



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_15_2017

Monday, May 15, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 15, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

APC Minutes - May 1, 2017

Documents: [APC Minutes - May 1, 2017](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1704-DDP-04

Field Brewing

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

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

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

1705-PUD-06

Dartown Crossing Planned Unit Development (PUD) District

Northwest Corner of State Road 32 and Dartown Road

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

Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 17-13](#) | [Exhibit 5: Neighbor Meeting Summary](#) | [Exhibit 6: Family Sports Capital of America Addendum](#)

PUBLIC HEARINGS

1705-PUD-07 [PUBLIC HEARING]

Oak Ridge Pointe PUD Amendment

632 E. State Road 32

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan \(1705-PUD-07\)](#) | [Exhibit 4: Ordinance 17-14](#) | [Exhibit 5: Character Exhibit Powerpoint \(1705-PUD-07\)](#)

CONTINUED ITEMS

1704-PUD-05 [CONTINUED]

Haworth Business Park PUD

Southeast Corner of 169th Street & Oak Ridge Road

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

1703-DDP-03 [CONTINUED]

Shelby Gravel, Inc.

17710 Mule Barn Road

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 15, 2017
1704-DDP-04

Petition Number: 1704-DDP-04

Subject Site Address: Southeast Corner of SR 32 and Cherry Street, Lots 13R, 14R, and east half of Lot 13 in Westfield Original Subdivision

Petitioner: Custom Living, Inc.

Representative: Tom Lazzara

Request: Detailed Development Plan approval for a new 5,537 square foot brewery on 0.625 acres +/- in the Fields Brewery in the Junction Planned Unit Development (PUD) District.

Current Zoning: LB-H: Local Business / Historical District
Field Brewing in the Junction PUD (Ord. 17-14)
GB: General Business District (underlying zoning)

Current Land Use: Vacant / Commercial

Approximate Acreage: 0.625 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan

Property History:

1308-SFP-21 (Secondary Plat Amendment, Replat of Lot 14 and west half of Lot 13 Westfield Original Subdivision, recorded 11/21/13)

1704-PUD-04 (Ord. 17-04, Field Brewing in the Junction PUD, adopted 5/8/17)

1704-SFP-16 (Secondary Plat Amendment, Replat of lots 13R, 14R, and east half of lot 13, *pending*)

Staff Reviewer: Pam Howard, Associate 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 0.625-acre site is located on the Southeast Corner of SR 32 / Main Street and Cherry Street (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a new restaurant brewery on Lot 13(R2) of the pending Secondary Plat Amendment of the Westfield Original Plat.

The petition was reviewed by the Technical Advisory Committee at its March 21, 2017, meeting. A public hearing was held for this petition at the Plan Commission's April 3, 2017, meeting.

The applicable zoning district is the Field Brewing in the Junction PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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.

Comment: Please see District Standards comments herein.

- 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 (CHAPTER 4 OF UDO AND ORD. 17-04)

The plans comply with Chapter 4 of the UDO and Ordinance 17-14: Field Brewing in the Junction PUD except for those items identified as outstanding below:

- 22) Permitted Uses (Sec. 6 of PUD)

- 23) General Regulations (Sec. 7 of PUD and Article 4.16 of UDO)

- a) Minimum Lot Frontage: 80'



- b) Minimum BSL:
 - i) Front: 0'
 - ii) Side: 5'
 - iii) Rear: 5'
- c) Maximum Building Height: 60'

OVERLAY DISTRICT STANDARDS (CHAPTER 5 OF UDO AND ORD. 17-04)

24) State Highway 32 Overlay (Sec. 8 of PUD Article 5.3 of UDO)

- a) The standards of Article 5.3 State Highway 32 Overlay District shall not apply to the development of the Real Estate in accordance with Article 5.3(C)(1) Exceptions; Downtown.

Comment: Overlay does not apply.

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO and Ordinance 17-04)

The plans comply, as applicable to a Detailed Development Plan.

25) Accessory Use and Building Standards (Section 9.1 of PUD and Article 6.1 of UDO)

- a) Screening of Receptacles and Loading Areas (Section 9.1(A) of PUD and Article 6.1(H) of UDO)
 - i) Article 6.1(H)(2) shall be amended to require that enclosures shall not be located in an Established Front Yard and shall have a minimum setback of two (2) feet from a Side or Rear Lot Line.
 - ii) Article 6.1(H)(3) shall be amended to permit materials for an enclosure that matches and complements the materials of the Principal Building, as depicted in the Illustrative Character Exhibit.
 - iii) Article 6.1(H)(6) shall not apply. Dumpster enclosures shall not be required to have pedestrian access openings (dumpster man-doors).

26) Architectural Standards (Section 9.2 of PUD and Article 6.3(F) of UDO)



- a) Character Exhibit (Section 9.2(A) of PUD): Building constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit. If a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibit, then the Illustrative Character Exhibit shall control.
- b) Franchise and Prototype Architecture (Article 9.2 (B) of PUD): Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
- c) Mechanical Screening
- d) Building Materials
 - i) Section 9.1(C) of PUD: Article 6.3(F)(2) Building Materials Shall not apply; rather, Buildings shall be faced with authentic natural materials such as wood or Masonry materials. Highly reflective materials, exterior insulation finishing systems (EFIS), vinyl siding, and concrete block shall be prohibited.
- e) Architectural Theme
- f) Four-Sided Architecture
- g) Building Elevations
 - i) Section 9.2(D) of PUD: Article 6.3(F)(5) Building Elevations Shall not apply.
- h) Gutters and Downspouts
- i) Roof Design
- j) Main Entrances
- k) Windows
- l) Awnings

27) Building Standards (Article 6.4)

28) Fence Standards (Section 9.3 of PUD and Article 6.5 of UDO)



- a) The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.
- b) Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.
- c) Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.
- d) Chain link fencing shall be prohibited.

29) Height Standards (Article 6.6)

30) Landscaping Standards (Section 9.4 of PUD and Article 6.8 of UDO):

- a) The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.
 - i) Landscape Plan: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as Exhibit D.
 - ii) Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Main Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:
 - (1) The primary focus for landscaping is within the area immediately abutting Main Street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.
 - (2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.
 - (3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the "curb appeal" and streetscape



character. The building placement will dictate whether a lawn or hardscape is more appropriate.

31) Lighting Standards (Section 9.5 of PUD and Article 6.9 of UDO)

a) PUD Standards

- i) Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.
- ii) Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting a Single-family District, illumination levels shall not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.
- iii) All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

b) General lighting standards

c) Business standards

32) Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Article 6.13 of UDO)

35) Parking and Loading Standards (Section 9.6 of PUD and Article 6.14)

a) Off-Street Parking: Shall apply, except as otherwise modified below.

- i) Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs: Shall apply; however, Parking Area surfaces may consist of decomposed granite and shall not be required to be curbed and guttered.
- ii) Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

b) Bicycle Parking



36) Setback Standards (Article 6.16)

37) 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.

38) Vision Clearance Standards (Article 6.19)

39) Yard Standards (Article 6.21)

DESIGN STANDARDS (CHAPTER 8 OF UDO and Ordinance 17-04)

The plans comply.

40) Block Standards (Article 8.1)

41) Easement Standards (Article 8.3)

42) Monument and Marker Standards (Article 8.5)

43) Pedestrian Network Standards (Sec. 11.1 of PUD and Article 8.7)

- a) No new sidewalk shall be required within an adjacent Right-of-way. Connector sidewalks within the Real Estate shall be provided in substantial compliance with the Concept Plan and may consist of decomposed granite.

44) Storm Water Standards (Article 8.8)

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

46) Street Light Standards (Article 8.10)

47) Street Sign Standards (Article 8.11)

48) Surety Standards (Article 8.12)

49) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

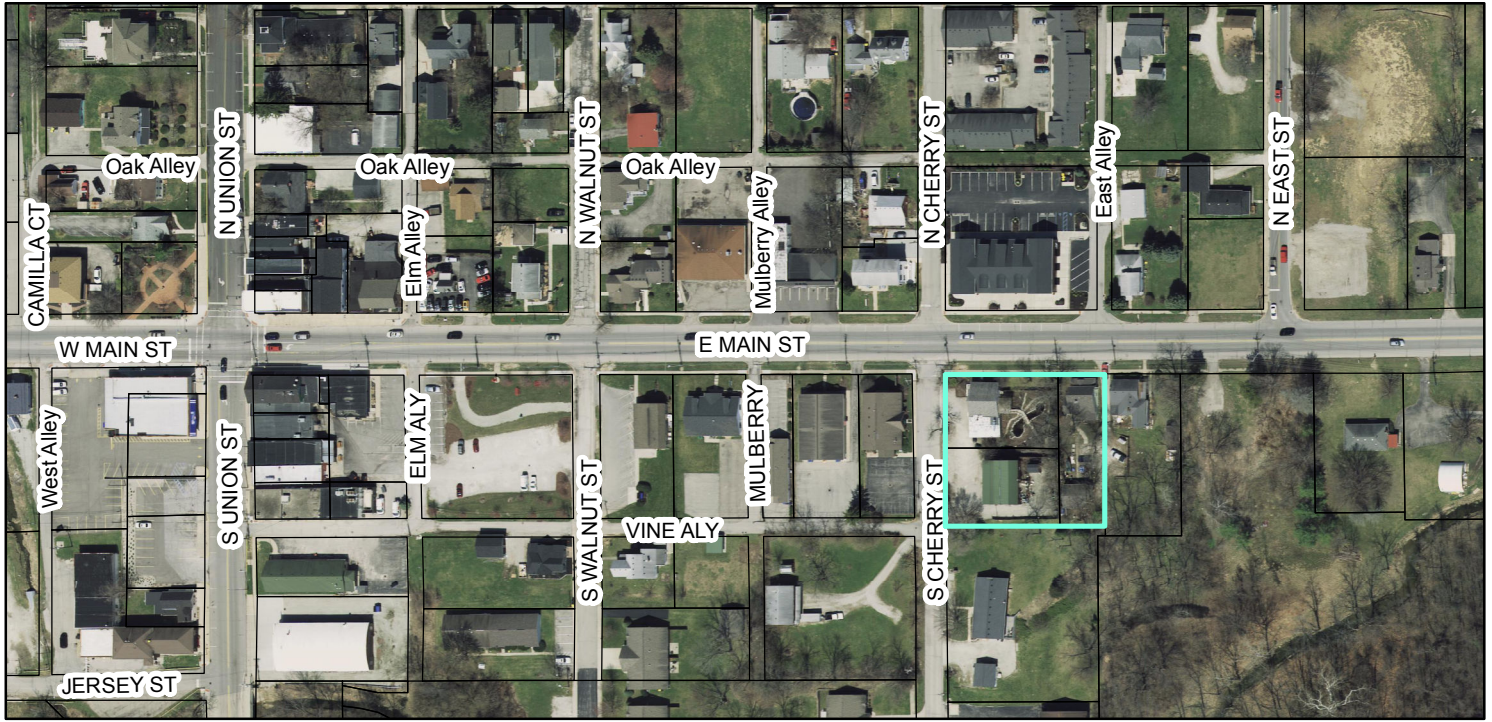
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve detailed development plan (1704-DDP-04) with the following conditions:**
 1. **That the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and**
 2. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) **If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.**

Location Map Fields Brewery in the Junction 1704-PUD-04 & 1704-DDP-04

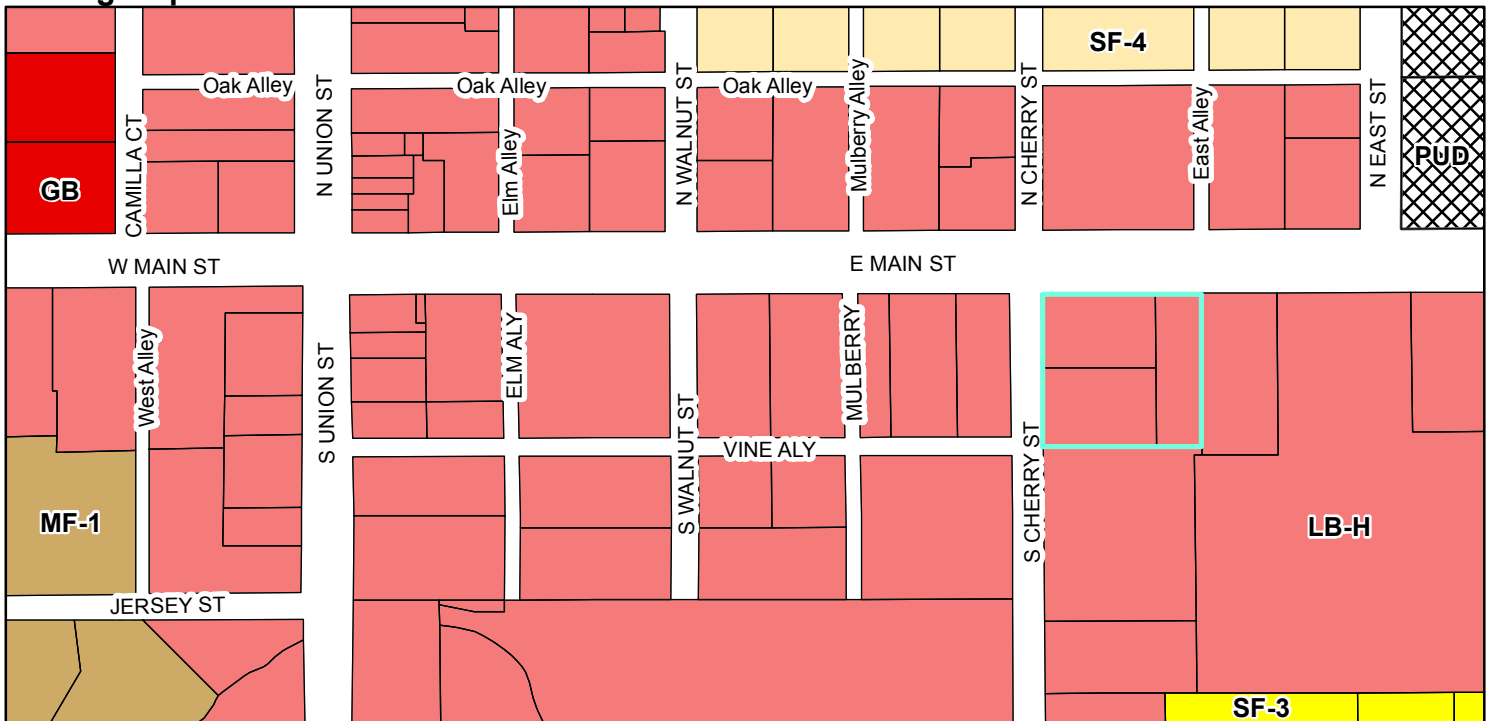


Aerial Location Map

Site



Zoning Map



Zoning

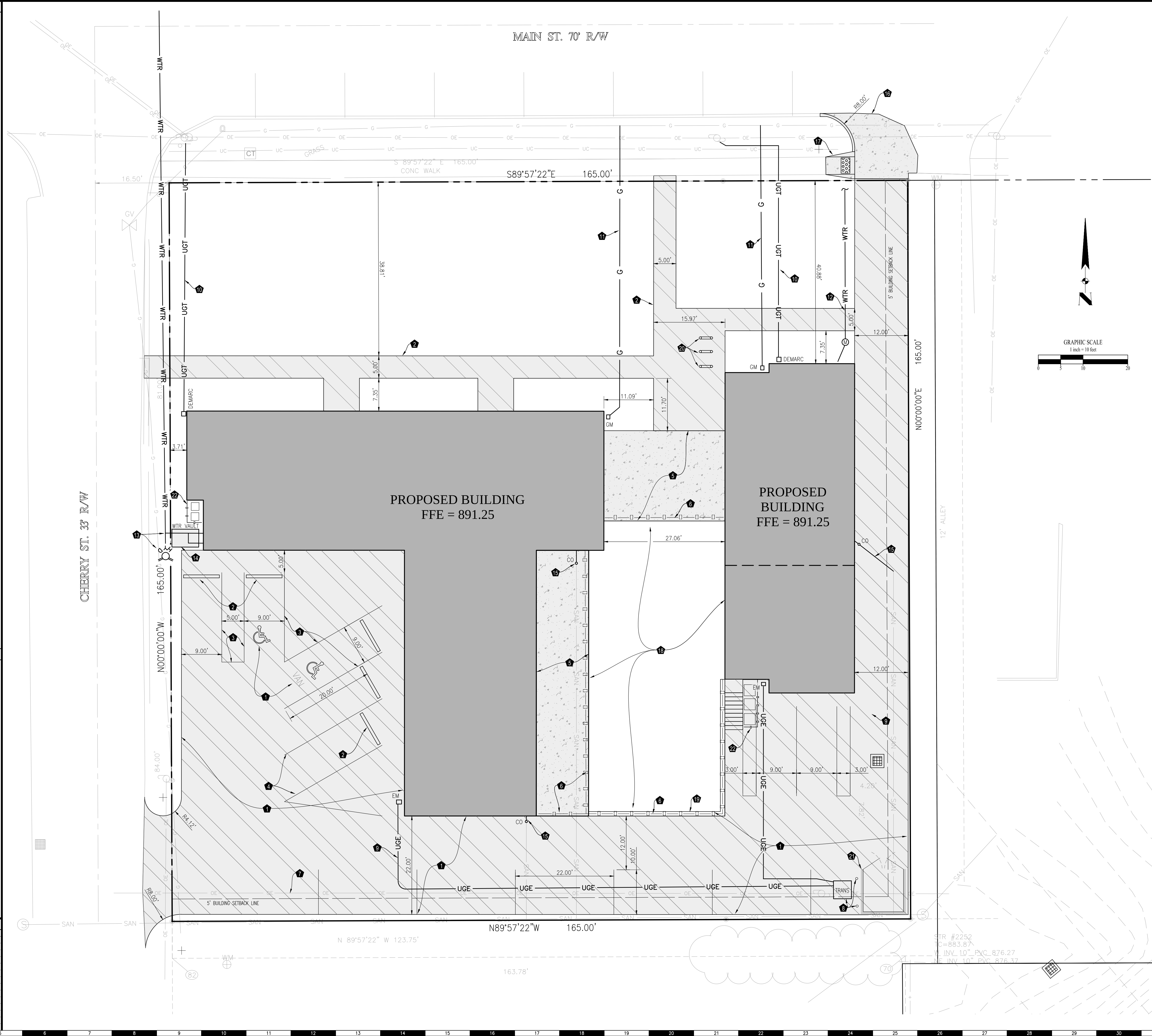
- | | |
|------------------------------------|--------------------------------|
| GB (General Business) | PUD (Planned Unit Development) |
| LB-H (Local Business - Historical) | SF-3 (Single Family - 3) |
| MF-1 (Multiple Family - 1) | SF-4 (Single Family - 4) |

GENERAL NOTES

- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. CONFIRM ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS. HOLD ALL BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.

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	PROPERTY CORNER MONUMENT
	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083"
	CABLE TV PEDESTAL
	ELECTRIC METER
	GAS METER
	FIRE HYDRANT
	WATER METER
	SANITARY SEWER MANHOLE
	SQUARE STORM INLET
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SIGN
	MAILBOX
	CHAIN-LINK FENCE
	WOOD BOARD FENCE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	STORM SEWER LINE

[illegible]

C2.2

DETAILED DEVELOPMENT PLAN INDEX	
Number	Title
A1	Alta / NPS Land Title Surve
A2	Secondary Plat
A3	Foundation Layout
A4	First Floor Layout
A5	Elevations (North / South)
A6	Elevations (East / West)
A7	Photometric Electrical Plan
A8	Perspective Exhibits
A9	Lanscaping Plan
A10	Sprinkler Preliminary Plan
A11	Roofing Plan

DETAILED DEVELOPMENT PLAN INDEX CONTINUED	
Number	Title
C1.0	Engineering Title Sheet
C2.0	Topographic Sheet
C2.1	Demolition Plan
C2.2	Site Plan
C2.3	Grading Plan
C2.4	Gutter Collection Pipe
C2.5	Erosion Control Plan
C3.0	Erosion Control Details
C3.1	Site Details
C3.2	Sewer Details
C4.0	Construction Specifications



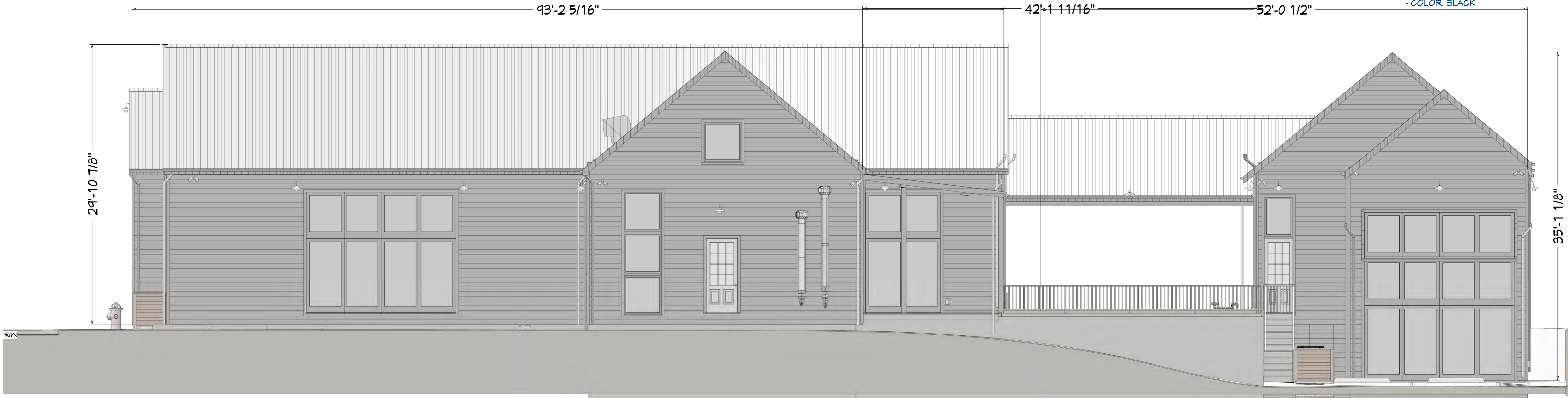
North (Main Street) Elevation

ROOFING MATERIAL: STANDING SEAM METAL
ROOFING COLOR: GRAY TONE NOT A HIGH SHEEN

SIDING MATERIAL: ROUGH SAWN CEDAR
WINDOW TRIM: 1X4 ROUGH SAWN CEDAR STAINED
CORNER TRIM: 1X4 ROUGH SAWN CEDAR STAINED
FREEZE BOARD: 1X4 ROUGH SAWN CEDAR STAINED
FASCIA AND SOFFIT: ROUGH SAWN CEDAR STAINED
SIDING LAYOUT: HORIZONTAL LAP SIDING
SIDING COLOR: NAVY BLUE STAIN

WINDOW / DOOR MATERIAL: GLAD
WINDOW / DOOR COLOR: BLACK

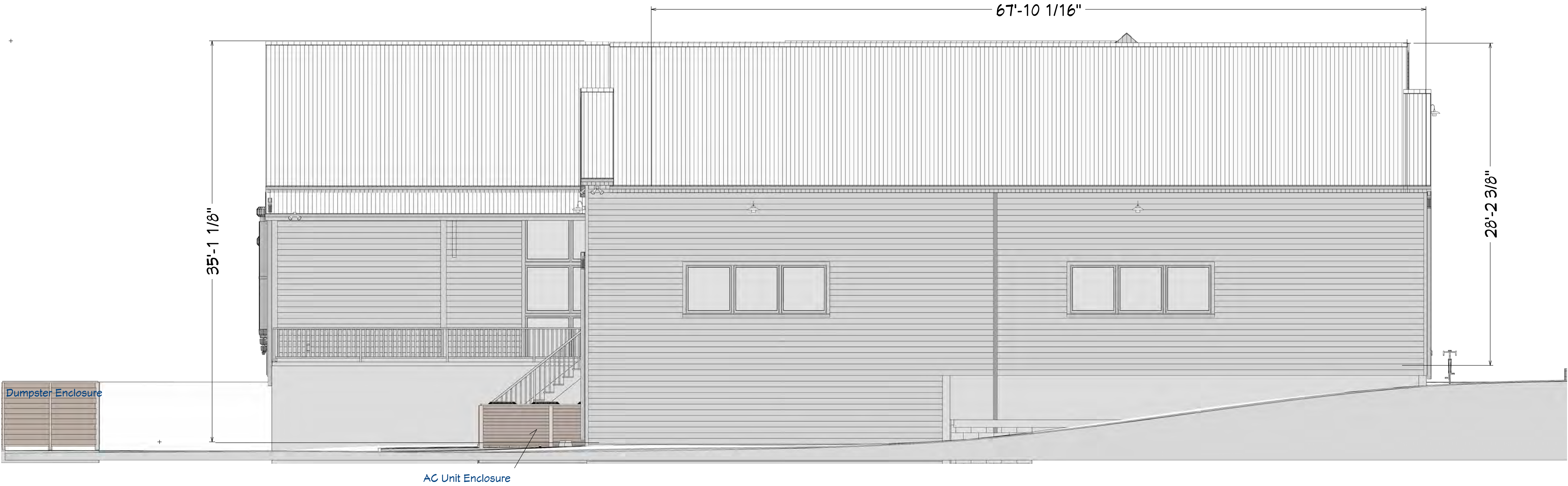
SOFFIT / FREEZE / FASCIA / CORNER TRIM:
- ROUGH SAWN CEDAR
- COLOR: BLACK



South Elevation

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C2.4	Gutter Collection Pipe
C2.5	Erosion Control Plan
C3.0	Erosion Control Details
C3.1	Site Details
C3.2	Sewer Details
C4.0	Construction Specifications



West Elevation

- ROOFING MATERIAL: METAL STANDING SEAM
ROOFING COLOR: GRAY NOT A HIGH SHEEN
- SIDING MATERIAL: ROUGH SAWN CEDAR
WINDOW TRIM: 1X4 ROUGH SAWN CEDAR STAINED
CORNER TRIM: 1X4 ROUGH SAWN CEDAR STAINED
FREEZE BOARD: 1X4 ROUGH SAWN CEDAR STAINED
FASCIA AND SOFFIT: ROUGH SAWN CEDAR STAINED
SIDING LAYOUT: HORIZONTAL LAP SIDING
SIDING COLOR: NAVY BLUE STAIN
- WINDOW / DOOR MATERIAL: GLAD
WINDOW / DOOR COLOR: BLACK
- SOFFIT / FREEZE / FASCIA / CORNER TRIM:
- ROUGH SAWN CEDAR
- COLOR: BLACK



East (Cherry Street) Elevation

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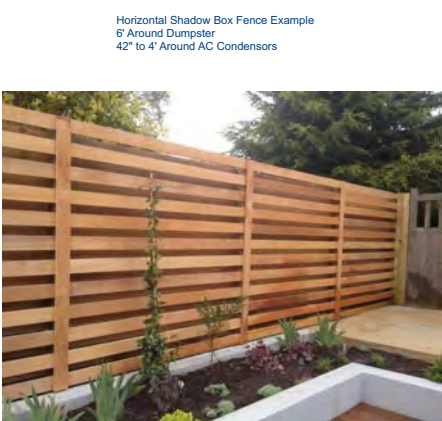
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C4.0	Construction Specifications



MAIN STREET VIEW (NORTH VIEW)



SOUTH EAST VIEW



Cherry Street (South East View)

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KARL FOERSTER FEATHER REED GRASS



GOLDEN ROCKET BARBERRY

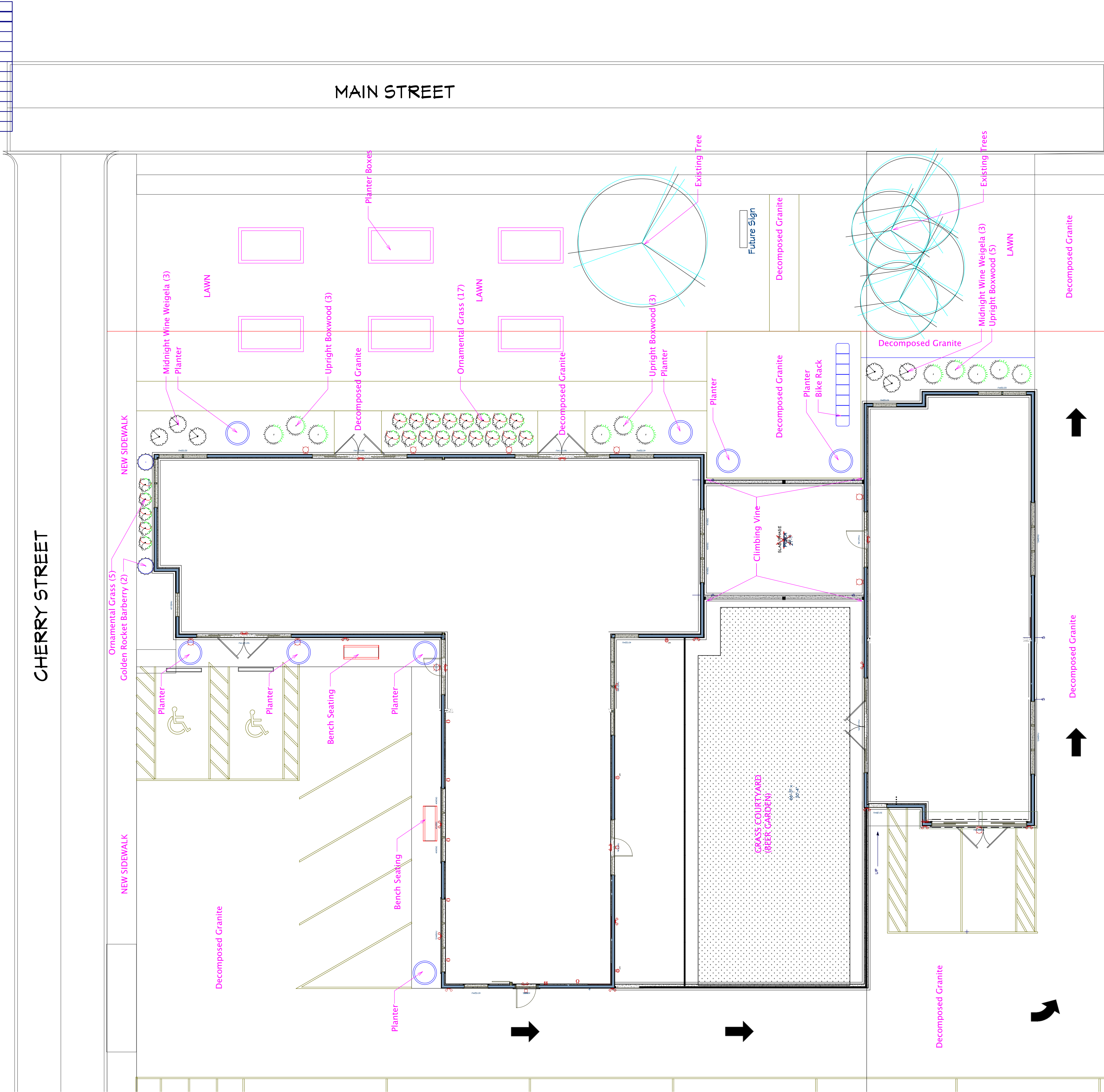


MIDNIGHT WINE WEIGELA



GREEN MOUNTAIN BOXWOOD

LANDSCAPE TOTALS:
Ornamental Grass (22)
Midnight Wine Weigela (3)
Upright Boxwood (11)
Planter (8)
Golden Rocket Barberry (2)
Climbing Vine (4)
Planter Boxes (6)
Existing Tree (5)



REVISION TABLE

NUMBER	DATE	REVISION	DESCRIPTION

CUSTOMLIVING

design - plan - build

DETAILED DEVELOPMENT PLAN

DRAWINGS PROVIDED BY: TOM LAZZARA

PROVIDED FOR: FIELD BREWERY

ADDRESS: MAIN ST. AND CHERRY

DATE:

5/5/17

SCALE:

1 3/8" = 1'

SHEET:

A9



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 15, 2017
1705-PUD-06
Exhibit 1

Docket Number: 1705-PUD-06 (Ordinance No. 17-13)

Petitioner: Edgerock Development, LLC (the "Petitioner")

Request: A change of zoning of thirty-nine (39) acres +/- from the EI-PD: Enclosed Industrial / Planned Development District and AG-SF1: Agriculture / Single-Family Rural District to the Dartown Crossing Planned Unit Development (PUD) District.

Current Zoning: EI-PD: Enclosed Industrial / Planned Development District
AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agricultural / Residential

Acreage: 39 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ord. 17-13 (Dartown Crossing PUD)
5. Neighbor Meeting Summary
6. Family Sports Capital of America Addendum

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 10, 2017, City Council meeting. A public hearing for this petition at the May 1, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted an informational meeting on April 19, 2017, at the Westfield Library for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 5**.

PROJECT OVERVIEW

Location: This subject properties (collectively, the "Property") encompass thirty-nine (39) acres +/- and is located on the northwest corner of SR 32 and Dartown Road (see **Exhibit 2**). The property is currently zoned the EI-PD: Enclosed Industrial / Planned Development District and

AG-SF1: Agriculture / Single-Family Rural District and has been previously used for agricultural and residential purposes. Additionally, the Property is located within the State Highway 32 Overlay District. Adjacent properties to the south, east, and west are zoned EI: Enclosed Industrial. Adjacent properties to the north are zoned AG-SF1. Additionally, the Property is located within the State Highway 32 Overlay District.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Dartown Crossing”, that would allow for commercial development. The proposed ordinance defaults to the GB: General Business District as the underlying zoning district, and the State Highway 32 Overlay District applies.

Permitted Uses: The proposed ordinance modifies the uses permitted by the Underlying Zoning by permitting Gasoline Service Stations, and prohibiting uses that would have been permitted by Special Exception.

General Regulations: The proposed ordinance modifies the Minimum Building Setback Lines, as outlined in the chart below:

	Current Zoning (EI-PD)	Proposed Underlying Zoning (GB)	Proposed in PUD
Front	One Hundred (100) feet	Sixty (60) feet	Thirty (30) feet
Side	Forty (40) feet	Twenty (20) feet	Zero (0) feet internal to district Twenty (20) feet along perimeter
Rear	Forty (40) feet	Twenty (20) feet	Twenty (20) feet

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

Accessory Building Standards (Screening of Receptacles and Loading Areas: The proposed ordinance permits enclosures in Area 1 to be within the Established Front Yard of the Access Road.

Architectural Standards: The proposed ordinance defaults to the standards of the State Highway 32 Overlay District.

Landscaping Standards: The proposed ordinance does not require Perimeter Parking Area Landscaping along shared Lot Lines if the lots have vehicular cross-access and/or shared parking.

PETITION UPDATE

Since the May 1, 2017, public hearing, the petitioner has revised the proposed ordinance to clarify that the zero (0) foot side yard setback would only apply internally to the district. The side yard setback along perimeter lines would be twenty (20) feet.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Employment Corridor” land use classification. This Property is also included in an area that was further studied in the Family Sports Capital of America Addendum.

As a part of The Family Sports Capital of America Vision, as stated in the Addendum, “...it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus.” It then goes on to list a variety of contemplated uses which include retail, office, and hospitality uses.

Three goals are listed within the Addendum: 1) Provide intergeneration health, recreation and sporting opportunities within the City and provide facilities for state regional and national tournaments; 2) Cooperate with the Hamilton County Convention and Visitor’s Bureau to make Westfield the “Family Sports Capital of America”—a regional and national destination for sporting events and tournaments for all ages; and 3) Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche.

The complete Sports Capital Addendum has been included with this report for reference (see **Exhibit 6**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 1, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

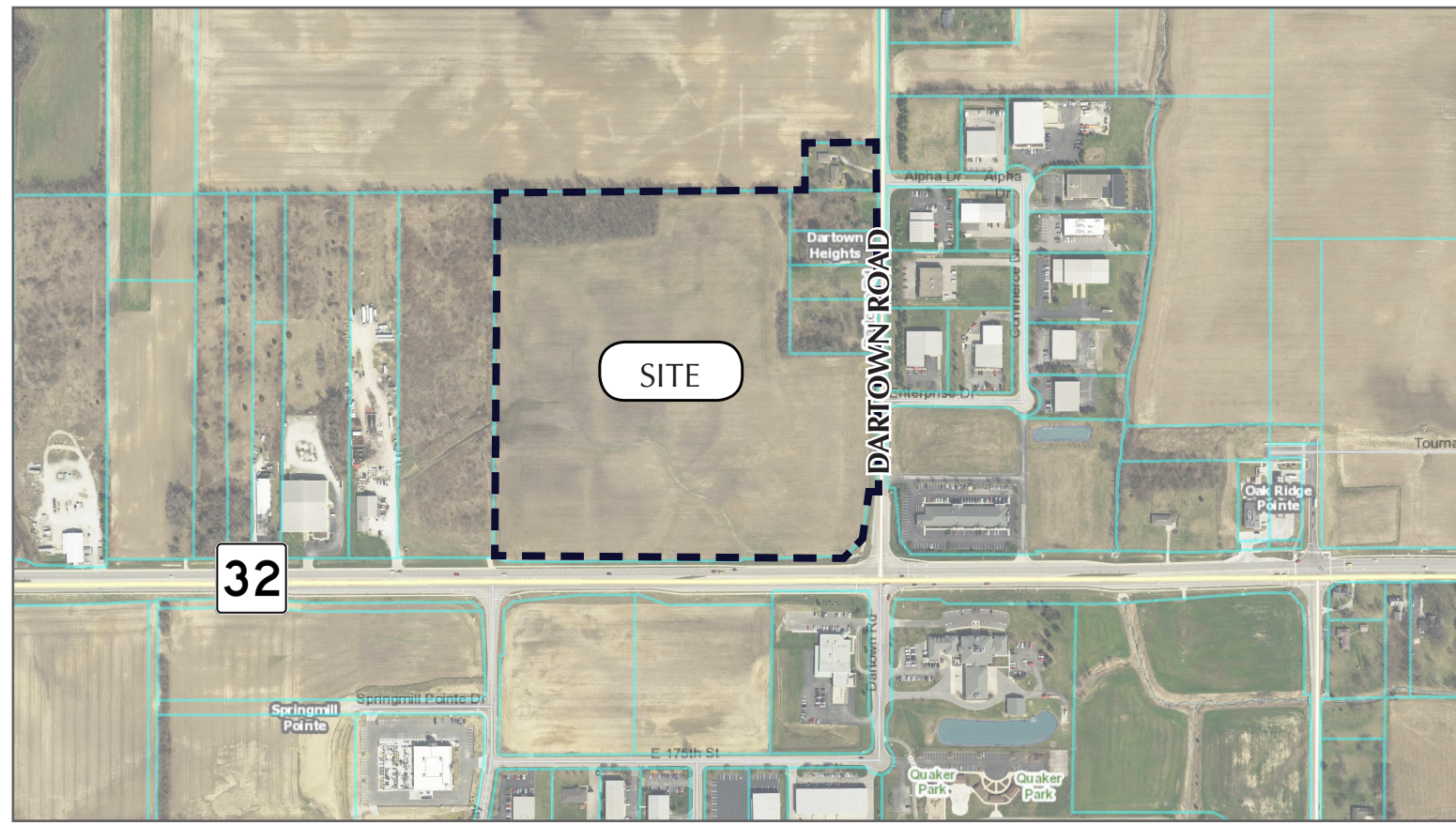
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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

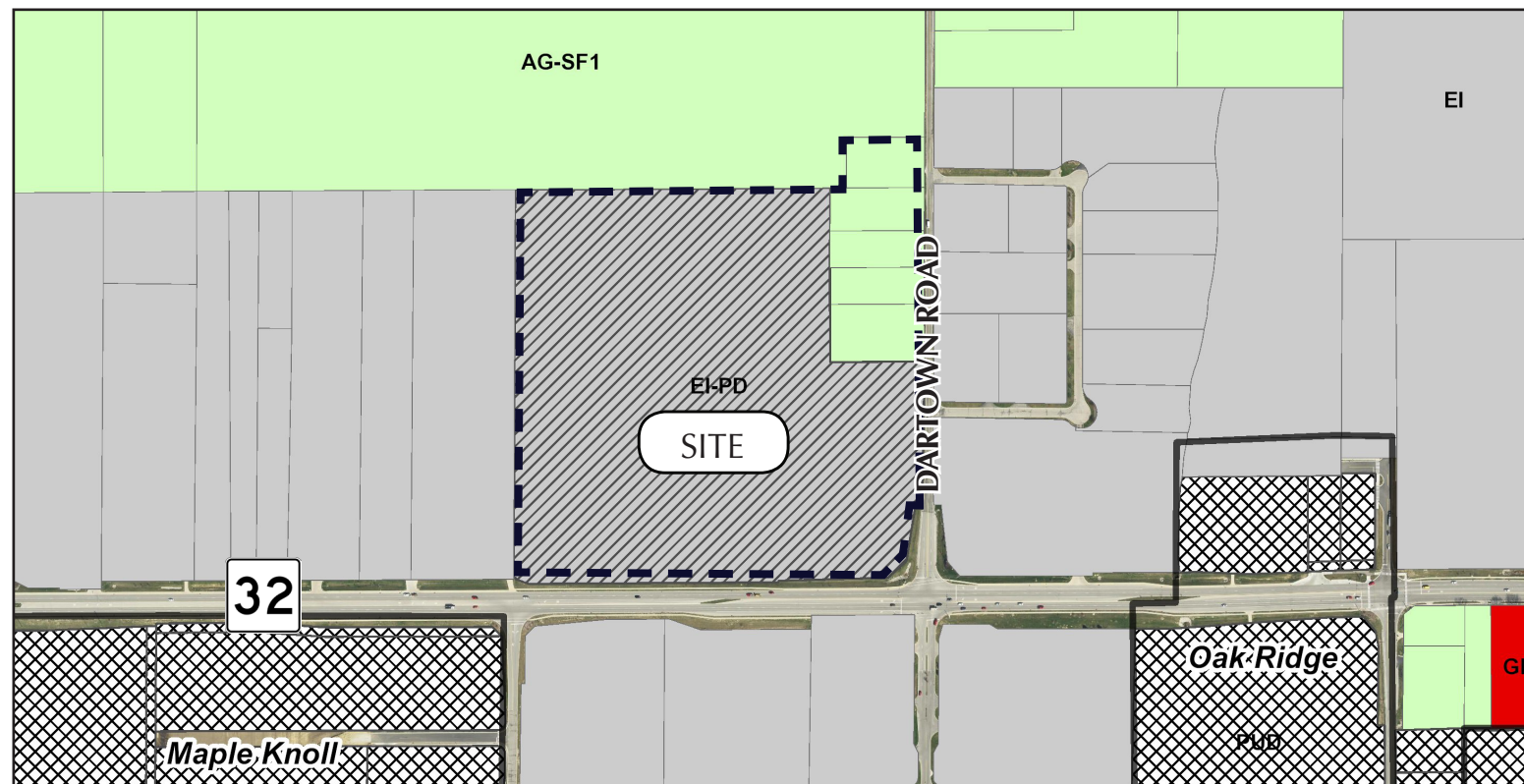
DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Dartown Crossing PUD District (Docket No. 1705-PUD-06, Ordinance 17-13), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

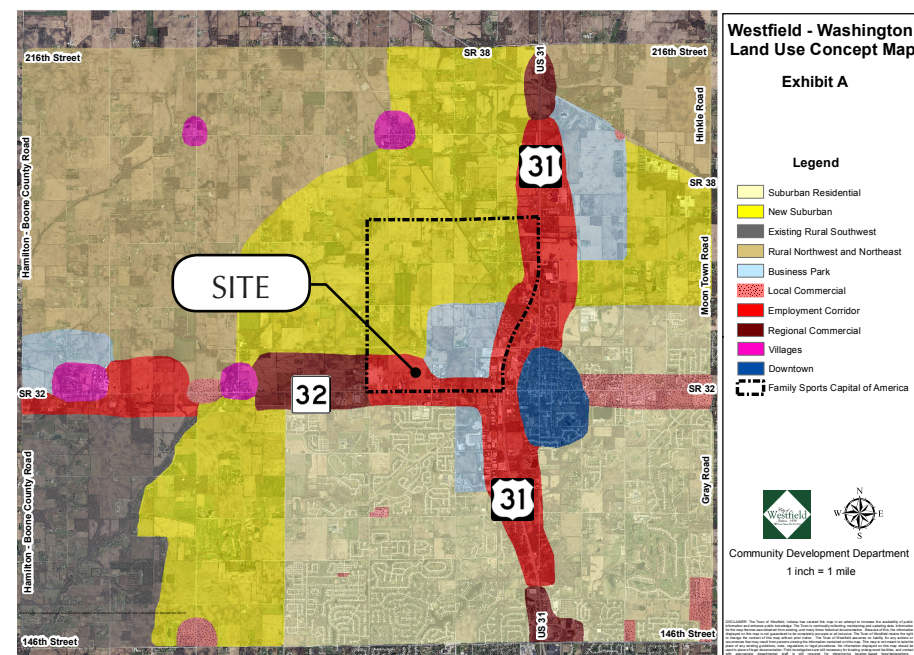
LOCATION MAP



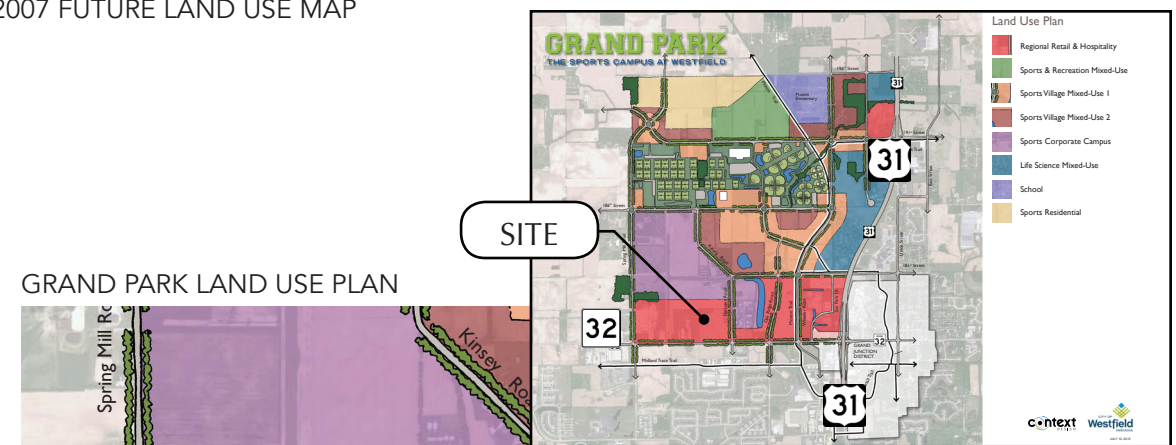
ZONING MAP



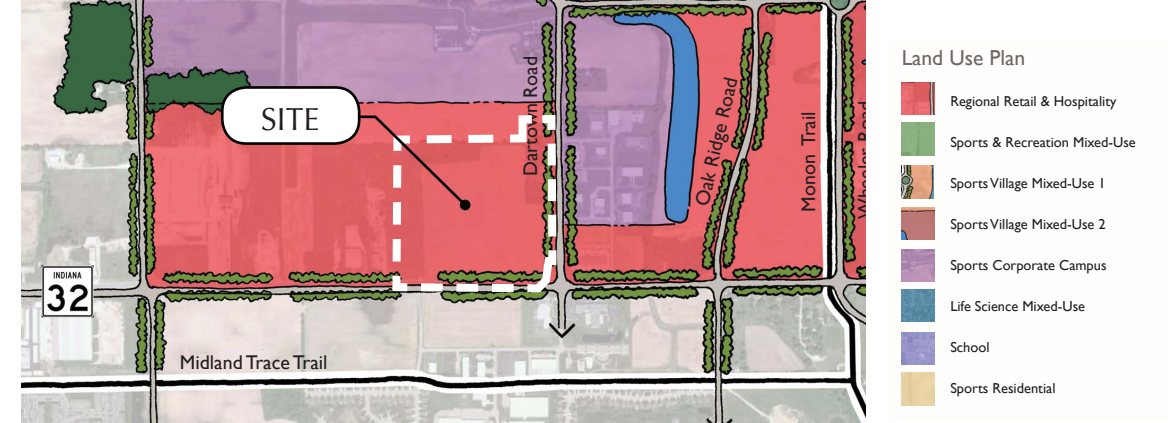
COMPREHENSIVE PLAN



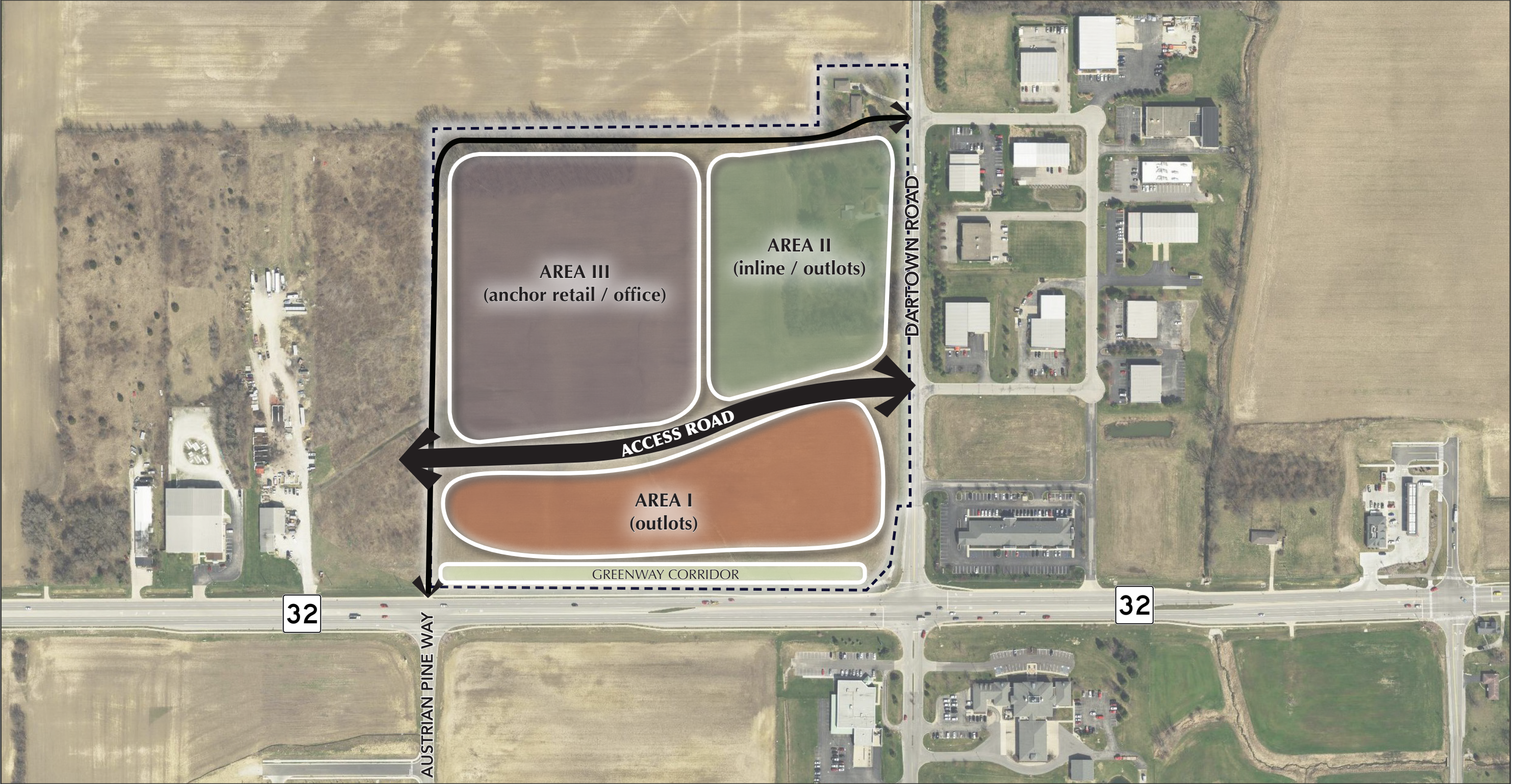
2007 FUTURE LAND USE MAP



GRAND PARK LAND USE PLAN



CONCEPT PLAN



DARTOWN CROSSING

PLANNED UNIT DEVELOPMENT DISTRICT





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

Memorandum

Date: April 21, 2017

To: Pam Howard, Associate Planner
Economic and Community Development Department

From: Jesse Pohlman

**Re: Dartown Crossing Planned Unit Development (1705-PUD-06)
Summary of Open House for Neighbors**

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Edgerock Development, LLC hosted an open house for adjoining property owners on Wednesday, April 19, 2017, in the Community Room at the Westfield Washington Public Library. Below please find a brief written report of the open house.

Open house began at 6:05 p.m.

Petitioner representatives included Birch Dalton (Edgerock Development, LLC), Jesse Pohlman (Onpointe Land Matters, LLC) and Gary Murray (Woolpert).

Attendees included four (4) neighbors representing two businesses in the Alpha Tau Business Park, three (3) Council members, and one (1) representative from the Economic and Community Development Department.

B. Dalton provided an introduction of the requested change of zoning from industrial to commercial. J. Pohlman explained the Comprehensive Plan and applicable State Highway 32 standards that influence the concept plan and site design.

Attendee questions and discussion included: potential uses and businesses; proposed circulation and impact on traffic; status of commercial development in the corridor and impact from Grand Park; potential impact on business park by rezoning this property from industrial; general market conditions for retail and office; existing crime concerns in business park outside business hours; timeline and approval processes.

Open house concluded around 6:40 p.m.



THE
FAMILY SPORTS CAPITAL
OF AMERICA

Family Sports Capital Addendum II to the Westfield – Washington Township Comprehensive Plan

December 2010



Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Commission (the “Sports Commission”). The Commission has extensively studied possible locations for a regional/national intergenerational sports facility within the City of Westfield. The Commission has completed its analysis and recommends the location identified in Exhibit A. To the extent that the policies and recommendations set forth in this Addendum conflict with the recommendations of the Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan and previously adopted addenda.

The Family Sports Capital of America Vision

The City of Westfield (the “City”) wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with a multigenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, for the Sports Campus.

- The Sports Campus should be designed to at least support Westfield youth and family sports
- The Sports Campus should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) diamond sports (including, but not limited to, baseball and softball); and (3) indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Sports Campus should include facilities to support the hosting of championship level amateur sports tournaments.
- In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A attached hereto and made a part hereof. This area shall be referred to as the Family Sports Capital of America (the “Sports Capital”).

The Family Sports Capital of America Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase I Report,” July 24, 2009 (the “Report I”), identifies the following goals for the Westfield community:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Sports Commission Phase I Report

As the Sports Commission concludes in its Report I, creation and development of the Sports Campus is a viable endeavor for the City. The Sports Commission recommends that the City and HCCVB continue with planning efforts for such facilities. The Sports Commission plans to perform additional analyses as prompted by the City to further this effort as well.

Sports Commission Findings

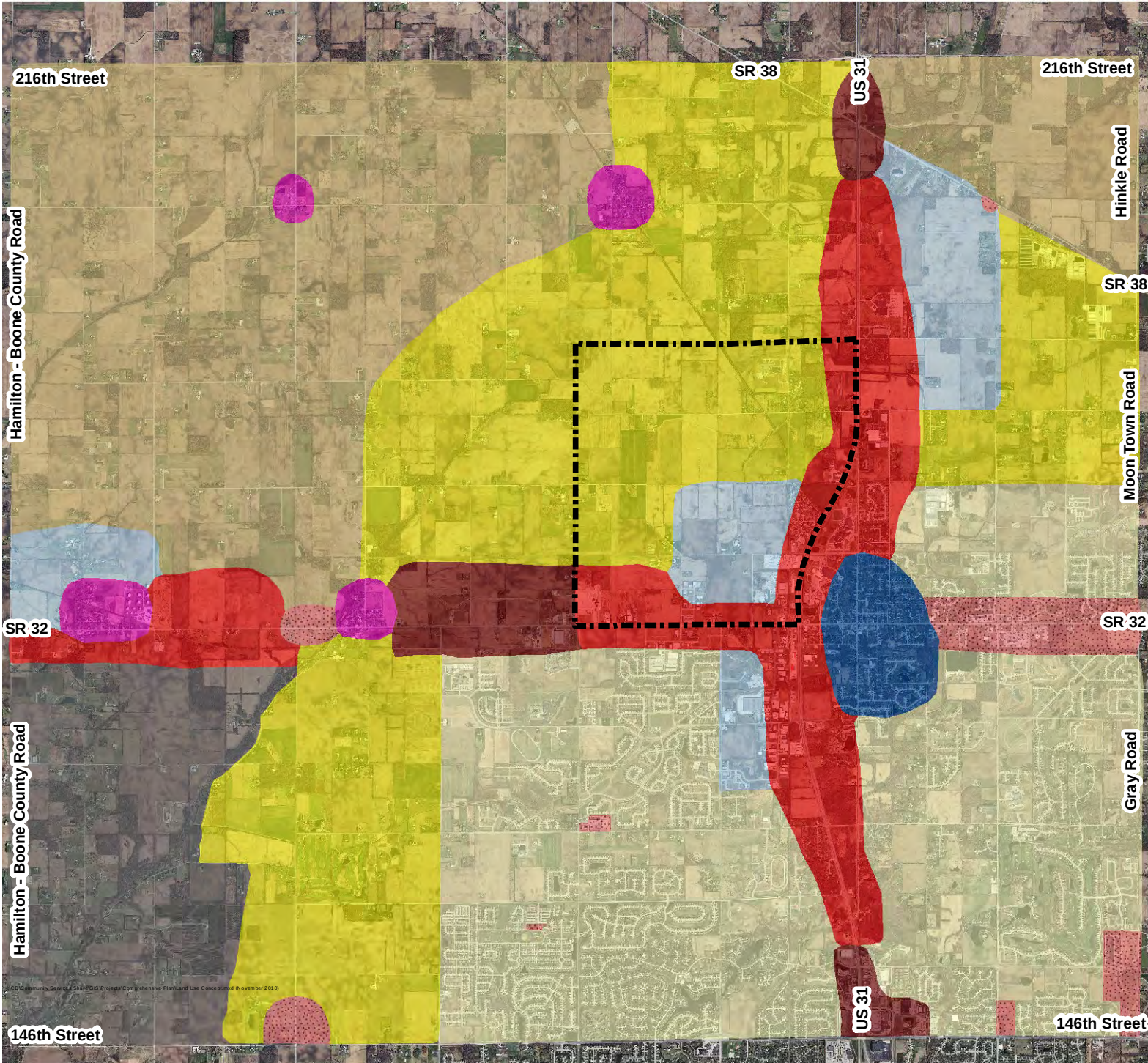
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Sports Campus can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's multigenerational sports concept. This concept aligns well with the economic development goals and objectives of the City as well.

Sports Commission Phase II Report

The Sports Commission, in its report titled “Westfield Family Sports Complex, Phase II Report,” September 28, 2010 (the “Report II”), further defines the scope of initial sports to be offered at the Sports Campus, and identifies the Commission’s preferred location for the Sports Capital.

Sports Commission Findings

- The Scope of Sports Subcommittee of the Sports Commission determined that the sports to be initially offered within the Sports Campus should be selected based on demand, mission, stakeholders, cost and the ability of the Sports Campus to conduct multiple sports on fields designed to accommodate a variety of sport uses.
- The Sports Commission identified that the following field sports meet the requirements identified in the paragraph above soccer, football, lacrosse, rugby, field hockey, baseball, and softball; and, the following indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer league, travel and personal training use.
- The Location Subcommittee of the Sports Commission met with and exchanged information with developers several times during the Sports Capital siting process. The following primary criteria were used to identify the most appropriate location:
 - Site Access;
 - Suitability for contemplated sports;
 - Proximity to other city investment; and
 - Potential for economic development.
- The Sports Commission has recommended, unanimously, that the area identified in Exhibit A should be selected for the Sports Capital. This area is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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



Community Development Department

1 inch = 1 mile

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

ORDINANCE NUMBER 17-13

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

This is a Planned Unit Development District Ordinance (to be known as the **DARTOWN CROSSING 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. 1705-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1705-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

- 2.1 Architectural Insulated Panels: An insulated metal panel with an insulated core and an exterior face finished to simulate stucco, or other high quality exterior material. May also be referred to as "sandwich panels".

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 District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II and Area III (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

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

- 5.1 Additional Uses: The following additional uses shall be permitted:
 - A. Gasoline Service Station.
- 5.2 Prohibited Uses: The following uses shall be explicitly prohibited:
 - A. Special Exception Uses, except as otherwise permitted 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 Real Estate, except as otherwise modified below.

6.1 Minimum Building Setback Lines:

- A. Front Yard: 30 feet
- B. Side Yard (internal to District): 0 feet
- C. Side Yard (abutting District perimeter): 20 feet

Section 7. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I to be located within the Established Front Yard along the Access Road, as depicted on the Concept Plan.

8.2 Article 6.3 Architectural Standards: Shall not apply; rather the Architectural Design Requirements of the 32 Overlay shall apply.

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

- A. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

Section 9. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-13** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-13**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-13**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

EXHIBIT A
REAL ESTATE

This description includes six (6) parcels of land:

PARCEL I (Parcel No: 09-05-35-00-00-019.000):

The Southwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana.

EXCEPT:

A part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East in Hamilton County, Indiana and being more particularly described as follows: Beginning on the East line of the said Quarter Quarter, 372.00 feet due South (assumed bearing) of the Northeast Corner of the said Quarter, Quarter; thence continuing along the said East line, due South 178.00 feet; thence leaving the said East line, South 89 degrees 17 minutes 34 seconds West 326.50 feet; thence due North 178.00 feet; thence North 89 degrees 17 minutes 34 seconds East 326.50 feet to the point of beginning.

ALSO EXCEPT:

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

Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of the said Section; thence on and along the East line of the said Quarter, Quarter due South (assumed bearing) 372.00 feet; thence leaving the said East line, South 89 degrees 17 minutes 34 seconds West 326.50 feet; thence due North 372.00 feet to the North line of the said Quarter, Quarter; thence on and along the said North line, North 89 degrees 17 minutes 34 seconds East 326.50 feet to the point of beginning.

ALSO EXCEPT that part appropriated by the State of Indiana under Cause No. 29D01-0706-PL-728 in Judgment filed June 23, 2008 in the Hamilton County Superior Court No. 1 and recorded July 3, 2008 as Instrument No. 2008035083, July 30, 2008 as Instrument No. 2008039340 and August 14, 2008 as Instrument No. 2008041993, described as follows: A part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the Right-Of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the southeast corner of said quarter-quarter section; thence North 0 degrees 31 minutes 48 seconds East 300.00 feet along the east line of said quarter-quarter section; thence North 89 degrees 28 minutes 12 seconds West 16.50 feet to the point designated 2045 on said Exhibit "B" on the west boundary of Dartown Road and the point of beginning of this description: thence South 0 degrees 31 minutes 48 seconds West 150.00 feet along the boundary of said Dartown Road; thence North 89 degrees 28 minutes 12 seconds West 23.50 feet along said boundary; thence South 0 degrees 31 minutes 48 seconds West 90.39 feet along said boundary to the north boundary of S.R. 32; thence South 89 degrees 57 minutes 47 seconds West 460.59 feet along the north boundary of said S.R. 32; thence South 0 degrees 02 minutes 13 seconds East 35.00 feet along said boundary; thence South 89 degrees 57 minutes 47 seconds West 821.50 feet along said boundary to the west line of said quarter section; thence North 0 degrees 24 minutes 28 seconds East 63.01 feet along said west line to the point designated 2046 on said Exhibit "B"; thence South 89 degrees 59 minutes 48 seconds East 6.17 feet to the point designated 2039 on said Exhibit "B"; thence South 0 degrees 02 minutes 13 seconds East 5.00 feet to the point designated 2037 on said Exhibit "B"; thence South 69 degrees 56 minutes 31 seconds East 43.66 feet to the point designated 2038 on said Exhibit "B"; thence North 89 degrees 57 minutes 47 seconds East 800.00 feet to the point designated 2040 on said Exhibit "B"; thence North 0 degrees 02 minutes 13 seconds West 5.00 feet to the point designated 2041 on said Exhibit "B"; thence North 88 degrees 43 minutes 09 seconds East 350.08 feet to the point designated 2042 on said "Exhibit "B"; thence North 48 degrees 19 minutes 01 seconds East 78.63 feet to the point designated 2043 on said "Exhibit "B"; thence North 9 degrees 28 minutes 16 seconds east 169.86 feet to the point designated 2044 on said "Exhibit "B"; thence South 89 degrees 28 minutes 12 seconds East 23.50 feet to the point of beginning and containing 1.199 acres, more or less.

PARCEL II (Parcel No: 08-05-35-00-00-021.000):

Part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, and more particularly described as follows:

Beginning on the East line of said Quarter Quarter 372.00 feet due South (assumed bearing) of the Northeast corner of said Quarter Quarter; thence continuing along the said East line due South 178.00 feet; thence leaving the said East line, South 89 degrees 17 minutes 34 seconds West 326.50 feet; thence due North 178.00 feet; thence North 89 degrees 17 minutes 34 seconds East 326.50 feet to the point of beginning.

PARCEL III (Parcel No: 08-05-35-00-00-020.003):

Lot 1 and a part of Lot 4 in Dartown Heights Subdivision, the plat of which is recorded in Plat Book 5, page 204, in the Office of the Recorder of Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Southeast corner of said Lot 1; thence South 89 degrees 17 minutes 34 seconds West 301.50 feet along the North (sic South) line and South line prolonged of said Lot 1 to the West line of said Lot 4; thence North 00 degrees 00 minutes 00 seconds East 137.33 feet along said West line to the North line of said Lot 4; thence North 89 degrees 17 minutes 34 seconds East 301.50 feet along said North line to the Northeast corner of said Lot 4; thence South 00 degrees 00 minutes 00 seconds West 137.33 feet along the East line of said Lots 1 and 4 to the Point of Beginning, and containing 0.951 acres, more or less.

PARCEL IV (Parcel No: 08-05-35-00-00-018.000):

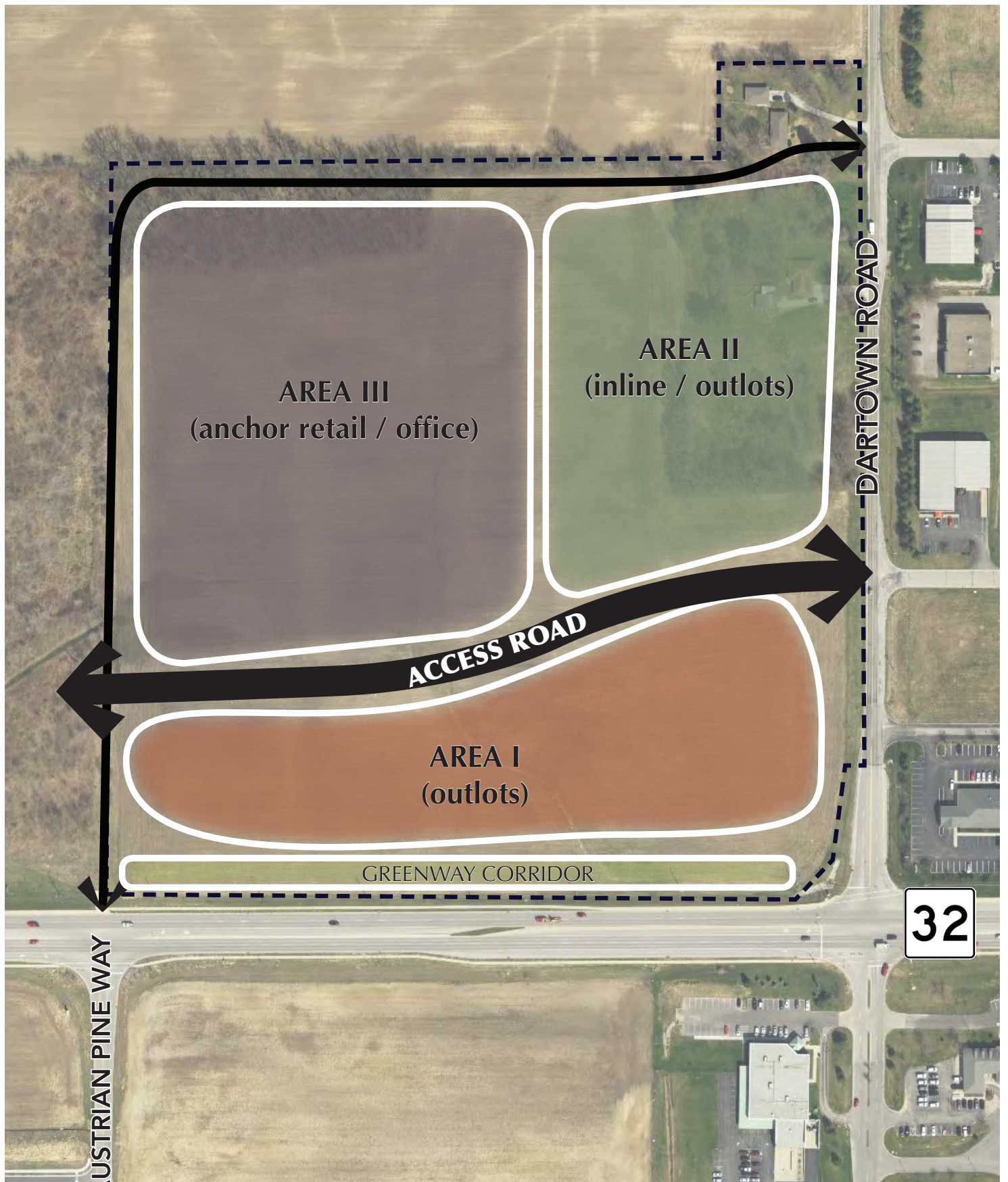
Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Begin at the Southeast corner of said Northwest Quarter of said Southeast Quarter and run thence North 165.00 feet; thence West 264.00 feet; thence South 165.00 feet; thence East 264.00 feet to the place of beginning.

PARCEL V (Parcel No: 08-05-35-00-00-020.002):

Lot 2 and a part of Lot 4 in Dartown Heights Subdivision, the plat of which is recorded in Plat Book 5, page 204 in the Office of the Recorder of Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Southeast corner of said Lot 2; thence South 89 degrees 17 minutes 34 seconds West 301.50 feet along the South line and South line prolonged of said Lot 2 to the West line of said Lot 4; thence North 00 degrees 00 minutes 00 seconds East 117.33 feet along said West line; thence North 89 degrees 17 minutes 34 seconds East 301.50 feet along the North line and North line prolonged of said Lot 2 to the Northeast corner thereof; thence South 00 degrees 00 minutes 00 seconds West 117.33 feet along the East line of said Lot 2 to the Point of Beginning.

PARCEL VI (Parcel No: 08-05-35-00-00-020.000):

Lot 3 and a part of Lot 4 in Dartown Heights Subdivision, the plat of which is recorded in Plat Book 5, page 204, in the Office of the Recorder of Hamilton County, Indiana, and being more particularly described as follows: Beginning at the southeast corner of said Lot 3; thence south 89 degrees 17 minutes 34 seconds west 301.50 feet along the south line of said Lots 3 and 4 to the west line of said Lot 4; thence north 0 degrees 00 minutes 00 seconds east 117.34 feet along said west line; thence north 89 degrees 17 minutes 34 seconds east 301.50 feet along the north line and north line prolonged of said Lot 3 to the northeast corner thereof; thence south 00 degrees 00 minutes 00 seconds west 117.34 feet along the east line of said Lot 3 to the point of beginning.





Location Map
Birdie's
Oak Ridge Pointe PUD
OR-Commercial 3 Subdistrict
Ordinance 17-14



Aerial Location Map



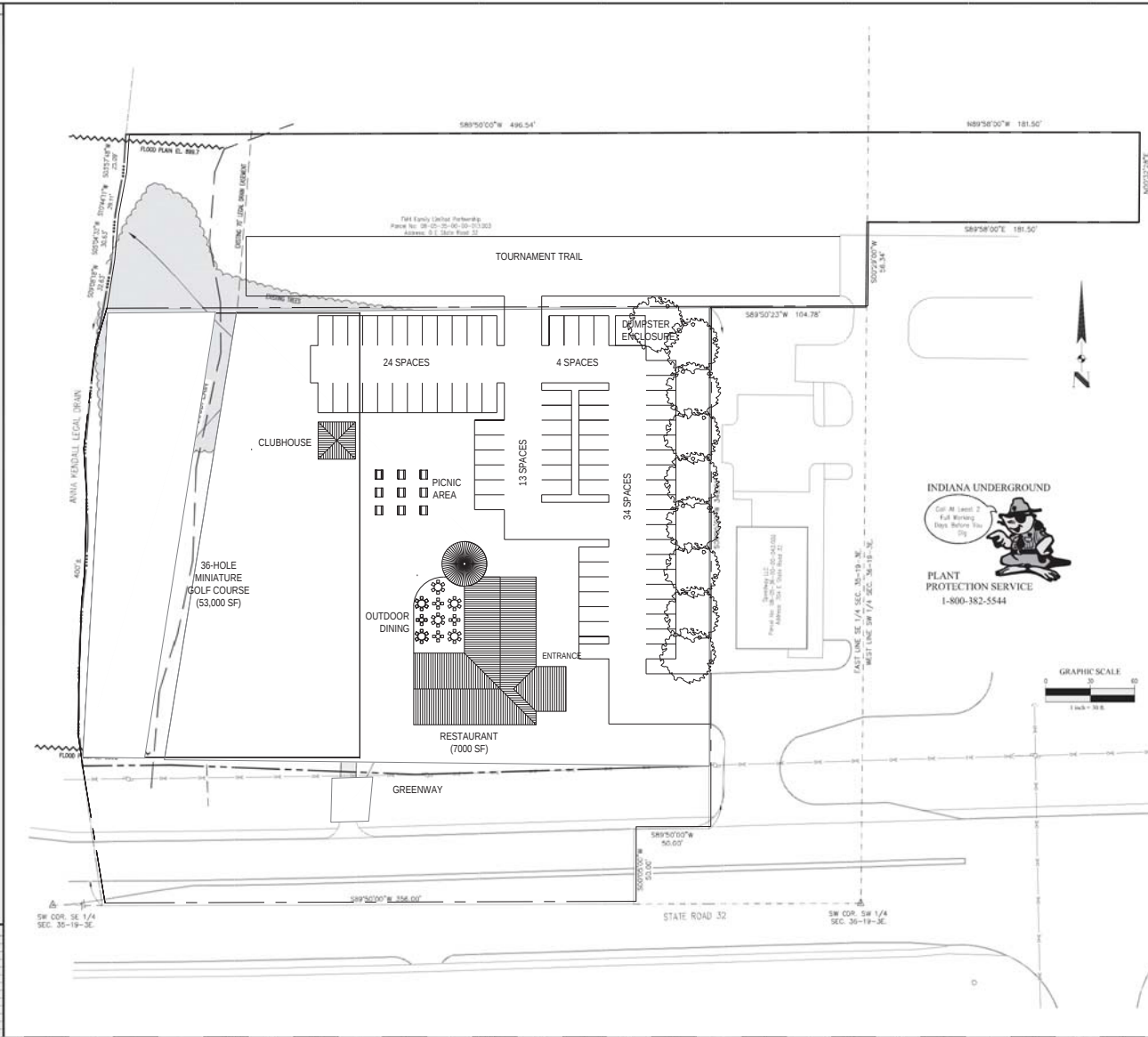
Zoning Map



General Notes

- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES, OBTAIN ALL PERMITS, AND OBEY NOTICES REQUIRED FOR EXECUTION OF THE WORK.
- ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES, SHEDS, SIGNS, UTILITIES, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND, IF NOT ACCEPTED, SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING AND UNLOCATED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
- IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAR EDGE. COORDINATE EXISTING OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN.
- THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE, ADJACENT PROPERTY LANDOWNERS, UTILITY REGULATIONS, AND LOCAL AUTHORITIES, WHERE APPROPRIATE, PRIOR TO BEGINNING WORK. DISRUPTION OF THE EXISTING UTILITIES SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND NOTIFIED ONLY AFTER APPROVAL BY UTILITY REGULATIONS AND LOCAL AUTHORITIES.
- DEBRIS LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BULKIFIED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL, NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL CALL THE INDIANA ONE CALL SYSTEM, 800-4-A-ONE, OR OTHER REQUIRED UTILITY LOCATION COMPANIES 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
- EXISTING TREES TO BE PRESERVED ARE TO BE APPROPRIATELY BARRICADED PRIOR TO CONSTRUCTION.

REVISION BLOCK		
Rev. No.	Description	Date
1	FINAL PLAN RELEASE	4-29-15



FMI GRADING PLAN

437 E. State Road 32
Westfield, Indiana

Owner: FMI Family Limited Partnership
1343 Gary Eagle Drive
Phoenix, Arizona 85005

Site Engineer: Brandon C. Engineering & Land Surveying, LLC
Ph: 317-536-6181
P.O. Box 441
Indianapolis, IN 46256

Regulatory Agency: Westfield Public Works
Ph: 317-804-3000
130 Penn Street
Westfield, IN 46074-9144

DEMOLITION PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 29th, 2015

Professional Engineer Seal: No. 19000113, State of Indiana, Brandon C. Engineering & Land Surveying, LLC

Notes:

1. SAW CUT EXISTING DRIVEWAY AND REMOVE PAVEMENT.
2. DISCONNECT SERVING UTILITIES, DEMOLITION EXISTING HOUSE, AND REMOVE DEBRIS FROM THE SITE.
3. REMOVE EXISTING TREES.

Indiana Underground
Call At Least 2 Full Business Days Before You Dig
PLANT PROTECTION SERVICE
1-800-382-5544

GRAPHIC SCALE
1 inch = 30 feet

Project Number: 2015-141
Sheet No.: C-1

Birdies

SR 32
Westfield, IN

PYRAMID
Architecture/Engineering &
Construction Administration, Inc.

203 Good Ave.
Indianapolis, IN 46219
Phone: 317-396-9426

JOHNSON MELLOR
SOLUTIONS

5925 Stockberger Place.
Indianapolis, IN 46241
Phone: 317-448-8997

DELINEATION OF SCOPE OF WORK
It is not the function nor the purpose of these drawings to define the full scope of work of the various contractors, subcontractors, vendors, or suppliers necessary to carry out the work of this project. The system of sheet delineation and series used in these drawings is for construction delineation of information and is not intended to define the work of various trades or disciplines. Scope of work within each package may be detailed, described, and/or referenced to other drawings or documents. No consideration shall be given to requests for change orders resulting from failure to obtain and review the complete set of drawings or contract documents.

STATEMENT OF COPYRIGHT

This drawing is an original work of authorship and is copyrighted by the author. All rights are reserved. No part of this drawing may be reproduced without the written permission of the author. The author warrants that the drawing is an original work of authorship and is not a copy of any other drawing. The author warrants that the drawing is not a copy of any other drawing. The author warrants that the drawing is not a copy of any other drawing.

Project: 2015-141

Sheet No.: C-1

PRELIMINARY!
NOT FOR CONSTRUCTION!
FOR DISCUSSION PURPOSES ONLY

CONCEPT
BUILDING PLAN

C100

1 CONCEPT SITE PLAN
SCALE 1/8"=1'-0"

B1rdies

Miniature Golf Course

- Natural Landscaped Course
- Some Theme Features such as windmill, bridges, rock tunnels, etc.
- Course wrapped around restaurant
- Use as much of floodplain as possible
- 36 Holes
- Many Water Features
- High Elevation
- Last Hole Incorporated into the Restaurant





The Last Hole- Happy Gilmore

- <https://www.youtube.com/watch?v=F9VeQidaLw0>
- Incorporate into restaurant

Golf/Restaurant Sketch



Birdies Restaurant Theme



B1rdies

- 7,000 sq ft
- Natural Light
- Family-Oriented
- Gift Shop
- Party Rooms
- Full Liquor License
- TVs
- Sports theme elements example: Hockey Stick wall
- Picnic Tables



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 1, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

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

Approval of Minutes: April 17, 2017 Meeting Minutes.

Motion: Approve April 17, 2017 Meeting Minutes

Motion: Hoover; Second: Kelleher. Vote: 8-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1704-PUD-04

Field Brewing in the Junction Planned Unit Development (PUD) District

Southeast Corner of SR 32 and Cherry Street

Custom Living, Inc. requests a change of zoning of 0.625 acres± from LB-H: Local Business / Historical District to the Field Brewing Planned Unit Development (PUD) District to allow for the development of a brewery.

Howard presented an overview of the request for a change of zoning of 0.625 acres± from LB-H: Local Business / Historical District to the Field Brewing Planned Unit Development (PUD) District to allow for the development of a brewery.

Kelleher asked about maximum heights in the LB-H and GB districts.

Skelton added that height was a not an issue in this district.

Hoover inquired about the location, screening and size of the dumpster area.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioners, explained that the dumpster is located where it is depicted due to site constraints. He also confirmed that the dumpster area would have gated doors per ordinance requirements.

Motion: Forward 1704-PUD-04 to City Council with a positive recommendation.

Motion: Woodard; Second: Schmitz. Vote: Approved 8-0

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

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

1704-ZOA-01

Unified Development Ordinance Amendment

City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Article 6.3(F)(A) Business District Mechanical Screening; Article 6.8 Landscaping Standards; Article 6.17 Sign Standards; Article 7.4(B) Subdivision Plat Certificates; Article 8.3 Easement Standards; Article 8.7(D)(1) Pedestrian Network Standards; Chapter 9 Nonconforming Regulations; Article 10.7 Development Plan Review; Article 12.1 Definitions; and Article 13.2 Use Table.

Jesse Pohlman with Onpointe Land Matters, on behalf of the Economic and Community Department, overviewed the revisions made to the ordinance amendment.

R. Smith asked about definition of the wording “substantially consistent”.

Pohlman responded that in application, the minor and major amendment definitions would apply.

Skelton stated that a project would not be docketed and forward to APC unless deemed substantially compliant.

Discussion took place regarding acceptable locations for self-storage facilities within the State Road 32 corridor.

Motion: Forward a favorable recommendation with the that no self-storage unit be permitted to locate, either: 1) within three-hundred (300) feet of State Highway 32 right-of-way line, or 2) between State Highway 32 right-of-way line and the access road required by Article 5.3(F) Access Control Requirements, whichever is greater.

Motion: Hoover; Second: R. Smith. Vote: Approved 8-0

PUBLIC HEARINGS

1704-PUD-05

[PUBLIC HEARING]

Haworth Business Park PUD

Southeast Corner of 169th Street & Oak Ridge Road

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

Crabtree presented an overview of this request for change of zoning of 37.76 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District.

Michael Peek, with The Peek Law Firm, representing the petitioner, Michael Wilcox, introduced the project.

Wilcox provided a brief overview of the property’s history.

Adam DeHart, with Keeler-Webb, representing the petitioner, presented a detailed overview of the project. He stated that there is a need for a business park that offers entrepreneurial and incubator business a smaller footprint to conduct business. He highlighted the proposed architectural requirements.

Public Hearing for 1704-PUD-05 opened at 7:50 p.m.

Carolyn Sears, 16643 Brownstone Court, on behalf of the Villas at Oak Ridge; addressed the existing traffic on Oak Ridge and suggested moving the Oak Ridge Road entrance to a location that was not directly across from the Villas at Oak Ridge.

Linda Naas, 1122 East 161st street, on behalf of the 161st Street Neighbors; submitted comments and also addressed that it might be better to have GO and/or LB along the perimeter of the business park, instead of industrial. She suggested adding buffering along the property near the day care. She also stated that outside storage is not desirable.

Public Hearing for 1704-PUD-05 closed at 7:56 p.m.

DeHart responded that the project was designed with existing traffic and the adjacent neighborhoods in mind. He said that the project would install the required buffer yards, per the UDO. He also stated that outdoor storage is needed by certain uses but that restrictions and screening requirements would be in place.

Kelleher suggested limiting truck traffic on Oak Ridge by allowing only less-intense uses along Oak Ridge. She said that outside storage be limited to internal to the project and it should be screened. She added that parking lots should be limited along Oak Ridge or buffered and fenced from neighbor's view.

DeHart stated the petitioner will speak with staff about the entrance and traffic direction. He also addressed that the parking lots would meet landscaping requirements. He further added that the project would incorporate a common design fencing throughout the business park.

Woodard encouraged the petitioner to limit truck traffic on Oak Ridge Road and encouraged the use of the South Park Drive connection for trucks.

1705-PUD-06
[PUBLIC HEARING]

Dartown Crossing Planned Unit Development (PUD) District

Northwest Corner of State Road 32 and Dartown Road

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

Howard presented the request for a change of zoning of 39 acres± from the EI-PD: Enclosed Industrial/Planned Development District and AG-SF1: Agriculture / Single-Family Rural District to the Dartown Crossing Planned Unit Development (PUD) District.

Jesse Pohlman with Onpointe Land Matters, accompanied by Birch Daltron, petitioner and Steve Ward, landowner, overviewed this project and its request for a change of zoning.

Public Hearing for 1705-PUD-06 opened at 8:12 p.m.

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

Linda Naas, 1122 East 161st street, on behalf of the 161st Street Neighbors; asked how many gas stations are envisioned and where they would be located.

Public Hearing for 1705-PUD-06 closed at 8:13 p.m.

Woodward asked for clarification about the definition of side yard setback.

Pohlman addressed the setback and stated the wording would be clarified.

CONTINUED ITEMS

1703-DDP-03
[CONTINUED]

Shelby Gravel, Inc.
17710 Mule Barn Road
Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

1704-DDP-04
[CONTINUED]

Field Brewing
Southeast Corner of SR 32 and Cherry Street; Lot 13(R2) of Westfield Original Plat (Amendment pending)
Custom Living, Inc. requests Detailed Development Plan review of a new 5,537 square foot brewery on 0.625 acres± in the pending Field Brewing in the Junction Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Horkay. Vote: 8-0.

The meeting adjourned at 8:17 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

ORDINANCE NUMBER 17-14

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

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; and

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

WHEREAS, the Council previously adopted Ordinance No. 08-48, which established the Oak Ridge Pointe Planned Unit Development District, on December 8, 2008 (the "Original Ordinance"); and

WHEREAS, the Council subsequently adopted Ordinance No. 11-09, the Oak Ridge Pointe Planned Unit Development District on May 23, 2011 (the "First Amendment"), which amended and restated the Original Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered **Petition No. 1705-PUD-07** (the "Petition"), proposing this Ordinance No. 17-14, an amendment to the First Amendment (the "Second Amendment"), pertaining to the use and development of the real estate more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition 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; and

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

Section 4. Permitted Uses. In addition to the uses permitted in the First Amendment, the following land use shall also be permitted on the Real Estate: Commercial Recreational Facility.

Section 5. Building Materials.

- a. Permitted Building Materials: Masonry Material, concrete resembling natural materials (e.g. rock, stone, etc.), stone, wood, metal (for use as roof material only), Fiber Cement Siding (up to 25% of all materials).
- b. Prohibited Building Materials: vinyl siding, fiberglass, E.I.F.S., polystyrene, polyethylene, and similar products.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-14** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-14**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-14**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

This document prepared by:

Don Flick, Pyramid Architecture & Engineering, 203 Good Avenue, Indianapolis, IN 46219

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 102.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 9809810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 356.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.745 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING TRACT:

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

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

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

EXHIBIT B
CONCEPT PLAN

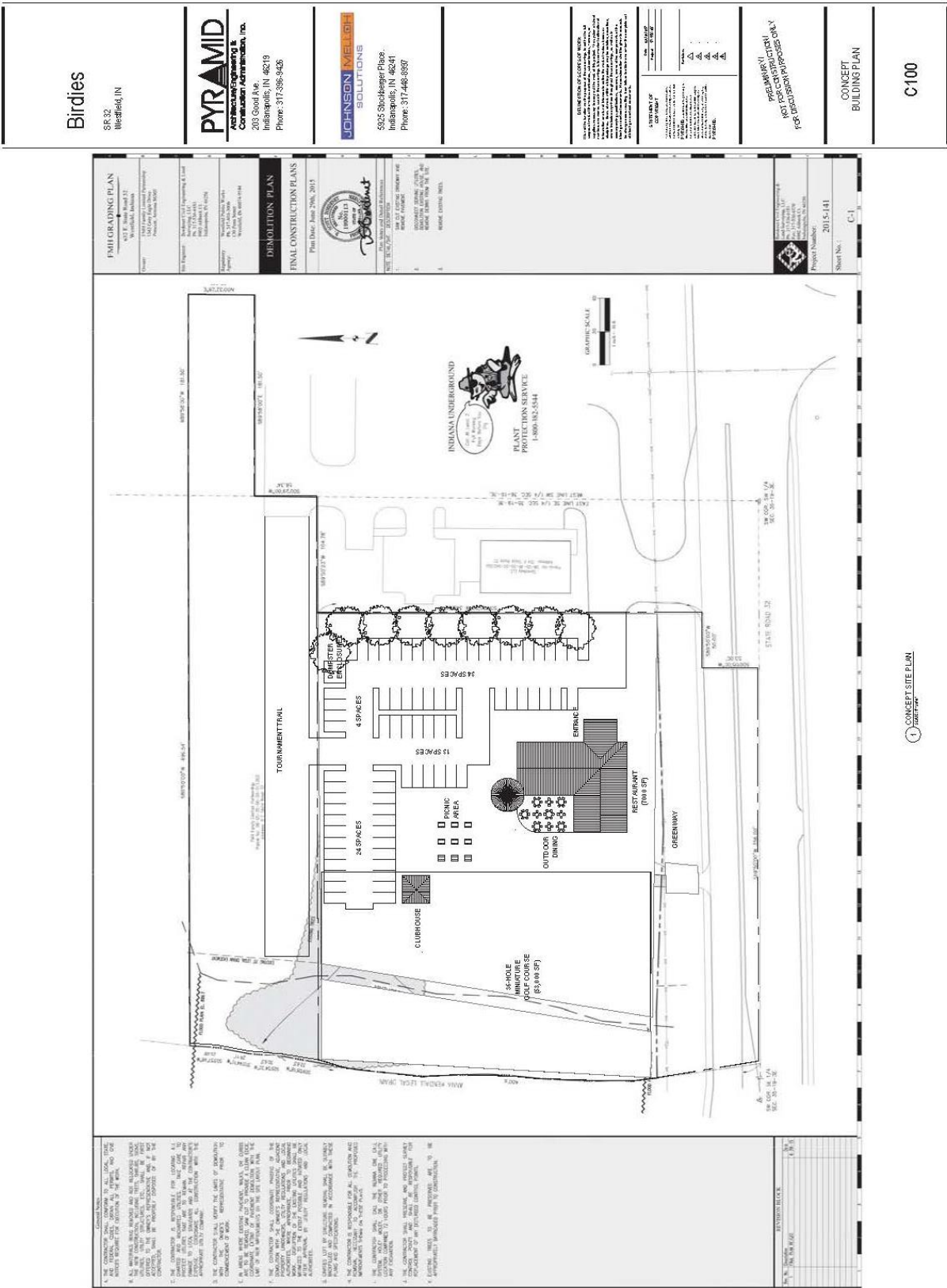
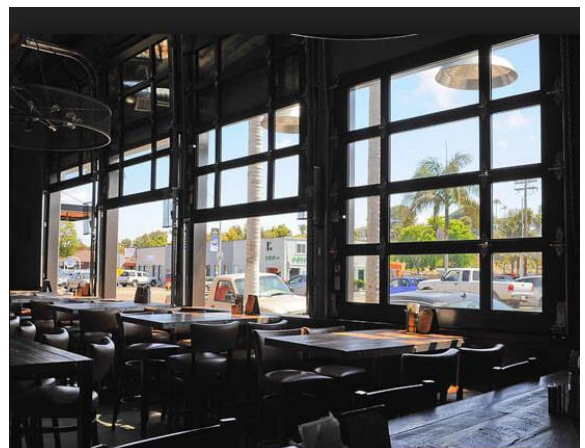


EXHIBIT C
CHARACTER EXHIBIT







WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 15, 2017
1705-PUD-07

Docket Number: 1705-PUD-07 (Ordinance No. 17-14)

Petitioner: Ted Gelov by Pyramid Architecture & Engineering (the “Petitioner”)

Request: An ordinance amendment (the “Amendment”) to allow a miniature golf course (“Commercial Recreational Facility”) in the ORP – Commercial 3 District of the Oak Ridge Pointe Planned Unit Development (PUD).

Current Zoning: Oak Ridge Pointe PUD (Ord. 11-09)

Current Land Use: Residential

Acreage: 5.338 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 17-14 (Oak Ridge Pointe PUD Amendment)
5. Character Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was presented before the Technical Advisory Committee (TAC) at their April 18, 2017, meeting and before the City Council at their May 8, 2017, meeting. The petition will receive a public hearing at the May 15, 2017, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The subject property (the “Property”) encompasses 5.338 acres +/- and is located at 632 East State Road 32 near the intersection of Oak Ridge Road. (see **Exhibit 2**). The property is currently zoned by the Oak Ridge Pointe PUD, specifically the ORP – Commercial 3 District (the “District”). A Speedway gas station exists to the east of the Property while the land immediately to the south, north, and west are vacant.



Property Description: A vacant single-family home currently sits on the Property and would be demolished prior to site development. The watershed from Anna Kendall Drain exists on approximately the western third of the Property.

Permitted Uses: The proposed PUD Ordinance would permit a miniature golf course ("Commercial Recreational Facility") on the Property. The current PUD Ordinance does not permit the use of "Miniature golf, batting range, rock climbing & other small recreation". A restaurant in conjunction with the miniature golf course use would be erected; restaurants are allowed by right in the PUD.

Development Standards:

Architectural Standards: The proposed ordinance incorporates an Illustrative Character (see **Exhibit C** of PUD Amendment) to establish the benchmark for the quality and character of the development.

The Amendment also includes language permitting and prohibiting various building materials on the Property.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 15, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana Law and the Plan Commission's Rules of Procedure.

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

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



Council Introduction: The petition was introduced at the May 8, 2017, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 15, 2017, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Oak Ridge Pointe PUD Amendment (1705-PUD-07), the Department recommends forwarding the PUD Amendment to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.