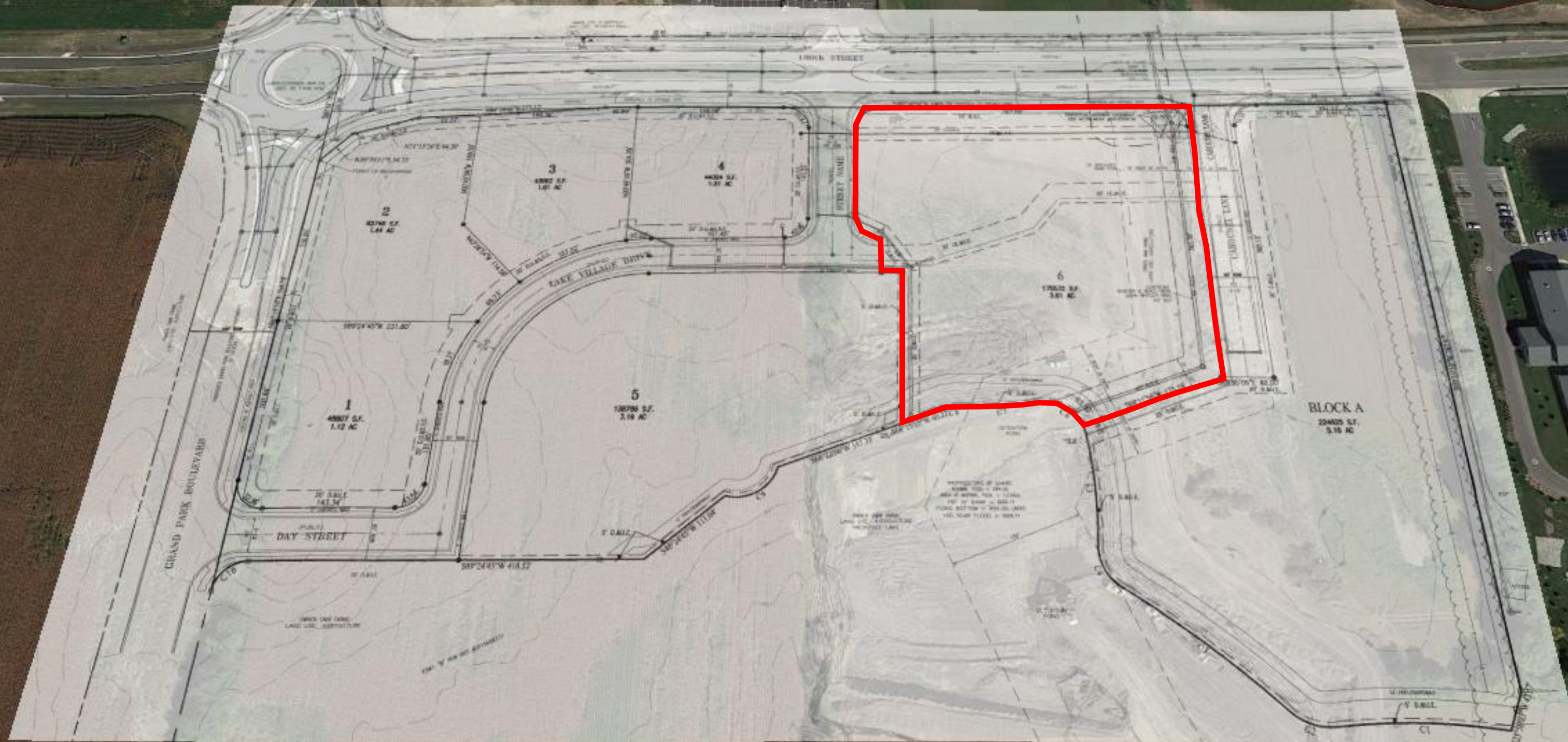
Statutory Considerations:

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.

DEPARTMENT COMMENTS

1. If the Plan Commission is satisfied with the proposed amendment ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.



ORDINANCE NUMBER 15-10

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance No. 12-46, the Grand Park Village Planned Unit Development District (the "Grand Park Village PUD Ordinance"), on December 10, 2012, recorded as Instrument No. 2012080062 in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-08**), requesting an amendment to the Grand Park Village 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. 1505-PUD-08** 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 _____, 2015;

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 Grand Park Village PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

Section 2. Development and Architectural Standards. The standards of *Article 6: Development and Architectural Standards* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Article 6(A) Design Theme, (B) Roof, and (C) Windows: Shall be modified as follows: “Buildings constructed on the Real Estate shall be developed either: (i) in accordance with the Design Theme, Roof and Windows standards of Article 6(A), 6(B) and 6(C), respectively, of the Grand Park Village PUD Ordinance; or (ii) substantially similar in quality, character and appearance as the Illustrative Exhibit, attached hereto as **Exhibit B.**”

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS __ DAY OF _____, 2015.**

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-10** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-10**
this _____ day of _____, 2015.

Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-10**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

Prepared by: Stuart Friedman, Sterling Development Consultants
 34375 Lakeview Drive, Solon, Ohio 44139. (216) 298-3529

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 59.99 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 703.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 357.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 52.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS WEST 365.39 FEET; THENCE SOUTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 175.19 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET; THENCE ON SAID CURVE 63.03 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 60 DEGREES 33 MINUTES 29 SECONDS WEST 58.34 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 11 MINUTES 17 SECONDS WEST 35.50 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 05 SECONDS EAST 202.54 FEET PASSING THROUGH A REBAR AT 22.54 FEET TO A REBAR; THENCE SOUTH 89 DEGREES 10 MINUTES 54 SECONDS WEST 25.45 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 50.00 FEET TO A REBAR AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET; THENCE ON SAID CURVE 43.98 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 49 MINUTES 06 SECONDS WEST 39.60 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 141.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.84 FEET TO THE POINT OF BEGINNING CONTAINING 3.91 ACRES, MORE OR LESS.

EXHIBIT B

ILLUSTRATIVE EXHIBIT

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SEE FOLLOWING PAGES.]**



Donald Y. Cameron Jr.
LICENSE #8106760
EXPIRATION DATE 12/31/15



CAMERON
DESIGN
GROUP, INC.

Donald Y. Cameron Jr.
Architect, AIA
Ohio Registration 6780
NCARB Certificate 25 338

One Park Centre
Park Centre Drive
Wadsworth, Ohio 44281
(330) 336-7686

Architecture
Planning
Construction Management
Graphic Design
Interior Design

GRAND PARK
WESTFIELD, INDIANA 46074

CAMBRIA
hotels & suites

NORTH &
SOUTH
EXTERIOR
ELEVATIONS

PA-3

04-01-15



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATER			
TAG #	MATERIAL	COLOR	POCHE' KEY
EC-1	EIFS	DRYVIT COLOR: #101 SUPER WHITE FINISH: SANDPEBBLE FINE	
EC-2	EIFS	DRYVIT COLOR: #400 FRENCH TOAST FINISH: SANDPEBBLE FINE	
EC-3	EIFS	DRYVIT COLOR: #627a TWILIGHT GRAY FINISH: SANDPEBBLE FINE	
EC-4	EIFS	DRYVIT COLOR: #133 DRIFTWOOD FINISH: SANDPEBBLE FINE	
EC-5	METAL PANEL SYSTEM	KYNAR COLOR: TERRA COTTA	
EC-6	METAL PANEL SYSTEM	KYNAR COLOR: BONE WHITE	
EC-7	ADHERED STONE VENEER	CORONADO VENEER COLOR: PRO-LEDGE BROOKESIDE	
REGIONAL ALTERNATE EC-7			
EC-7a	ADHERED STONE VENEER	CORONADO VENEER COLOR: TUMBLED LEDGE DAKOTA BROWN	
EC-7b	ADHERED BRICK VENEER	CORONADO VENEER COLOR: SPECIAL USED BRICK - RUSTIC BLEND	
EC-7c	ADHERED STONE VENEER	CORONADO VENEER COLOR: SAND CANYON FLAGSTONE - DESERT BEIGE	



EAST ELEVATION

SCALE: 3/32" = 1'-0"



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LICENSE #8106760
EXPIRATION DATE 12/31/15



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NCARB Certificate 25-338

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WEST &
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04-01-15



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SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

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WEST ELEVATION

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EAST ELEVATION

SCALE: 3/32" = 1'-0"



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ELEVATIONS

ORDINANCE 12-46

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUTNY, INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS

This is a planned unit development ordinance (the "Grand Park Village PUD Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance") enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMEDNED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the zoning ordinance unless specifically modified by the terms of the Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are herby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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 Zoning 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 Zoning Ordinance or part thereof, the terms of this Ordinance shall prevail.

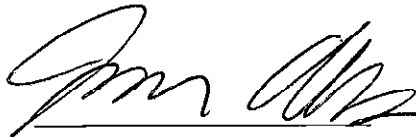
ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

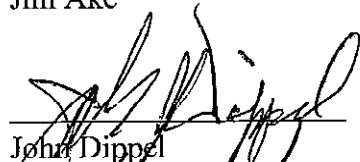
Abstain



Jim Ake

Jim Ake

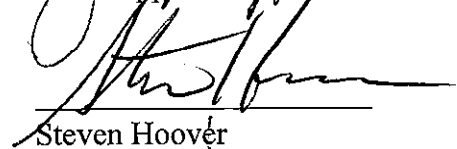
Jim Ake



John Dippel

John Dippel

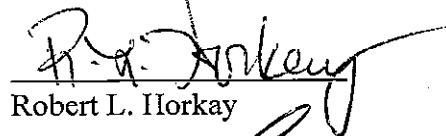
John Dippel



Steven Hoover

Steven Hoover

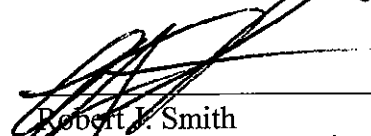
Steven Hoover



Robert L. Horkay

Robert L. Horkay

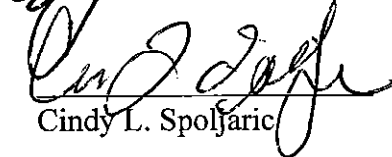
Robert L. Horkay



Robert J. Smith

Robert J. Smith

Robert J. Smith



Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

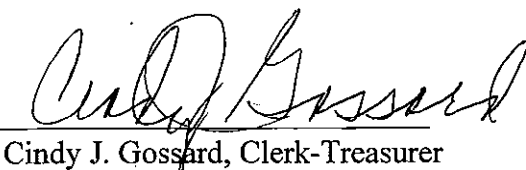


Robert W. Stokes

Robert W. Stokes

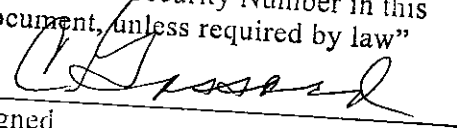
Robert W. Stokes

ATTEST:

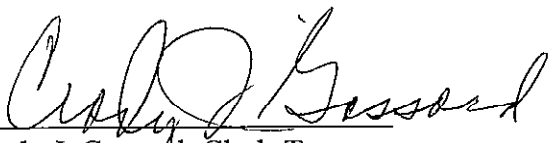


Cindy J. Gossard, Clerk-Treasurer

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

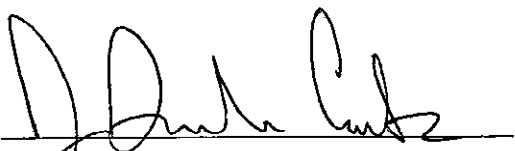

Signed

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at 9:45~~9~~m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

**GRAND PARK VILLAGE
PLANNED UNIT DEVELOPMENT
DISTRICT**

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

- A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.
- B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas (*Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan*):

- A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.
- B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.
- C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.
- D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

- E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.
- F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. USES

- A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:
 - (1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;
 - (2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
 - (3) Personal packaging services and document preparation;
 - (4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;
 - (5) Assisted living facilities;
 - (6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
 - (7) Conference, banquet, meeting or event centers;
 - (8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;
 - (9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;
 - (10) Coffee shops and coffee roasting;
 - (11) Data processing;
 - (12) Gasoline services stations;
 - (13) Vending Machine Hub;
 - (14) Manufacturing of food and beverage products available for sale on-site and off-site;
 - (15) Food Specialty Store;
 - (16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;
 - (17) Medical, rehabilitation, chiropractic and emergency clinics and labs;
 - (18) Mobile medical check vehicles;
 - (19) Performance research, general research and lab institutes;
 - (20) Playground or playhouse displays and sales;
 - (21) Consignment stores;
 - (22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
 - (23) Outdoor theater and musical performance areas and events;

- (24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
- (25) Private banking centers for ATM access only;
- (26) Professional and amateur recreational and performance art facilities;
- (27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
- (28) Special interest, private or public clubs;
- (29) Spas, beauty and tanning salons;
- (30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
- (31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
- (32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
- (33) Sale and manufacturing of cosmetic or health products;
- (34) Self-storage and transfer facilities;
- (35) Manufacturing and sale of art and handmade goods;
- (36) Manufacturing and sale of unique or personal stationary or personalized products;
- (37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

- A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;
- B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;
- C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.
 - (1) Signs shall not exceed thirty-two (32) square feet in size.
 - (2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

- A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

- B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
- C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
- D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:
 - (1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
 - (2) Metal siding may be permitted as an accent, trim or in signage.
- E. Commercial or mixed use buildings which include residential (single family or multi-family):
 - (1) Minimum lot frontage on road: none
 - (2) Minimum lot depth: none
 - (3) Minimum building area: none
 - (4) Set back from Internal Streets: no minimum
 - (5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
 - (6) Side yard: no minimum (may be adjoining buildings)
 - (7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.
- F. Building height. No maximum building height.
- G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.
 - (1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - (2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - (3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.
- I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.
- J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.
- K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

- (1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;
- (2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;
- (3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;
- (4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;
- (5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

- (1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.
- (2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

- (1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.
- (2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

- (1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.
- (2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.
- (3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

- A. All permanent signs shall be in substantial compliance with the New England Style (*Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11*).
- B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:
 - (1) General Sign Regulations.
 - (a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.
 - (b) No front yard or right-of-way setback shall be required for signage.
 - (2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.
 - (3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

- A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:
 - (1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;
 - (2) Twenty-two (22) acres of the Development will be set aside for open space.
 - (3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;
 - (4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

- B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.
- C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.
- D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.
- E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.
- F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.
- G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
- H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.
- I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.
- J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.
- K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.
- L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.
- M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.
- N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.
- O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.
- P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

- Q. "Monon Bike Hub" shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.
- R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
- S. "New England" shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.
- T. "New England Style" shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.
- U. "Owner-Developer" shall refer to joint venture partnership between the property owners and the development team for the subject property.
- V. "Parcel" shall mean and refer to a land area with properly recorded legal description.
- W. "Shake Shingle" shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.
- X. "Vending Machine Hub" shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2
Real Estate – Legal Description

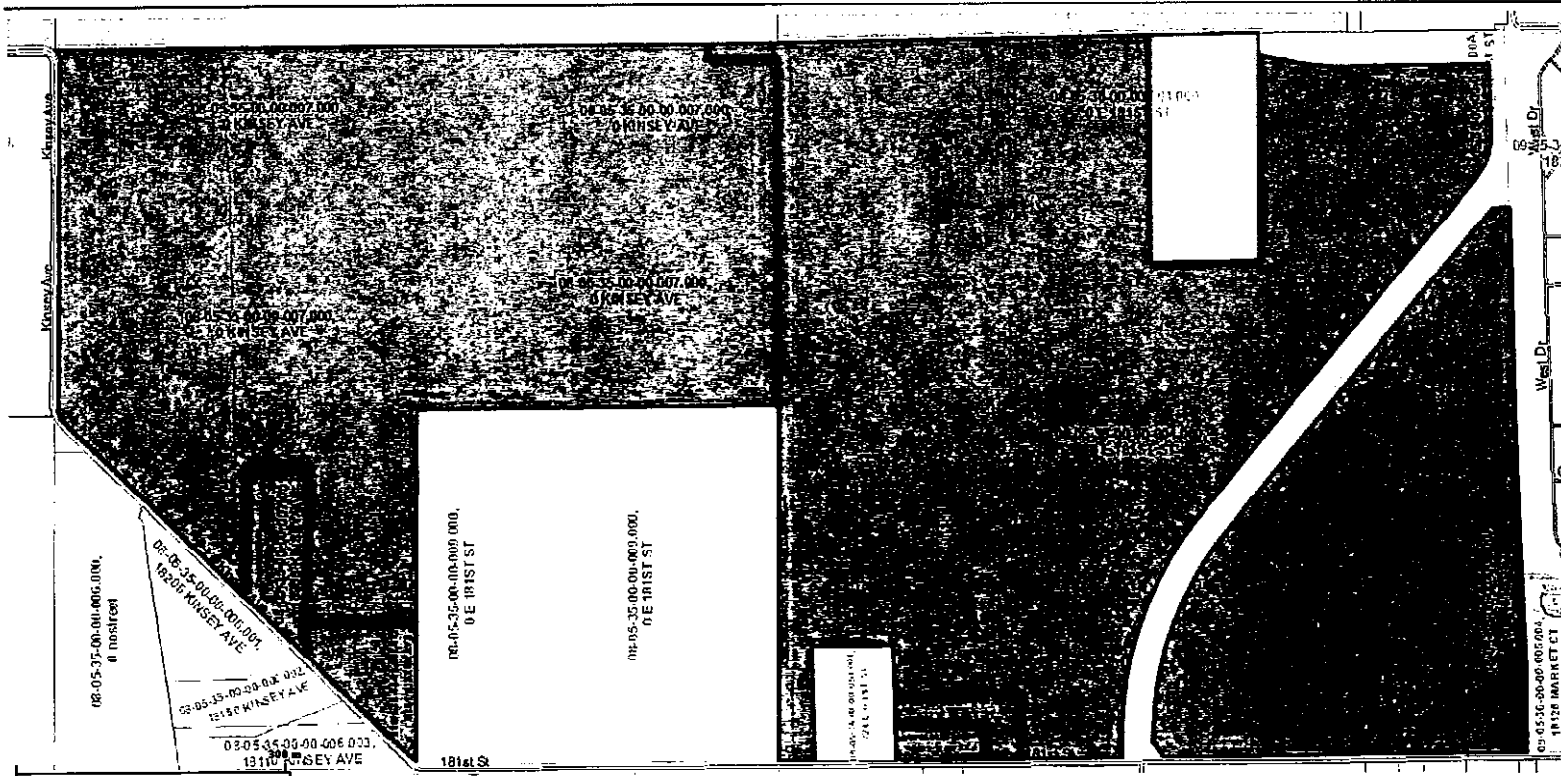
A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E
Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32
W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-
22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-
57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-
31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-
11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7
W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40
E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E
Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning
containing 242.75 acres more or less.



Grand Park Village PUD

Legal Boundary of Real Estate (Red Overlay)

Printed: Aug 03, 2012



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Grand Park Village - Preliminary Concept Plan



GRAND PARK VILLAGE

EXHIBIT 4

Figure 1

Georgian Colonial architectural style

GABLED, GAMBREL, OR HIPPED ROOF



Figure 2

Shake Shingle architectural style



Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4

Greek Revival architectural style

GABLE END TO THE STREET

PANELED PILASTERS OR WIDE CORNER BOARDS

CLAPBOARDS OR FLATBOARDS

BLINDS

6/6 SASH

OFF-CENTER ENTRY

FLAT PILASTERS, ENTABLATURE, SIDE & TRANSOM LIGHTS, 4-PANEL DOOR

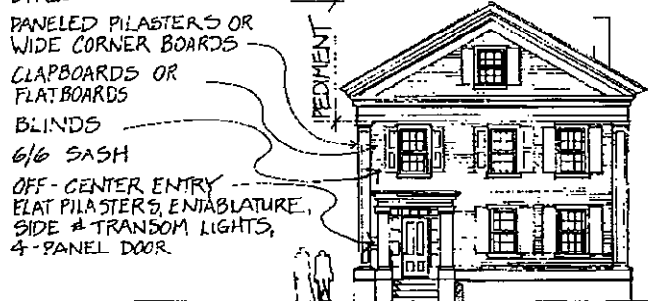


Figure 5
General New England style architecture



Figure 6
General New England architectural style



Figure 7
General New England architectural style



Figure 8
General New England architectural style



Figure 9
Hardie Plank siding used in mixed use building



Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding

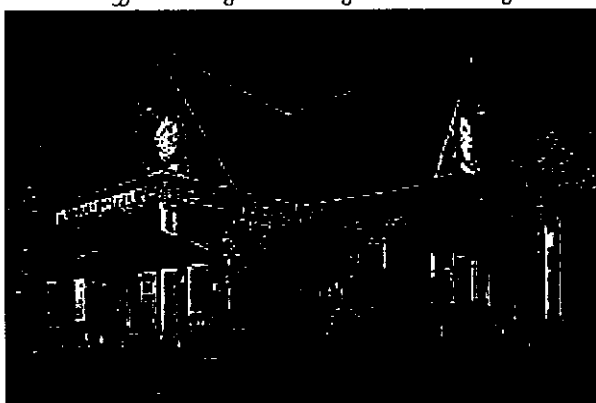


Figure 11
Hardie Plank siding used in restaurant siding

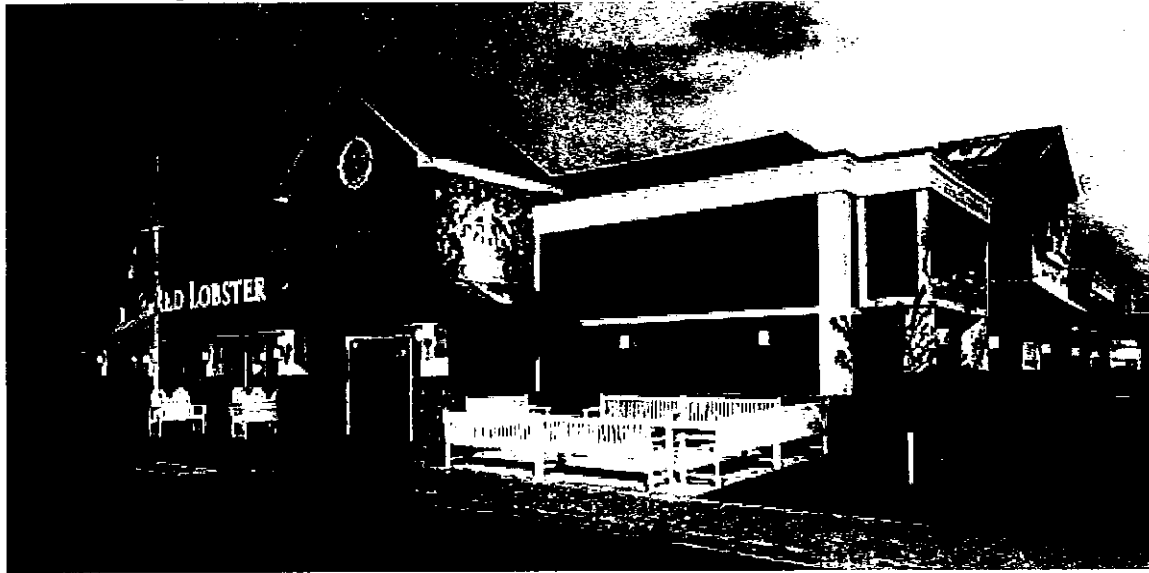


Figure 12
Hardie Plank siding variation with New England style architecture

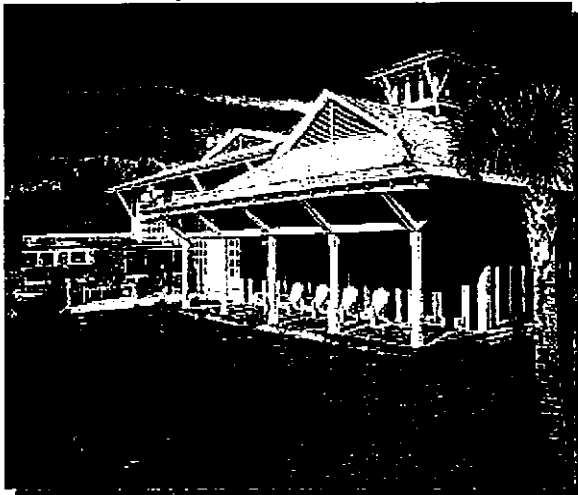


Figure 13
Hardie Plank siding variations



Figure 14
General New England architectural style signage examples

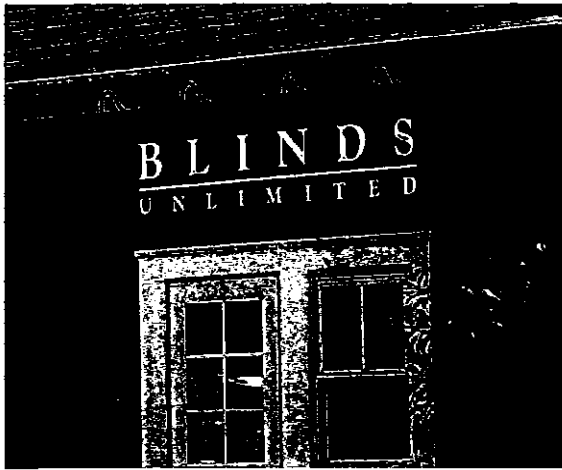
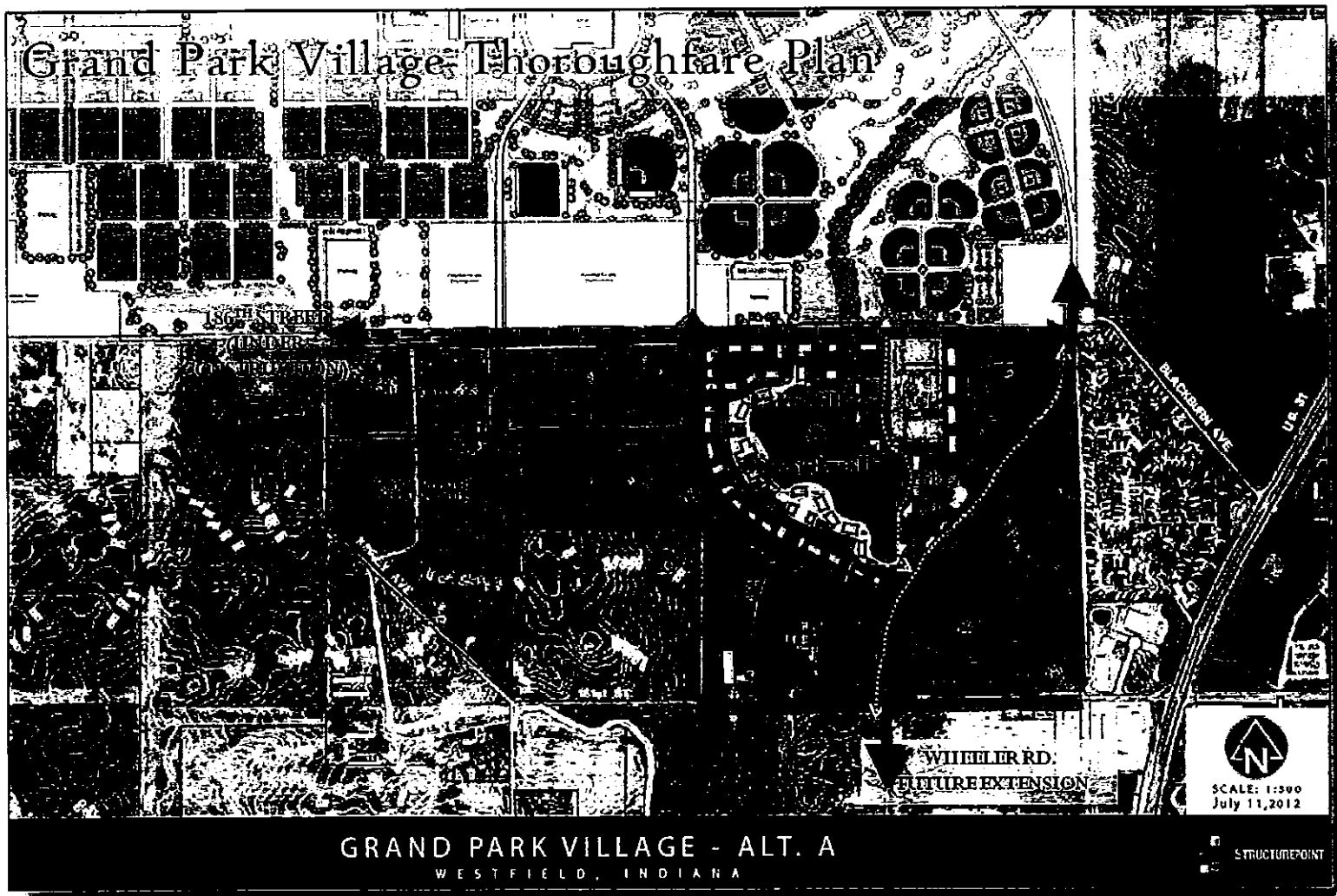


Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan



Grand Park Village Pedestrian Plan





Petition Number: 1505-SPP-12 & 1505-ODP-13

Subject Site Address: Southeast corner of 186th Street and Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Weihe Engineers

Request: Primary Plat and Overall Development Plan review for an amendment to the **Grand Park Village – Lake Village Subdivision**.

Current Zoning: Grand Park Village PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 18.89 acres+/- (entire primary plat)

Exhibits:

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

Property History:

- 1209-PUD-09 PUD District Ordinance 12-46 (12/10/12)
- 1405-SPP-11 Primary Plat (06/16/14)
- 1504-SFP-14 Secondary Plat, Section 1 (pending)
- 1505-PUD-08 PUD District Amendment (pending)
- 1505-DDP-08 Cambria Detailed Development Plan (pending)
- 1505-SFP-16 Secondary Plat, Section 2 (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 18.89-acre+/- site is located on the southeast corner of 186th Street and Grand Park Boulevard (see **Exhibit 2**). On June 16, 2014, the Plan Commission approved a Primary Plat that included 10.84 acres+/- of this 18.89-acre+/- site. This petition amends the originally approved Primary Plat to add an additional 8.05 acres+/- that is included in the expanded Lot 6 and proposed Block A (see **Exhibit 3**). Lot 6 would include the proposed Cambria Hotel & Suites (see 1505-DDP-08).



The petition was reviewed by the Technical Advisory Committee at its February 21, 2015, meeting. This petition was properly noticed and received a public hearing at the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46. The underlying zoning district of the property is the General Business (GB) District.

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

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

- 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 6(E) of PUD & Article 5.3(G) of UDO)
- 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.

Comment: The petitioner is working with the County Surveyor's Office regarding the reduction of the regulated drain easement and proposed encroachments into the regulated drain.

- 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(G) of the UDO):

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

- 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):

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

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 41) Minimum Lot Area: No minimum
- 42) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 43) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 44) Minimum Building Setback Lines
- a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 45) Minimum Lot Width: No minimum
- 46) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 47) Minimum Building Size: None (Article 6(E)(3) of PUD)

PUD DISTRICT STANDARDS

The plans comply with the PUD Ordinance, as applicable to a Primary Plat and Overall Development Plan.

- 48) Thoroughfare Plan (Article 7 of PUD)

Comments: External and Internal Streets are provided in accordance with the conceptual thoroughfare and pedestrian plan. A pedestrian path is required along the eastern edge of the real estate; however, the exact location of this path may be further determined at the time of the Detailed Development Plan review of Block A. The required boardwalk will be reviewed as part of the individual Lot's Detailed Development Plan.

- 49) Landscaping (Article 9 of PUD)

Comment: Please note this section requires a minimum of 22 acres be set aside for open space, which may include the lake and surrounding green space. This will be further reviewed for compliance at the time of the subsequent primary plat and overall development plan review of the parent parcel.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

50) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot.

a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

b) External Street Frontage Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

c) Parking Area Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

54) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

55) Block Standards (Article 8.1)

56) Easement Standards (Article 8.3)

57) Monument and Marker Standards (Article 8.5)

58) Pedestrian Network Standards (Article 8.7)

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

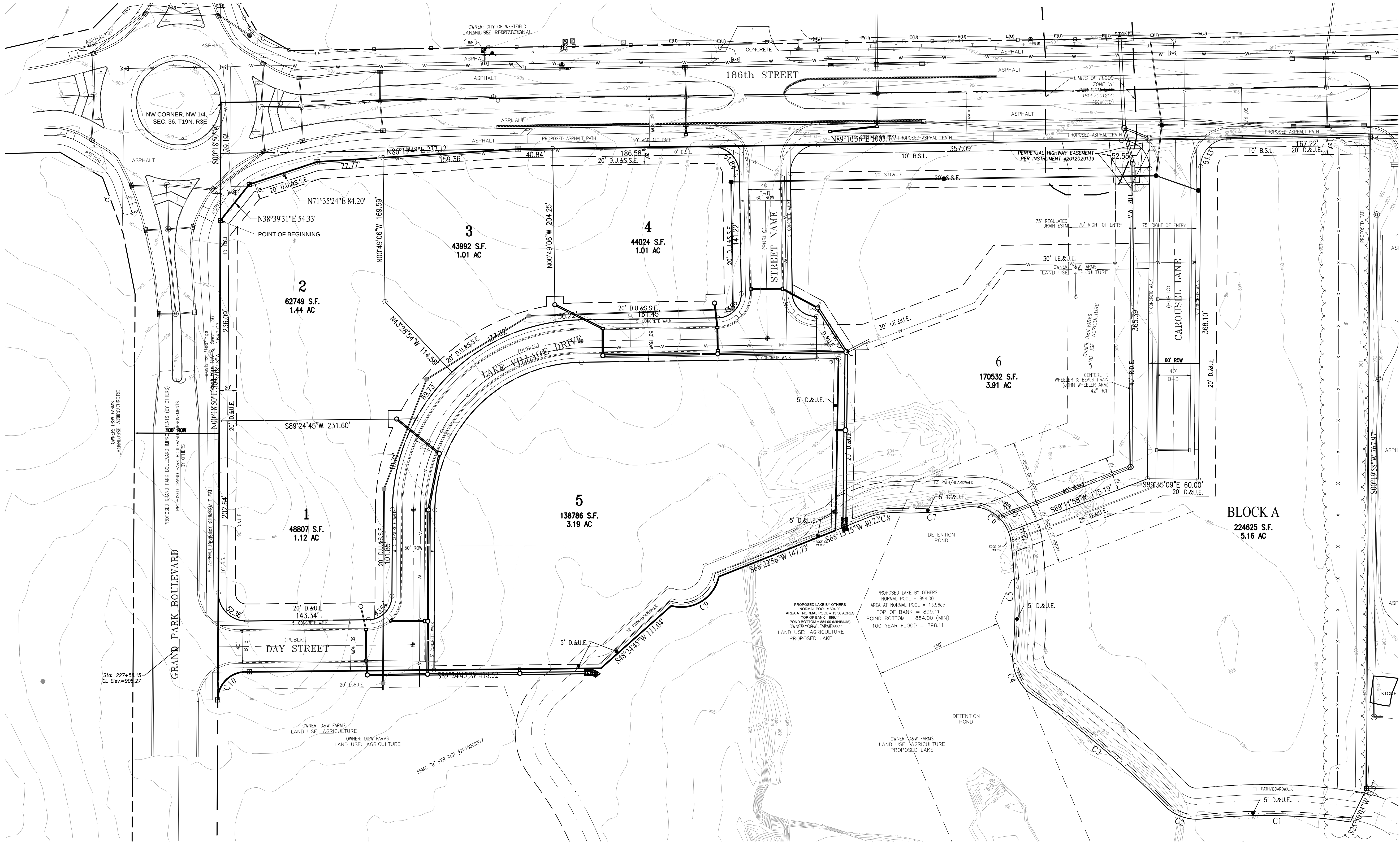
- 2) **Recommendation:**

The Department recommends **approving the petition with the following condition:**

“All necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain easement, shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to the approval of the secondary plat and issuance of an improvement location permit.”

- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

GRAND PARK VILLAGE - LAKE VILLAGE PRIMARY PLAT



LEGAL DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 139.19 FEET TO THE PERIMETER OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2015009376 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID PERIMETER THE FOLLOWING THREE (3) CALLS: (1) NORTH 38 DEGREES 39 MINUTES 31 SECONDS EAST 54.33 FEET; (2) NORTH 71 DEGREES 35 MINUTES 24 SECONDS EAST 84.20 FEET; (3) NORTH 86 DEGREES 19 MINUTES 48 SECONDS EAST 237.12 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN SAID RECORDERS OFFICE; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 1003.76 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2019303729 IN SAID RECORDERS OFFICE; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST 767.97 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE SOUTH 25 DEGREES 50 MINUTES 03 SECONDS WEST 43.57 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 664.96 FEET; THENCE ON SAID CURVE 173.35 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 47 MINUTES 42 SECONDS WEST 172.86 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 54.06 FEET; THENCE ON SAID CURVE 53.22 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 69 DEGREES 52 MINUTES 50 SECONDS WEST 51.09 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1043.93 FEET; THENCE ON SAID CURVE 201.32 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 50 DEGREES 10 MINUTES 12 SECONDS WEST 201.01 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.74 FEET; THENCE ON SAID CURVE 58.15 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 23 DEGREES 25 MINUTES 40 SECONDS WEST 55.35 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 608.76 FEET; THENCE ON SAID CURVE 129.95 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREE 07 MINUTES 05 SECONDS WEST 129.70 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET; THENCE ON SAID CURVE 75.17 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 06 MINUTES 08 SECONDS WEST 67.30 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 11 MINUTES 17 SECONDS WEST 35.50 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; THENCE SOUTH 68 DEGREES 22 MINUTES 56 SECONDS WEST 147.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE ON SAID CURVE 73.35 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 23 MINUTES 31 SECONDS WEST 65.50 FEET; THENCE SOUTH 48 DEGREES 24 MINUTES 45 SECONDS WEST 111.04 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS WEST 418.52 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 18 MINUTES 50 SECONDS EAST 564.74 FEET TO THE POINT OF BEGINNING CONTAINING 18.89 ACRES, MORE OR LESS.

THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED.
DATED: _____

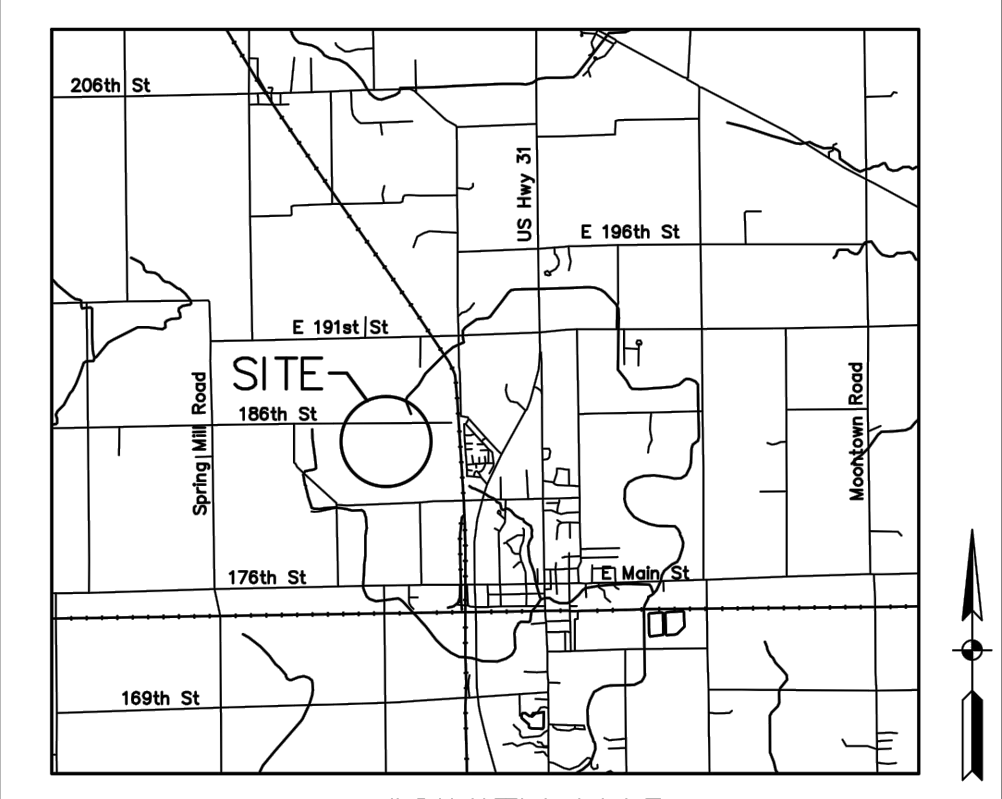
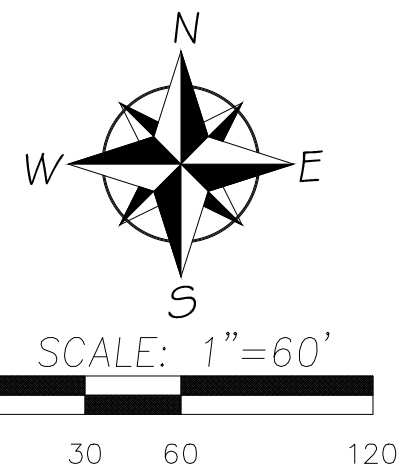
JOSHUA DAVID WERNER, P.S.

LEGEND
D.U.E.
U.E.
D.U.&S.E.

V.W.
B.S.L.
ROW
5/8" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
5/8" DIAMETER REBAR WITH ALUMINUM CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
STREET ADDRESS

BENCHMARK DATA
SOURCE BENCHMARK:
HAMILTON COUNTY SURVEYOR'S OFFICE VERTICAL CONTROL
STATION NAME: B 112
ELEVATION = 924.35 (NAVD 88)

TBM:
CUT 'X' ON NORTHWEST BOLT OF THE FIRE HYDRANT
LOCATED 360 FEET EAST AND 60 FEET NORTH OF THE
INTERSECTION 186TH STREET AND GRAND PARK BLVD.
ELEVATION = 909.55 (NAVD 88)



LOCATION MAP



Map Unit Legend

Hamilton County, Indiana (N057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam	62.7	52.0%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	49.3	40.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.7	7.2%
Totals for Area of Interest		120.7	100.0%

This instrument prepared for:

D & W Farms, Inc
KEVIN DAY
18131 KINSEY AVE.
WESTFIELD, IN 46074
PHONE: 317-896-2737

This instrument prepared by:

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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



Petition Number: 1505-DDP-07 ("Urban Farmer")

Subject Site Address: 140 E. 161st Street (the "Property")

Petitioner: Noah Herron by Terra Site Development, Inc.

Request: Detailed Development Plan review for "**Urban Farmer**," an agritourism business, consisting of **one (1) commercial lot**.

Current Zoning: AG-SF1: Agriculture / Single-Family-1

Current Land Use: Unoccupied/Exiting structures

Approximate Acreage: 3.24 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Special Exception & Variance Staff Report

Property History:

Special Exception - (1503-SE-01)
Variance of Development Standard - (1503-VS-05)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The 3.24-acre +/- site is located at 140 East 161st Street (north side of 161st Street) (see **Exhibit 2**), and is currently undeveloped, but contains some existing structures that are proposed to be reused. The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for one (1) commercial lot to accommodate an agritourism business called "Urban Farmer."

The Property is zoned in the AG-SF1: Agriculture / Single-Family 1 District ("AG-SF1"). The Special Exception (1503-SE-01) and Variance of Development Standard (1503-VS-05) for this property were approved by the Board of Zoning Appeals at its March 10, 2015 meeting (see **Exhibit 4**). The Special



Exception permitted the Agritourism Use on the Property. The Variance of Development Standard permitted certain variances from the Unified Development Ordinance (the "UDO"), as indicated by the staff report associated with that petition (see **Exhibit 4**), as also indicated by my comments contained herein.

The comments contained herein are in review of the filed Detailed Development Plan scheduled for the May 18, 2015, Advisory Plan Commission meeting. The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition received its public hearing at the Plan Commission's May 4, 2015, meeting.

Zoning District Standards (Article 4.16)

AG-SF1: Agriculture / Single-Family-1

- | | |
|---|-------------------|
| 1. <u>Minimum Lot Area:</u> | Three (3) acres |
| 2. <u>Minimum Lot Frontage:</u> | 250 feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 4. <u>Minimum Lot Width:</u> | 100 feet |
| 5. <u>Maximum Building Height:</u> | 2.5 stories |
| 6. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment(s): Compliant.

- *Minimum Lot Area is permitted less than three (3) acres per the approved 1503-VS-05.*
- *Minimum Front Yard Building Setback is permitted at forty (40) feet per the approved 1503-VS-05.*

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date

Comment(s): Compliant.



b. Proposed name of the development

Comment(s): *Compliant.*

c. 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

Comment(s): *Compliant.*

d. Address and legal description of the property

Comment(s): *Compliant.*

e. Boundary lines of the property including all dimensions

Comment(s): *Compliant.*

f. 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

Comment(s): *Compliant.*

g. 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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

l. Location and dimensions of all existing structures and paved areas

Comment(s): *Compliant.*



- m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
Comment(s): *Compliant.*
 - n. Location of all Floodplain areas within the boundaries of the property
Comment(s): *No floodplains located on the Property.*
 - o. Names of legal ditches and streams on or adjacent to the site
Comment(s): *Compliant.*
 - p. 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, telephones and cable
Comment(s): *This information was provided by applicable utility service providers during the TAC review process.*
 - q. Identify buildings proposed for demolition
Comment(s): *Compliant.*
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
Comment(s): *N/A.*
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
Comment(s): *Compliant.*
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
Comment(s): *Compliant.*
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
Comment(s): *N/A.*
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed



Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment(s): *Compliant, but also see Development Plan comments below.*

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment(s): *N/A.*

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan

Comment(s): *Compliant. No new outdoor lighting proposed.*

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): *To be reviewed and approved through a separate sign permit process. Sign location has been shown on the Detailed Development Plan.*

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):

Comment(s): *Information provided is compliant (Please see Architectural Standard comments below).*

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

Comment(s): *N/A.*

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study

Comment(s): *Compliant.*



11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of:
(i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
Comment(s): *Compliant.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Architectural Standards (Non-Residential Uses) (Article 6.3)
Comment(s): *Compliant. Existing buildings on the Property are consistent with 1503-SE-01. Future buildings/structures proposed are contemplated and shall remain consisted with existing structures.*

2. Building Standards (Article 6.4)
Comment(s): *Compliant.*

3. Height Standards (Article 6.6)
Comment(s): *Complaint.*

4. Landscaping Standards (Article 6.8)
a. Minimum Lot Landscaping:

Plant Type	Required	Provided	Difference
Shade Trees	32	32	0
Ornamental or Evergreen Trees	32	32	0
Shrubs	81	83	+2

Comment(s): *Compliant.*

- b. Foundation Plantings
Comment(s): *N/A pursuant to 1503-VS-05*

- c. External Street Frontage Requirements
Comment(s): *N/A pursuant to 1503-VS-05*

- d. Buffer Yard Standards
Comment(s): *N/A. AG-SF1 adjacent to SF-3 Cluster.*

- e. Interior Parking Area Landscaping
Comment(s): *N/A pursuant to the 1503-SE-01.*

- f. Perimeter Parking Area Landscaping
Comment(s): *N/A pursuant to 1503-VS-05.*



5. Lighting Standards (Article 6.9)
Comment(s): Existing lighting permitted pursuant to Article 6.9(C)(1). Lighting existed prior to 2002. No new lighting proposed.
 6. Lot Standards (Article 6.10)
Comment(s): Compliant.
 7. Parking and Loading Standards (Article 6.14)
Comment(s): Compliant. Petitioner will provided lighting during business hours and "minimum security illumination" during non-business hours. Gravel parking area permitted pursuant to 1503-VS-05.
 8. Performance Standards (Article 6.15)
Comment(s): To be monitored for compliance.
 9. Setback Standards (Article 6.16)
Comment(s): Compliant pursuant to 1503-VS-05.
 10. Vision Clearance Standards (Article 6.19)
Comment(s): Compliant.
 11. Yard Standards (Article 6.21)
Comment(s): Compliant.
-

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
Comment(s): Compliant.
2. Easement Standards (Article 8.3)
Comment(s): Compliant.
3. Monument and Marker Standards (Article 8.5)
Comment(s): Compliant, pursuant to the submitted survey of existing property.
4. Open Space and Amenity Standards (Article 8.6)
Comment(s): N/A.
5. Pedestrian Network Standards (Article 8.7)
Comment(s): No internal streets proposed.



6. Storm Water Standards

(Article 8.8)

Comment(s): *Compliant. Petitioner will continue to coordinate with WPWD. Petitioner is working with the Department and WPWD to establish a drainage easement on the north side of the property to address surrounding drainage issues. The approximate easement location is shown on the Detailed Development Plan document and will be established with a separate instrument to be recorded.*

7. Street and Right-of-Way Standards

(Article 8.9)

Comment(s): *Compliant. Pursuant to the UDO, 1503-SE-01 and 1503-VS-05, a forty (40) foot ROW is required to be dedicated and an eight (8) foot asphalt path installed within the ROW.*

8. Street Light Standards

(Article 8.10)

Comment(s): *Compliant.*

9. Street Sign Standards

(Article 8.11)

Comment(s): *No internal streets proposed.*

10. Surety Standards

(Article 8.12)

Comment(s): *Petitioner will continue to coordinate with WPWD.*

11. Utility Standards

(Article 8.13)

Comment(s): *Compliant. Petitioner will continue to coordinate with WPWD and applicable utility service providers.*

DEPARTMENT COMMENTS

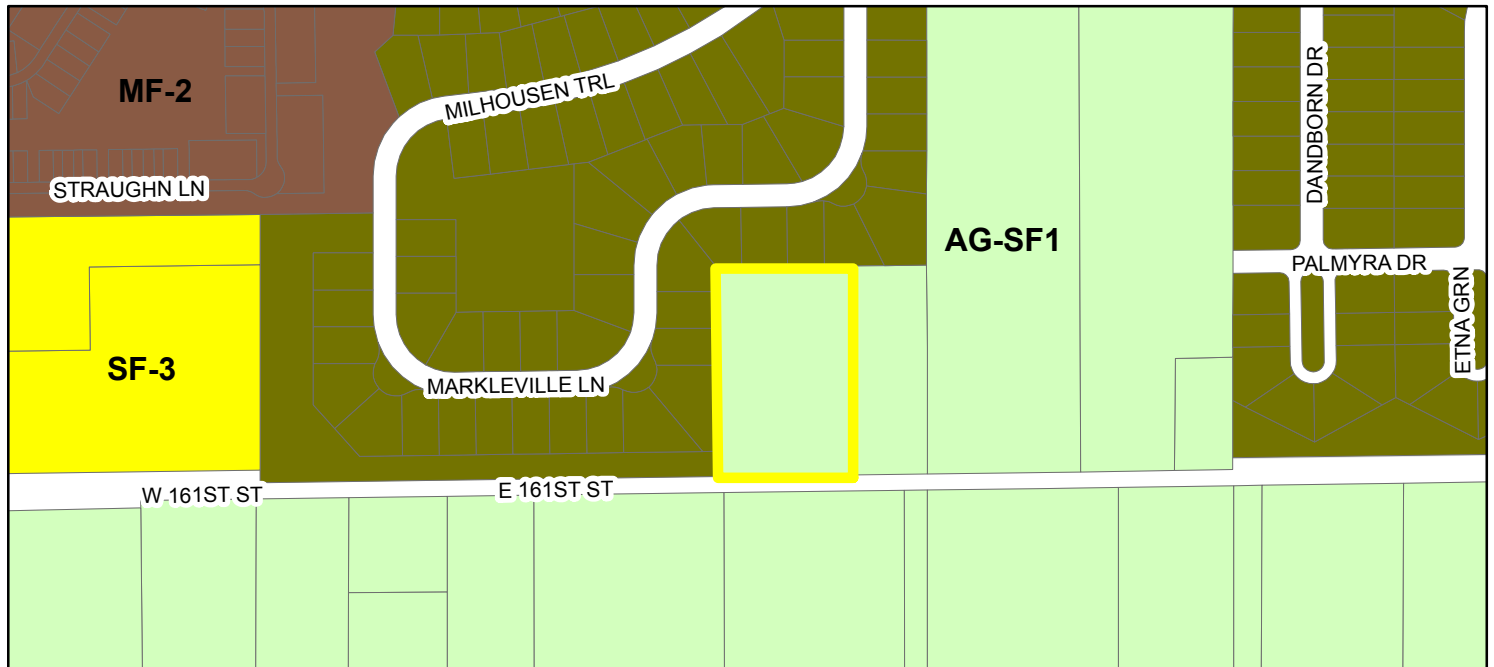
- 1) The Detailed Development Plan complies with all applicable zoning ordinances.
- 2) Staff recommends approving the petition with the following conditions:
 - All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the May 18, 2015 meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning

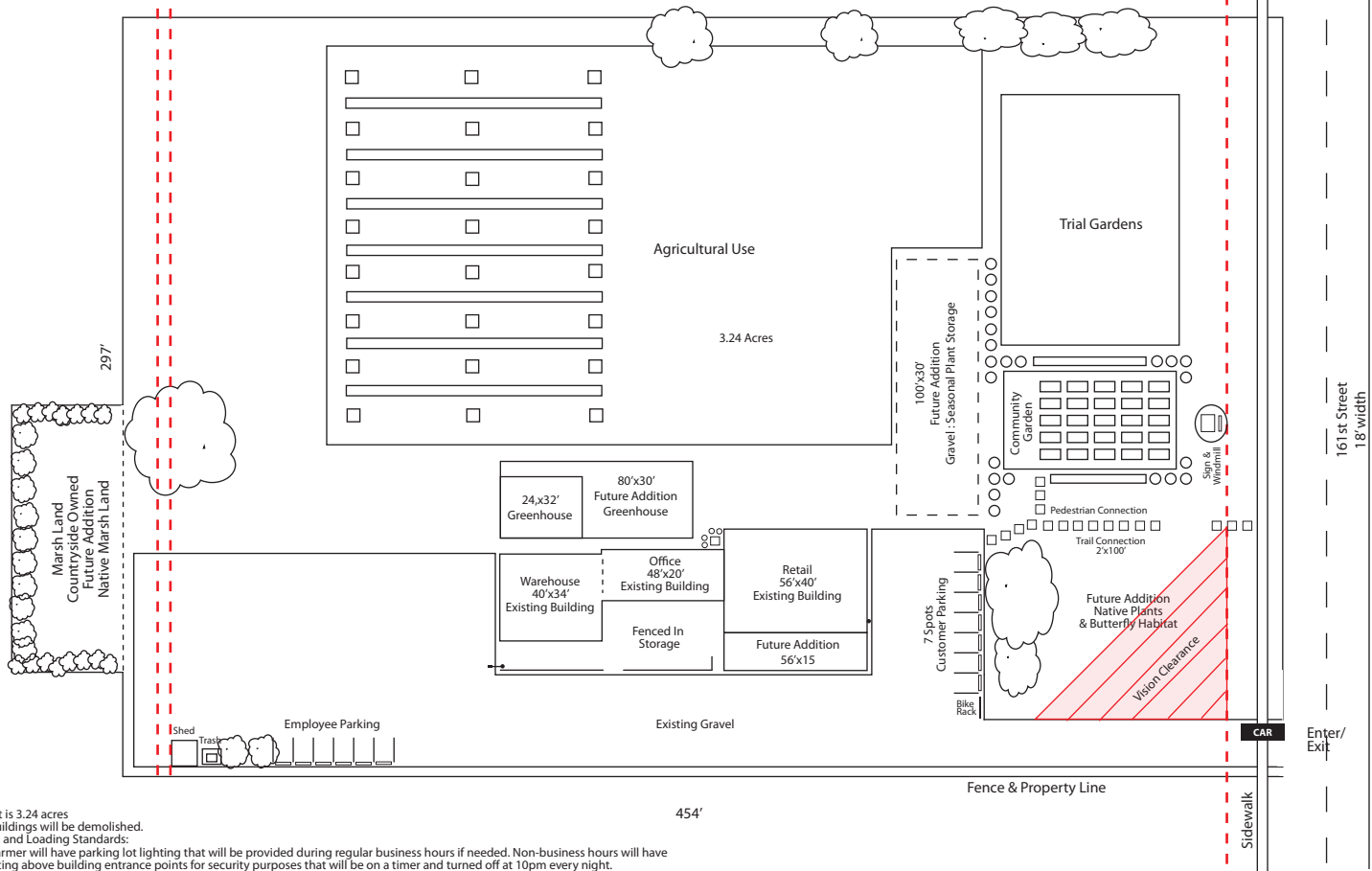
- MF-2 (Multiple Family - 2)
- SF-3 Cluster
- AG-SF1 (Agriculture - Single Family - 1)
- SF-3 (Single Family - 3)



140 E 161st St, Westfield, Indiana 46074

Development Plan

40' Half Right-of-way line & Building Setback

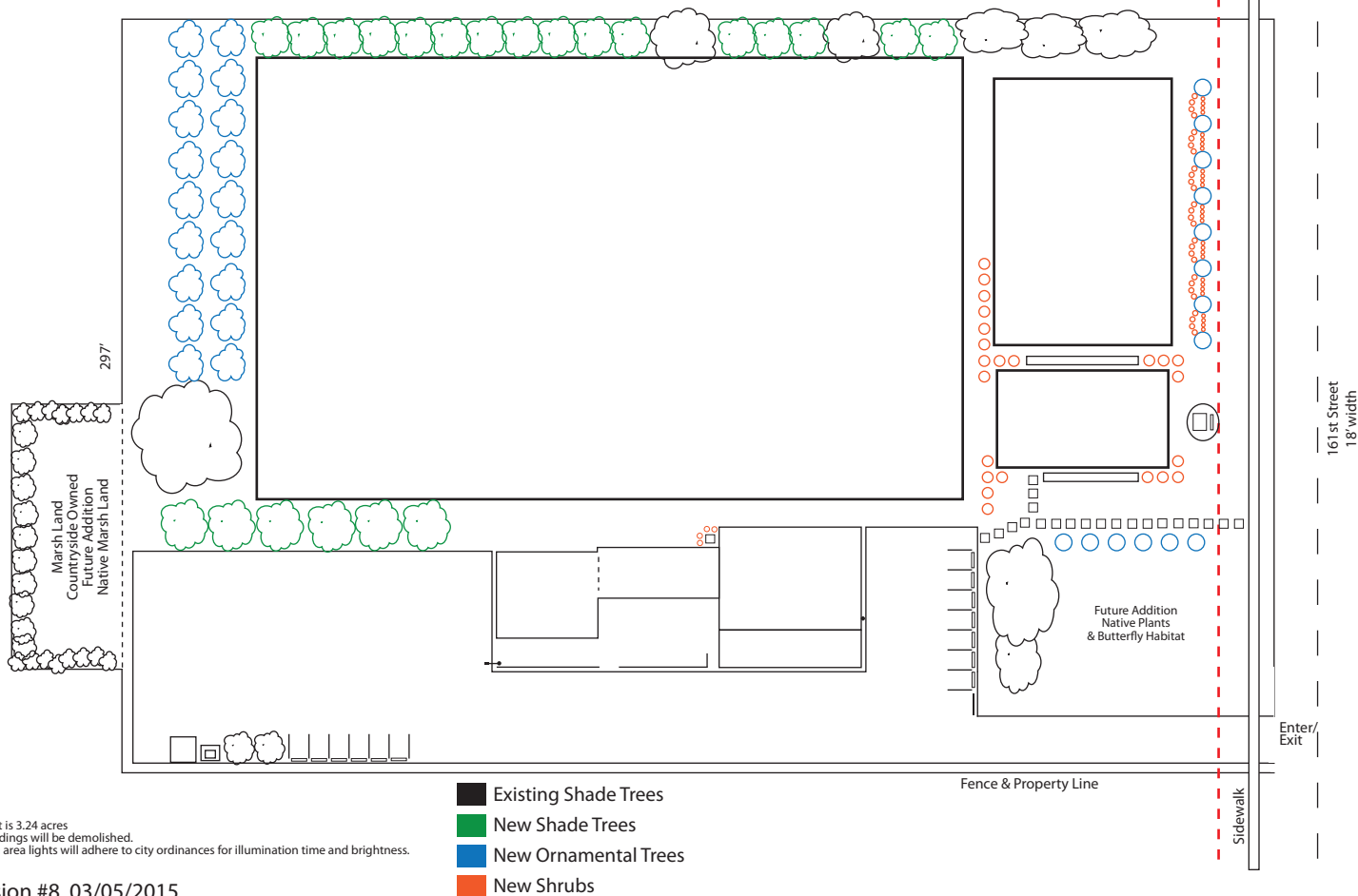


Notes:
- Total lot is 3.24 acres
- 7 No buildings will be demolished.
- Parking and Loading Standards:
Urban Farmer will have parking lot lighting that will be provided during regular business hours if needed. Non-business hours will have dim lighting above building entrance points for security purposes that will be on a timer and turned off at 10pm every night.



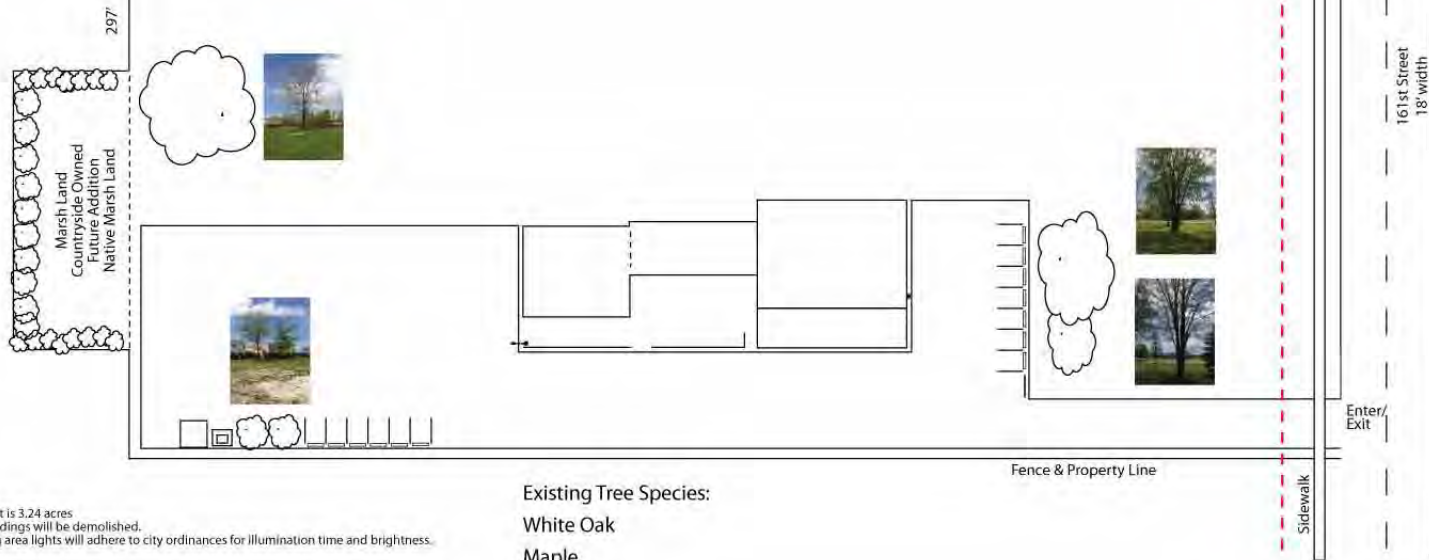
140 E 161st St, Westfield, Indiana 46074

Landscaping Plan



140 E 161st St, Westfield, Indiana 46074

Existing Trees



Fence & Property Line

Sidewalk

Enter/
Exit

LANDSCAPING REQUIREMENTS FOR URBAN FARMER

	ON-SITE REQUIREMENTS (BUSINESS USE)	Existing Tree Credit
Shade Trees	3.24 acres x 10 trees = 32	10 Shade Trees
Ornamental Trees	3.24 acres x 10 trees = 32	
Shrubs	3.24 acres x 25 shrubs = 81	

Existing Lighting

140 E 161st St, Westfield, IN 46074



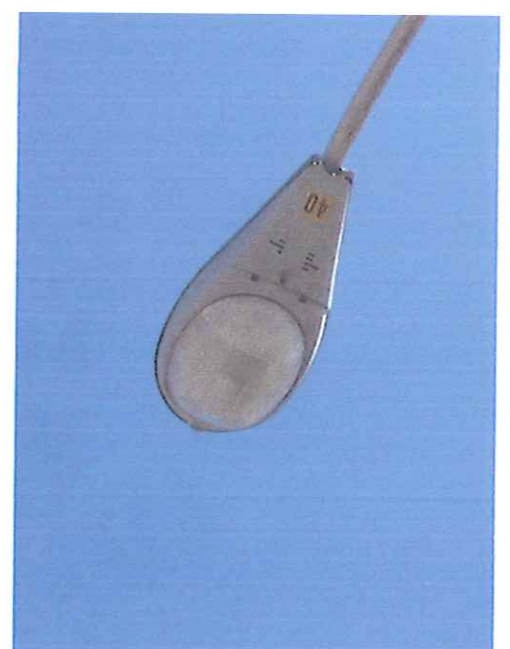
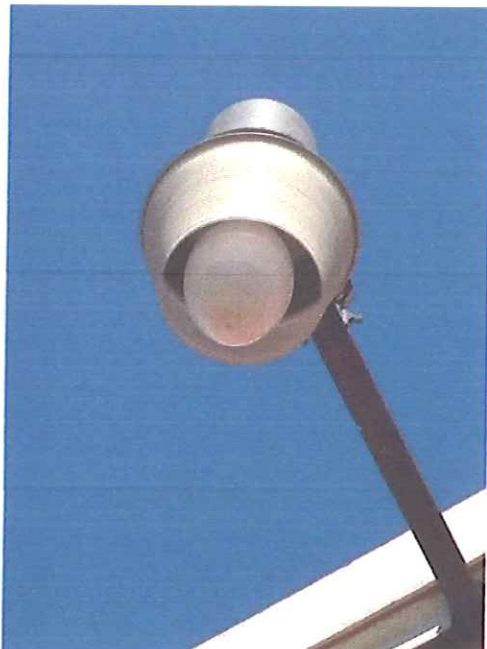
Front Light
(South Side)



Side Light
(West Side)

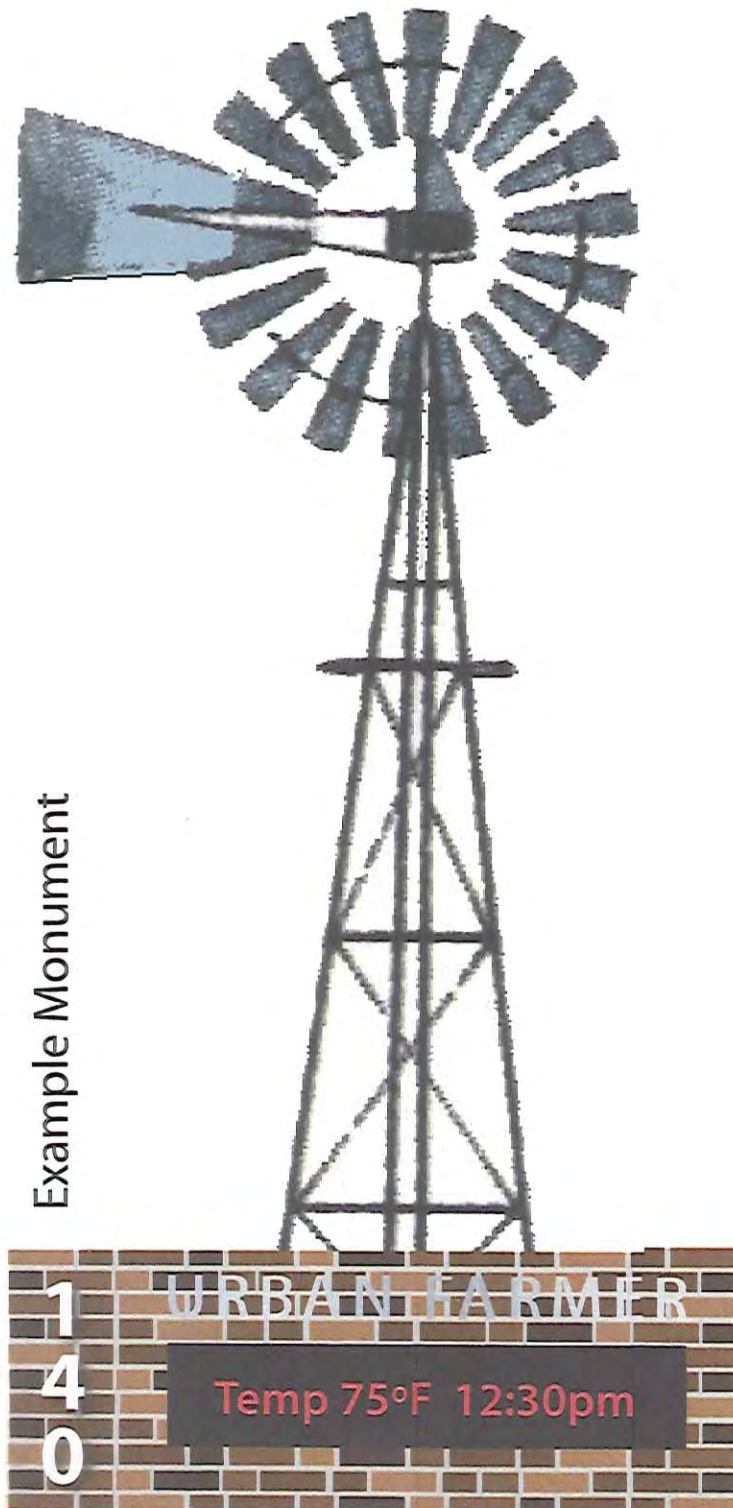


Back Light
(North Side)



Seed Photometric Plan

Sign Plan
140 E 161st St, Westfield, IN 46074



Example Signage



140 E 161st St, Westfield, IN 46074
Existing Building

Existing Building (South Side View)



Existing Building (North Side View)





Petition Number: 1503-SE-01 & 1503-VS-05

Subject Site Address: 140 East 161st Street (the "Property")

Petitioner: Noah Herron d/b/a Urban Farmer Seeds and Plants (the "Petitioner")

Request: The petitioner is requesting approval of a Special Exception and associated Variances of Development Standard to allow an Agritourism Use in the AG-SF1: Agriculture-Single Family Rural District (Chapter 13: Use Table).

Current Zoning: AG-SF1: Agriculture-Single Family Rural District ("AG-SF1")

Current Land Use: Vacant

Approximate Acreage: 3.10 acres +/-

Exhibits: Exhibit 2: Location Map
Exhibit 3: Existing Conditions
Exhibit 4: Narrative Description and Request
Exhibit 5: Conceptual Renderings
Exhibit 6: Conceptual Site Plan
Exhibit 7: Street Frontage Landscape Plan
Exhibit 8: Signage Examples

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The subject property is 3.10 acres +/- in size and located at 140 E. 161st Street, on the north side of 161st Street; approximately a quarter mile east of the Kroger Supermarket (**see Exhibit 2**). The Property is zoned AG-SF1 and currently contains structures totaling 4,560 square feet +/- (**see Exhibit 3**). The surrounding adjacent properties to the north and west are zoned Single Family-3 Cluster District and are improved with single-family dwellings located in the Countryside subdivision. The properties to the east and south are zoned AG-SF1 and are improved with large lot single-family dwellings.

Property History: The prior use of the property was an excavating/construction operation, which is not a permitted use under the current zoning classification. The Property has been unoccupied, with the exception of equipment stored within the existing structures, for approximately the past ten (10) years.

Special Exception Request: The Petitioner has filed a Special Exception request to allow the use of the Property for an agricultural/retail use for the Urban Farmer Seeds and Plants business. The Department has determined the proposed use is an Agritourism Use¹, as defined by the Unified Development

¹ The UDO defines "Agritourism Use" as "[a]n agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits, apple or strawberry picking, seasonal or holiday activities, family-oriented



Ordinance. The Petitioner would utilize the Property to provide agricultural-related opportunities and experiences as described in **Exhibit 4**. As shown in **Exhibit 5** and **Exhibit 6**, the Petitioner is proposing to utilize and improve the existing Property and structures. The reuse of the existing structures will require interior renovations; however, the Petitioner also anticipates future expansion, as shown in **Exhibit 6**. Seasonal activities contemplated on the Property include a community garden, educational tours, pumpkin patch, and the sale of Christmas trees and other local products.

An Agritourism Use is permitted only by Special Exception in the AG-SF 1 District. As a result, the Petitioner has filed the appropriate Special Exception application.

Variance of Development Standard Request: In addition to the Special Exception request, the Petitioner, in coordination with the Department, also requests the following Variances of Development Standard:

1. Minimum Lot Area (Article 4.2(C)). In reviewing the proposed Special Exception request, the Department identified that the existing half right-of-way along the Property's 161st Street frontage was not consistent with the City's Thoroughfare Plan. As a result, in coordination with the Public Works Department, the Petitioner, as shown in **Exhibit 6**, will dedicate (as part of the development plan review and approval process) property for the necessary right-of-way improvements related to the development of the Property. As a result of the dedication of this additional right-of-way, the Property will be less than the minimum required three (3) acres in the AG-SF1 District.
2. Minimum Building Setback, Front Yard (Article 4.2 (E)(1)). As a result of the right-of-way dedication, as described above, the Petitioner requests a reduction to the Minimum Building Setback in the Front Yard from one hundred (100) feet to forty (40) feet to accommodate the existing and proposed structures.
3. Landscaping. In working with the Petitioner, the Department identified that variances from the following landscaping standards would be necessary in order to accommodate the Petitioner's proposed landscape plan. The proposed landscape plan is intended to accommodate the unique nature of the proposed use and the Petitioner's intended character for the Property, as well as provide landscaping appropriate with the character and uses of the surrounding properties.
 - a. Perimeter Parking Area (Article 6.8(O)(2)). The standard requires a five (5) foot wide planting area extending along the perimeter of a Parking Area. Required within the Parking Area is one (1) tree per thirty (30) linear feet and one (1) shrub per three (3) linear feet of Parking Area length. As a result of parking spaces oriented and abutting an existing six (6) tall wood fence, the Petitioner is requesting this standard not apply to the Property.
 - b. Foundation Plantings (Article 6.8(L)). The standard requires plant materials for long expanses of Building Facades. Due to the location of the gravel drive aisle and the limited visibility of the structure from adjoining properties or 161st Street, the Petitioner is requesting this standard not apply to the Property.

activities , creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site, related beverage or food sales, and related ancillary uses and buildings."



- c. External Street Frontage Landscaping Requirements (Article 6.8(M)). The standard requires a minimum three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per one hundred (100) lineal feet of Lot Frontage on 161st Street. The Petitioner is requesting this standard not apply; rather, the community garden, trialing garden and butterfly habitat (as shown in Exhibit 7) proposed along 161st Street replace the otherwise required External Street Frontage Landscaping Requirements.
4. Public Parking Area Surface (Article 6.14(G)(7)). Public Parking Areas are required to be paved with a dust proof or hard surface. As noted in Exhibit 6, gravel already exists on the Property. In order to preserve the agricultural environment and desired character of the proposed use of the Property, the Petitioner is requesting the standard not apply to the Property.
5. Sign Area (Article 6.17(H)(1)). The standard for determining the total Sign Area Allocation is one (1) square foot of Sign Area for each one (1) linear foot of building fronting on a public Right-of-way. The total Sign Area may be divided between Monument, Wall and Awning signs. As shown in Exhibit 6, the total linear of footage of building fronting 161st Street is forty (40) feet. Because of the nature and scale of the proposed use, as well as the orientation of the current structures, the Petitioner does not feel forty (40) square feet of signage is adequate for the Property. As a result, the Petitioner requests to double to total Sign Area Allocation to eighty (80) square feet. Examples of signs are included as Exhibit 8.

Comprehensive Plan: The Comprehensive Plan identifies this Property within the “Suburban Residential” land use classification. Development policies include: (i) protection of existing suburban character of the area; (ii) ensure that the infill development is compatible in mass, scale, density, materials and architectural style; and (iii) ensure proper buffering to existing residential development.

Spring Mill Station Plan: The Spring Mill Station Plan (the “Plan”), an addendum to the Comprehensive Plan adopted by the Council in April 2014, identified a geographic study area (named “Spring Mill Station”) generally located at the four corners of the intersection of Spring Mill Road and 161st Street. The planning process of adopting the Plan resulted in the formation of the Spring Mill Station Task Group (the “SMSG”), which primarily consists of representatives of the surrounding neighborhoods.

Although the Property is located just outside the boundaries of Spring Mill Station, the Department encouraged the Petitioner to meet with the SMSG. The SMSG has provided a letter as a result of their meeting with the Petitioner, which will be presented at the public hearing.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Special Exception and Variances of Development Standard. The petitions are scheduled to receive its public hearing at the March 10, 2015, Board of Zoning Appeals meeting. Notice of the public hearings were properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.



Conditions: The UDO² and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO³ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Special Exceptions: The UDO (Chapter 12: Definitions) defines “Special Exception” as “[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted”.

Special Exception Decision Criteria: A Special Exception may be approved by the Board of Zoning Appeals only upon the determination in writing that the Special Exception at the proposed location meets the following⁴:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare;
2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area;
3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District;
4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services;

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

⁴ Article 10.11(D) Processes and Permits; Special Exceptions; Review Criteria



5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way;
6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan; and
7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

Variances of Development Standard Decision Criteria: Variances of Development Standard may be approved only upon the determination that⁵:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

STAFF COMMENTS

If the Board of Zoning Appeals is inclined to approve the Special Exception and Variances of Development Standard, then the Department recommends approving the petitions with the following conditions and findings:

Recommended Conditions:

1. The Special Exception shall be substantially similar as described in the Petitioner's Narrative Description and Conceptual Site Plan, attached hereto as Exhibits 4 and 6, respectively. Any substantial alteration to the scope and operation of the Special Exception, as determined by the Director, shall require approval by the Board of Zoning Appeals; and
2. The Variances of Development Standard shall only apply to an Agritourism use.

Recommended Findings of Approval (Special Exception):

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Finding: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is consistent with the character of the area and the use itself offers a service benefiting the community and surrounding subdivisions.

⁵ Article 10.11(G)(2) Processes and Permits; Variances, Decision Criteria



2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed Special Exception should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; and (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District.

3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District:

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The proposed operation and design of the use should mitigate potential impact on surrounding properties. As such, the use is compatible with permitted uses of the AG-SF1 District and potential conflicts resulting from other future and adjacent uses should be diminutive.

4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services:

Finding: The use should have little or no impact on utilities, streets, drainage or other necessary facilities.

5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding Rights-of-way:

Finding: Development Plan review and approval of the Special Exception will be required, at which time the development plan will be reviewed for compliance with the applicable design standards related to ingress and egress. Any additional improvements that may be warranted at that time to minimize conflict and interference with the adjacent right-of-way will be required. .

6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan:

Finding: See Page 3, "Comprehensive Plan". The Comprehensive Plan states the basic policy is to preserve and protect the stability and integrity of the area as infill development occurs (page 38, Comprehensive Plan).

7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.



Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

Recommended Findings of Approval (Variances of Development Standard):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the AG-SF1 District acknowledges the use as appropriate and the resulting improvements and parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance(s) should not have a negative impact on surrounding properties because: (i) the use is acknowledged as appropriate in the AG-SF1 District; (ii) the parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District; and (iii) the approval of the variance(s) will allow for the use and improvement of the Property in a manner substantially consistent with the quality and character of the surrounding area and Comprehensive Plan.

3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the Property, as proposed, in accordance with the Unified Development Ordinance. The use is contemplated by the Unified Development Ordinance and the proposed improvements and parcel would otherwise be permitted and comply with the Unified Development Ordinance.

If the Board of Zoning Appeals is inclined to deny the Special Exception or Variances of Development Standard, then the Department recommends the following findings:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Finding: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is consistent with the character of the area and the use itself offers a service benefiting the community and surrounding subdivisions.

2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area:



Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed Special Exception should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; and (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District.

3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District:

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The proposed operation and design of the use should mitigate potential impact on surrounding properties. As such, the use is compatible with permitted uses of the AG-SF1 District and potential conflicts resulting from other future and adjacent uses should be diminutive.

4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services:

Finding: The use should have little or no impact on utilities, streets, drainage or other necessary facilities.

5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding Rights-of-way:

Finding: Development Plan review and approval of the Special Exception will be required, at which time the development plan will be reviewed for compliance with the applicable design standards related to ingress and egress. Any additional improvements that may be warranted at that time to minimize conflict and interference with the adjacent right-of-way will be required. .

6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan:

Finding: See Page 3, "Comprehensive Plan". The Comprehensive Plan states retail uses should be restricted in Existing Suburban areas (page 39, Comprehensive Plan) and the proposed use is not an appropriate transition use from Spring Mill Station (page 17, Spring Mill Station Plan).

7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

Recommended Findings of Denial (Variances of Development Standard):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:



Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the AG-SF1 District acknowledges the use as appropriate and the resulting improvements and parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

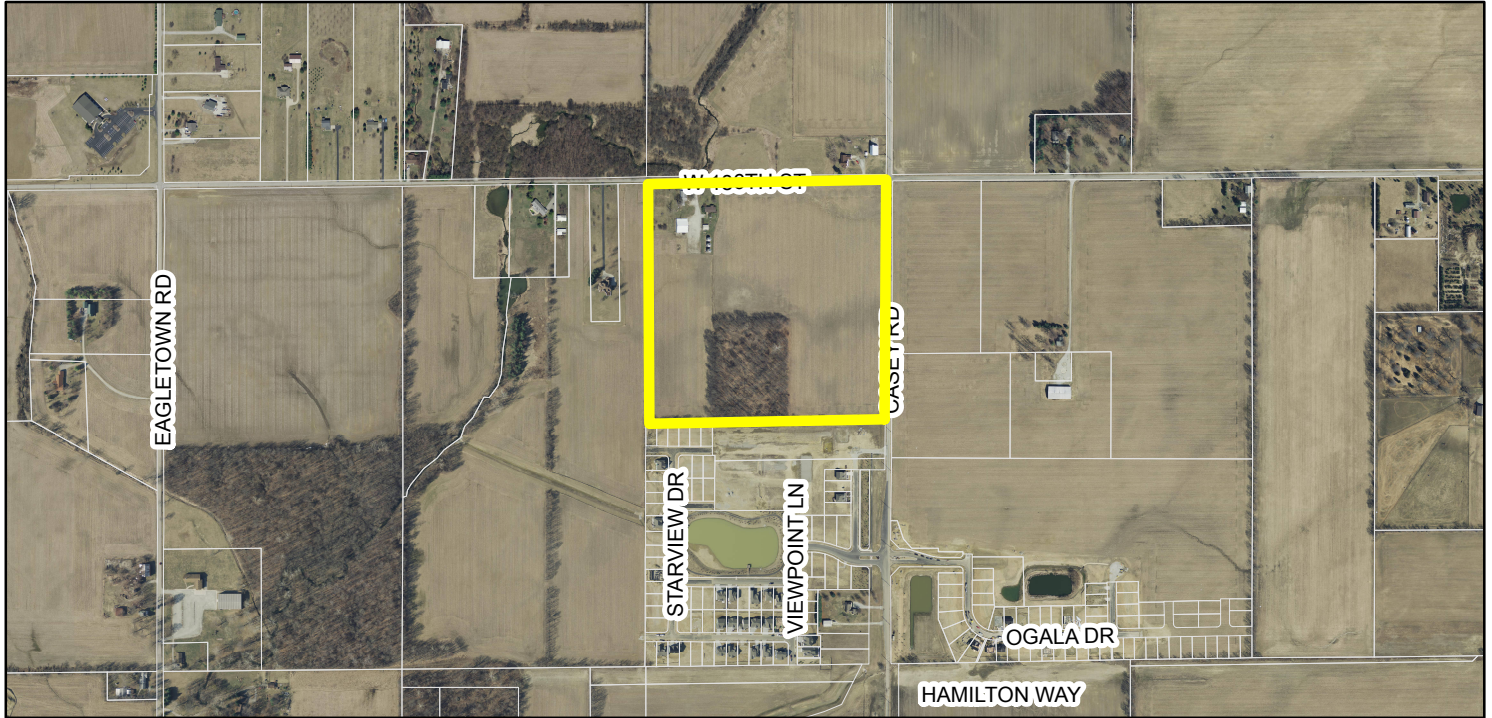
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is likely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance(s) will likely have a negative impact on surrounding properties because the Special Exception is inconsistent with the surrounding area and will likely have an undesirable impact in preserving the character and quality of the area.

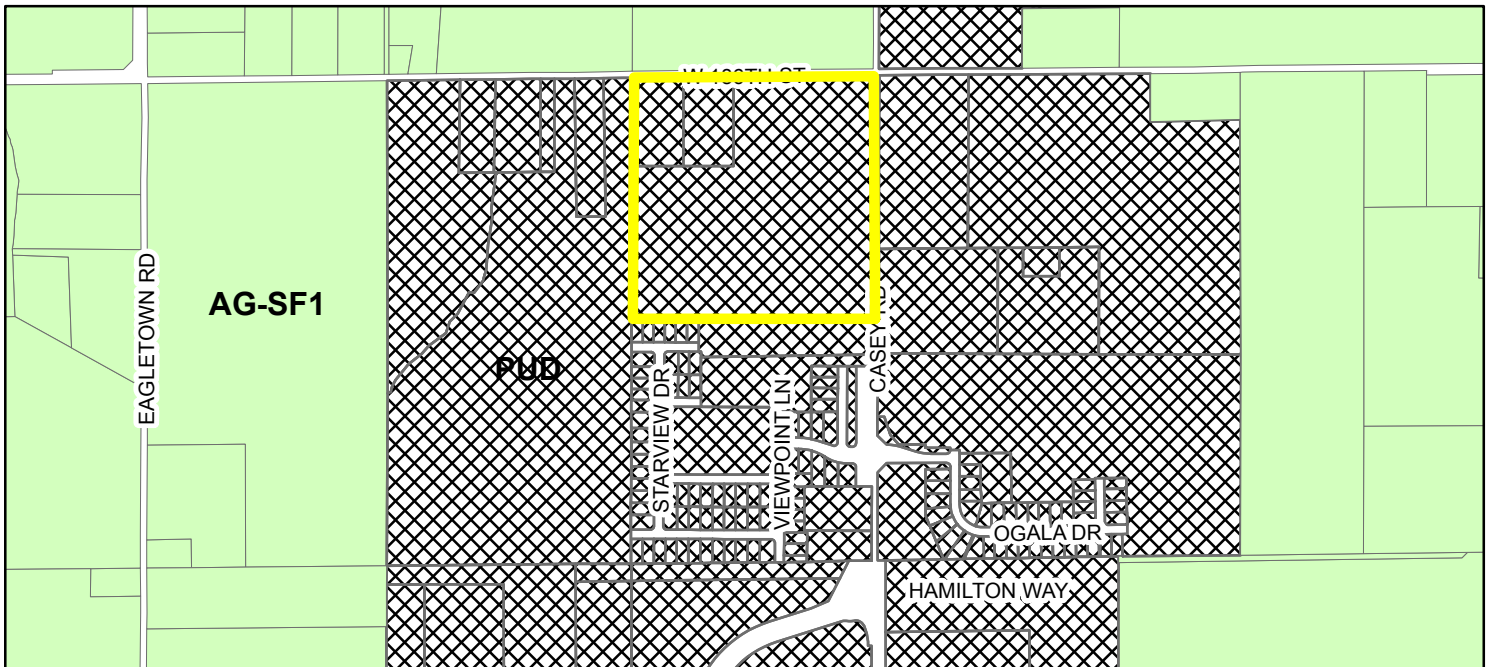
3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the Property, as proposed, in accordance with the Unified Development Ordinance. The use is contemplated by the Unified Development Ordinance and the proposed improvements and parcel would otherwise be permitted and comply with the Unified Development Ordinance.

Aerial Location Map



Zoning Map



Zoning  AG-SF1 (Agriculture - Single Family - 1)  PUD (Planned Unit Development)

ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, 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 August 16, 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 ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

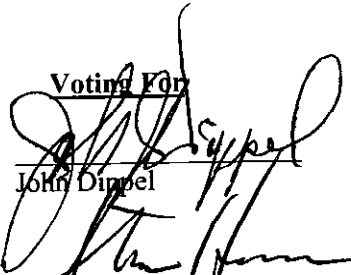
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate.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

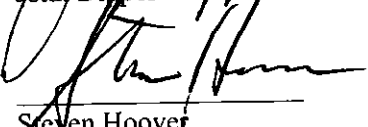
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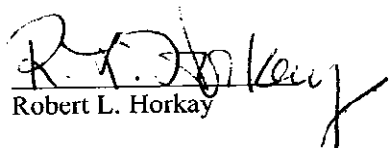
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

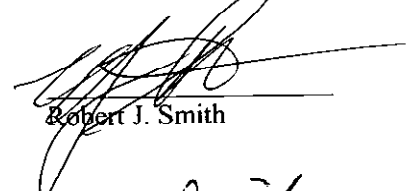
Voting For


John Dippel

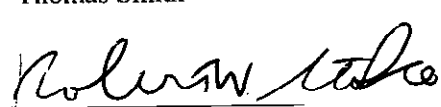

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

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: James E. Shinaver 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 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

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"

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "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.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 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 Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 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 Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI 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 Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) 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 Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- 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.
- B. Parking may be permitted in all required Building Setback Areas.
- C. 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 shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB 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 district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 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 Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB 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 district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) 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 Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) 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 or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 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 Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 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. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. 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.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
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
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
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		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. 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 8.1. 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 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. 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 a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. 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.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. 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 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: 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.

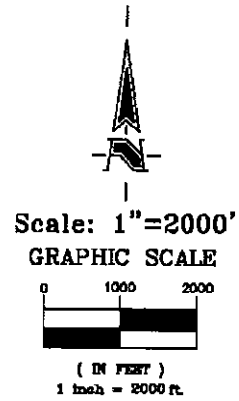
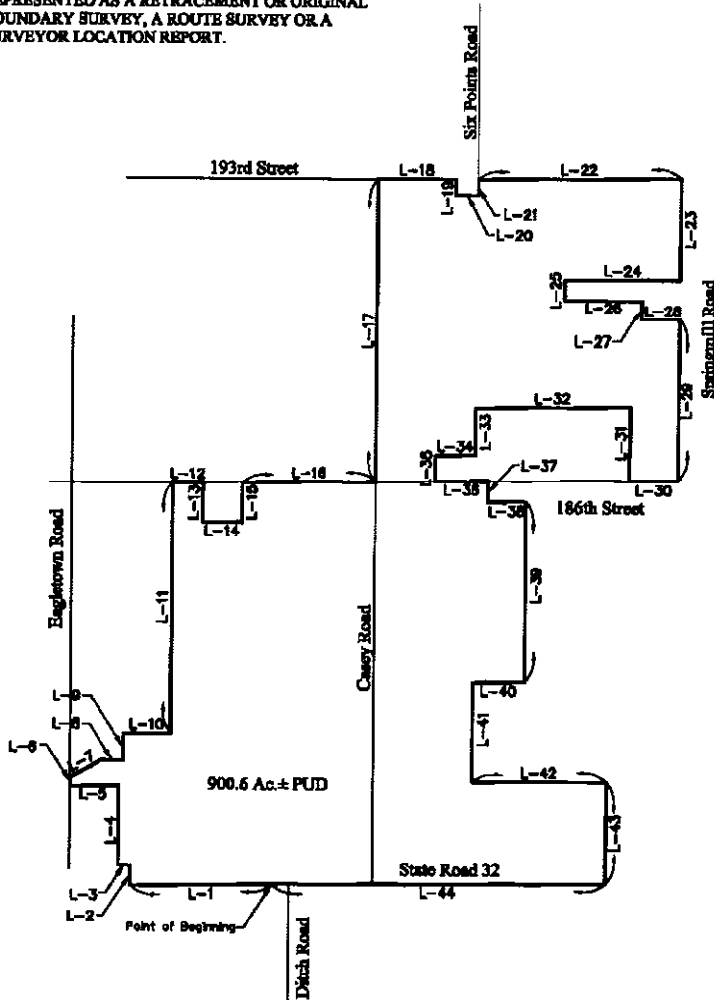
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

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



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2365.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

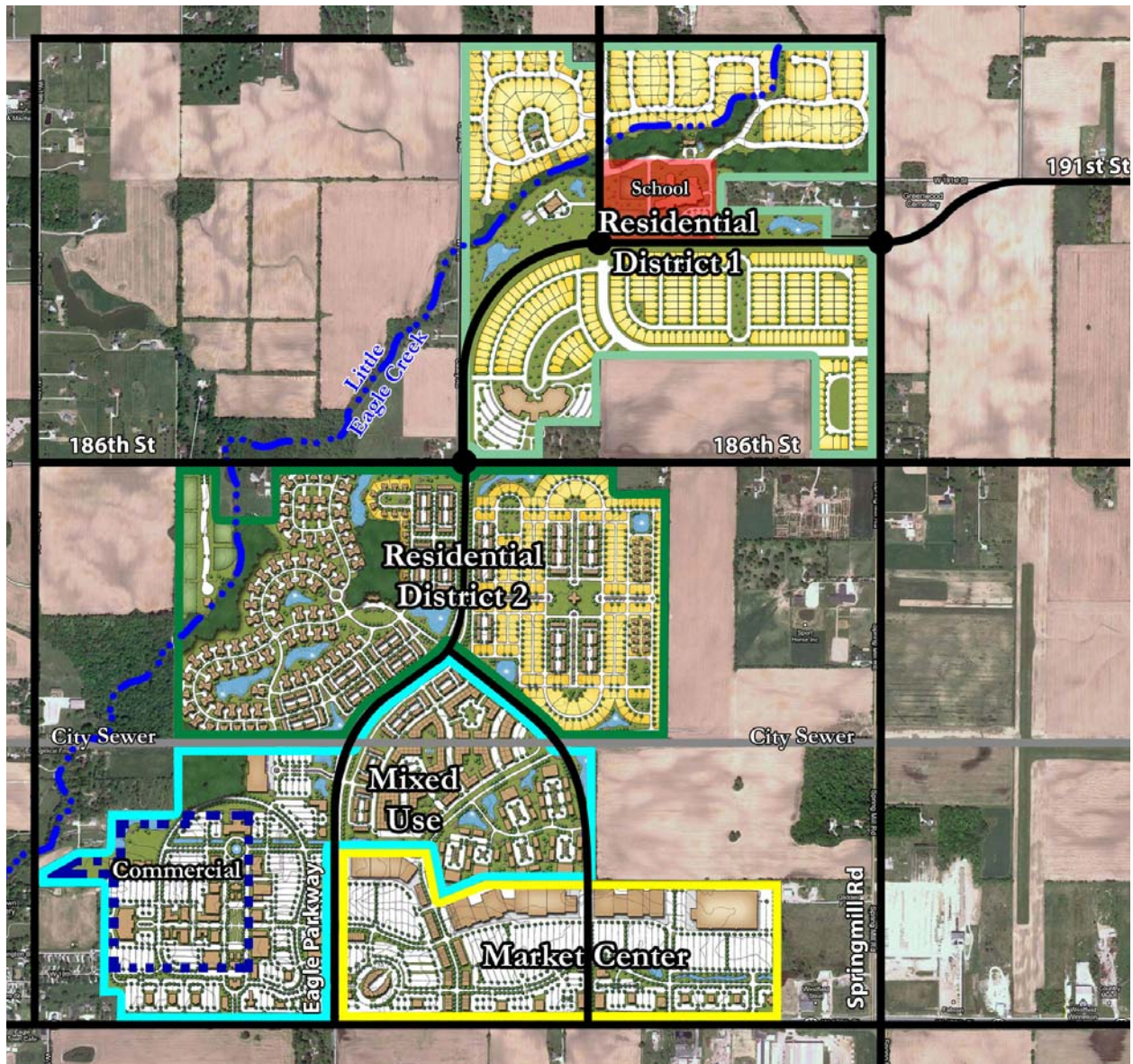


Exhibit C

Illustrative Site Development Plan

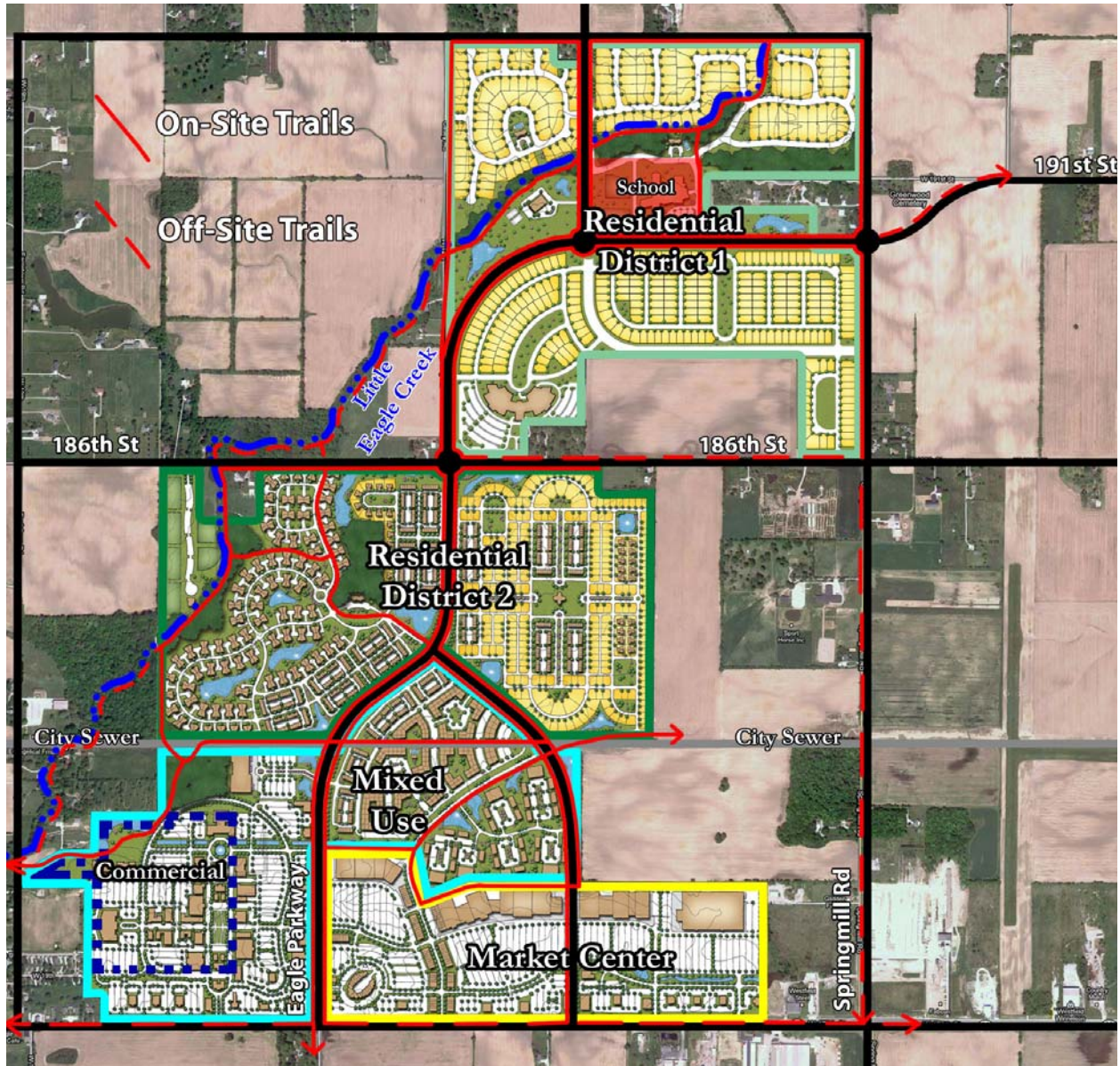


Exhibit D

Construction Phasing Schedule

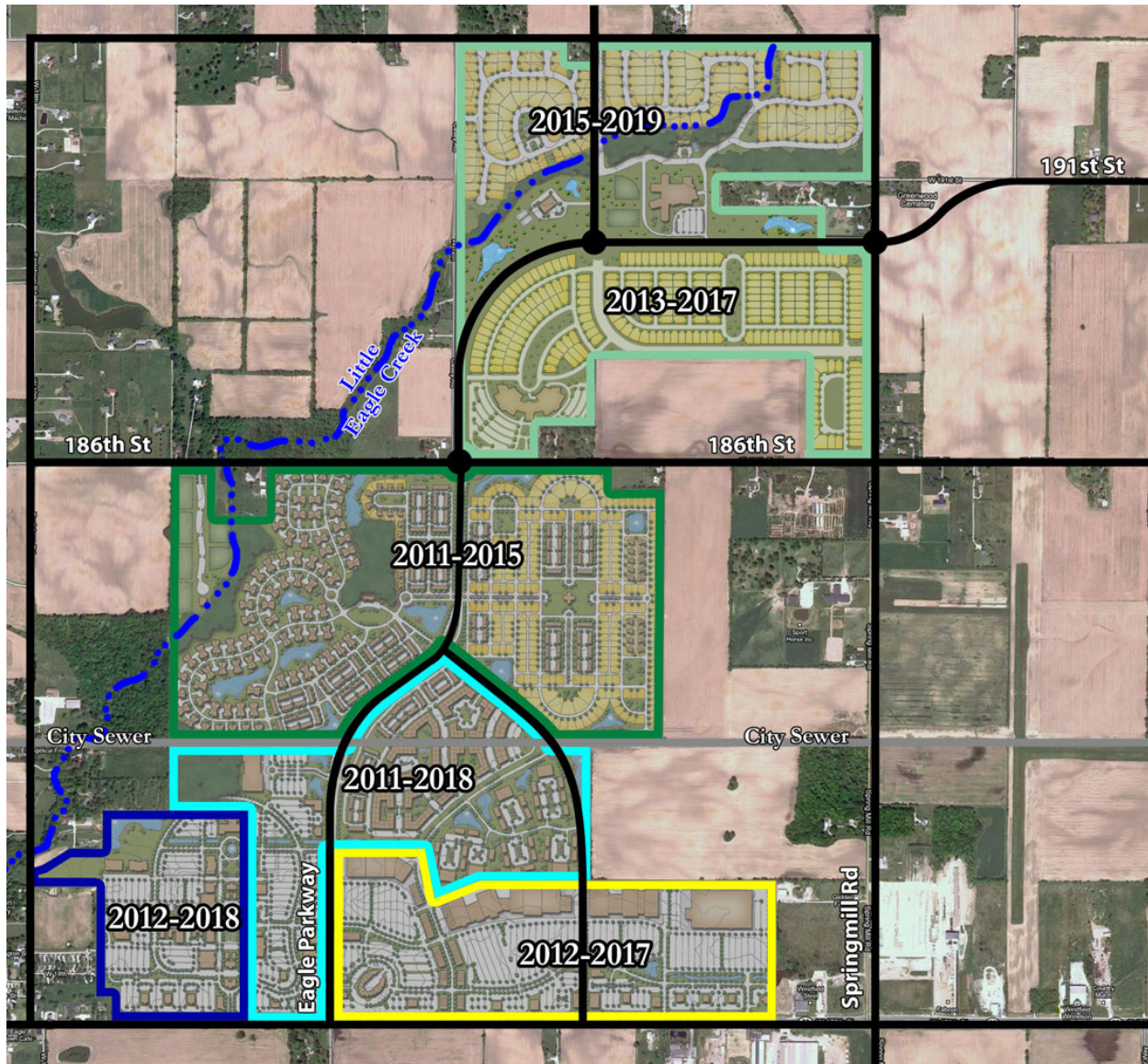


Exhibit E
Amenity Plan

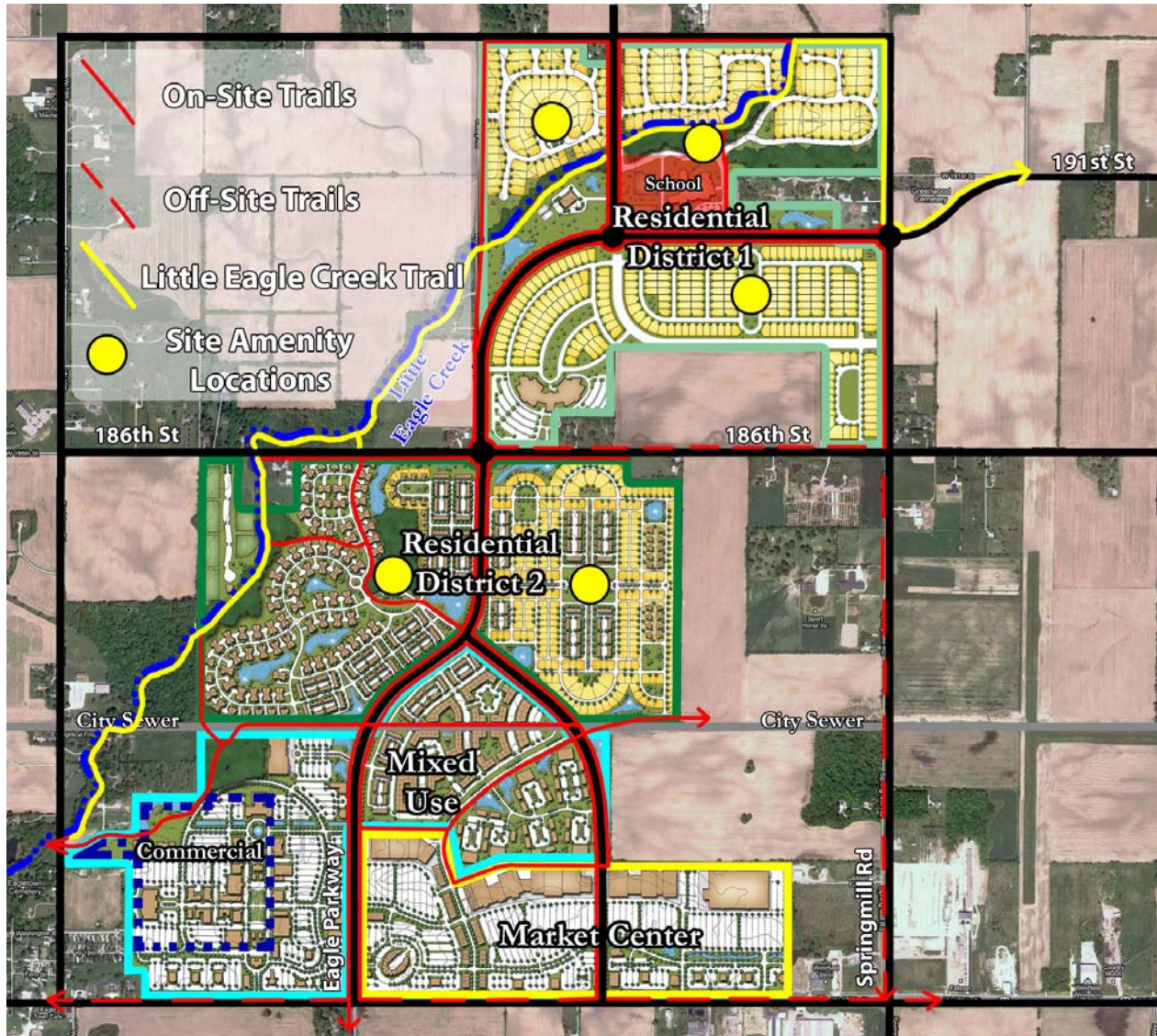


Exhibit F

Residential Photo Examples















WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 18, 2015
1505-SPP-11 & 1505-ODP-12

Petition Number: 1505-SPP-11 & 1505-ODP-12

Subject Site Address: 1321 West 186th Street - Southwest corner of 186th Street and Casey Road, north of the existing Water's Edge (the "Property")

Petitioner: GT Property Development, LLC by Weihe Engineering, Inc.

Request: Primary Plat and Overall Development Plan review for "**William Trace**" consisting of **88 single-family residential lots**.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: 40.26 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Springmill Trails PUD

Property History: 1101-PUD-02 PUD District (Ordinance 11-19) (09/12/2011)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 40.26-acre +/- site is located on the southwest corner of Casey Road and 186th Street (see **Exhibit 2**), and is currently undeveloped. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the "plans") for an eighty-eight (88) lot single-family residential subdivision.

The property is zoned in the Springmill Trails PUD District, with the SF5: Single-Family High Density ("SF5") District, pursuant to Ordinance No. 11-19, adopted by the Council on September 12, 2011



(recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011).

The comments contained herein are in review of the filed Primary Plat and Overall Development Plan (the "plans") scheduled for the May 18, 2015, Advisory Plan Commission meeting. The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission's May 4, 2015, meeting.

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

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

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

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

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

Comment(s): Compliant.

e) Easements (locations, widths and purposes). (Article 8.3)

Comment(s): Compliant. Petitioner will continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers during the Construction Document phase and will include the Department on all correspondence.

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

Comment(s): Location, size and capacity of existing utility services will be reviewed and determined by the applicable agencies.

g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment(s): Compliant



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

Comment(s): Compliant.

- i) 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%).

Comment(s): Compliant.

- j) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment(s): Compliant.

- k) Building setback lines (*Article 4.5*)

Comment(s): Compliant.

- l) Legend and notes.

Comment(s): Compliant.

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

Comment(s): Compliant. Petitioner will also continue to coordinate with WPWD during the Construction Document phase.

- n) Other features or conditions which would affect the subdivision favorable or adversely.

Comment(s): Compliant.

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

Comment(s): Compliant.

- p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment(s): The Petitioner has copied the Department on all correspondence with these agencies throughout the review process.

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

Comment(s): Compliant.



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

Comment(s): No legal drain is involved, but County Surveyor will provide comments during TAC review process.

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

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

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

Comment(s): Please see development and design standard comments contained herein.

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

Comment(s): Please see the PUD District Ordinance standards contained herein.

- 3. 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.

Comment(s): Please coordinate with the WPWD to confirm compliance with the applicable standards.

- 4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment(s): Please coordinate with the applicable utility service providers and WPWD to ensure sufficient capacity.

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

- 1. Development Plan Scope
- 2. General Plan Requirements
 - a) Title, scale, north arrow and date

Comment(s): Compliant.

- b) Proposed name of the development

Comment(s): Compliant.



- c) 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.

Comment(s): *Compliant.*

- d) Address and legal description of the property.

Comment(s): *Compliant.*

- e) Boundary lines of the property including all dimensions.

Comment(s): *Compliant.*

- f) 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.

Comment(s): *Compliant.*

- g) 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.

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

- l) Location and dimensions of all existing structures and paved areas.

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

- n) Location of all Floodplain areas within the boundaries of the property.



Comment(s): *Compliant. Petitioner will continue to coordinate with the Hamilton County Surveyor's Office and WPWD.*

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

Comment(s): *No legal ditches or streams are on the Property.*

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

Comment(s): *Compliant. Petitioner will also continue to work in coordination with applicable utility service providers.*

q) Identify buildings proposed for demolition.

Comment(s): *Compliant.*

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

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities."*

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

Comment(s): *N/A. All uses are the same (SF5).*

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

Comment(s): *Compliant.*

PUD DISTRICT STANDARDS (Ordinance 12-45)

- | | |
|------------------------------------|-------------------------------------|
| 1. Minimum Lot Area: | 5,400 sq. ft. (60' front load lots) |
| 2. Minimum Lot Frontage: | 40 feet (60' front load lots) |
| 3. Minimum Building Setback Lines: | |
| a) Front Yard: | 20 feet |
| b) Side Yard: | 6 feet |
| c) Rear Yard: | 15 feet |
| d) Minimum Lot Width: | 60 feet |
| 4. Maximum Building Height: | 25 feet |

Comment(s): *Compliant.*

5. Additional Standards:

- a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
- b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.



- c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District
- d) A minimum of three dwelling types shall be constructed within the District
- e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s): Compliant.

6. Landscaping Standards:

- 1. Minimum On-Site Landscaping per the PUD:

Landscaping	Required	Provided	Difference
Shade Trees	528	352	-176
Ornamental or Evergreen	352	352	0
Shrubs	1,408	599	-1,232

- 2. Additional landscaping to be installed by builder as each lot develops. Will be confirmed during the Improvement Location Permit review.
- 3. Buffer yards are not required along Casey Road pursuant to Section 8.3 of the PUD. Buffer yards are required along 186th Street; however, pursuant to Section 8.3(C) the most restrictive standards apply. The UDO road frontage standards apply (See Development Standard comments below).

Comment(s): Compliant.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

- 1. Landscaping Standards (Article 6.8)

Comment(s): Compliant. For those street trees are not installed in the eight (8) foot tree lawn, they shall be installed no less than four (4) feet from the sidewalk and no more than ten (10) feet from the sidewalk.

- 1. Lot Standards (Article 6.10)

Comment(s): Please ensure that corner lots are wide enough to allow for a driveway separation of at least 30' from the R/W line to the beginning of the drive way.

- 2. Setback Standards (Article 6.16)

Comment(s): Compliant.

- 3. Vision Clearance Standards (Article 6.19)

Comment(s): Compliant.



4. Yard Standards (Article 6.21)

Comment(s): *Compliant. Please note that corner lots will have two front yards.*

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): *Compliant.*

2. Easement Standards (Article 8.3)

Comment(s): *Compliant. Petitioner will continue to coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements.*

3. Monument and Marker Standards (Article 8.5)

Comment(s): *To be reviewed on the Secondary Plat document.*

4. Open Space and Amenity Standards (Article 8.6)

a) A minimum of 21% Open Space is required across Residential District 2 per the PUD.

Comment(s): *Compliant. The petitioner has added internal trails that provide access to the detention/retention ponds. They have also added a playground and community garden throughout the neighborhood.*

5. Pedestrian Network Standards (Article 8.7)

Comment(s): *Compliant.*

6. Storm Water Standards (Article 8.8)

Comment(s): *Please coordinate with WPWD.*

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): *Compliant.*

8. Street Light Standards (Article 8.10)

Comment(s): *Compliant.*

9. Street Sign Standards (Article 8.11)

Comment(s): *Please coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices.*

10. Surety Standards (Article 8.12)

Comment(s): *Please coordinate with WPWD.*



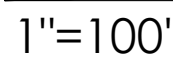
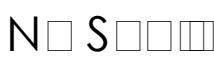
11. Utility Standards

(Article 8.13)

Comment(s): Please coordinate with WPWD and applicable utility service providers.

DEPARTMENT COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with all applicable zoning ordinances.
- 2) Staff recommends approving the petition with the following conditions:
 - All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the May 18, 2015 meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.



SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101	OVERALL DEVELOPMENT PLAN (NORTH PORTION)
P102	OVERALL DEVELOPMENT PLAN (SOUTH PORTION)
P103	PRIMARY PLAT (NORTH PORTION)
P104	PRIMARY PLAT (SOUTH PORTION)
P105	LANDSCAPE PLAN (NORTH PORTION)
P106	LANDSCAPE PLAN (SOUTH PORTION)

LOCATION: C:\Users\jackson\Documents\1_DWG\William Trace\Wegs\Weihe\Wegs\P100-P104.dwg
DATE/TIME: May 13, 2015 2:19pm
PLOTTER: BT: Standard

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 120 OF 300, MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014. PORTIONS OF THE WITHIN DESCRIBED REAL ESTATE ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE APPROXIMATE LIMITS OF FLOOD ZONE AE AND THE FLOODWAY HAVE BEEN SHOWN HEREON BY SCALE FROM THE FIRM. FLOOD PLAIN INFORMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM), AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, MARCH 2015
13. 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.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

BENCHMARKS

ORIGINATING BENCHMARK - LEE 12
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF 186TH STREET AND CASEY ROAD.
ELEVATION=910.25 NAVD 88

TEMPORARY BENCHMARK - TBM #1
A RAILROAD SPIKE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1180 FEET SOUTH OF 186TH STREET.
ELEVATION=910.90 NAVD 88

TEMPORARY BENCHMARK - TBM #2
A PLASTIC COATED BENCH TIE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1660 FEET SOUTH OF 186TH STREET.
ELEVATION=915.25 NAVD 88

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. SEE LANDSCAPE PLANS, SHEETS P103 & P104 FOR MORE INFORMATION.

LEGEND: EX. CONDITIONS

TRANSFORMER	EUU	EUU
GUY ANCHOR	COMU	COMU
ELECTRIC JUNCTION BOX	CHU	CHU
UTILITY POLE		
UTILITY POLE W/ TRANSFORMER		
COMMUNICATIONS PEDESTAL		
BEEHIVE INLET		
SANITARY SEWER MANHOLE		
FIRE HYDRANT		
WATER VALVE		
SPIGOT		
SIGN		
POST		
SOIL BORING		
SPOT ELEVATION		

UNDERGROUND WATER
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
MIXED OR UNIDENTIFIED OVERHEAD UTILITY
SANITARY SEWER
STORM SEWER
RIGHT OF WAY LINE
FARM FENCE
BOUNDARY LINE
FLOW LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR

CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
TC	TOP OF CURB
INV	INVERT
ASPHALT	
CONCRETE (CONC)	
STONE	

LEGEND: PROPOSED CONDITIONS

RIGHT-OF-WAY LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER MAIN	
MANHOLE	
FLOW DIRECTION	
STORM BEEHIVE INLET	
STORM CURB INLET	
MANHOLE	
DRAINAGE & UTILITY EASEMENT	
SANITARY SEWER EASEMENT	
SUBSURFACE DRAIN	
CONCRETE END SECTION	
SUBSURFACE DRAIN	

LAND DESCRIPTION

(RECITED FROM AN ALTA/ACSM LAND TITLE SURVEY DATED 10/16/2014 PREPARED BY MILLER SURVEYING, INC. UNDER JOB NUMBER B35496)

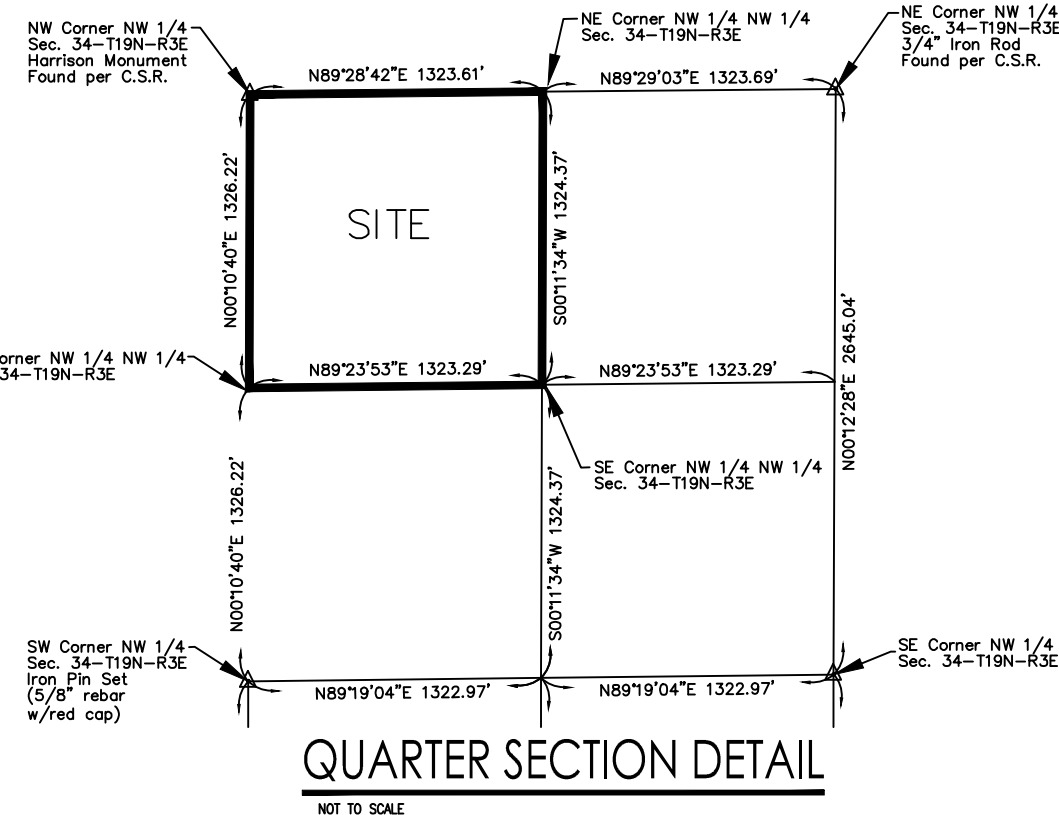
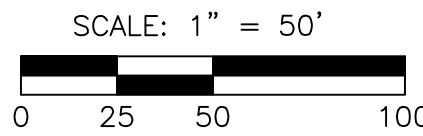
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 1323.61 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.26 ACRES, MORE OR LESS.



Know what's below.
Call before you dig.

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



PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.
P103
PROJECT NO.
W150051

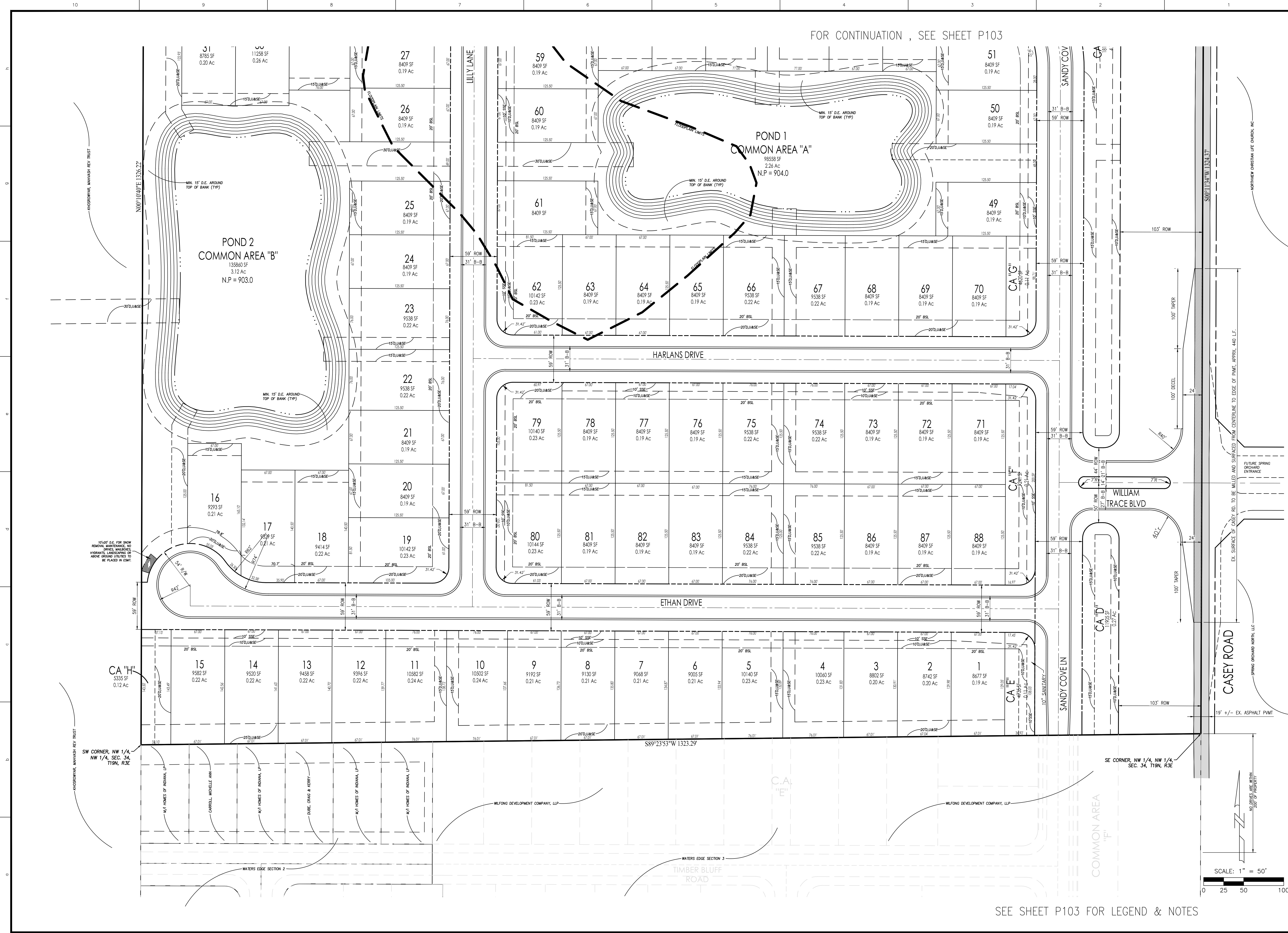
PRIMARY PLAT

Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Hamilton County, Indiana

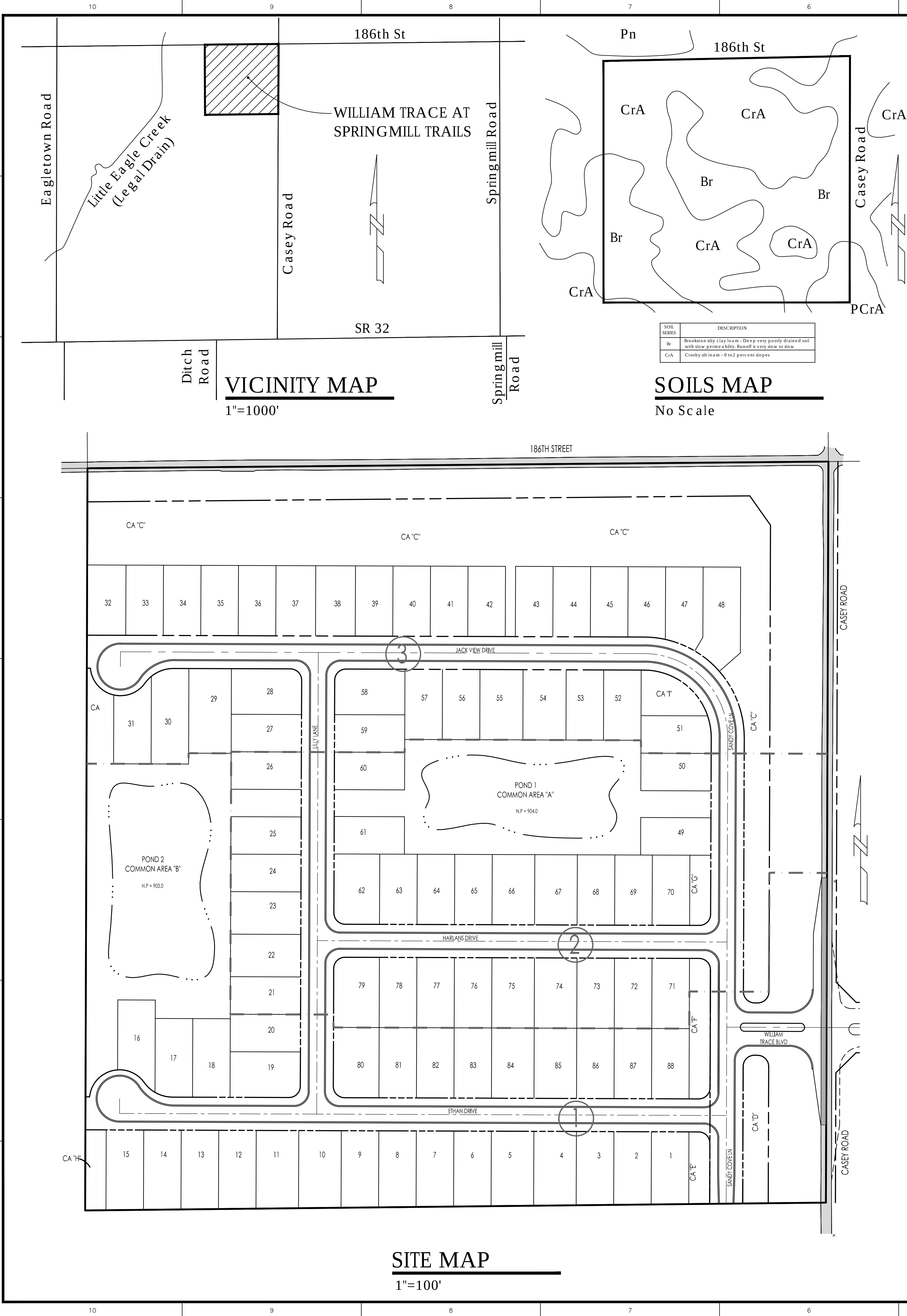
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISIONS PER WESTFIELD INC COMMENTS	04/29/15	DNS	W150051
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/08/15	DNS	
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/11/15	DNS	
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/13/15-B	DNS	

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture

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

[illegible]

LOCATION: C:\Users\jason\Documents\1_DWG\William Trace\dwg\William Trace.dwg
DATE/TIME: May 13, 2015 - 2:17pm
PLOTTER: B7 Standard



SITE MAP
1"=100'

VICINITY MAP
1"=1000'

SOILS MAP
No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silt clay loam - Deep very poorly drained soil with slow permeability. Runoff is very slow or slow.
CrA	Crooksey silt loam - 0 to 2 percent slopes

WILLIAM TRACE at SPRINGMILL TRAILS

Overall Development Plan: #1505-ODP-12

Primary Plat: #1505-SPP-11

Washington Township, Westfield, Indiana

DEVELOPER:

GT PROPERTY DEVELOPMENT, LLC
5201 W. 86th Street
Indianapolis, IN 46268

Contact:
Travis May
317-590-7585
Email: 395fuel@gmail.com

SITE DATA

EXISTING ZONING:	PUD Springmill Trails - Residential District 2	
ADJACENT ZONING:	North: South: East: West:	AG-SF1 PUD Springmill Trails - Residential District 2 PUD Springmill Trails - Residential District 2 PUD Springmill Trails - Residential District 2
PROPOSED:	Project Area: Number of Proposed Lots: Proposed Density: Minimum Lot Width: Common Areas: Common Area A: Common Area B: Common Area C: Common Area D: Common Area E: Common Area F: Common Area G: Common Area H: Common Area I: Total Common Area:	5,400 SF (60' front load lots) 60' (front load lots) 40' (60' front load lots) 20' (60' front load lots) 6' (60' front load lots) 15' (60' front load lots) 25' (60' front load lots) 1,400 SF- Single Story 6 Units/Acre 40.26 Acres +/- 88 2.19Units /Acre 67' 98,558 sf 135,860 sf 181,174 sf 11,905 sf 4,735 sf 9,241 sf 4,620 sf 5,335 sf 7,196 sf 458,624 sf = 10.53 Acres = 26.15% of Site
PROJECT ADDRESS:	1321 W. 186th Street, Westfield, IN 46074	

LEGAL DESCRIPTION

(RECITED FROM AN ALTA/ACSM LAND TITLE SURVEY DATED 10/16/2014 PREPARED BY MILLER SURVEYING, INC. UNDER JOB NUMBER B35496)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 1323.61 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.26 ACRES, MORE OR LESS.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	C OVER SHEET
P101	OVERALL DEVELOPMENT PLAN (NORTH PORTION)
P102	OVERALL DEVELOPMENT PLAN (SOUTH PORTION)
P103	PRIMARY PLAT (NORTH PORTION)
P104	PRIMARY PLAT (SOUTH PORTION)
P105	LANDSCAPE PLAN (NORTH PORTION)
P106	LANDSCAPE PLAN (SOUTH PORTION)

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO:	WT150051
DWG NAME:	P101.DWG
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	DKS
DATE:	05-14-2015

REVISIONS AND ISSUES	DATE	BY
REVISIONS PER WESTFIELD IAC COMMENTS	05/29/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	06/08/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	06/11/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	06/12/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	06/13/15	DKS

PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
GT PROPERTY DEVELOPMENT, LLC

Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

COVER SHEET

SHEET NO.
P100

PROJECT NO.
WT150051

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

NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 120 OF 300, MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 PORTIONS OF THE WITHIN DESCRIBED REAL ESTATE ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE APPROXIMATE LIMITS OF FLOOD ZONE AE AND THE FLOODWAY HAVE BEEN SHOWN HEREON BY SCALE FROM THE FIRM. FLOOD PLAIN INFORMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM), AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 5' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, MARCH 2015
- 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.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

BENCHMARKS

- ORIGINATING BENCHMARK - LEE 12**
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF 186TH STREET AND CASEY ROAD.
ELEVATION=910.25 NAVD 88
- TEMPORARY BENCHMARK - TBM #1**
A RAILROAD SPIKE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1180 FEET SOUTH OF 186TH STREET.
ELEVATION=910.90 NAVD 88
- TEMPORARY BENCHMARK - TBM #2**
A PLASTIC COATED BENCH TIE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1660 FEET SOUTH OF 186TH STREET.
ELEVATION=915.25 NAVD 88

LANDSCAPING 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.
- SEE LANDSCAPE PLANS, SHEETS P103 & P104 FOR MORE INFORMATION.

LEGEND: EX. CONDITIONS

- | | | |
|-----------------------------|----------|----------|
| TRANSFORMER | —E(U)— | —E(U)— |
| GUY ANCHOR | —COM(U)— | —COM(U)— |
| ELECTRIC JUNCTION BOX | —OHU— | —OHU— |
| UTILITY POLE | — | — |
| UTILITY POLE W/ TRANSFORMER | — | — |
| COMMUNICATIONS PEDESTAL | — | — |
| BEEHIVE INLET | — | — |
| SANITARY SEWER MANHOLE | — | — |
| FIRE HYDRANT | — | — |
| WATER VALVE | — | — |
| SPIGOT | — | — |
| SIGN | — | — |
| POST | — | — |
| SOIL BORING | — | — |
| SPOT ELEVATION | — | — |

LAND DESCRIPTION

(RECITED FROM AN ALTA/ACSM LAND TITLE SURVEY DATED 10/16/2014 PREPARED BY MILLER SURVEYING, INC. UNDER JOB NUMBER B35496)

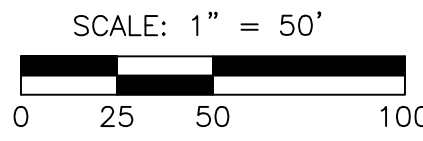
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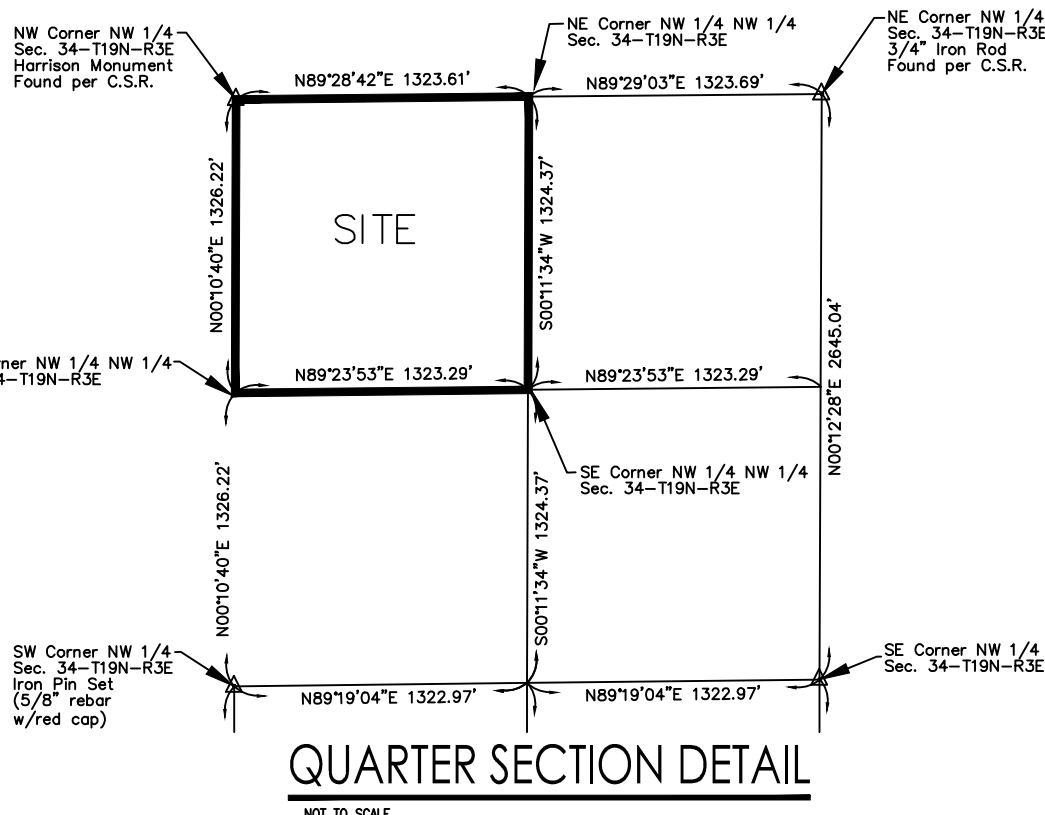
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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



LEGEND: PROPOSED CONDITIONS

- | | |
|-----|-------------------------------|
| — | = RIGHT-OF-WAY LINE |
| --- | = STORM SEWER LINE |
| --- | = SANITARY SEWER LINE |
| --- | = WATER MAIN |
| --- | = MANHOLE |
| --- | = FLOW DIRECTION |
| --- | = STORM SEWER INLET |
| --- | = STORM CURB INLET |
| --- | = MANHOLE |
| --- | = DRAINAGE & UTILITY EASEMENT |
| --- | = SANITARY SEWER EASEMENT |
| --- | = SUBSURFACE DRAIN |
| --- | = CONCRETE END SECTION |
| --- | = SUBSURFACE DRAIN |
- = TYPICAL 55' WIDE X 60' DEEP BUILDING PAD



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

WEIHE
ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

PROJECT NO.: W150051
DATE: 04/29/15
BY: DKS
CHECKED BY: DKS
DATE: 04-03-2015

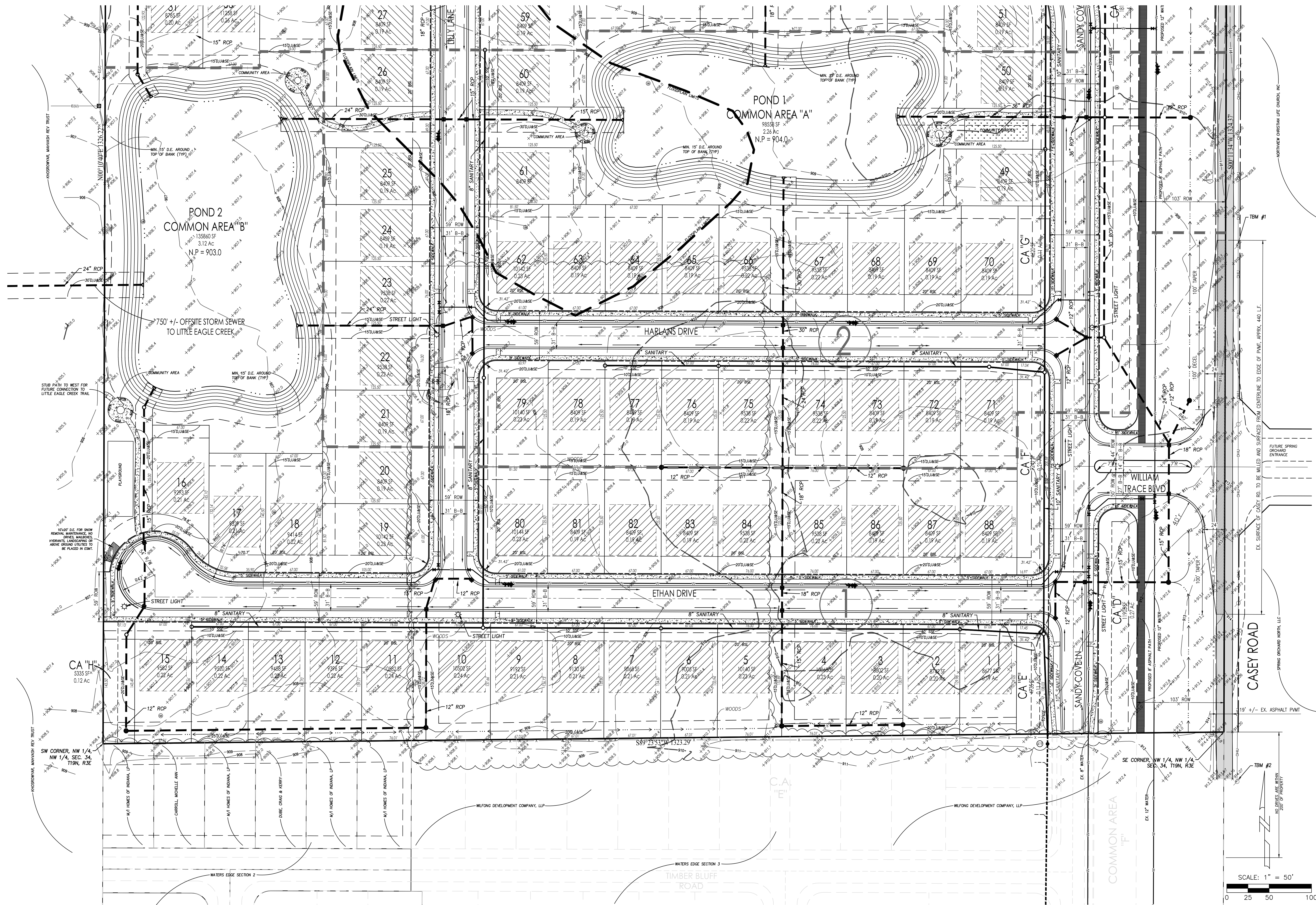
REVISIONS AND ISSUES
REVISIONS FOR WESTFIELD, INC. COMMENTS
REVISIONS FOR CITY OF WESTFIELD COMMENTS
REVISIONS FOR CITY OF WESTFIELD COMMENTS
REVISIONS FOR CITY OF WESTFIELD COMMENTS

WILLIAM TRACE AT SPRINGMILL TRAILS
CT PROPERTY DEVELOPMENT, LLC
PREPARED FOR:

SHEET NO.
P101
PROJECT NO.
W150051

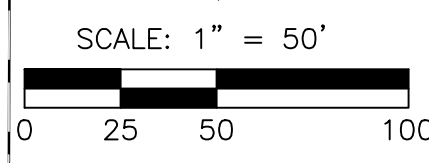
OVERALL DEVELOPMENT PLAN
Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

LOCATION: C:\Users\jason\Documents\1_DWG\William Trace\Kings Weihe\DWG\P100-P104.dwg
DATE/TIME: May 13, 2015 - 2:19pm
PLOTTER: B7: Standard



FOR CONTINUATION, SEE SHEET P101

SEE SHEET P101 FOR LEGEND & NOTES



WEIHE

ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150051

DATE: 04/29/15

BY: DKS

REVISIONS AND ISSUES:

10505 N. College Avenue
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weihene.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

PREPARED FOR:

WILLIAM TRACE AT SPRINGMILL TRAILS

CT PROPERTY DEVELOPMENT, LLC

OVERALL DEVELOPMENT PLAN

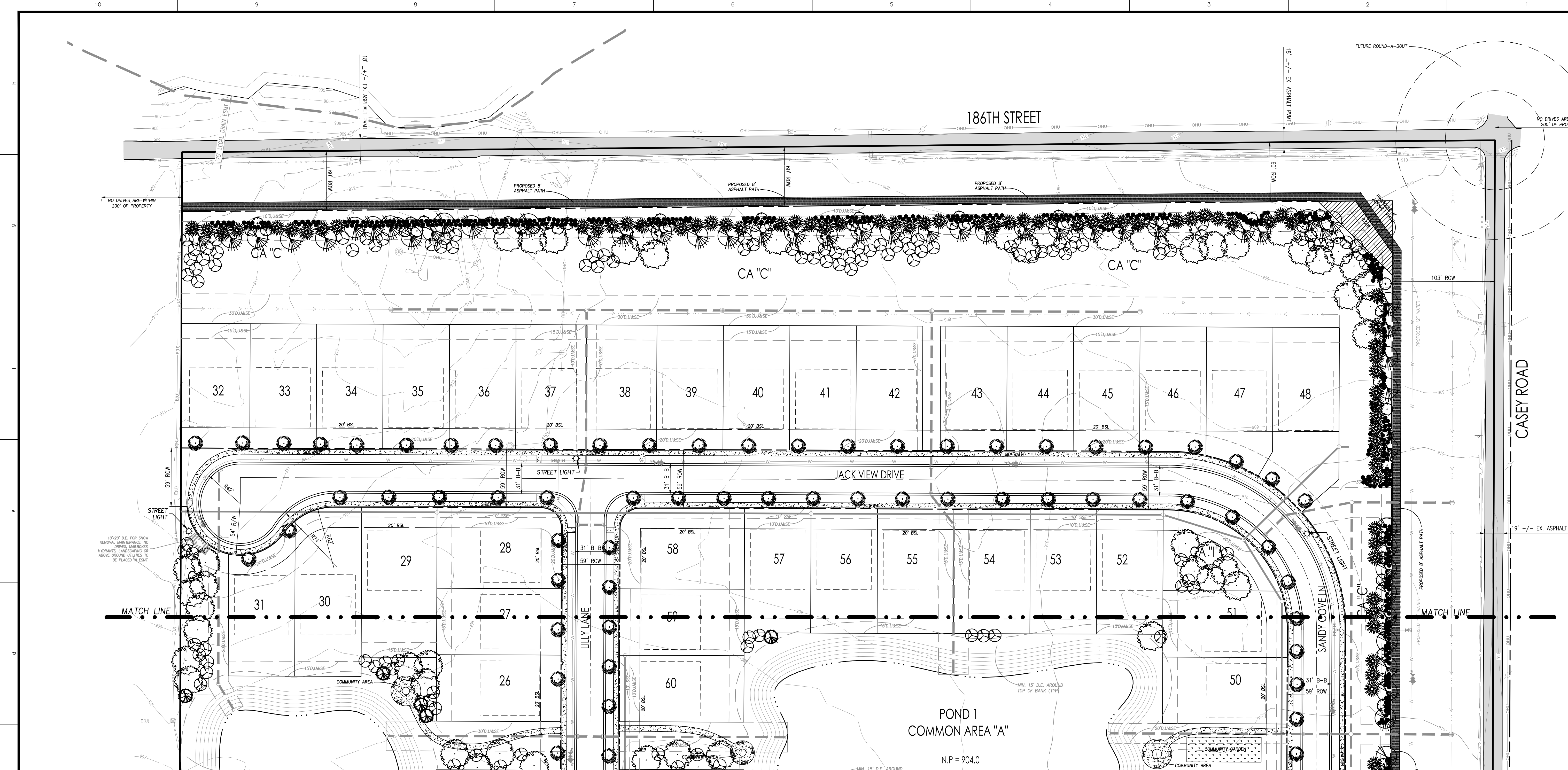
Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Hamilton County, Indiana

PROJECT NO.

W150051

SHEET NO.

P102



LEGEND

- SITE TRIANGLE
- STREET TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHADE TREES SHALL BE A MINIMUM OF 8" IN HEIGHT AND 2" CALIPER IN SIZE AT TIME OF PLANTING.
- SHADE TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHADE TREES SHALL BE A MINIMUM OF 8" IN HEIGHT AND 2" CALIPER IN SIZE AT TIME OF PLANTING.
- EVERGREEN TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. EVERGREEN TREES SHALL BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING.
- ORNAMENTAL TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. ORNAMENTAL TREES SHALL BE A MINIMUM OF 2" CALIPER AT TIME OF PLANTING.
- SHRUBS - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT AT TIME OF PLANTING.

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- 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.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
PUD 8.2: SITE REQUIREMENTS - 6 SHADE TREES, 4 ORNAMENTAL OR EVERGREEN TREES, & 16 SHRUBS PER DWELLING UNIT. ALL PLANTINGS MAY BE CREDITED TOWARD ON-SITE REQUIREMENTS. - LOT LANDSCAPING REQUIREMENTS COUNT TOWARD THE SITE REQUIREMENTS TOTAL. - 1 SHADE TREE, 6 SHRUBS PER LOT FRONT YARD - 4 SHRUBS PER LOT SIDE YARD - 1 SHADE TREE PER LOT REAR YARD	88 LOTS - 528 SHADE TREES - 352 ORNAMENTAL OR EVERGREEN TREES - 1,408 SHRUBS LOT LANDSCAPING - 88 SHADE TREES - FRONT - 528 SHRUBS - FRONT - 704 SHRUBS - SIDE - 88 SHADE TREES - REAR	88 LOTS - 352 SHADE TREES - 352 ORNAMENTAL OR EVERGREEN TREES - 599 SHRUBS LOT LANDSCAPING - 176 SHADE TREES - 1,232 SHRUBS
PUD 8.3: BUFFER YARD REQUIREMENTS - 20' WIDTH REQUIRED ALONG CASEY RD & 186TH STREET - 2 EVERGREEN TREES PER 30 LF PLANTED IN A DOUBLE STAGGERED ROW 15' O.C.	CASEY RD (-1,212 LF) - 81 EVERGREEN TREES	CASEY RD (-1,265 LF) - N/A - COVERED BY UDO 6.M. STREET PLANTINGS
UDO 6.I: DETENTION & RETENTION AREAS - REPLICATE THE NATURAL FORM OF PONDS. INCLUDE SHADE TREES, ORNAMENTAL TREES, EVERGREENS, SHRUBS, HEDGES, AND/OR OTHER PLANTINGS.	- NATURAL POND FORM WITH VEGETATION	- NATURAL POND FORM WITH VEGETATION
UDO 6.J: STREET TREES - REQUIRED ALONG LOCAL STREETS WITHIN RESIDENTIAL DISTRICTS - ONLY REQUIRED ON ONE SIDE OF A RESIDENTIAL FRONTAGE ROAD - PLANT WITHIN ROW. IF UNABLE TO PLANT IN ROW, PLANT WITHIN 10' OF ROW. SHALL NOT BE CREDITED TOWARD MINIMUM LOT LANDSCAPING REQUIREMENTS. - 1 TREE PER 50 LF.	JACK VIEW DR. (-1,006') - 40 TREES LILLY LN. (-825') - 33 TREES ETHAN DR. (-1,084') - 44 TREES HARLANDS DR. (-732') - 30 TREES SANDY COVE LN. (-950') - 19 TREES (ONE SIDE ONLY)	JACK VIEW DR. (-1,006') - 40 TREES LILLY LN. (-825') - 33 TREES ETHAN DR. (-1,084') - 45 TREES HARLANDS DR. (-732') - 34 TREES SANDY COVE LN. (-950') - 20 TREES (ONE SIDE ONLY)
UDO 6.M: EXTERNAL STREET FRONTAGE - MIN. 30' DEPTH - 4 EVERGREEN, 3 SHADE, 3 ORNAMENTAL TREES, & 25 SHRUBS PER 100 LF. - MIN. 5' TALL UNDOULATING MOUND ALONG ENTIRE FRONTAGE.	186TH ST (-1,183 LF) - 47 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 296 SHRUBS CASEY RD (-1,212 LF) - 48 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 303 SHRUBS	186TH ST (-1,221 LF) - 47 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 296 SHRUBS CASEY RD (-1,265 LF) - 48 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 303 SHRUBS
PUD 8.3.C: - BUFFER YARD REQUIREMENTS, ROAD FRONTAGE STANDARDS, & SR 32 LANDSCAPING ARE NOT INTENDED TO BE CUMULATIVE. WHERE OVERLAPPING THE MOST RESTRICTIVE SHALL APPLY. DOES NOT APPLY TO CASEY ROAD BUFFER ADJACENT TO ROW.		

NOTES

- PER WESTFIELD UNIFIED ZONING ORDINANCE ARTICLE 6.8(J)(2): STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S CONSTRUCTION STANDARDS. IF THE STREET TREE IS NOT PLANTED WITHIN THE RIGHT-OF-WAY, THEN THE STREET TREE SHALL BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN 10' OF THE RIGHT-OF-WAY.
- PER WESTFIELD UNIFIED ZONING ORDINANCE ARTICLE 6.8(J)(3): STREET TREES SHALL BE REQUIRED AN AVERAGE OF EVERY 50 FEET HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY FEET BUT AT A MINIMUM OF TWENTY FEET.



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

SCALE: 1" = 50'
0 25 50 100

DATE	BY	PROJECT NO.
04/29/15	DMS	W150051
05/08/15	DMS	DWG NAME: P105.dwg
05/17/15	DMS	DESIGNED BY: jwhehe
05/17/15	DMS	DRAWN BY: jwhehe
05/17/15	DMS	CHECKED BY: jwhehe
05/17/15	DMS	DATE: 04-03-2015

REVISIONS AND ISSUES
REVISIONS PER WESTFIELD ZONING COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS

ERIC A. CARTER RLA 20300131

WILLIAM TRACE AT SPRINGMILL TRAILS
CT PROPERTY DEVELOPMENT, LLC

LANDSCAPE PLAN

Part of the NW 1/4 of Section 34, Township 19 North, Range 2 East, Washington Township, Hamilton County, Indiana

SHEET NO.

P105

PROJECT NO.

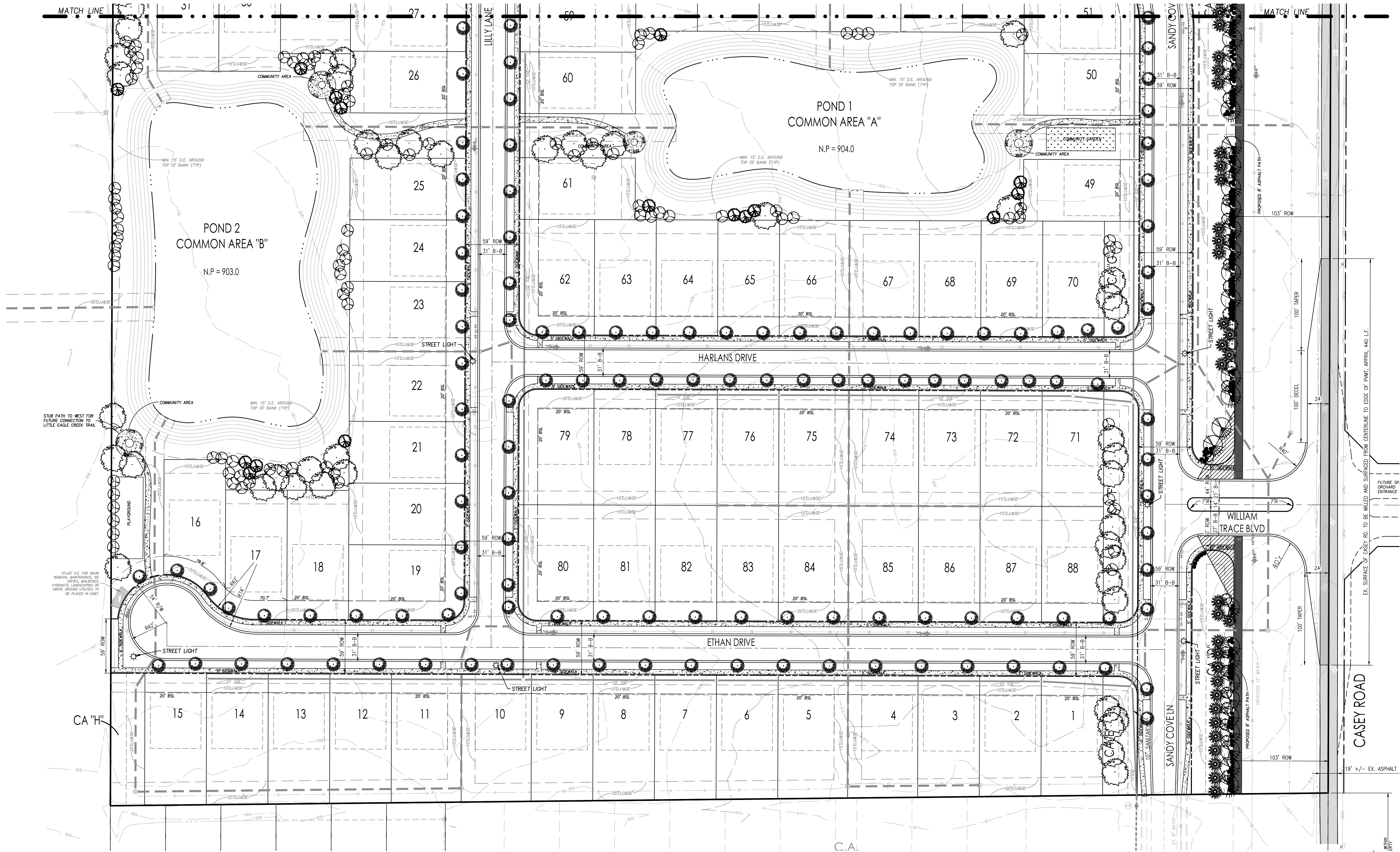
W150051

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

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

LOCATION: C:\Users\jason\Documents\11_DWS\William Trace\Design\WilliamTrace\1105-P106.dwg
DATE: 05/17/15
DRAWN BY: JASON
PLOTTED BY: JASON

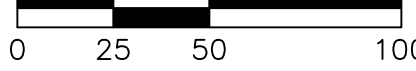


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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 50'



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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE	BY	PROJECT NO.
04/29/15	DWS	W150051
05/08/15	DWS	DWG NAME: P103.dwg
05/17/15	DWS	DESIGNED BY: DWS
05/17/15	DWS	DRAWN BY: DWS
05/17/15	DWS	CHECKED BY: DWS
05/17/15	DWS	DATE: 04-03-2015

PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
CT PROPERTY DEVELOPMENT, LLC
LANDSCAPE PLAN
Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P106
PROJECT NO.
W150051



Petition Number: 1505-DDP-08

Subject Site Address: South side of 186th Street, east of Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Sterling Development Consultants and Weihe Engineers

Request: Detailed Development Plan review for a 153-room +/- **Cambria Hotel & Suites** on Lot 6 in the Grand Park Village – Lake Village Subdivision, Section 2.

Current Zoning: Grand Park PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 3.91 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations (revised)
5. Landscape Plan
6. Lighting Plan

Property History:

- 1209-PUD-09 PUD District Ordinance 12-46 (12/10/12)
- 1405-SPP-11 Primary Plat (06/16/14)
- 1504-SFP-14 Secondary Plat, Section 1 (pending)
- 1505-PUD-08 PUD District Amendment (pending)
- 1505-DDP-08 Cambria Detailed Development Plan (pending)
- 1505-SFP-16 Secondary Plat, Section 2 (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 3.91-acre+/- site is Lot 6 of the proposed Grand Park Village – Lake Village Subdivision, located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 153-room+/- hotel.



The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46 (the "PUD District Ordinance"). The underlying zoning district of the property is the General Business (GB) District. The petitioner has also filed a request to amend the PUD District Ordinance (see Petition No. 1505-PUD-08) (the "PUD Amendment") with respect to the applicable architectural standards. The PUD Amendment was introduced at the April 13, 2015, City Council meeting, and also received its public hearing at the Plan Commission's May 4, 2015, meeting. The review comments herein include the proposed PUD Amendment standards.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 12) Location of all Floodplain areas within the boundaries of the property.
 - 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 25) Minimum Building Setback Lines
 - a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 28) Minimum Building Size: None (Article 6(E)(3) of PUD)

DEVELOPMENT AND ARCHITECTURAL STANDARDS

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

- 29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.
- 33) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable, except for those items identified as outstanding below, that need addressed prior to approval:

- 34) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

- 35) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the PUD District standards.

- 36) Building Standards (Article 6.4)

- 37) Fence Standards (Article 6.5)

- 38) Height Standards (Article 6.6)

- 39) Landscaping Standards (Article 6.8)

a) General Screening Standards (Article 6.8(H))

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

d) External Street Frontage Landscaping

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping



g) Perimeter Parking Area Landscaping

40) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

- a) PUD District Standards (Article 6(G) and (J) of PUD):
 - i) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - ii) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - iii) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
 - iv) Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.
- b) Parking Spaces (Article 6.14(G))
- c) Bicycle Parking (Article 6.14(H))

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.



47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Easement Standards (Article 8.3)

50) Pedestrian Network Standards (Article 8.7)

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

52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

PUBLIC HEARING COMMENTS

At the May 4, 2015, public hearing, the Plan Commission requested the petitioner's consideration to revise the south and west elevations by incorporating colors and roofline treatments similar to the proposed east and north elevations.

In response, the Petitioner has modified the south and west elevations (see **Exhibit 4**).

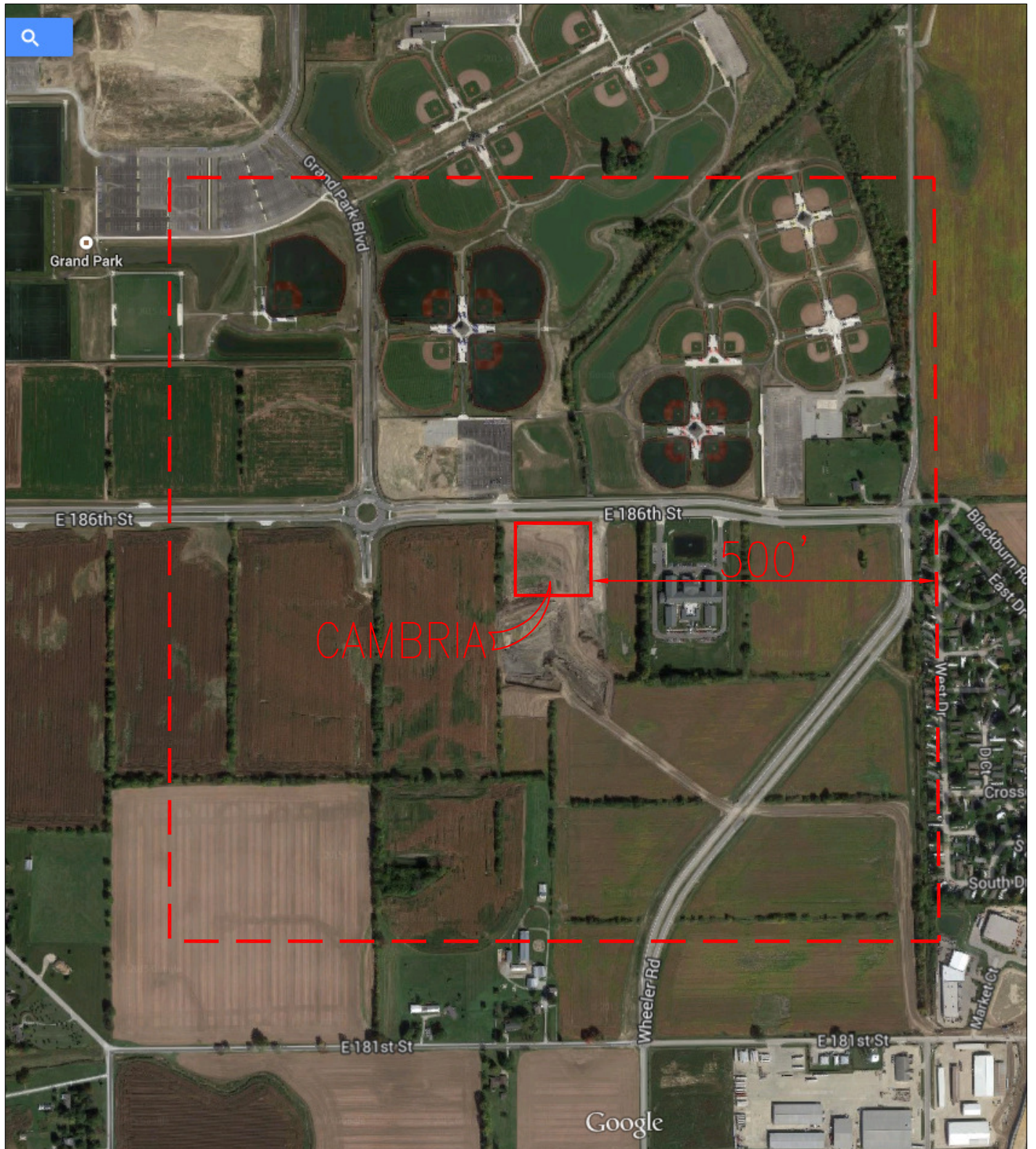
DEPARTMENT COMMENTS

1) The Detailed Development Plan complies with the applicable zoning ordinances, subject to the Plan Commission's consideration and the Council's subsequent approval of the proposed PUD Amendment.

2) **Recommendation:**

The Department recommends **approving the petition with the following conditions:**

1. **Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1505-PUD-08 / Council Ordinance No. 15-10); and**
2. **All necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain easement, shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.



VICINITY MAP



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE:

3/32" = 1'-0"

Updated South Elevation



Previous South Elevation



Updated West Elevation



Previous West Elevation





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 18, 2015
1505-PUD-07
Exhibit 1

Petition Number: 1505-PUD-07

Petitioner: Site Solutions Property Group, LLC

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

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

Current Land Use: Agricultural/Unimproved

Approximate Acreage: 40.95 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. PUD Ordinance
5. Neighbor Meeting Summary
6. Petitioner's Narrative

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition will receive a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Lantern Park", that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner's narrative (see **Exhibit 6**) characterizes the

proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Minimum Building Lines: The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. Minimum Lot Width: The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. Minimum Lot Area: The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. Maximum Building Height: The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to story and one-half (1.5).
5. Minimum Living Area: The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for story and one-half (1.5) residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.

In working with the department, the petition has modified the rear architectural requirements. In lieu of treating lots with rear elevations facing north and east as if they abut an external street and utilizing the point system, they will require all perimeter lots to utilize one (1) of four (4) rear enhancements from a list provided in the PUD Ordinance.

2. Landscaping Standards (Article 6.8): The PUD Ordinance modifies the Minimum Lot Landscaping Requirements to specify that (a) no new landscaping shall be required within Parcel B, and (b) that all lots shall utilize the landscaping requirements for lots under 8,000sf regardless of actual lot

size. The PUD Ordinance also removes the requirement for street trees, but requires that one (1) or the required lot trees be placed in the front yard as close as reasonably practical to the right-of-way line. Additionally the PUD Ordinance allows for preserved trees to be credited towards external street frontage requirements (along 161st Street) and buffer yard requirements (along the east and north perimeters).

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 27% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a) a multi-purpose path stub between lots 13 and 14, along with a bench/sitting area overlooking the floodway to be installed with the final phase of Parcel A; (b) Fountains in the detention pond to be installed with the first phase of Parcel A; and (c) one (1) bench sitting area overlooking the detention pond located between lots 38 and 58 to be installed with the first phase of Parcel A.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of Parcel A. The perimeter trail along Union Street will be installed with the final phase of Parcel A unless otherwise approved by the Director.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

STAFF RECOMMENDATION

The Petitioner has satisfactorily addressed the Department’s comments and incorporated the Department’s recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed Lantern Park PUD District Ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

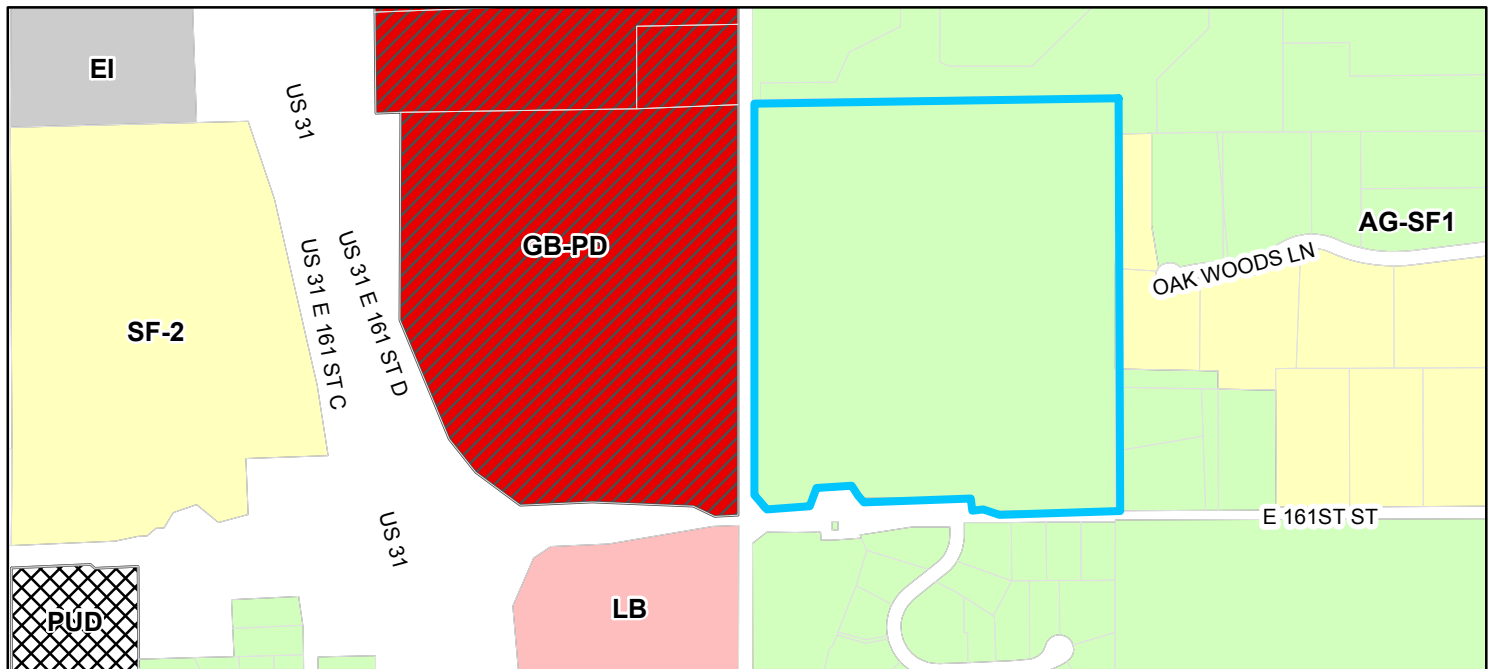
If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



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

EXHIBIT B
CONCEPT PLAN

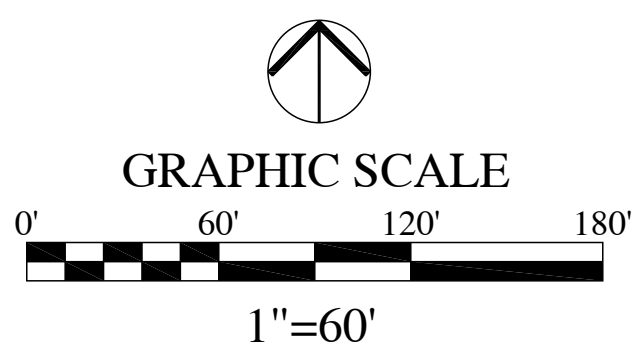


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
MAY 11, 2015

EXHIBIT C
CHARACTER EXHIBIT

















ORDINANCE 15-11

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

This is a Planned Unit Development District Ordinance (to be known as the "LANTERN 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;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-07**), 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. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 _____, 2015;

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 "**Lantern 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 of the date of approval, 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. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Different Color Package:** For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- 2.2 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.3 **Trail:** Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

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

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF4: Single-Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.**

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

- 5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as “Parcel A” and “Parcel B”. The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.
- 5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

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

- 6.1 Minimum Building Lines:
- A. Side Yard: 5 feet
 - B. Front Yard: 20 feet
 - C. Rear Yard: 20 feet
- 6.2 Minimum Lot Width: 60 feet
- 6.3 Minimum Lot Size: 7,200 square feet
- 6.4 Maximum Building Height: Story and one-half (1.5)
- 6.5 Minimum Living Area:
- A. One Story: 2,000 square feet
 - B. Story and one-half: 2,300 square feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. 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, as an average, 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. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. 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) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:
- i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.
 - ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).
- C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:
- i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);
 - ii. Covered patio (minimum one hundred and twenty (120) square feet in size);
 - iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story; or
 - iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein).
- D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.
- E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage.
- F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.

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

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

- i. No new landscaping shall be required within Parcel B; and
- ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.

B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.

D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:

- i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.
 - a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

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), except as otherwise modified or approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District. Any modifications shall be contained in a separate agreement with the City.

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 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.
- B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:
 - i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;
 - ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and
 - iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. Phasing.

- 10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections. :
 - A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.
- 10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the perimeter path on Union Street and the path noted on the Concept Plan as “Trail System to be constructed with Parcel B”) shall be installed with the final phase of Parcel A, unless otherwise determined by the Director.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]
[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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. Russell L. Brown

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

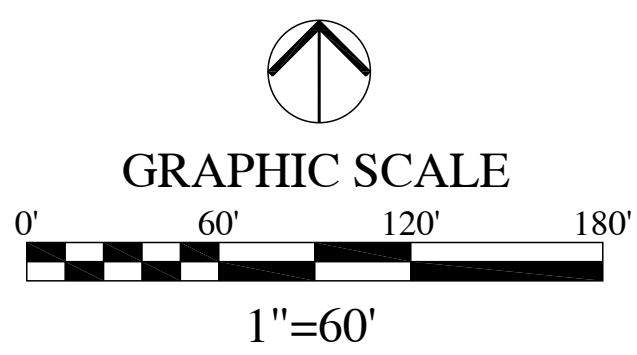


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
MAY 11, 2015

EXHIBIT C
CHARACTER EXHIBIT









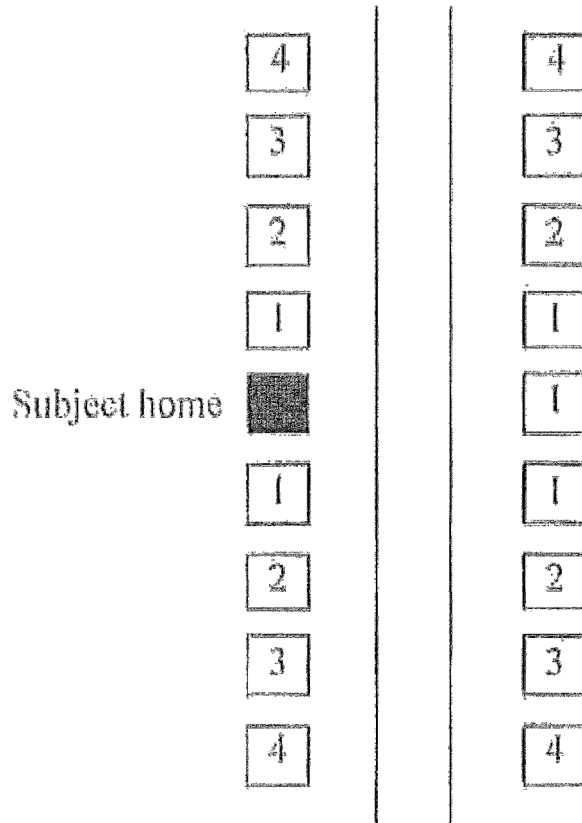








EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
 - A study has not been done
- Will all trees be cut or will some be preserved?
 - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161st already? Will there be a turn lane?
 - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
 - The road will be widened to accommodate a turn lane
- Is a new lift station required?
 - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
 - Lots will be priced and sold individually, price will vary based on location
 - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
 - Would like to use current driveway as trail, already has small bridge over creek
 - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
 - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
 - Yes, that is required by the City
- Will a deceleration lane be provided?
 - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are “all lined up like soldiers in a row.”
 - There will be a tree preservation easement blocking the view
 - Homes abutting external streets will need 7 points
 - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
 - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
 - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161st looks BAD.
 - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
 - Entrance off Union is not feasible
 - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
 - Will address drainage with Public Works and Surveyor’s Office
 - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
 - Not sure of the size of the pond
 - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
 - Will be torn down.
- Do you own the property?
 - Conditional purchase upon zoning approval, as most developments are

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit development ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.

Pamela Howard

From: Jesse Pohlman
Sent: Monday, May 4, 2015 9:36 AM
To: Pamela Howard
Subject: FW: Concerning the proposed "Lantern Park" residential development

From: Ed Rowland [mailto:ejrowlan@hotmail.com]
Sent: Monday, May 04, 2015 9:33 AM
To: Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: cwhite@sitesolutionsgrouppllc.com
Subject: Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
 - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland
19 Cool Creek Circle

Pamela Howard

From: Jennifer Miller
Sent: Wednesday, May 6, 2015 5:59 PM
To: Pamela Howard
Subject: Fwd: 1505-PUD-07

Sorry. I didn't realize he sent it to just me.

Jennifer M. Miller, AICP
Assistant Director

City of Westfield | Economic and Community Development

2728 E. 171st Street | Westfield IN 46074

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181

Sent from my iPhone.

Begin forwarded message:

From: <ronthomaswf@comcast.net>
Date: May 4, 2015 at 2:09:12 PM EDT
To: <crwhite@crwhitedevelopment.com>
Cc: <jmiller@westfield.in.gov>, Ron Thomas <ronthomaswf@comcast.net>
Subject: 1505-PUD-07

Chris,

The following are concerns from Cool Creek Circle residents that will be brought forth at tonight's Public Hearing. I want to ensure you have these so they can be addressed in a timely manner.

More may be forthcoming in the near future as this project is discussed.

I won't be available this afternoon as I have other commitments. We can talk before presentation if you'd like.

Thanks
Ron Thomas
Cool Creek Circle - HOA President
205-6061

- Significant concerns with traffic. We have difficulties existing the neighborhood in the morning between 6:45 and 8:00 due to the backup of vehicles at Union Street.

- We want to have assurances that what we've been told in the past, that any widening of 161st will occur to the north side of 161st, so that the south edge is maintained and the road doesn't encroach any further into our yards.
- That the homes that are nearest to 161st are aware of 161st moving northward due to widening. That buffering, plantings and such, mitigate the impact widening to the north will cause on these homes.
- The underlying Zoning classification is inappropriate in that SF1 and SF2 abut this on three sides. We believe that a continuation of SF2 would be appropriate since the site has a natural buffer to the west. Specifically, a reduction in the number of dwellings as well as more compatible lot size compared to existing properties in the area.
- Lot sizes are inappropriate in that for SF4 the size is 9000 Sq. Ft. and these are reduced to almost SF5 standards
- We believe the side yard distances should be maintained at 8 feet. Currently this proposal reduces it to 5 feet
- We believe the amenities suggested are inadequate in that the pond pump(s) will be a liability and additional cost for the residents and HOA.
- There are concerns with headlights shining in windows of existing homes. Is there a way to mitigate or lessen the impact of this?
- We would like signage placed at the entrance of Cool Creek Circle noting no construction traffic allowed.
- Talking points of "empty nesters" have been mentioned. How will this be upheld?
- Are the covenants written and can we have a copy?
- Is there an intent or agreement that Parcel B will be turned over to the city? Will this be in lieu of Park Impact Fees? Will Park Impact Fees be paid as a cash / check payment?
- Can the speed limit be reduced to 30 from Union Street to the east, past the entrances to allow residents to enter and exist safely? There is a downward grade the starts at the east end of the homes in Cool Creek Circle and sometimes vehicles "catch up" rather quickly when someone is turning into the neighborhood.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 4, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz and Robert Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, Attorney.

Appointment of Dave Schmitz to the Board of Zoning Appeals (BZA).

Motion: Randell Graham; Second: Andre Maue; Vote: Approved 7-0.

Approval of Minutes: April 20, 2015, APC Meeting Minutes

Motion: To approve the April 20, 2015, minutes.

Motion: Smith; Second: Hoover; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1505-ZC-01

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes, LLC requests a modification to the written commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19.

Case No. 1504-ODP-09 & 1504-SPP-08

Description: Windsor Estates
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes by HWC Engineering requests review and approval of Overall Development Plan, Primary Plat and associated plat waivers for 26 single-family lots on approximately 24.5 acres +/-, located in the SF2 District.

Pohlman presented an overview of the commitment modification and highlighted changes to the primary plat and overall development plan since the public hearing. Pohlman noted the primary plat and overall development plan comply with the applicable ordinances and commitments, subject to approval of the requested subdivision control waivers and commitment modification.

Motion: To approve Petition 1505-ZC-01 with the condition that the commitment modification instrument be recorded prior to the approval of the secondary plat for the property and that the recorded commitment modification be cross-referenced on the recorded secondary plat.

Motion: Smith: Second: Horkay: Vote: 7-0.

Motion to approve the requested Subdivision Control Waivers for Petition 1504-ODP-09 & 1504-SPP-08 to: (i) increase the maximum length of a block in a single-family residential Subdivision from 1,250 feet to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac) (Article 8.1 Block Standards); and (ii) increase the maximum cul-de-sac length from 600 feet, measured along the centerline from the intersection at origin to the center of the circle, to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac); with the following findings:

1. 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.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Motion: Schmitz: Second: Smith: Vote: 7-0 to approve.

Motion: To approve Petition 1504-ODP-09 & 1504-SPP-08 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Smith: Second: Maue: Vote: 7-0.

Case No. 1504-ODP-07 & 1504-SPP-06

Description: Andover North, Section 5-7

Northwest corner of 186th Street and Moontown Road

Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Howard presented an overview of the highlighted changes to the primary plat and overall development plan since the public hearing. Howard noted the primary plat and overall development plan comply with the applicable ordinances

Marybeth Snead, 18702 Moontown Road, expressed concerns regarding a proposed sewer easement and how drainage was being handled along Moontown Road.

Chris White, petitioner, responded that the referenced easement is to provide access to a storm sewer that will extend west from Moontown Road to the pond within the common area and that there will be some drainage from Moontown Road that will be routed back to the pond.

Motion: To approve Petition 1504-ODP-07 & 1504-SPP-06 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 7-0 to approve with staff's recommended condition.

Case No. 1503-PUD-03 [PUBLIC HEARING]

Description: Grand Park Fieldhouse PUD

North side of 186th Street, west of Grand Park Boulevard

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District.

Case No. 1503-DDP-04 [PUBLIC HEARING]

Description: Grand Park Fieldhouse

Portion of Lot 3 in the Grand Park Subdivision

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP and American Structurepoint, Inc. requests Detailed Development Plan review for a new indoor athletic facility located on approximately 8 acres in the Grand Park Fieldhouse PUD District.

Pohlman presented the project overviews for both 1503-PUD-03 and 1503-DDP-04, as summarized in the staff reports. Pohlman noted that both items were before the Plan Commission for their consideration and a public hearing due to the proposed changes to the building that occurred following the Plan Commission's approval and favorable recommendations of 1503-PUD-03 and 1503-DDP-04, respectively, but prior to the Council's adoption consideration of 1503-PUD-03.

Joseph Scimia, Faegre Baker Daniels, LLP, on behalf of the petition, gave presentation highlighting the revisions to the architecture and phasing since the Plan Commission last took action on the petitions.

Public Hearing for 1503-PUD-03 and 1503-DDP-04 opened at 7:35 p.m.

Cindy Spoljaric, 1613 Chancellors Ridge Way, presented her concerns with how the proposed building compares to the City's standards.

Robert Stokes, 14917 River Dale Drive, commented that the north elevation was plain and expressed that he believed there should be a break in roofline and more detail and color.

Public Hearing for 1503-PUD-03 and 1503-DDP-04 closed at 7:39 p.m.

Smith asked why the design concerns with water and roof runoff and the additional windows and the heating and cooling were not taken into account earlier and whether there were any similar concerns that may arise with this proposed design.

Hoover asked what panel changes could be made such as texture, color and size, and suggested that the vertical elements should be alternated.

Scimia responded to the public comment by assuring that they did not just rush into these decisions to change the design concept, but that the changes were warranted to maintain the viability of the project due to cost. Scimia noted the proposed design still exceeds the design of comparable buildings with similar uses in the region. He further highlighted the details of the breaks in the recessed panels, and the proposed language to require texture and color be added to the panels in a manner acceptable to the standards of Grand Park and the City.

Motion: To forward Petition 1503-PUD-03 to the Council with a favorable recommendation, subject to the following language being incorporated into the PUD Ordinance:

1. If the approximately 7,000 square feet of space identified as “Tenant Space Future Phase” is not developed within twenty (24) months after an Improvement Location Permit is issued for the primary facility, then the owner shall incorporate additional architectural features and/or improvements to the south entrance to the primary facility to enhance the entrance in a manner approved by the Director.
2. Owner shall incorporate texture to the finish of the precast concrete panels of the primary facility in a manner and pattern approved by the Director.

Motion: Smith: Second: Horkay: Vote: 7-0.

Motion: To approve Petition 1503-DDP-04 with the following conditions:

1. Shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
2. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor’s Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

Motion: Smith: Second: Schmitz: Vote: 7-0.

Case No.: 1505-DDP-07 [PUBLIC HEARING]

Description: Urban Farmer

140 East 161st Street

Noah Herron by Terra Site Development, Inc. requests Detailed Development Plan review of the remodeling and site improvements to accommodate an Agritourism commercial business on approximately 2.96 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Pohlman presented an overview of the petition and noted the Department is continuing to work with the petitioner regarding the outstanding items from the Technical Advisory Committee review, and that the petitioner is continuing to work with the Public Works Department regarding existing drainage issues on the north end of the property.

Noah Herron, petitioner, introduced himself and gave a brief presentation.

Graham inquired what a trial garden is.

Herron responded that the trial gardens are for testing hybrid seeds and cross pollination with vegetables and flowers, which takes some time to see what evolves from this process.

Hoover asked what will be done with the marsh area on the north end of the property next to Countryside.

Herron responded he plans to reclaim the marsh area and make it back into a pond to help with drainage.

Pohlman further responded that the Public Works Department is working with the petitioner, the Countryside HOA and adjacent property owners to address the drainage concerns, which included the petitioner accommodating a drainage easement on their property to complement the existing drainage easement in Countryside and allow for a swale to be reconstructed.

Public Hearing opened at 8:03 p.m.

No public comments.

Public Hearing closed at 8:04 p.m.

No action is required at this time.

Case No.: **1505-ODP-12 & 1505-SPP-11 [PUBLIC HEARING]**

Description: William Trace
SW corner of 186th Street and Casey Road
GT Property Development, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat review of 88 single-family lots on approximately 40.26 acres +/- in the Springmill Trails PUD District.

Pohlman presented an overview of the petition and noted the Department is continuing to work with the petitioner regarding the outstanding items from the Technical Advisory Committee review.

Mark Gradison, petitioner, introduced himself and gave a brief presentation, noting they are continuing to work to address the staff's comments.

Public Hearing opened at 8:07 p.m.

No public comments.

Public Hearing closed at 8:08 p.m.

Hoover asked about connectivity to the neighborhood to the south.

Pohlman responded that they are providing a connection to an existing street into Water's Edge at the southeast corner, and then the Department is working with the petitioner regarding the proposed cul-de-sac at the southwest corner of the development to ensure connectivity to the adjacent property.

No action is required at this time.

Case No.: **1505-PUD-07 [PUBLIC HEARING]**

Description: Lantern Park PUD

NE corner of 161st Street and Union Street, just east of Cool Creek

Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Howard presented an overview of the petition.

Russell Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of the petitioner, gave a presentation of proposed PUD Ordinance standards and development highlights.

Public Hearing opened at 8:25 p.m.

Ron Thomas, 7 Cool Creek Circle, on behalf of the Cool Creek Circle Homeowners' Association, summarized the neighborhood's concerns that were submitted to the Department in writing and generally included concerns regarding impact on 161st Street, amenities, density, buffering, and perimeter architecture.

Karen Fehr, 4 Cool Creek Circle, inquired if there will be street lights to this entrance and how bright will they be, and she also expressed a concern about runoff on 161st Street after a heavy rain.

Robert Stokes, 14917 River Dale Drive, presented that he believes this project is misplaced and that 161st is not big enough to handle the additional traffic. He noted the back of the houses will still be visible from Union Street and that mounding and landscaping is not the answer for poor rear architecture.

Public Hearing closed at 8:35 p.m.

Brown responded to the public comments noting that lot size is only one consideration for zoning classification and that product type, square footage, and elevations are also considered. He noted the project density is 2.4 units per acre removing the floodplain acreage from the calculation. He

commented that covenants have not been developed yet is typically done as part of the secondary plat. He explained that lighting will comply with the Unified Development Ordinance and that trees along 161st Street will be both a buffer and coverage for the rear of the homes.

Hoover asked about further right-of-way and expansion of 161st Street and future plans of a round-about at 161st Street & Union Street.

Howard noted she will confirm with the Public Works Department.

No action is required at this time.

Case No: 1505-DDP-08 [PUBLIC HEARING]

Description: Cambria Hotels & Suites

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance and Detailed Development Plan review for a 153-room hotel on approximately 3.91 acres +/- on Lot 6 in the Grand Park Village – Lake Village Subdivision in the Grand Park Village PUD District.

Case No. 1505-ODP-13 & 1505-SPP-12 [PUBLIC HEARING]

Description: Grand Park Village – Lake Village Subdivision

SE corner of 186th Street and Grand Park Boulevard

D&W Farms, Inc. by Weihe Engineers requests review of an amendment to the Overall Development Plan and Primary Plat of approximately 18.89 acres+/- in the Grand Park Village PUD District.

Case No. 1505-PUD-08 [PUBLIC HEARING]

Description: Grand Park Village PUD Amendment

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests an amendment to the Grand Park Village PUD Ordinance.

Day recused himself from discussion and action of this agenda item.

Pohlman presented an overview of Petitions 1505-DDP-08, 1505-ODP-13 & 1505-SPP-12 and 1505-PUD-08, as summarized in the corresponding staff reports.

Steve Henke, on behalf of Henke Development and D&W Farms, Inc., gave a brief presentation highlighting the vision of Grand Park Village and how Cambria fits within that vision.

Stuart Friedman, Sterling Development Consultants, on behalf of Cambria, gave a presentation highlighting Cambria Hotels & Suites and the proposed architecture and site design.

Hoover asked if the south and west elevations could be revised to be more like the colors and roofline of the east and north elevations.

Maue asked if this is the first site for this concept.

Friedman responded that this specific concept is new for Cambria and has not been built yet; however, there are several sites pending approval like this site with the same concept that may come out of the ground around the same time.

Public Hearing opened at 8:59 p.m.

Cindy Spoljaric, 1613 Chancellors Ridge Way, expressed a concerned about the theme of the Grand Park Village and the proposed building.

Public Hearing closed at 9:01 p.m.

No action is required at this time.

Case No. 1504-PUD-06 [CONTINUED]

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

Pohlman introduced new Associate Planner Amanda Rubadue.

ADJOURNMENT (9:03 pm)

Motion: Smith: Second: Hoover: Vote: 7-0.

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton