



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_05\_02\_2016**

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**Monday, May 02, 2016 at 07:00 PM**

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

**MEETING DATE:** Monday, May 02, 2016 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 - April 18, 2016

Documents: [April 18, 2016, Minutes](#)

Review APC Rules & Procedures

**ITEMS OF BUSINESS**

**1604-PUD-04**

***Indianapolis Hebrew Congregation***

***Northwest Corner of US31 and 161st Street***

Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from the SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 16-06](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Public Comment](#)

**PUBLIC HEARINGS**

**1605-DDP-16 [PUBLIC HEARING]**

***IU Health at Spring Mill Station***

***380 South Junction Crossing***

Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

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

**1605-SPP-06 & 1605-ODP-06 [PUBLIC HEARING]**

*Harmony, Mixed-Use District*

*Northwest Corner of 146th Street and Ditch Road*

Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

**1605-SPP-07, 1605-ODP-08 & 1605-DDP-17 [PUBLIC HEARING]**

*Retreat on the Monon*

*South Side of 161st Street and Monon Trail*

Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Elevations](#) | [Exhibit 7: Public Comment](#) | [Presentation Slide](#)

**CONTINUED ITEMS**

**1604-DDP-11 [CONTINUED]**

*Westfield Business Centre*

*17001 Oak Ridge Road*

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

**1604-DDP-12 [CONTINUED]**

*Circle K*

*1821 East 151st Street*

MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

**1602-CPA-01 [CONTINUED]**

*The Conservancy Addendum*

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

*The Trails*

***East of Oak Ridge Road, South of SR32***

**Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.**

**1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

***The Trails***

***East of Oak Ridge Road, South of SR32***

**Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.**

**1512-PUD-27 [CONTINUED]**

***Bridgewater PUD Amendment (Bridgewater Marketplace)***

***Northwest Corner of 146th Street and Gray Road***

**KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.**

**1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

***Bent Creek***

***Northwest Corner of 159th Street and Towne Road***

**Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.**

## **REPORTS/COMMENTS**

**APC Members**

**City Council Liaison**

**BZA Liaison**

**ECD Staff**

## **ADJOURNMENT**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 18, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Nathan Day, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

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

**Approval of Minutes:** April 4, 2016, Meeting Minutes

Motion: Approve the April 4, 2016, minutes.

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

Pohlman reviewed the meeting rules and procedures.

**Case No. 1603-DDP-07**

Description: Riverview Hospital

Northeast Corner of US31 and SR32

Riverview Hospital by American Structurepoint, Inc. requests approval of Detailed Development Plan for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan and revisions made since the public hearing, as outlined in the Department report, and that the plans as presented comply.

Maue thanked the petitioner for responding to the comments from public hearing regarding the architecture.

Motion: Approve petition 1603-DDP-07 with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Horkay; Vote 8-0

**Case No. 1604-PUD-05**

Description: Northview Christian Life Church  
Southeast Corner of 186<sup>th</sup> Street and Casey Road  
Northview Christian Life Church, Inc. by Nelson & Frankenberger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the amendment, as outlined in the Department report.

Jon Dobosiewicz, on behalf of the petitioner, gave a brief presentation regarding the changes made to the plans.

Horkay noted the changes were made consistent with his comments.

Motion: Forward petition 1604-PUD-05 to the Council with a favorable recommendation.

Motion: R. Smith; Second; T. Smith; Vote: 8-0

**Case No. 1604-DDP-15**

Description: Northview Christian Life Church  
Southeast Corner of 186<sup>th</sup> Street and Casey Road  
Northview Christian Life Church, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-15 with the following conditions:

- Approval is contingent upon the Council's approval of 1604-PUD-04 (Council Ordinance No. 16-07); and
- All necessary approvals 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.

Motion: R. Smith; Second; Horkay; Vote: 8-0

**Case No. 1604-DDP-09**

Description: Oak Trace Kindergarten Expansion  
16504 Oak Ridge Road  
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-09 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: Woodard; Second: Horkay; Vote: 8-0

**Case No. 1604-DDP-10**

Description: Washington Woods Kindergarten Expansion  
17950 Grassy Branch  
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-09 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: Hoover; Second: T. Smith; Vote: 8-0

**Case No. 1604-CPA-03**

Description: Junction Sub-District Addendum  
The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented an overview of the amendment to the Comprehensive Plan, as outlined in the Department report, and noted the amendment is eligible for the Plan Commission's approval and certification to the Council.

Maue inquired about the formatting of the amendment if adopted within the larger sub-district addendum.

Pohlman confirmed this amendment would be inserted as Chapter 2 of the previously approved sub-district addendum.

Motion: Approve the Comprehensive Plan amendment and certify it to the Council for adoption.

Motion: Horkay; Second: Woodard; Vote: 8-0

### **CONTINUED ITEMS**

**Case No. 1604-DDP-11 [CONTINUED]**

Description: Westfield Business Centre  
17001 Oak Ridge Road  
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

**Case No. 1604-DDP-12 [CONTINUED]**

Description: Circle K  
1821 East 151st Street  
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

**Case No. 1604-PUD-04 [CONTINUED]**

Description: Indianapolis Hebrew Congregation  
Northwest Corner of US31 and 161<sup>st</sup> Street  
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest Corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

**Case No. 1602-CPA-01 [CONTINUED]**

Description: The Conservancy Addendum  
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

Description: The Trails  
East of Oak Ridge Road, South of SR32  
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

**Case No. 1512-PUD-27 [CONTINUED]**

Description: Bridgewater PUD Amendment – Bridgewater Marketplace  
Northwest Corner of 146<sup>th</sup> Street and Gray Road  
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

**REPORTS/COMMENTS**

**Plan Commission Members**

Hoover gave a report.

**City Council Liaison**

Horkay gave a report.

**Board of Zoning Appeals Liaison**

No report.

**Economic and Community Development Department**

No report.

**ADJOURNMENT** (7:23 pm)

Motion: Schmitz; Second: Smith; Vote: 8-0

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Randell Graham, President

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Andre Maue, Vice President

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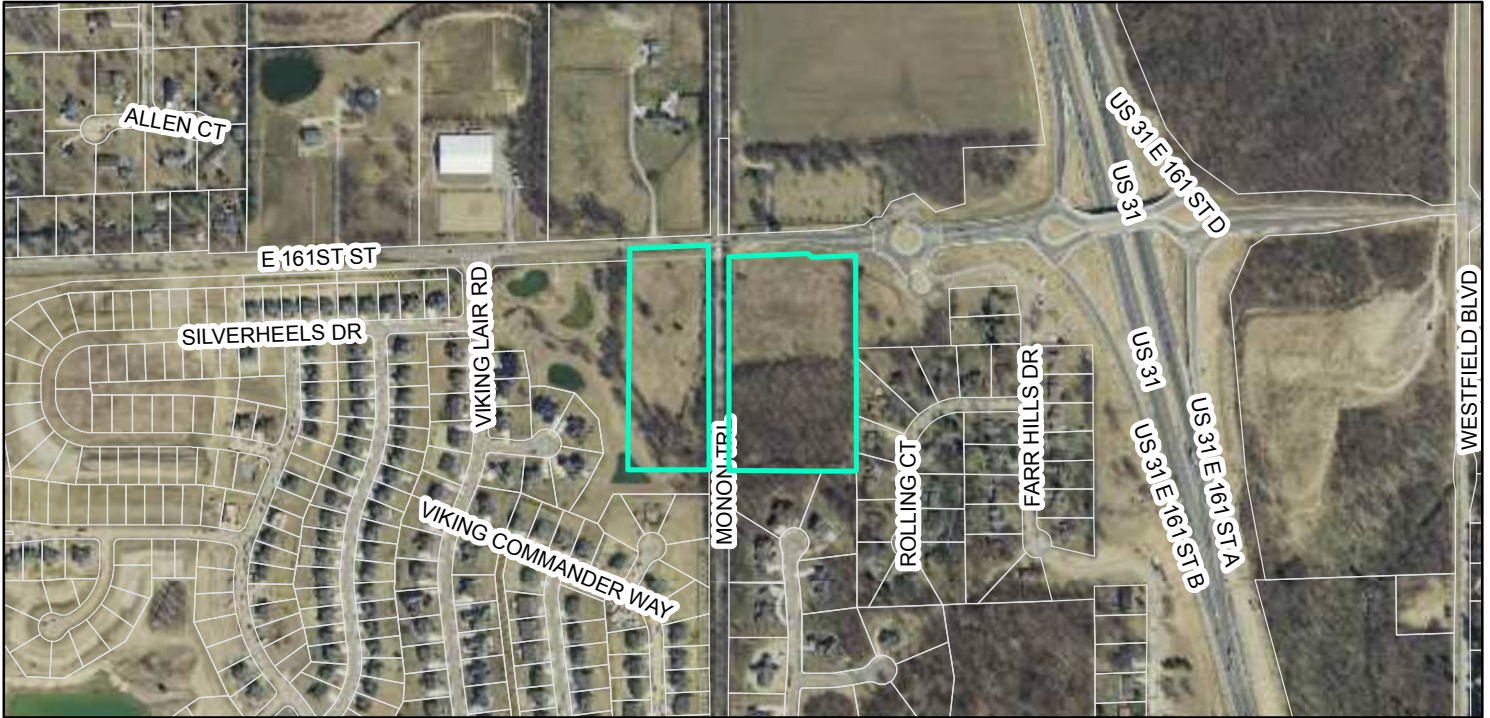
Matthew S. Skelton, Esq., Secretary

## Location Map Retreat on the Monon

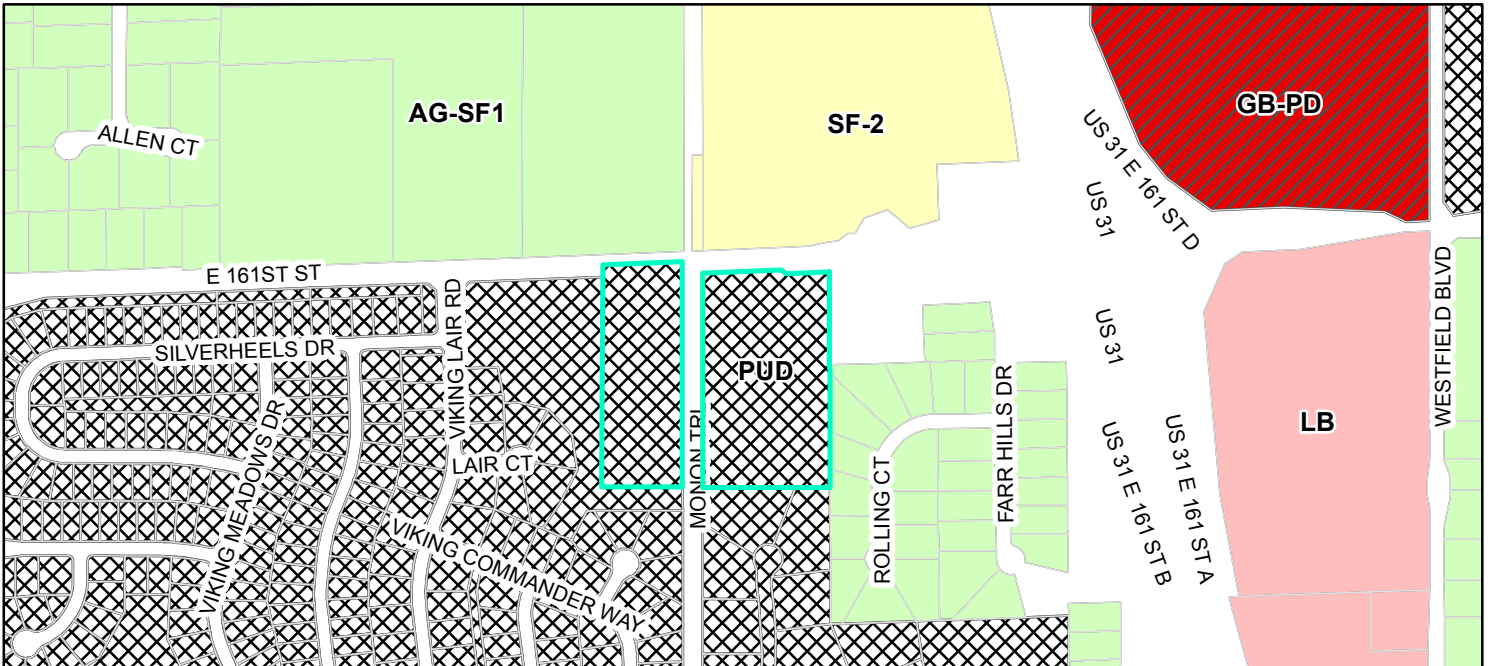


### Aerial Location Map

 Site



### Zoning Map



|                                                                                           |                                                                                                                              |                                                                                                                                    |                                                                                                                      |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Parcel | <b>Zoning</b>                                                                                                                |  GB-PD (General Business - Planned Development) |  PUD (Planned Unit Development) |
|                                                                                           |  AG-SF1 (Agriculture - Single Family - 1) |  LB (Local Business)                            |  SF-2 (Single Family - 2)       |

LEGAL DESCRIPTION

PARCEL "E"  
A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 33.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MONON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE 1807.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 452.17 FEET TO A POINT ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 97-45676 (EXHIBIT C) IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST ON SAID EAST LINE 822.59 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 26 MINUTES 20 SECONDS WEST ON SAID NORTH LINE 448.24 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SAID MONON RAILROAD; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST ON SAID EAST RIGHT-OF-WAY LINE 803.81 FEET TO THE POINT OF BEGINNING, CONTAINING 8.40 ACRES, MORE OR LESS.

PARCEL "F"  
A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 45 MINUTES 58 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 2274.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 790.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 281.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE MONON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID WEST RIGHT-OF-WAY LINE 801.15 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 45 MINUTES 58 SECONDS WEST ON SAID NORTH LINE 279.41 FEET TO THE POINT OF BEGINNING, CONTAINING 5.12 ACRES, MORE LESS.

LEGEND

- 21 LOT NUMBER
- D.U. & S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- I.E.E. INGRESS, EGRESS EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE (25')TYP.
- V.W. D.&U.E. VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
- HORSE FENCE PER PUD
- PROPOSED PARKING SPACES
- ADA RAMP
- PROPOSED STREET LIGHT
- EXISTING CONTOUR
- EXISTING FENCE
- P.O.B. POINT OF BEGINNING
- AC ACRE
- ROW RIGHT OF WAY
- EX. EXISTING
- W. EXISTING WATER

DESIGN DATA

CURRENT ZONING: P.U.D.

TOTAL ACRES: 13.52 AC.

TOTAL UNITS: 86

TOTAL BLOCKS: 17 BLOCKS

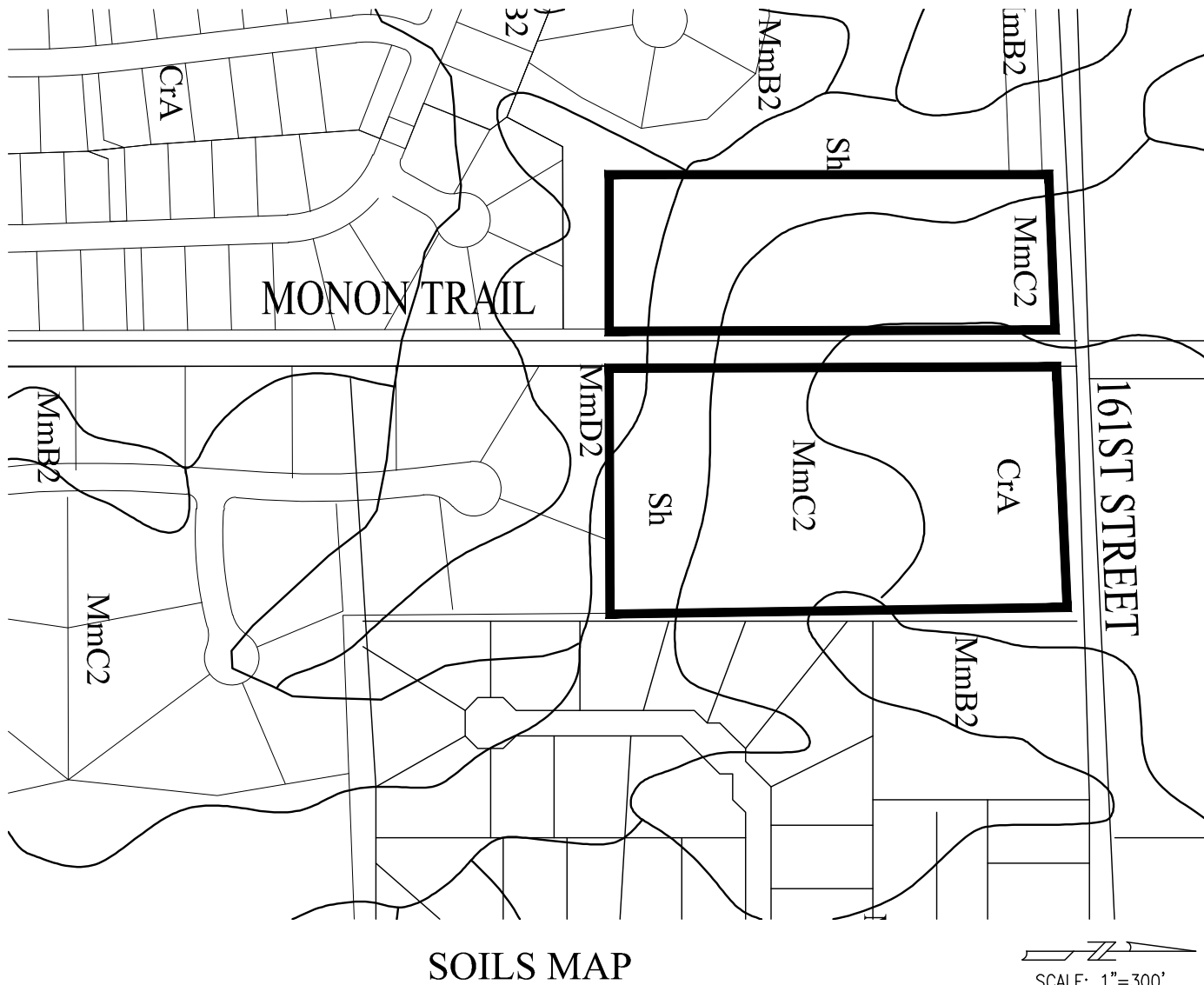
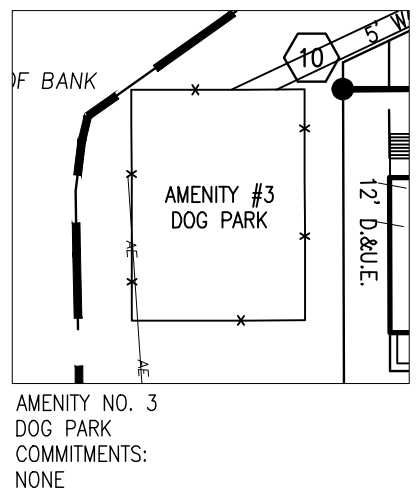
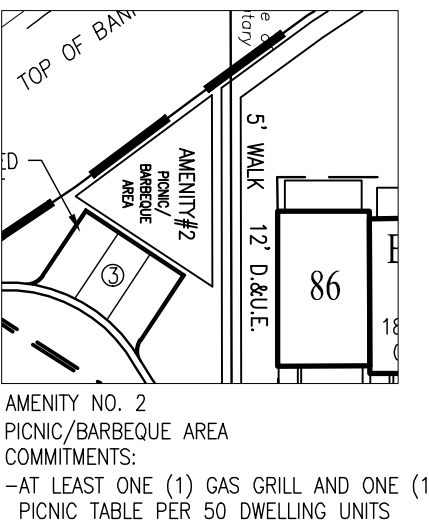
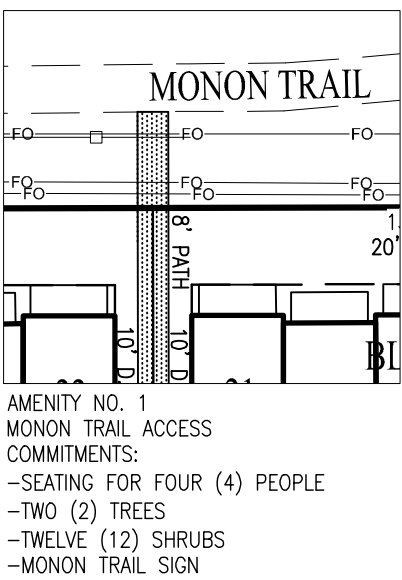
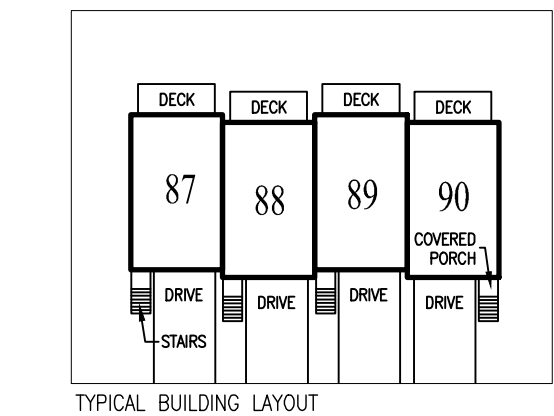
TOTAL COMMON AREA /GREEN SPACE: 4.79AC. (35.4% TOTAL GREEN SPACE)

PARKING: 9 SPACES

PRIVATE STREETS: 2166 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

PRIMARY PLAT  
THE RETREAT ON  
THE MONON  
WESTFIELD, INDIANA

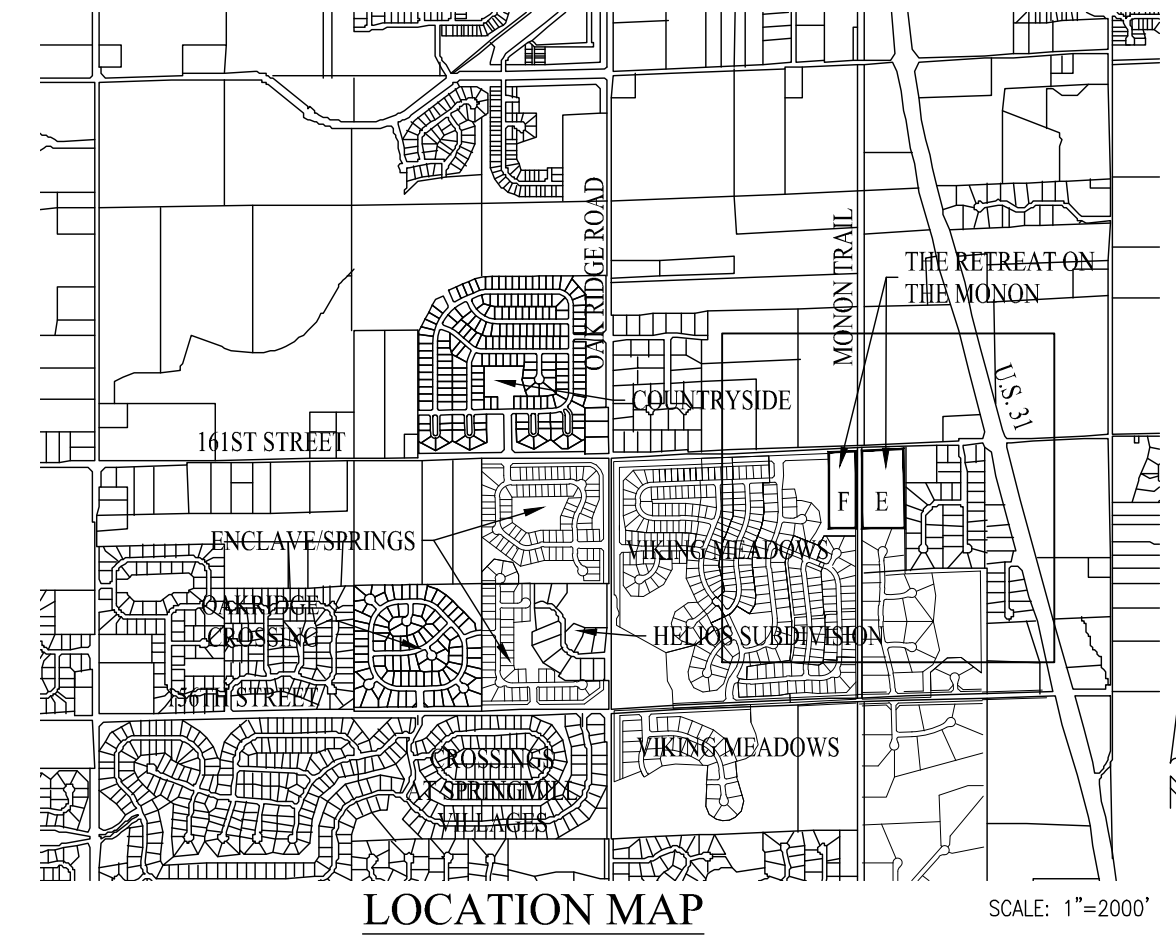


SOILS LEGEND

Br - BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.  
CA - CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.  
MmC2 - MIAMI SILT LOAM - 6 TO 12 PERCENT SLOPES.  
MmD2 - MIAMI SILT LOAM - 12 TO 18 PERCENT SLOPES.  
Sh - SHOALS SILT LOAM

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.
- THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET" INCLUDING WITHOUT LIMITATION, NOBLE COURT, BARRINGER DRIVE, HYDE DRIVE, CHAPMAN DRIVE, COLEMAN WAY AND TALMON DRIVE, SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



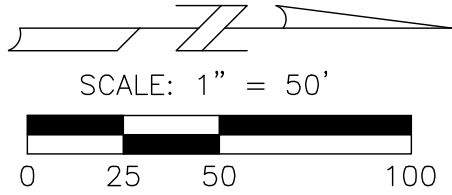
PLANS PREPARED BY

WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: RICK M. ELLIS  
ellisr@weihe.net  
SURVEYOR: BRADY KUHN  
kuhnb@weihe.net

PLANS PREPARED FOR:

Pulte Group

11590 N. MERIDIAN STREET, SUITE 530  
CARMEL, IN 46032  
PHONE: (317) 814-3313  
CONTACT PERSON: ASHLEY BEDELL



WEIHE  
ENGINEERS  
DATE:

SHEET 1 of 2  
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317| 846-6611  
APRIL 22, 2016

LOCATION: H:\2013\W130609\Surveying\Plot\Primary Plot\W130609 Primary Plot.dwg  
DATE/TIME: April 22, 2016 - 11:48am  
PLOTTER: BCT-trim

- LEGEND**
- 21 LOT NUMBER
- D.U.& S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- I.E.E. INGRESS, EGRESS EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE (25')TYP.
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- ROW RIGHT OF WAY
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- EXISTING WATER
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

**DESIGN DATA**

CURRENT ZONING: P.U.D.

TOTAL ACRES: 13.52 AC.

TOTAL UNITS: 86

TOTAL BLOCKS: 17 BLOCKS

TOTAL COMMON AREA /GREEN SPACE: 4.79AC. (35.4% TOTAL GREEN SPACE)

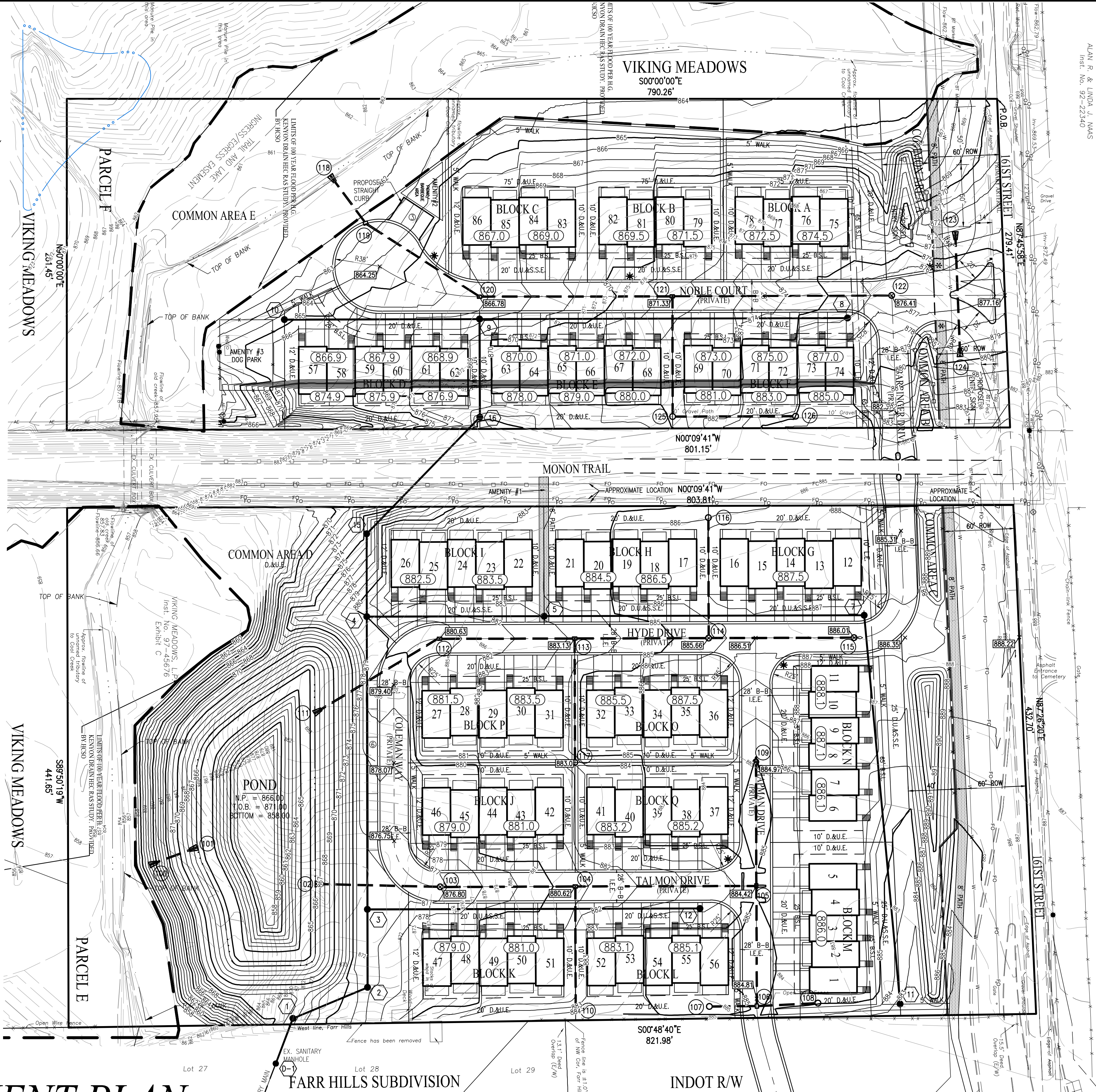
PARKING: 9 SPACES

PRIVATE STREETS: 2166 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

NOTE:  
ALL POWER POLES ALONG 161ST STREET NEED TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY PER CITY OF WESTFIELD CONSTRUCTION STANDARDS SECTION 02501.

**DEVELOPMENT PLAN**  
**THE RETREAT ON**  
**THE MONON**  
**WESTFIELD, INDIANA**



| Number of Units in Development | Minimum Number of Amenities Provided |
|--------------------------------|--------------------------------------|
| 1-60                           | 2                                    |
| 61-90                          | 3                                    |
| 91-120                         | 4                                    |
| 121-150                        | 5                                    |

**VIKING MEADOWS**  
Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

| Parcel | Base Underlying Zoning | Maximum Number of Units | Minimum Lot Width at Building Setback Line* | Minimum Lot Width at Right of Way* | Minimum Lot Area (sq. ft.) | Maximum Building Height | Minimum Building Setbacks |              |         | Minimum Home Size | Minimum Home Size | Parcel Size (per Acre) | Density           | Architectural Standards          |
|--------|------------------------|-------------------------|---------------------------------------------|------------------------------------|----------------------------|-------------------------|---------------------------|--------------|---------|-------------------|-------------------|------------------------|-------------------|----------------------------------|
|        |                        |                         |                                             |                                    |                            |                         | Front                     | Side         | Rear    |                   |                   |                        |                   |                                  |
| E      | MF-2                   | 82                      | 20' ***                                     | 20' ***                            | 5,000 sq. ft.              | 45'                     | 25'****                   | 12' min.**** | 20'**** | 1200 sq. ft.      | 1500 sq. ft.      | 8.16                   | 10 Units Per Acre | See Section 9.6 of PUD Ordinance |
| F      | MF-2                   | 51                      | 20' ***                                     | 20' ***                            | 5,000 sq. ft.              | 45'                     | 25'****                   | 12' min.**** | 20'**** | 1500 sq. ft.      | 1800 sq. ft.      | 5.12                   | 10 Units Per Acre | See Section 9.8 of PUD Ordinance |
| Total: |                        | 133                     |                                             |                                    |                            |                         |                           |              |         |                   |                   | 13.28                  | 10 Units/Acre     |                                  |

\*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.  
\*\*Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.  
\*\*\*Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.  
\*\*\*\*Note: Provided, however, that the minimum building setback shall be 65' from the proposed right-of-way line along 161st Street.



**FIXTURE DETAILS**

Materials  
Cast Aluminum Filter  
Electrical  
4kv Pulse Rated Socket.  
The Ballast used shall be of the High Power Factor design.

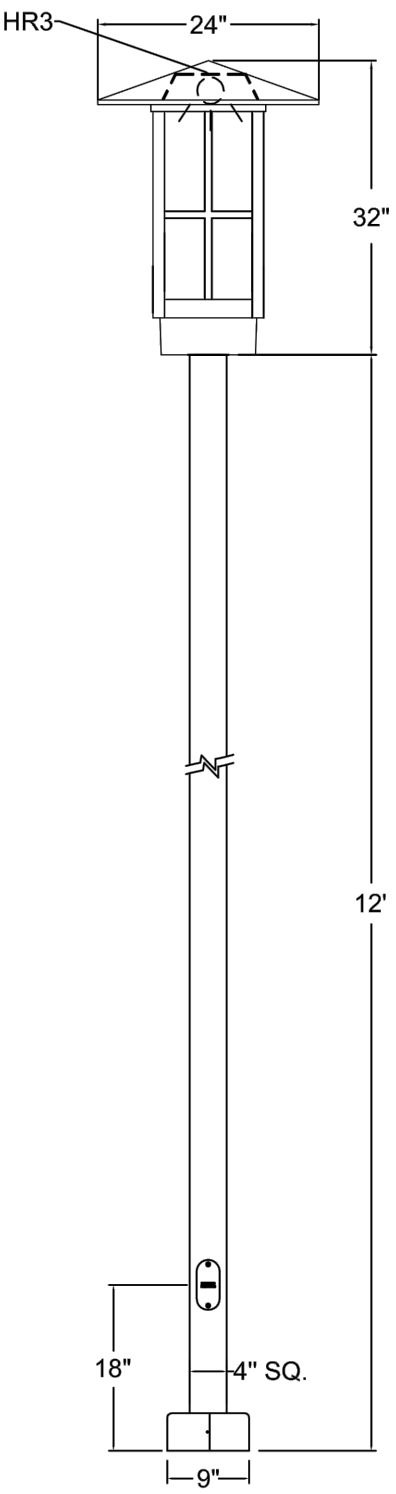
**POLE DETAILS**

Shaft  
4" Square Aluminum - 125 Wall  
#6005-T6 Aluminum  
Base  
Cast Aluminum (A319 Alloy)  
Finish  
Powder Coat

Approved By \_\_\_\_\_

NOTICE:  
THIS DRAWING IS FOR REFERENCE ONLY.  
CHECK FOR LATEST REVISION PRIOR TO ORDERING.

**STREET LIGHT**



**PLANS PREPARED BY**

**WEIHE ENGINEERS, INC.**  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: RICK M. ELLIS  
elisr@weihe.net  
SURVEYOR: BRADY KUHN  
KuhnB@weihe.net

**PLANS PREPARED FOR:**

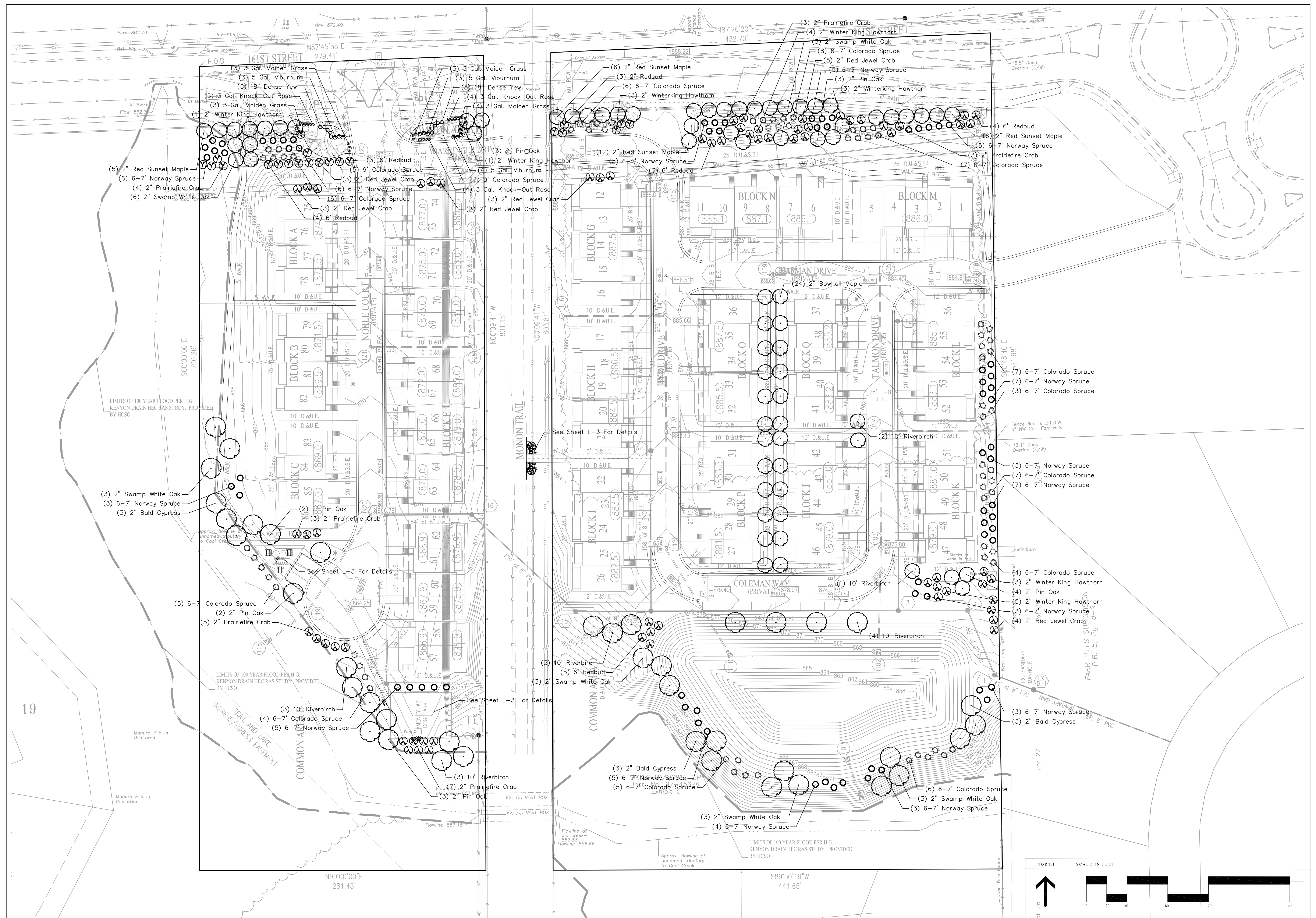
**Pulte Group**

11590 N. MERIDIAN STREET, SUITE 530  
CARMEL, IN 46032  
PHONE: (317) 814-3313  
CONTACT PERSON: ASHLEY BEDELL

**SHEET 2 of 2**

**WEIHE**  
ENGINEERS  
DATE:

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317| 846-6611  
APRIL 22, 2016



|                                                                                       |           |                                                  |  |
|---------------------------------------------------------------------------------------|-----------|--------------------------------------------------|--|
|  |           | <b>HITTLE</b><br>LANDSCAPING                     |  |
| SCALE                                                                                 | 1"=40'-0" | RETREAT ON THE MONON<br>PERIMETER LANDSCAPE PLAN |  |
| DRAWN BY                                                                              | MB        |                                                  |  |
| CHECKED BY                                                                            | MB        |                                                  |  |
| SHEET NO.                                                                             |           | L-1                                              |  |



| Grasses / Perennials |                          |        |        |
|----------------------|--------------------------|--------|--------|
| Common Name          | Scientific Name          | Number | Size   |
| Maiden Grass         | Miscanthus 'gracillimus' | 12     | 3 Gal. |

- ## General Construction Notes

- ## Planting Notes





PULTEGROUP - CNZ - Retreat at the Monon

MASONARY 69%  
HORIZONTAL CEMENT SIDING 13%  
VERTICAL CEMENT SIDING 18%

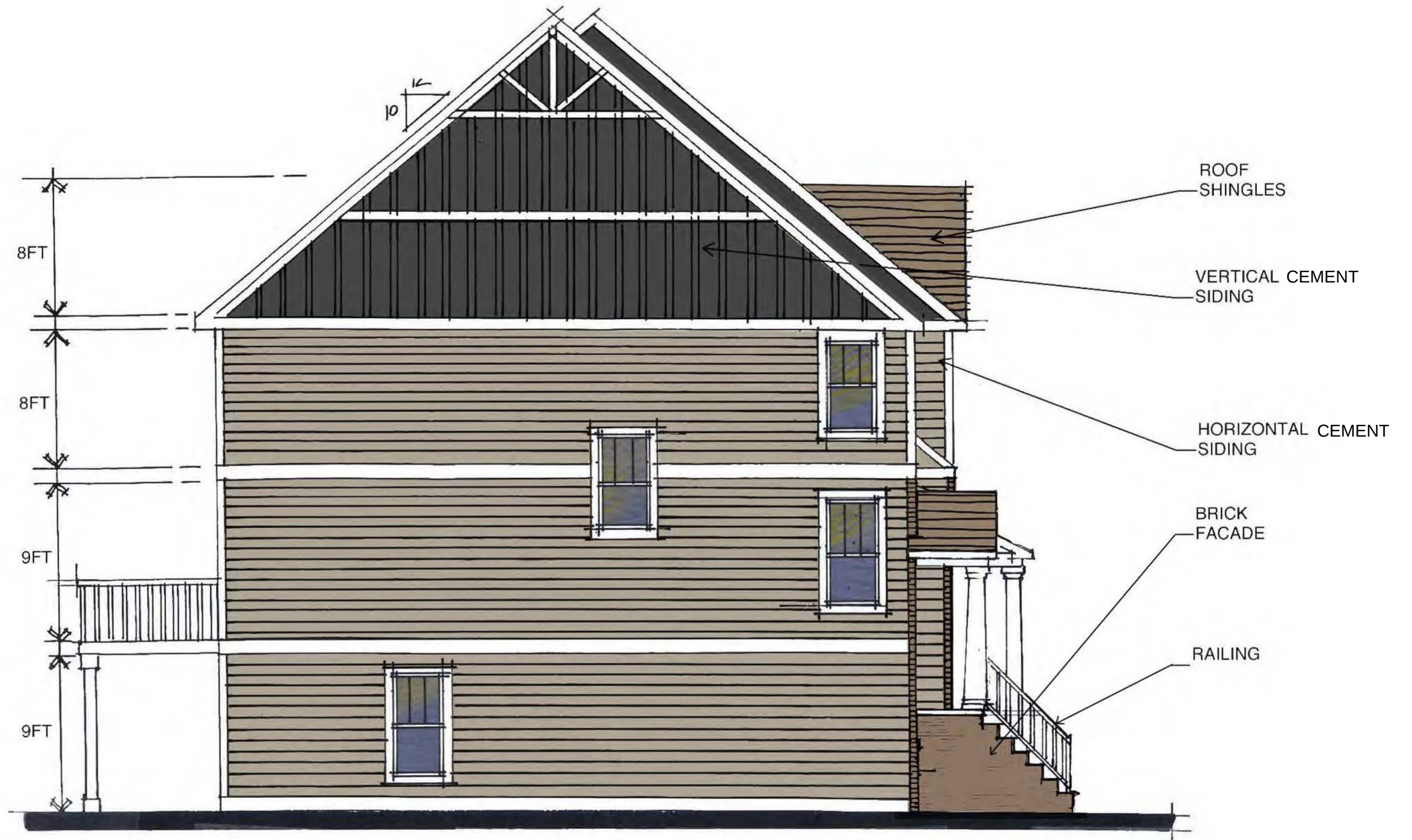
FRONT ELEVATION - MID LEVEL ENTRY - 6 Unit  
Rear Load



PULTEGROUP - CNZ - Retreat at the Monon

HORIZONTAL CEMENT SIDING 100%

REAR ELEVATION - MID LEVEL ENTRY - 6 Unit  
Rear Load



**PULTEGROUP** - CNZ - Retreat at the Monon

MASONARY 4%  
HORIZONTAL CEMENT SIDING 76%  
VERTICAL CEMENT SIDING 20%

**SIDE ELEVATION** - MID LEVEL ENTRY - 6 Unit  
Front Load



PULTEGROUP - CNZ - Retreat at the Monon

MASONARY 64%  
HORIZONTAL CEMENT SIDING 19%  
VERTICAL CEMENT SIDING 17%

FRONT ELEVATION - MID LEVEL ENTRY - 6 Unit  
Front Load



8" OVERHANGS

42' - 1 1/16"

ROOF SHINGLES

ROOF SHINGLES

HORIZONTAL CEMENT  
SIDING

SQUARE COLUMN

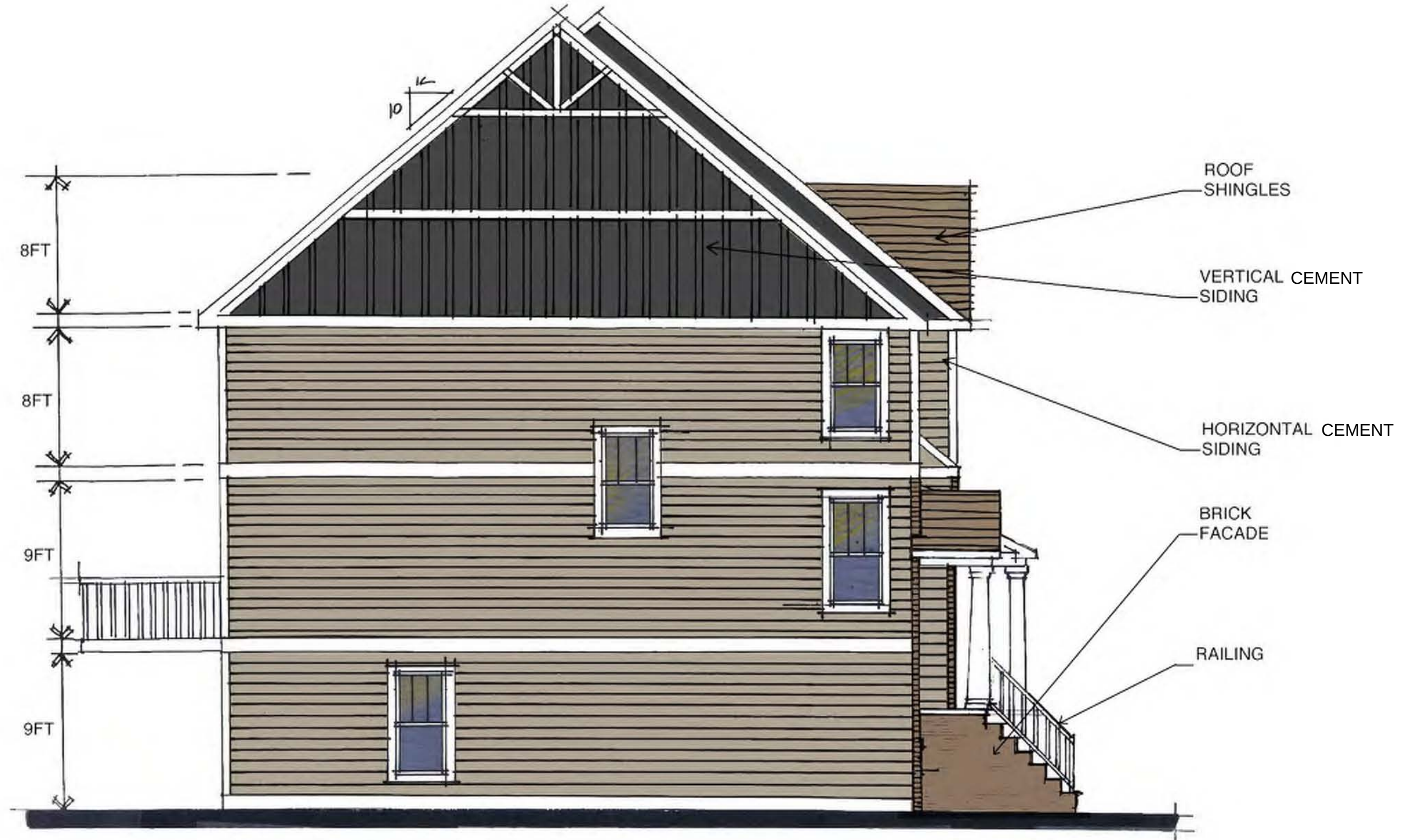
RAILING

HORIZONTAL CEMENT  
SIDING

HORIZONTAL CEMENT SIDING 100%

PULTEGROUP - CNZ - Retreat at the Monon

REAR ELEVATION - MID LEVEL ENTRY - 6 Unit  
Front Load



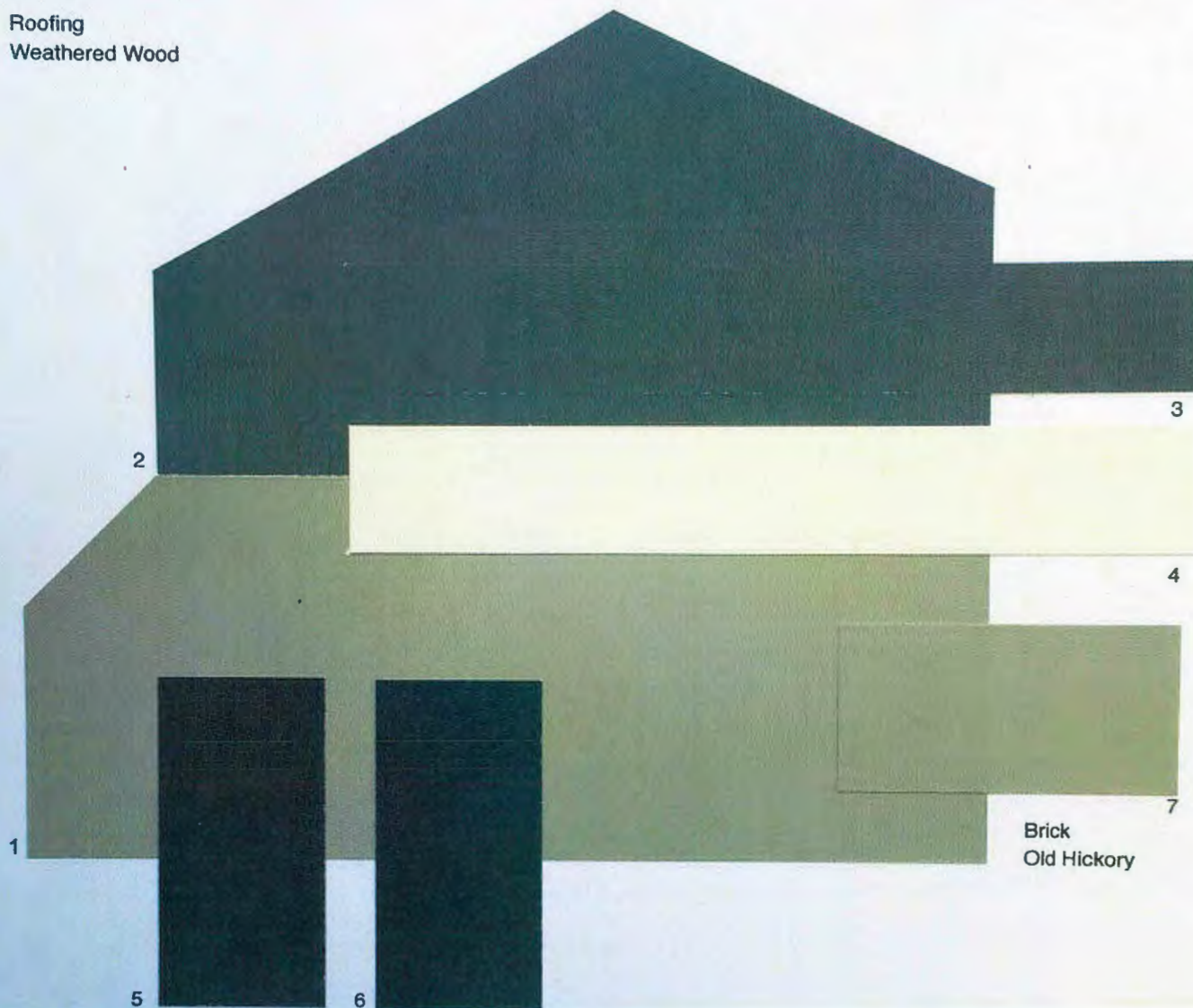
**PULTEGROUP - CNZ - Retreat at the Monon**

MASONARY 4%  
HORIZONTAL CEMENT SIDING 76%  
VERTICAL CEMENT SIDING 20%

**SIDE ELEVATION - MID LEVEL ENTRY - 6 Unit**  
Front Load

# Scheme 337

Roofing  
Weathered Wood



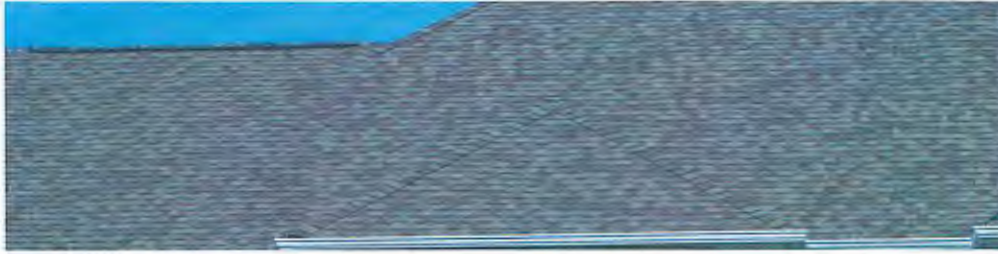
15-01-0527W

Color samples shown approximate  
actual paint colors as closely as possible.

- 1 Horizontal Siding
- 2 Shake
- 3 Board & Batten
- 4 Trim
- 5 Vinyl Shutters
- 6 Entry Door
- 7 Garage Door
- Gutters

## Pulte Hardie

|               |         |
|---------------|---------|
| Ethereal Mood | SW 7639 |
| Peppercorn    | SW 7674 |
| Peppercorn    | SW 7674 |
| Extra White   | SW 7006 |
| Tricorn Black | SW 6258 |
| Tricorn Black | SW 6258 |
| Ethereal Mood | SW 7639 |
| White         |         |



Example of Roofing: Weathered Wood



Example of Brick: Old Hickory



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

May 2, 2016  
1605-SPP-06 and 1605-ODP-06

**Petition Number:** 1605-SPP-06 and 1605-ODP-06

**Subject Property:** Northwest Corner of 146<sup>th</sup> Street and Ditch Road

**Petitioner:** Estridge Development Management, LLC  
(Innovative Engineering & Consulting, Inc.)

**Request:** Petitioner requests **Primary Plat** and **Overall Development Plan** approval for the Mixed Use District of Harmony, consisting of 33 acres+/-

**Current Zoning:** Harmony PUD District Ordinance No. 12-14

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 33 acres+/-

**Zoning History:** 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)

**Exhibits:**

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

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

---

**PROCEDURAL**

Approval of a Primary Plat and Overall 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 Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

---

**PROJECT OVERVIEW**

The 33-acre+/- site is located on the northwest corner of 146<sup>th</sup> Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibit 3**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the "PUD Ordinance"). The subject property encompasses "Areas" A, B, and C of the PUD District, which collectively represent the "Mixed Use District". The PUD Ordinance establishes the MF2: Multi-Family Medium Density District as the underlying zoning district for Area A, and the LB: Local and Neighborhood Business District as the underlying zoning district for Areas B and C.



The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 2, 2016, meeting.

---

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

**The plans comply with the below.**

- 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.

**Comment: Property is located within The Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.**

- 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 4.14 (LB District), Article 4.11 (MF2 District) and the Harmony PUD Ordinance.

22) **Harmony PUD District Standards**: The underlying zoning districts are the LB District (Article 4.14) and MF2 District (Article 4.11).

**Comment: Development Plan complies.**

- a) **Illustrated Site Development Plan**: (Section 1.4 of the PUD Ordinance):
  - i) The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 – Illustrated Site Development Plan.
- b) **Mixed Use District General Requirements**: (Section 2.1 of the PUD Ordinance): **Only the standards applicable to the Primary Plat or Overall Development plan are noted below. Other standards will be further reviewed for compliance at the time of the Detailed Development Plan and/or Secondary Plat.**
  - i) **Maximum Acreage Standard** (Section 2.1(F)): The Mixed Use District as depicted on Exhibit B (Zoning District Map) contains 40.933 acres comprising of 28.396 acres of commercial uses and 12.537 acres of multi-family uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multi-family area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.  
  
**Comment: Development Plan complies. Block C and D comprise of 11.38 acres +/- for the multi-family uses; remaining blocks for commercial uses comprise of 13.87 acres +/-; 4.11 acres +/- for common area (ponds); and then the remaining acreage is being dedicated for right-of-way.**
- c) **Development Standards for Commercial Uses within the Mixed Use District** (Section 2.3 of PUD Ordinance)":
  - i) Special Requirements: Section 2.3(A) of the PUD Ordinance\*
  - ii) Minimum Lot Area: None
  - iii) Minimum Lot Frontage on Road: None. Access required.
  - iv) Minimum Setback Lines (applied to perimeter of the Mixed Use District):
    - (1) Front Yard: 20 feet
    - (2) Side Yard: 20 feet

- (3) Rear Yard: 20 feet
- v) Maximum Building Height: 45 feet\*
- \*These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
- d) Development Standards for Multifamily Uses within the Mixed Use District (Section 2.4 of PUD Ordinance)”:
  - i) Minimum Lot Area: None
  - ii) Minimum Lot Frontage on Road: None. Access required.
  - iii) Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
    - (1) Front Yard: 20 feet
    - (2) Side Yard: 20 feet
    - (3) Rear Yard: 20 feet
  - iv) Minimum Setback from Internal Driveways/Parking Areas: 10 feet\*
  - v) Maximum Density: None
  - vi) Maximum Number of Attached Dwelling Units per Structure: 30 units\*
  - vii) Maximum Number of Attached Dwelling Units: 270 units\*
  - viii) Minimum Square Footage per Attached Dwelling Unit: \*
    - (1) One-bedroom: 650 sq. ft.
    - (2) Two-bedroom: 850 sq. ft.
    - (3) Three-bedroom: 1,000 sq. ft.
  - ix) Maximum Building Height: 40 feet\*
  - x) Minimum Building Separation: 20 feet\*
  - xi) Parking Lot Screening: Parking lots and spaces within twenty feet of a Public Way or adjacent to single or multi-family development shall be screened by either a three-foot tall wall or fence or by a solid hedge row (with a mature height of three feet, planted forty-eight inches on center and a minimum eighteen inches in height)\*
  - xii) Development Amenities within Area A of the Mixed Use District\*
  - xiii) Architectural Standards and Building Materials for all Principal Buildings\*
  - xiv) Development Plans (building layout)\*

**\*These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual Lot improvements) and/or Secondary Plat.**

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

23) Landscaping Standards (Article 6.8):

**Comment:** Please provide a landscape plan that preliminary shows the areas noted below. Other landscaping will reviewed at the time of each individual lot's detailed development plan review.

a) General Landscape Design Standards:

- (1) **Standard:** Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings.

**Comment:** Please show and label landscaping around the detention/retention areas within the two common areas. Please also see Article 6.8(K), which requires 10 shade trees per acre for common area/open space.

b) Minimum Lot Landscaping Requirements

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan, except as noted herein regarding the common areas.

c) External Street Frontage Landscaping

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan, except as otherwise noted below regarding buffer yard requirements.

d) Buffer Yard Requirements

- (1) **Internal Buffer Yards:** No buffer yards are required internal to the Harmony PUD District real estate (Section 5.2(A) of the PUD Ordinance).

- (2) **Landscape Buffer A in the Mixed Use District:** (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 20 feet wide and planted with a minimum of 1.5 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.

**Comment:** Please show and label landscaping accordingly.

- (3) Landscape Buffer B in the Mixed Use District: (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 10 feet wide and planted with a minimum of 1 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.

**Comment:** Please show and label landscaping accordingly.

- e) Parking Area Landscaping

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

- 24) Lot Standards (Article 6.10)  
25) Setback Standards (Article 6.16)  
26) Vision Clearance Standards (Article 6.19)  
27) Yard Standards (Article 6.21)

---

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

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

- 28) Block Standards (Article 8.1)  
29) Easement Standards (Article 8.3)

**Comment:** Petitioner is coordinating with the Public Works Department and utility providers. Also see comments herein regarding pedestrian access.

- 30) Monument and Marker Standards (Article 8.5)  
31) Pedestrian Network Standards (Article 8.7)

**Comment:** Petitioner is coordinating with the Public Works Department regarding the design and right-of-way of Waterleaf Drive. If the abutting sidewalk is not located within the public right-of-way, then a corresponding pedestrian access easement should be provided.

- 32) Storm Water Standards (Article 8.8)  
33) Street and Right-of-Way Standards (Article 8.9)

**Comment:** Petitioner is coordinating with the Public Works Department regarding the design and right-of-way of Waterleaf Drive.

- 34) Street Light Standards (Article 8.10)  
35) Street Sign Standards (Article 8.11)

36) Surety Standards (Article 8.12)

37) Utility Standards (Article 8.13)

---

**PRIMARY PLAT REVIEW COMMENTS**

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

38) Proposed name of subdivision.

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

40) Title, scale, north arrow and date.

41) 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.

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

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

44) Layout of Lots (showing dimensions, numbers and square footage).

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

46) 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%).

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

48) Building setback lines.

49) Legend and notes.

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

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

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

53) 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.



- 54) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 55) 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.
- 56) 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.

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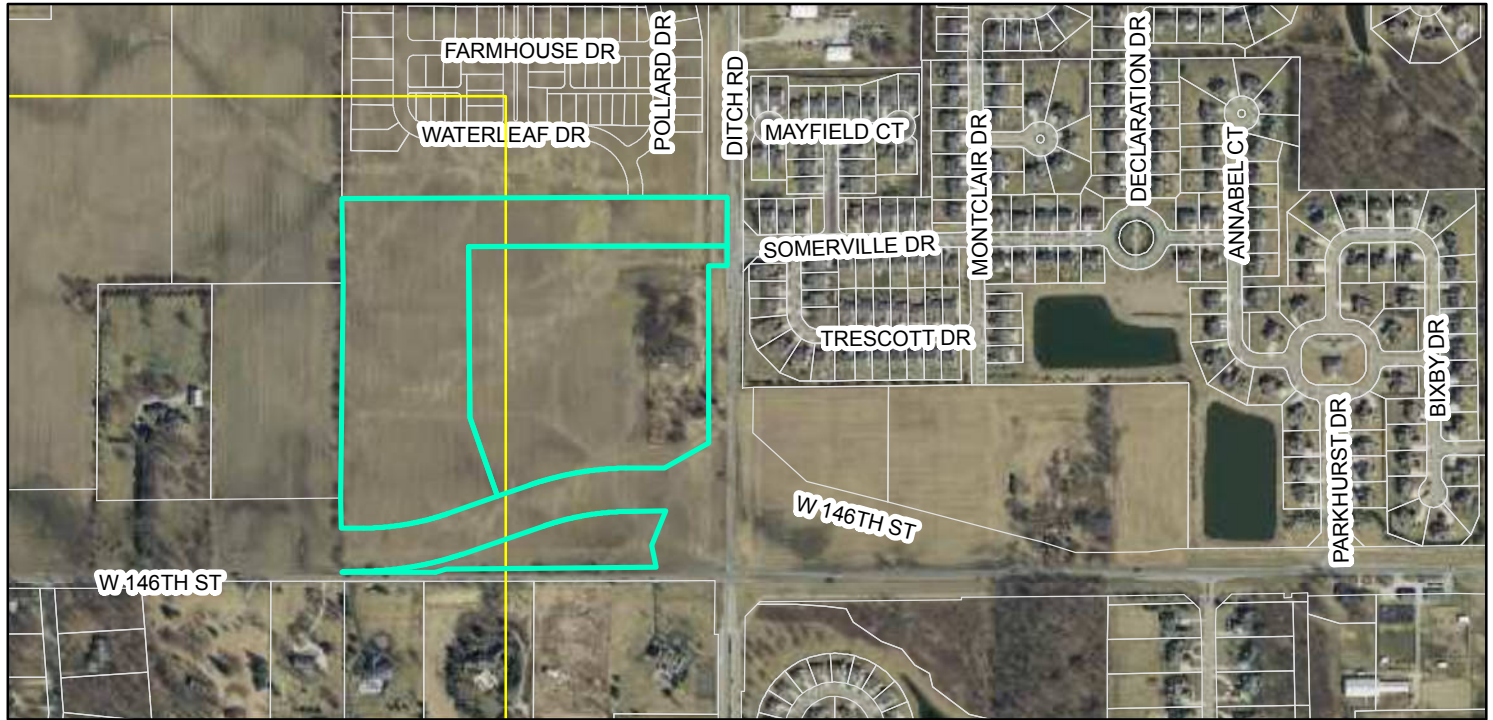
#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the May 2, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).

## Location Map Harmony Mixed-Use District



**Aerial Location Map**



**Zoning Map**



- |                                                                                           |                                                                                                                              |                                                                                                                    |                                                                                                                |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Parcel | <b>Zoning</b>                                                                                                                |  PUD (Planned Unit Development) |  SF-2 (Single Family - 2) |
|                                                                                           |  AG-SF1 (Agriculture - Single Family - 1) |                                                                                                                    |                                                                                                                |

[illegible]

### Legal Description

Harmony Mixed Use District

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

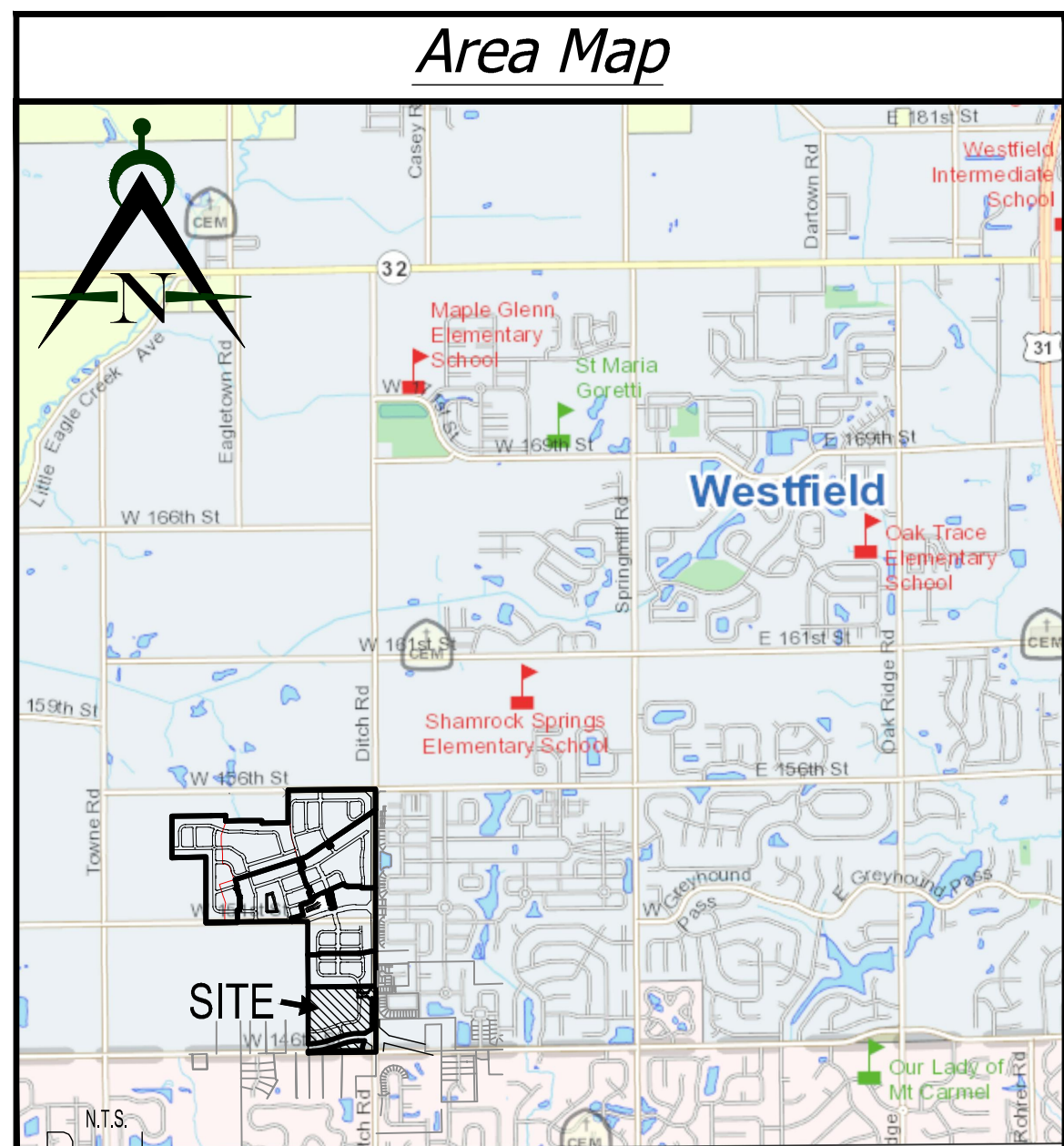
TRACT1:

[illegible]

## TRACT 2

Commencing at the south-east corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West  
basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Sub A. 4934-001, dated March 10, 2004)  
along the South line of said Southeast Quarter a distance of 1,078.75 feet to the POINT OF BEGINNING, said point also being  
the intersection of the North line of said Southeast Quarter with the North line of Section 16, Township 36N, Range 10E,  
County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of  
242.69 feet to the southwest corner of said Southeast Quarter Section; thence North 00 degrees 18 minutes 09 seconds West  
along said North line a distance of 1,078.75 feet to the Point of Beginning.

BEARING AND DISTANCE TO THE POINT OF BEGINNING:  
said Instrument No. 201360410, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North  
89 degrees 25 minutes 36 seconds East 73.93 feet to a point on a tangent curve to the left having a radius of 1,075.05  
feet, the radius point of which bears North 00 degrees 34 minutes 10 seconds East 10.22' easterly along said curve an  
arc length of 1,075.05 feet to a point on a tangent curve to the right having a radius of 1,075.05 feet; (2) North  
(3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius  
of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve  
an arc length of 925.00 feet to a point on a tangent curve to the left having a radius of 925.00 feet; (5) North 89  
degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following  
four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23  
seconds West 126.81 feet, (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet, (3) South 89 degrees 25 minutes 04  
seconds West 126.81 feet, (4) South 12 degrees 23 minutes 28 seconds West 126.81 feet to the Point of Beginning,  
containing 2.65 acres of land more or less.



Developer:

*Estridge Development Management, LLC*

12965 Old Meridian Street  
Carmel, IN 46032  
317-669-6209  
Contact: Bryan Stumpf  
Email: [BryanStumpf@estridge.net](mailto:BryanStumpf@estridge.net)

Engineer:

**Innovative**  
Engineering &  
Consulting, Inc.

3961 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax: 317-769-3890  
Contact: Jerry Kittle  
Email: [jkittle@innovativeeci.com](mailto:jkittle@innovativeeci.com)

LANDSCAPE 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.

1. 04/22/16 kwk Revise per TAC & WPWD comments from TAC mtg. held on 4-19-16

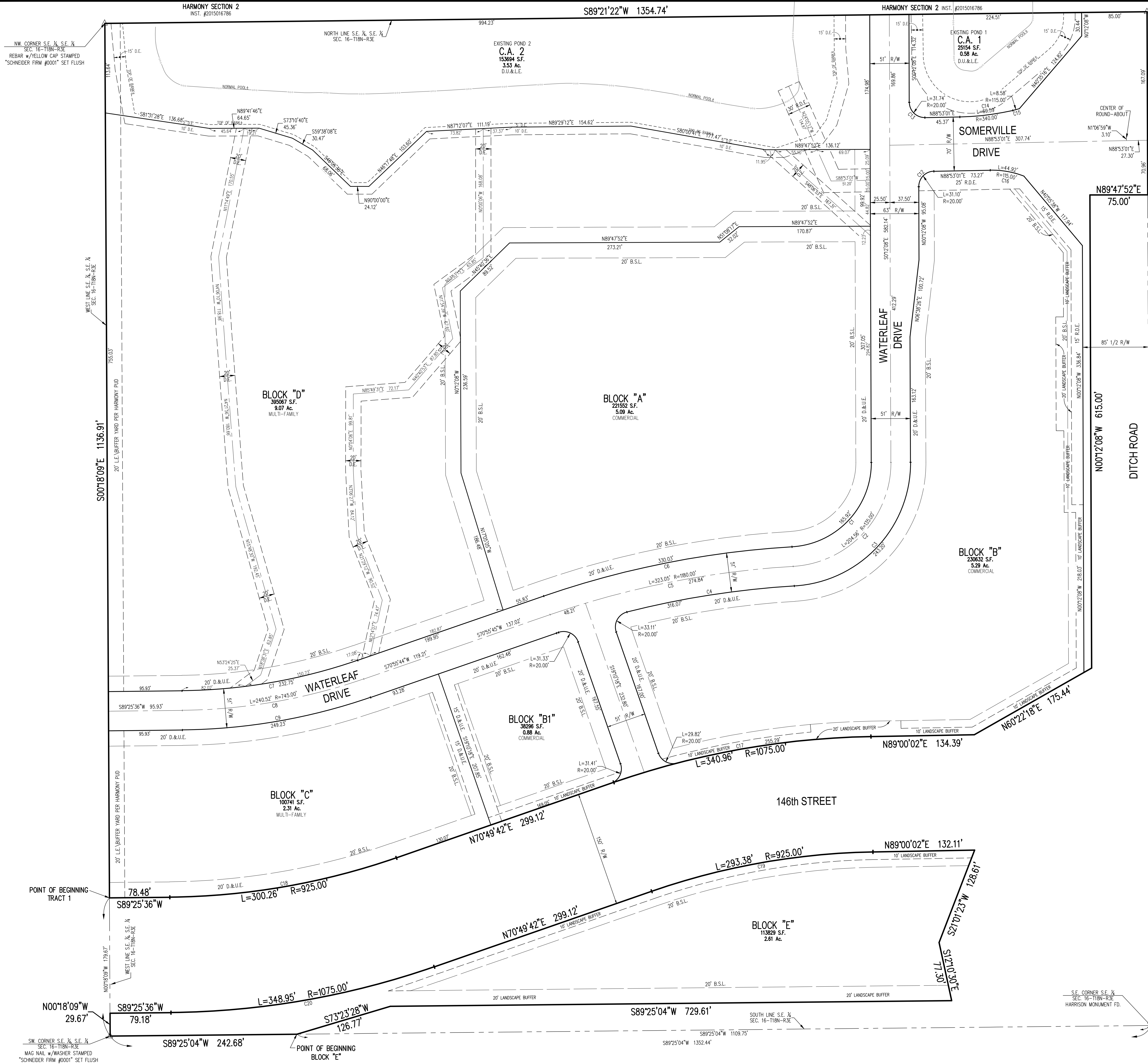


**Estridge**  
Development Management, LLC  
12965 Old Meridian Street  
Carmel, IN 46032  
317-669-6209

*Harmony  
Mixed Use District  
Westfield, Indiana  
Title Sheet*

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

|                      |                  |
|----------------------|------------------|
| DATE:                |                  |
| DATE:<br>03/25/16    | DRAWN BY:<br>kwk |
| ISSUED:              | CHECKED BY:      |
| JOB NUMBER:<br>15120 |                  |
| SHEET #<br>P100      |                  |



# HARMONY MIXED USE DISTRICT PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E  
WASHINGTON TOWNSHIP, HAMILTON COUNTY  
WESTFIELD INDIANA

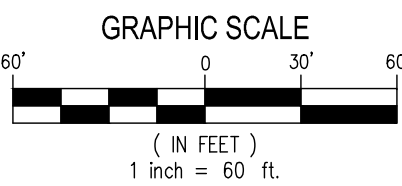
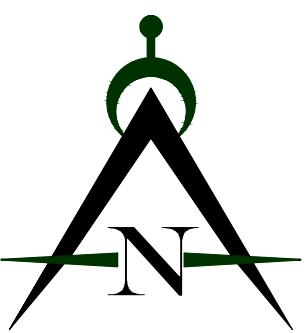
ZONED: PUD - ORDINANCE 12-14

## LEGEND

B.S.L. - BUILDING SETBACK LINE  
D.&U.E. - DRAINAGE & UTILITY EASEMENT  
R.D.E. - REGULATED DRAINAGE EASEMENT  
D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT  
D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT  
D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT

Developer/Owner:  
*Estridge Development Management, LLC*  
12965 Old Meridian Street  
Carmel, IN 46032  
317-669-6209

Engineer:  
*Innovative Engineering & Consulting, Inc.*  
3961 Perry Boulevard  
Whitestown, IN 46075  
317-769-2916



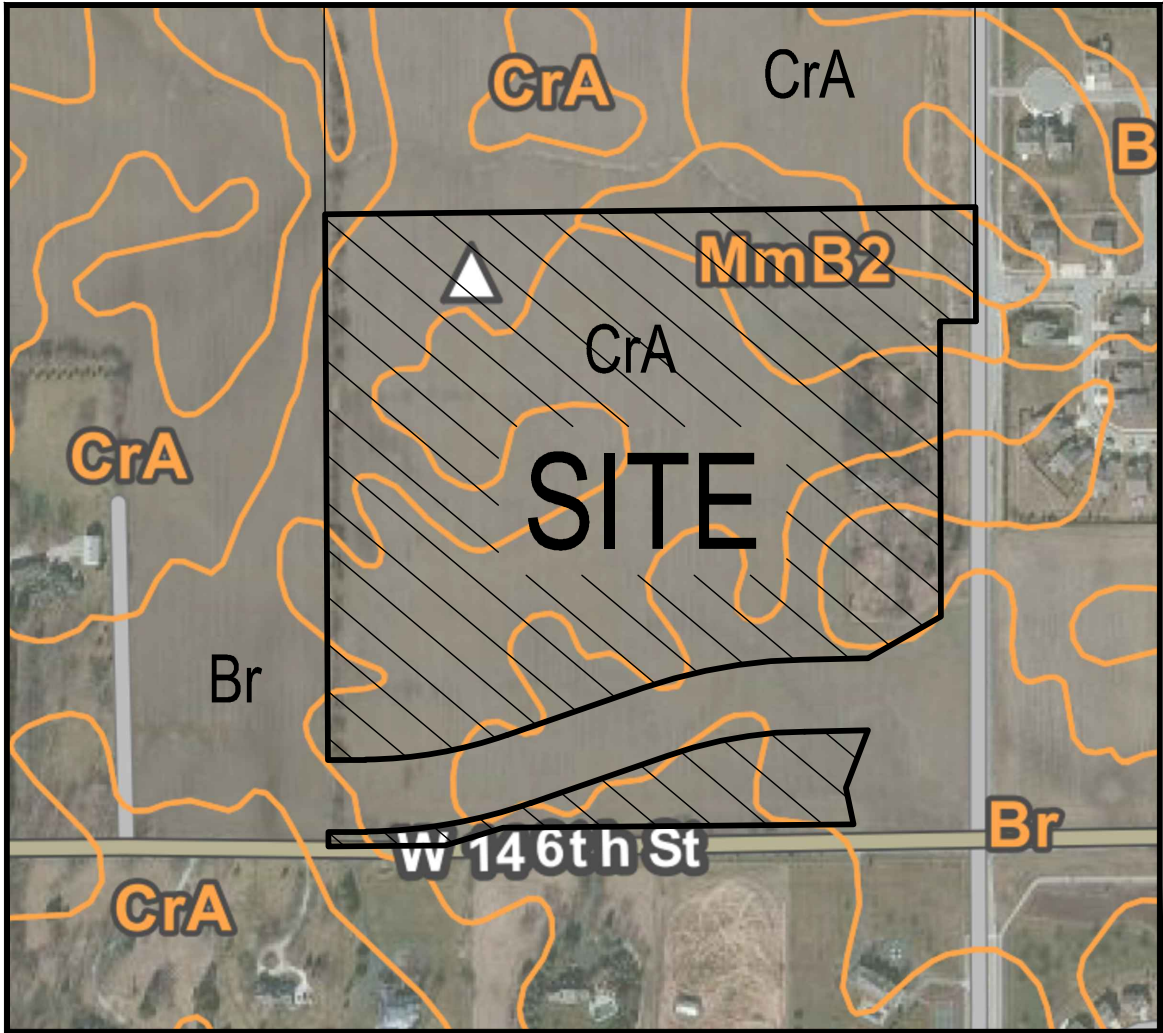
| REVISIONS:                                                                      |
|---------------------------------------------------------------------------------|
| 1. 04/22/16, kkw, Revised per: IAC & WFO comments from IAC mtg. held on 4-10-16 |



Harmony  
Mixed Use District  
Westfield, Indiana  
Primary Plat

PRELIMINARY  
PENDING  
AGENCY  
APPROVAL

|             |          |             |     |
|-------------|----------|-------------|-----|
| DATE:       | 03/25/16 | DRAWN BY:   | kwk |
| ISSUED:     |          | CHECKED BY: |     |
| JOB NUMBER: | 15120    |             |     |
| SHEET #     | P101     |             |     |



SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WEETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

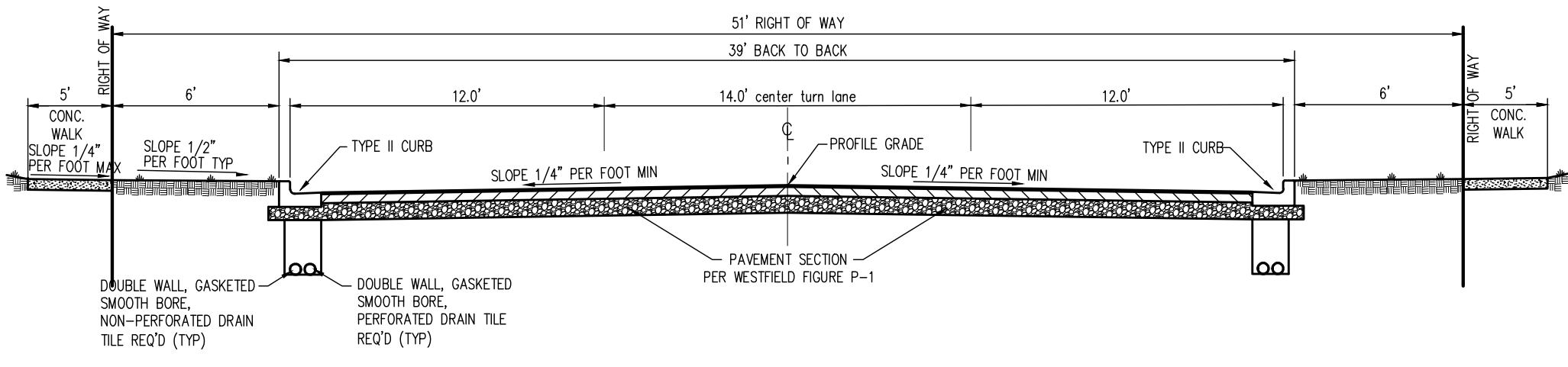
CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW WHERE SLOPES ARE OVER 2 PERCENT. EROSION IS A HAZARD. WEETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

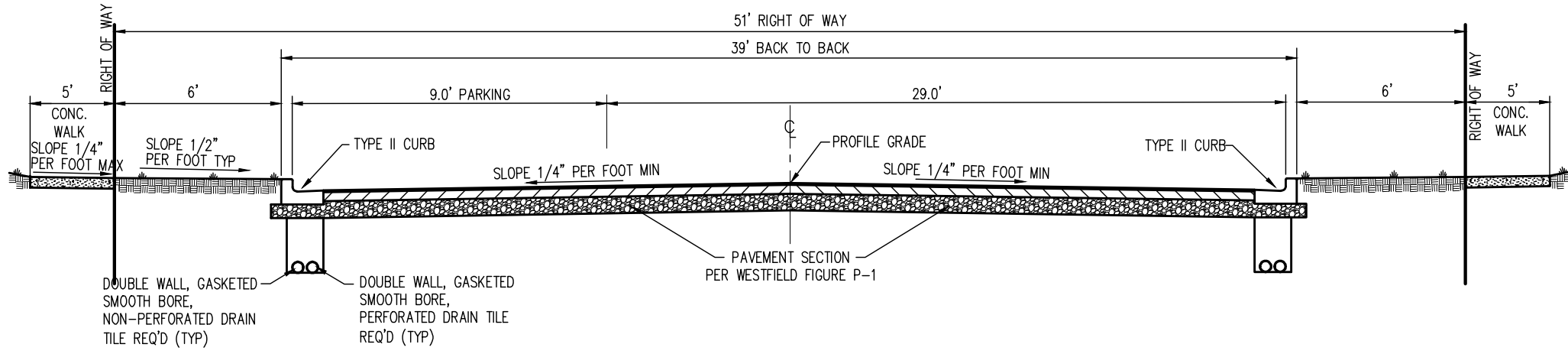
THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM. ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

SOILS MAP



TYPICAL STREET SECTION w/CENTER TURN LANE

NTS



TYPICAL STREET SECTION w/PARKING ONE SIDE

NTS

| Curve Table |         |          |             |                 |              |
|-------------|---------|----------|-------------|-----------------|--------------|
| Curve #     | Length  | Radius   | Delta       | Chord Direction | Chord Length |
| C1          | 165.92' | 109.50'  | 86° 49' 03" | N43° 12' 23"E   | 103.58'      |
| C2          | 204.56' | 135.00'  | 86° 49' 03" | N43° 12' 23"E   | 185.54'      |
| C3          | 243.20' | 160.50'  | 86° 49' 03" | N43° 12' 23"E   | 220.59'      |
| C4          | 220.53' | 1154.50' | 10° 56' 40" | S81° 08' 35"W   | 220.19'      |
| C5          | 323.05' | 1180.00' | 15° 41' 10" | S78° 46' 20"W   | 322.05'      |
| C6          | 330.03' | 1205.50' | 15° 41' 10" | S78° 46' 20"W   | 329.00'      |
| C7          | 232.75' | 719.50'  | 18° 32' 04" | N80° 09' 34"E   | 231.74'      |
| C8          | 240.52' | 745.00'  | 18° 29' 52" | N80° 10' 40"E   | 239.48'      |
| C9          | 249.23' | 770.50'  | 18° 31' 59" | N80° 09' 36"E   | 248.14'      |
| C12         | 31.10'  | 20.00'   | 89° 05' 09" | S44° 20' 26"W   | 28.06'       |
| C13         | 31.74'  | 20.00'   | 90° 54' 51" | S45° 39' 34"E   | 28.51'       |
| C14         | 69.59'  | 340.00'  | 11° 43' 38" | N83° 01' 12"E   | 69.47'       |
| C15         | 8.58'   | 115.00'  | 4° 16' 24"  | N75° 01' 11"E   | 8.57'        |
| C16         | 44.92'  | 115.00'  | 22° 22' 47" | N79° 55' 35"W   | 44.63'       |
| C17         | 340.96' | 1075.00' | 18° 10' 21" | S79° 54' 52"W   | 339.53'      |
| C18         | 300.26' | 925.00'  | 18° 35' 55" | N80° 07' 39"E   | 298.94'      |
| C19         | 293.38' | 925.00'  | 18° 10' 21" | S79° 54' 52"W   | 292.15'      |
| C20         | 348.95' | 1075.00' | 18° 35' 55" | N80° 07' 39"E   | 347.42'      |

UTILITY STATEMENTS:

POTABLE WATER SERVICE  
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE  
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

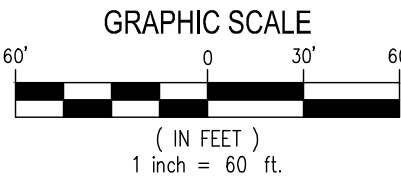
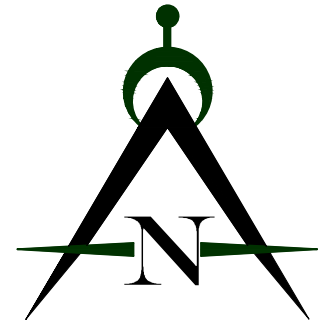
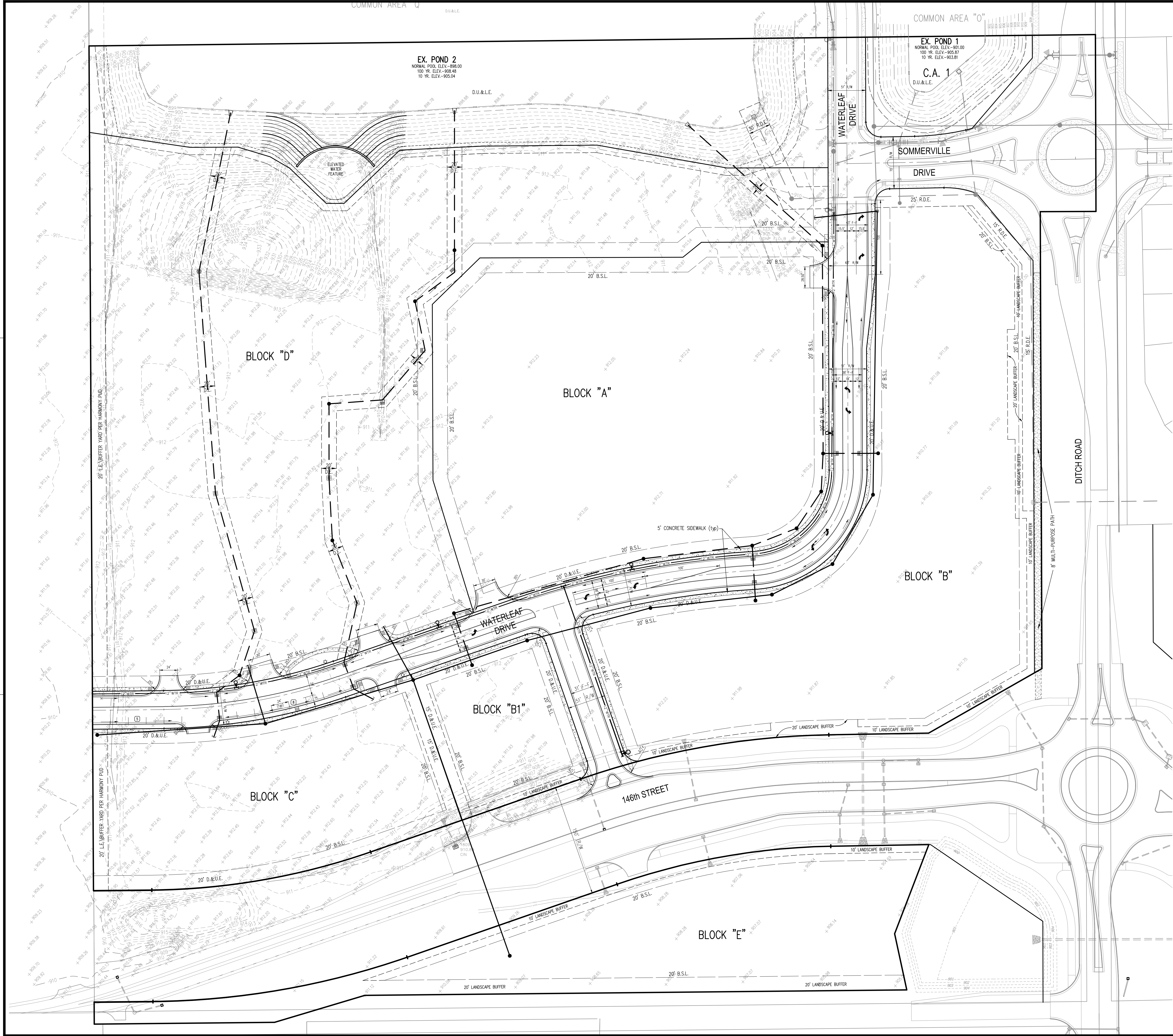
HAMILTON COUNTY REGULATED DRAINS  
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS  
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:  
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

REVISIONS:  
1. 04/22/16. kwk. Revises per IAC & MWD comments from IAC mtg. held on 4-19-16

File Path Name: J:\2015\15120-Harmony Hort. Apis\Draws\Primary Plat\P201.dwg - Date: Apr. 22,2016 - 10:23am



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Direction Arrow
- New Water Main w/Size (Public)
- New Fire Hydrant (Public)
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Existing Water Main
- Existing Fire Hydrant
- Existing Water Valve

**Innovative**  
Engineering & Consulting, Inc.

3861 Perry Boulevard  
Whitestown, IN 46075  
Ph. 317-769-2916  
Fax. 317-769-3880

REVISIONS:

|    |                                                                             |
|----|-----------------------------------------------------------------------------|
| 1. | 04/22/16, kwk. Revised per IAC & WMD comments from IAC mtg. held on 4-19-16 |
|----|-----------------------------------------------------------------------------|

PREPARED FOR:

**Estridge**  
Estridge Development Management, LLC  
12965 Old Meridian Street  
Carmel, IN 46032  
317-669-6209

Harmony  
Mixed Use District  
Westfield, Indiana  
Overall Development Plan

**PRELIMINARY  
PENDING  
AGENCY  
APPROVAL**

DATE: 03/25/16  
ISSUED: 03/25/16  
DRAWN BY: kwk  
CHECKED BY:  
JOB NUMBER: 15120  
SHEET # P201



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

May 2, 2016

1605-ODP-08, 1605-SPP-07, 1605-DDP-17

**Petition Number:** 1605-ODP-08, 1605-SPP-07, 1605-DDP-17

**Subject Property:** South side of 161<sup>st</sup> Street and the Monon Trail

**Petitioner:** Pulte Homes of Indiana, LLC by Weihe Engineers, Inc.

**Request:** Petitioner requests **Primary Plat, Overall Development Plan and Detailed Development Plan** review for 86 Townhouse Dwellings

**Current Zoning:** Viking Meadows PUD District Ord. 12-14 (Parcel E & F)

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 13.52 acres+/-

**Zoning History:** 0311-PUD-07 Viking Meadows PUD District (Ord. 04-22) (06/14/04)  
1308-PUD-09 Parcel E & F Amendment (Ord. 13-25) (10/14/13)

**Exhibits:**

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

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PROCEDURAL**

Approval of a Primary Plat and Overall 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 Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

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**PROJECT OVERVIEW**

**Location:** The 13.52-acre+/- site is located on both the southeast and southwest corners of 161<sup>st</sup> Street and the Monon Trail (collectively, the "Property") (see **Exhibit 2**).

**Description:** The request is for approval of a Primary Plat and Overall/Detailed Detailed Development Plan (see **Exhibit 3**) that includes eighty-six (86) townhouse dwellings. The development is proposed to include six (6) buildings (thirty (30) units) west of the Monon Trail (Parcel E) and eleven (11) buildings (fifty-six (56) units) east of the Monon Trail (Parcel F) (see **Exhibit 4**). The development is proposed to include 4.8 acres+/- of common area/open space.

Applicable Zoning: The applicable zoning district is the Viking Meadows Planned Unit Development (PUD) District, as established by Ordinance No. 04-22 (the “PUD Ordinance”), and amended by Ordinance 13-25 with respect to this property (the “Parcel E & F Amendment”). The subject property encompasses “Parcels” E and F of the Viking Meadows PUD District.

The Parcel E and F Amendment was requested by the petitioner at the request of neighbors in conjunction with the petitioner’s proposed Enclave and Springs PUD Ordinance (southwest corner of 161<sup>st</sup> Street and Oak Ridge Road) in 2013. The Parcel E and F Amendment: (i) expanded the types of permitted amenities for Parcels E and F; (ii) removed the provision that required the Viking Meadows amenities to be available for use by residents of Parcel E and F; (iii) removed commercial (LB-H businesses) uses as a permitted use for the Property; and (iv) expanded the applicability of which facades that garages may be located for multi-family dwellings.

Pursuant to the original PUD Ordinance (04-22), the proposed dwellings are a permitted use for the Property. The PUD Ordinance provides that if the Property is developed for the proposed dwelling type, then the MF2: Multi-Family Medium Density District shall be the underlying zoning district, as it was in force and effect at the time of the enactment of the PUD Ordinance (2004).

The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s May 2, 2016, meeting.

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

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

- 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.

**Comment: The Petitioner has revised the plans per TAC review comments and are continuing to coordinate with the Public Works Department.**

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

**Comment: The Petitioner has revised the plans per TAC review comments and are continuing to coordinate with the Public Works Department.**

- 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).

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**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 and underlying zoning district comments herein.**

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

**Comment: Property is located within The Viking Meadows Planned Unit Development (PUD) District. Please see District Standards comments herein.**

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.

**Comment: The Petitioner has revised the plans per TAC review comments and are continuing to coordinate with the Public Works Department.**

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.

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**DISTRICT STANDARDS (SECTIONS 6, 7, 8 AND EXHIBIT 15 OF THE PUD)**

**The plans comply with WC 16.04.040(B), as modified by the Viking Meadows PUD Ordinance (Exhibit 15).**

22) Section 7.2 (Parcel E) and 7.4 (Parcel F): The Permitted Use Exhibit (Exhibit 13 of the Original PUD) provides that Multifamily Dwellings, as proposed, are permitted. Multifamily Dwellings are defined in Exhibit 13 as “the use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.”

23) Maximum Density: 133 dwelling units (82 in Parcel E, 51 in Parcel F)

**Comment: Plans comply. 86 units are proposed (56 in Parcel E, 30 in Parcel F).**

24) Maximum per Structure: 10 dwelling units

**Comment: Plans comply. Proposed plans range between 4 and 6 du/structure.**

25) Minimum Unit Widths: 20 feet (see footnote \*\*\* in Exhibit 15 of Ord. 04-22)

26) Minimum Lot Area: 5,000 sq. ft.

27) Maximum Building Height: 45 feet

28) Minimum Dwelling Size: 1,500 sq. ft. (Parcel E) and 1,800 sq. ft. (Parcel F)

29) Minimum Building Setback Requirements:

- a) Front Yard: 25 feet
- b) Side Yard: 12 feet
- c) Rear Yard: 20 feet
- d) 161<sup>st</sup> Street: 65 feet

30) Minimum Building Separation: 20 feet

31) Off-Street Parking (WC 16.04.120): Two (2) parking spaces per multi-family dwelling unit is required, with a minimum size of ten (10) feet by twenty (20) feet. Parallel parking shall require twenty-four (24) feet in length.

32) Parcel Sizes: The size, dimensions, and acreage of each of the Parcels may be increased or decreased by up to fifteen percent (15%).

**Comment: Plans comply. The PUD Ordinance established Parcel E as 8.16 acres and Parcel F as 5.12 acres. The plans establishes Parcel E as 8.4 acres and Parcel F as 5.12 acres.**

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#### **ARCHITECTURAL STANDARDS (SECTION 9.6 AND 9.8 OF THE PUD)**

**Two building types have been submitted for review (see Exhibit 6) that include a “rear load” building for Block M and Block N (buildings parallel to 161<sup>st</sup> Street) and a “front load” building for the remaining buildings. Plans comply except as otherwise noted below.**

33) All new buildings or building additions shall utilize two (2) or more exterior building materials. Permitted materials include: brick, hardi-plank, wood, exterior insulation and finish system (EIFS). At least fifty percent (50%) of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building shall be hardi-plank, wood, or EIFS, in such percentages and amounts as determined by developer in its sole discretion.

**Comment: The front elevation is applied as the building façade with the residence’s front door. As a result, the plans comply with this standard; however, please note other comments herein regarding design elements and detailing to be continued completely around each building.**

34) Neither vinyl nor aluminum siding are permitted.

35) No one (1) building shall contain more than ten (10) attached single family residences.

36) A light shall be installed at the front of each attached residence; shall be equipped with photoelectric cell or similar to insure automatic illumination from dusk till dawn.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

37) All mailboxes shall be uniform in design, coloring, lettering, numbering.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

38) Number of street address shall be placed on the residence and mailbox and shall be of uniform design, coloring, and numbering. The number attached to residence shall be etched in stone, concrete, or other brass-type plate.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

39) Design elements and detailing shall be continued completely around each building. Such design elements shall include, but are not limited to: windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.

**Comment: Submitted floorplans depict the building façade offsets. Additional consideration and discussion may be warranted regarding whether the design elements and detailing from the front elevations (e.g., exterior wall materials, window treatment, roof line treatment) has been sufficiently “continued completely around each building” to comply with this standard. Due to the site design, many of the side and rear elevations are visible from the internal streets, perimeter of the site, the Monon Trail, and 161<sup>st</sup> Street.**

40) Roof form and design will include, where appropriate, varied pitches and ridge levels.

**Comment: Additional consideration and discussion may be warranted regarding the whether the variation to the roof form and design, particularly for those rear roofs visible from the perimeter of the site or the Monon Trail, is sufficient to comply with this standard.**

41) Minimum of eight-inch (8”) overhangs.

42) Buildings shall have windows on at least three (3) sides; provided however, that in the event of a side of a building does not have a window, then it shall have two (2) architectural breaks, such as a chimney or corner break.

43) All buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.

44) A multi-family building within one hundred and fifty (150) feet of a Viking Meadows Common Area (not including common areas within Parcels E and F) shall not include a garage door on the façade that is most parallel to and facing that common area.

45) There shall be no garage doors on the elevation of a multi-family building facing 161st Street (with respect to buildings closest to 161st Street).

## **LANDSCAPING STANDARDS (SECTION 10 OF THE PUD)**

The Petitioner has revised the plans per TAC review comments and the Department will continue to work with the petitioner to further bring the plans into compliance per the below comments. Landscape plans comply except as otherwise noted.

46) General Standards:

**Comment:**

- a) Please correctly label shade trees in plant list.
- b) Please include entry wall details on the landscape plan (e.g., height, materials).
- c) Please show proposed landscaping on Entrance Area Enlargement (Sheet L-2).

47) Section 10.1 Minimum Lot Landscaping: One (1) shade tree, one (1) ornamental tree or evergreen tree, and four (4) shrubs per dwelling unit.

**Comment:** Landscape plan needs revised to incorporate additional shrubs as follows:

|                  | Required               | Provided   | Revision |
|------------------|------------------------|------------|----------|
| Shade Trees      | 1 per d/u<br>86 total  | 115        | Complies |
| Ornamental Trees | 1 per d/u              | 88         | Complies |
| Evergreen Trees  | 86 total               | 145        | Complies |
| Shrubs           | 4 per d/u<br>344 total | 33 shrubs* | -105     |

*\*Plan Commission may approve a landscape plan that substitutes up to 60% of the required shrubs with an evergreen tree at a 1:3 (tree:shrub) ratio. 344 shrubs are required @ 60% = 206 shrubs that may be substituted with 69 evergreen trees. As a result, 138 shrubs are still required.*

48) Section 10.2 Buffer Yard Requirements:

- a) Neither buffer yard nor buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty (50) feet in width.
- b) Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre.
- c) Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail.
- d) Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet and no shrubs shall be required.

- e) Exhibit 21 of the PUD requires the following adjacent to 161<sup>st</sup> Street: a berm (undulating between 3 and 4 feet in height), one (1) evergreen tree per twenty (20) feet, and one (1) shade tree per twenty (20) feet.

**Comment:** Plans comply. Please darken mound lines for legibility and label mound locations on landscape plan for clarity with reference to mound detail on Sheet L-2.

|                     | Shade Trees |                     | Evergreen Trees |                     |
|---------------------|-------------|---------------------|-----------------|---------------------|
|                     | Required    | Provided (Revision) | Required        | Provided (Revision) |
| Parcel E (433 feet) | 22          | 30 (complies)       | 22              | 36 (complies)       |
| Parcel F (280 feet) | 14          | 14 (complies)       | 21              | 18 (complies)       |

#### **LIGHTING STANDARDS (SECTION 12 AND EXHIBIT 24 OF THE PUD)**

**Plans comply and will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

- 49) Coach lights, dusk to dawn lights, and landscape lights shall be permitted.
- 50) All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have shield, adjustable reflector, and non-protruding diffusor.
- 51) All lighting sources shall be directed away from reflective surfaces to minimize glare.
- 52) All lighting sources shall direct light away from adjacent property owners and public rights-of-way.
- 53) Light meter readings shall not exceed 0.5 foot-candles at property line.
- 54) All lights shall be fully shielded and direct light downward toward the earth's surface. All lights shall have a shield, adjustable reflector, and non-protruding diffusor.

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

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

- 55) Block Standards (Article 8.1)
- 56) Easement Standards (Article 8.3)
- 57) Monument and Marker Standards (Article 8.5)
- 58) Open Space and Amenity Standards (Article 8.6 and Section 13 & 16 of the PUD)

- a) At least 20% of the gross land area shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.

**Comment: Plans comply. 2.7 acres of open space is required, and 4.79 acres (35.4%) of open space is proposed.**

- b) A minimum of three (3) amenities shall be provided (Table 16.04.040-1 of Exhibit 12 of the Original PUD), which may include (as amended by the Amendment Ordinance): picnic/barbeque areas and playgrounds (one picnic/barbeque area that shall include **at least one barbeque grill and one picnic table per 50 dwelling units** and/or one large playground at least 5,000 square feet in area per 150 dwelling units); **dog park**; outdoor entertainment area to include a minimum of one gas grill, one table and seating for eight people; and, **a connection to the Monon Trail to include a minimum of seating for four (4) people, two (2) trees, and twelve (12) shrubs, and "Monon Trail" sign.**

**Comment: Plans comply and label three (3) amenities as follows: (1) Monon Trail Access; (2) Picnic/Barbeque Area; (3) Dog Park. Preliminary amenity area improvement details are provided on Sheet L-3 of the Landscape Plan. Dog Park: A double-gated entry is recommended. Please label ground cover as "lawn". Please identify refuse/waste station. Monon Trail Access: Please add label that Monon Trail Signs to be provided by Developer and that design and location to be approved by City.**

59) Pedestrian Network Standards (Article 8.7) and Monon Trail (Section 18 of the PUD)

- a) The developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon trail system installed and internal to the Real Estate.

**Comment: In coordination with the Public Works Department, Fire Department, and Parks Department, the private street crossing the Monon Trail is proposed at grade, just south of 161st Street. The Petitioner will continue to work with the Public Works Department on the final design of the crossing at the time of construction plan approval.**

60) Storm Water Standards (Article 8.8)

61) Street and Right-of-Way Standards (Article 8.9) and Road Cuts (Section 15 of the PUD)

**Comment: The Petitioner has revised the plans per TAC review comments and are continuing to coordinate with the Public Works Department.**

62) Street Light Standards (Article 8.10)

63) Street Sign Standards (Article 8.11)

64) Surety Standards (Article 8.12)

65) Utility Standards (Article 8.13)

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**PRIMARY PLAT REVIEW COMMENTS**

**The plans comply.**

- 66) Proposed name of subdivision.
- 67) Names and addresses of the owner, owners, land surveyor or land planner.
- 68) Title, scale, north arrow and date.
- 69) 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.
- 70) Easements (locations, widths and purposes).
- 71) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 72) Layout of Lots (showing dimensions, numbers and square footage).
- 73) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 74) 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%).
- 75) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 76) Building setback lines.
- 77) Legend and notes.
- 78) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 79) Other features or conditions which would affect the subdivision favorable or adversely.
- 80) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 81) 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.
- 82) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 83) 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.
- 84) 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.

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#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the May 2, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).



**Petition Number:** 1605-DDP-16

**Subject Site Address:** 380 South Junction Crossing

**Petitioner:** Cooperstown Partners, LLC

**Representative:** Michael House, Cooperstown Partners, LLC

**Request:** Detailed Development Plan review for a 9,800sf medical office building on 1.146 acres +/- in the Spring Mill Station SEC PUD District.

**Current Zoning:** Spring Mill Station SEC PUD

**Current Land Use:** Residential

**Approximate Acreage:** 1.146 acres+/-

**Property History:** 1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)  
1507-SPP-17 (Primary Plat)  
1507-ODP-17 (Overall Development Plan)  
1507-SFP-22 (Secondary Plat)  
1605-SFP-12 (Secondary Plat Amendment, pending)

**Exhibits:** 1. Staff Report  
2. Location Map  
3. Site Plan  
4. Elevations

**Staff Reviewer:** Pam Howard, Associate Planner

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### **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.

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### **PROJECT OVERVIEW**

The 1.146 acre+/- site is located in the Spring Mill Station SEC commercial subdivision, located at the southeast corner of 161<sup>st</sup> Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for construction of a 9,800 square foot medical office building on the property. The applicable zoning district is the Spring Mill Station SEC PUD District.

The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's May 2, 2016, meeting.

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

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



- 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.  
**Comment: Working with petitioner to ensure compliance.**
- 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.  
**Comment: Working with petitioner to ensure compliance.**
- 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.  
**Comment: Working with petitioner to ensure compliance.**
- 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.  
**Comment: Working with petitioner to ensure compliance.**
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.  
**Comment: Working with petitioner to ensure compliance.**
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.  
**Comment: Working with petitioner to ensure compliance.**
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.  
**Comment: Working with petitioner to ensure compliance.**
- 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.  
**Comment: Petitioner coordinating with the Public Works Department and utility providers.**
- 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:
- The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - 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.

**Comment: Petitioner coordinating with the Public Works Department and utility providers.**

#### **DISTRICT STANDARDS**

**The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD except for those items identified as outstanding below:**

#### **22) General Regulations (Section 4.1)**

- General Requirement:** Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- Use of Required Yards:** If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.
- Maximum Building Height:** 45' above grade
- Pedestrian Accessibility:**
  - 8' wide perimeter path along 161<sup>st</sup> Street and Spring Mill Road
  - 5' wide pedestrian walkways from perimeter paths to building entrances
  - All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.
  - 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.

**Comment: Working with petitioner to ensure compliance.**

- 8' wide pedestrian walkway from 161<sup>st</sup> Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
  - Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.
- Comment: Working with petitioner to ensure compliance.**
- Trash Enclosures:** Trash containers shall:
    - Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
    - Not be located between the front line of the primary building and the front lot line

- iii) Not be located in any required yard
- iv) Not be oriented towards residential properties or rights-of-way where reasonably possible.

**Comment: Working with petitioner to ensure compliance.**

23) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.

24) Landscaping and Screening (Section 4.3)

- a) Shall be provided in accordance with the Zoning Ordinance.
- b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
- c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
- d) Minimum buffer yards:
  - i) 161<sup>st</sup> Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.
  - ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance  
**Comment: Not applicable to this lot.**
  - iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings  
**Comment: Not applicable to this lot.**
  - iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.  
**Comment: Noted.**

25) Sign Standards (Section 4.4)

**Comment: Will be reviewed as each sign permit application is filed.**

26) Lighting (Section 4.5)

- a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.

- e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- f) Neon Lights. Neon lighting shall not be permitted.
- 27) Drive-Thru Regulations (Section 5.1)
  - a) Drive-thru facilities shall only be permitted as follows and for the following uses:
    - i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
    - ii) A bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility.
- 28) Illustrative Conceptual Rendering Exhibit (Section 5.2)
  - a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character or the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.

#### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

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

- 29) Accessory Use and Building Standards (Article 6.1)
  - a) Screening of Receptacles and Loading Areas (Article 6.1(H))
- 30) Architectural Standards (Article 6.3)
  - a) Mechanical Screening  
**Comment: Working with petitioner to ensure compliance.**
  - b) Building Materials  
**Comment: Working with petitioner to ensure compliance.**
  - c) Architectural Theme
  - d) Four-Sided Architecture
  - e) Building Elevations
  - f) Gutters and Downspouts  
**Comment: Working with petitioner to ensure compliance.**
  - g) Roof Design  
**Comment: Working with petitioner to ensure compliance.**
  - h) Main Entrances
  - i) Windows
  - j) Awnings
- 31) Building Standards (Article 6.4)



- 32) Fence Standards (Article 6.5)
- 33) Height Standards (Article 6.6)
- 34) Landscaping Standards (Article 6.8)
  - a) General Screening Standards (Article 6.8(H))  
**Comment: Working with petitioner to ensure compliance.**
  - b) Minimum Lot Landscaping Requirements (Article 6.8(K))
  - c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. 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  
**Comment: Not applicable to this lot.**
  - f) Interior Parking Area Landscaping  
**Comment: Working with petitioner to ensure compliance.**
  - g) Perimeter Parking Area Landscaping
- 35) 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.  
**Comment: Superseded by PUD, see #26e.**
  - c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.  
**Comment: Working with petitioner to ensure compliance.**
  - 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.
- 36) Lot Standards (Article 6.10)
- 37) Outside Storage and Display (Article 6.12)
- 38) Outdoor Café and Eating Areas (Article 6.13)
- 39) Parking and Loading Standards (Article 6.14)  
**Comment: Working with petitioner to ensure compliance.**
- 40) Setback Standards (Article 6.16)
- 41) 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.**
- 42) Vision Clearance Standards (Article 6.19)
- 43) Yard Standards (Article 6.21)

**DESIGN STANDARDS (Chapter 8 of UDO)**

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

- 44) Easement Standards (Article 8.3)



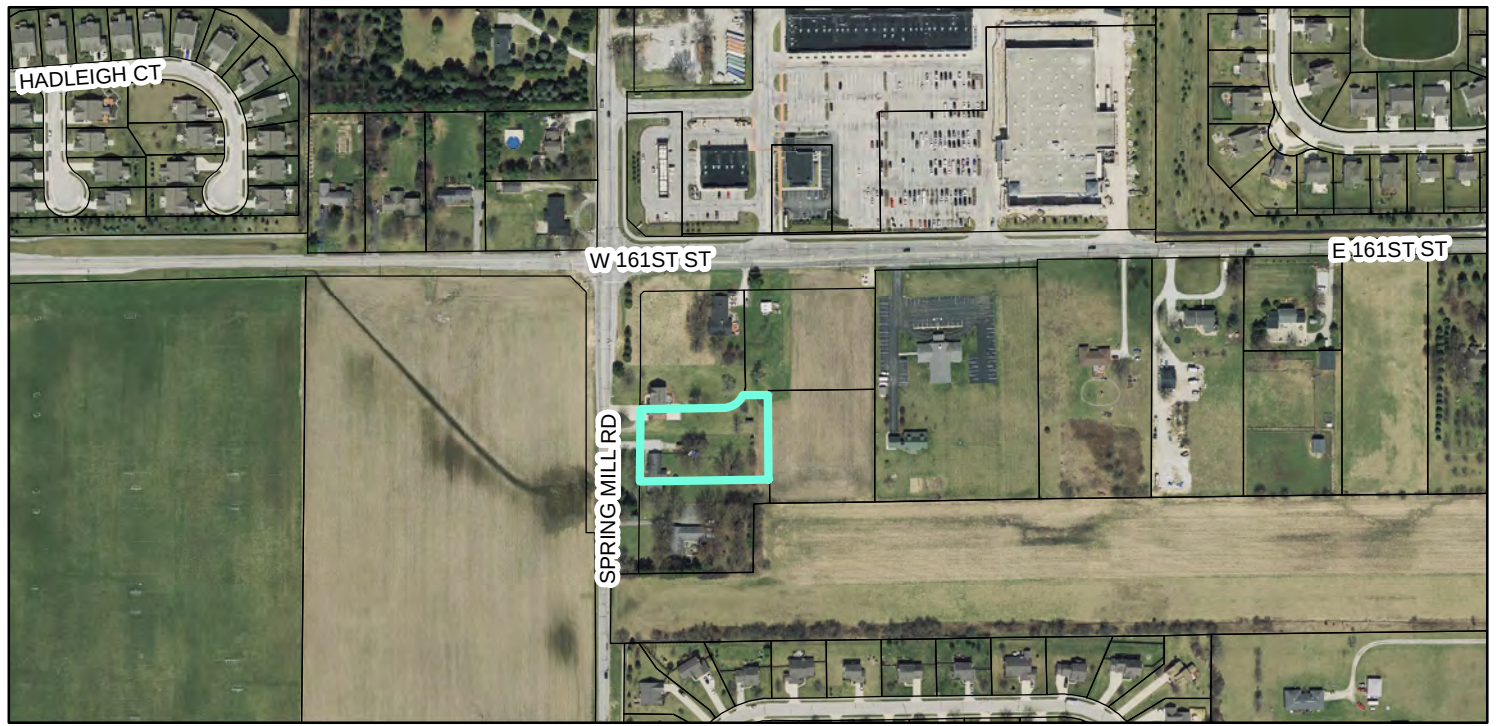
**Comment: Petitioner coordinating with the Public Works Department and utility providers.**

- 45) Pedestrian Network Standards (Article 8.7)
  - 46) Street and Right-of-Way Standards (Article 8.9)
  - 47) Surety Standards (Article 8.12)
  - 48) Utility Standards (Article 8.13)
- 

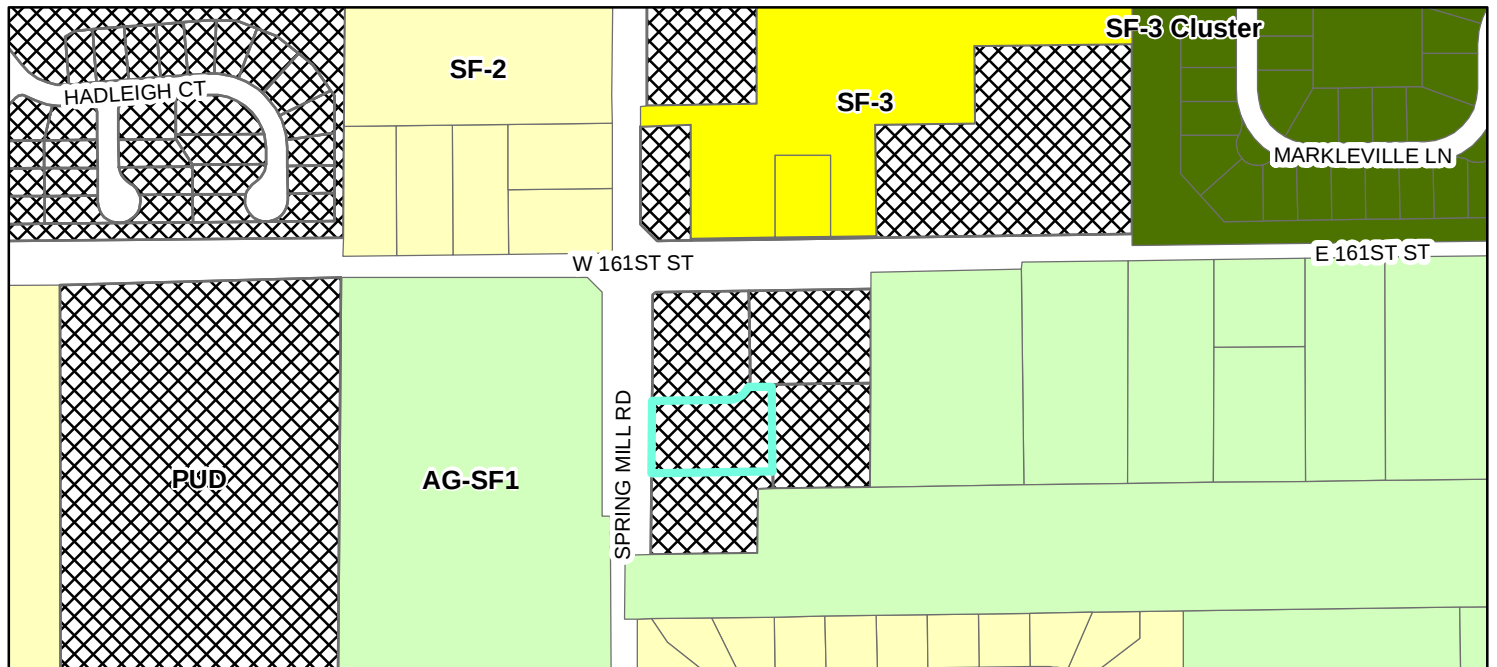
#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the May 2, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).

**Aerial Location Map**



**Zoning Map**



**Zoning**

|                                                                                    |                                          |                                                                                     |                          |
|------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|
|  | AG-SF1 (Agriculture - Single Family - 1) |  | SF-2 (Single Family - 2) |
|  | PUD (Planned Unit Development)           |  | SF-3 (Single Family - 3) |
|                                                                                    |                                          |  | SF-3 Cluster             |



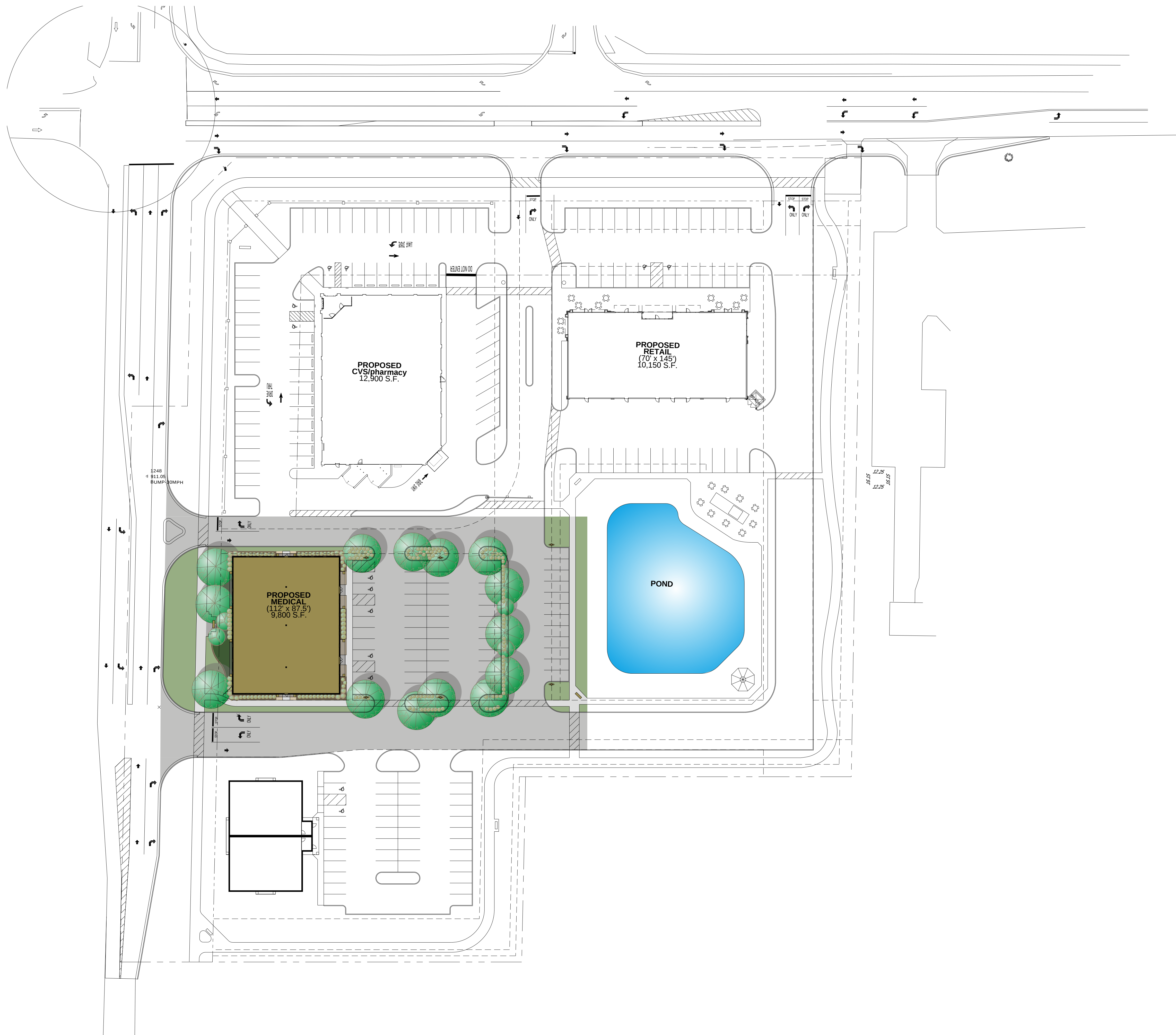
PROPOSED MEDICAL  
**IU HEALTH**  
**SPRING MILL STATION**  
161st & SPRING MILL ROAD (SEC)  
WESTFIELD, INDIANA

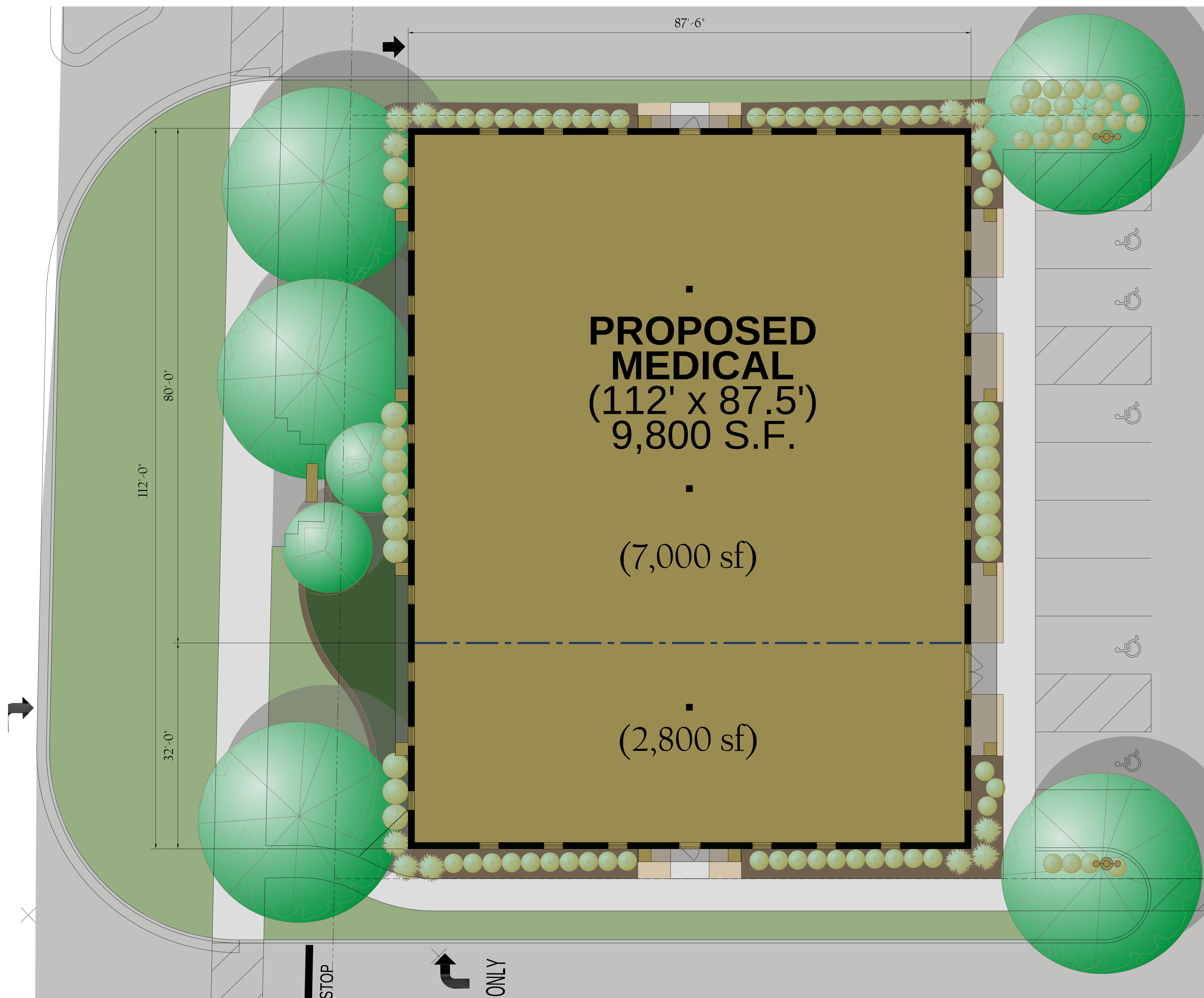
Lamson & Condon  
ARCHITECTURE  
INTERIOR DESIGN

REVISED: MARCH 30, 2016  
BUDGET 4

**ARCHITECTURAL  
SITE PLAN**

0' 24' 50' 100'





PROPOSED MEDICAL  
**IU HEALTH**  
SPRING MILL STATION  
161st & SPRING MILL ROAD (SEC)  
WESTFIELD, INDIANA

Lamson & Condon  
ARCHITECTURE  
INTERIOR DESIGN  
REVISED: MARCH 30, 2016  
BUDGET 4

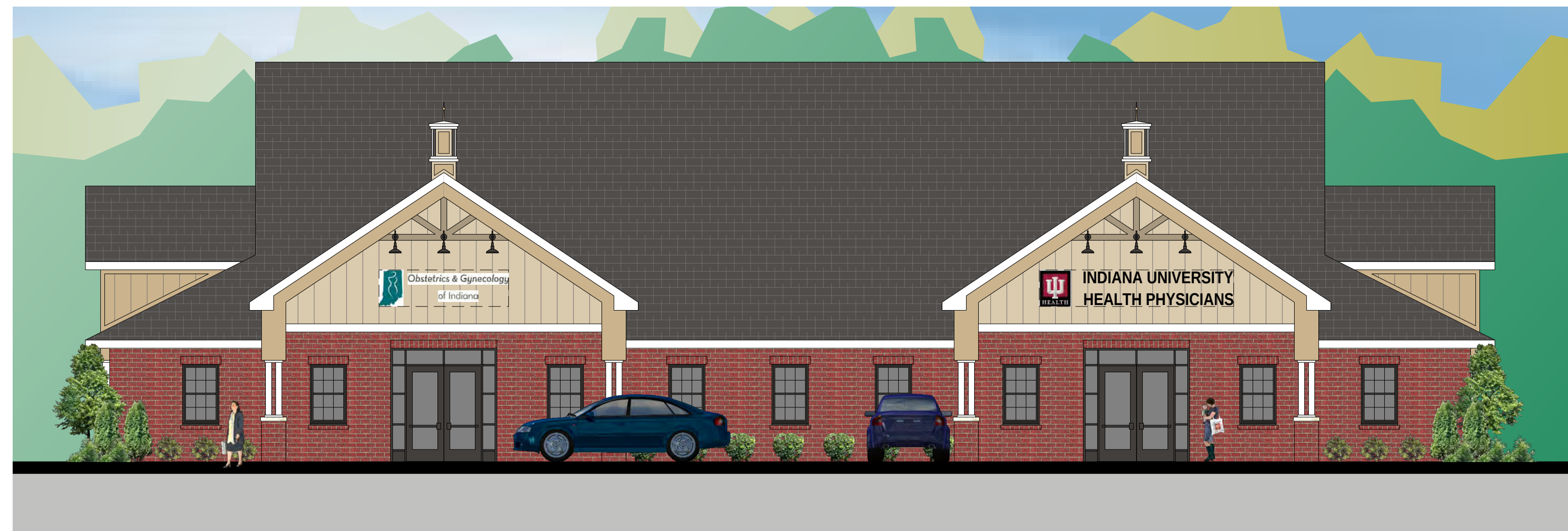
## FLOOR PLAN

0' 5' 10' 20'





WEST ELEVATION - STREET SIDE



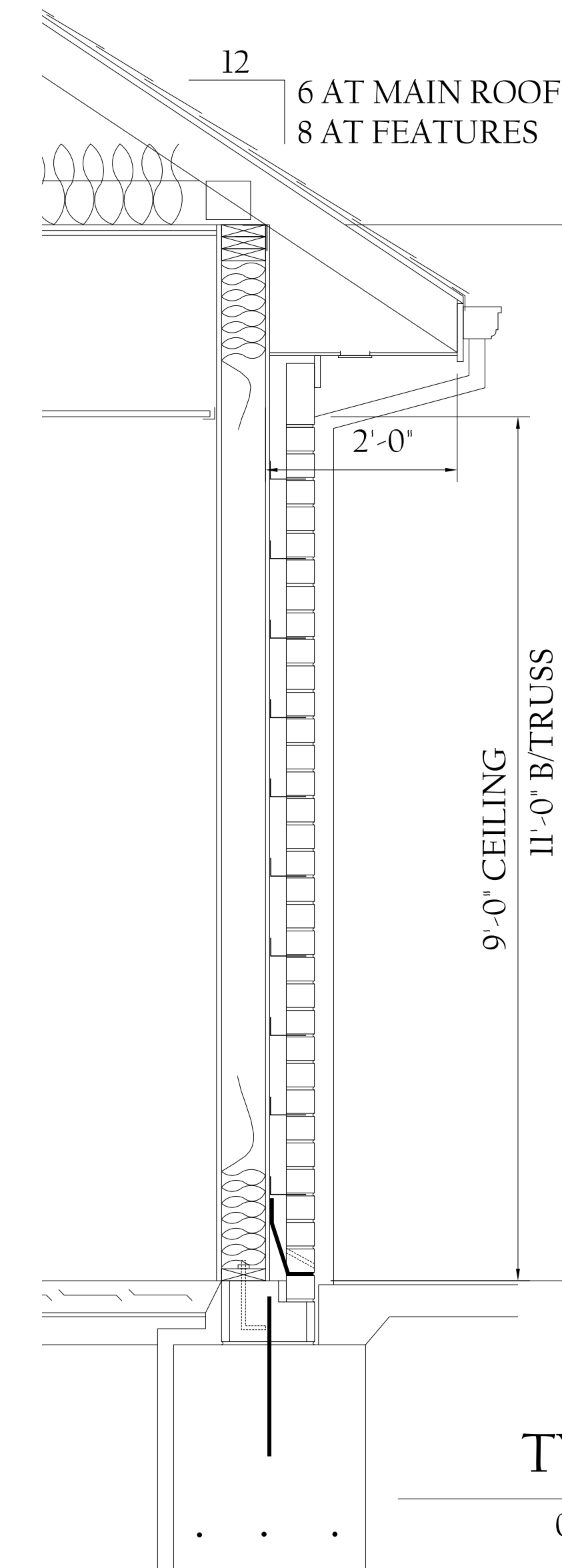
EAST ELEVATION - ENTRY & PARKING SIDE



NORTH ELEVATION - SIDE



SOUTH ELEVATION -SIDE



TYPICAL SECTION



PROPOSED MEDICAL  
**IU HEALTH**  
**SPRING MILL STATION**  
 161st & SPRING MILL ROAD (SEC)  
 WESTFIELD, INDIANA

Lamson & Condon  
 ARCHITECTURE  
 INTERIOR DESIGN

REVISED: MARCH 30, 2016  
 BUDGET 4

**ELEVATIONS**





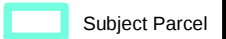
# Property Location Map

## Indianapolis Hebrew Congregation

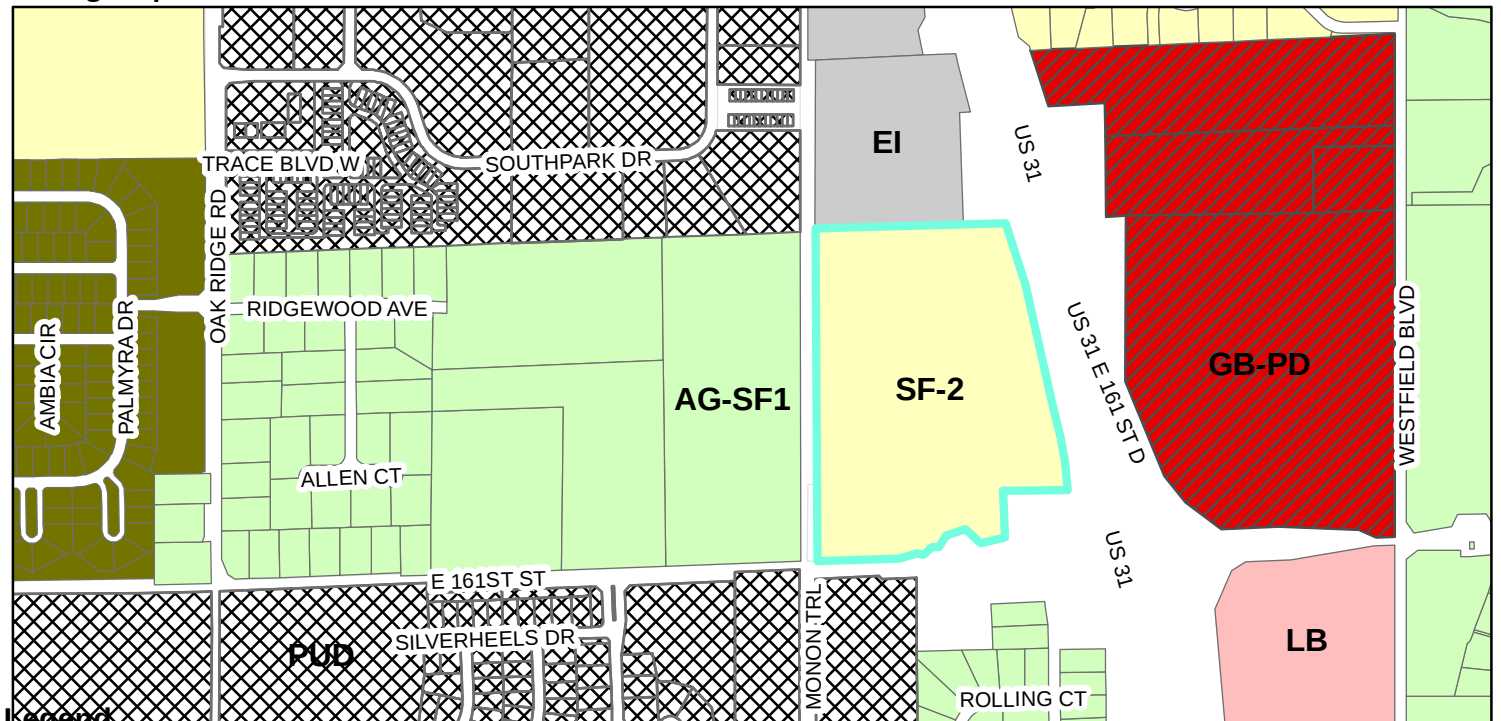
### 1604-PUD-05 & 1604-DDP-14



#### Aerial Location Map



#### Zoning Map



#### Legend

|                                                |                                |
|------------------------------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1)       | LB (Local Business)            |
| EI (Enclosed Industrial)                       | PUD (Planned Unit Development) |
| GB-PD (General Business - Planned Development) | SF-2 (Single Family - 2)       |
| SF-3 Cluster                                   | Parcel                         |

## ORDINANCE NUMBER 16-06

### 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 "**IHC 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. 1604-PUD-05**), requesting an amendment to the Unified Development Ordinance, 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. 1604-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a                      recommendation (     -     ) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on                     , 2016;

**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 "**IHC 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 **Cemetery Renovation Area.** A part of the Real Estate more particularly described in **Exhibit B**, attached hereto.
- 2.2 **Remaining Real Estate.** The Real Estate except the Cemetery Renovation Area.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, 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 two (2) geographic areas as illustrated on the Concept Plan. The Cemetery Renovation Area shall be developed in substantial compliance with the Concept Plan.

**Section 4.** **Remaining Real Estate.** The permitted uses and applicable standards for the Remaining Real Estate shall be those of the UDO applicable to the SF2: Single Family Low Density District and the US Highway 31 Overlay District.

**Section 5.** **Cemetery Renovation Area.** The following shall apply to the Cemetery Renovation Area only:

- 5.1 **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted within the District. In addition, a Cemetery shall be permitted within the Cemetery Renovation Area.
- 5.2 **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF2: Single Family Low Density District. The US Highway 31 Overlay District (Article 5.2) shall not apply.
- 5.3 **General Regulations.** Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply with the exception that the Minimum Building Setback Line for the Front, Side and Rear Yard shall be five (5) feet.

5.4 **Development Standards.** Chapter 6: Development Standards, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below:

- A. **Landscaping Standards:** Article 6.8 shall apply except as modified below.
  - i. Article 6.8(E)(3) Tree Inventory and Article 6.8(E)(5) Replacement shall not apply.
  - ii. Article 6.8(G)(4)(d) Minimum Distance from Sidewalk and Curb shall only apply to a public Street.
  - iii. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; however, the Open Space / Common Area land use standards shall be applied to the Cemetery Renovation Area.
  - iv. Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; rather, the existing landscaping as generally identified on the Concept Plan shall apply.
  - v. Article 6.8(N) Buffer Yard Requirements shall not apply. The existing vegetation along the Cemetery Renovation Area's Monon Trail lot line shall be preserved. A temporary clearing of approximately four (4) feet in width shall be permitted to facilitate the installation of a six (6) foot tall chain link fence north of the existing fence. The east side of the new fence shall be planted with seven (7) feet tall arborvitae at a quantity and spacing consistent with the spacing and arrangement of the existing arborvitae along the Cemetery Renovation Area's 161st Street frontage.
  - vi. Article 6.8(O) Parking Area Landscaping shall not apply.
- B. **Parking and Loading Standards:** Article 6.14 shall apply, except as otherwise modified below.
  - i. Article 6.14(G) Off-street Parking shall not apply. Parking for visitors and funeral processions shall be permitted and provided along the Cemetery Renovation Area's internal drive.
  - ii. Article 6.14(H) Bicycle Parking shall not apply.
- C. **Sign Standards:** Article 6.17 shall apply, except as otherwise modified below.
  - i. Monument Sign for the Cemetery Renovation Area may be incorporated into a landscape feature, wall or other decorative feature as long as the Monument Sign's Sign Area and Sign

Height otherwise complies with Article 6.17.

- ii. No minimum setback shall be required from a Residential District for an illuminated sign.

D. Vision Clearance Standards: Article 6.19 shall not apply.

**Section 6.** **Design Standards.** The standards of Chapter 8: Design Standards shall apply except as modified below.

- A. Pedestrian Network Standards: Article 8.7 shall apply, except for Article 8.7(D) Perimeter/External Pedestrian Network Standards, which shall be modified to require an eight (8) foot wide asphalt path along the Cemetery Renovation Area's 161st Street frontage. The path shall be installed at the time of development activities on the Remaining Real Estate.
- B. Street and Right-of-Way Standards: Article 8.9 shall apply, except for Article 8.9(D) Dedication of Right-of-way, which shall be modified to require a half right of forty (40) feet along the Cemetery Renovation Area's 161<sup>st</sup> Street frontage which shall be dedicated as part of the secondary plat for the Real Estate or prior to the renovation development activities of the Cemetery Renovation Area, whichever occurs first.

**Section 7.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

**Section 8.** **Development Plan Review.** The standards of Article 10.7 Development Plan Review shall apply; however, the review and approval of the Detailed Development Plan for the Cemetery Renovation Area shall be delegated to the Director.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2016.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

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Jim Ake

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Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

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Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-06** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-06**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-06**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

IHG - PUD District Ordinance Draft #3 040716

**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Cemetery Renovation Area

Exhibit C      Concept Plan

**EXHIBIT A**  
**REAL ESTATE**  
(Page 1 of 3)

Add legal Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to the POINT OF BEGINNING of this description; thence continue North 00 degrees 00 minutes 20 seconds West 915.20 feet along the eastern boundary line of said City Tract to the northern boundary line of a tract of land granted to Indianapolis Hebrew Congregation recorded as Instrument Number 85-6565 in said Office of the Recorder; thence North 87 degrees 26 minutes 02 seconds East 822.21 feet along said northern boundary line to the western right of way line of US 31 as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; the next four (4) courses are along said western right of way line; (1) thence South 18 degrees 40 minutes 16 seconds East 285.20 feet; (2) thence South 12 degrees 50 minutes 41 seconds East 265.07 feet; (3) thence South 12 degrees 56 minutes 48 seconds East 400.00 feet; (4) thence South 08 degrees 41 minutes 21 seconds East 246.93 feet to the northern boundary line of a tract of land granted to the State of Indiana hereafter referred to as "State Tract" recorded as Instrument Number 2012-029931 in said Office of the Recorder; the next two (2) courses are along the northern and western boundary lines of said State Tract; (1) thence South 87 degrees 33 minutes 49 seconds West 277.71 feet; (2) thence South 00 degrees 19 minutes 15 seconds West 192.44 feet to the northern right of way line of 161<sup>st</sup> Street as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; thence South 75 degrees 03 minutes 06 seconds West 107.04 feet along said northern right of way line to a point on the eastern line of a tract of land granted to the City of Westfield recorded as Instrument Number 2012-044204 in said Office of the Recorder; then next two (2) courses are along the eastern and northern boundary lines of said tract' (1) North 50 degrees 01 minutes 01 seconds West 97.61 feet; (2) thence South 71 degrees 18 minutes 34 seconds West 86.40 feet; thence North 30 degrees 36 minutes 56 seconds East 20.71 feet to a rebar set; thence North 02 degrees 09 minutes 21 seconds West 150.10 feet to a rebar set; thence North 26 degrees 11 minutes 18 seconds West 287.51 feet to a rebar set; thence South 87 degrees 35 minutes 12 seconds West 438.26 feet to the Point of Beginning, containing 24.480 acres, more or less.

ALSO:

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet

**EXHIBIT A**  
**REAL ESTATE**  
(Page 2 of 3)

along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161<sup>st</sup> Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

**EXHIBIT A**  
**REAL ESTATE**  
(Page 3 of 3)



**EXHIBIT B**  
**Cemetery Renovation Area**  
(Page 1 of 2)

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161<sup>st</sup> Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

**EXHIBIT B**  
**Cemetery Renovation Area**  
(Page 1 of 2)



## EXHIBIT C Concept Plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1604-PUD-05.



|                                    |           |
|------------------------------------|-----------|
| RECAP:                             |           |
| EXISTING:                          | 1440      |
| PHASE 1: 980 NET                   |           |
| PHASE 2: 1720 NET                  |           |
| TOTAL:                             | 4140      |
| EXISTING AVAILABLE = 600 (APPROX.) |           |
| TOTAL AVAILABLE                    | = 3300    |
| ABSORPTION / YR.                   | = 33      |
| YEARS                              | = 100YRS. |

And the earth returns to the land as it was,  
and the spirit returns to God, who gave it

Ecclesiastes 12:7



Earth you are, and to  
earth you will return

Genesis 3:19

# CEMETERY RENOVATION

## INDIANAPOLIS HEBREW CONGREGATION

### EAST 161ST STREET WESTFIELD INDIANA

N  
CEMETERY PLAN - PHASE 1  
16' 32' 64' 96'  
ORIGINAL SCALE PRINTED @ 24X36 IS 1/32" = 1'-0"

DAVID RAUSCH STUDIO  
Architecture & Interiors

18 FEBRUARY 2016 PRELIMINARY

## **March 29, 2016 Wilshire Neighborhood Meeting Summary**

**Project:** Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

**Date:** Tuesday, March 29, 2016 at 6:00 p.m.

**Location:** Westfield City Hall building, 130 Penn Street, Westfield, Indiana

**Attendees:** Carolyn Hiser – Indianapolis Hebrew Congregation

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Amanda Rubadue – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

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### **Summary of Neighbor Questions and Petitioner's Responses:**

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What is the drainage plan for this project? Will there be any changes to drainage pattern for drainage coming off of this site as a result of this project?

Response: Our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

2. Why are you seeking a PUD? Doesn't a PUD require a mix of uses?

Response: The City's Unified Development Ordinance does not require PUD's to have a mix of uses. We are seeking a PUD as a result of the US 31 Overlay Zone and its limitations regarding our proposed use for the expansion of the cemetery. The remaining 24 acres to the north of the cemetery expansion area will retain its current R2 zoning in our proposed PUD.

3. Will your proposal have any drainage impacts to the west of your site beyond the location of the Monon Trail?

Response: Again, our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

4. Will there be any new signage for your proposal; and if so, where will it be located?

Response: The only proposed signage will be a entryway sign as you enter the site off the roundabout.

5. Your PUD has a section that discusses “Infrastructure Standards”. What does that mean?

Response: The infrastructure standards are the standards in place for the construction of public improvements. The proposed language allows the Plan Commission and Westfield Public Works to vary those standards in the future based on the noted criteria.

6. Section 9 of your PUD discusses ROW standards, can you explain the ROW standards that you are seeking?

Response: We want to specify the types of ROW standards and road dedications we will be making along 161<sup>st</sup> Street since there are existing gravesites adjacent to this location and we do not want to have to relocate them. However, we still plan on dedicating ROW along 161<sup>st</sup> so that the ROW can accommodate a path. The PUD provides that the dedication of the ROW for 161<sup>st</sup> Street and the construction of the proposed path along 161<sup>st</sup> Street will occur when future development occurs.

7. Section 10 of your PUD discusses approval of the development plan by the “Director”, what does that mean?

Response: The only portion of the proposal that is subject to development plan review and approval relates to the cemetery site and the expansion area of the cemetery site. While the Plan Commission will be reviewing this plan as part of its review of the PUD request, the PUD is requesting that the Director have the authority to approve the Development Plan administratively.

8. Where will future roads be located through the northern section of your site?

Response: Our proposal for the expansion of the cemetery site includes access from the “stub road” at the north leg of the round-a-bout. As far as the actual location or configuration of this future road through the northern portion of our site and beyond, we do not know where the future road will be located because we do not know when the northern portion of our site will develop or how it will develop.

## Neighborhood Meeting Sign In-Sheet

**Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05**

**Tuesday, March 29, 2016 at 6:00 p.m. Westfield City Hall building, 130 Penn Street, Westfield, IN**

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NAME

ADDRESS

PHONE

EMAIL

1. Ashley Bedell

2. ~~X~~

3. LINDA NAAS

4. Bruce CARLSTEDT

5.

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## Pamela Howard

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**From:** Jim Grose <sprink44@ameritech.net>  
**Sent:** Monday, April 4, 2016 5:11 PM  
**To:** APC; Pamela Howard  
**Subject:** 1604-PUD-04 IHC PUD Public Comment

April 4, 2016

Advisory Plan Commission  
[130 Penn Street](#)  
[Westfield, IN 46074](#)

Dear Members of the Advisory Plan Commission:

I am writing to provide public comment regarding Docket No. 1604-PUD-04, Indianapolis Hebrew Congregation PUD, which is scheduled to have a public hearing at tonight's meeting. I am not able to attend the meeting, so I wanted to provide written comment via e-mail. By no means am I writing in opposition of the proposal. I would simply like to provide my thoughts regarding the right-of-way provisions of the proposed PUD.

On October 14, 2013, the Thoroughfare Plan was amended and [161st Street](#) was reclassified from a secondary arterial to a primary arterial. The Thoroughfare Plan recommends a minimum right-of-way width of 150 feet for primary arterials, 120 feet for secondary arterials, and 100 feet for collectors. After review of the proposed PUD Ordinance and associated right-of-way exhibit, it appears that only a minimal amount of land is proposed to be dedicated as additional right-of-way. The additional land would increase the half right-of-way north of the centerline of [161st Street](#) to approximately 27 feet. Pulte Homes already dedicated land on the south side of [161st Street](#) so that the half right-of-way south of the centerline is 60 feet. When combined, that would provide a total of only approximately 87 feet of right-of-way, which is less than what is recommended for a collector. I understand this is a unique situation since there is an existing cemetery on the IHC parcel, but I wonder if the amount of right-of-way that is currently proposed to be dedicated is enough.

With [161st Street](#) being one of the few exits from US 31 and it leads to the up-and-coming Springmill Station area and other growth on the west side, I believe the section of [161st Street](#) just west of US 31 should essentially be treated as a gateway to the west side of Westfield. It is imperative that the IHC property, Retreat on the Monon property (owned by Pulte Homes and zoned under the Viking Meadows PUD), and the inevitable future expansion of [161st Street](#) are planned with that in mind. The roundabout intersections with IHC/Farr Hills Drive and Oak Ridge Road were constructed for four lanes on [161st Street](#). There needs to be sufficient right-of-way for future expansion of [161st Street](#) to be implemented properly. It is my understanding that Pulte Homes is preparing to submit a new proposal for the Retreat on the Monon if they have not done so already. Once the IHC and Retreat on the Monon projects are approved, it will not be easy to obtain additional right-of-way if it is determined that more would be needed.

I would also like to comment about the proposed six-foot concrete sidewalk to be installed on the north side of [161st Street](#). The Thoroughfare plan recommends that an eight-foot multi-use path be installed. The proposal may be due to the type and width of sidewalk that was installed by the Indiana Department of Transportation on [161st Street](#). It is unfortunate that narrower infrastructure was installed and I believe that it is necessary for a larger path to be installed where there is an option to do so. The IHC parcel borders the Monon Trail. There will most likely be a larger amount of people with various modes of transportation that will use the pedestrian

infrastructure in the area. Once infrastructure is constructed on all of the parcels going east from the Monon Trail to Union Street there will most likely be people that will use it to access the Monon Trail. Also, people west of the area may use the infrastructure to access areas that will be developed to the east, such as the remainder of the IHC parcel and the parcels on the east side of US 31.

It is my understanding that the Public Works Department is still in the process of reviewing the IHC PUD and will most likely provide feedback regarding these items. Obviously, the professionals employed by the Public Works Department will know what amount of right-of-way will be needed for the future expansion of [161<sup>st</sup> Street](#). That being said, I wanted to submit my thoughts based on the information that is currently available. Thank you for your time and your service to the residents of Westfield.

Sincerely,

Jim Grose



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 4, 2016  
1604-PUD-05  
Exhibit 1

**Docket Number:** 1604-PUD-05 (Ordinance No. 16-06)

**Petitioner:** Indianapolis Hebrew Congregation, Inc.

**Request:** A change in zoning from the Single-Family 2 District (SF-2) to the IHC PUD Ordinance to accommodate the expansion of the existing cemetery on the subject property.

**Current Zoning:** SF-2: Single-Family Low Density District

**Current Land Use:** Cemetery / Agricultural

**Acreage:** 30.91 +/- acres

**Exhibits:**

1. Staff Report
2. Location Map
3. Ordinance 16-06
4. Concept Plan
5. Neighborhood Meeting Summary

**Staff Reviewer:** Pam Howard

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**PETITION HISTORY**

This petition was introduced at the March 14, 2016, City Council meeting. The petition received a public hearing at the April 4, 2016, Advisory Plan Commission (the "APC") meeting.

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**PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting a change in zoning to the IHC Planned Unit Development (PUD) District Ordinance No. 16-06 (the "PUD Ordinance") (see **Exhibit 3**) for the 30 acres located on the north side of 161<sup>st</sup> Street, west of US Highway 31 (see **Exhibit 2**).

**Property History:** The property is currently zoned the SF-2: Single-Family Low Density District and is located in the US Highway 31 Overlay District. The existing cemetery is a legally established nonconforming use.

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## **ZONING REQUEST**

The petitioner requests this change in zoning to allow the expansion of the existing Indianapolis Hebrew Congregation cemetery.

Concept Plan: The proposed PUD Ordinance incorporates a Concept Plan, and divides the Real Estate into two (2) areas; the Cemetery Renovation Area, and the Remaining Real Estate

Default Standards: The proposed PUD Ordinance (see **Exhibit 3**) defaults to the SF-2 District as the Underlying Zoning District. The US Highway 31 Overlay District will apply to the Remaining Real Estate, but not the Cemetery Renovation Area.

Permitted Uses: The proposed PUD Ordinance permits those uses identified within the Underlying Zoning District. Additionally, the proposed PUD Ordinance permits a Cemetery in the Cemetery Renovation Area.

General Regulations and Development Standards: As proposed, the PUD Ordinance defaults to the General Regulations and Development Standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”), and it also incorporates modifications to accommodate the expansion of the existing Cemetery. The Modifications apply only to the Cemetery Renovation Area, and are as follows:

Minimum Building Setback Lines: The proposed PUD Ordinance reduces the Minimum Building Setback Line to five (5) feet for the Front, Side, and Rear Yards.

Landscaping Standards: The proposed PUD Ordinance incorporates a Concept Plan which shows the existing and proposed landscaping.

Parking and Loading Standards: The proposed PUD Ordinance permits parking along the internal drive in lieu of off-street parking. Additionally, the proposed PUD Ordinance does not require Bicycle Parking.

Sign Standards: The proposed PUD Ordinance permits the Monument Sign for the Cemetery to be incorporated into a landscape feature, wall or other decorative feature as long as the Sign Area and Height otherwise comply with Article 6.17 of the UDO. Additionally, the proposed PUD Ordinance does not require a setback for the illuminated sign from a residential district.

Vision Clearance Standards: As proposed, the Vision Clearance Standards would not apply.

Design Standards: As proposed, the PUD Ordinance requires an eight (8) foot wide asphalt path along the Property’s 161<sup>st</sup> Street frontage to be constructed at the time of development activities on the Remaining Real Estate. Additionally, the proposed PUD Ordinance requires that a forty (40) foot half right of way be dedicated as part of the secondary plat, or when cemetery renovation activities begin, whichever occurs first. The Petitioner has worked with the Public Works Department in developing these standards.

Development Plan Review: As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the Cemetery Renovation Area to the Director of the Economic and Community Development Department.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Employment Corridor” land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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### **PROCEDURAL**

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 4, 2016, 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.

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### **DEPARTMENT COMMENTS**

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed IHC PUD District Ordinance No. 16-06 (Docket No. 1604-PUD-05), 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 [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



## WRITTEN PUBLIC COMMENT

**Docket Number:** 1605-ODP-08, 1605-SPP-07, 1605-DDP-17

**Petitioner:** Pulte Homes of Indiana, LLC by Weihe Engineers, Inc.

**Request:** Petitioner requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for 86 Townhouse Dwellings to be known as the Retreat on the Monon

**Enclosed Attachments:**

1. Spillane Letter (05/02/16)
2. Helm Letter (05/02/16)

## ADVISORY PLAN COMMISSION

May 2, 2016

Comments relative to: 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17 [PUBLIC HEARING]  
*Retreat on the Monon* by Jerry and Molly Spillane, 1020 Lair Ct. Westfield

The proposed plan is not in the best interests of the City of Westfield and should not be approved as submitted.

1. A grade crossing of the Monon trail is proposed. The city of Westfield installed a culvert under 161<sup>st</sup> street to allow the construction of a tunnel which would allow pedestrians on the Monon to safely cross 161<sup>st</sup> street. The location of the proposed grade crossing makes future completion of the tunnel significantly more expensive or impossible. It has been suggested that the grade crossing (Barringer Drive) could be temporarily rerouted to allow construction. However, since the previously installed culvert ends at the existing street, a rerouting north toward 161<sup>st</sup> street would interfere with the tunnel construction. Likewise, the close proximity of proposed buildings to the south makes rerouting to the south along the trail not possible. Maintaining traffic on this grade crossing means that the tunnel would have to be completed in sections resulting in a significant increase in costs. With residents living in the new development, shutting down access across the Monon during construction would be difficult. Given that the costs of the tunnel project are looking to be higher than expected, it is likely that approval of this development plan at this time would result in the tunnel never being constructed.

The Monon is one of the crown jewels of the City of Westfield. Traffic on 161<sup>st</sup> street is heavy at present and with the likely development of 161<sup>st</sup> street as a major arterial, there will not be a good way to allow a Monon crossing of 161<sup>st</sup> street in the future without a significant increase in cost if this project is approved as proposed. Leaving 161<sup>st</sup> street as an obstruction to the Monon devalues this important feature of the city and is not in the best interest of the citizens of Westfield. The commission should not approve this development plan until the solution of how to safely cross 161<sup>st</sup> street is resolved.

2. In addition to the issue of making a future 161<sup>st</sup> street crossing more difficult, there is also a safety issue with any additional grade crossing of the Monon. The proposed grade crossing of the Monon creates a serious safety hazard to pedestrians and cyclists on the Monon. Without the ability to make left turns into or out of the proposed development on 161<sup>st</sup> street, there will be significant traffic on this proposed crossing. This is likely to be highest during the evening commute as persons returning home from

Hwy 31 will likely choose to use this crossing. 161<sup>st</sup> street already presents a serious hazard with an accident waiting to happen. The proposed grade crossing is quite close to 161<sup>st</sup> street and could easily be incorporated into a tunnel or bridge plan to ensure the safety of persons using the Monon. It is recommended above that this development plan not be approved until decisions on to cross 161<sup>st</sup> street are reached. It is further recommended that the plan to cross 161<sup>st</sup> street incorporate this proposed grade crossing to allow traffic to and from this development to maintain the safety of Monon users.

3. There is no drainage plan included with this submittal to the commission. However, direct discharge from Parcel F to the creek on the south side of this property is proposed. This discharge point is immediately upstream of an existing flood area (within Farr Hills) and overflow of the creek is presently a common occurrence. The proposed plan does include a retention basin to be constructed on Parcel E. However, it is our understanding that the developer will construct on Parcel F before beginning Parcel E. This will likely result in increased flooding of residential areas after Parcel F construction starts and before the retention basin is complete. The commission is urged to not allow construction on Parcel F until after the retention basin is complete. This assumes that no construction would be allowed until a drainage plan is approved that demonstrates that the complete development does not increase the rate of drainage flow into the existing floodway. This commission should insure that the public can see an appropriate means of drainage before any approvals on this development plan.
4. Construction on Parcel F prior to Parcel E will result in significant traffic problems for current residents of Viking Meadows entering or leaving the subdivision using 161<sup>st</sup> street. If Parcel F is constructed first, there will be no left turns entering or leaving along 161<sup>st</sup> street from the proposed development and no other access available until Parcel E is completed. The result is that the entrance to Viking Meadows from 161<sup>st</sup> street will effectively act as a roundabout for autos driving west on 161<sup>st</sup> street who need to turn left into the proposed subdivision. Although a roundabout is available at Oakridge, drivers will find it more convenient to use the closer entrance at Viking Meadows instead. If access to and from 161<sup>st</sup> street to Parcel F is required before construction can be initiated, then residents will have a means to return home without blocking access to 161<sup>st</sup> street for Viking Meadow residents. The commission should require this sequence.

## Kevin M. Todd, AICP

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**From:** David Helm <david.helm@fedex.com>  
**Sent:** Monday, May 2, 2016 11:34 AM  
**To:** Kevin M. Todd, AICP  
**Cc:** David Helm  
**Subject:** Retreat on the Monon

Mr. Todd

I wanted to write to express my concern with the impact that this development will have on Viking Meadows. As a community two issues stand out as major concerns to the residents of our Neighborhood.

1) Buffer trees to shield our neighborhood from the townhomes ( see picture below)

We would like trees to be added ( preferably not removed from the current landscape plan) to an elevated area on our side of the development because it would shield us faster than being at the lowest grade of the development. With the amount of trees being removed in this development it would be nice to see some additional plantings. I have talked to Mr. Compton about this, I am sure others have as well. We don't think this would be a problem as Pulte is still the developer/declarant of Viking Meadows.

2) Safety of Pedestrians trying to cross 161<sup>st</sup> street.

We hear of many near miss accidents with pedestrians at this location and quite a few fender benders. I feel that the City of Westfield needs to address this situation by Finishing the tunnel under 161st. This development will add a lot of stress to this area with another road crossing the Monon and adding additional traffic patterns. In addition to the different traffic patterns that will be added to a busy area an approximate 172 additional cars will just make this situation worse.

Dave Helm  
1019 lair ct  
Westfield, IN  
217 521 5039

