CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_04_03_2017

Monday, April 03, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 03, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes
- March 6, 2017 (eligible for approval on April 3, 2017)
- March 20, 2017
Documents: March 6, 2017 APC Minutes | March 20, 2017 APC Minutes

Review APC Rules & Procedures

ITEMS OF BUSINESS

1703-PUD-03
Chatham Commons Planned Unit Development (PUD) District
NWC of 191st Street and U.S. 31
Chatham Hills, LLP by Henke Development Group, LLC requests a change of zoning of 41.04 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Commons Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Illustrative Character Exhibit | Exhibit 5: Ord. 17-03 Chatham Commoms PUD | Exhibit 6: Ord. 17-03 Chatham Commons PUD - Redline | Exhibit 7: Family Sports Capital Comp Plan Addendum | Exhibit 8: Neighborhood Meeting Notes | Exhibit 9: Public Comments

PUBLIC HEARINGS

1704-PUD-04 [PUBLIC HEARING]
Field Brewing in the Junction Planned Unit Development (PUD) District

Southeast Corner of SR 32 and Cherry Street
Custom Living, Inc. requests a change of zoning of 0.625 acres +/- from LB-H: Local Business / Historical District to the Field Brewing Planned Unit Development (PUD) District to allow for the development of a brewery.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan and Character Exhibit | Exhibit 4: Ordinance 17-04 | Exhibit 5: GJTG Letter of Support | Exhibit 6: Sub-District Addendum | Petitioner's Presentation

1704-DDP-04 [PUBLIC HEARING]
Field Brewing
Southeast Corner of SR 32 and Cherry Street; Lot 13(R2) of Westfield Original Plat (Amendment pending)
Custom Living, Inc. requests Detailed Development Plan review of a new 5,537 square foot brewery on 0.625 acres +/- in the pending Field Brewing in the Junction Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan

1704-ZOA-01 [PUBLIC HEARING]
Unified Development Ordinance Amendment
City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Article 6.3(F)(A) Business District Mechanical Screening; Article 6.8 Landscaping Standards; Article 6.17 Sign Standards; Article 7.4(B) Subdivision Plat Certificates; Article 8.3 Easement Standards; Article 8.7(D)(1) Pedestrian Network Standards; Chapter 9 Nonconforming Regulations; Article 10.7 Development Plan Review; Article 12.1 Definitions; and Article 13.2 Use Table.
Documents: Exhibit 1: Department Report | Exhibit 2: Ordinance 17-10

CONTINUED ITEMS

1609-PUD-16
Wood Wind Planned Unit Development (PUD) District
Towne Road; 146th Street / 166th Street
Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 730 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

1703-ODP-01 & 1703-SPP-01
Chatham Commons
NWC of 191st Street and U.S. 31
Chatham Hills, LLP by American Structurepoint requests approval of an Overall Development Plan and a Primary Plat for 2 commercial lots on 41.04 acres +/- in the proposed Chatham Commons Planned Unit Development (PUD) District.

1703-DDP-03
Shelby Gravel, Inc.
17710 Mule Barn Road
Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 6, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Roll Call: Noted presence of a quorum.

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

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

Approval of Minutes: February 21, 2017, Meeting Minutes.

Motion: Approve February 21, 2017, Meeting Minutes.

Motion: Schmitz; Second: Kelleher. Vote: 7-0

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1701-PUD-02 **The Grand Millennium Center Planned Unit Development (PUD) District**
Northeast Corner of US 31 and David Brown Drive
EdgeRock Development, LLC requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

Todd presented an overview of this project. He stated that this project has the support of the Grand Junction Task Group.

Mr. Birch Dalton, petitioner, outlined the changes and updates that were made to the project due to public and Plan Commission input. He addressed the goal of making this a pedestrian-friendly development. He also addressed the aesthetics planned for the parking structure. He mentioned that enhanced buffering requirements were added, as well as tree preservation requirements.

Kelleher inquired about the classification for the proposed restaurant near the proposed civic building.

Dalton stated that it would be part of the Commercial District.

Kelleher expressed concern about building height adjacent to the existing residential neighborhoods.

Hoover proposed using the greater of a 3-story maximum height or a 2:1 proximity slope (setback: height) in the Multi-Family District from the eastern district line.

Dalton agreed to the height restriction.

Woodard inquired about parking garage exterior.

Dalton responded that the PUD addresses parking garage architecture.

General discussion between the petioner and several commission members took place regarding existing tree lines, buffering, road design, multi-family, and hotel parking.

Motion: Forward 1701-PUD-02 to the City Council with a favorable recommendation with the incorporation of the following modifications to the Ordinance:

1. Section 7.1 (F) of the proposed Ordinance shall be modified as follows: Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.;
2. In Section 8 of the proposed Ordinance, all references to "Section 6" shall be changed to "Section 7"; and,
3. The District Map shall be modified so the portion of the Real Estate immediately south of and adjacent to Park Street is identified as part of the Commercial District.

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

PUBLIC HEARINGS

1703-DDP-02
[PUBLIC HEARING]

Metric Seals, Building Expansion
17030 Westfield Park Road
Design & Build Corporation by Weihe Engineers requests approval of a Detailed Development Plan for an expansion of an existing industrial building and parking area on 2.1 acres± in the EI: Enclosed Industrial District.

Crabtree presented an overview of this project and the request. He noted that staff recommends approval of the development plan with the condition that with all necessary approvals be obtained from Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a improvement location permit.

Public Hearing opened at 7:48 p.m.

No public comment.

Public Hearing closed at 7:49 p.m.

Motion: Approve 1703-DDP-02 with the condition conditions that all necessary approvals be obtained from Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a improvement location permit.

Motion: Schmitz; Second: T. Smith; Vote: Approved 7-0

1703-REZ-01 [PUBLIC HEARING]	**Belmont Woods** *16575 Carey Road* Weekley Homes of Indiana, LLC requests a change of zoning of 16.56 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the SF-2: Single-Family Low Density District to allow for a single-family residential development.
1703-SPP-02 **1703-ODP-02** [PUBLIC HEARING]	**Belmont Woods Subdivision** *16575 Carey Road* Weekley Homes of Indiana, LLC by Weihe Engineers requests Primary Plat and Overall Development Plan approval of 27 single-family residential lots of 16.56 acres± in the SF-2: Single-Family Low Density District (pending, 1703-REZ-01).

Howard presented an overview of the proposals, noting that that both items are eligible for a public hearing this evening; however, only one item (1703-REZ-01) is ready for action.

Mr. Steve Hardin, Faegre Baker Daniels, on behalf of the petitioner Weekley Homes of Indiana, presented an overview of the project. He noted that they have met with neighbors and that request is a straight SF-2 proposal with no waivers or variances requested.

Joint Public Hearing for 1703-REZ-01, 1703-SPP-02 & 1703-ODP-02 opened at 7:53 p.m.

Craig Pickett, 3322 Cary Glen Court; inquired if there would be enhancements or expansions made to the Kirkendall Drain.

Joint Public Hearing for 1703-REZ-01, 1703-SPP-02 & 1703-ODP-02 closed at 7:54 p.m.

Hardin stated that the drain is regulated by the County, and that no changes were being planned other that what would be required by the Hamilton County Surveyor's Office.

Motion: Forward 1703-REZ-01 to City Council with a positive recommendation.
Motion: Schmitz; Second: R. Smith; Vote: Approved 7-0

CONTINUED ITEMS

1703-PUD-03 [CONTINUED]	**Chatham Commons Planned Unit Development (PUD) District** *NWC of 191st Street and U.S. 31* Chatham Hills, LLP by Henke Development Group, LLC requests a change of zoning of 41.04 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Commons Planned Unit Development (PUD) District
1703-ODP-03 **1703-DDP-01** [CONTINUED]	**Chatham Commons** *NWC of 191st Street and U.S. 31* Chatham Hills, LLP by American Structurepoint requests approval of an Overall Development Plan and a Primary Plat for 2 commercial lots on 41.04 acres +/- in the proposed Chatham Commons Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 8:01 p.m.

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Randell Graham, President

_____
Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 20, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Roll Call: Noted presence of a quorum.

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

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

Todd reviewed the meeting rules and procedures.

Approval of Minutes: March 6, 2017, Meeting Minutes – Tabled

ITEMS OF BUSINESS

1703-SPP-02	**Belmont Woods Subdivision**
1703-ODP-02	*16575 Carey Road*
[PUBLIC HEARING]	Weekley Homes of Indiana, LLC by Weihe Engineers requests Primary Plat and Overall Development Plan approval of 27 single-family residential lots of 16.56 acres± in the SF-2: Single-Family Low Density District (pending, 1703-REZ-01).

Woodard recused himself at 7:03 p.m.

Howard presented an overview of the requested Primary Plat and Overall Development Plan. She stated that this item, along with the rezone request, received public hearings on March 6, 2017, and the City Council adopted the rezoning ordinance on March 13, 2017. She informed the Commission that all plans are fully compliant and ready for approval.

Motion: Approve 1703-SPP-02 and 1703-ODP-02 with the condition that with all necessary approvals be obtained from Westfield Public Works Department, Hamilton County Surveyor's Office, and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Maue; Vote: Approved 8-0

Woodard rejoined the meeting at 7:06 p.m.

1609-PUD-16 **Wood Wind Planned Unit Development (PUD) District**
Towne Road; 146th Street / 166th Street
Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 730 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

Jesse Pohlman, on behalf of the Economic and Community Development Department, presented a review of the recent activity and timeline related to this project.

Joe Scimia, attorney with Ice Miller representing the petitioner, requested a continuance of this proceeding to the April 17, 2017, Advisory Plan Commission Meeting. He addressed the importance of this project and noted that the petitioner is working diligently to respond to the many comments that have been received. He explained that many of the changes affecting the range of homes, the series of homes, and the price points are quite involved from a corporate perspective. He reported that Pulte will be introducing a new series of homes to be available in Wood Wind. He made the commitment that what Pulte submits to staff on April 7, 2017, would be what is to presented to the APC on April 17, 2017.

T. Smith inquired about the E Series home product.

Scott Marin of Pulte Homes explained that the E Series would be modified to the larger standards as found in Lantern Park, and the F product is completely new.

Woodard asked how Pulte arrived at these new modifications now after receiving previous requests for higher-end products.

Scimia responded that recent market data reflects positive ability to sell this new product here. He also drew reference to the more specific comments recently received from the neighbors.

Maue and R. Smith both expressed understanding of this process.

Kelleher expressed concern that several items, such as the requested four-sided architecture, still need to be addressed. She also requested that any private agreement with neighbors that involves improvements on the Wood Wind PUD property be included in the PUD Ordinance.

Scimia explained that some individuals may not want to disclose the details of their private agreements and that he supports that confidentiality.

Kelleher also addressed the price-points of future residential development on Shelborne Roade.

Graham stated that he has supported this project but currently is skeptical that what is submitted on April 7, 2017, and presented at the April 17, 2017, APC meeting will be the final version of the plan and PUD Ordinance.

Horkay stated that he feels comfortable with Pulte's commitments.

Motion: Grant a continuance of 1609-PUD-16, Wind Planned Unit Development (PUD) District, to the April 17, 2017 APC meeting.

Motion: T. Smith; Second: Horkay; Vote: Approved 8-1 (Graham)

PUBLIC HEARINGS

1703-PUD-03 [PUBLIC HEARING]	**Chatham Commons Planned Unit Development (PUD) District** *NWC of 191st Street and U.S. 31* Chatham Hills, LLP by Henke Development Group, LLC requests a change of zoning of 41.04 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Commons Planned Unit Development (PUD) District.

Skelton gave an overview of the proposed use of the 41 acres that are currently zoned GB-PD and AG-SF 1 to accommodate commercial, retail, and hotel uses. He states that the department is currently working with the petitioner on a few outstanding items within the PUD.

The petitioner, Steve Henke with Henke Development, presented an overview of the project and spoke of the hotel, general business, and restaurant uses proposed for this proposed PUD. He stated that this area will be the gateway to Grand Park and Chatham Hills and, as such, will be a well-done and high-end project. He also addressed they are working alongside the City for the improvements for 191st Street and a north/south connecter road. He reported that he has met with the neighbors for input and has worked extensively with the west side residential neighbor on buffering items including fencing and trees. He also addressed limiting adjacent structure height and lighting regulations. He also added that should a fuel station or kennel come forward, these items would meet the highest standards

Paul Pruitt, principle of KPM Hotel group spoke to the quality of the Marriott products that his company builds.

Public Hearing at 7:56 p.m.

1703-ODP-01 **1703-SPP-01** [PUBLIC HEARING]	**Chatham Commons** *NWC of 191st Street and U.S. 31* Chatham Hills, LLP by American Structurepoint requests approval of an Overall Development Plan and a Primary Plat for 2 commercial lots on 41.04 acres +/- in the proposed Chatham Commons Planned Unit Development (PUD) District.

Joint Public Hearing for 1703-PUD-03, 1703-ODP-01, and 1703-SPP-01 opened at 7:45p.m.

Jeff Carrell, 1304 East 191st Street; stated that he welcomes the high-end commercial. He addressed concerns regarding the pedestrian traffic and safety, sidewalk location, and trails.

Marla Ailor, 1602 East 203rd Street; after stating that she feels that what Henke develops is good, and that the Marriott is an excellent choice and product, she questioned the applicability of the Comprehensive Plan and UDO as they relate to this project. In detail, she challenged the transparency of the City, its planning process, use of land use maps and its labeling. Additionally, she addressed her disappointment in the responses she received from her emails to the City and its staff.

Linda Nass, 1304 East 161st Street on behalf of 161st Street Neighbors; referencing an email sent before the meeting, she questioned that after reading the redline version if the City can enforce a PUD that doesn't have details for defined districts, uses, and development standards. She suggested that these areas perhaps need more definition and detail within the UDO. She expressed concern about the City not adhering to the US 31 Overlay District requirements. She also addressed the life of the hotels, citing other hotels in the Indianapolis area and the poor appearance of these buildings.

Joint Public Hearing for 1703-PUD-03, 1703-ODP-01, and 1703-SPP-01 closed at 7:56p.m.

Henke addressed Mr. Carrell's concerns about connectivity.

R. Smith questioned Henke Development's commitment to having a fuel station.

Henke replied that they are committed to a fuel station, given its proximity to Grand Park.

Schmitz inquired about the Grand Park Village project and how this project may impact its development.

Henke responded that Grand Park Village is a different concept, having a more of destination village feel.

Hoover asked about the typical life of a hotel product.

Pruitt responded that KPM's goal is to build a high-end 75-year product.

Kelleher recommended that Mr. Carrell meet with Parks Director, Melody Jones. She also added that she was confused about the appropriateness of using the Grand Park land use map referenced in the staff report.

Skelton explained that the land use map referenced in the staff report was designed for economic development forecasting and marketing purposes and is 100% consistent with the Comprehensive Plan. He added that the comprehensive plan addenda pertaining to the Grand Park area are intentionally broadly stated, in order to remain flexible. He added that the Plan Commission is no more compelled to follow this map than it is the Comprehensive Plan itself.

He said that the map has been used as an economic development guide for projects in the Grand Park area and that developments in the area since 2011 have been consistent with this concept.

Schmitz asked if this can this be forwarded at this time.

Skelton responded that there are still a few items to address before this can move forward.

R. Smith asked if the hotel pictures were those of the hotels to be built.

Pruitt indicated they would be very similar.

Hoover commented on the wooded area shown in the NW corner of the property and that he would like to see a commitment in the PUD that this be a preserved area.

Henke indicated there are no plans for that area at this time due to bridge access and wetlands that are included in that area.

Woodard asked about the large area in the middle and its intended use

Henke responded that a small grocery and other shops would likely go there. He indicated that they will be working on size and use of these shops.

Henke indicated this project is on a fast track with the County and Citizens Energy. Hotel construction hopes to begin in September 2017.

1703-DDP-03	**Shelby Gravel, Inc.**
[PUBLIC HEARING]	*17710 Mule Barn Road*
	Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres +/- in the OI: Open Industrial District.

Skelton presented a brief overview of this project and its intended use as a concrete mixing facility, which is a permitted use on the subject property.

Randy Zentz, Zentz Consulting, on behalf of the petitioner, gave an overview and short presentation on Shelby Materials and their request for the requested review of this Detailed Development Plan. He stated that moving the plant from the current site at Spring Mill Road and State Road 32 provides Shelby Materials and the City a better location for this facility. He added that the new facility will retain all current employees and possibly add up to 15 new employees in the future.

Public Hearing opened at 8:16 p.m.

Megan Arzman-Weisbrodt, 4104 Elkhorn Way; representing her family and the farm that has been in her family 40+ years, stated she was not in favor of this project and requested that it not

be approved. She referenced a study stating that this type of project will negatively affect nearby property values, present an undesirable situation for nearby horse farms, and be negative for the overall environment.

Mari Briggs, no address stated; feels that there was not enough information presented this evening. She has great concerns about the lights, noise, and traffic that will result from this proposed facility. She asked for consideration of the rural community in that part of the City.

Public Hearing at 8:20 p.m.

Zentz responded that Shelby Materials is committed and highly dedicated to meeting the standards designed to take care of the environment. He added that there would be more than sufficient land buffering. As for the lighting concerns, he indicated that the current facility is using older standard and the new standards would be much different. He addressed the concern of increased truck traffic by indicating the trucks will head south to State Road 32 and that there is a traffic study being conducted and the petitioner is requesting a right turn lane from INDOT. There are also issues brought forward by the neighboring fuel co-op that is working on a left hand turn lane with INDOT. He noted that the petitioner is asking the City for a passing blister as well.

T. Smith asked if Mule Barn Road is sufficient to handle the traffic that would be generated by the facility

Zentz explained that road impact fees will be used to enhance/maintain the road in response to the additional traffic. He also addressed the facility's hours of operation.

Kelleher suggested that the petitioner meet with neighbors to discuss buffering and landscaping. She also asked about noise.

Zentz responded that this facility is not a mining operation and would not create the noise associated with such; the new facility would be a mixing plant.

Maue inquired about standards related to dust and noise.

Skelton answered these items are regulated by Performance Standards in the UDO and must meet compliance. Additionally, the facility would be in City limits and held to nuisance standards.

Woodard questioned why there was a Public Hearing for a Detailed Development Plan.

Skelton explained that there is no statutory requirement for this practice, but that is has been a local rule for a long time. He noted that a UDO amendment will be coming forward that would remove the public hearing requirement for Detailed Development Plans.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: R. Smith; second, T. Smith. Vote: 9-0.

The meeting adjourned at 8:33 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary

Docket Number:	1704-ZOA-01 (Ordinance No. 17-10)
Petitioner:	City of Westfield
Request:	Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.
Exhibits:	1. Department Report 2. Ordinance 17-10
Staff Reviewer:	Jesse M. Pohlman Kevin Todd, Senior Planner

PETITION HISTORY

This ordinance was introduced at the March 27, 2017, City Council meeting. The ordinance is scheduled for a public hearing at the April 03, 2017, Advisory Plan Commission (the "Plan Commission") meeting. Subject to the public hearing, the petition is scheduled for Plan Commission action on April 17, 2017, and the Council's adoption consideration on April 24, 2017.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, two amendment ordinances have been adopted (November 2014 and May 2015). This amendment ordinance is proposed to address the following topics, which are further summarized herein.

1. Subdivision Items
2. Development Plan Review Items
3. Definitions
4. Sign Standards
5. Miscellaneous Items

After consideration by the Hoover Commission, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

SUBDIVISION ITEMS:

The proposed amendment addresses several issues with regard to subdivisions:

1. **Issue #1**: The existing **definition of "Subdivision"** essentially qualifies any change in a property line as a subdivision. This unintentionally inhibits the combining of un-platted parcels to create a single larger parcel without requiring a Minor Subdivision process, which has particularly been a hurdle to reconcile illegal subdivisions through the code enforcement process.

   Amendment: Revise definition of "Subdivision" to not include the combination of un-platted parcels (platted lots within an existing recorded subdivision will still require an amended secondary plat), as follows:

   > *Subdivision: The division of any parcel of land into two (2) or more parcels or Lots or, the combination of two (2) or more ~~smaller~~ platted ~~parcels or~~ Lots into one (1) Lot~~, for the purpose of transfer of ownership or development~~.*

2. **Issue #2**: The existing **definition of "Minor Subdivision"** essentially restricts Minor Subdivisions to the AG-SF1 District because of the definition's lot criteria. Since the inception of the Minor Subdivision process, the City has identified that the Minor Subdivision process for residential properties is an appropriate subdivision mechanism in any zoning district where the lots otherwise comply with the applicable standards and the subdivision is not creating new streets.

   Amendment: Broaden the "Minor Subdivision" definition to remove the minimum lot area criteria and clarify that the Minor Subdivision applies to residential lots that comply with the applicable zoning district standards, as follows:

   > *Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and ~~involving not more than five (5) Lots, all of~~ which comply with the applicable Zoning District standards ~~are greater than three (3) acres~~, after the original tract has been completely subdivided.*

3. **Issue #3:** The UDO requires paths along perimeter thoroughfares for Subdivisions, and allows for waivers to be considered and granted to not require these paths; however, the waiver process only applies to Major Subdivisions, not Minor Subdivisions. Since the UDO was adopted, many of the proposed Minor Subdivisions included scenarios were a perimeter path wasn't warranted. In most cases, the path wasn't warranted because it wasn't within the corporate limits of the City (in which case the path and right-of-way were the County's jurisdiction) and/or it wasn't near areas that where paths were likely in the near to immediate future (e.g., not in proximity of areas likely to be developed).

   Amendment: Allow the **perimeter path requirement** to be waived for **Minor Subdivisions** by the County or Public Works Department.

4. **Issue #4**: The UDO requires a **Board of Public Works and Safety Certificate** on secondary plats. Shortly after the adoption of the UDO, the Board delegated its signing of the secondary plat to the Director of Public Works and that certificate has been used since; however, the certificate in the UDO does not reflect the revised certificate.

   Amendment: Replace the Board of Public Works and Safety Certificate with the revised certificate.

DEVELOPMENT PLAN ITEMS:

The proposed amendment addresses several items with respect to the administration of a development plan review and approval:

1. **Development Plan Definitions**: Relocates the descriptions of "**Overall Development Plan**" and "**Detailed Development Plan**" from Article 10.7 Processes and Permits; Development Plan Review to Chapter 12 Definitions for increased usability.

2. **Development Plan Trigger**: Clarifies that renovations or improvements to a previously approved development plan (overall or detailed) also trigger the development plan review process:

   Applicability: The Development Plan review process shall be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded ~~surface Parking Areas; (iv) new or expanded~~ impervious surface ~~loading~~ areas; (iv) renovations or improvements to a previously approved development plan; (v) exterior building renovations ~~that require a Building Permit~~; or, (vi) or any other improvements that require an Improvement Location Permit.

3. **Development Plan Amendments**:

   a. Definitions: Relocates the descriptions of "Major Amendment" and "Minor Amendment" from Article 10.7 Processes and Permits; Development Plan Review to Chapter 12 Definitions.

   b. Differentiate Overall v. Detailed: The old zoning ordinance provision of how amendments to development plans are handled was carried over into the UDO; however, the provision doesn't take into account the phased approval between the Overall Development Plan and Detailed Development Plan that was created with the UDO. The amendment addresses this issue.

4. **Detailed Development Plan Approval**: The UDO establishes the ministerial approval of a Detailed Development Plan is by the Plan Commission, following a public hearing. Due to the ministerial nature of the approval, the amendment removes the public hearing requirement. As proposed, the approval would still occur at a public meeting of the Plan Commission. This amendment results in a new section for the approval process of a Detailed Development Plan that splits from the retitled Overall Development Plan

approval process section. The public hearing for a development plan would still occur at the Overall Development Plan stage.

DEFINITIONS:

The proposed amendment revises and adds definitions to Chapter 12 Definitions, as follows:

1. **Sidewalk v. Path**: For clarification and consistency in application throughout the UDO and proposed concept plans and development plans, two definitions are proposed for "Sidewalk" (as concrete) and "Path" (as asphalt).

   Path: An improved pedestrian surface constructed of asphalt in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

   Sidewalk: An improved pedestrian surface constructed of concrete in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

2. **Institution v. Daycare**: The UDO currently includes a definition for "Educational Institution", but not a definition for childcare or daycare center. Both uses are already included in Chapter 13 Use Table. Educational Institutions are contemplated in various zoning districts (including Residential Districts); however, childcare uses are restricted to the GB: General Business District. For clarification to better categorize the commercial facilities, the ordinance revises the "Educational Institution" definition and adds a definition for "Childcare / Daycare Center", as follows:

   Educational Institution: Public or parochial ~~pre-primary,~~ primary, grade, junior high, high, preparatory school or academy; junior college, college or university, if public or founded or conducted by or under the sponsorship of a religious or charitable organization. This definition does not include facilities primarily serving children pre-kindergarten (see Childcare Center).

   Childcare / Daycare Center: A commercial facility operated for the purpose of providing care, education, protection and/or guidance to children for a period less than twenty-four hours per day, and primarily for children under the age of six (6) years. Examples include nursery schools, preschools, day care centers for individuals, Montessori schools, and other similar uses.

3. **Self-Storage**: The UDO does not clearly define a self-storage or mini-warehouse use; however, the use has historically been identified by the City's zoning ordinances as light industrial. In order to provide clarity, the ordinance adds a definition for "Self-Storage" and then adds the use to Chapter 13 Use Table to be a permitted use within the Industrial Districts (EI and OI), but then excludes as a permitted use in the SR32 and US32 Overlays.

4. **Agricultural Uses**: The UDO defines "Agricultural Use" (permitted in AG-SF1 District) and "Agricultural Processing" (permitted in OI District). The ordinance amends both definitions to ensure more intense and commercial agricultural uses are defined as Agricultural Processing rather than Agricultural Use, as follows:

   Agricultural Processing: The use of land for activities involving the cultivation of products as part of a recognized commercial enterprise, including a variety of operations on crops or Livestock, and other Agricultural Uses, which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. Example uses include, but are not limited to: aquaculture, hydroponics, the grazing or raising of Livestock in a confined feed yard, commercial logging and timber harvesting operations, slaughterhouses, mills, refineries, canneries, coffee roasting, food processing, granaries, grain processing, commercial hatcheries, poultry processing plants, fat rendering, manufacturing of commercial fertilizer, starch manufacturing, and milk processing plants or other treatment of agricultural products which changes the naturally grown product for consumer use.

   Agricultural Use: The use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of Livestock (except in confined feed yards); dairy farming; ~~aquaculture~~; sod production; horticulture; orchards; tree farms; ~~and the cultivation of products as part of a recognized commercial enterprise~~; and related buildings (e.g., barns, Stables, sheds, feeding bins).

SIGN STANDARDS:

The proposed amendment clarifies the following, with respect to monument (ground) signs:

1. **Masonry Materials:** Clarifies that all monument signs require a masonry "base" (differentiating from "caps" and "supporting structure"), as follows:

   Materials: Monument Signs ~~Shall~~ shall incorporate ~~brick, stone or equivalent substitute in the construction of the~~ a sign base consisting of Masonry Materials~~, cap and supporting structure~~. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot's Building(s)."

2. **Sign Area**: The UDO's existing standard states that sign caps and bases are not permitted to display signs or to advertise. Decorative sign caps and bases are encouraged for aesthetic purposes; however, the UDO is not clear that sign caps and bases do not count towards the maximum sign area calculations. The amendment addresses this issue.

3. **Public Way Term:** "Right-of-way" in the UDO replaced the term "Public Way" from the old zoning ordinance; however, one use of the word "Public Way" was missed in the sign standards (temporary sign section) upon the adoption of the UDO. The ordinance revises accordingly.

MISCELLANEOUS STANDARDS:

The proposed amendment addresses several issues with respect to the following:

1. **Drainage & Utility Easements**: The City's municipal drainage ordinance currently prohibits improvements within drainage and utility easements; however, the UDO's standards for drainage and utility easements does not include such restrictions. As a result, the amendment adds the following:

   No improvements (e.g., Accessory Buildings, Buildings, Driveways, fences, retaining walls, Structures) shall be permitted within a drainage and utility easement, unless otherwise approved by the Public Works Department or the appropriate utility provider.

2. **Mechanical Screening**: The UDO combined various sections from the old zoning ordinance with respect to screening of roof and ground mechanical equipment; however, in its implementation, the existing standards have caused confusion. The amendment clarifies roof mechanical equipment screening as an architectural standard and ground mounted equipment screening as a landscaping standard, as follows:

   Article 6.3(F)(1) Architectural Standards; Business Districts Mechanical Screening: *Mechanical Screening: All roof ~~or ground~~ mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way ~~completely enclosed~~. Ground-mounted equipment ~~enclosures for mechanical equipment~~ shall be ~~landscaped on all sides not facing the building served~~ screened in accordance with Article 6.8 Landscaping Standards.*

   Article 6.8(H)(1); General Screening Standards; Heating and Cooling Facilities: *~~Heating and Cooling Facilities~~ Mechanical Screening: Ground-mounted ~~heating and cooling units~~ mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)*

3. **Tree Preservation**: The existing UDO standards allow for preserved trees to be credited, and some PUD District Ordinances or commitments require specific trees or areas of trees to be preserved in the development of property; however, the UDO does not explicitly require tree inventories for the trees to be preserved. As a result, the amendment requires a tree inventory for enforcement of the preservation. In addition, the amendment includes an example tree preservation easement certificate for secondary plats for standardizing these types of easements.

4. **Nonconforming Standards:** The UDO combined various sections from the old zoning ordinance with regard to nonconforming standards; however, two existing standards have warranted clarification:

    a. Government Takings: The purpose and intent narrative of the nonconforming chapter of the UDO states that nonconforming circumstances could occur as a result of a government taking; however, the subsequent standards do not explicitly address such a situation. As a result, the amendment includes the following:

    > *A property is Legal Nonconforming if changes to the property are the result of improvements and/or changes to Rights-of-way adjacent to the property and such improvements and/or changes to Rights-of-way cause the property to no longer conform to the policies and standards of the applicable Zoning District.*

    b. Deliberate v. Natural Destruction: Historically, if buildings are damaged or destroyed through natural disaster or a non-deliberate action, then the City has permitted buildings to be reconstructed to the prior state. The existing standards are not clear with regard to deliberate or natural damage. As a result, the ordinance proposes the following amendment:

    > *A Legal Nonconforming Building or Structure deliberately damaged or deliberately destroyed by more than fifty percent (50%) of its fair market value shall thereafter conform to the regulations of the Zoning District in which it is located.*
    >
    > *A Legal Nonconforming Building or Structure damaged or destroyed through natural disaster or a non-deliberate action may be reconstructed to the state and configuration as it existed immediately prior to the damage or destruction, except as otherwise regulated by Article 5.5 Floodplain Overlay District (FOD)."*

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 03, 2017, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing (1704-ZOA-01 / Ord. 17-10).**
2. If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at (317) 696-9254 or jpohlman@onpointeland.com, or Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

ORDINANCE 17-10

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

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

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

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

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1704-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

Section 1. **Article 6.3(F)(1) Architectural Standards; Business Districts Mechanical Screening** shall be amended as follows: "1. Mechanical Screening: All roof ~~or ground~~ mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way ~~completely enclosed~~. Ground-mounted equipment ~~enclosures for mechanical equipment~~ shall be ~~landscaped on all sides not facing the building served~~ screened in accordance with Article 6.8 Landscaping Standards."

Section 2. **Article 6.8 Landscaping Standards** shall be amended as follows:

A. **Article 6.8(H)(1); General Screening Standards; Heating and Cooling Facilities** shall be amended as follows: "1. ~~Heating and Cooling Facilities~~ Mechanical Screening: Ground-mounted ~~heating and cooling units~~ mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)"

B. Article 6.8(E)(3) Preservation and Replacement of Trees; Tree Inventory shall be amended as follows: "3. Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree ~~and~~ inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features."

C. Article 6.8(E)(8) Preservation and Replacement of Trees; Tree Preservation Easement shall be added a new section as follows: "8. Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement."

Section 3. **Article 6.17 Sign Standards** shall be amended as follows:

A. Article 6.17(F)(11)(a) General Sign Regulations; Monument Signs; Materials shall be amended as follows: "a. Materials: Monument Signs ~~Shall~~ shall incorporate ~~brick, stone or equivalent substitute in the construction of the~~ a sign base consisting of Masonry Materials~~, cap and supporting structure~~. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot's Building(s)."

B. Article 6.17(H)(2) Individual Nonresidential Signs; Monument Signs shall be amended as follows:

(1) Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot in accordance with the following:

a. Maximum Sign Area: Sixty (60) square feet per sign face. Sign caps and bases shall not be used for sign display or advertising purposes and shall not count towards the Sign Area calculation.

b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a sign base and sign cap features. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet. ~~Sign caps and bases shall not be used for sign display or advertising purposes~~.

c. Maximum Sign Width: Twelve (12) feet.

C. Article 6.17(J)(2) Nonresidential Center Signs; Monument Signs shall be amended as follows:

(2) Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot in accordance with the following:

a. Maximum Sign Area: Sixty (60) square feet per sign face. Sign caps and bases shall not be used for sign display or advertising purposes and shall not count towards the Sign Area calculation.

b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a sign base and sign cap features. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet. ~~Sign caps and bases shall not be used for sign display or advertising purposes~~.

c. Maximum Sign Width: Twelve (12) feet.

D. Article 6.17(K)(1)(c) Temporary Signage; General shall be amended as follows: "c. Shall not be erected within five (5) feet of a ~~Public Way~~ Right-of-Way surface or, if a curb exists, within five (5) feet of a ~~Public~~ Right-of-Way's back-of-curb."

Section 4. **Article 7.4(B) Subdivision Regulations; Plat Certificates and Deed of Dedication; Board of Public Works and Safety Certificate** shall be replaced and superseded with the following:

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the _____ day of _____, 20____, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

_____
(Name), Director
Public Works Department

Section 5. **Article 8.3 Design Standards; Easement Standards** shall be amended as follows:

A. Article 8.3(B)(1) General Easements; Drainage and Utility Easements shall be amended as follows: "1. Drainage and Utility Easements: All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public

Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services. No improvements (e.g., Accessory Buildings, Buildings, Driveways, fences, retaining walls, Structures) shall be permitted within a drainage and utility easement, unless otherwise approved by the Public Works Department or the appropriate utility provider."

B. Article 8.3(H) shall be added as a new section as follows: "**H. Tree Preservation Easement**: When a Secondary Plat is being recorded and an easement is required or proposed for tree preservation, then an Applicant shall record an easement, or an Applicant may forego a separate easement instrument in favor of printing an easement certificate on the plat, of which shall include:

(1) Tree Preservation Easement Certificate: There are shown on this instrument an area(s) designated as 'Tree Preservation Easements' or abbreviated as 'T.P.E.'. Such easement(s) shall be regulated and maintained in accordance with the following:

Permitted Activities: The following activities shall be permitted: (a) Removal of invasive species (e.g., bush honeysuckle), where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species; (b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves); (c) Removal of vines growing on and up a tree; (d) Removal of hazardous, exotic and invasive species and/or dead, hazardous and at risk trees; (e) Planting of native trees; (f) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility; (g) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible; and (h) Installation or establishing access easements, paved or unpaved trails, or utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.

Prohibited Activities: The following activities shall be prohibited: (a) Mowing any portion of existing, naturally vegetated areas; (b) Dumping of leaves or other debris; (c) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden; (d) The construction of permanent structural improvements including, but not limited to: pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures; and (e) Active recreational activities that adversely impact the natural characteristics of the preservation area, including, but not limited to the placement of playground equipment, paving for basketball or tennis courts or swimming pools.

Required Activities: The following shall be required: (a) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods; (b) Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying. Restricted area"; and (c) Any person or entity causing damage or destruction or that violates the provisions of this easement shall be responsible to replace removed or damaged trees with trees (a minimum of three (3) inches in caliper) of an equivalent caliper to the removed or damaged vegetation, and to return the damaged areas of the easement to its original natural state.

Section 6. **Article 8.7(D)(1) Design Standards; Pedestrian Network Standards; Perimeter/External Pedestrian Network Standards** shall be amended as follows: "1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter Streets for a Minor Subdivision."

Section 7. **Chapter 9 Nonconforming Regulations** shall be amended as follows:

A. Article 9.2(B) Legal Nonconforming shall be amended as follows: "B. Legal Nonconforming: Legal nonconforming is different than illegal nonconforming because a legal nonconforming property is caused by an amendment to this Ordinance, not as a result of a change to the property, that has resulted in the property no longer conforming to the policies and standards of the applicable Zoning District. When this situation occurs, then the property is deemed legal nonconforming and shall be subject to the terms of this Article. A property is Legal Nonconforming if changes to the property are the result of improvements and/or changes to Rights-of-way adjacent to the property and such improvements and/or changes to Rights-of-way cause the property to no longer conform to the policies and standards of the applicable Zoning District."

B. Article 9.3(B) Nonconforming Buildings and Structures shall be amended as follows: "B. A Legal Nonconforming Building or Structure may continue provided it remains the same or fits within the below described tolerances:

(1) A Legal Nonconforming Building or Structure shall not be enlarged or altered in a manner that the enlargement or alteration increases its nonconformity; however, the Building or Structure, or portion thereof, may be altered to maintain or decrease its nonconformity.

(2) A Legal Nonconforming Building or Structure deliberately damaged or deliberately destroyed by more than fifty percent (50%) of its fair

market value shall thereafter conform to the regulations of the Zoning District in which it is located.

(3) A Legal Nonconforming Building or Structure damaged or destroyed through natural disaster or a non-deliberate action may be reconstructed to the state and configuration as it existed immediately prior to the damage or destruction, except as otherwise regulated by Article 5.5 Floodplain Overlay District (FOD)."

Section 8. **Article 10.7 Processes & Permits; Development Plan Review** shall be amended as follows:

A. Article 10.7(C) Applicability shall be amended as follows: "Applicability: The Development Plan review process shall be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded ~~surface Parking Areas; (iv) new or expanded~~ impervious surface ~~loading~~ areas; (iv) renovations or improvements to a previously approved development plan; (v) exterior building renovations ~~that require a Building Permit~~; or, (vi) or any other improvements that require an Improvement Location Permit."

B. Article 10.7(F) Approval Process heading shall be amended as follows: "**Overall Development Plan Approval Process**".

C. Article 10.7(F)(7) Approval Process; Amendments to Approved Overall Development Plan shall be amended as follows: "7. Amendments to Approved Overall Development Plan: Changes to an Overall Development Plan which has already received approval by the Plan Commission shall be subject to this section.

a. Minor Amendments: If the Director determines a change to an approved Overall Development Plan is not a Major Amendment, ~~as set forth below,~~ then the change shall be deemed a Minor Amendment. Minor Amendments may be ~~administratively~~ approved ~~by the Director~~ as part of the Detailed Development Plan or Improvement Location Permit without a public hearing ~~in the Department's continuing administration of the Development Plan~~.

b. Major Amendments: If the Director determines a change to an approved Overall Development Plan is a Major Amendment, then the Applicant shall be required to file a new application of an amendment to the Overall Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Overall Development Plan.

~~i. A change shall be deemed a Major Amendment if the Director determines the change adversely impacts the purpose or intent of the overall development or approved Overall Development Plan, or if the change results in any of the following:~~

~~a) An increase in the buildable area or number of Lots.~~

~~b) An increase in the area or intensity of a use.~~

~~c) A reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping).~~

~~d) Additional driveways, Rights-of-way or access points.~~

D. Article 10.7(F)(8) Amendments to Approved Detailed Development and **Article 10.7(F)(9) Surety Requirement** shall be deleted.

E. Article 10.7(G) Detailed Development Plan Approval Process: A new section inserted after Article 10.7(F) shall be added as follows: "G. Detailed Development Plan Approval Process:

(1) Application Procedures:

a. Pre-Filing Conference: A pre-filing conference with the Department is required prior to the filing of any Development Plan application. The Applicant is encouraged to incorporate the Department's comments into the design of the project prior to filing the application.

b. Who May File: Applications may be filed by a petition signed by the Property Owners of the real estate involved in the petition, or the Property Owner's authorized agent. If an authorized agent, then a consent form signed by the Property Owner and notarized shall accompany the application.

c. Filing Deadline: Applications shall be filed in accordance with the Schedule of Meeting and Filing Deadlines. The Applicant shall be responsible for distributing a copy of the application and Development Plan to members of the Technical Advisory Committee.

d. Forms of Filing: An Applicant shall submit a completed application to the Department on forms provided by the Department with documentation and supporting information as set forth in this Article. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Department.

e. Docketing by Department: Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department.

(2) Investigation of Petitions: The Technical Advisory Committee may review any Detailed Development Plan prior to approval. The Department shall, based upon the facts presented for review, notify the Applicant in writing what revisions, changes, or further changes in the application are needed for approval.

(3) Plan Commission Action: Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission shall review and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance and is substantially consistent with the approved Overall Development Plan, then the Plan Commission shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.

(4) Effect of Approval: Approval of a Detailed Development Plan shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required, which may include but are not limited to approval of an Improvement Location Permit, Building Permit and a Certificate of Occupancy.

(5) Amendments to Approved Detailed Development Plan: Major Amendments to an approved Detailed Development Plan may be filed as a new application for review and approval of a Detailed Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Detailed Development Plan. If changes to an approved Detailed Development Plan are determined to be Minor Amendments, then said modifications may be administratively review and approved as part of the application and issuance of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit).

(6) Surety Requirement: In conjunction with the approval of a Detailed Development Plan, the Applicant shall provide financial sureties for all public improvements in accordance with this Ordinance (see also Article 8.19 Surety Standards).

(7) Appeals of Determinations by Director: Any determination of the Director made under the authority of this Article may be appealed by any interested party to the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided. Further, appeals of the Plan Commission's determination may be made in accordance with Article 10.3 Appeals of Administrative Decisions.

Section 9. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definitions to read as follows:

(1) Amendment, Major: A proposed modification(s) to a previously approved development plan that is determined by the Director to adversely impact the purpose or intent of a previously approved development plan. Example modifications may include: (i) an increase in the buildable area or number of Lots; (ii) an increase in impervious surface area or intensity of a use; (iii) a reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping); or (iv) changes in standards or alignment of Streets or circulations, including additional driveways, Rights-of-way or access points.

(2) Amendment, Minor: A proposed modification(s) to a previously approved development plan that is not a Major Amendment.

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

(4) Childcare / Daycare Center: A commercial facility operated for the purpose of providing care, education, protection and/or guidance to children for a period less than twenty-four hours per day, and primarily for children under the age of six (6) years. Examples include nursery schools, preschools, day care centers for individuals, Montessori schools, and other similar uses.

(5) Development Plan, Detailed: A set of drawings subject to review and approval in accordance with this Ordinance, as set forth in Article 10.7 Development Plan Review, and that clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.

(6) Development Plan, Overall: A set of drawings subject to review and approval in accordance with this Ordinance, as set forth in Article 10.7 Development Plan Review, that preliminarily divides property into Lots, Blocks or Common Area and depicts Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage).

(7) Self-Storage Facility: A Building or group of Buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. Facility may include related accessory uses including, without limitation, any one or combination of the following: (i) administrative offices; (ii) ancillary

retail sales (e.g., moving and packing supplies); (iii) mail or delivery boxes, and (iv) any other similar facilities approved by the Director that compliment and are intended as ancillary to serve such a facility.

(8) Path: An improved pedestrian surface constructed of asphalt in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

(9) Sidewalk: An improved pedestrian surface constructed of concrete in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

B. Modify the following definitions as follows:

(1) Agricultural Processing: The use of land for activities involving the cultivation of products as part of a recognized commercial enterprise, including a variety of operations on crops or Livestock, and other Agricultural Uses, which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. Example uses include, but are not limited to: aquaculture, hydroponics, the grazing or raising of Livestock in a confined feed yard, commercial logging and timber harvesting operations, slaughterhouses, mills, refineries, canneries, coffee roasting, food processing, granaries, grain processing, commercial hatcheries, poultry processing plants, fat rendering, manufacturing of commercial fertilizer, starch manufacturing, and milk processing plants or other treatment of agricultural products which changes the naturally grown product for consumer use.

(2) Agricultural Use: The use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of Livestock (except in confined feed yards); dairy farming; ~~aquaculture~~; sod production; horticulture; orchards; tree farms; ~~and the cultivation of products as part of a recognized commercial enterprise~~; and related buildings (e.g., barns, Stables, sheds, feeding bins).

(3) Educational Institution: Public or parochial ~~pre-primary,~~ primary, grade, junior high, high, preparatory school or academy; junior college, college or university, if public or founded or conducted by or under the sponsorship of a religious or charitable organization. This definition does not include facilities primarily serving children pre-kindergarten (see Childcare Center).

(4) Subdivision: The division of any parcel of land into two (2) or more parcels or Lots or, the combination of two (2) or more ~~smaller~~ platted ~~parcels or~~ Lots into one (1) Lot~~, for the purpose of transfer of ownership or development~~.

(5) Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and ~~involving not more than five (5) Lots, all of~~ which comply with the applicable Zoning District standards ~~are greater than three (3) acres~~, after the original tract has been completely subdivided.

Section 10. **Article 13.2 Use Table** shall be amended to add "Self-Storage Facility" to the Use Table under the Industrial Uses section, and identify as: (i) a "Permitted Use" within the following Zoning Districts: EI, OI; (ii) a "Special Exception" within the following Zoning District: GB; and (iii) "Excluded by Overlay" in the SR32 and US31 Overlays.

[The remainder of this page intentionally left blank.]

Section 11. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-10 was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 17-10

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 17-10

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

This document prepared by
Jesse M. Pohlman, Onpointe Land Matters, LLC
Kevin Todd, Senior Planner, City of Westfield, Economic and Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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

Docket Number: 1604-PUD-04 (Ordinance No. 17-04)

Petitioner: Custom Living, Inc (the "Petitioner")

Request: A change of zoning of 0.625 acres +/- from the LB-H: Local Business / Historical District to the Field Brewing in the Junction Planned Unit Development (PUD) District to allow for the development of a restaurant brewery.

Current Zoning: LB-H: Local Business / Historical District

Current Land Use: Vacant **/** Commercial

Acreage: 0.625 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibits
4. Proposed Ord. 17-04 (Field Brewing in the Junction PUD)
5. GJTG Letter of Support
6. Grand Junction Sub-District Addendum

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the March 13, 2017, City Council meeting. The petition will receive a public hearing at the April 3, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

Prior to filing this petition, the petitioner presented to the Grand Junction Task Group at their January 31, 2017, meeting. A letter of support was provided following the meeting and has been included as **Exhibit 5**.

The petitioner hosted an informational meeting on March 31, 2017, at the Westfield Library for neighbors and other interested parties. The petitioner should be able to provide details of said meeting at the Public Hearing.

PROJECT OVERVIEW

Location: This subject properties (collectively, the "Property") encompass 0.625 acres +/- and is located on the southeast corner of SR 32 / Main Street and Cherry Street (see **Exhibit 2**). The property is currently zoned the LB-H: Local Business / Historical District and has been previously

used for commercial purposes. All surrounding properties are also zoned LB-H.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Field Brewing in the Junction", that would allow for development of a restaurant brewery. The proposed ordinance defaults to the GB: General Business District as the underlying zoning district.

Permitted Uses: The proposed ordinance further restricts uses permitted by the Underlying Zoning by prohibiting automobile-dominated uses with a drive-through or pick-up window as well as uses that would have been permitted by Special Exception.

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

	Current Zoning (LB-H)	Proposed Underlying Zoning (GB)	Proposed in PUD
Front	No minimum	Sixty (60) feet	Zero (0) feet
Side	No minimum	Twenty (20) feet	Five (5) feet
Rear	No minimum	Twenty (20) feet	Five (5) feet

State Highway 32 Overlay District: The Property is exempt from the State Highway 32 Overlay District in accordance with the existing Downtown exemption.

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

Architectural Standards: The proposed ordinance incorporates an Illustrative Character Exhibit to establish the benchmark for the quality and character of the development prohibiting the use of franchise and prototype architecture and establishing alternative standards for building materials.

Fence Standards: The proposed ordinance establishes additional standards for fences to be placed on the Property.

Landscaping Standards: The proposed ordinance incorporates a Landscape Plan that establishes the required landscaping for the site, while allowing for modification that are consistent with the design intent of the Sub-District Addendum.

Lighting Standards: The proposed ordinance establishes additional standards for lighting to be provided on the property.

Parking and Loading Standards: The proposed ordinance uses the Concept Plan to establish the number of parking spaces required for the Property, and permits the parking areas to utilize decomposed granite without curbs and gutters.

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

Pedestrian Network Standards: The proposed ordinance does not require that new sidewalks be constructed within adjacent Rights-of-Way, but instead proposes connector sidewalks consisting of decomposed granite to be provided in substantial compliance with the concept plan (see **Exhibit 3**).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the "Downtown" land use classification. The "Downtown" area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the "Implementation Plan"), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the "Sub-District Addendum"). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Main Street Corridor (see **Exhibit 6**). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the "Main Street Corridor" is characterized as follows within the Sub-District Addendum (page 20):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings should be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor with this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., landscaping, lighting, signage, architecture) for development within the Main Street Corridor (see page 61 of the Sub-District Addendum).

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 6**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 3, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the March 13, 2017, Council meeting.

DEPARTMENT COMMENTS

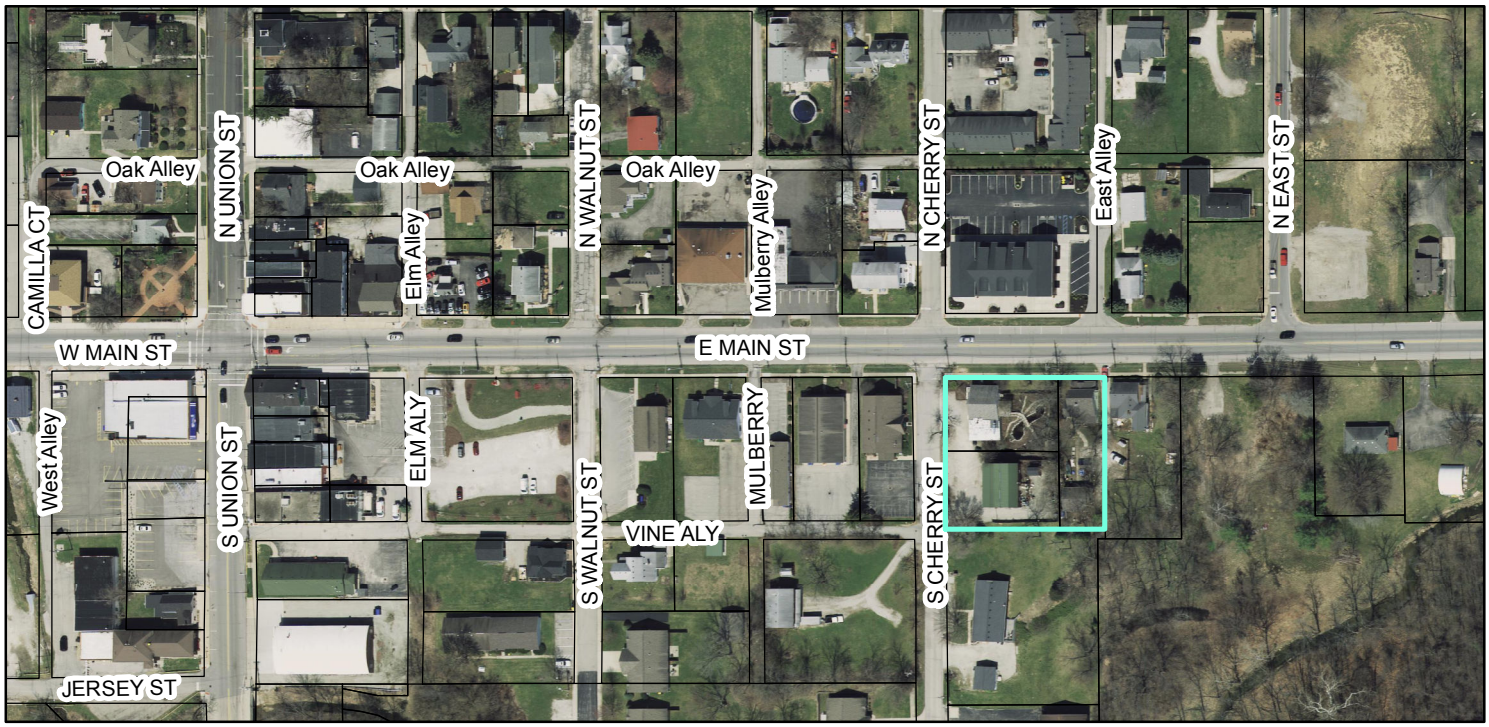
1. **Action: Hold a public hearing at the April 3, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

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

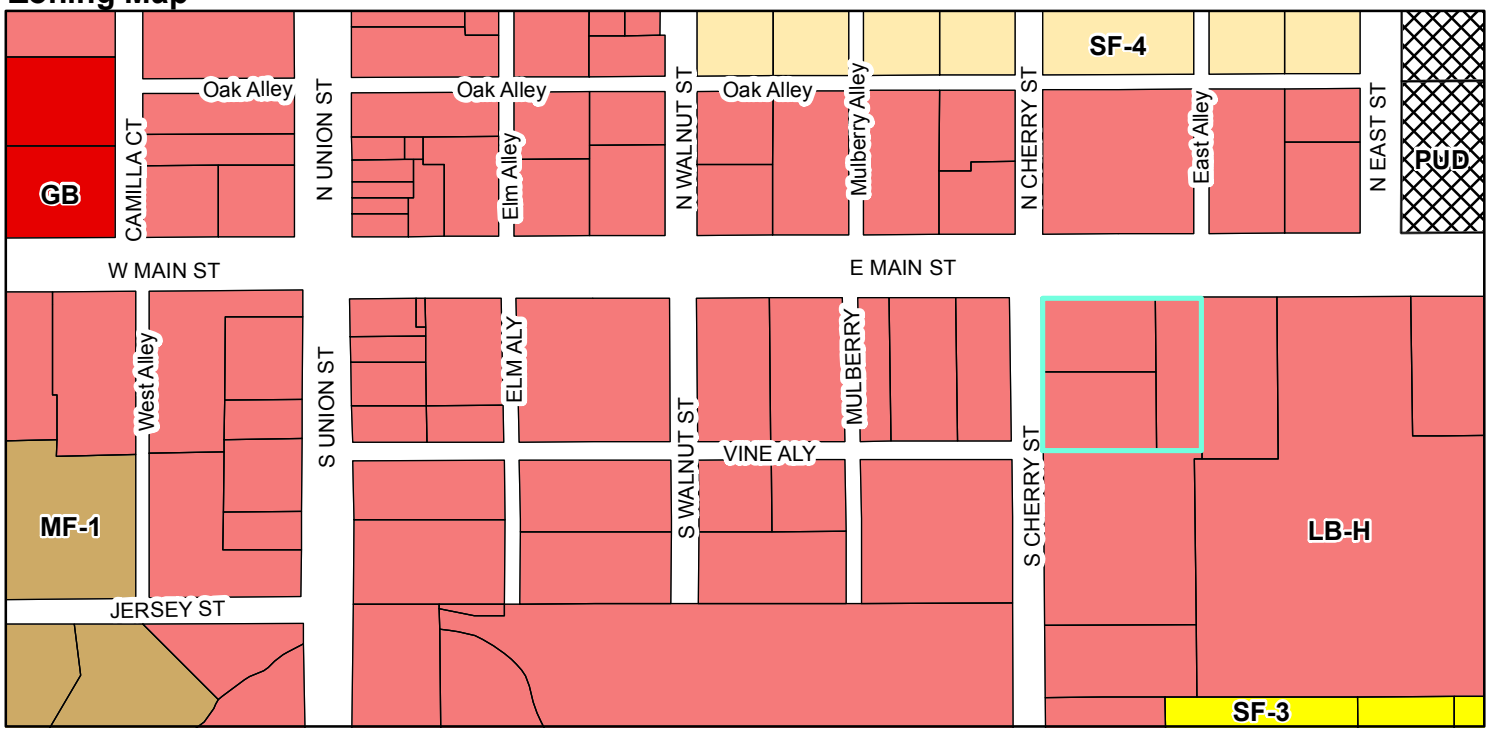
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

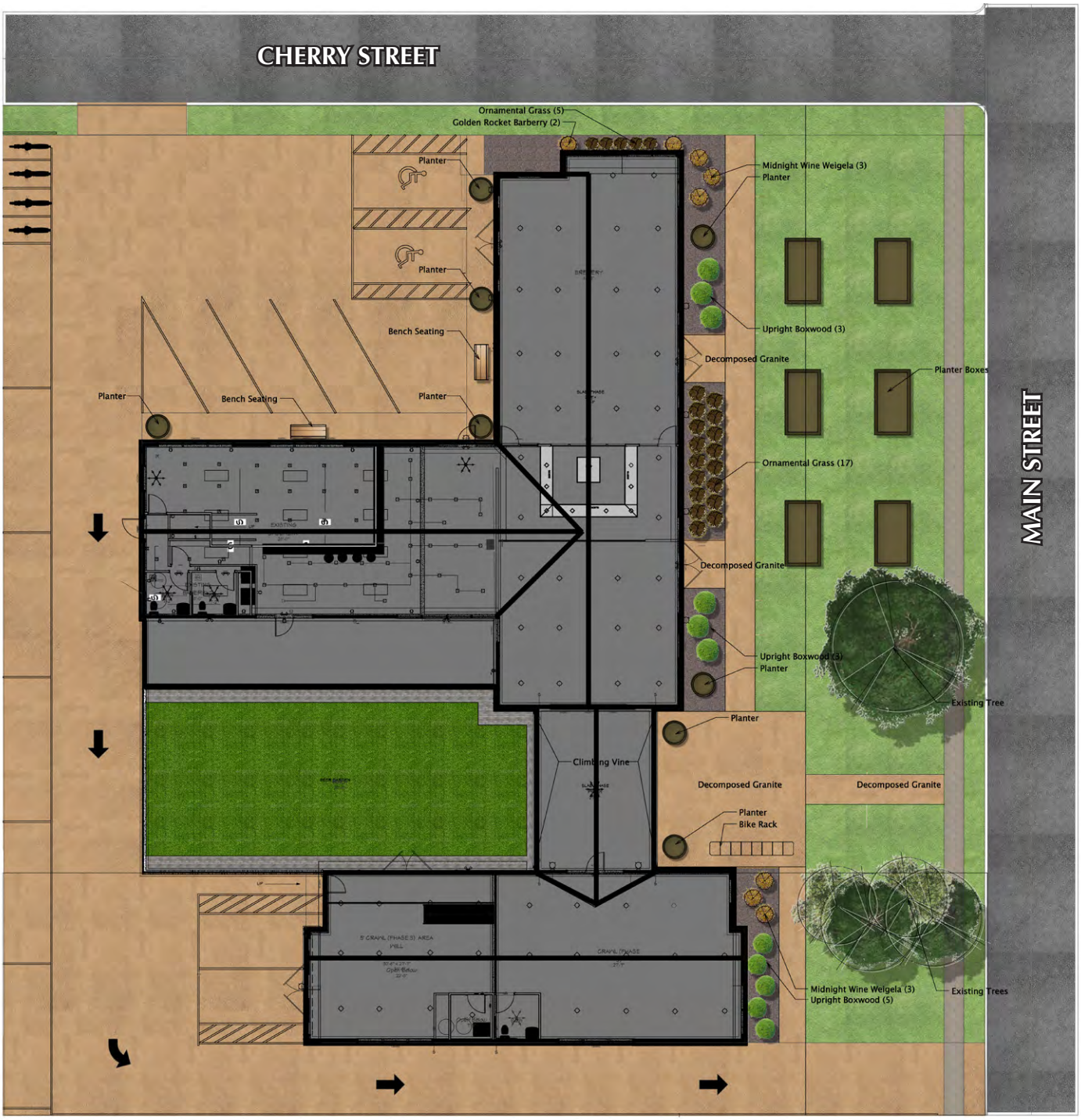


Zoning

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

FIELD BREWING
IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

CONCEPT PLAN



A9	SHEET:	1 3/8" = 1'	SCALE:	3/2/17	DATE:

DRAWINGS PROVIDED BY:
TOM LAZZARA

CUSTOMLIVING
design - plan - build

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

CHARACTER EXHIBITS

MAIN STREET PERSPECTIVE (NORTH)

REAR PERSPECTIVE (SOUTH)

CHERRY STREET PERSPECTIVE (WEST)

SHEET:	SCALE:	DATE:
A8		3/2/17

DRAWINGS PROVIDED BY:

TOM LAZZARA

CUSTOMLIVING
design - plan - build

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ORDINANCE NUMBER 17-##

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1704-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Fields Brewery in the Junction**" (the "District").

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

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

1.4 All provisions and representations of the Unified Development Ordinance that

conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **District Intent**. The District is intended to support the vision of the Westfield-Washington Township Comprehensive Plan, as amended by the Grand Junction Implementation Plan 2013 (Resolution 13-112) and the Grand Junction Addendum: Sub-Districts of the Grand Junction (Resolution 15-119, as amended by Resolution 16-106) (the "Sub-District Addendum"). This Ordinance further creates the regulatory framework to encourage and permit the Real Estate to be developed and used in accordance with the vision of the Sub-District Addendum.

Section 3. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

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

Section 5. **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the "Underlying Zoning District").

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

6.1 Prohibited Uses: The following uses shall be prohibited within the District:

A. Automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution); and

B. Any Special Exception Uses permitted in the Underlying Zoning District.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Building Setback Lines:

A. Front Yard: Zero (0) feet

B. Side Yard: Five (5) feet

C. Rear Yard: Five (5) feet

Section 8. **Overlay Districts**. The standards of Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall not apply to the development of the Real Estate in accordance with Article 5.3(C)(1) Exceptions; Downtown.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

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

A. Character Exhibit: Buildings constructed on the Real Estate shall be

substantially similar in quality and character with the Illustrative Character Exhibit, attached hereto as **Exhibit C**.

B. Franchise and Prototype Architecture: Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

C. Article 5.3(F)(2) Building Materials: Shall not apply; rather, Buildings shall be faced with authentic natural materials such as wood or Masonry Materials. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block shall be prohibited.

D. Article 5.3(F)(5) Building Elevations: Shall not apply.

9.2 Article 6.5 Fence Standards: Shall apply. In addition, the following shall apply.

A. The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.

B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.

C. Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.

D. Chain link fencing shall be prohibited.

9.3 Article 6.8 Landscaping Standards: The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.

A. Landscape Plan: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**.

B. Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Main Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:

(1) The primary focus for landscaping is within the area immediately abutting Main Street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.

(2) If hardscaping is proposed, then window or ground planters shall be

considered to enhance the Building Facade and soften the streetscape.

(3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the "curb appeal" and streetscape character. The building placement will dictate whether a lawn or hardscape is more appropriate.

9.4 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below.

A. Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.

B. Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting a Single-family District, illumination levels shall not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.

C. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

9.5 Article 6.13 Outdoor Café and Eating Areas: Shall apply. An outdoor dining and activity area is generally depicted on the Concept Plan.

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

A. Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs: Shall apply; however, Parking Area surfaces may consist of decomposed granite and shall not be required to be curbed and guttered.

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

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Article 8.7 Pedestrian Network Standards: No new sidewalk shall be required within an adjacent Right-of-way. Connector sidewalks within the Real Estate shall be provided in substantial compliance with the Concept Plan and may consist of decomposed granite.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-##**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-##**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

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:

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Character Exhibit

Exhibit D Landscape Plan

EXHIBIT A
REAL ESTATE

Lots numbered Fourteen R (14R) and Thirteen R (13R) in the Replat of Lot 14 and West Half of Lot 13 in the Original Town of Westfield, Hamilton County, Indiana, as per plat thereof recorded November 21, 2013, in Plat Cabinet 5, Slide 161, as Instrument No. 2013070155, in the Office of the Recorder of Hamilton County, Indiana.

ALSO:

The East Half of Lot Number 13 in the Original Town of Westfield, Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

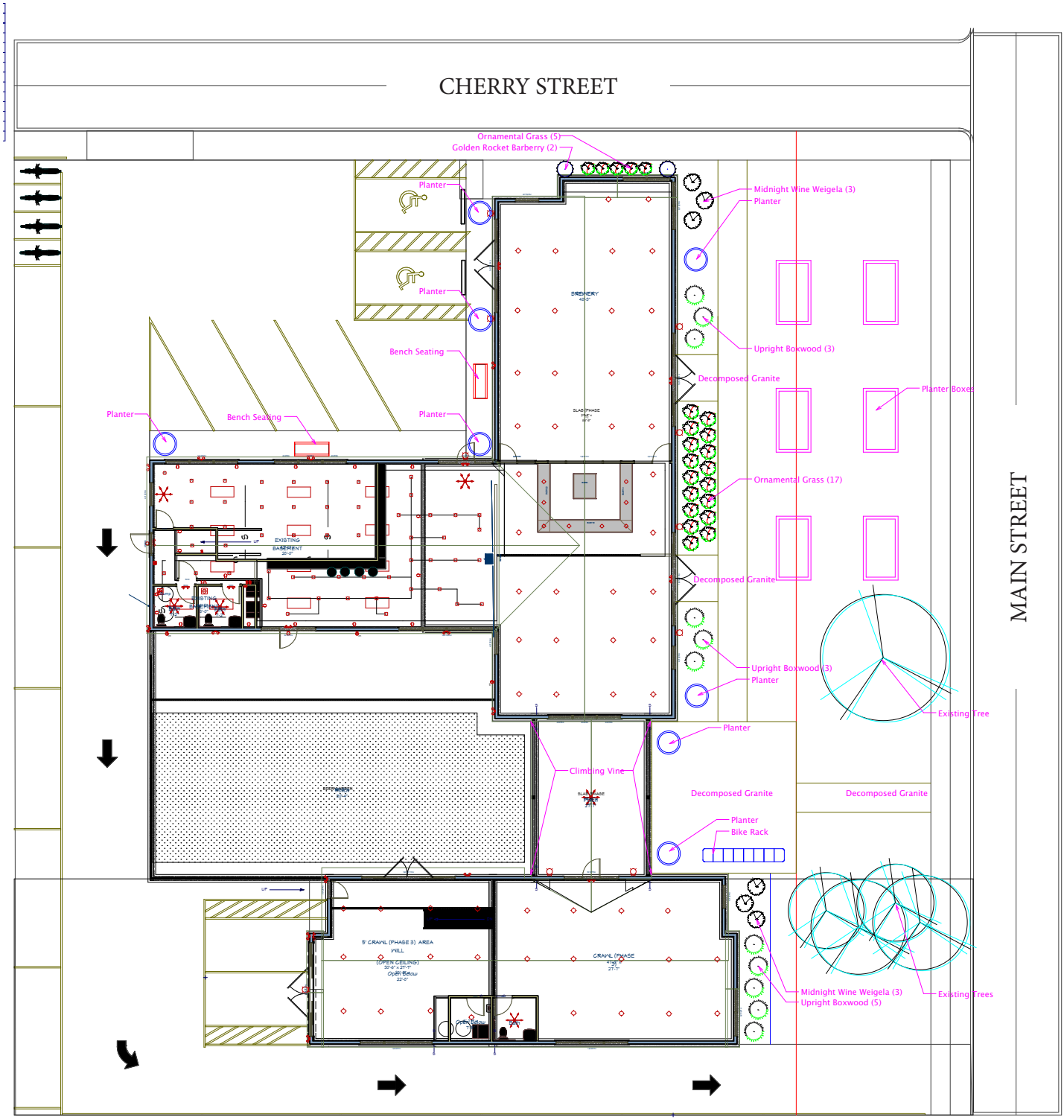
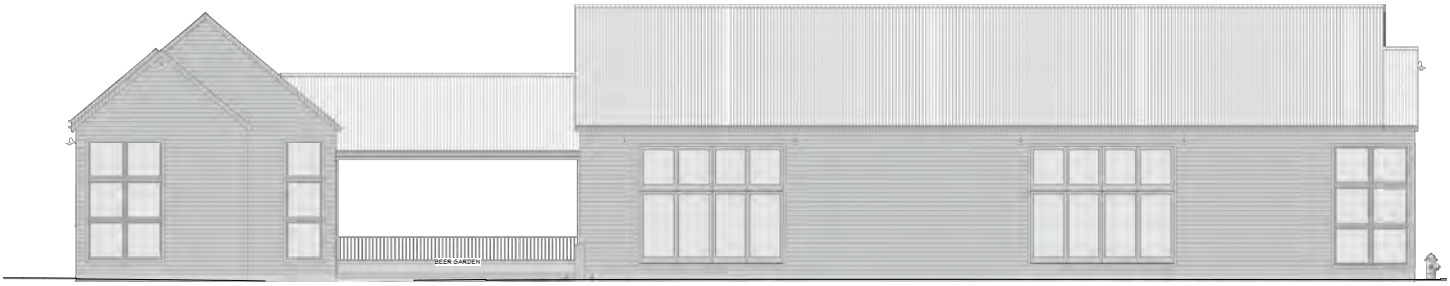
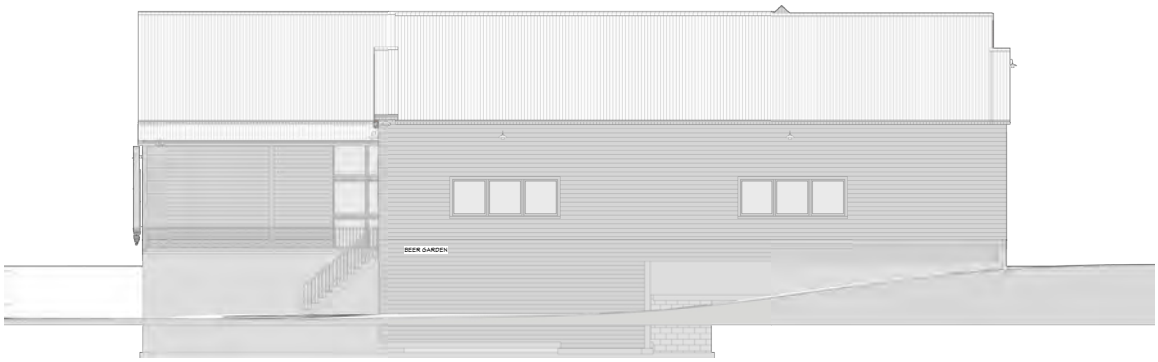


EXHIBIT C-1
ILLUSTRATIVE CHARACTER EXHIBIT



North (Main Street) Elevation

South Elevation



West Elevation

East (Cherry Street) Elevation

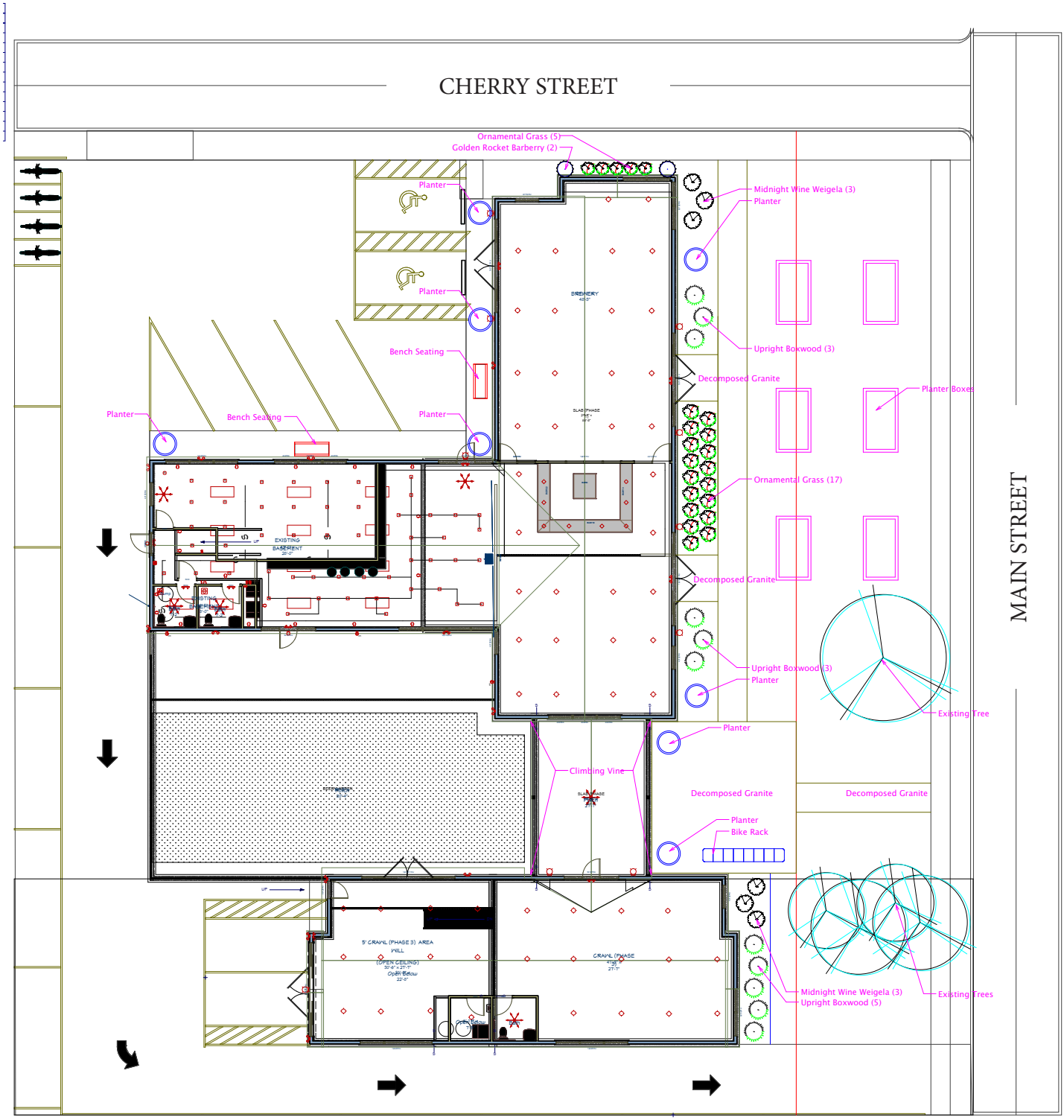
EXHIBIT C-2
ILLUSTRATIVE CHARACTER EXHIBIT

MAIN STREET VIEW

SOUTH EAST VIEW

PARKING VIEW

EXHIBIT D
LANDSCAPE PLAN



Pamela Howard

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Tuesday, January 31, 2017 2:56 PM
To: Jackie Dikos; Economic Development
Subject: Field Brewing

Gregg and Jackie Dikos,

The Grand Junction Task Group met Tuesday January 31, 2016 at the Downtown Westfield Association (DWA) office at 211 South Union Street, Westfield, Indiana.

There were about 25 members present. After hearing the presentation and entertaining some questions from the Grand Junction Task Group it was determined unanimously that there should be a letter of support sent to the City of Westfield Community/Economic Development department expressing that this proposal fits with the vision of the Grand Junction and the Downtown Community. We would like to see this business continue working through the process and be a quality addition to Downtown Westfield.

As always if you have any questions please feel free to contact me.

Thank you!

Teresa Skelton, Executive Director
(317) 508-3392

GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION

2016

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

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CITY OF Westfield INDIANA

MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President

Jim Ake, Vice-President

James J. Edwards

Steve Hoover

Robert L Horkay

Dr. Mark F. Keen

Cindy L Spoljaric

PLAN COMMISSION:

Randell Graham, President

Andre Maue, Vice-President

Nathan Day

Steve Hoover

Robert L Horkay

David Schmitz

Robert Smith, Esq.

Tom Smith

Chris Woodard

DEPARTMENT HEADS:

Todd Burtron, Administration

Matthew Skelton, Economic and Community Development Department

Jeremy Lollar, Public Works

Melody Jones, Parks and Recreation

Christopher Larson, Informatics

Joel Rush, Chief of Police

Joe Lyons, Fire Chief

Erin Verplank, Communications

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SUB-DISTRICTS
EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the Westfield-Washington Township Comprehensive Plan is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the Grand Junction Implementation Plan 2013 (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. Figure A: Grand Junction Sub-District Map and (Figure 1.1: Gateway Sub-District (green area)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- Gateway Sub-District
- Junction Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development ("PUD") Districts. This addendum includes a template ordinance (see "Exhibit A" on page 71). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

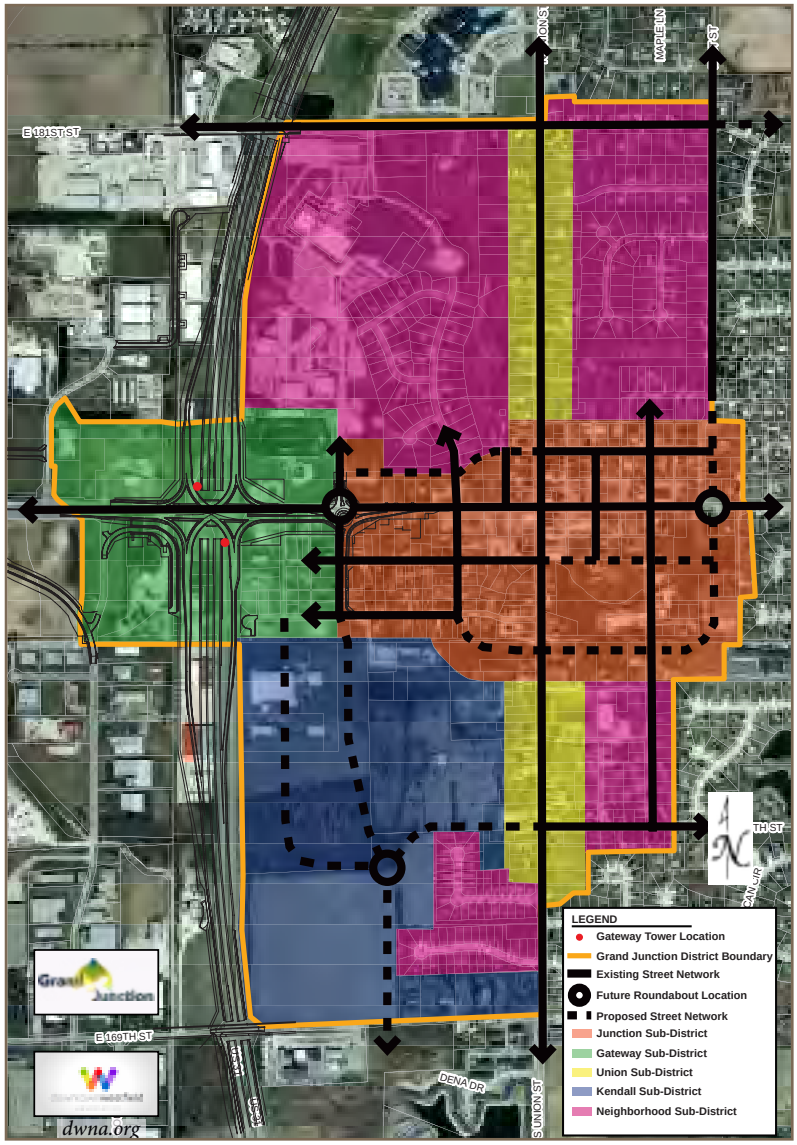
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)



NOTE: The identification of the "Gateway Tower Locations" (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

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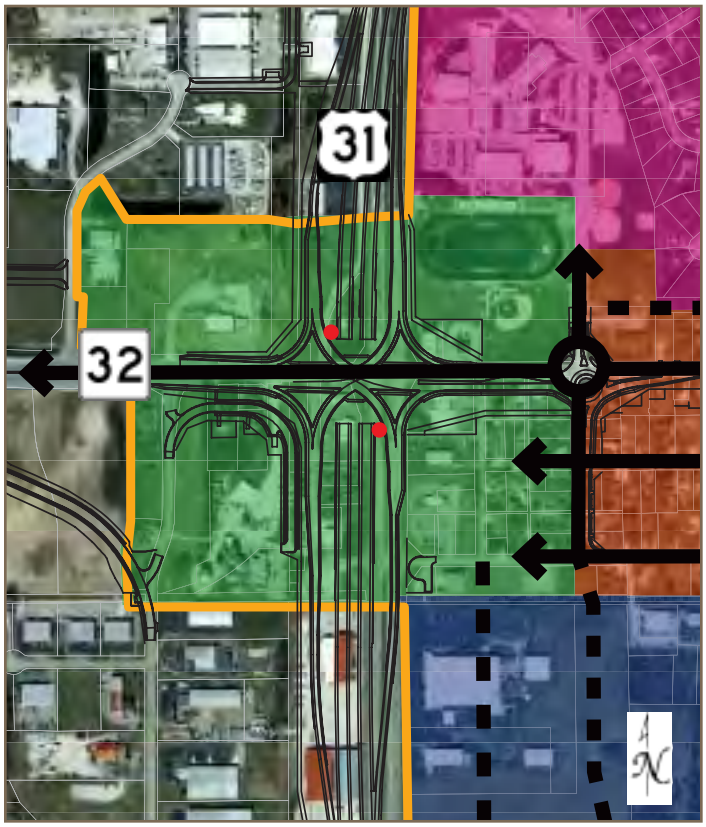
Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Gateway Sub-District addendum (this "chapter") is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in Figure 1.1: Gateway Sub-District (green area), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield's economic development strategy.

The intent of this chapter to provide a detailed vision for this sub-district. It is the City's goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield's front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. **West Side:** The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. **East Side:** As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. **Hotels:** As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. **Office:** Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture

Figure 1.2.A (Source: Department Photo)

Figure 1.2B (Source: www.timhaahs.com)

Figure 1.2.C (Source: www.butlercollegian.com)

Figure 1.2.D (Source: www.watry.com)

E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

"Figure 1.3: Building Massing, Design & Architecture" on page 10, for examples of the vision stated herein.

A. Minimum Tract Size: The City's strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. **All Quadrants - Buildings Adjacent to U.S. Highway 31:** It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories[1]. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

   Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

   - Increased and enhanced building entrance design and detail;
   - Increased and enhanced architectural details;
   - Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
   - Increased and enhanced window treatment, as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or
   - Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

   Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City's desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. **Eastern Quadrants - Buildings Adjacent to State Road 32:** For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. **All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses:** In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

[1] The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

4. **All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture

Figure 1.3.A (Source: www.buffalonews.com)

Figure 1.3.B (Source: www.tkhinc.com)

Figure 1.3.C (Source: Department Photo)

Figure 1.3.D (Source: www.bizjournals.com)

Figure 1.3.E (Source: www.nreionline.com)

Figure 1.3.F (Source: www.arkansasbusiness.com)

C. **Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)

D. Building Setbacks:

1. **Western Quadrants:** It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.

2. **Eastern Quadrants:** It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

   In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. **All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses:** Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.

4. **Accessory Structures:** No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping:

It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. **Detention and Retention Areas:** Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.

2. **Street Trees:** Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically

possible.

3. **Minimum Lot Landscaping Requirements:** The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. **Foundation Plantings:** The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. **External Street Frontage Landscaping Requirements:** The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. **Buffer Yards:** The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the "Buffer A" (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the "Buffer A" requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. **Interior Parking Area Landscaping:** All surface parking lots within this sub-district should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. **Perimeter Parking Area Landscaping:** Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City's Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City's Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.

J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)

Figure 1.4.B (Source: www.securetechfence.com)

Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;

- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)

Figure 1.5.B (Source: Department Photo)

Figure 1.5.C (Source: Department Photo)

Figure 1.5.D (Sources: Department Photos)

Figure 1.5.E (Sources: Department Photos)

SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed "Westfield Boulevard" in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the Westfield Thoroughfare Plan.

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. **Eastern Quadrants:** The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. **Mechanical Equipment:** All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. **State Highway 32 Overlay District:** It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. **U.S. Highway 31 Overlay District:** It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

CHAPTER 2:
JUNCTION SUB-DISTRICT

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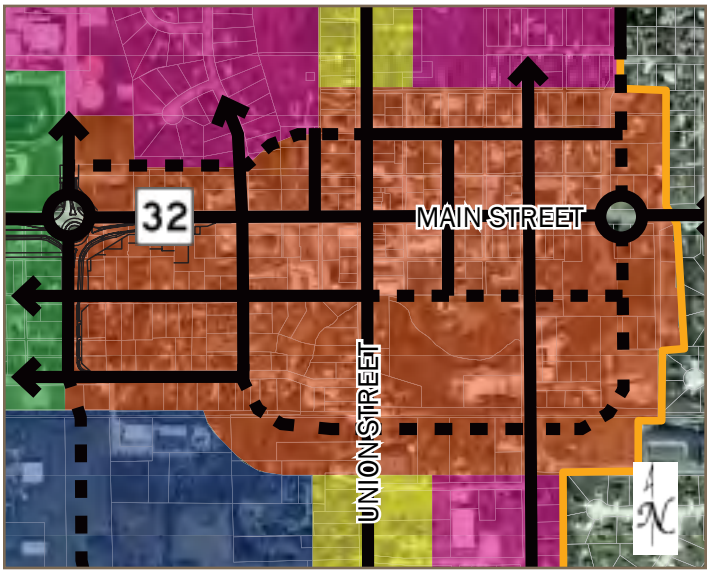
Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this "chapter") is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

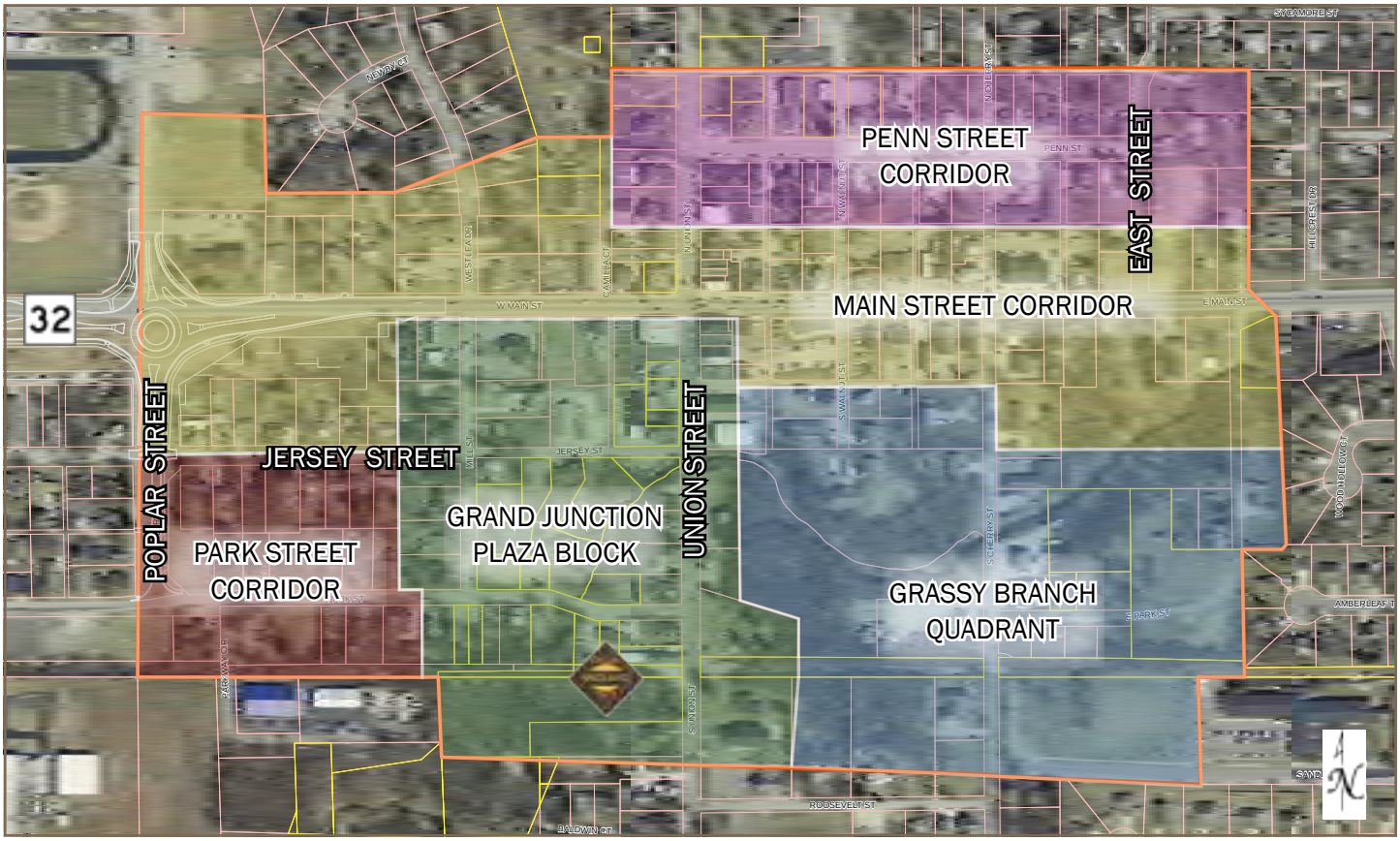
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in Figure 2.1: Junction Sub-District (orange area), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this "sub-district") is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. Figure 2.2: Junction Sub-District Sub-Areas depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see Figure 2.3: Existing Adaptively Reused Buildings) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)

Figure 2.3.B (Source: www.railepicureanmarket.com)

Figure 2.3.C (Source: Department Photo)

Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings
Figure 2.4.A (Source: Department Photo)

Figure 2.4.B (Source: Department Photo)

C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)

Figure 2.5.B (Source: Department Photo)

Figure 2.5.C (Source: Department Photo)

The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see Figure 2.6: Union & Penn Intersection).

Figure 2.6: Union & Penn Intersection

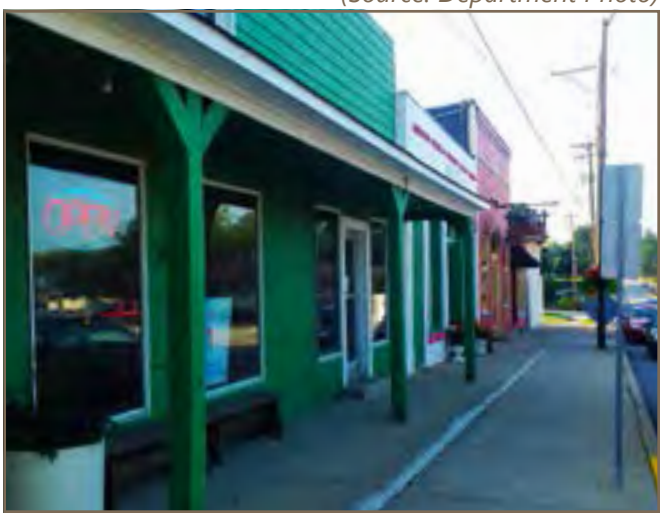
Figure 2.6.A (Source: Department Photo)

Figure 2.6.B (Source: Department Photo)

Figure 2.6.C (Source: Department Photo)

Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also Figure 2.13: Example Detached Residential). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

Figure 2.8: Existing Union Street Buildings (Source: Department Photo)



D. Grand Junction Plaza Block (green sub-area):

Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see Figure 2.9: Plaza Perspective Exhibit and Figure 2.16: Grand Junction Plaza), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see Figure 2.7: Plaza Site Framework). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.7: Plaza Site Framework (Source: Land Collective)

Figure 2.9: Plaza Perspective Exhibit (Source: Land Collective)

E. Grassy Branch Quadrant (blue sub-area): The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

Figure 2.10: Grassy Branch Creek at Cherry Street (Source: Department Photo)

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

1. **Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see Figure 2.11: Example Mixed-Use with Residential). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)

Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)

Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B
(Source: www.mycobblecreekapartments.com)

2. **Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see Figure 2.13: Example Detached Residential). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)

Figure 2.13.B (Source: Department Photo)

Figure 2.13.C (Source: Department Photo)

Figure 2.13.D (Source: Department Photo)

Figure 2.13.E (Source: Department Photo)

Figure 2.13.F (Source: Department Photo)

Figure 2.13.G (Source: Department Photo)

Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the "old town" character.

F. <u>Municipal Complex:</u> One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

> Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community's most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.
>
> Increased demand for services due to growth represents an opportunity that can best be described as "win-win" for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

Figure 2.14: Existing City Hall (Source: Department Photo)

As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New auto-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from "village" to "old town" to "urban". Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces").

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see page 29) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see Figure 2.15: Example Public Spaces) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;
- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)

Figure 2.15.B (Source: Department Photo)

Figure 2.15.C (Source: Department Photo)

Figure 2.15.D (Source: Department Photo)

Figure 2.15.E (Source: Department Photo)

Figure 2.16: Grand Junction Plaza
(Source: Land Collective)

Figure 2.16.A: Site Plan

Figure 2.16.B: Wetland Amphitheater

Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

B. Grand Junction Plaza: Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in Figure 2.16: Grand Junction Plaza.

Figure 2.16.C: Jersey Street + Plaza

Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see Figure 2.21: Detention Area & Phasing).

C. Public Art: In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)

Figure 2.17.B (Source: Department Photo)

Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)

Figure 2.17.D (Source: Department Photo)

Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see Figure 2.18: Public Infrastructure Examples).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)

Figure 2.18.B (Source: Department Photo)

The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.

The goals of this plan are to:

- Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- Encourage community connections through all forms of art.
- Use the arts as an economic driver by establishing standards and purpose.
- Develop sustainable practices designed to increase participation in arts programming.

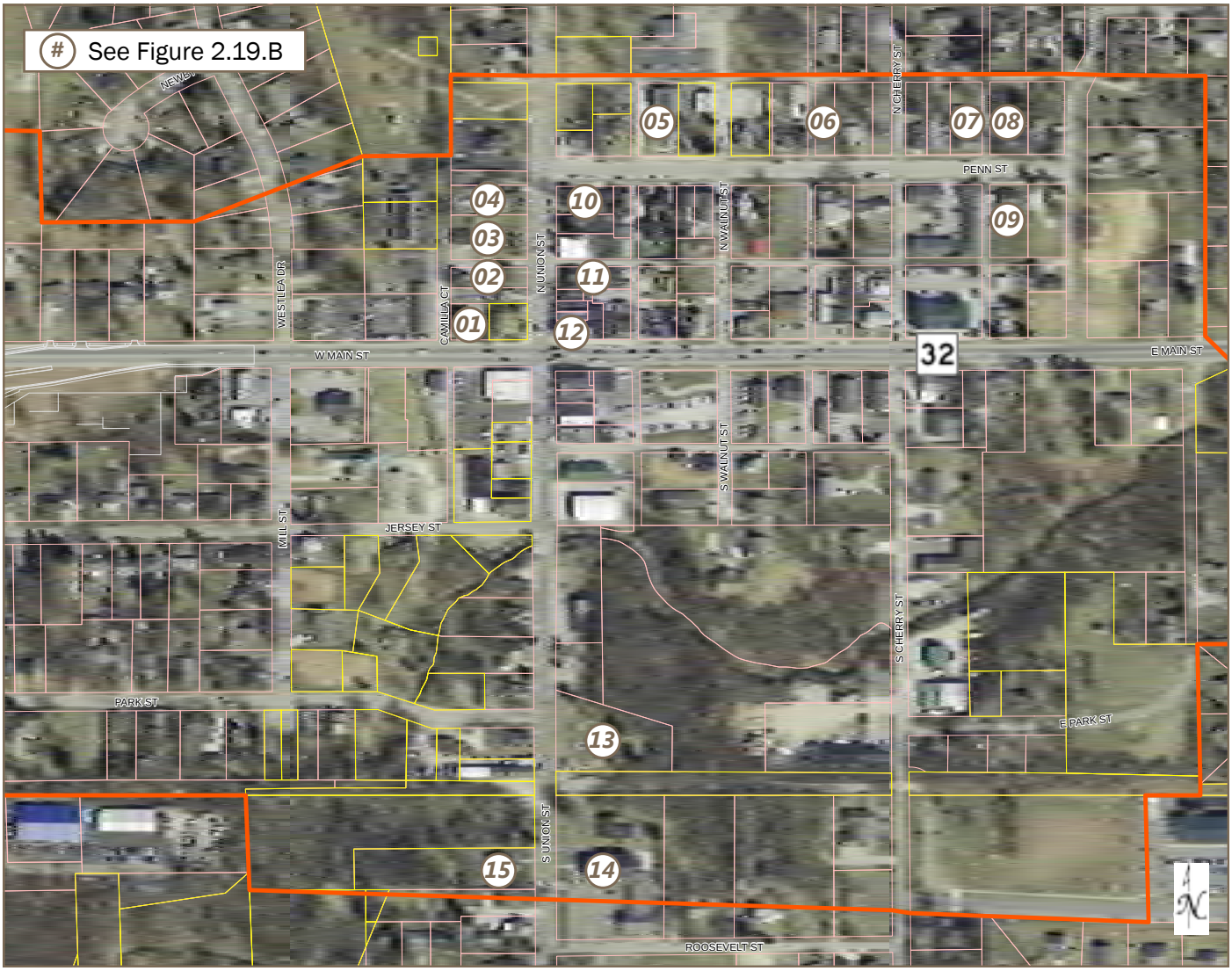
All public art pieces should be coordinated with the Westfield Arts Alliance.

D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District
Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in Figure 2.19: Existing Interim Report Properties within Sub-District (an "Interim Report Building").

Most of the buildings surveyed were rated as "contributing", which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area's historic fabric. Two (2) structures were rated as "notable", meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings (Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. *Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).*

(02) House (Contributing), 115 N Union Street. *I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).*

(03) House (Contributing), 119-123 N Union Street. *I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).*

(04) House (Contributing), 135 N Union Street. *Free Classic, c. 1910; Architecture (Interim Report No. 009).*

(05) Congregational Church (Contributing), 132 Penn Street. *Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).*

(06) House (Contributing), 216 Penn Street. *Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).*

(07) House (Notable), 312-314 Penn Street. *Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).*

(08) House (Contributing), 320 Penn Street. *Central-passage/ Greek Revival, 1845; Architecture, Vernacular/Construction (Interim Report No. 013).*

(09) House (Contributing), Penn Street. *Double-pen, c. 1863; Vernacular/Construction (Interim Report No. 016).*

(10) Oscar Brown House (Contributing), 136 N Union Street. *Italianate, c. 1879; Architecture (Interim Report No. 018).*

(11) House (Contributing), 116 N Union Street. *Gable-front/ Greek Revival, c. 1855; Architecture, Vernacular/Construction (Interim Report No. 021).*

(12) State Bank of Westfield (Contributing), 100 N Union Street. *Commercial Vernacular, 1899; Vernacular/Construction (Interim Report No. 022).*

(13) Cemetery (Contributing), S Union Street. *c. 1851-c. 1872; Exploration/Settlement, Religion (Interim Report No. 023).*

(14) Westfield Friends Meetinghouse (Contributing), 322 S Union Street. *Gable-front, 1888; Religion, Vernacular/ Construction Architecture, Education, Religion (Interim Report No. 029).*

(15) House (Contributing), 323 S Union Street. *Gable-front/ Gothic Revival, c. 1860; Architecture, Vernacular/Construction (Interim Report No. 028).*

In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- Increasing pedestrian traffic;
- Increasing tourism;
- Promoting an attractive environment for new investment and business activity;
- Preserving and increasing the quality of life of Westfield residents and visitors; and
- Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see Figure 2.20: Historical Story-Telling Examples). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples
Figure 2.20.A (Source: Department Photo)

Figure 2.20.B (Source: www.associationforpublicart.org)

E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. Figure 2.21: Detention Area & Phasing depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the City's Parks and Recreation Master Plan with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. **Phase One (blue):** Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. Phase Two (red): Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing

Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

F. Trails & Greenways:

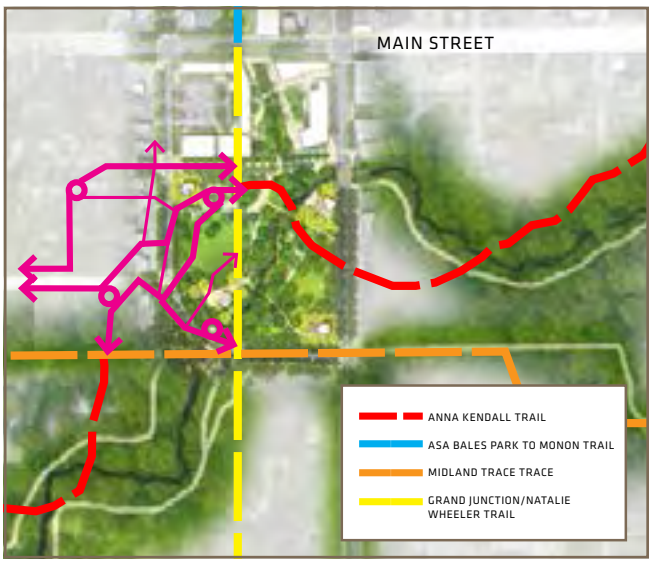
As depicted in Figure 2.22: Trails & Greenways Exhibit and the City's Parks and Recreation Master Plan, several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to "connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32." After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit
Figure 2.22.A: Midland Trace Trail
(Source: dwna.org)

Figure 2.22.B: Grand Junction Trail
(Source: Department Photo)

Figure 2.22.C: Trail Connections (Source: Land Collective)



ACCESS & CIRCULATION

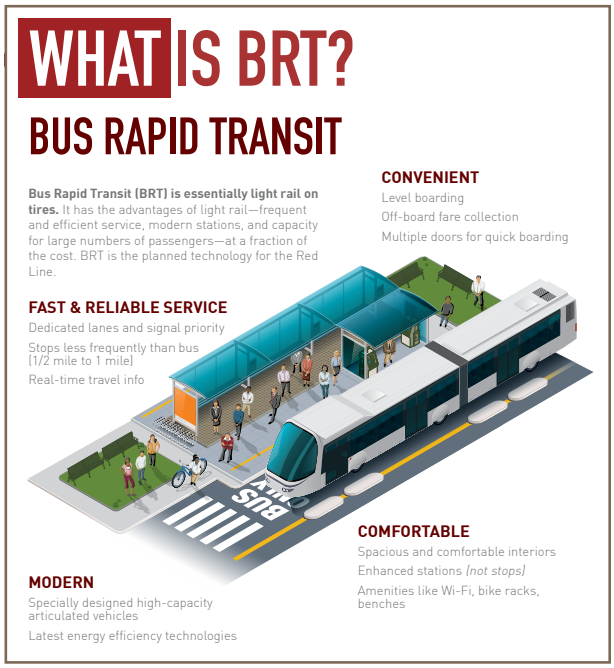
A. Mass Transit

1. Indy Connect: Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the "Red Line". In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see Figure 2.24: Indy Connect Red Line Recommendations).

   As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

   As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. Hamilton County Transit Forum: In addition to the Indianapolis metropolitan area's transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect's Central Indiana's Transportation Initiative and the possibility of enhanced local bus service.

   Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

Figure 2.25: Examples of Local Bus Service

Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

1. Alleys: If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

   Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

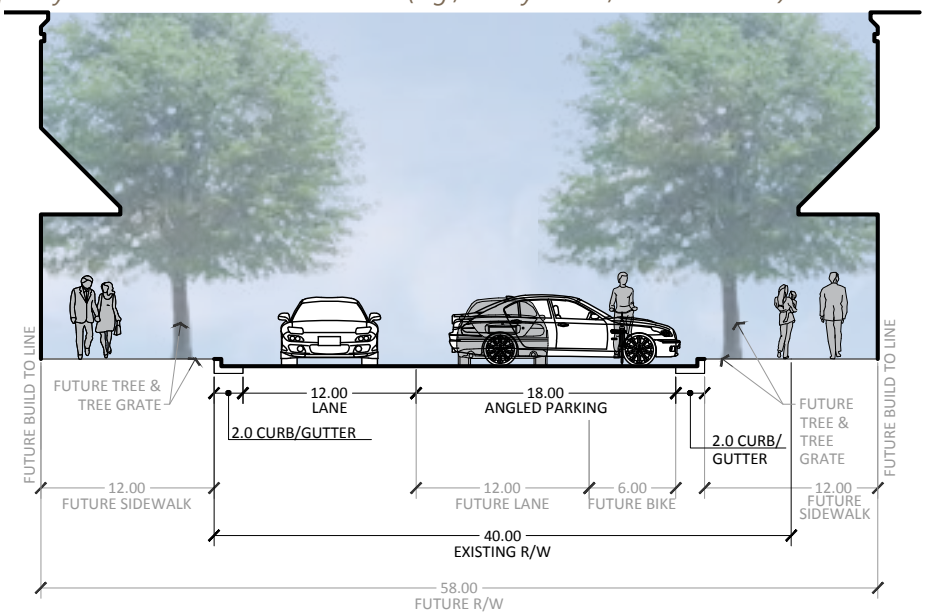


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

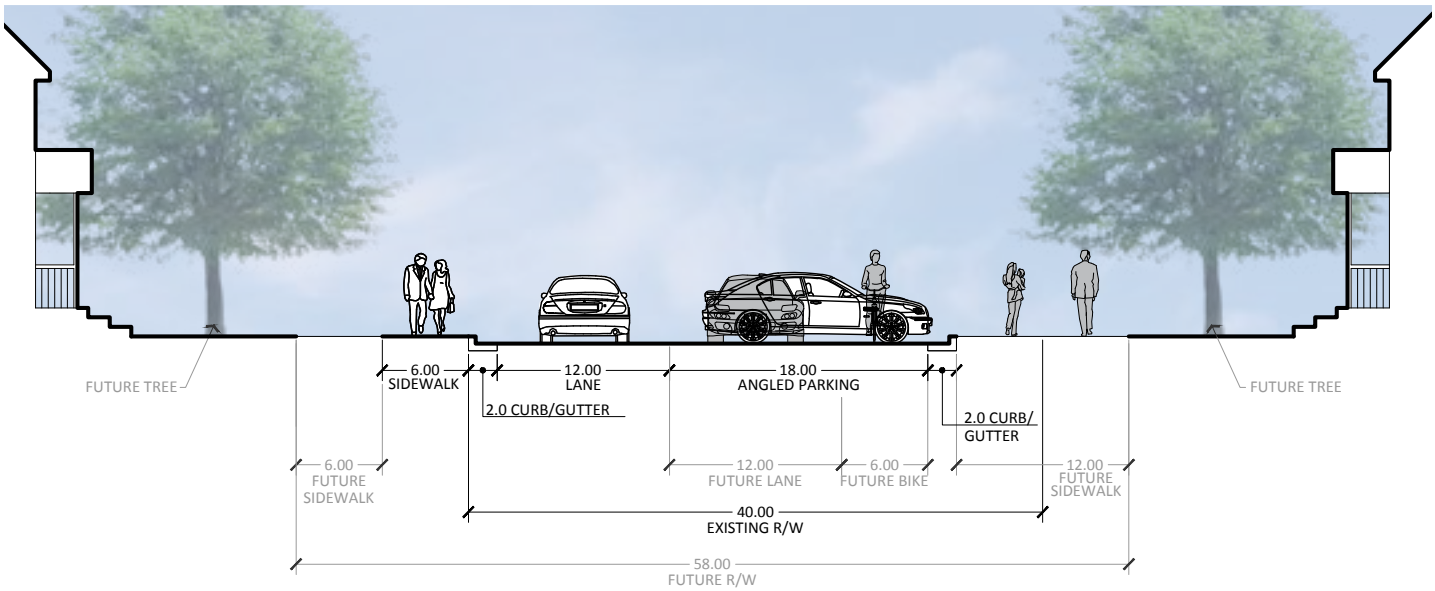


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

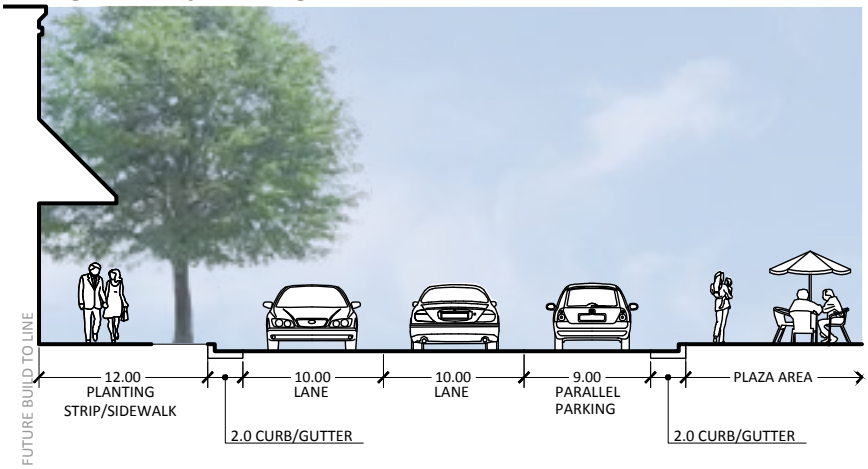
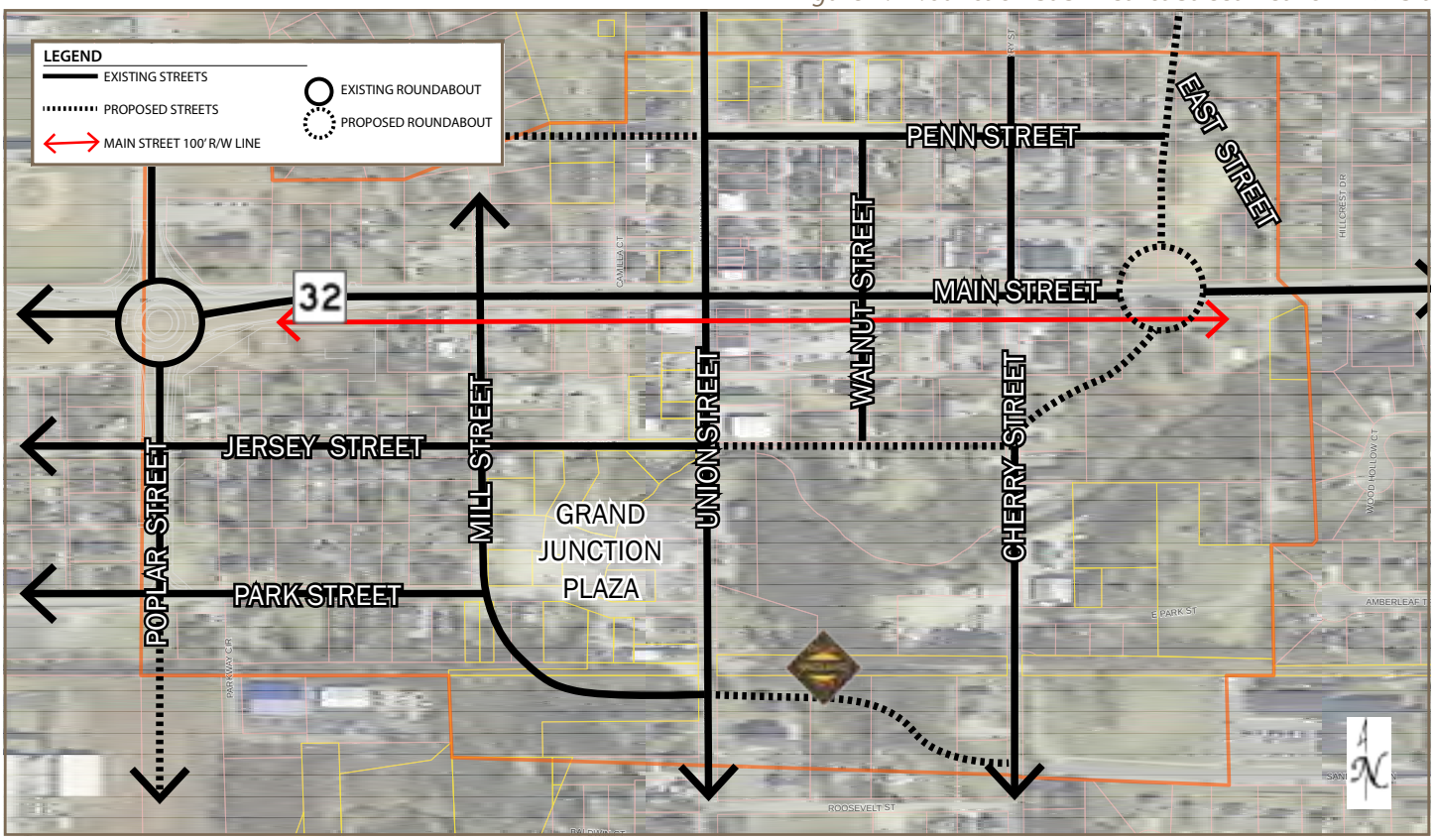


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. Existing Streets: If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

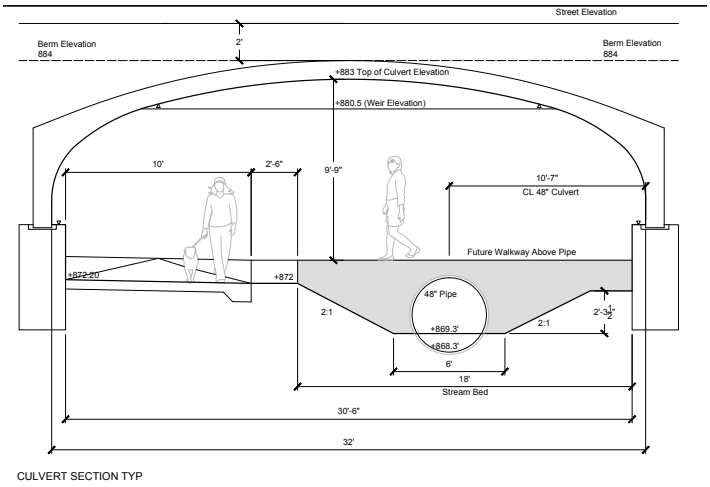
Figure 2.26: Street Cross-Sections is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. New Streets: The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in Figure 2.27: Junction Sub-District Street Network Exhibit.

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

3. **Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see Figure 2.28 Mill Street Pedestrian Tunnel) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see Figure 2.29: Mill Street Cross-Section).

Figure 2.28 Mill Street Pedestrian Tunnel



C. Pedestrian Connectivity:

A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

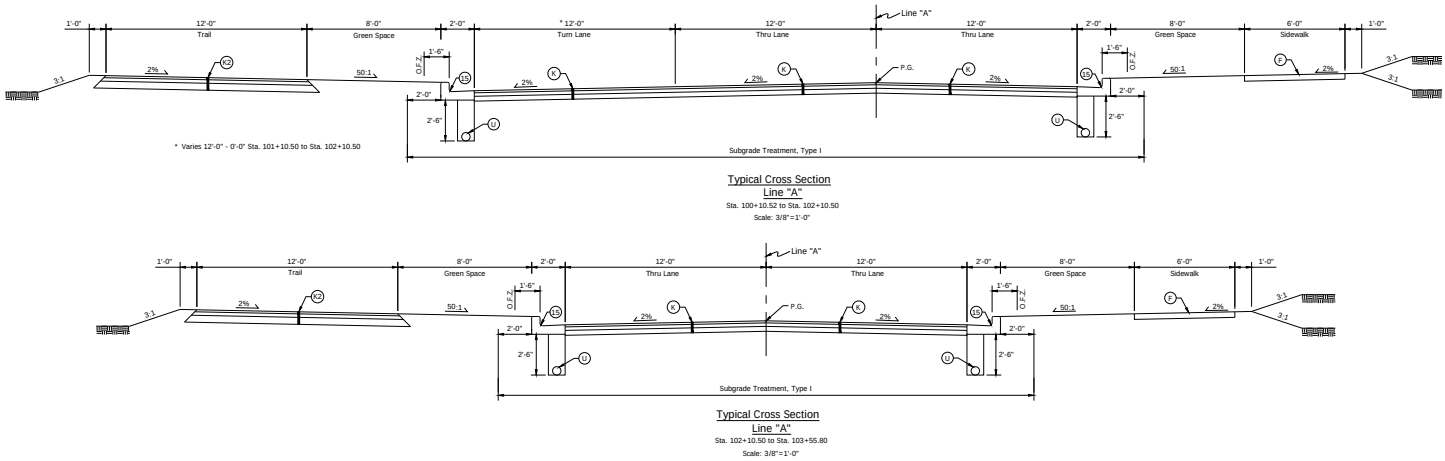
Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see Figure 2.30: Example Pedestrian Connectivity Amenities).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

Figure 2.30.B (Source: www.nacto.org)

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see Figure 2.31: Delineated Pedestrian / Raised Crossing).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)

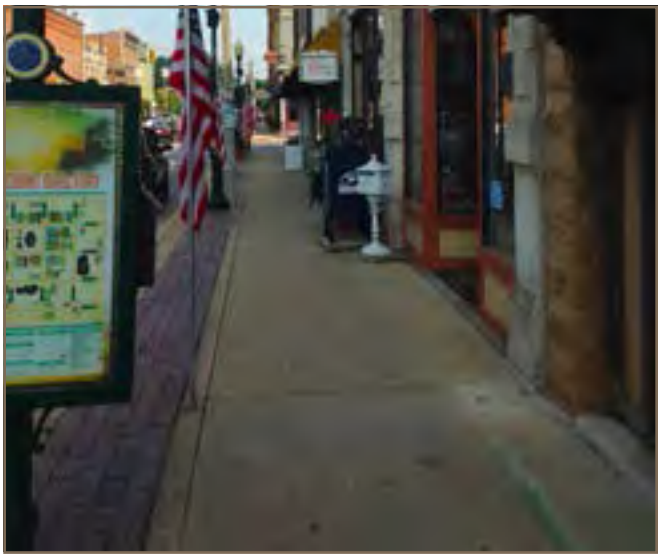
Figure 2.31.B (Source: Department Photo)

Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining) abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see Figure 2.32: Example Public Sidewalk Space and also Figure 2.26: Street Cross-Sections).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)

Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

   The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

   It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in Figure 2.34: Preferred Alternative. Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see Figure 2.35: Preferred Alternative Cross-Sections). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.

3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.

4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see Figure 2.36: Enhanced Pedestrian Crossings). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

   The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.

5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)

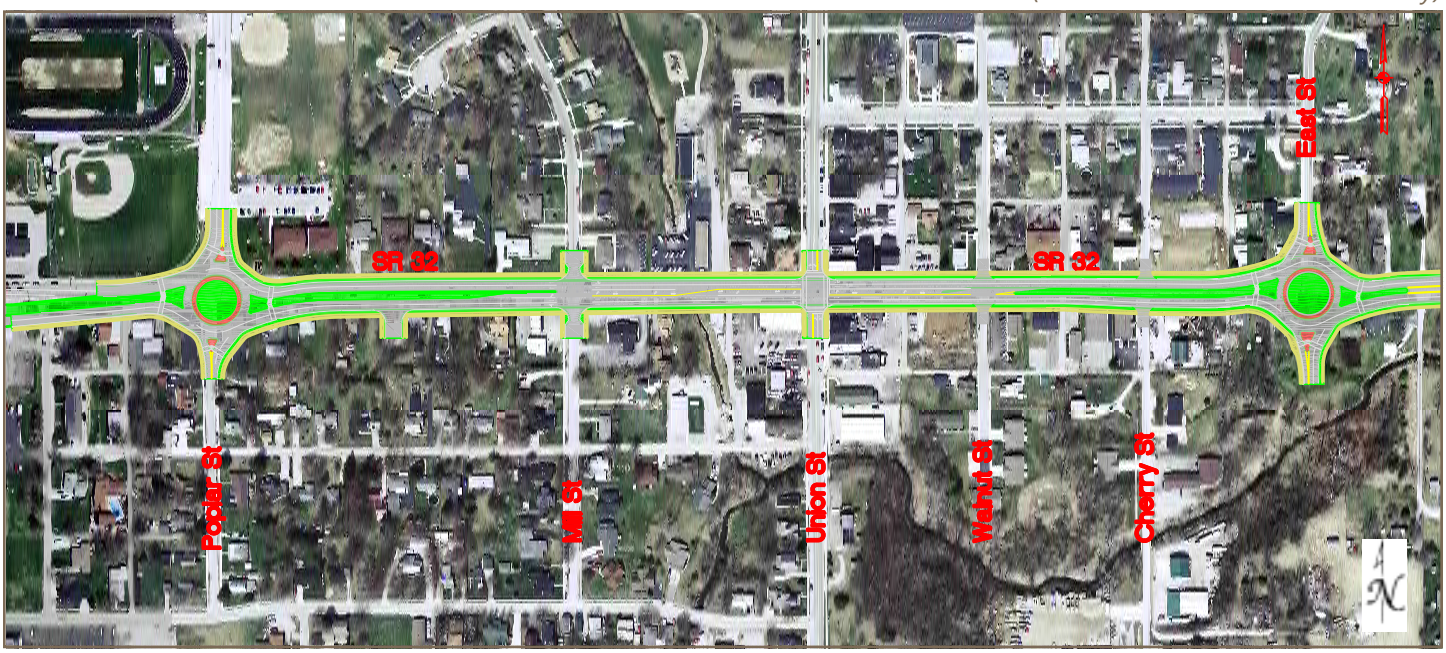


Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

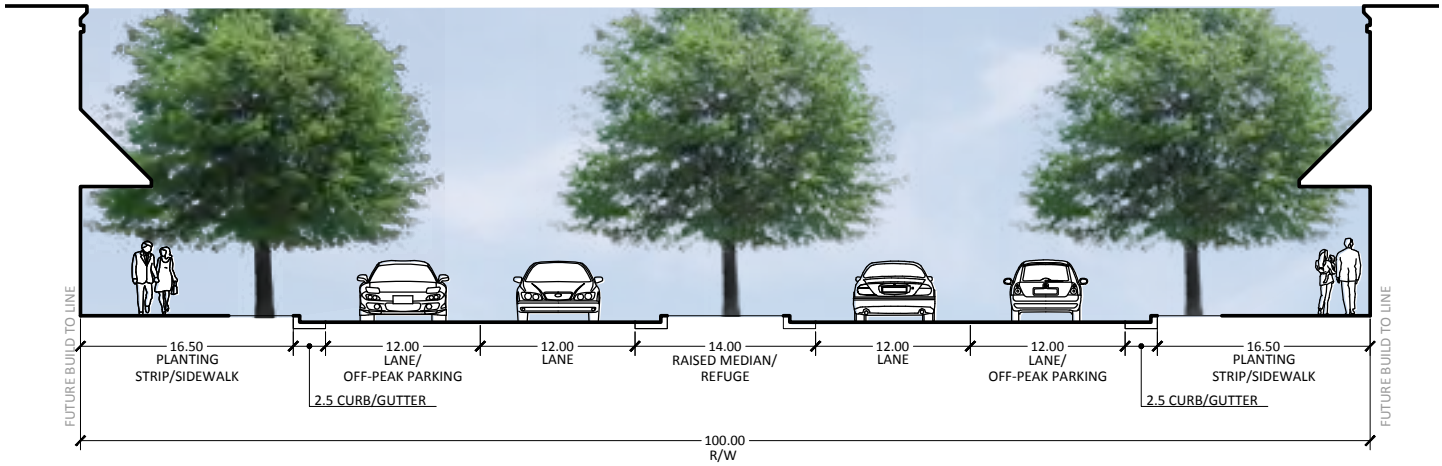


Figure 2.35.B: Cross-Section with Turn Lane

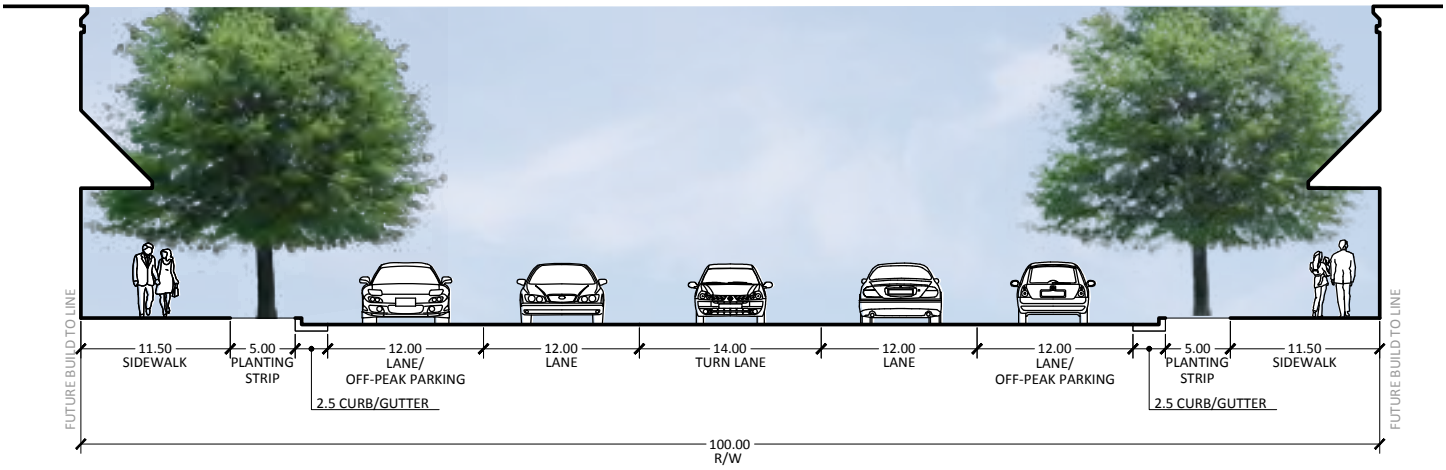


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)

Figure 2.36.B (Source: www.urbanindy.com)

PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City's planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

   Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

   This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

   Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

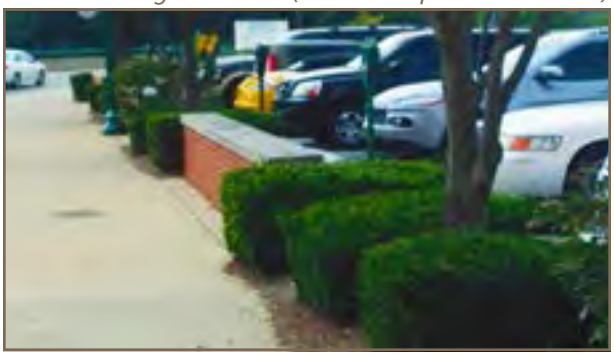
1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.

2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see Figure 2.37: Surface Parking Treatment).

Figure 2.37: Surface Parking Treatment

Figure 2.37.A (Source: Department Photo)

Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)

Figure 2.38.B (Source: columbusparksfoundation.org)

Figure 2.38.C (Source: Land Collective)

E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, "rights-of-way"), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

   Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City's zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see Figure 1.4: Architecturally-Consistent Dumpsters).

   Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see Figure 2.39 Example Alley).

Figure 2.39 Example Alley

(Source: Department Photo)

OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also Figure 2.32: Example Public Sidewalk Space):

- Items displayed are limited to the merchandise sold by the business.
- Displays are located within the business's frontage and immediately adjacent to the building.
- Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- Materials and colors used for shelves, racks, easels and similar supports for displayed items shall complement the architectural style and colors used on the adjacent building façade.
- Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)

Figure 2.40.B (Source: Department Photo)

C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces

Figure 2.41.A (Source: Department Photo)

Figure 2.41.B (Source: Department Photo)

Figure 2.41.C (Source: Department Photo)

In addition, the following guidelines should be considered:

- Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "Sustaining America's Urban Trees and Forests" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.

4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.

5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.

6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples

Figure 2.42.A (Source: a2dda.org)

Figure 2.42.B (Source: permatill.com)

Figure 2.42.C (Source: www.terrafirmalandarch.com)

When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see Figure 2.15: Example Public Spaces). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping for Buildings less than 10′ from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)

Figure 2.43.B (Source: Department Photo)

Figure 2.43.C (Source: lotsafunmaps.com)

Figure 2.44: Example Landscaping for Buildings 10′ to 20′ from Right-of-Way
Figure 2.44.A (Source: Department Photo)

Figure 2.44.B (Source: Department Photo)

Figure 2.45: Example Landscaping for Buildings Greater than 20′ from Right-of-Way
Figure 2.45.A (Source: Department Photo)

Figure 2.45.B (Source: Department Photo)

In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the "curb appeal" and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

D. Off-Street Parking: Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also Figure 2.37: Surface Parking Treatment).

Figure 2.46: Additional Surface Parking Treatment

Figure 2.46.A (Source: phila.gov)

Figure 2.46.B (Source: Department Photo)

The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances were buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see Figure 2.47: Example Low Impact Design).

Figure 2.47: Example Low Impact Design

Figure 2.47.A (Source: urbanlandscapes.info)

Figure 2.47.B (Source: Department Photo)

Figure 2.47.C (Source: www.seattle.gov)

Figure 2.47.D (Source: Department Photo)

SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).
4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs
Figure 2.48.A (Source: hammerworks.com)

Figure 2.48.B (Source: Department Photo)

Figure 2.48.C (Source: Department Photo)

Figure 2.48.D (Source: viewpointsign.com)

Figure 2.48.E (Source: redirectionsigndesign.com)

C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.
3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)

Figure 2.49.B (Source: Department Photos)

Figure 2.49.C (Source: Department Photo (left))

(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

Figure 2.50: Example Projecting Signs (Source: Department Photo)

E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as "open" that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or "personality" of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in visual clutter.
7. Flashing or moving signs visible from the street through or on windows should not be permitted.

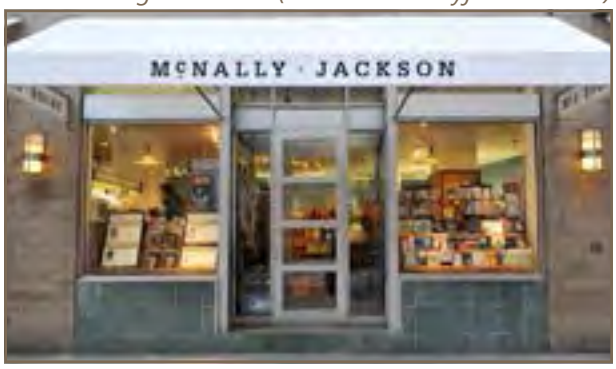
Figure 2.51: Example Window Signs / Displays

Figure 2.51.A (Source: archinect.net)

Figure 2.51.B (Source: shelf-awareness.com)

Figure 2.51.C (Source: designsalononline.com)

Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights
Figure 2.52.A (Source: panaramio.com)(left)
(Source: valmontstructures.com)(right)

Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but sill maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)

The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures
Figure 2.53.A (Source: kiterealty.com)

Figure 2.53.B (Source: cornerbakerycafe.com)

GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. **Street Level Architecture:** The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. **Pedestrian Scale:**

   a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.

   b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.

   c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. **Building Composition:**

   a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.

   b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. **Mechanical and Electrical Elements:** Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. **Existing Buildings:** Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. **Permitted Materials:** New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. **Alternate Materials:** The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. **Durability:** Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. **Material Variation:** The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. **Material Transitions:** If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. Trim Details: Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture:

All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.

2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.

3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.

4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.

2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.

4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.

5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations:

Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

   a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.

   b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.

   c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. Window Trim: Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.

4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. Roof Design:

1. **Pitched Roofs:** Pitched roofs should have:

   a. Minimum pitch of 5 (vertical units): 12 (horizontal units).

   b. Three (3) or more roof slope planes.

   c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.

2. **Flat Roofs:** Flat roofs should be:

   a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.

   b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).

   c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or onamentation that matches the front elevation.

3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

J. Gutters and Downspouts:

Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. Highly-Visible Buildings:

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.

2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.

3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.

4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. Walls and Fences:

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.

2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.

3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.

4. Chain link fencing should not be permitted.

M. Accessory Buildings:

If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.

2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.

3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:

   - Increase the likelihood of pedestrian and bicycle accidents with automobiles.
   - Interrupt the continuity-frontage of buildings.
   - Decrease the ability to provide desired on-street parking.
   - Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

   In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. **Rehabilitations / Additions:**

   a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.

   b. Additions should be compatible in scale, materials, and character with the main building.

   c. Additions should not damage or obscure architectural details and materials of the main building.

   d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.

5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.

6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

O. Minimum Living Area:

Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Frontage: No minimum or maximum.
2. Lot Size: No minimum or maximum.
3. Building Height: Minimum of two stories. Maximum of three stories.
4. Building Size: No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. Front Setback / Build-to Line: Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. Side & Rear Setbacks: Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. Roofs: Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. Architectural Theme:
   a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
   b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Frontage: Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. Lot Size: Minimum four thousand (4,000) square feet.
3. Building Height: Minimum of two stories. Maximum of three stories.
4. Building Size: Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. Minimum Living Area: One thousand and five hundred (1,500) square feet.
6. Front Setback / Build-to Line: Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. Side & Rear Setbacks: Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. Building Entrances:
   a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
   b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
   c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

   a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.

   b. Minimum roof overhangs should be twelve (12) inches.

   c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: Figure 2.5: Existing Penn Street Corridor Examples and Figure 2.13: Example Detached Residential includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.

8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design:

It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.

2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.

3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually "broken up" into a series of smaller masses appropriate for the pedestrian-scale.

   In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.

5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.

   a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.

   b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.

   c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

   d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.

   e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

a. Fenestration should be organized to create a rhythmic pattern for the streetscape.

b. Window frames should be recessed or not otherwise flush with the exterior wall.

c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).

d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.

e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.

f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.

g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.

b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).

c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.

d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.

e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.

f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

A. **Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.

B. **Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.

C. **Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "[Project Name] in the Junction PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.

C. **State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:
UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

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CHAPTER 4:
KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

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CHAPTER 5:
NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

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EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

FIELD BREWING IN THE JUNCTION PLANNED UNIT DEVELOPMENT

COMPREHENSIVE PLAN

CURRENT ZONING:
LB-H: Local Business / Historical District

LOCATION MAP

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)

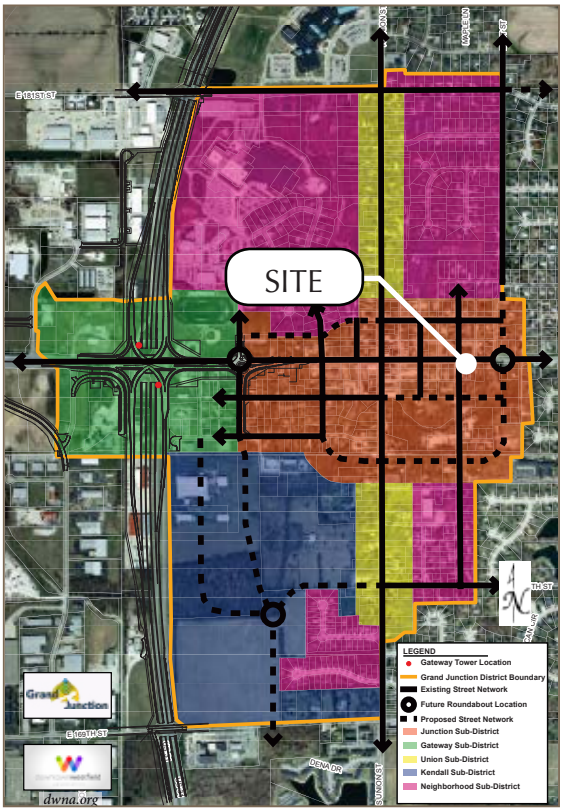
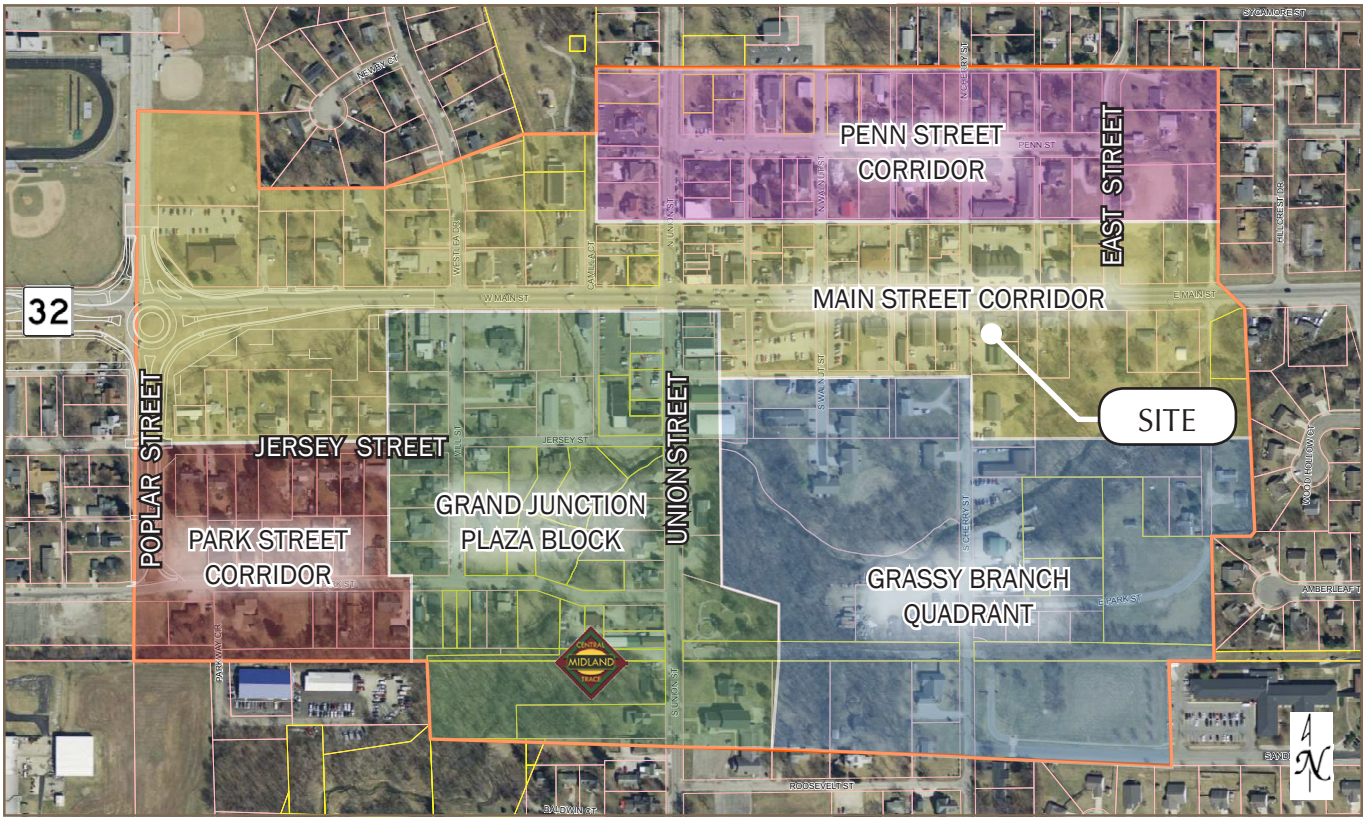
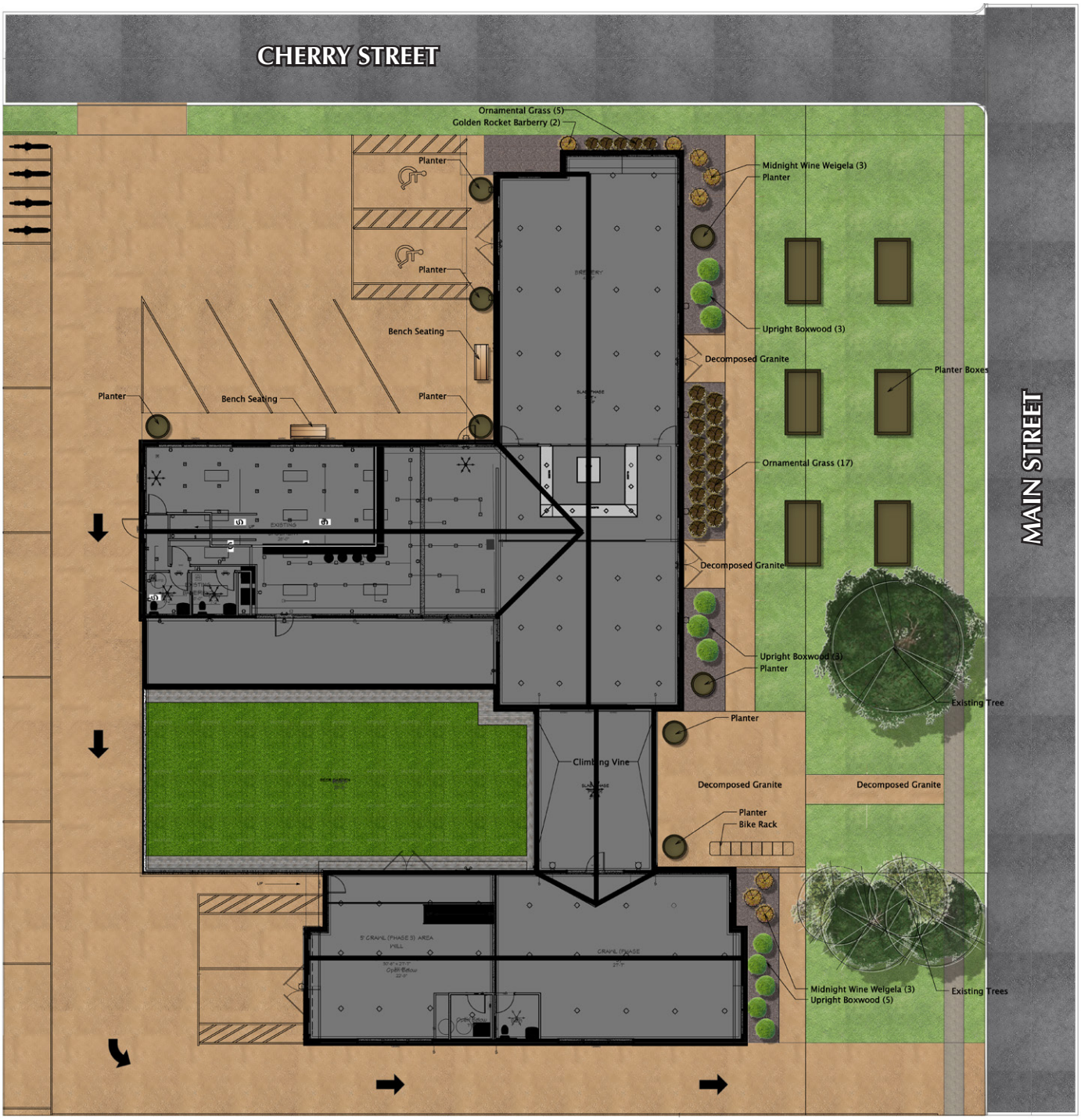


Figure 2.2: Junction Sub-District Sub-Areas



FIELD BREWING
IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

CONCEPT PLAN



A9	SHEET:	1 3/8" = 1'	SCALE:	3/2/17	DATE:

DRAWINGS PROVIDED BY:
TOM LAZZARA

CUSTOMLIVING
design - plan - build

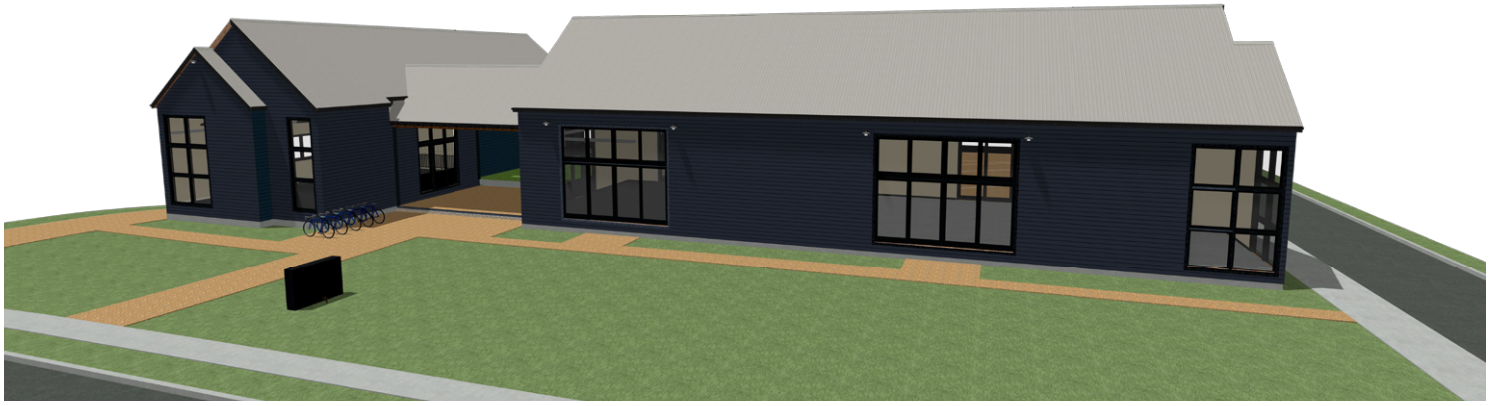
REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

CHARACTER EXHIBITS



MAIN STREET PERSPECTIVE (NORTH)

REAR PERSPECTIVE (SOUTH)

CHERRY STREET PERSPECTIVE (WEST)

SHEET:	SCALE:	DATE:
A8		3/2/17

DRAWINGS PROVIDED BY:

TOM LAZZARA

CUSTOMLIVING
design - plan - build

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Petition Number:	1704-DDP-04
Subject Site Address:	Southeast Corner of SR 32 and Cherry Street, Lots 13R, 14R, and east half of Lot 13 in Westfield Original Subdivision
Petitioner:	Custom Living, Inc.
Representative:	Tom Lazzara
Request:	Detailed Development Plan approval for a new 5,537 square foot brewery on 0.625 acres +/- in the pending Fields Brewery in the Junction Planned Unit Development (PUD) District.
Current Zoning:	LB-H: Local Business / Historical District Field Brewing in the Junction PUD (pending, 1704-PUD-04) GB: General Business District (proposed underlying zoning)
Current Land Use:	Vacant / Commercial
Approximate Acreage:	0.625 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan
Property History:	1308-SFP-21 (Secondary Plat Amendment, Replat of Lot 14 and west half of Lot 13 Westfield Original Subdivision, recorded 11/21/13) 1704-PUD-04 (Ord. 17-04, Field Brewing in the Junction PUD, *pending*) 1704-SFP-16 (Secondary Plat Amendment, Replat of lots 13R, 14R, and east half of lot 13, *pending*)
Staff Reviewer:	Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

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

The petition was reviewed by the Technical Advisory Committee at its March 21, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's April 3, 2017, meeting.

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

DEVELOPMENT PLAN (ARTICLE 10.7(G) OF THE UDO):

The plans comply 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.

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

2) Address and legal description of the property.

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

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.

   <u>Comment:</u> The department is working with the 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.

    <u>Comment:</u> The petitioner is 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:

    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.

    Comment: The petitioner is coordinating with the Public Works Department and utility providers.

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

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

22) Permitted Uses (Sec. 6 of PUD)

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

a) Minimum Lot Frontage: 80'

b) Minimum BSL:

i) Front: 0'

ii) Side: 5'

iii) Rear: 5'

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

c) Maximum Building Height: 60'

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

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

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

Comment: Overlay does not apply.

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

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

25) Accessory Use and Building Standards (Article 6.1)

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

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

26) Architectural Standards (Section 9.1 of PUD and Article 6.3(F) of UDO)

a) Character Exhibit (Section 9.1(A) of PUD): Building constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit.

b) Franchise and Prototype Architecture (Article 9.1 (B) of PUD): Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

c) Mechanical Screening

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

d) Building Materials

i) Section 9.1(C) of PUD: Article 6.3(F)(2) Building Materials Shall not apply; rather, Buildings shall be faced with authentic natural materials such as wood or Masonry materials. Highly reflective materials, exterior insulation finishing systems (EFIS), vinyl siding, and concrete block shall be prohibited.

e) Architectural Theme

f) Four-Sided Architecture

g) Building Elevations

i) Section 9.1(D) of PUD: Article 6.3(F)(5) Building Elevations Shall not apply.

h) Gutters and Downspouts

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

i) Roof Design

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

j) Main Entrances

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

k) Windows

<u>Comment:</u> The department is working with the petitioner to ensure compliance.

l) Awnings

27) Building Standards (Article 6.4)

28) Fence Standards (Section 9.2 of PUD and Article 6.5 of UDO)

a) The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.

b) Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.

c) Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.

d) Chain link fencing shall be prohibited.

29) Height Standards (Article 6.6)

30) Landscaping Standards (Section 9.3 of PUD and Article 6.8 of UDO):

a) The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.

i) Landscape Plan: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as Exhibit D.

ii) Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Main Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:

(1) The primary focus for landscaping is within the area immediately abutting Main Street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.

(2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.

(3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the "curb appeal" and streetscape character. The building placement will dictate whether a lawn or hardscape is more appropriate.

31) Lighting Standards (Section 9.4 of PUD and Article 6.9 of UDO)

a) PUD Standards

i) Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.

ii) Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting a Single-family District, illumination levels shall not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.

iii) All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

b) General lighting standards

c) Business standards

<u>Comment:</u> The department is working with the petitioner to ensure compliance.

32) Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Section 9.5 of PUD and Article 6.13 of UDO)

a) Shall apply. An outdoor dining and activity area is generally depicted on the Concept Plan.

35) Parking and Loading Standards (Article 6.14)

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

i) Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs: Shall apply; however, Parking Area surfaces may consist of decomposed granite and shall not be required to be curbed and guttered.

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

b) Bicycle Parking

36) Setback Standards (Article 6.16)

<u>Comment:</u> See district standards (#23b).

37) Sign Standards (Article 6.17)

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

38) Vision Clearance Standards (Article 6.19)

39) Yard Standards (Article 6.21)

<u>DESIGN STANDARDS (CHAPTER 8 OF UDO and Ordinance 17-04)</u>

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

40) Block Standards (Article 8.1)

41) Easement Standards (Article 8.3)

<u>Comment</u> The petitioner is coordinating with the Public Works Department and utility providers.

42) Monument and Marker Standards (Article 8.5)

<u>Comment:</u> The department is working with the petitioner to ensure compliance.

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

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

44) Storm Water Standards (Article 8.8)

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

46) Street Light Standards (Article 8.10)

47) Street Sign Standards (Article 8.11)

48) Surety Standards (Article 8.12)

49) Utility Standards (Article 8.13)

<u>Comment:</u> The petitioner is coordinating with the Public Works Department and utility providers for items 43-49.

<u>DEPARTMENT COMMENTS</u>

1) **<u>Action:</u> Hold a public hearing at the April 3, 2017, Plan Commission meeting.**

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

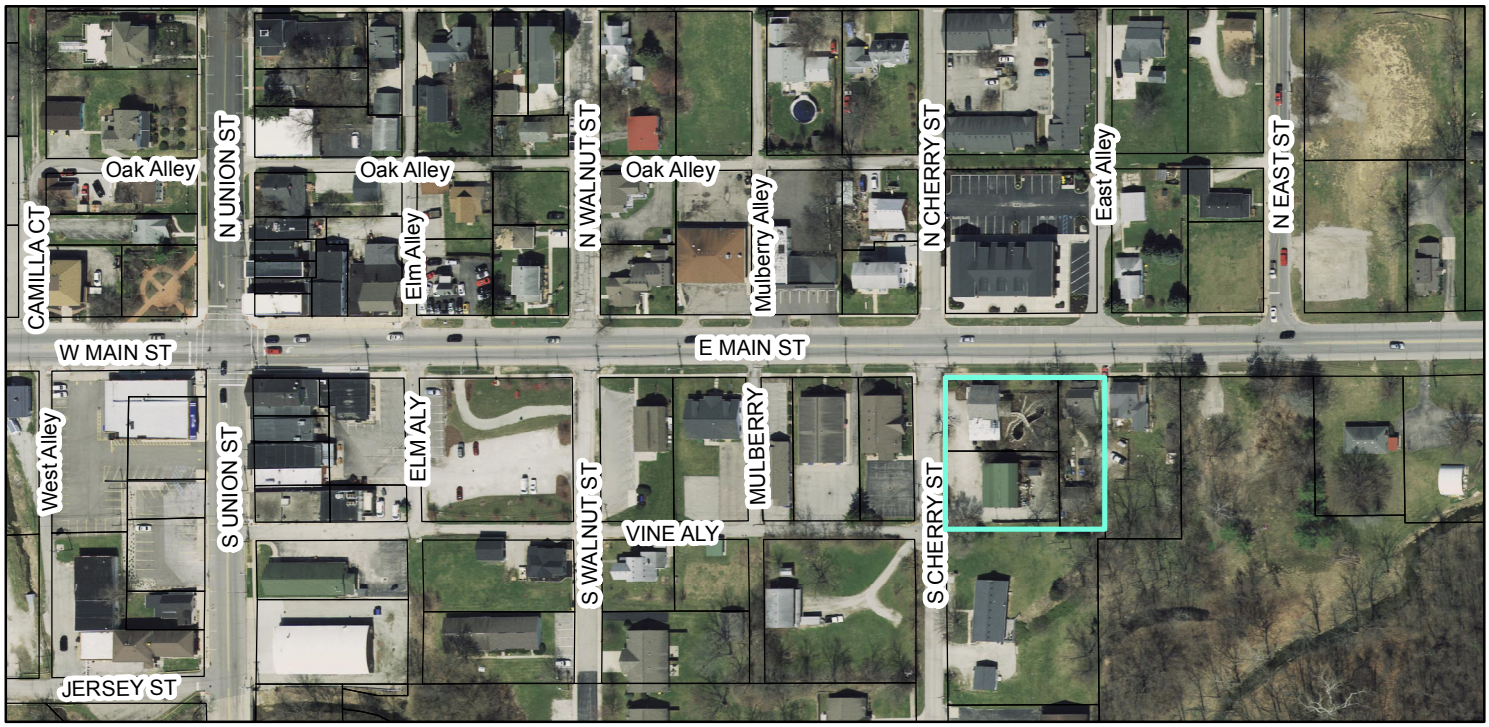
3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

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

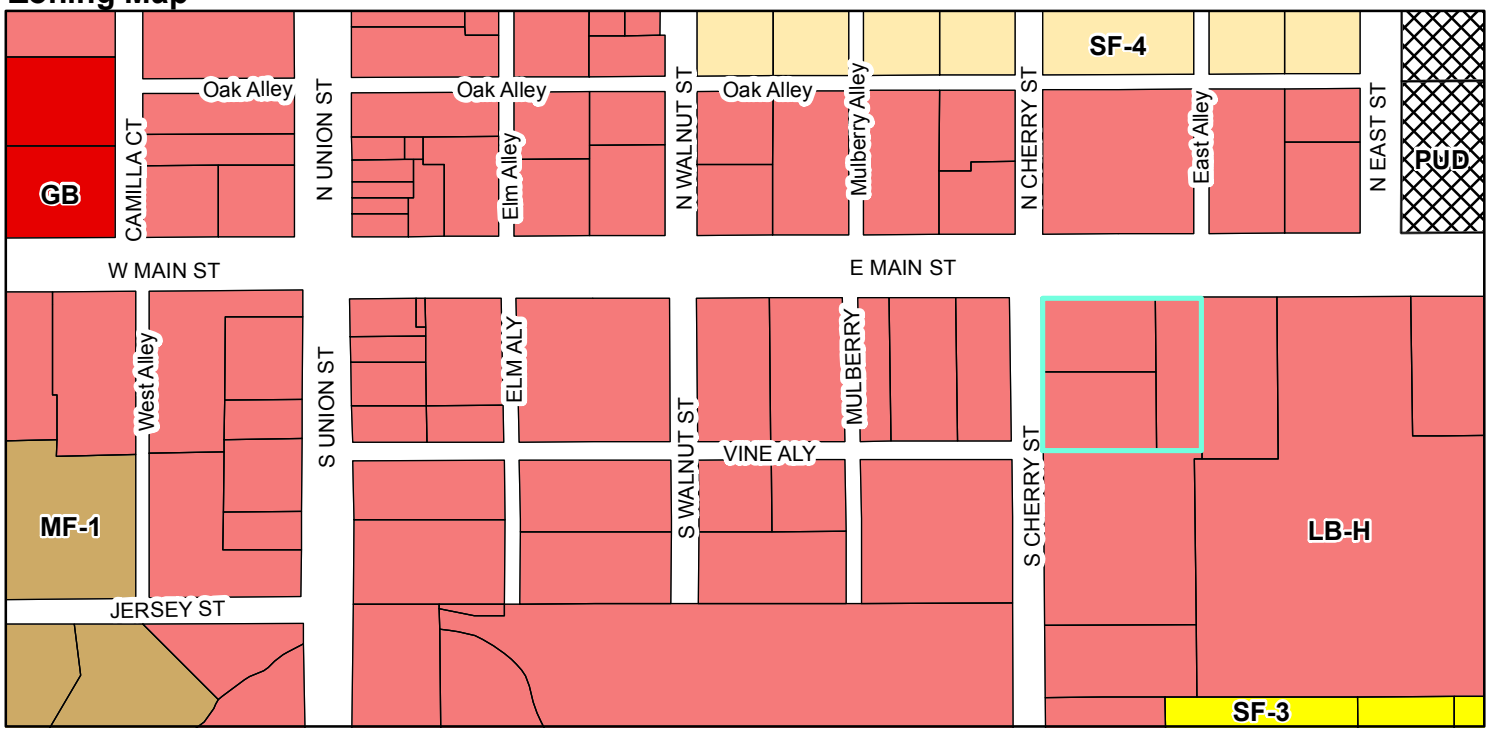
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

GENERAL NOTES

A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.

E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.

F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.

H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.

J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.

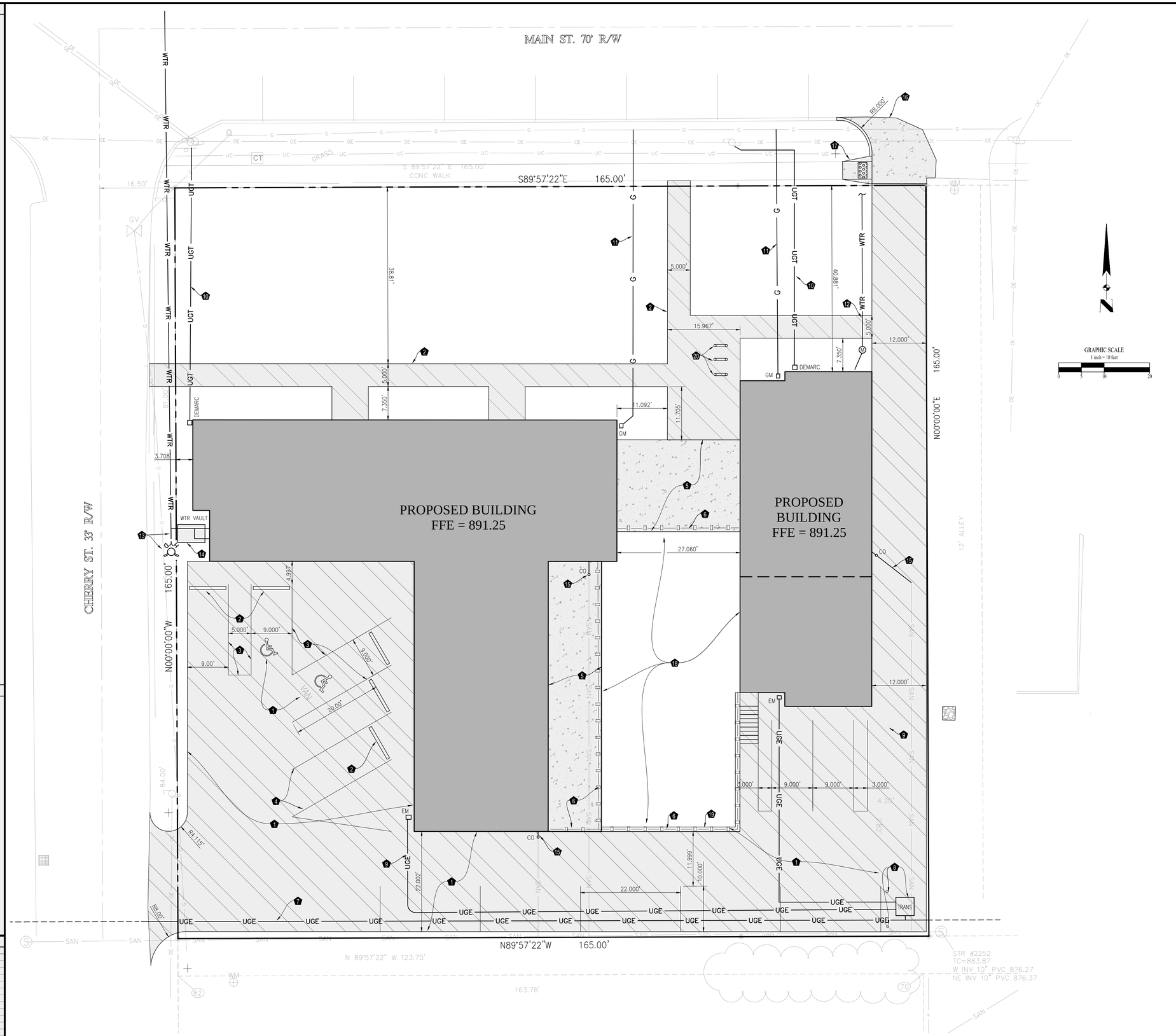
K. CONFIRM ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS. HOLD ALL BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.

LEGEND

- CABLE TV PEDESTAL
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- SQUARE STORM INLET
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MAILBOX
- CHAIN-LINK FENCE
- WOOD BOARD FENCE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- STORM SEWER LINE

REVISION BLOCK

NOTE	DESCRIPTION	DATE



Fields Brewery Site Plans

City of Westfield, Indiana

Owner:	Greg & Jackie Dikos Absolute Stability Commercial Real Real Estate 1230 Viking Saphire Ct. Westfield, IN 46074
Site Engineer:	Bordenet Civil Engineering & Land Surveying, LLC D. Scott Bordenet Ph. 317-536-6181 8902 Alibeck Ct. Indianapolis, IN 46256
Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074

SITE PLAN

FINAL CONSTRUCTION PLANS

Plan Date: March 1st, 2017

D. SCOTT BORDENET REGISTERED INDIANA PROFESSIONAL ENGINEER

TAC REVIEW PLANS

PLAN NOTES

NOTE	DET./SHT.	DESCRIPTION
1.		CONSTRUCT DECOMPOSED GRANITE PARKING SURFACE AND SIDEWALKS WITH RETAINING EDGE. SEE ARCHITECTURAL PLANS FOR SECTION DETAIL.
2.		PLACE PARKING WHEEL STOPS WHERE INDICATED.
3.	HC/C3.2	STRIPE AND MARK HANDICAPP SPACES WITH 4 IN. WIDE "ADA BLUE" PARKING LOT MARKING PAINT.
4.		STRIPE NON-HANDICAPP SPACES WITH 4" WIDE WHITE PARKING LOT MARKING PAINT.
5.		CONCRETE PATIO AREA. SEE ARCHITECTURAL PLANS FOR CONCRETE SECTION AND FOUNDATION DETAILS.
6.		SEE ARCHITECTURAL PLANS FOR FENCE AND RAILING DETAILS.
7.		EXISTING OVERHEAD UTILITY TO BE BURIED BY UTILITY OWNER. SEE OTHER PLANS FOR DETAILS.
8.		PLACE TRANSFORMER WHERE INDICATED FOR SERVICE TO NEW BUILDINGS. SET (2) YELLOW PAINTED CONC. FILLED PIPE BOLLARDS FOR PROTECTION.
9.		CONNECT NEW ELECTRICAL SERVICE. SET METER WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
10.		CONNECT NEW TELEPHONE/DATA SERVICE. SET DEMARC WHERE INDICATED. COORDINATE WITH UTILITY OWNER.
11.		CONNECT NEW GAS SERVICE WHERE INDICATED. SET GAS METER WHERE INDICATED. COORDINATE WITH UTILITY OWNER.
12.		CONNECT NEW COMMERCIAL SERVICE. SET METER WHERE INDICATED. COORDINATE SERVICE SIZE WITH UTILITY OWNER.
13.		EXTEND 8" MAIN AND SET NEW FIRE HYDRANT.SEE PLUMBING AND FIRE SUPPRESSION PLANS FOR MORE DETAILS.
14.		BRANCH 8" FIRE LINE, SET NEW VAULT, AND EXTEND FIRE SERVICE AND DOMESTIC SERVICE LINES. SEE PLUMBING AND FIRE SUPPRESSION PLANS FOR MORE DETAILS.
15.	CO/SL/PB	CONNECT NEW BUILDING LATERAL TO
	C3.1	EXISTING SEWER LATERAL. SET CLEANOUT WHERE INDICATED. SEE GRADING PLAN FOR TOP OF CLEANOUT ELEVATIONS.
16.	DD/CD/CPS	CONSTRUCT NEW CONCRETE DRIVE APRON
	C3.2	TO WESTFIELD STANDARDS.
17.	SW/RD/C3.2	CONSTRUCT NEW SIDE WALK RAMP WITH TRUNCATED DOMES TO WESTFIELD STANDARDS.
18.		SODDED YARD AREA.
19.		RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS. SEE GRADING PLAN FOR GRADES.
20.		SET BIKE RACKS WHERE INDICATED.

Bordenet Civil Engineering &
Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

Project Number:

2016-163

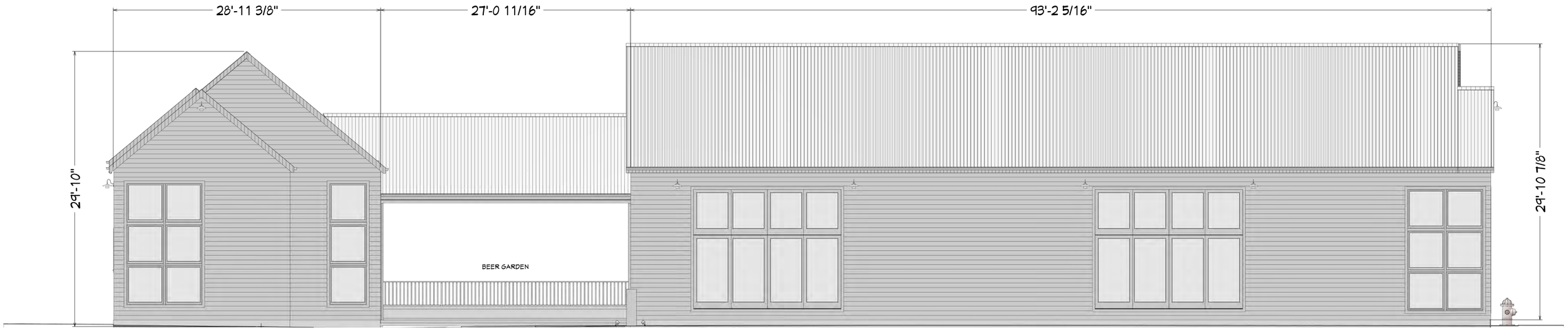
Sheet No. :

C2.2

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibeck Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Final Plans v12.dwg : Mar 03, 2017, 8:00:07 am

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

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



North (Main Street) Elevation

ROOFING MATERIAL: STANDING SEAM
ROOFING COLOR: GRAY

SIDING MATERIAL: ROUGH SAWN CEDAR
SIDING LAYOUT: HORIZONTAL LAP SIDING
SIDING COLOR: NAVY BLUE STAIN

WINDOW / DOOR MATERIAL: CLAD
WINDOW / DOOR COLOR: BLACK

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

South Elevation

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

CUSTOM LIVING
design - plan - build

DETAILED DEVELOPMENT PLAN
DRAWINGS PROVIDED BY: TOM LAZZARA
PROVIDED FOR: FIELD BREWERY
ADDRESS: MAIN ST. AND CHERRY

DATE:
3/3/17

SCALE:
3/16" = 1'

SHEET:
A5

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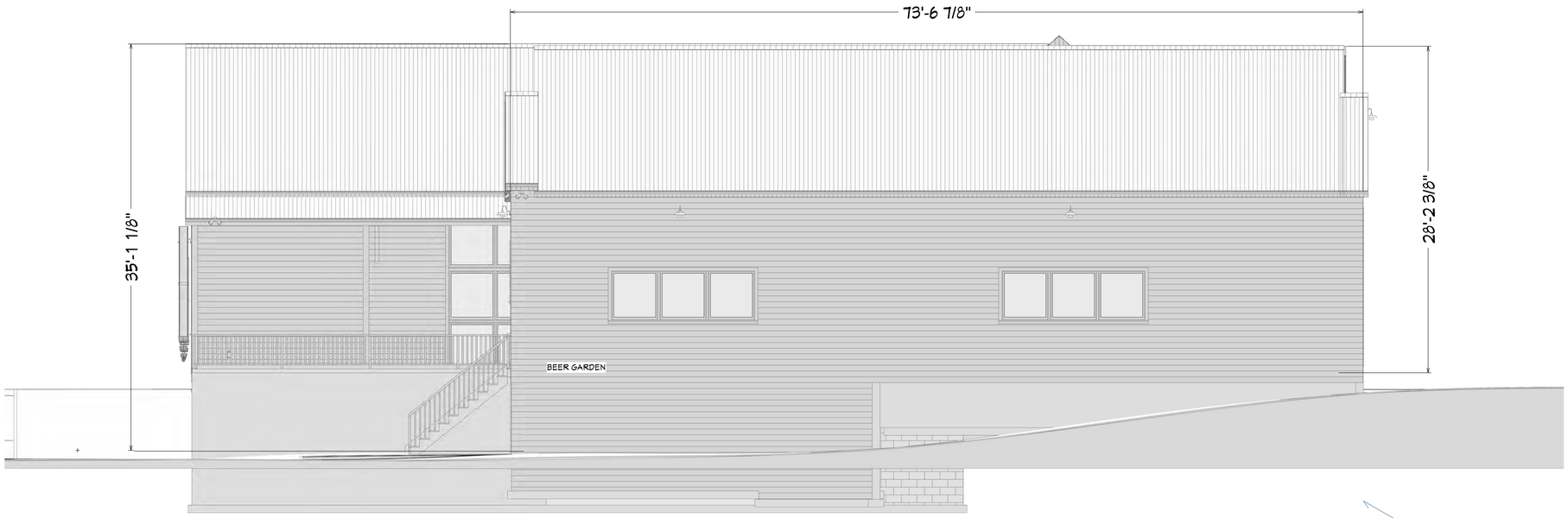
C4.0	Construction Specifications



West Elevation

ROOFING MATERIAL: STANDING SEAM
ROOFING COLOR: GRAY

SIDING MATERIAL: ROUGH SAWN CEDAR
SIDING LAYOUT: HORIZONTAL LAP SIDING
SIDING COLOR: NAVY BLUE STAIN

WINDOW / DOOR MATERIAL: CLAD
WINDOW / DOOR COLOR: BLACK

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

East (Cherry Street) Elevation

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

CUSTOM LIVING
design - plan - build

DETAILED DEVELOPMENT PLAN
DRAWINGS PROVIDED BY: TOM LAZZARA
PROVIDED FOR: FIELD BREWERY
ADDRESS: MAIN ST. AND CHERRY

DATE:
3/3/17

SCALE:
3/16" = 1'

SHEET:
A6

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C3.0	Erosion Control Details
C3.1	Site Details
C3.2	Sewer Details
C4.0	Construction Specifications

MAIN STREET VIEW (NORTH VIEW)

SOUTH EAST VIEW

Cherry Street (South East View)

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

CUSTOMLIVING
design - plan - build

DETAILED DEVELOPMENT PLAN
DRAWINGS PROVIDED BY: TOM LAZZARA
PROVIDED FOR: FIELD BREWERY
ADDRESS: MAIN ST. AND CHERRY

DATE:
3/3/17

SCALE:

SHEET:
A8

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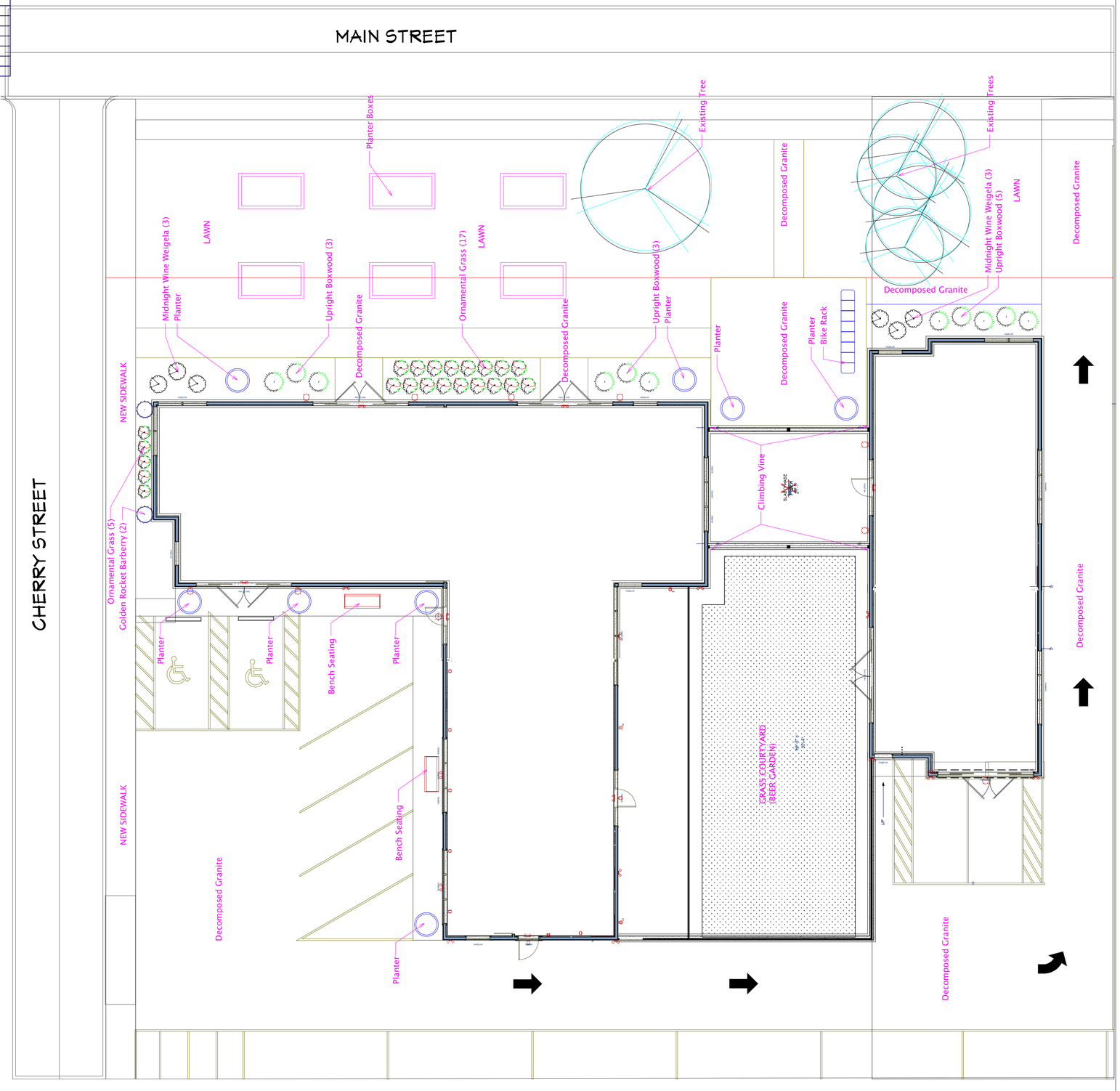
C3.2	Sewer Details
C4.0	Construction Specifications

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



N

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

CUSTOM LIVING
design - plan - build

DETAILED DEVELOPMENT PLAN
DRAWINGS PROVIDED BY: TOM LAZZARA
PROVIDED FOR: FIELD BREWERY
ADDRESS: MAIN ST. AND CHERRY

DATE:
3/3/17

SCALE:
1 3/8" = 1'

SHEET:
A9

Docket Number:	1703-PUD-03 (Ordinance No. 17-03)
Petitioner:	Chatham Hills, LLP by Henke Development Group, LLC
Request:	A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District and GB-PD: General Business / Planned Development to Chatham Commons Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District & GB-PD: General Business / Planned Development
Current Land Use:	Agriculture
Acreage:	41.04 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Illustrative Character Exhibits 5. Chatham Commons PUD Ordinance (Ord. 17-03) 6. Chatham Commons PUD Ordinance (Ord. 17-03 Redline) 7. Family Sports Capital Addendum 8. Petitioner's Neighbor Meeting Summary 9. Public Comments
Staff Reviewer:	Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the February 13, 2017, City Council meeting. The project was reviewed at the February 21, 2017 Technical Advisory Committee meeting. The petition received a public hearing at the March 20, 2017, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on February 27, 2017. A summary of the meeting is included in **Exhibit 8** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to Chatham Commons Planned Unit Development (PUD) District (see **Exhibit 5**) for approximately 41.04 acres located on the northwest corner of 191st Street and US Highway 31 (see **Exhibit 2**).

The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District and GB-PD: General Business / Planned Development. Adjacent properties to the north are zoned AG-SF1. Properties to the south are zoned AG-SF1 and GB: General Business. Properties to the east are zoned EI: Enclosed Industrial. Property to the west is zoned AG-SF1.

ZONING REQUEST

The petitioner requests this change in zoning to allow for a commercial development on the subject property.

Default Standards: Chatham Commons PUD Ordinance (the "PUD Ordinance") (see **Exhibit 5**) defaults to the GB: General Business District as the Underlying Zoning District.

Permitted Uses: In addition to the GB: General Business District permitted uses, the PUD Ordinance also permits the following additional uses: Gasoline Service Station, Bed & Breakfast (B&B), Nursing Home, Assisted Living Facility, Kennel (which shall be enclosed if located on Outlot 1), Golf facilities, Public or Private Park, Construction Trade Office, Agritourism Use, Brewery, Distillery, or Winery, Drive-through windows. The PUD Ordinance prohibits the following uses: Gasoline Service Stations on Outlot 1, Mortuaries, Nursery, Religious Institution, Garden and Lawn Center, Civic Club, Utilities – Regulated by IURC, Adult Entertainment, Special Exception Uses.

Overlay Districts: As proposed, the US Highway Overlay District shall not apply to the Real Estate; rather, the Architectural Design Requirements of the State Highway 32 Overlay District shall apply.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the "UDO"). The general standards of note are briefly highlighted below:

1. Minimum Building Height: The PUD Ordinance requires a minimum building height of four (4) stories in District 1 and a minimum of one (1) story in District 2.
2. Minimum Building Size: The PUD Ordinance requires a minimum building footprint of ten thousand square feet (10,000 SF) in District 1 and three thousand square feet (3,000 SF) in District 2.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Use: The PUD Ordinance does not require screening of outdoor equipment for Agritourism uses (e.g. distillery tanks).
2. Architectural Standards, Building Materials: The PUD Ordinance permits the use of Architectural Insulated Panels. If Architectural Insulated Panels are used, the masonry requirement is reduced from 60% to 33%.

3. Fence Standards: The PUD Ordinance requires walls or fencing to be architecturally compatible with associated building. For Day Care or other businesses that require a similar secured area, chain-link fencing is permitted.
4. Buffer Yard Standards: A fifteen (15) foot buffer is required along the western property line. The Developer will install a six (6) foot shadow box-style wood fence along with five (5) seven-foot Norway spruce trees on both sides of the fence along the western property line of the Real Estate.
5. Parking and Loading Standards: The PUD Ordinance permits a reduction in parking standards as approved by the Director in cases of adjoining parking lots (e.g. brand partner hotels, adjacent restaurants).
6. Sign Standards: Staff has worked with the petitioner to draft sign standards that accommodate potential users but are still consistent with the spirit of the UDO's standards. This portion of the PUD has been modified, those changes will be summarized in the Petition Update portion of this report.
7. Lighting: The PUD Ordinance requires that lighting shall be dimmed to a minimum of sixty-five percent (65%) after 11pm. Any lighting adjoining the required Buffer Yard shall be dimmed to twenty-five percent (25%) after 11pm.

Design Standards:

- Section 11.1: The PUD Ordinance defaults to the Article 8.7 Pedestrian Network Standards. The UDO requires interconnectivity and the future installation of Cool Creek Trail along the northern portion of the Real Estate.

Roundabout: As detailed in the Thoroughfare Plan, a roundabout is contemplated at the intersection of 191st Street and Chad Hittle Drive. In working with the City's Public Works Department and this Department, the petitioner's proposed PUD Ordinance accommodates the anticipated roundabout (see Concept Plan).

Comprehensive Plan: The area surrounding Grand Park, including the west side of the intersection of 191st Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the "Addendum") adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see **Exhibit 7**.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of "Pursuing economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative".

PETITION UPDATE:

Since the March 20, 2017, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review, public hearing comments and APC/Council member comments. The flowing briefly highlights those revisions (generally listed below in the order in which they appear in the PUD Ordinance), which will be further presented by the petitioner at the April 3, 2017, Plan Commission meeting:

1. The permitted Kennel use was modified to require the kennel to be enclosed if located on Outlot 1 so long as adjacent property is used for single-family residential use. For your reference, Outlot 1 is located adjacent to the single-family residential just west of the Real Estate.
2. Gasoline Service Stations are prohibited on Outlot 1.
3. A maximum building height was added, restricting businesses located on Outlot 1 to two (2) stories.
4. A maximum building size was added, restricting business to a maximum of 80,000 square feet per building occupant, except hotel or office uses which shall not have a maximum building size.
5. The Building Materials standard was modified to exclude window, door and roofing materials in the minimum required exterior building materials. This ensures variety of materials and is in line with the requirements of the UDO.
6. The Fence Standards were modified to exclude standards that are already addressed in the UDO.
7. The Buffer Yard standard was modified to require a buffer yard only if the adjacent property is used for single-family residential use.
8. The Off Premises sign standard was removed as this would be addressed by Westfield Public Works due to the signs being located in the right-of-way.
9. The PUD sign standards were modified to permit one (1) Monument Sign (Center Only) In compliance with Article 6.17(J)(2)(iii) and either one (1) Monument Sign (Center Only) in compliance with Article 6.17(J)(2)(ii) or up to two (2) Entrance Signs located along 191st Street at entrances to the Real Estate. Entrance Signs shall be permitted to contain tenant information and shall not exceed sixty (60) feet of Sign Area.

   Currently, UDO permits one (1) Monument Sign (Center Only) and one (1) Entrance Sign. The UDO does not permit tenant information on Entrance Signs.
10. Outlot signage was modified to exclude "Sign area allocation may not be shared between building facades".

11. The Outdoor Public Space standard was modified to require plazas, courtyards, gardens, public squares, or similar outdoor public spaces in the PUD District.

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 March 20, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

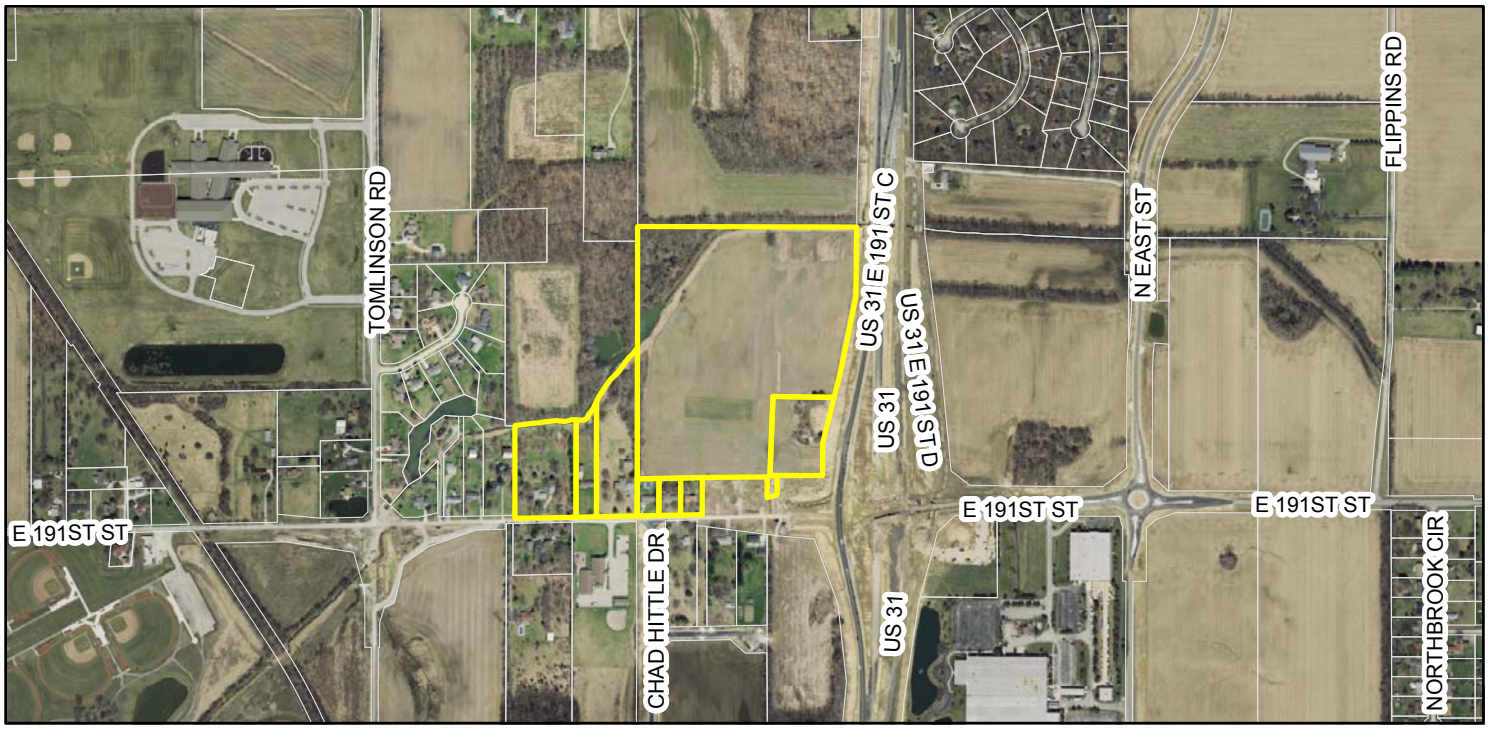
1. **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1703-PUD-03.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1703-PUD-03
Chatham Commons

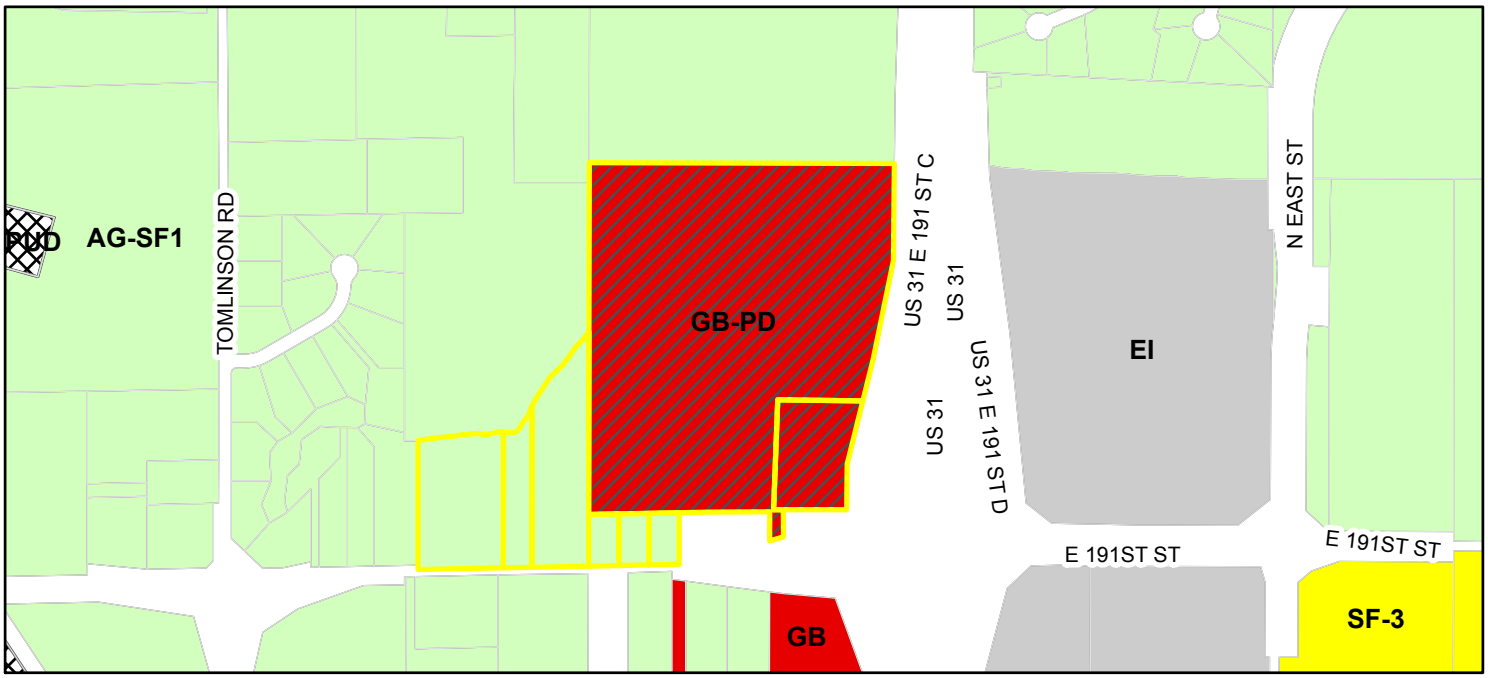
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

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

Exhibit B

Conceptual Site & Thoroughfare Plan

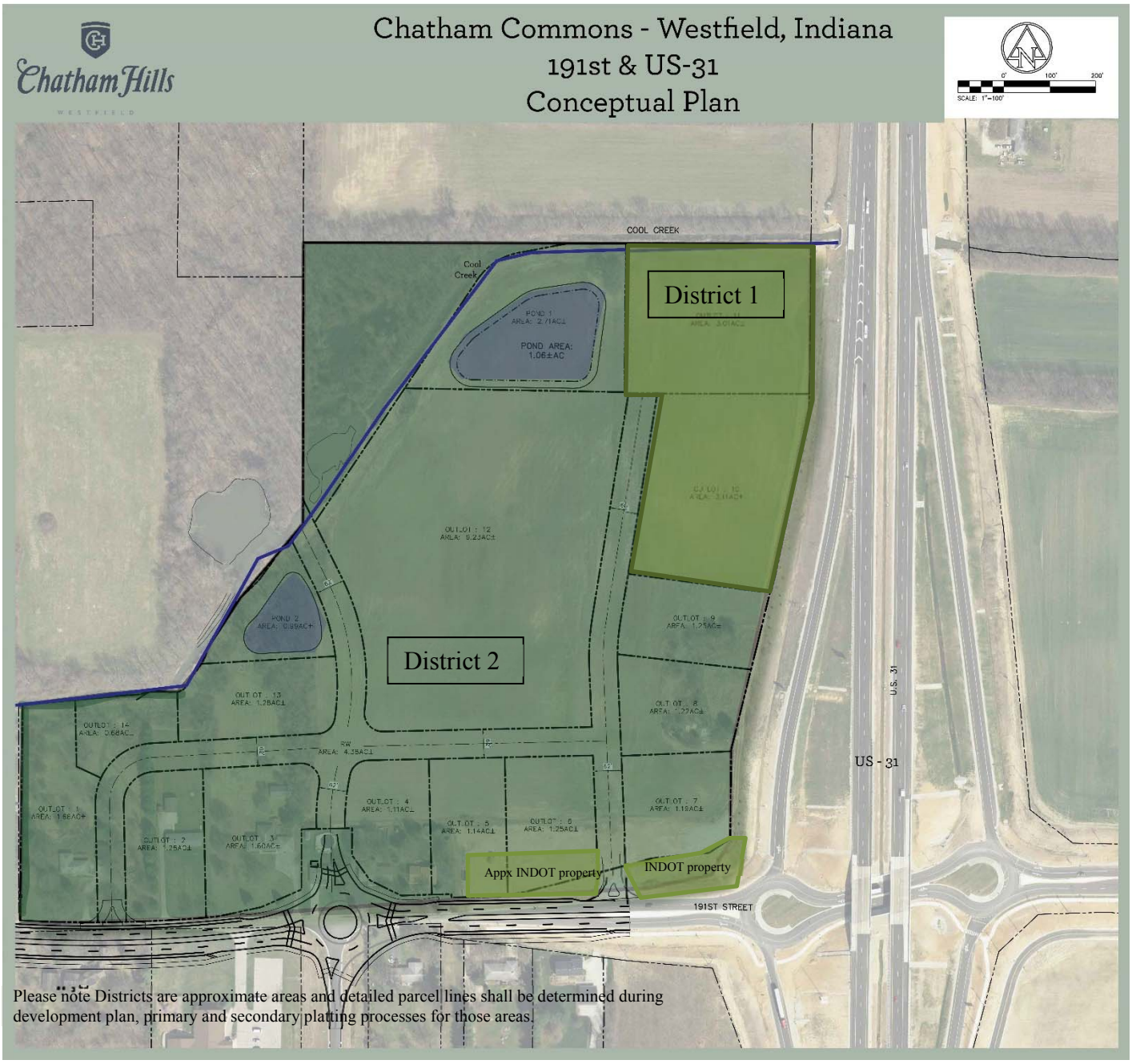
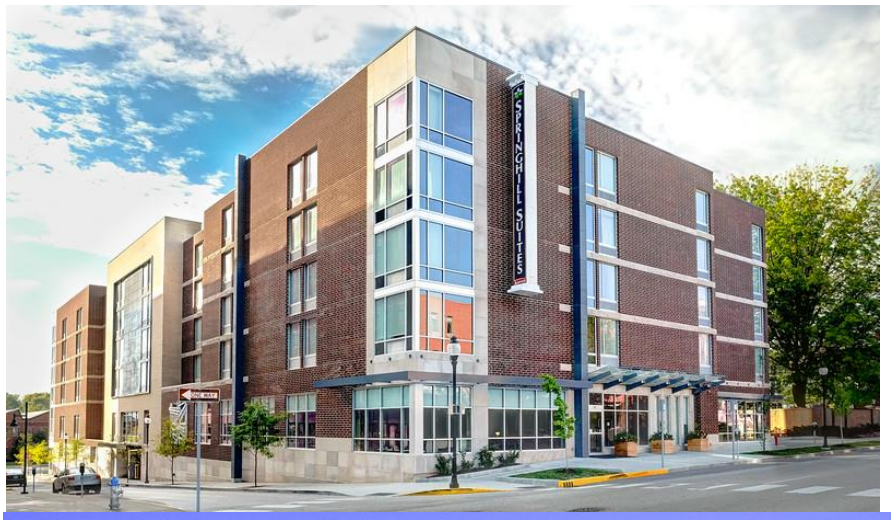


Exhibit C – Hospitality & Commercial Conceptual



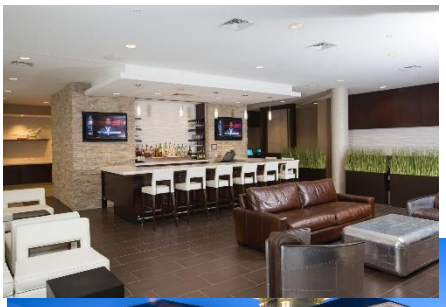


Exhibit B – Common Area Signage, Lighting Concepts

Note: Images in Exhibit B are to serve ONLY as inspiration for an element or elements, quality or site components (i.e. stone color, limestone use, font, poles, lighting, street sign blades, finial details, color etc.) that could be incorporated into landscaping, common area signage, monument signs for the center or other elements (and not for Individual Outlots or Tenants). Final elements in the Center are not required to use the design ideas below; however, all will be reviewed and approved by Developer prior to installation.

ORDINANCE NUMBER 17-03

Chatham Commons PUD District

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 "**Chatham Commons 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. 1703-PUD-03**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1703-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

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 "**Chatham Commons PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance 17-03 (the "Ordinance") and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

2.1 "Architectural Insulated Panels": An insulated metal panel with an insulated core and an exterior

face finished to simulate stucco, or other high quality exterior material. May also be referred to as "sandwich panels".

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

Section 4. **Architectural Review.** All plans, including but not limited to architectural, landscaping, lighting and signage in the District shall be submitted to Developer for approval. Approval by Developer shall be required prior to any final municipal approvals or permits issued.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

6.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted unless otherwise prohibited below.

6.2 Additional Uses: The following additional use shall be permitted:

A. Gasoline Service Station

B. Bed and Breakfast (B&B)

C. Nursing Home

D. Assisting Living Facility

E. Kennel – shall be enclosed if located on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

F. Golf facilities

G. Park, Public or Private

H. Office, Construction Trade

I. Agritourism Use

J. Brewery, Distillery or Winery with proprietary sales of product

K. Drive-thru windows

6.3 Prohibited Uses: The following uses shall be explicitly prohibited:

A. Gasoline Service Station – prohibited only on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

B. Mortuaries,

C. Nursery,

D. Religious Institution,

E. Garden and Lawn Center,

F. Civic Club

G. Utilities – Regulated by IURC

H. Adult Entertainment

I. Special Exception Uses, except as otherwise permitted herein.

Section 7. Overlay Districts.

7.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District (the "31 Overlay") shall not apply to the development of the Real Estate.

7.2 State Highway 32 Overlay District: The Architectural Design Requirements of Article 5.3(K) of the State Highway 32 Overlay District (the "32 Overlay") shall apply to the development of the Real Estate, except as modified by this Ordinance.

Section 8. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

8.1 Minimum Building Setback Lines:

A. Front Yard (shall be that of which is facing the public right of way at entrance):

i. US Highway 31: 30 feet

ii. 191st Street: 30 feet

iii. Internal to District: 15 feet

B. Side Yard: No minimum

C. Rear Yard: No minimum

8.2 Building Height: As depicted on the Building Height and Building Size Districts Exhibit, attached hereto and incorporated herein as **Exhibit B**, the Real Estate is divided into two separate building height districts. District 1 is generally described as the area most immediately adjacent to U.S. Highway 31, generally located on the eastern portion of the Real Estate. District 2 comprises the balance of the Real Estate, generally located on the western portion of the Real Estate.

A. District 1 Minimum Building Height:

i. Four (4) stories; or,

ii. 60 feet (as measured from grade to the top of the roof).

B. District 2 Minimum Building Height:

i. One (1) story

Maximum Building Height (all districts): None, except that no structure taller than two (2) stories shall be constructed on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

8.3 Minimum Building Size:

A. District 1: 10,000 square-foot footprint

B. District 2: 3,000 square-foot footprint, shall include outdoor seating area.

8.4 Maximum Building Size: 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size

Section 9. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 6.1 Accessory Use and Building Standards: Shall apply, except as modified below:

A. Article 6.1(B)(4) shall not apply.

B. Article 6.1(D) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

C. Outdoor equipment for Agricultural or Agritourism Uses (i.e. distillery tanks) shall not be required to be screened.

9.2 Article 6.3 Architectural Standards: In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.

A. Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements; Building Materials: Shall not apply; rather the following shall apply:

i. A minimum of sixty percent (60%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.

ii. Each Building Façade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).

iii. If Architectural Insulated Panels are used as an exterior building material, then the following applies:

a. A minimum of thirty-three percent (33%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

b. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

c. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.

B. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not represent the final design or specify a required architectural style or element, they do hereby establish a conceptual benchmark for the quality of structures that are permitted to be constructed and that contribute to the District's intent and vision.

C. Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.

9.3 Article 6.5 Fence Standards: Shall apply to the Real Estate, except as otherwise modified below:

A. All walls and fencing shall be architecturally compatible with the associated building(s).

B. For Day Care uses and businesses requiring a similar secured activity area, chain-link and other non-decorative shall be permitted.

9.4 Article 6.8(N) Buffer Yard Standards: Shall not apply; rather the following shall apply:

A. A fifteen-foot (15) buffer shall be provided along the western property line of Outlot 1 as

identified on **Exhibit B** so long as adjacent property is used for single-family residential use.

B. A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of adjacent development. The fence shall be maintained by Developer.

9.5 Article 6.12 Outdoor Storage and Display: Shall not be permitted.

9.6 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

A. Parking requirements and service lanes may be modified by the Director in a manner consistent with Section 6.14(G)(11)(n) if parking lots are adjoining (e.g. brand partner hotels, adjacent restaurants). Shared parking shall be permitted.

B. Article 6.14(H) Bicycle Parking: Artistic bicycle racks shall be credited towards the Chatham Commons PUD public art requirement (see Section 9.10).

9.7 Article 6.17 Sign Standards: Shall apply to the Real Estate, except as otherwise modified below:

A. Approved privately-owned traffic-control and transit sights, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right-of-way, as required and shall be maintained by Developer.

B. Article 6.17(J) Sign Plan shall not apply.

C. One (1) Monument Sign (Center Only) in compliance with the development standards set forth in Article 6.17(J)(2)(a)(iii) shall be permitted on the Real Estate.

D. One of the following shall also be permitted on the Real Estate (in addition to the Monument Sign contemplated in paragraph C above):

i. One (1) Monument Sign (Center Only) in compliance with the development standards set forth in Article 6.17(J)(2)(a)(ii); or

ii. Up to two (2) Entrance Signs located along 191st Street at entrance to the Real Estate. Such Entrance Signs shall be permitted to include tenant information. Sign Area shall not exceed sixty (60) square feet.

E. Article 6.17(J)(8) Outlot Signage shall not apply; rather the following shall apply:

i. Each façade shall be permitted two (2) square feet of sign area for each one (1) linear foot of Building Façade. Sign area allocation may be divided between Wall, Awning, and Under Canopy or related areas.

ii. Monument Signs in compliance with the development standards set forth in Article 6.17(H)(2) shall be permitted in District 1.

F. Article 6.17(K)(5)(c) Nonresidential Real Estate Signs Maximum Sign Height: twelve (12) feet.

9.8 Article 6.9 Lighting Standards Shall apply to the Real Estate, except as otherwise modified below:

A. Lighting shall be dimmed to Sixty-Five percent (65%) after 11pm. Illuminated building signage (channel lettering) is excluded. Lighting used for landscaping or to highlight a building feature or art shall be permitted to be upward facing towards the element/building it is highlighting. Any lighting adjoining the required Buffer Yard shall be dimmed to twenty-five percent (25%) after 11pm.

B. Decorative light fixtures shall be permitted in entrance drives, public right-of-ways,

building and pedestrian walkways as a part of the site's design. Such fixtures shall be maintained by Developer, Developer's designee or property owners association.

9.9 Outdoor Public Space: Plazas, courtyards, gardens, public squares, or similar outdoor usable public spaces shall be included within the Chatham Commons PUD District.

9.10 Public Art: At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City of Westfield Construction Standards and Specifications (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Director of Public Works in consideration of the preservation of the natural topography and environment and in consideration of the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as modified below:

11.1 Cool Creek Trail: The Real Estate required to construct the Cool Creek Trail Corridor shall be dedicated to the City and the trail shall be constructed consistent with the Parks and Trails Master Plan and the City of Westfield Construction Standards and Specifications as approved by the Director of Public Works.

11.2 Article 8.9 Street and Right-of-Way Standards: Shall apply with the exception that multiple access points in substantial compliance with **Exhibit B** shall be permitted.

WESTFIELD CITY COUNCIL

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-03 was delivered to the Mayor of Westfield

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

_____

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-03**

This ____ day of _____, 2017.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-03**

This ____ day of _____, 2017.

_____

J. Andrew Cook, Mayor

This document prepared by Amanda Rubadue

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: Amanda Rubadue

SCHEDULE OF EXHIBITS

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

EXHIBIT A

REAL ESTATE

LAND DESCRIPTION (Excludes INDOT Excess lands):

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the ***POINT OF BEGINNING*** of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line); 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 166.15 feet; thence South 88 degrees 51 minutes 33 seconds West parallel with and 200.00 feet North of the South line of said Northeast Quarter 229.11 feet; thence South 00 degrees 09 minutes 26 seconds West 93.34 feet to the Northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431; thence South 75 degrees 33 minutes 26 seconds West along said right of way line 51.66 feet; thence North 00 degrees 09 minutes 26 seconds East 105.23 feet; thence South 88 degrees 51 minutes 33 seconds West parallel with and 200.00 feet North of the South line of said Northeast Quarter 329.07 feet to the Northwest corner of the aforesaid land described in Instrument No. 2012072243 in said Recorder's Office; thence South 00 degrees 09 minutes 26 seconds West along the West line of said land 200.00 feet to the Point of Beginning, containing 39.58 acres, more or less.

Subject to the right of way for 191st Street.
Subject to all legal easements and rights of way.

Exhibit B

Conceptual Site & Thoroughfare Plan

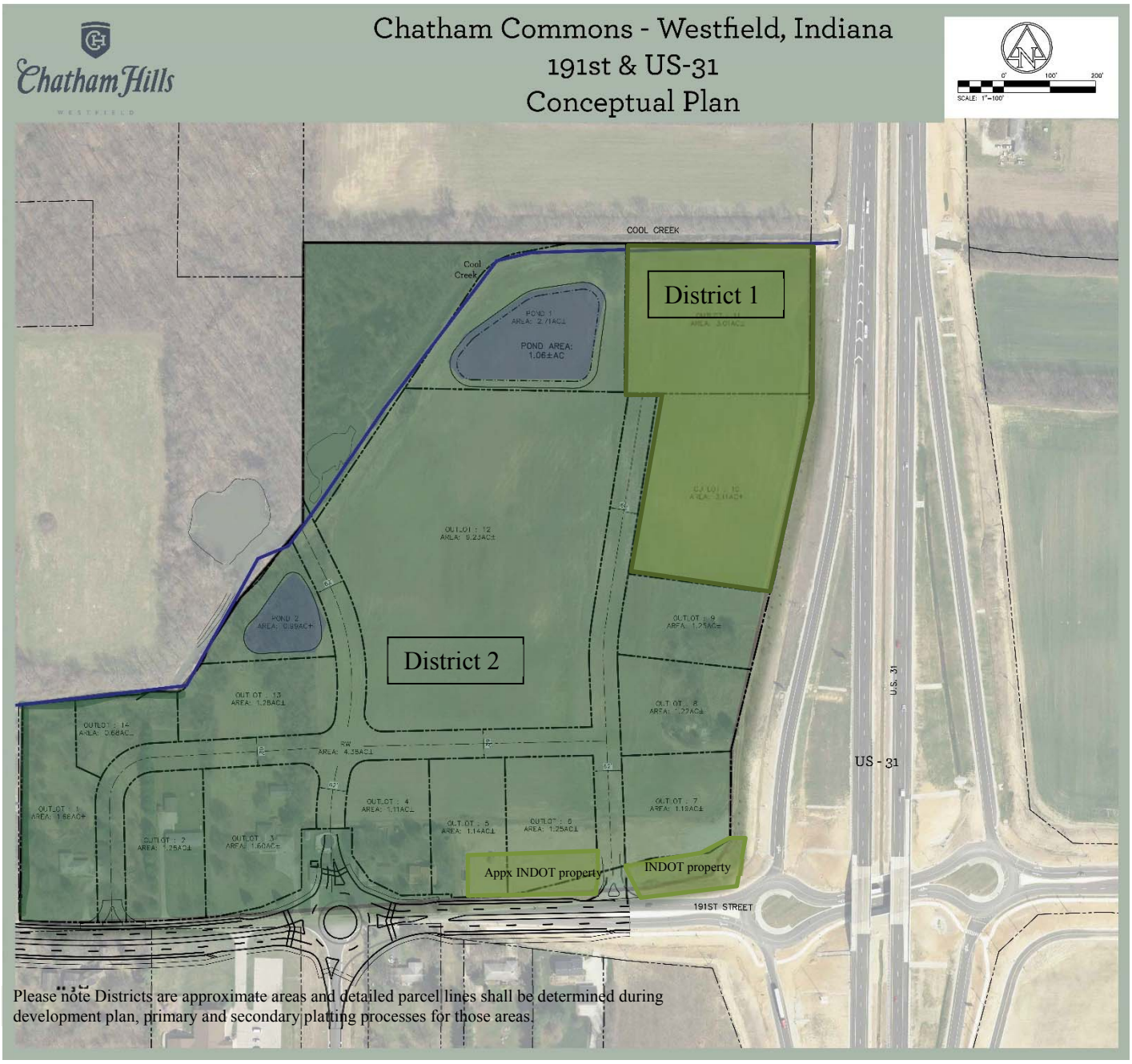
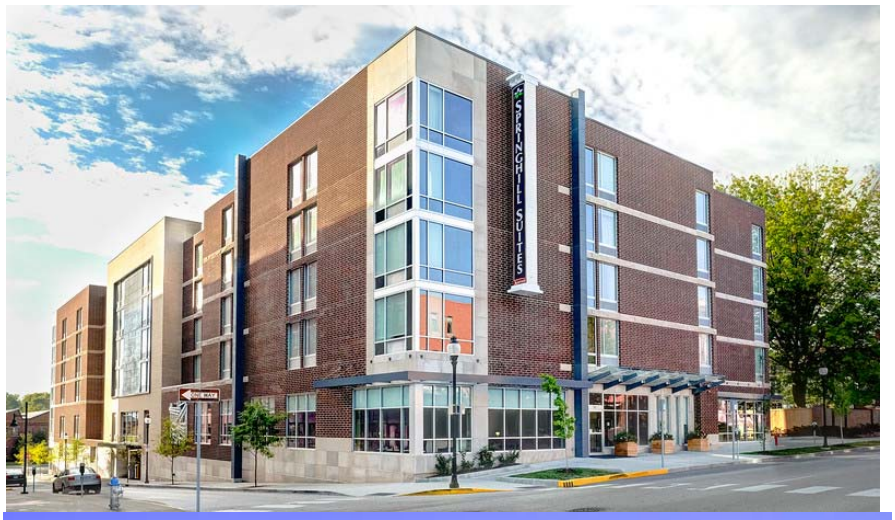


Exhibit C – Hospitality & Commercial Conceptual



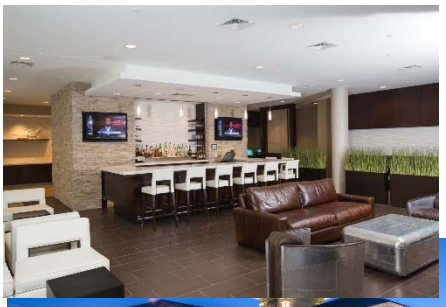


Exhibit B – Common Area Signage, Lighting Concepts

Note: Images in Exhibit B are to serve ONLY as inspiration for an element or elements, quality or site components (i.e. stone color, limestone use, font, poles, lighting, street sign blades, finial details, color etc.) that could be incorporated into landscaping, common area signage, monument signs for the center or other elements (and not for Individual Outlots or Tenants). Final elements in the Center are not required to use the design ideas below; however, all will be reviewed and approved by Developer prior to installation.

ORDINANCE NUMBER 17-03

Chatham Commons PUD District

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 "**Chatham Commons 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. 1703-PUD-03**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1703-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

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 "**Chatham Commons PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance 17-03 (the "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.

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C. Nursing Home

D. Assisting Living Facility

E. Kennel – shall be enclosed if located on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

F. Golf facilities

G. Park, Public or Private

H. Office, Construction Trade

I. Agritourism Use

J. Brewery, Distillery or Winery with proprietary sales of product

K. Drive-thru windows

6.3 Prohibited Uses: The following uses shall be explicitly prohibited:

A. Gasoline Service Station – prohibited only ~~adjacent to single-family residential uses~~on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

B. Mortuaries,

C. Nursery,

D. Religious Institution,

E. Garden and Lawn Center,

F. Civic Club

G. Utilities – Regulated by IURC

H. Adult Entertainment

I. Special Exception Uses, except as otherwise permitted herein.

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ii. 191st Street: 30 feet

iii. Internal to District: 15 feet

B. Side Yard: No minimum

C. Rear Yard: No minimum

8.2 Building Height: As depicted on the Building Height and Building Size Districts Exhibit, attached hereto and incorporated herein as **Exhibit B**, the Real Estate is divided into two separate building height districts. District 1 is generally described as the area most immediately adjacent to U.S. Highway 31, generally located on the eastern portion of the Real Estate. District 2 comprises the balance of the Real Estate, generally located on the western portion of the Real Estate.

A. District 1 Minimum Building Height:

i. Four (4) stories; or,

ii. 60 feet (as measured from grade to the top of the roof).

B. District 2 Minimum Building Height:

i. One (1) story

~~C.~~ Maximum Building Height (all districts): None, except that no structure taller than two (2) stories shall be constructed ~~on a lot adjacent to a single family residential use.~~on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use

8.3 Minimum Building Size:

A. District 1: 10,000 square-foot footprint

B. District 2: 3,000 square-foot footprint, shall ~~be encouraged to~~ include outdoor seating area.

~~B.~~8.4 ~~8.4~~ Maximum Building Size: 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size

Section 9. Development Standards. The standards of Chapter 6: Development Standards shall apply to

the development of the District, except as otherwise modified below.

9.1 Article 6.1 Accessory Use and Building Standards: Shall apply, except as modified below:

A. Article 6.1(B)(4) shall not apply.

B. Article 6.1(D) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

C. Outdoor equipment for Agricultural or Agritourism Uses (i.e. distillery tanks) shall not be required to be screened.

9.2 Article 6.3 Architectural Standards: In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.

A. Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements; Building Materials: Shall not apply; rather the following shall apply:

i. A minimum of sixty percent (60%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.

ii. Each Building Façade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).

iii. If Architectural Insulated Panels are used as an exterior building material, then the following applies:

a. A minimum of thirty-three percent (33%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

b. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

c. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.

B. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not represent the final design or specify a required architectural style or element, they do hereby establish a conceptual benchmark for the quality of structures that are permitted to be constructed and that contribute to the District's intent and vision.

C. Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.

9.3 Article 6.5 Fence Standards: Shall apply to the Real Estate, except as otherwise modified below:

A. All walls and fencing shall be architecturally compatible with the associated building(s). ~~and shall be permitted in all yards; Fencing may be flush with the Front Building Façade.~~

B. For Day Care uses and businesses requiring a similar secured activity area, chain-link and

other non-decorative shall be permitted.

9.4 Article 6.8(N) Buffer Yard Standards: Shall not apply; rather the following shall apply:

A. A fifteen-foot (15) buffer shall be provided along the western property line of Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use. ~~of the Real Estate that adjoins the single-family residential use; in the event the property use were to change to commercial, the buffer yard shall not apply.~~

B. A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of adjacent development. The fence shall be maintained by Developer.

9.5 Article 6.12 Outdoor Storage and Display: Shall not be permitted.

9.6 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

A. Parking requirements and service lanes may be modified by the Director in a manner consistent with Section 6.14(G)(11)(n) if parking lots are adjoining (e.g. brand partner hotels, adjacent restaurants). Shared parking shall be permitted.

B. Article 6.14(H) Bicycle Parking: Artistic bicycle racks shall be credited towards the Chatham Commons PUD public art requirement (see Section 9.10).

9.7 Article 6.17 Sign Standards: Shall apply to the Real Estate, except as otherwise modified below:

~~A.~~ Approved privately-owned traffic-control and transit sights, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right-of-way, as required and shall be maintained by Developer.

~~B.~~A. ~~Off Premises signs shall be permitted for directional or informational purposes related to nearby amenities or destinations (trails, Grand Park, etc.), Chatham Hills or any related entities and shall be consistent in quality with other municipal or site signage.~~

~~C.~~B. Article 6.17(J) Sign Plan shall not apply.

~~D. Article 6.17(J)(2)~~One (1) Monument Sign (Center Only) in compliance with~~shall apply with height and sign area standards of~~ the development standards set forth in Article 6.17(J)(2)(a~~.~~)(iii~~.~~) shall be permitted on the Real Estate~~; total square footage of buildings shall not apply~~.

~~E.~~C. ~~Article 6.17(J)(3) Entrance Sign shall apply and may be nine (9) feet with sixty square feet of sign area per face and may include tenant or outlot information which shall not count towards a tenant's or outlot's total signage.~~

D. One of the following shall also be permitted on the Real Estate (in addition to the Monument Sign contemplated in paragraph C above):

i. One (1) Monument Sign (Center Only) in compliance with the development standards set forth in Article 6.17(J)(2)(a)(ii); or

ii. Up to two (2) Entrance Signs located along 191st Street at entrance to the Real Estate. Such Entrance Signs shall be permitted to include tenant information. Sign Area shall not exceed sixty (60) square feet.

~~F.~~E. Article 6.17(J)(8) Outlot Signage shall not apply; rather the following shall apply:

~~i.~~ Each façade shall be permitted two (2) square feet of sign area for each one (1) linear foot of Building Façade. Sign area allocation may ~~not be shared between~~

~~Building Facades but may~~ be divided between Wall, Awning, and Under Canopy or related areas.

~~ii.~~i. ~~For buildings in District 1, the greater of: a) channel lettering (or similar material) signage for each building façade shall be permitted to be twenty-five (25) feet wide by eight (8) feet in height on each side or b) Section 9.7 (F)(i.) above shall apply.~~

~~iii.~~ Monument Signs in compliance with the development standards set forth in Article 6.17(H)(2) shall be permitted ~~Monument signs shall be permitted in District 1. Monument signs shall not exceed nine (9) feet in height and sixty (60) square feet of sign area per sign face and shall not count toward sign area allocation and may contain an additional user if located within Primary Building.~~in District 1.

~~iv.~~ii. ~~Monument signs may be permitted in District 2 for outlots in the event substantial center signage is not used.~~

~~Article 6.17(J)(3) Entrance Sign(s) (Center Only): in compliance with the development standards set forth in Article 6.17(J)(2)(a)(ii) and shall be permitted to contain tenant information.~~

~~G.~~F. Article 6.17(K)(5)(c) Nonresidential Real Estate Signs Maximum Sign Height: twelve (12) feet.

9.8 Article 6.9 Lighting Standards Shall apply to the Real Estate, except as otherwise modified below:

A. Lighting shall be dimmed to Sixty-Five percent (65%) after 11pm. Illuminated building signage (channel lettering) is excluded. Lighting used for landscaping or to highlight a building feature or art shall be permitted to be upward facing towards the element/building it is highlighting. Any lighting adjoining the required Buffer Yard shall be dimmed to twenty-five percent (25%) after 11pm.

B. Decorative light fixtures shall be permitted in entrance drives, public right-of-ways, building and pedestrian walkways as a part of the site's design. Such fixtures shall be maintained by Developer, Developer's designee or property owners association.

9.9 Outdoor Public Space: Plazas, courtyards, gardens, public squares, or~~and~~ similar outdoor usable public spaces shall be included~~encouraged for all primary structures~~ within the Chatham Commons PUD District.

9.10 Public Art: At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City of Westfield Construction Standards and Specifications (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Director of Public Works in consideration of the preservation of the natural topography and environment and in consideration of the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as modified below:

11.1 ~~Article 8.7 Pedestrian Network Standards: Shall apply and will emphasize interconnectivity with existing roads, trails and surrounding features, as well as emphasizing minimal impact to natural settings, when possible.~~ Cool Creek Trail: The Real Estate required to construct the Cool Creek Trail Corridor shall be dedicated to the City and the trail shall be constructed consistent with the

Parks and Trails Master Plan and the City of Westfield Construction Standards and Specifications as approved by the Director of Public Works.

11.2 Article 8.9 Street and Right-of-Way Standards: Shall apply with the exception that multiple access points in substantial compliance with **Exhibit B** shall be permitted.

WESTFIELD CITY COUNCIL

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-03 was delivered to the Mayor of Westfield

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

_____

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-03**

This ____ day of _____, 2017.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-03**

This ____ day of _____, 2017.

_____

J. Andrew Cook, Mayor

This document prepared by Amanda Rubadue

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: Amanda Rubadue

SCHEDULE OF EXHIBITS

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

EXHIBIT A

REAL ESTATE

LAND DESCRIPTION (Excludes INDOT Excess lands):

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the ***POINT OF BEGINNING*** of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line); 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 166.15 feet; thence South 88 degrees 51 minutes 33 seconds West parallel with and 200.00 feet North of the South line of said Northeast Quarter 229.11 feet; thence South 00 degrees 09 minutes 26 seconds West 93.34 feet to the Northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431; thence South 75 degrees 33 minutes 26 seconds West along said right of way line 51.66 feet; thence North 00 degrees 09 minutes 26 seconds East 105.23 feet; thence South 88 degrees 51 minutes 33 seconds West parallel with and 200.00 feet North of the South line of said Northeast Quarter 329.07 feet to the Northwest corner of the aforesaid land described in Instrument No. 2012072243 in said Recorder's Office; thence South 00 degrees 09 minutes 26 seconds West along the West line of said land 200.00 feet to the Point of Beginning, containing 39.58 acres, more or less.

Subject to the right of way for 191st Street.
Subject to all legal easements and rights of way.
~~***Chatham Commons Planned Unit Development***~~

~~***RECORD LEGAL DESCRIPTION***~~

~~(Recited from Instrument No. 2014050554)~~

~~A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:~~

~~Commencing at the Harrison marker at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) 262.85 feet on and along the South line of said Northeast Quarter to a P.K. nail at the Southwest corner of a 0.62 acres tract of real estate described in Deed Record 353, page 973 and the~~ ***~~POINT OF BEGINNING~~*** ~~of this description; thence South 88 degrees 51 minutes 33 seconds West 25.00 feet on and along the South line of said Northeast Quarter to a P.K. nail marking the Southeast corner of a 0.50 acre tract of real estate described in Instrument No. 9401818; thence North 00 degrees 09 minutes 26 seconds East 200.00 feet to a 2" iron pipe at the Northeast corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 329.09 feet parallel with the South line of said Northeast Quarter to the Northwest corner of a 0.50 acre tract of real estate described in Deed Record 310, page 533; thence South 00 degrees 09 minutes 26 seconds West 200.00 feet to a P.K. nail on the South line of said Northeast Quarter at the Southwest corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 50.00 feet on and along the South line of said Northeast Quarter to a P.K. nail at the Southeast corner of a 0.50 acre tract of real estate described in Instrument No. 9445727; thence North 00 degrees 09 minutes 26 seconds East 200.00 feet to the Northeast corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 659.75 feet parallel with the South line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the intersection of the North line of a 0.51 acre tract of real estate described in Deed Record 330, page 521 and the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04minutes 25 seconds East 1,129.54 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 25 seconds East 123.02 feet on and along the West line of the Northeast Quarter of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of a 3 3/4 acres off the South side of the Northeast Quarter of said Northeast Quarter; thence North 88 degrees 48 minutes 10 seconds East 1,191.85 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the North line of said 3 3/4 acre tract and Westerly right-of-way line of U.S. Highway #31 (as per Indiana Dept. of Highway Plan for F. project 24(3) 1954; the following 3 courses are on and along said Westerly right-of-way line (1), thence South 00 degrees 59 minutes 19 seconds East 308.85 feet to a 5/8" iron rod with yellow cap stamped S0083; (2), thence South 01 degree 01 minute 42 seconds East 483.40 feet to a 5/8" iron rod with yellow cap stamped S0083; (3), thence South 00 degrees 09 minutes 26 seconds West 283.81 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of said Westerly right-of-way line and the North line of a 0.64 acres tract of real estate described in Deed Record 329, page 637; thence South 88 degrees 51 minutes 33 seconds West 142.35 feet to a 5/8" iron rod at the Northeast corner of a one-tenth acre tract of real estate described in Deed record 333, page 130; thence South 00 degrees 09 minutes 26 seconds West 377.50 feet to the POINT OF BEGINNING. Containing 34.33 acres, more or less.~~

~~EXCEPT THAT PART TAKEN FOR RIGHT OF WAY SET OUT IN THE HAMILTON CIRCUIT COURT CAUSE NO. 29C01-1404-PL-3283.~~

~~ALSO:~~

~~A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:~~

~~Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence~~

~~following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.~~

~~***EXCEPTING THEREFROM:***~~

~~105 feet by parallel lines off the entire West side of the following described Real Estate:~~

~~A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:~~

~~Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.~~

~~Excepting and reserving all that certain property acquired by Susan D. Klapper from Ila Grinstead by Deed dated 11/21/1995 recorded 12/27/1995in Deed Volume 9566421.~~

~~***ALSO:*** (recited from Instrument No. 2015052972)~~

~~105 feet by parallel lines off the entire West side of the following described Real Estate:~~

~~A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:~~

~~Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.~~

~~***ALSO:*** (recited from Instrument No. 2015033518)~~

~~A part of the Southwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:~~

~~Begin at a point 1633.1 feet West of the Southeast corner of the Northeast Quarter of said Section, Township and Range; thence West on and along the South line of said Northeast Quarter 307.4 feet to a point; thence Northeasterly on and along a fence line 477.10 feet to a point on the South bank of the Wheeler-Beals Open Drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence Northeasterly on and along~~

~~the South bank of said open drain to a point 484.7 feet North and 307.1 feet West of said East line; thence South 484.7 feet to intersection with the South line of said Quarter Section and place of beginning.~~

~~***MODERNIZED CONSOLIDATED LAND DESCRIPTION*** (The following land description has been prepared in an effort to update, consolidate, and modernize the above record descriptions, being more particularly described as follows:~~

~~A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:~~

~~Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the ***POINT OF BEGINNING*** of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line); 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 205.00 feet to the Northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431 (the following four (4) courses are described along said Northerly right of way line); 1.) thence South 56 degrees 07 minutes 32 seconds West 57.53 feet; 2.) thence South 84 degrees 17 minutes 24 seconds West 125.40 feet; 3.) thence South 75 degrees 33 minutes 26 seconds West 282.59 feet; 4.) thence South 79 degrees 09 minutes 56 seconds West 164.86 feet to the West line of~~

~~said real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in said Recorder's Office; thence South 00 degrees 09 minutes 26 seconds West along said West line 27.75 feet to the Point of Beginning, containing 41.04 acres, more or less.~~

~~Subject to the right of way for 191st Street and INDOT owned property.~~

~~Subject to all legal easements and rights of way.~~

Exhibit B

Conceptual Site & Thoroughfare Plan

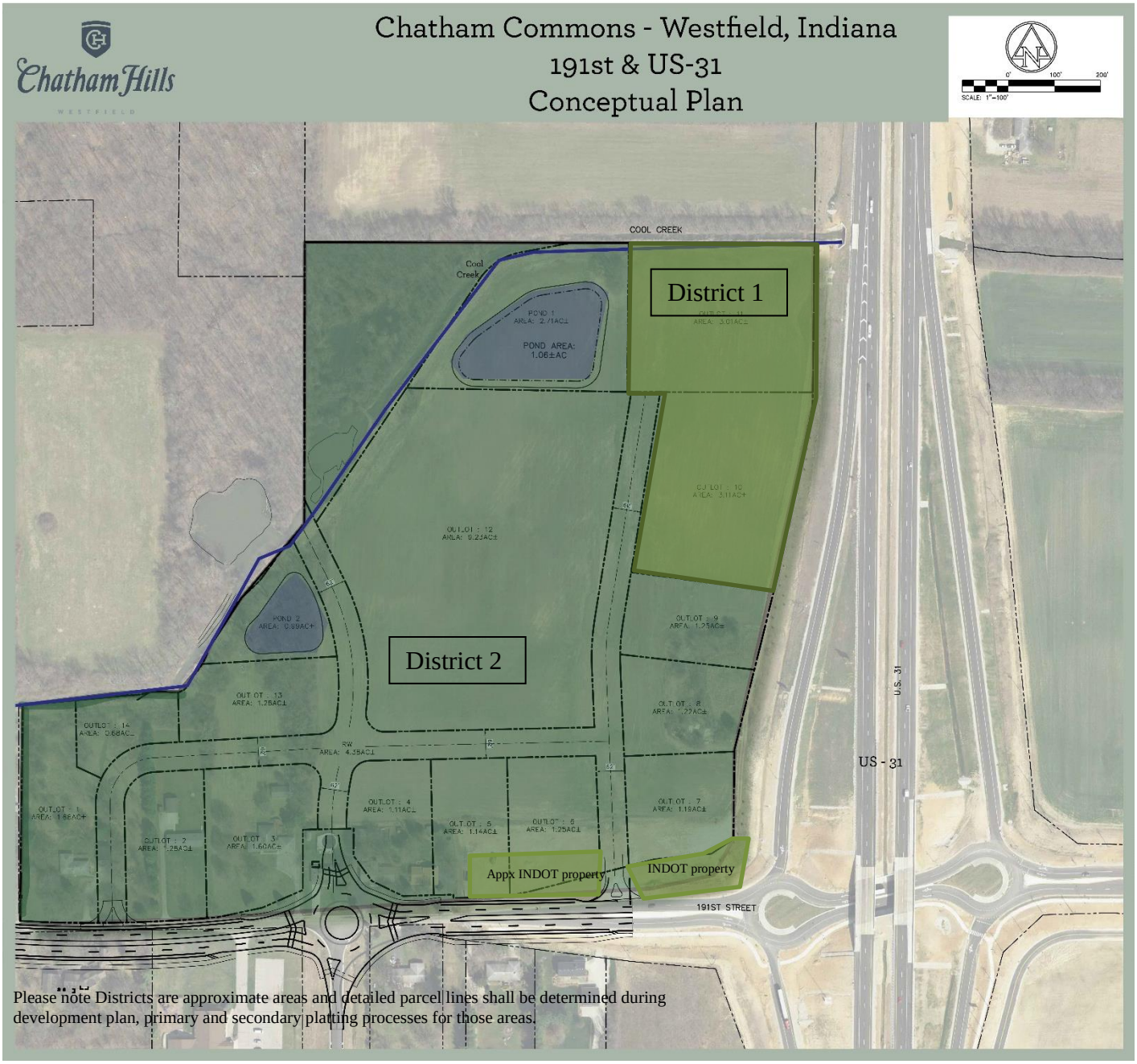
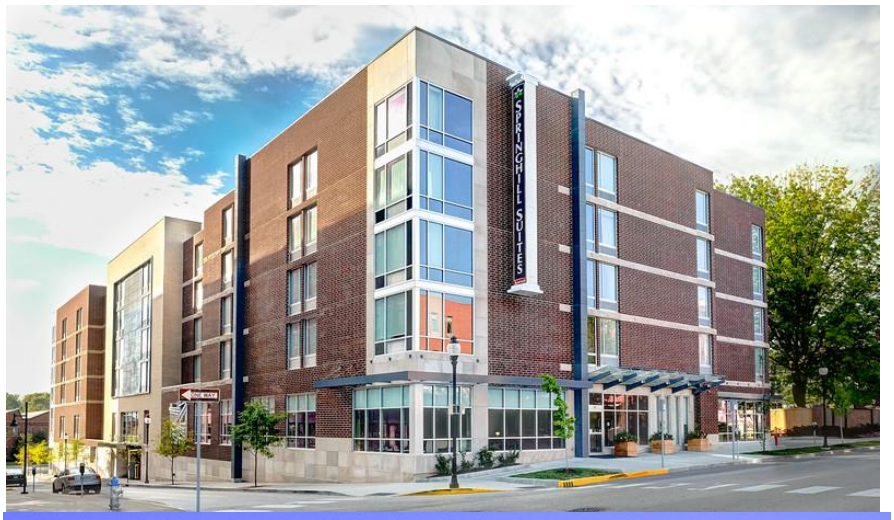


Exhibit C – Hospitality & Commercial Conceptual



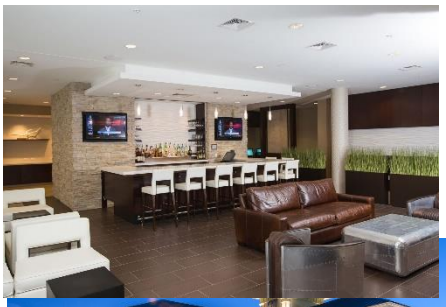


Exhibit B – Common Area Signage, Lighting Concepts

Note: Images in Exhibit B are to serve ONLY as inspiration for an element or elements, quality or site components (i.e. stone color, limestone use, font, poles, lighting, street sign blades, finial details, color etc.) that could be incorporated into landscaping, common area signage, monument signs for the center or other elements (and not for Individual Outlots or Tenants). Final elements in the Center are not required to use the design ideas below; however, all will be reviewed and approved by Developer prior to installation.

WESTFIELD INDIANA

THE FAMILY SPORTS CAPITAL OF AMERICA

Family Sports Capital

Addendum

to the Westfield Washington Township Comprehensive Plan

August 2009

City of Westfield

Indiana 1834

"Old Town Charm, New City Style"

Executive Summary

Introduction

This addendum (the "Addendum") to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the "Sports Commission"). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled "Westfield Family Sports Complex, Phase 1 Report", July 24, 2009 (the "Report"), identifies the following goals for the Westfield community

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

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the "Complex") is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

APPENDIX H – FAMILY SPORTS CAPITAL ADDENDUM II

WESTFIELD INDIANA

THE FAMILY SPORTS CAPITAL OF AMERICA

Family Sports Capital Addendum II

to the Westfield – Washington Township Comprehensive Plan

December 2010

City of Westfield
Indiana 1834
Old Town Charm, New City Style

Introduction

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

The Family Sports Capital of America Vision

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

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

The Family Sports Capital of America Goals

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

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

Sports Commission Phase I Report

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

Sports Commission Findings

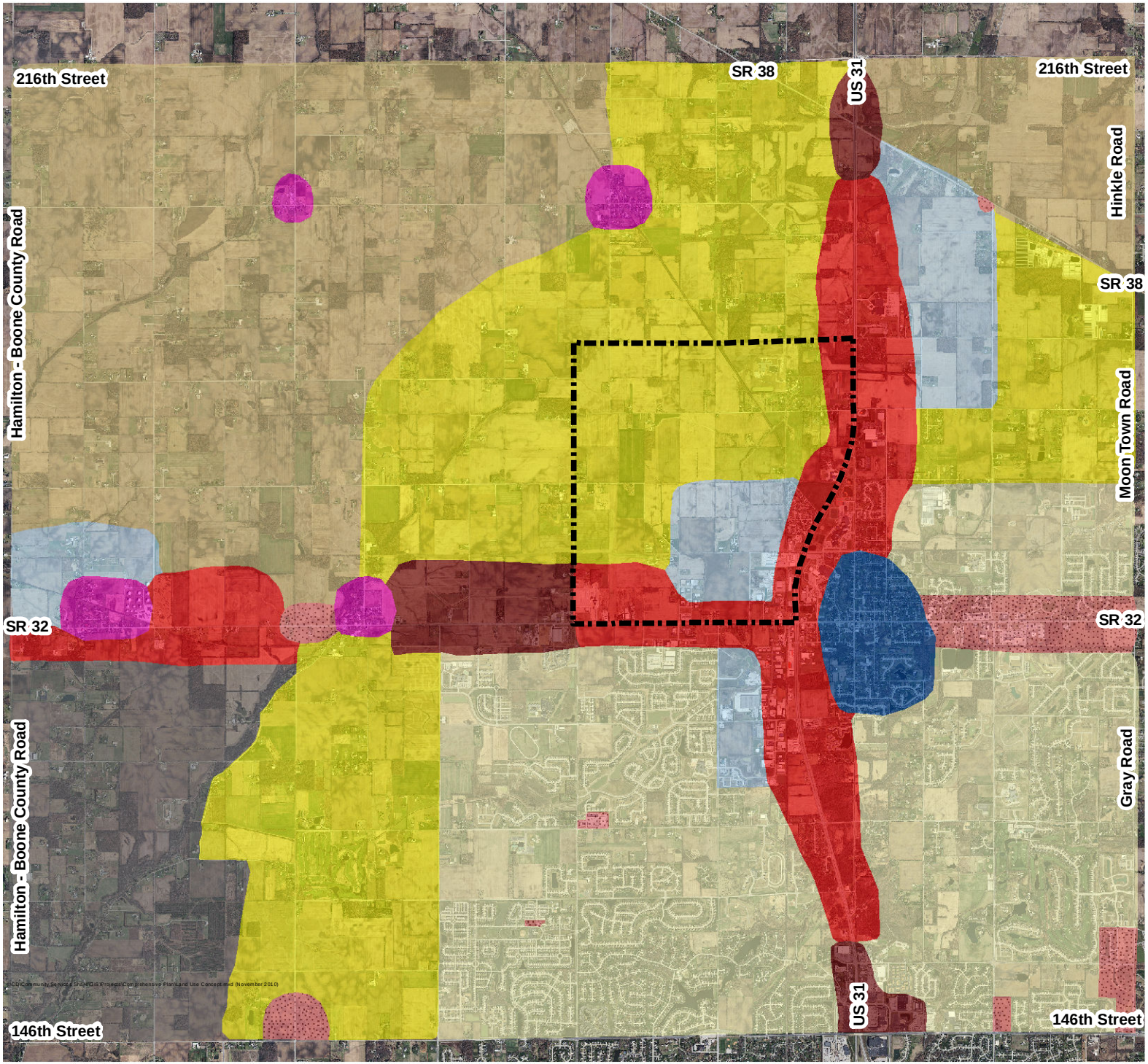
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating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

Sports Commission Phase II Report

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

Sports Commission Findings

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



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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

Community Development Department

1 inch = 1 mile

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

Date: Monday, February 27, 2017

Location: Chatham House, 20298 Tomlinson Drive, Westfield, IN. 46074

Neighborhood Meeting for Chatham Commons PUD

Meeting began promptly at 6:00 p.m. by Developer, Steve Henke.

There were approximately 28 neighbors in attendance and 3 City Council members and Amanda from City. See list of attendees.

Steve spoke for 20 minutes on Chatham Commons lanes, roundabout, entry and exit, grocery, pharmacy, two hotels – Spring Hill Suites and another Marriott brand to be developed by a local Indianapolis firm. Starting in August or September 2017 – this fall. Develop well and do high quality. The PUD will incorporate the needs of a regional hospitality corridor on US 31 but will have a neighborhood feel. Quality is very important to the developer.

Questions and answers:

(1) What kind of grocery? Response – prefer a grocery like Fresh Market or Trader Joe's, but developer has no plans at this time or agreement.
(2) Will anything be excluded? Yes, going through planning currently but want a neighborhood feel. Items excluded are on PUD. There may be a service station and a restaurant after daily lifestyle use.
(3) Question regarding Norm Gray's land. Developer has an option but does not own and not applicable here. Steve said this is simply a concept plan.
(4) Road extension to north called Chad Hittle Drive might be a straight road but up to City and may curve to preserve cemetery and make aesthetically pleasing.
(5) Another question regarding the hotel was brought up. Steve discussed vision of hotels and their $40 Million investment to Westfield. Also, no planned Wal Mart on this corner.
(6) Next question was on size of land that hotels would cover. Response, approximately 3 acre parcels each. No apartments or housing included in PUD. Area is zoned GB – General Business / Commercial.

(7) What about the Northwest corner? No plans now, most is in flood plan. Ownership of acreage across street? Developer does not own but if became available would be interested in purchasing (SW corner) to protect his current investments, overall look and aesthetic of gateway interchange.

(8) Question regarding lighting. Through more developed engineering, lighting is better today and will be done with a neighborhood feel. The stone theme will be incorporated, so the commercial property will have a similar Chatham feel.

(9) Question regarding the creek. It is our understanding, there will be a 75-foot legal drain to each side, which is controlled by the county.

(10) Next question was regarding looking at comparable developments from Google Maps. Steve referred to Pine Hills, MA and New Albany, OH as references. He also mentioned traveling to and visiting other areas and taking the best from those to develop this.

(11) Another neighbor asked about sound barriers from 31. Steve said that with this development there would be less sound due to the buffer of hotels, buildings and trees being planted there.

(12) Will this be done in stages? Steve said probably some stages as this will be market driven. You don't want the construction to go on and on. Steve will be managing and approving specifications. Steve then invited the attendees to stop by anytime and please ask any questions if additional ones arise. Meeting concluded around 6:45 and developers continued to meet neighbors, answer any questions, etc. He met with direct neighbors to the west and worked out arrangements for a fence which they requested to adjoin their property. Will discuss with staff and council. Many stayed around and visited with one another. It was a very positive meeting.

Respectively submitted. Chatham Team

To: Westfield APC and City Council Members

Regarding: Chatham Commons PUD, Ordinance Number 17-03

March 1, 2017

Dear Gentleman and Ladies of the Commission and Council,

I am writing to you today to express my concerns regarding the Chatham Commons PUD on your upcoming agenda. The PUD is located on the northwest corner of US Highway 31 and 191st Street. I would like to preface my comments by admitting I have been told, this project will go through despite any objections. With this knowledge, I write to you not from a position of opposition, but rather from the perspective that comments and concerns of the community are often dismissed and/or not taken seriously, yet I feel compelled to point out what I believe to be obvious and true.

My neighbors, Dr. Bryon and Linda Petschow, were kind enough to share their recent email to you with me. They also forwarded Mr. Hoover's response to it. Mr. Hoover remarked, "It is unfortunate that you did not view the Comprehensive Plan when you purchased your property. The northwest and southwest corners of 31 and 191st St. have been identified for regional retail and hospitality uses for many years now." What is concerning, having performed a thorough search of the entire Comprehensive Plan, nowhere in the document, does it use the phrase "regional retail and hospitality," nor is this area designated as such anywhere within it. The Comprehensive Plan does use the phrase "regional retail" and references three areas of use on the Land Use Concept Map, none of which include this particular area as being that designate. Additionally, the word "hospitality" appears five times in the Comprehensive Plan, but never regarding any areas of specificity to land uses, but rather the type of industry that Grand Park will bring to Westfield. The information that Mr. Hoover offered simply does not exist in the Westfield-Washington Township Comprehensive Plan and people, including me, are looking for the most reliable source of information possible to understand the vision and growth occurring in Westfield. The Comprehensive Plan may be subjective to some but, has it become wholly unreliable?

My next and specific concern is that these hotels are being built in an area that was never designated for this use by the Comprehensive Plan. It labels this area as an Employment Corridor; it states the following as purposes for such use:

- Reserve employment corridors for employment-generating uses and related supporting service uses.
- Limit industrial uses that are visible from either US 31 or SR 32 to those that do not have negative land use impacts.
- Prohibit outdoor storage and outdoor operations.
- Promote large-scale employment intensive office uses on the US 31 - Meridian Corridor.

Is this subjective or perhaps the information is again, unreliable?

Next, the Ordinance, as written and adjacent to US 31 dismisses the US 31 Overlay Plan, yet it must apply simply by virtue of where it is located; adjacent to US 31. Obviously, if you applied the US 31 Overlay Standards written in the Unified Development Ordinance, we would all agree that these hotels would not be permitted in this location as the Use Table would exclude them. Is the UDO now unreliable along with the Use Table for US 31 adjacent properties?

If you decide that the US 31 Overlay and its Use Table will not apply, nor the Comprehensive Plan, might you be agreeable to following the UDO as it is applicable to its current (and future underlying) zoning status; GB-PD? Chapter 4.23 of the UDO would require front, side and rear yard setbacks at 60, 15 and 20 feet respectively.

If you choose to ignore its current zoning status and call it General Business Zoning, it would require that the Chatham Commons PUD have 60' minimum setbacks in the front yard, 60' abutting a residential district and side yards of 20'. This PUD requires only a 30' setback from 191st Street and US 31 and 15' for buffer yards, even next to a residential abutting yard. The protection of the Comprehensive Plan would allow the existing homeowners 100' of reforestation yet, I am unaware of any instance in recent years that a developer has been required to buffer a neighbor in this manner. One-hundred feet of reforestation in the Comprehensive Plan versus fifteen feet in a PUD for the neighbor zoned AG-SF1; subjective and unreliable information, I suppose.

In addition to the setback concerns, I would like to see many of the uses removed from this PUD should you decide that this is the best place for these hotels. If the area is being built to serve Grand Park and its visitors, then it should be considered a "hospitality cluster." (I have done some reading about why and how these clusters are effectively used in different locales.) Adjacent to the hotels, I would prefer to see only sit-down restaurants and family-style amenities. There are plenty of fast-food choices and gas stations located nearby, nor would it seem necessary to have the guests of the Marriott needing an auction room, garden center, day care, mortuary, school, museum, data processing call center, stable, or a heliport etc.

If you choose to ignore the General Business Zoning setbacks, the GB-PD zoning, the US 31 Overlay Plan, and the Comprehensive Plan, in favor of using any part of the State Road 32 Overlay Plan, might you at least take the time to amend the UDO and make these standards applicable whether in architecture or otherwise by a different name? This might be a good time to remove the US 31 Overlay Plan from the UDO as well.

I presume that APC and Council will be sure to make specific requests regarding signage, architecture and lighting; those efforts will be appreciated.

This Commission and Council are responsible to administer the very laws and plans that govern and direct this beautiful, growing city. It is not anyone's job to advocate for a developer by hindering the applicability of the rules and guidelines that were established to protect citizens. Personally, I see the problems of Chatham Commons PUD, not as a developer issue, not as an "anti-growth" concern, not with a "drawbridge mentality," and not as a "you can't please 100% of the people 100% of the time" worry. It is the problem of this Commission and Council to follow any of the various adopted laws of the City of Westfield and its own plans for future growth and zoning to the letter, which it collectively wrote, amended, adopted or rescinded. Or, is this just another example of unreliability?

Respectfully Submitted,

Marla Ailor
1602 E 203rd Street
Westfield, IN 46074

Amanda Rubadue

From: Cindy Spoljaric
Sent: Tuesday, February 28, 2017 3:49 PM
To: Sturm, Daniel
Cc: Council Members; debranusbaum13@yahoo.com; Economic Development; APC
Subject: Re: Chatham Hills Commons PUD 17-03

Thank you for sending us your very thoughtful comments on this petition. I am forwarding them to staff and APC to be sure these concerns/suggestionsare addressed in staff/APC review and included in the record.
Again, thank you so much.
Cindy

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

On Feb 28, 2017, at 3:22 PM, Sturm, Daniel <dsturm@butler.edu> wrote:

Dear Council Members,

First of all, I'd like to thank Cindy Spoljaric, Jim Ake, and Steve Hoover for attending the meeting last night on this matter. My home is on the north side of 191st street and will be immediately adjacent to the west of Mr. Henke's proposed development. Naturally, being a homeowner who enjoys rural living I'd prefer this did not pass through the council. However, given the recent explosion of development within our community and given the council's recent penchant to approve aggressive growth, I have long resigned to the fact that I cannot stop this development so I do not intend to try and persuade you to vote it down either.

I do appreciate Mr. Henke's word last night that he wishes to work with us to help minimize disturbances for my home and my neighbors. He has offered a privacy fence along the property line which I concur is absolutely necessary, given the fact that my home is still rated as a "farm" and we do have a dog, free range chickens and may add a few goats soon. I also have 2 teenage children and our yard really should remain as private as possible.

I will be out of town for next Monday's meeting but my wife Debbie will be there to support our concerns. Here is what I am asking the council to please consider in relation to PUD 17-03.

1. Under 5.2 Section C (Landscaping and Screening)there is a mere 15 foot buffer to my property. This is well below industry standards and we would like to respectfully ask for a 30 foot buffer to our property (1312 E 191st st)
2. We request a privacy fence that is "natural" in appearance with the surrounding wooded areas and that it be partially hidden with adequate trees and shrubs (Mr. Henke has verbalized something to this effect last night)—I don't know how this sort of thing gets written in the PUD?
3. Under 5.3 (Lighting Standards) Section B & C. We would like to encourage lighting on the lot immediately to the east of our home (1312 E 191st) is low to the ground as possible and is not only dimmed after 11:00 pm, but should not remain lit overnight.
4. Permitted Use Section 3.1. Would request that a 24 hour business and/or service station not be acceptable on lots which are immediately adjacent to a single family home

5. (General Regulations) 4.1 Section D (building height) subsection c (maximum building height)-Again, we request for the parcel immediately east of our home (1312 E 191st) that the building height for this parcel be limited to 1 story as to not visually dwarf our home.
6. (General Regulations) 4.1 Section E (building size requirement) Sub-section b (maximum gross floor area no maximum). Mr. Henke has indicated he wants to keep the outdoor and rural feel for the development yet there is no size restrictions that might limit a large box retailer such as Home Depot or Sam's Club to move in). I'd like to ask the council to think about this carefully and consider adding a limit for all businesses to be limited to an "in house" maximum size of 30000 square feet. (exception being Hotels of course) In other words, no maximum on overall gross square feet per building, but rather limit the size of each business to 30000 square feet to prevent a mega-store from opening.

Thank you so much for your consideration in these matters. I am pleased a local developer who has a solid track record is in charge of this development, but we need to be sure that the surrounding homeowners have their concerns addressed and hopefully compromises will be to everybody's liking. Please don't hesitate to contact me in this matter. Cell 262-960-1805.

Daniel Sturm, MMS, PA-
Assistant Professor
Physician Assistant Program
College of Pharmacy and Health Sciences

4600 Sunset Ave
Indianapolis, IN 46208-3485
Office (317) 940-8564
Fax (317) 940-9857
Email: dsturm@butler.edu

Amanda Rubadue

From: Ilana Porzecanski <iporze@yahoo.com>
Sent: Tuesday, February 28, 2017 3:18 PM
To: Amanda Rubadue
Cc: Cindy Spoljaric; Chuck Lehman; Robert Horkay; Steve Hoover; Jim Ake; Mark Keen; Joe Edwards
Subject: We are against Chatham Commons

Dear Ms. Rubadue and City Council:

Please add this email to the public comments for the March 6 APC meeting with regards to Chatham Commons. We are against the proposed development as it is proposed. We have a number of concerns. Aside that the who proposal does not adhere to the Westfield-Washington Comprehensive Plan...

1. Environmental assessment of the impact of the development so near Cool Creek has not been performed.

We are concerned that development so close to Cool Creek may permanently alter the ecology and drainage of the creek. **We would like the APC to insist on an environmental impact assessment.**

2. There is no need for multiple hotels or any hotel at this site.

We are concerned about the proximity of hotels to Monon Trail Elementary school and the Westfield Intermediate, Middle and High schools. Hotels bring in a flow of unknown people including those who are involved in sex trafficking. Having hotels so close to the schools invites opportunities for access to our children which we are concerned about.

3. There is a roundabout leading to a road planned that indicates that more private homes and land will likely be taken to build an extension of the road.

At what point does taking individual land and home stop? How can Westfield keep its country ambiance if all land and farms are taken and everyone lives in little boxes in subdivisions?

4. We see that Gas stations and Drive-Thrus are an allowed use.

We feel there is no need for another gas station, its lights, noise or traffic. There is no need for another cluster of Taco Bell, Dairy Queen and McDonalds again with the fast food smells and traffic. And while we mention clusters of the same thing, we really don't need another Walgreens/CVS cluster.

5. Barriers between the Commons development and residents are not sufficient.

We are concerned that the barriers between zones between the development and the existing surrounding remaining residents/farms is not sufficiently large enough. There does not seem to be any tree/nature preservation areas.

6. Signage request is incredibly tall/large.

We are against the community having to look at extra tall and large signage just because the the developer wants to have for sale signs seen by drivers on US 31. Anyone who is looking to purchase land here will not be finding it from a sign on the road but rather a prescribed search by a commercial real estate agent.

7. The proposed conceptual images of commercial and hospitality building architecture is ugly and awful at best.

These are Carmel style buildings not at all what is required by Westfield. They look like boxes and are terrible. If they build can they at least blend in?

6. Why is golf cart parking requested?

The answer is clear to us. Henke wants one long property that is connected by golf cart trails from Chatham Hills to Grand Park. We object to golf carts which are unregistered or regulated being driven past the elementary school and all over the roads, many of which do not have side walks. We also object to the widening of roads specifically to make room for golf carts.

7. There is no maximum building height along US 31.

We feel that the building height maximum of 60 feet should apply to all buildings INCLUDING those on US 31.

We have been following and watching the history of the city council, APC and their decisions. We know the agenda of the Mayor. We hope that you will all take the comments from the citizens of the area and stop IRRESPONSIBLE growth. Please stick to the comprehensive plan. Please do not make our city into a long strip mall surrounded by little boxes that are all the same in subdivisions.

Yours truly,
Darrel Timpany
Ilana Porzecanski MD

E 199th St

Amanda Rubadue

From: Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Sent: Saturday, March 11, 2017 9:57 AM
To: Cindy Spoljaric
Cc: Amanda Rubadue
Subject: Petition 1703-ODP-01 & 1703-SSP-01/191st street trail
Attachments: 191st street trail.pdf; Greenway Trail.pdf

Council members,

This is the second request that I have sent expressing my concerns for myself and my immediate neighbors located at east 191st street. I had contacted the Parks and Recreation department to get their input on the future plans for the connecting trails that are (proposed) to the planned Chatham Commons. This is why I am forwarding this E-mail response that I had with them. Per the comments that trails would be constructed as "adjacent properties develop" this is my concern. Chatham Commons is an adjacent property to one of the four properties in the corridor that this trail would cut through.

When Mr. Henke had given his overview of the project to the effected neighbors, this detail had been left out. I believe that the cost of such an amenity needs to be considered before approval of Petition 1703-ODP-01 & 1703-SSP-01 is granted. In my previous request I had expressed concerns about the road being widened and roundabout installed due to this future project (Chatham Commons) which I assume that the city of Westfield is funding. If the approval of Chatham Commons is going to provoke the implementation of (proposed) "Greenway Trail", have the cost of such a project as this trail been considered.

The four properties that would be effected have quite a bit to lose in this endeavor. With the maintenance easement being 75 feet, that puts it up to the structures of three of us, therefore those would need to be removed to implement a trail. Since the trail only requires a strip of land, but that strip cuts right through our properties, the complete back parcel would need to be purchased (approximately 1/3 acre) each parcel, not including the structures and devaluation of our properties. When I had my property stake surveyed 23 years ago (when I built my home) the surveyor stated that all of our properties extended 12 feet out into the water. This will consume a lot of property. I have attached a copy of what impact that this project would have to all of us left in this corridor.

I know that this may seem like a small detail considering the size of the proposal in consideration. Would the city of Westfield be the ones to foot the bill for a trail project (our tax dollars), or has Mr. Henke offered up project funding to obtain such amenities. Small details are like handholds, when climbing trees or scaling rocks, missing only one could be costly. Please take this in consideration. Thank you.

Regards,
Jeff Carrell
1304 E. 191st street.

From: Jeremy Lollar [mailto:jlollar@westfield.in.gov]
Sent: Friday, March 10, 2017 4:16 PM
To: Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Subject: RE: Greenway Trail.

I apologize. Right-of-way. In other words we will need to purchase rights to the land necessary to build the trail. As land redevelops we extract the need ROW during the platting process. Otherwise we will purchase the frontage of each individual parcel to accommodate the future road and trail.

Jeremy

From: Jeffery Carrell [mailto:jeffery_b_carrell@raytheon.com]
Sent: Friday, March 10, 2017 4:10 PM
To: Jeremy Lollar <jlollar@westfield.in.gov>
Subject: RE: Greenway Trail.

Jeremy,
Thank you for your prompt response. Can you please educate me on what ROW is an acronym for? Thank you.

From: Jeremy Lollar [mailto:jlollar@westfield.in.gov]
Sent: Friday, March 10, 2017 3:35 PM
To: Zach Burton <zburton@westfield.in.gov>; Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Cc: Erin Murphy <emurphy@westfield.in.gov>
Subject: RE: Greenway Trail.

Mr. Carrell,

The trail in still in our master plan and will remain as we update the existing plan. Given that we have very limited ROW, in the area of 191st, the trail will likely be constructed as adjacent properties develop or along with a future road improvement project. We have no timeline for either of these events but it will be accounted for as we plan.

Please let me know if you have additional questions,

Jeremy Lollar ● Director of Public Works
City of Westfield ● 2706 E. 171st Street ● Westfield, IN 46074
OFFICE: (317) 804-3195 ● **MOBILE:** (317)710-4783 ● **FAX:** (317) 804-3190

Need to send me a file over 10 MB?

From: Zach Burton
Sent: Friday, March 10, 2017 10:34 AM
To: Jeremy Lollar <jlollar@westfield.in.gov>
Cc: Erin Murphy <emurphy@westfield.in.gov>
Subject: FW: Greenway Trail.

Hi Jeremy –

Do you have any info for this gentleman?

Zach

From: Jeffery Carrell [mailto:jeffery_b_carrell@raytheon.com]
Sent: Friday, March 10, 2017 10:01 AM
To: Communications <communications@westfield.in.gov>
Subject: Greenway Trail.

To whom it may concern,
On your 2011 Parks and Recreation Master Plan, you are showing that there is a proposed trail called the "Greenway Trail". I live along East 191st street and inquiring if this trail is still up for consideration, if so when, and what portion

would be implemented first if so. Please inform me what your current, future (as best that you know) plans are for this trail, or has it been completely taken out of consideration. Thank you.

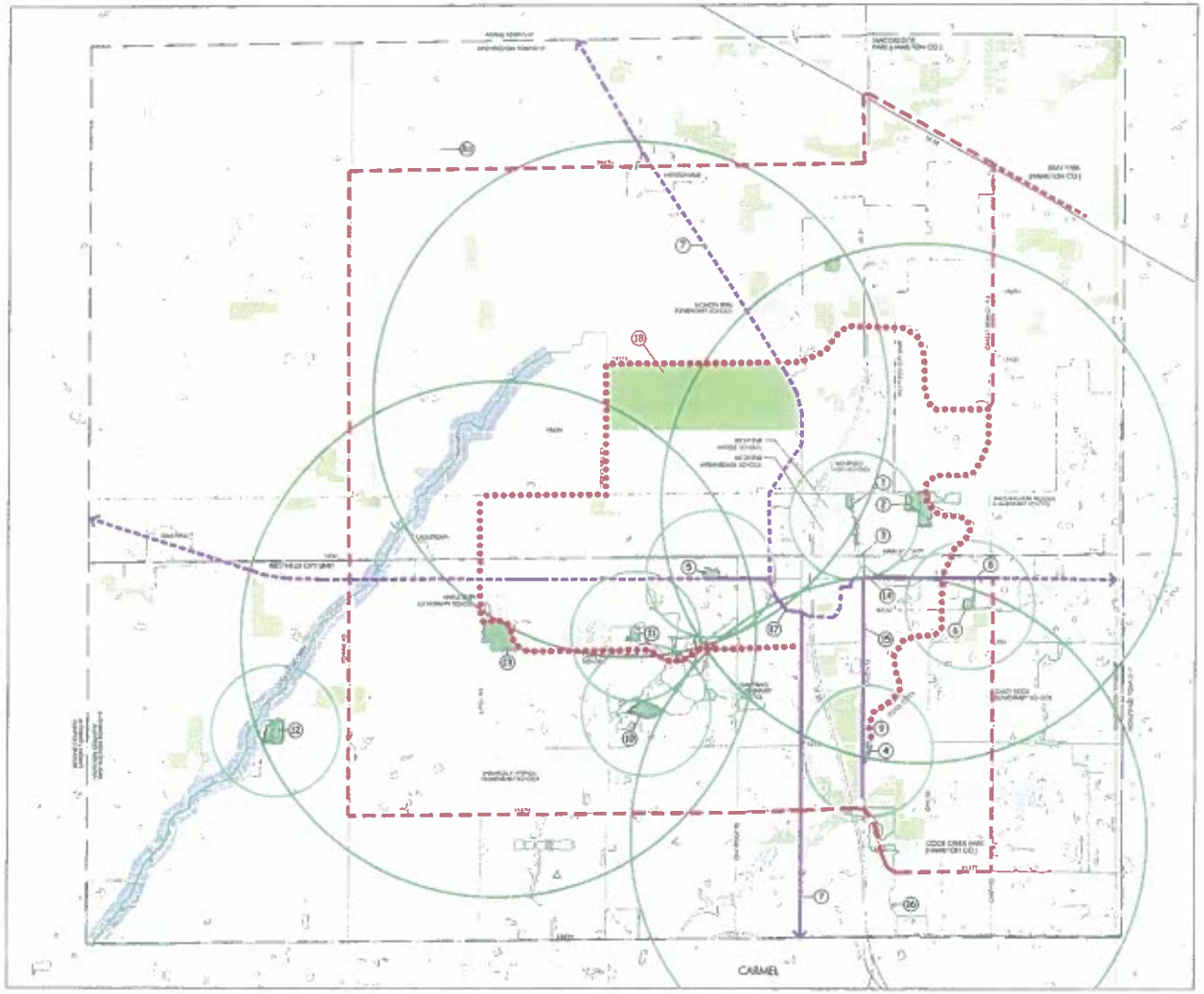
FACILITY LEGEND

SYM	DESCRIPTION
1	ASA BALES PARK (NP)
2	FREEDOM TRAIL PARK (CP)
3	HADLEY PARK (NP)
4	LIBERTY PARK (NP)
5	QUAKER PARK (NP)
6	SIMON MOON PARK (NP)
7	MONON TRAIL
8	MIDLAND TRACE TRAIL
9	NATALIE WHEELER TRAIL
10	ARMSTRONG PARK (NP)
11	MAPLE RIDGE PARK (NP)
12	RAYMOND WOLFISH PARK (NP)
13	OSBORN PARK (CP)
14	OLD FRIENDS CEMETERY PARK (NP)
15	GRAND JUNCTION TRAIL
16	COOL CREEK TRAIL
17	ANNA KENDALL TRAIL
18	GRAND PARK
19	PROPOSED REGIONAL PARK (RP)

(CP) = COMMUNITY PARK
(NP) = NEIGHBORHOOD PARK
(RP) = REGIONAL PARK

PLAN KEY

SYM	DESCRIPTION
	WESTFIELD TRAIL NETWORK
	WPRD OPEN SPACE/PARKS (EXISTING)
	OPEN SPACE (EXISTING)
	EXISTING WATER RESOURCES
	GRAND PARK CITY OWNED (PROPOSED)
	EXISTING WOODLAND RESOURCES (20+ ACRES)
	WESTFIELD CITY LIMITS
	GENERAL AREA OF PROPOSED REGIONAL PARK
	TOWNSHIP LIMITS
	CREEK / STREAM
	MULTI-USE TRAIL (EXISTING)
	MULTI-USE TRAIL (PROPOSED)
	GREENWAY TRAIL (PROPOSED)
	PARKWAY TRAIL (PROPOSED)
	EXISTING NEIGHBORHOOD PARK (1/2 MILE SERVICE AREA RADIUS)
	EXISTING COMMUNITY PARK (2 MILE SERVICE AREA RADIUS)
	LITTLE EAGLE CREEK CONSERVATION CORRIDOR

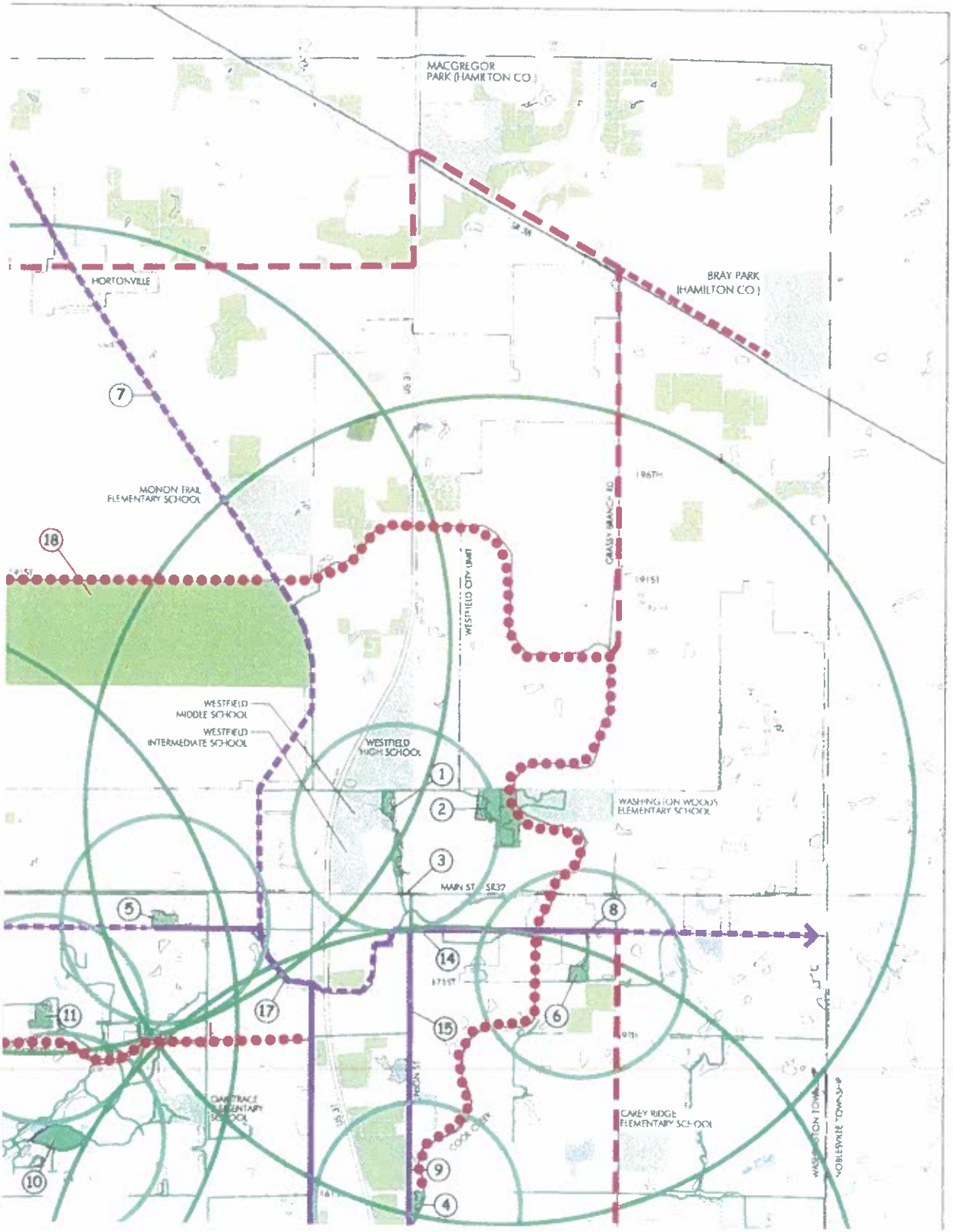


LANDTRUST LSM, Inc

Figure 4.4 - Parks, Recreation, Facilities and Trails Master Plan

May 2011

CITY OF Westfield INDIANA


MACGREGOR
PARK (HAMILTON CO.)
BRAY PARK
(HAMILTON CO.)
HORTONVILLE
MONON TRAIL
ELEMENTARY SCHOOL
WESTFIELD CITY LIMIT
CRASSY BRANCH RD
196TH
191ST
WESTFIELD
MIDDLE SCHOOL
WESTFIELD
INTERMEDIATE SCHOOL
WESTFIELD
HIGH SCHOOL
WASHINGTON WOODS
ELEMENTARY SCHOOL
MAIN ST
SR37
171ST
OAKTRACE
ELEMENTARY
SCHOOL
COX CREEK
CAREY RIDGE
ELEMENTARY SCHOOL
WASHINGTON TOWNSHIP
NOBLESVILLE TOWNSHIP
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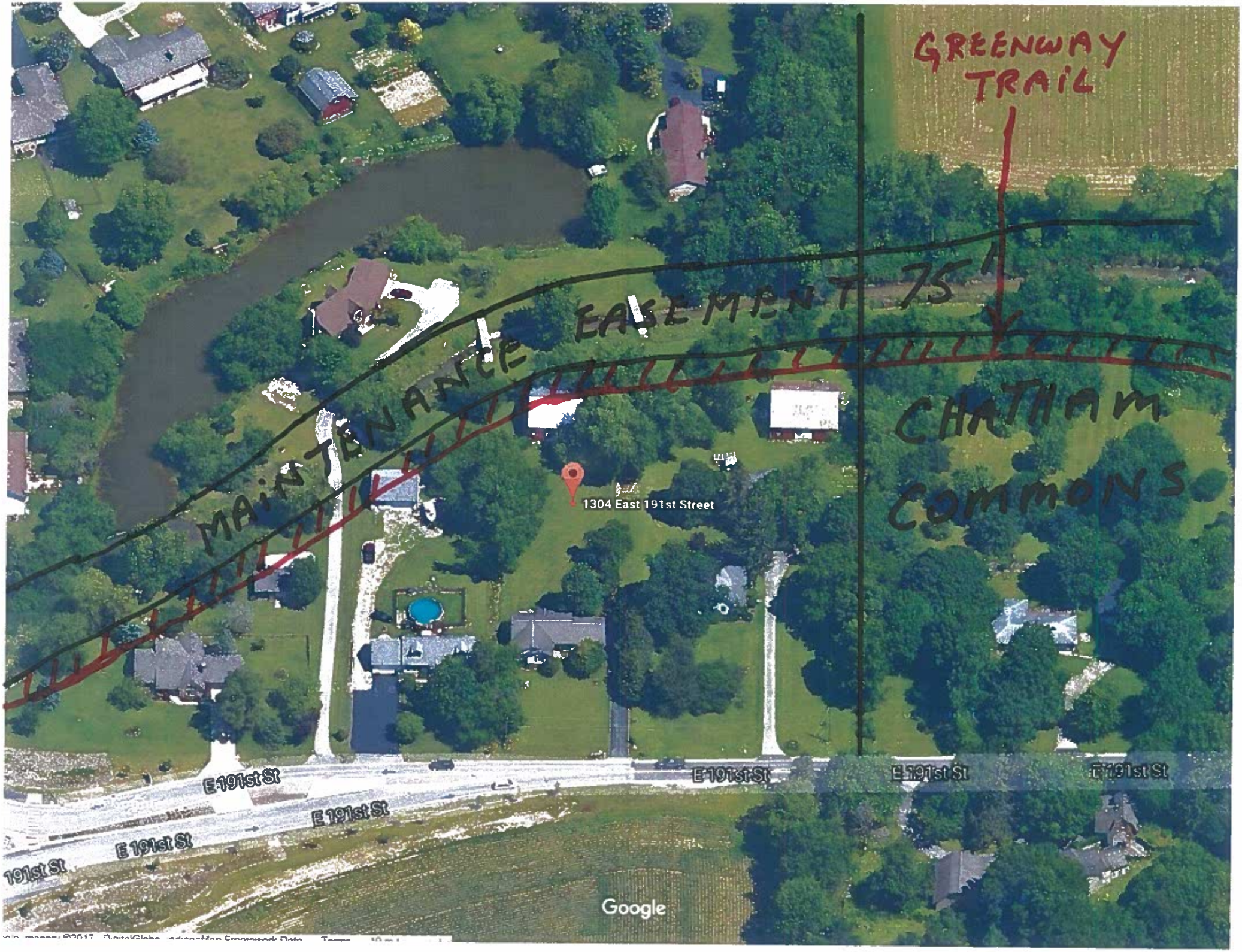
GREENWAY TRAIL
MAINTENANCE EASEMENT 75'
CHATHAM COMMONS
1304 East 191st Street
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E 191st St
E 191st St
191st St
Google

Amanda Rubadue

From: Linda Naas <lnaas@logickey.com>
Sent: Monday, March 20, 2017 5:01 PM
To: APC
Subject: 1703-PUD-03 [PUBLIC HEARING]

Chatham Commons

- We take issue with the Grand Park Land Use Map as we do not believe this is an approved document of the City.

To our knowledge this map was not part of any public hearing before the APC and was not presented to the Council for approval vote. The descriptions on this map are not included in the UDO passed in 2014 and therefore definitions are lacking/non-existent.

The Sports Capital Addendum to the Comprehensive Plan included only a black outline of the area with no detail specific to areas other than general paragraph explanations. The Grand Park Land Use Map can only be found in the December 2011 Grand Park Economic Study which is not part of the Comp Plan or UDO. No reading of the Comp Plan or UDO will educate residents or property owners of what is contained in this map.

This map also should not conflict with the UDO, specifically in uses within the US31 Overlay District.

Grand Park Land Use Map
http://www.westfield.in.gov/egov/documents/1489691502_40601.pdf

This map nor the uses listed are within the Unified Development Ordinance passed in 2014. There are no definitions and details for new uses on the map not even within the Use Tables. Where are these following 7 uses shown on the Use Table as to what zoning area allows them.

Regional Retail & Hospitality
Sports & Recreation Mixed-Use
Sports Village Mixed-Use 1
Sports Village Mixed-Use 2
Sports Corporate Campus
Life Science Mixed-Use
Sports Residential

- We believe the cart is before the horse and if the City and/or developers wish to use this map to justify rezones or development, it should first be presented at APC for public hearing, then receive a favorable recommendation of the APC and then approval vote of the City Council. Land owners within this area should clearly be notified and heard at the beginning of this process.

- The City cannot enforce a PUD that has no detail for defined districts, uses and development standards. The residents should be able to depend on UDO and specifics.
-
- We also believe there is a conflict of interest with Steve Henke who was acting as developer/consultant paid by the City when the Economic Development Study was commissioned and written by himself, Matt Skelton and a few others. This gave Steve Henke insider information on future development specifics that were not known to the public at large.
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- And since the Boardwalk development is not progressing as quickly as hoped, this map and the Chatham Commons PUD are giving Steve Henke development along with the City a second bite at the apple at the

expense of other property owners. Paddack's did not receive any consideration from the City for their access as they are less desirable even though they own their parcel with this mapped area under Life-Science Mixed Use. Will the City force them out? Another property owner's land was taken for a RAB for the Chatham Hills property. Did they really have a choice?

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- Recently at a public financial meeting Todd Burtron denied there was a Grand Park area other than the Sport Campus of 400 acres and it certainly didn't include approximately 2000 acres. The 400 acres had purchase agreements, that allowed the City to go ahead with development plans. The City does not to our knowledge have purchase agreements on the acreage in the above map outside the campus. Steve Henke has agreements, though.
-
- Does the right hand know what the left hand is doing in the City? Aren't there laws and processes for a reason? Shouldn't the public be involved and their voices be as important as the developers and the City government which has become a developer in its own right?
-
- We understand owners or their agents have the right to rezone their own land. However, this map is very specific about uses the City would like to see on private property. We do not want private ownership rights infringed upon. We do not want a map such as this to dictate uses on private property contrary to the desires of the owner.

161st Street Neighbors
Linda Naas
317-867-0584