CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_03_06_2017

Monday, March 06, 2017 at 07:00 PM

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

MEETING DATE: **Monday, March 06, 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 - February 21, 2017
Documents: APCMinutes - February 21, 2017

Review APC Rules & 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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: District Map | Exhibit 4: Example Layout | Exhibit 5: Character Exhibits | Exhibit 6: Ordinance 16-51_The Grand Millennium Center PUD Ordinance | Exhibit 7: Ordinance 16-51_The Grand Millennium Center PUD Ordinance_Redline Version | Exhibit 8: Issue List and Responses | Exhibit 9: Public Comments | Neighborhood Meeting Summary

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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Development Plan | Exhibit 4: Floor Plan | Exhibit 5: Building Elevations | Exhibit 6: Landscape Plan | Exhibit 7: Existing Conditions

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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Ordinance 17-02 | Exhibit 5: Project Narrative

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).
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan | Exhibit 4: Landscape Plan

CONTINUED

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-01 & 1703-SSP-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

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

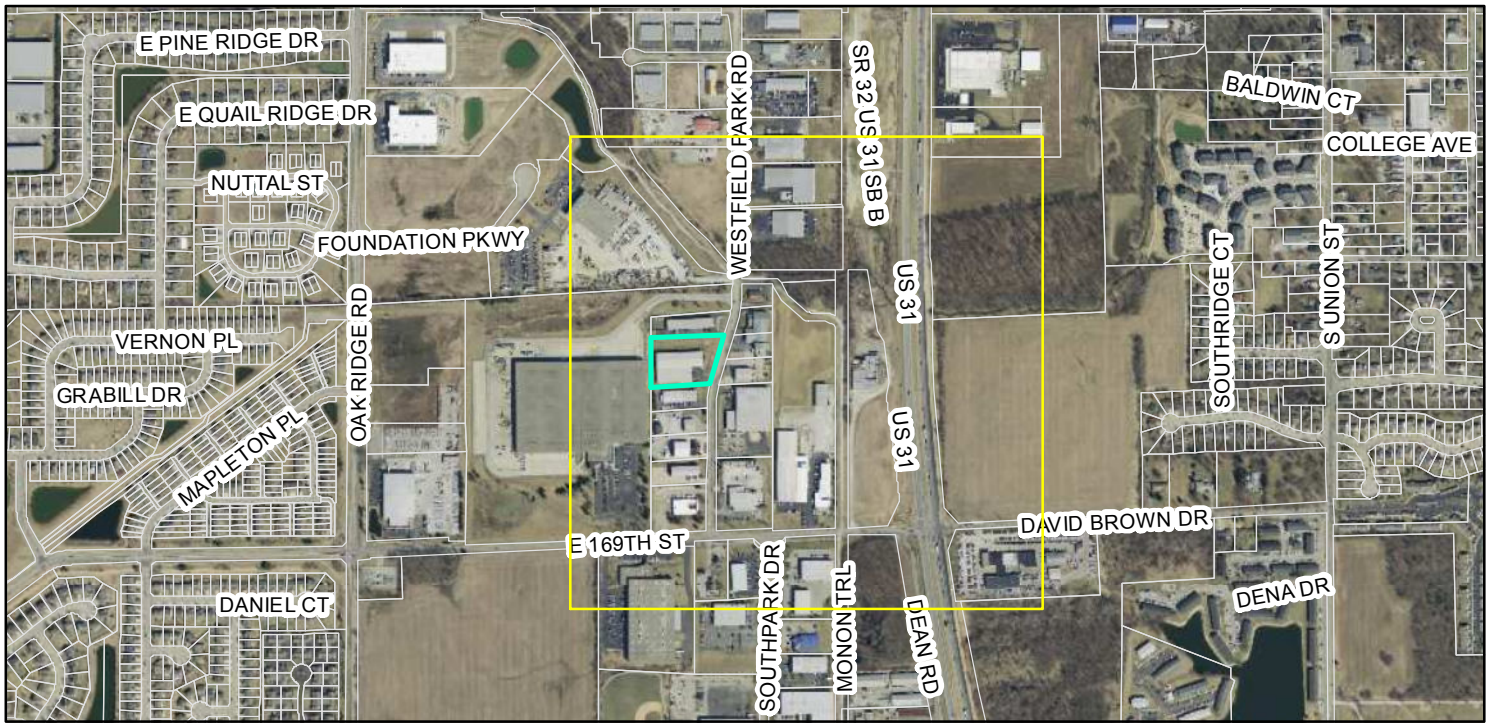
ADJOURNMENT

Location Map
17030 Westfield Park Road
1703-DDP-02

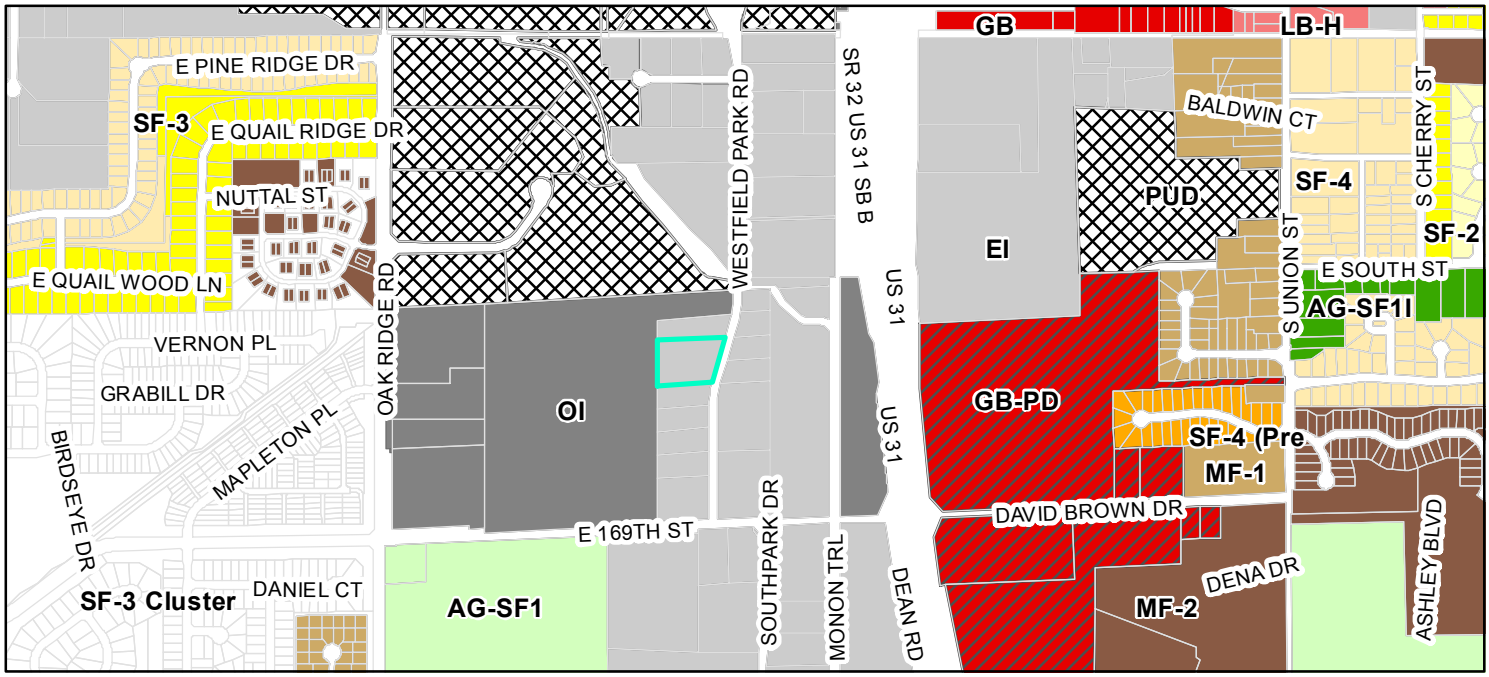
Not To Scale

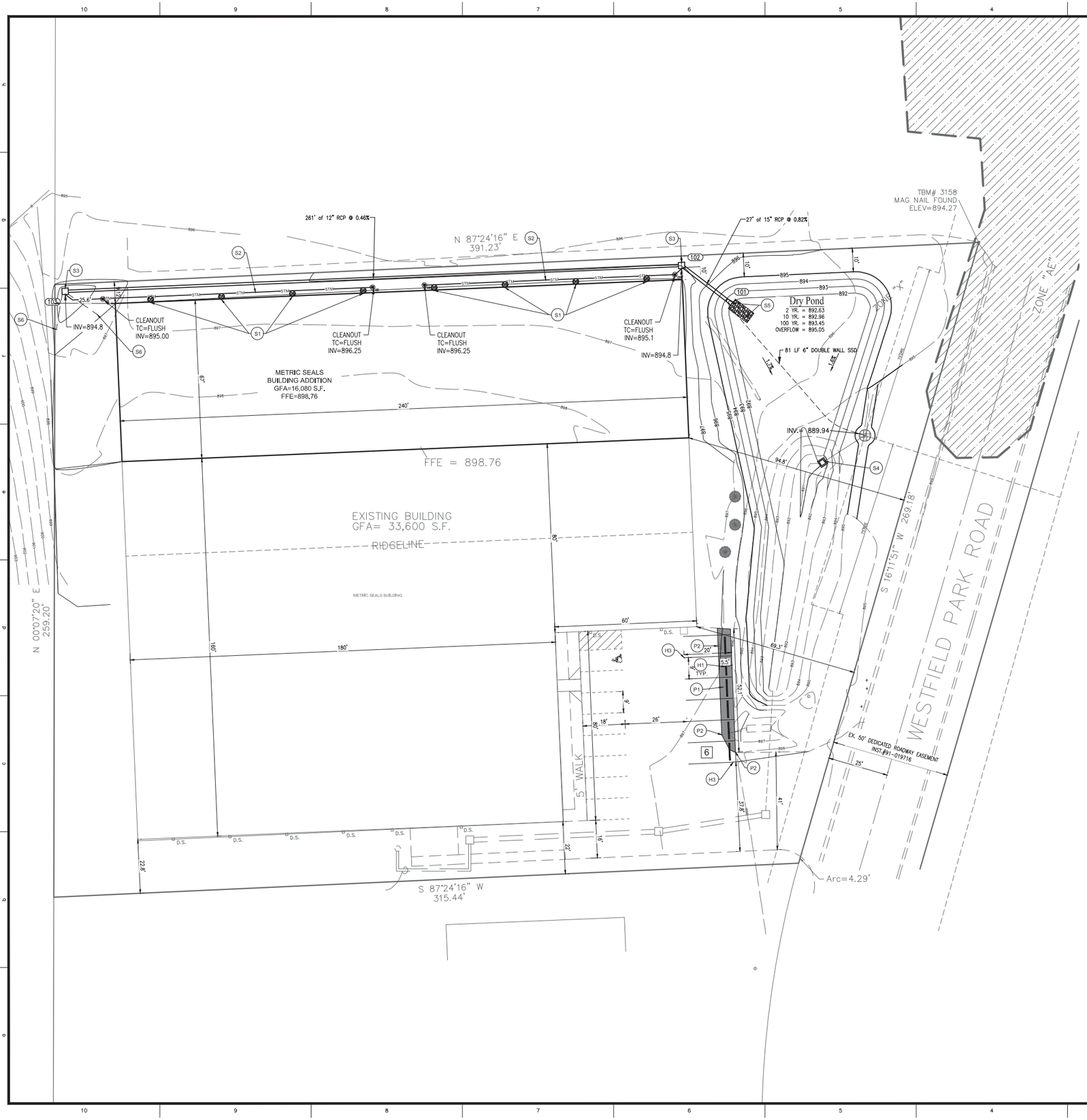
Aerial Location Map

Site



Zoning Map





PLAN NOTES

PAVEMENT

- (P1) ASPHALT PAVING
- (P2) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) CONCRETE PARKING BARRIER
- (H2) CONCRETE STOOP
- (H3) 4" PAINTED WHITE SOLID LINES (TYP)

STORM SEWER

- (S1) CONNECT DOWNSPOUT TO 6" PVC ROOF DRAIN
- (S2) 6" PVC ROOF DRAIN @ 1.00% MIN.
- (S3) YARD INLET. REFER TO WESTFIELD STORM DETAILS
- (S4) CONNECT PROPOSED OUTLET CONTROL STRUCTURE TO EXISTING 12" OUTLET. REMOVE ANY RESTRICTION ON THE OUTLET PIPE. REFER TO SHEET C600 FOR OUTLET CONTROL STRUCTURE DETAIL.
- (S5) END SECTION WITH 5'x10'x18" RIPRAP DEFUSER PAD.
- (S6) 4" PERFORATED AREA DRAINS

SITE DATA

SITE AREA = 2.1 AC
BUILDING AREA = 49,600 SF
PERCENT IMPERVIOUS = 65%
ZONING = E1
FRONT SETBACK = 40'
SIDE YARD SETBACK = 10' (PER FEB. 15, 2017 BZA MEETING
REAR YARD SETBACK = 20'
PARKING PROVIDED:
13 - STANDARD SPACES
1 - ADA SPACES
14 - TOTAL SPACES

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS,
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR DETAILS UNLESS OTHERWISE NOTED.
19. REFER TO SHEET C600 FOR GENERAL NOTES REGARDING STORM SEWERS

PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN
- GRADE BREAK LINE
- DISTURBED AREA

PAVEMENT

- STANDARD DUTY ASPHALT
- STONE

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- 12 PARKING COUNT

N W E S

SCALE: 1" = 20'

0 10 20 40

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

DATE	BY	DESCRIPTION
07.25.2016	KCS	SUBMITTED FOR REVIEW
03.01.2017	KCS	REVISED PER TAC COMMENTS

PROJECT NO. W16.0586
DWG NAME: w160586-c200.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: KB
DATE: 01.25.2017

DUANE A. SHARRER REGISTERED No. 890258 STATE OF INDIANA PROFESSIONAL ENGINEER
DUANE A. SHARRER P.E. 890258

PREPARED FOR:

METRIC SEALS EXPANSION

17030 WESTFIELD PARK ROAD, WESTFIELD, IN 46074

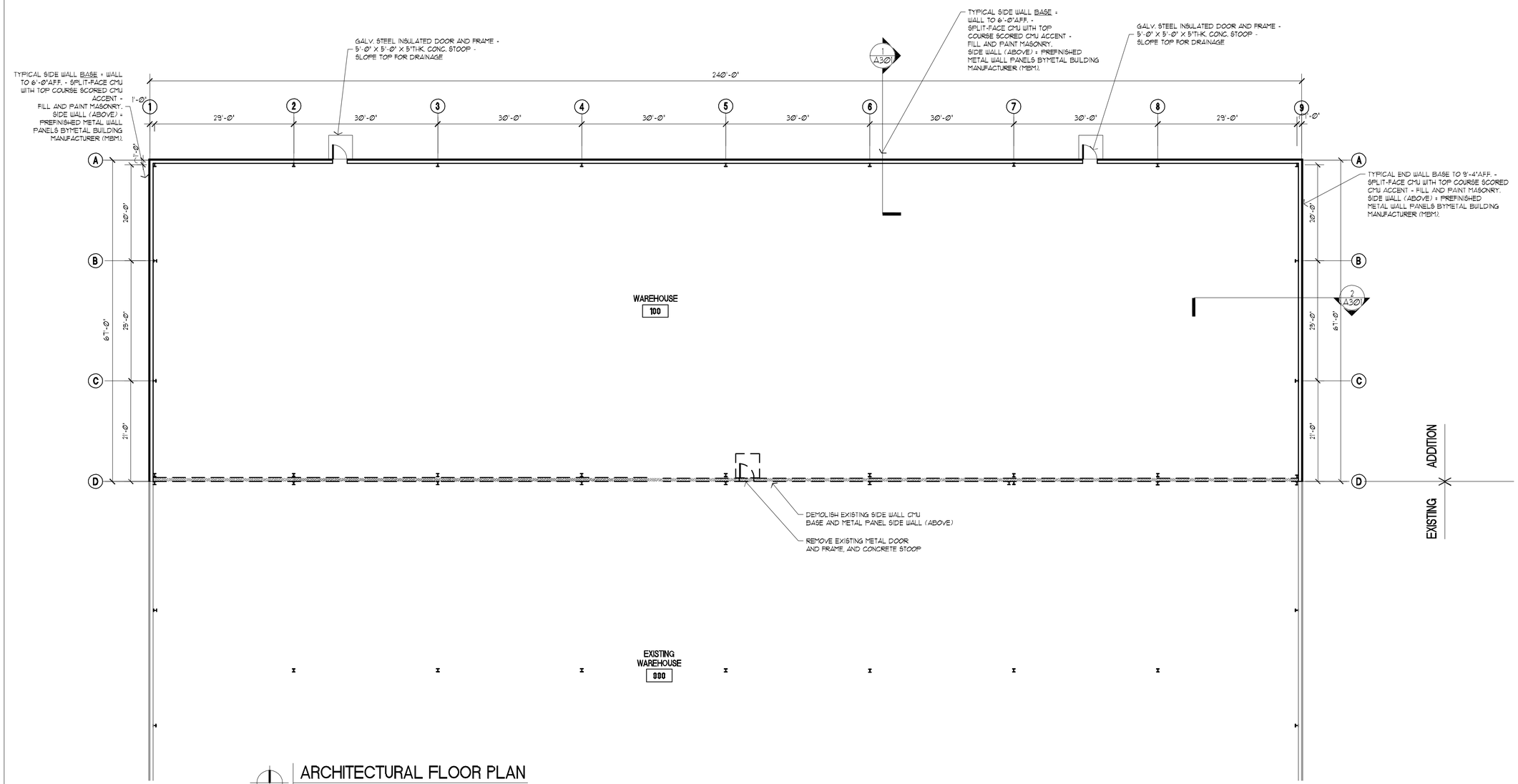
DEVELOPMENT PLAN

Part of the North Half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W16.0586

LOCATION: N:\2016\W160586\Engineering\design\consult\w160586-C200 dev.dwg
LAYOUT: C200
LAST SAVED: Wednesday, 01, 2017 - 6:51pm
PLOTTED BY: summer,



ARCHITECTURAL FLOOR PLAN

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

January 25, 2017 A101 ARCHITECTURAL FLOOR PLAN.dwg

DARREN L. PETERSON
REGISTERED
No.
AR19500143
INDIANA

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

ADDITION METRIC SEALS

11030 WESTFIELD PARK ROAD
WESTFIELD, INDIANA

DESIGN & BUILD. CORP.

STATE SUBMIT
JAN. 25, 2017

REVISIONS: ----

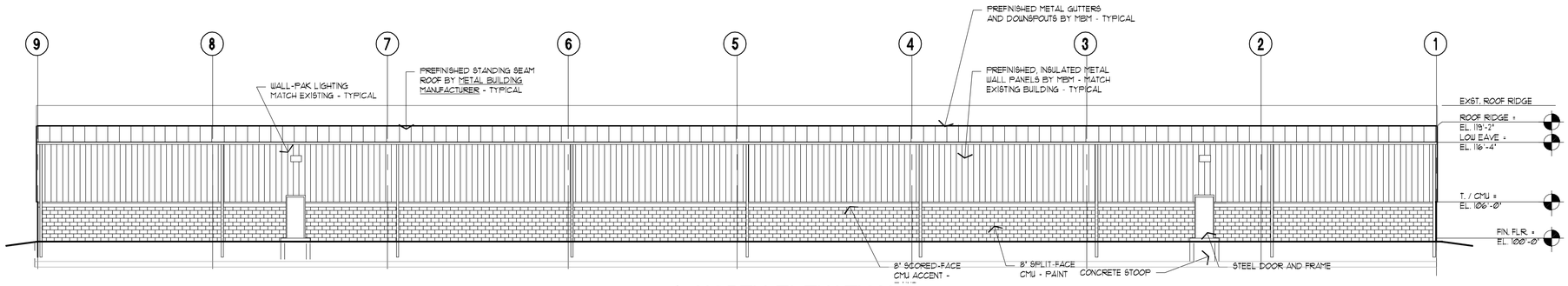
1	REVISION DATE	----
2	REVISION DATE	----
3	REVISION DATE	----
4	REVISION DATE	----
5	REVISION DATE	

DRAWN BY:	B. HORMANN
CHECKED BY:	D PETERSON
PROJECT NUMBER:	16-0223

ARCHITECTURAL FLOOR PLAN

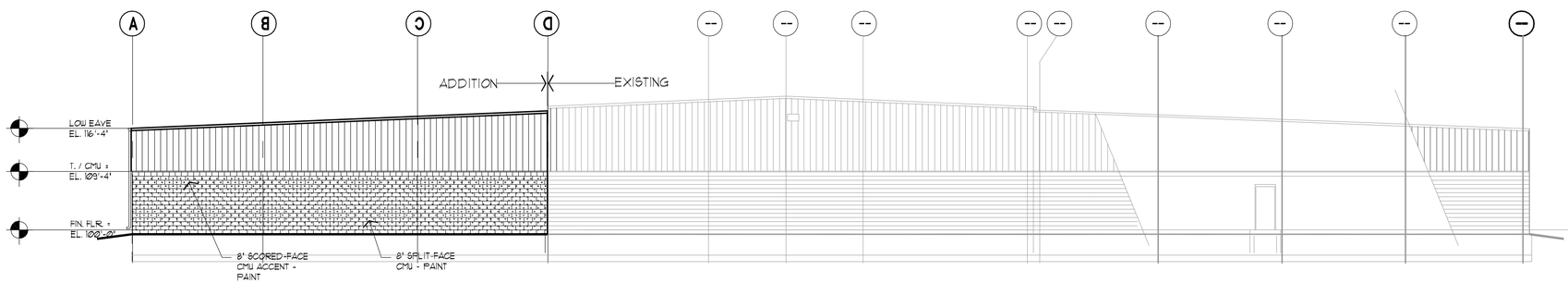
A101

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.



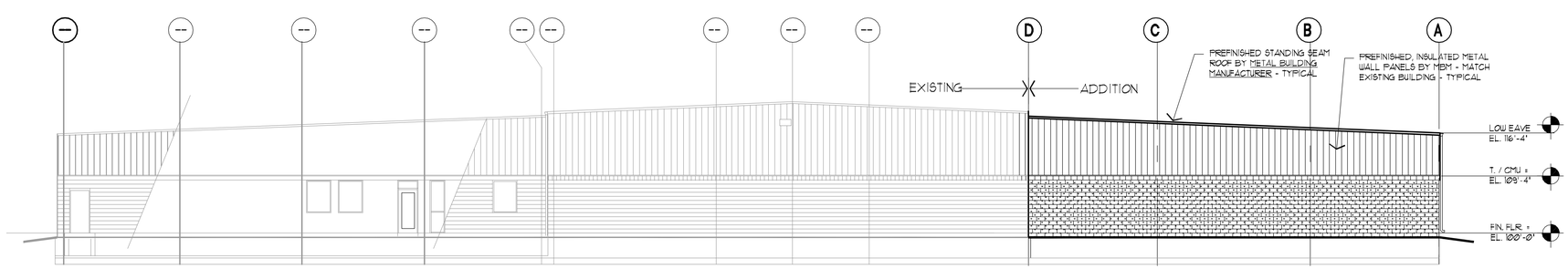
3 NORTH ELEVATION

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



2 WEST ELEVATION

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



1 EAST ELEVATION

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

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

ADDITION
METRIC SEALS

17030 WESTFIELD PARK ROAD
WESTFIELD, INDIANA

DESIGN + BUILD, INC.

CLIENT REVIEW
DEC. 27, 2016

REVISIONS:	
	----
1 REVISION DATE	----
2 REVISION DATE	----
3 REVISION DATE	----
4 REVISION DATE	----
5 REVISION DATE	

DRAWN BY:	B. HORMANN
CHECKED BY:	D PETERSON
PROJECT NUMBER:	16-0225

EXTERIOR ELEVATIONS

A201

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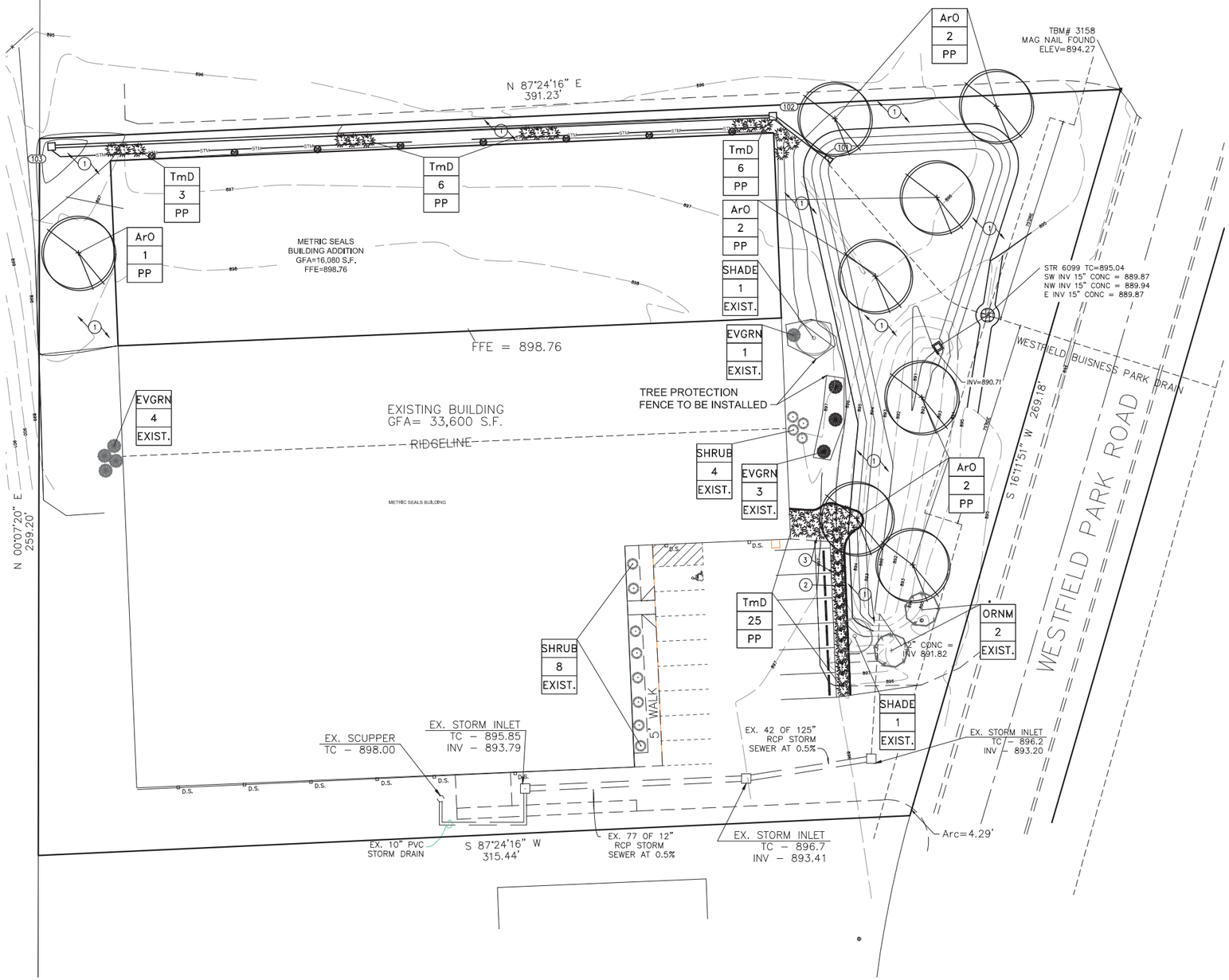

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED, IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL"; 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE, CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 6.K: LANDSCAPING - MINIMUM LOT LANDSCAPING REQUIREMENTS CHART FOR INDUSTRIAL USES, IMPACT OF 1 ACRE	- 5 SHADE - 5 ORNAMENTAL AND/OR EVERGREEN - 25 SHRUBS	- 5 SHADE - 5 EVERGREEN - 25 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BAREROOT	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	8	X			SEE PLAN	X
	EVERGREEN SHRUBS								
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	40		X		SEE PLAN	MIN 18"

EXISTING

	SHADE TREES	2
	EVERGREEN / ORNAMENTAL TREES	10
	SHRUBS	12

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

N
W E
S

SCALE: 1" = 20'
0 10 20 40

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

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

DATE:	BY	PROJECT NO. W16.0586
07.25.2016	KGS	DWG NAME: w16058-L100
03.01.2017	KGS	DESIGNED BY: RLW
		DRAWN BY: RLW
		CHECKED BY: KGS
		DATE: 01.25.2017

REVISIONS AND ISSUES
SUBMITTED FOR REVIEW
REVISED PER TAC COMMENTS

PREPARED FOR:
METRIC SEALS EXPANSION
17030 WESTFIELD PARK ROAD, WESTFIELD, IN 46074
LANDSCAPE PLAN
Part of the North Half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W16.0586

LOCATION: H:\2016\W16058\Engineering\design\contact\w16058-L100.dwg
LAYOUT: L100
DATE/TIME: March 01, 2017 – 6:52pm
PLOTTED BY: kgsmark

17030 Westfield Park Road
A
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C

A

B

C

Docket Number:	1703-REZ-01 (Ordinance No. 17-02)
Petitioner:	Weekley Homes of Indiana, LLC (the "Petitioner")
Request:	Petitioner 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
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Residential
Acreage:	16.56 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ord. 17-02 5. Petitioner's Project Narrative
Related Petitions:	Primary Plat (1703-SPP-02) Overall Development Plan (1703-ODP-02)
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the February 13, 2017, City Council meeting. The petition will receive a public hearing at the March 6, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject properties (collectively, the "property") encompass 16.56 acres +/- and is located on the west side of Carey Road between the existing Walnut Ridge Estates and Carey Glen developments (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been primarily used for a single-family residence. The surrounding properties on the eastside of Carey Road include three (3) SF2: Single-Family Low Density subdivisions (Walnut Ridge Estates, Carey Glen, and Brookside). The adjacent property on the west side of Carey Road is large undeveloped SF2 parcel, with the Oak Manor PUD directly to the north.

Property Description: The petitioner is requesting a change of zoning from AG-SF1 to SF2, to allow for a development to be known as "Belmont Woods". The proposed development would include 27 single-family residential lots on 16.56 acres +/-.

COMPREHENSIVE PLAN

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

> The development policies for "Existing Suburban" encourage avoiding sprawl by developing infill projects that are compatible in style and density with existing neighborhoods, and will not alter the character of the area. Buffering is suggested when adjacent to existing neighborhoods. Suggested development polices for "residential design standards" include encouraging variety while maintaining a distinct character for the neighborhood and considering the open space, and not only lot size, when evaluating the density of a neighborhood.

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 March 6, 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 February 13, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 6, 2017, Plan Commission meeting. Subject to comments resulting from the public hearing, the Department recommends forwarding a recommendation to the Council (1703-REZ-01 / Ord. 17-02).**
2. 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.

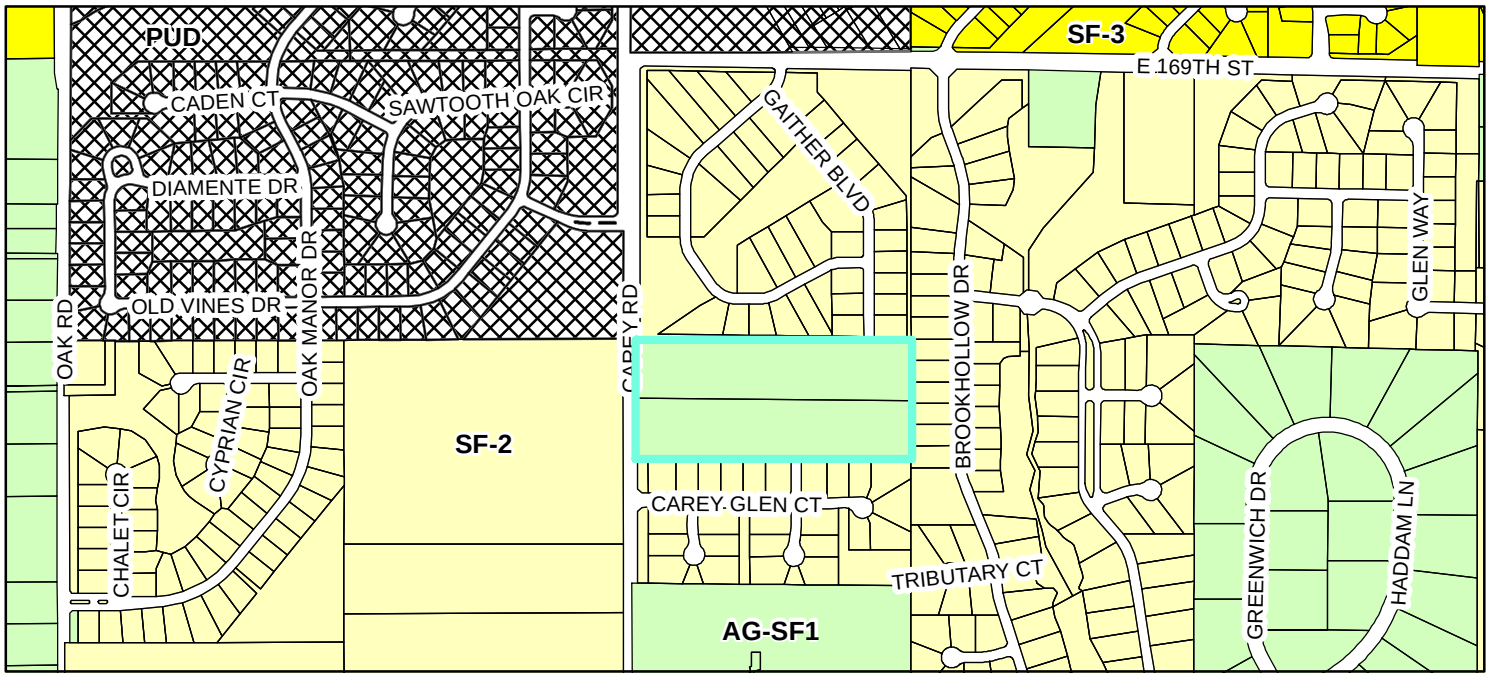
Location Map
Belmont Woods
1703-REZ-01, 1703-ODP-02, & 1703-SPP-02

N
W E
S
Not To Scale

Aerial Location Map

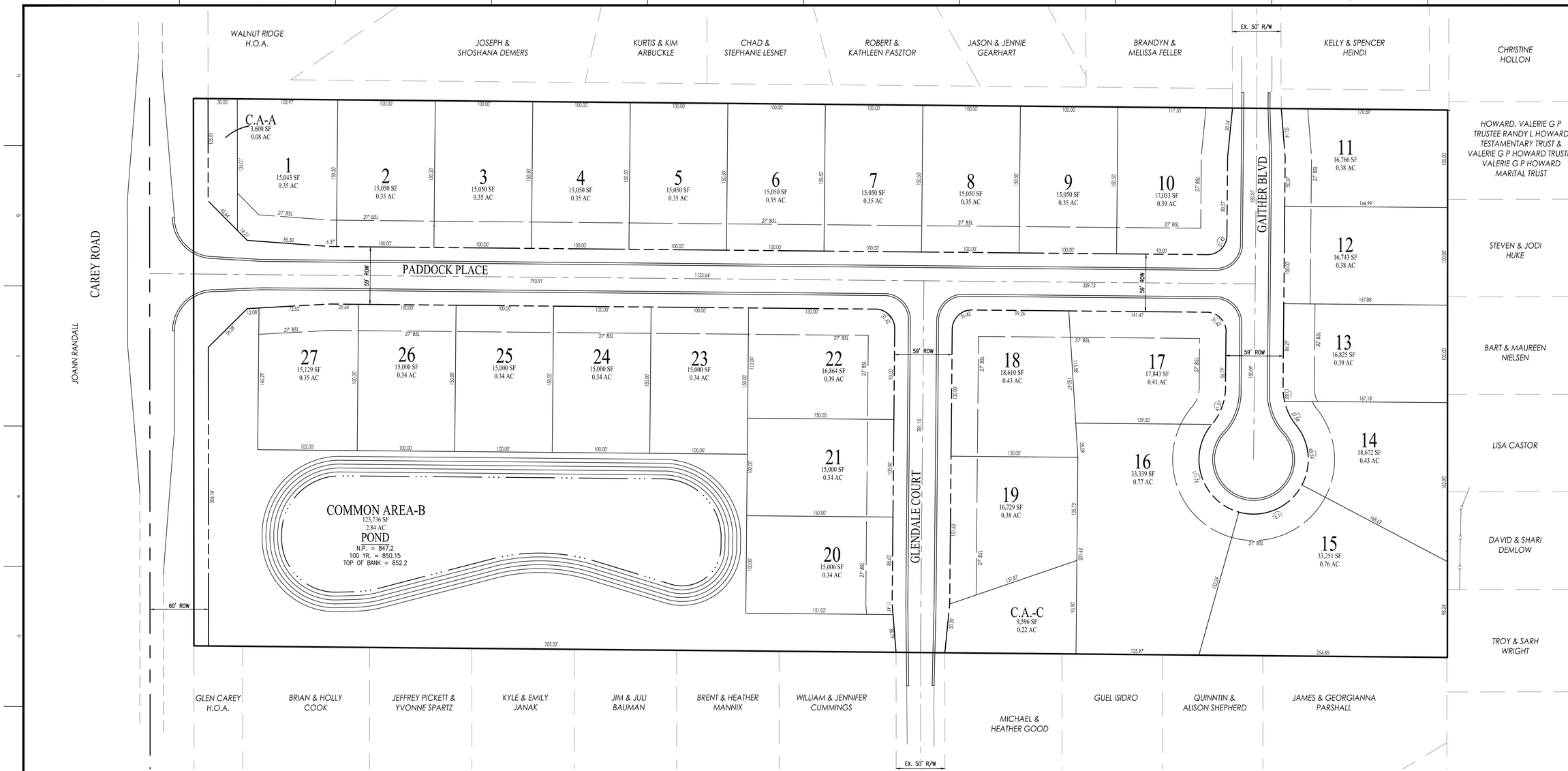
Site

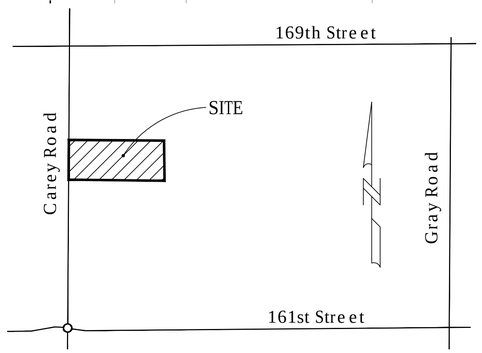
Zoning Map



Zoning

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





VICINITY MAP

1"=1000'

SITE DATA

EXISTING ZONING: AG-SF1

PROPOSED ZOINIG: SF-2

DEVELOPMENT STANDARDS

STANDARD	
Number of Lots	27
Minimum Lot Area	15,000 SF
Minimum Lot Frontage @ R/W	50'
Minimum Setback Lines	
Front Yard	27'
Side Yard	12
Rear Yard	30
Minimum Lot Width	100

ADJACENT ZONING:

North:	SF-2
South:	SF-2
East:	SF-2
West:	SF-2

PROPOSED:

Project Area:	16.56 Acres +/-
Number of Proposed Lots:	27
Proposed Density:	1.63Units /Acre
Common Areas:	
Common Area A:	3,600 sf
Common Area B:	123,736 sf
Common Area C:	9,596 sf
Total Common Area:	136,932 sf (3.1 Ac) = 18.7%

PROJECT ADDRESS: 16575 CAREY ROAD, WESTFIELD, IN 46074

CONTACTS:

LAND OWNER:
Tara & Robert Taylor
16575 Carey Road
Westfield, IN 46074

DEVELOPER:
Weekley Homes of Indiana, LLC
9310 N. Meridian St. Ste 100
Indianapolis, IN 46260
Ed Freeman 317-582-2431
Email: efreeman@dwhomes.com

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

LEGAL DESCRIPTION

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:
Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.

CONCEPT PLAN
BELMONT WOODS

N W E S

SCALE: 1" = 50
0 25 50 100

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

PROJECT NO.	W160542
DWG NAME	P101.DWG
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	DAS
DATE:	2/3/17

REVISIONS AND ISSUES	DATE	BY

XXXXXXXX

PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

CONCEPT PALN
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100

PROJECT NO.
W160542

LOCATION: C:\Users\ventone\Documents\1_DKS\Weekley\Taylor Property\Engineering\design\Primary Plat\Concept Plan Exhibit.dwg
LAYOUT: P101.DWG
DATE/TIME: January 30, 2017 - 3:52pm
PLOTTED BY: Ventone

ORDINANCE NUMBER 17-02

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

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

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

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") held a public hearing on March 6, 2017 for a petition (**Petition No. 1703-REZ-01**) filed by Weekley Homes of Indiana, LLC ("Owner" of the Real Estate), requesting to rezone certain lands within the City of Westfield;

WHEREAS, the Commission forwarded **Petition No**. **1703-REZ-01** 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;

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 §36-7-4-608 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Zoning Map accompanying and made a part of the Westfield-Washington Unified Development Ordinance is amended to reclassify real estate (the "Real Estate") described in what is attached hereto and incorporated herein by reference as **Exhibit A**, from AG-SF1: Agriculture / Single-Family Rural District to SF-2: Single-Family Low Density District.

1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance.

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 17-02** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-02**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-02**

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: Pam Howard

Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

<u>EXHIBIT A</u>

(REAL ESTATE)

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:

Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

BELMONT WOODS
PROJECT NARRATIVE

Belmont Woods is planned to be a single-family residential subdivision project developed by Weekly Homes of Indiana, LLC. The total site is comprised of 16.56 acres of land that lies east of Carey Road, between 161st Street and 169st Street, Washington Township, Westfield. The site is currently zoned AG-SF1 and is being requested to be rezoned to a SF-2 classification which will match the surrounding parcels zoning classification.

The total project will consist of 27 lots with open space that will exceed 18%. A landscape buffer is proposed along the Carey Road frontage and the southern property line is occupied by the existing Vestal-Kirkendall Regulated Drain. Street trees will also line the streets within the development. The landscaping within the development will meet or exceed the requirements of the City of Westfield standards.

The site entrance is located along Carey Road and will have two connections to existing street stubs located along the north and south project boundaries. Belmont Woods will contain one proposed detention pond with a drainage outlet into the Vestal-Kirkendall Regulated Drain.

Water and sanitary sewer services will be provided by the Citizens of Westfield and the site will also be served by various storm sewers and detention ponds to control runoff per the requirements of the City of Westfield and the Hamilton County Drainage Board.

10505 North College Avenue | Indianapolis, IN 46280 | www.weihe.net | (317) 846-6611 | (800) 452-6408 | Fax: (317) 843-0546

Allan H. Weihe, P.E., L.S., - Founder

Petition Number:	1703-ODP-02 & 1703-SPP-02
Subject Site Address:	16575 Carey Road
Petitioner:	Weekley Homes of Indiana, LLC
Representative:	Duane Sharrer, Weihe Engineers
Request:	Petitioner requests Overall Development Plan and Primary Plat approval for 27 single-family residential lots on 16.56 acres+/- in the SF-2: Single-Family Low Density District. (pending, 1703-REZ-01)
Current Zoning:	AG-SF1 SF-2 (pending, 1703-REZ-01)
Current Land Use:	Residential
Approximate Acreage:	16.56 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan 4. Landscape Plan
Property History:	1703-REZ-01 (Ord. 17-02) (Pending)
Staff Reviewer:	Pam Howard, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's March 6, 2017, meeting.

PROJECT OVERVIEW

Location: The 16.56 acre +/- site is located the west side of Carey Road between the existing Walnut Ridge Estates and Carey Glen developments (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the "plans") for the Belmont Woods Subdivision to create 27 Single-family residential lots.

Pending Zoning Map Change: The petitioner has requested a change of from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District (1703-REZ-01, Ordinance 17-02), and that request is currently pending. The comments herein reflect that ordinance, which is also scheduled for a public hearing at the March 6, 2017, Plan Commission meeting.

PRIMARY PLAT STANDARDS (ARTICLE 10.12, J OF UDO)

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

1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:

   a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.

   b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.

   c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

      i) Proposed name of the subdivision.

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

      iii) Title, scale, north point and date.

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

      v) Easements (locations, widths and purposes).

      Comment: The petitioner is coordinating with WPWD, HCSO, and utility companies.

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

<u>Comment:</u> The petitioner is coordinating with WPWD and utility companies.

vii) Layout of Lots (showing dimensions, numbers and square footage);

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

ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

<u>Comment:</u> The department is working with the petitioner to ensure compliance.

xi) Building setback lines.

xii) Legend and notes.

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

<u>Comment:</u> The petitioner is coordinating with WPWD and HCSO.

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

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

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

<u>Comment:</u> The petitioner is coordinating with applicable departments.

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

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

<u>Comment</u>: The petitioner is coordinating with HCSO.

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

Comment: The petitioner is coordinating with IDNR, if necessary.

d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

DEVELOPMENT PLAN REVIEW (ARTICLE 10.7 OF UDO)

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

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

3) Development Plan Review Criteria: Development plans shall comply with and be reviewed be the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

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

   c. 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:

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

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

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

d. 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.

4) <u>Application Documentation and Supporting Information</u>

e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

f. General Plan Requirements

i. Scale not more than 1”=100’

ii. Title, scale, north arrow and date.

iii. Proposed name of the development.

iv. 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;

v. Address and legal description of the property.

vi. Boundary lines of the property including all dimensions.

<u>Comment</u> The department is working with the petitioner to ensure compliance.

vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

viii. 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.

ix. 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.

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

<u>Comment:</u> The department is working with the petitioner to ensure compliance.

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

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

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

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

xv. Location of all Floodplain areas within the boundaries of the property.

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

xvii. 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 WPWD and utility companies.

xviii. Identify buildings proposed for demolition.

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

xx. 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).

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

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

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

Zoning Districts (Chapter 4)

5) SF-2 District (Article 4.5) (as applicable to Subdivision Lots) (pending, 1703-REZ-01)
   a) Minimum Lot Area: 15,000 SF (14,700 per Article 6.10(E) (amended by Sec. 2 of Ord.15-15))
   b) Minimum Lot Frontage: 50'
   c) Minimum Building Setback Lines:
      i) Front Yard: 30' (27' per Article 6.16(I) (amended by Sec. 3 of Ord.15-15))
      ii) Side Yard: 12'
      iii) Rear Yard: 30'
   d) Minimum Lot Width: 100'

Overlay Districts (Chapter 5)

6) Floodplain Overlay District (Article 5.5)

Comment: This project does not fall within a Floodplain.

7) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

Development Standards (Chapter 6)

8) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

9) Architectural Standards (Article 6.3)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

10) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

11) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

12) Landscaping Standards (Article 6.8)

a) Placement: Installed plantings shall comply with the following:

i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

Comment: See section 6.19 below

iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

Comment: The department is working with the petitioner to ensure compliance.

vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

b) Detention and Retention Areas:

i. Natural Appearance:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

Comment: The department is working with the petitioner to ensure compliance.

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

ii. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

iii. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

Comment: The petitioner is coordinating with WPWD.

c) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein: (Article 6.8(J) (amended by Sec. 1 of Ord. 15-15))

i. Requirement: Street Trees shall be required within the right-of-way of all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.

Comment: The department is working with the petitioner to ensure compliance.

ii. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between the curb and sidewalk (see also Article 7.3 Principles and Standards of Design).

Comment: The department is working with the petitioner to ensure compliance.

iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

iv. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standard, respectively.

d) Minimum Lot Landscaping Requirements

i. Single Family Residential (per Lot over 8,000 SF)

Comment: The department is working with the petitioner to ensure compliance.

(1) Shade Trees – 4

(2) Ornamental or Evergreen Trees – 2

(3) Shrubs – 4

ii. Open Space/Common Area (per acre) (3.1 acres)

(1) Shade Trees, Ornamental, or Evergreen Trees – 10 (31 required)

(2) Shrubs – 0

e) Foundation Plantings

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

f) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

g) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

Comment: Planting numbers are compliant, the 7 Red Sunset Maples were counted as 2 each per Article 6.8(F)(1)(e). The department is working with the petitioner to ensure that mounding will be.

h) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

i) Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required

landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Comment The petitioner is coordinating with WPWD and the utility companies to ensure that landscaping does not conflict with any easements.

j) Buffer Yard Requirements

Comment: All adjoining properties zoned SF-2, no buffer required.

k) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

a) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

d) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

e) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

22) Lot Standards (Article 6.10)

a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.

b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

23) Outdoor Storage and Display (Article 6.21)

a) Residential Districts (regarding Recreational Vehicles)

Comment: Will be monitored by Code Enforcement for compliance.

24) Outdoor Café and Eating Areas (Article 6.13)

Comment: Not Applicable

25) Parking Standards (Article 6.14)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.

28) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Comment: The department is working with the petitioner to ensure compliance.

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: The petitioner is coordinating with WPWD.

DESIGN STANDARDS (CHAPTER 8)

31) Block Standards (Article 8.1)

a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

32) Easement Standards (Article 8.3)

Comment: The petitioner is coordinating with WPWD, HCSO, and the utility companies.

33) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.

34) Open Space and Amenity Standards (Article 8.6)

a) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

Comment: See Open Space landscaping requirements on p. 9.

b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance

f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

Comment: The department is working with the petitioner to ensure compliance.

i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.

Comment: The department is working with the petitioner to ensure compliance.

j) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

35) Pedestrian Network Standards (Article 8.7)

a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

Comment: The petitioner is coordinating with WPWD.

b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

Comment: The petitioner is coordinating with WPWD.

c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Comment: The petitioner is coordinating with WPWD.

d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: 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.

i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: The petitioner is coordinating with WPWD.

j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: The petitioner is coordinating with WPWD.

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

Comment: The petitioner is coordinating with WPWD for items 36-40.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the March 6, 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.

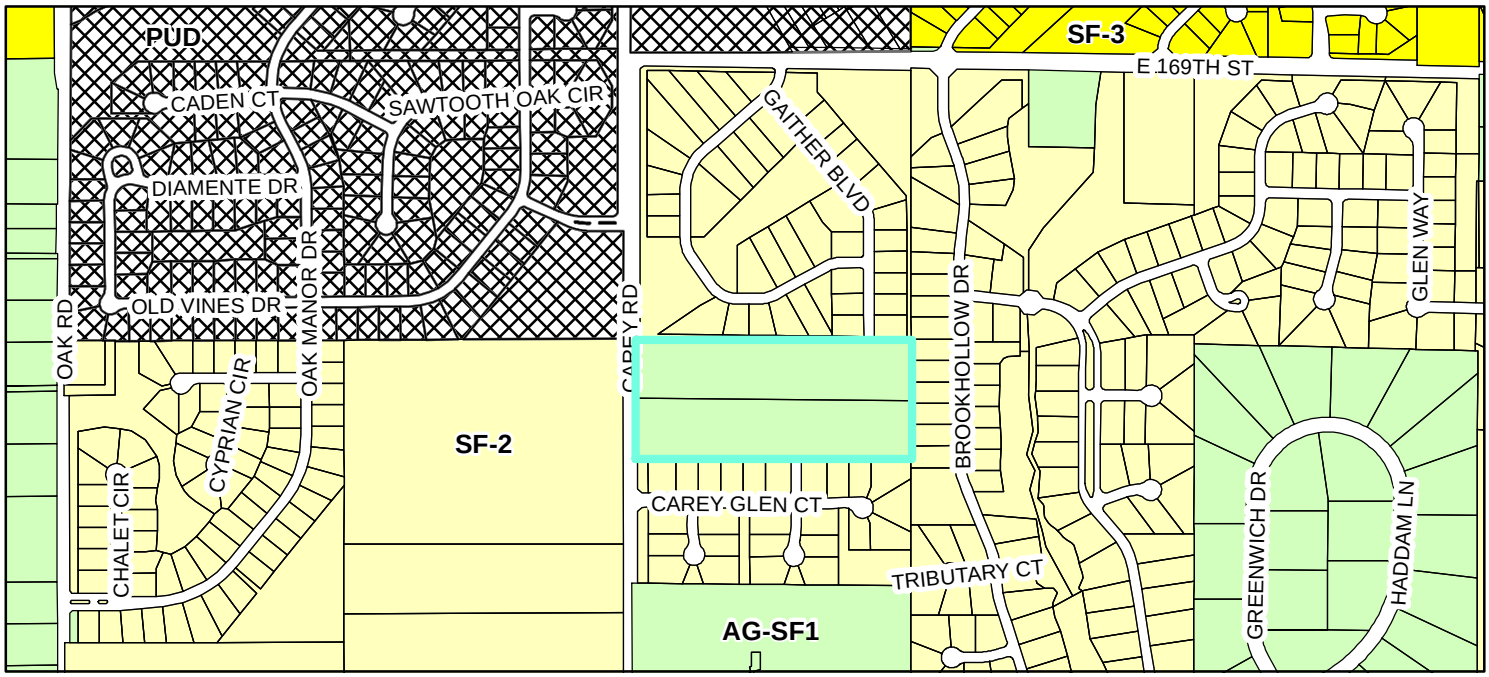
Location Map
Belmont Woods
1703-REZ-01, 1703-ODP-02, & 1703-SPP-02

N
W E
S
Not To Scale

Aerial Location Map

Site

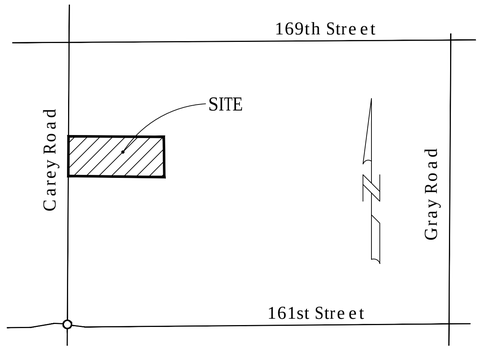
Zoning Map



Zoning

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

BELMONT WOODS
Primary Plat: 17xx-SPP-xx
Washington Twp, Westfield, Indiana



VICINITY MAP
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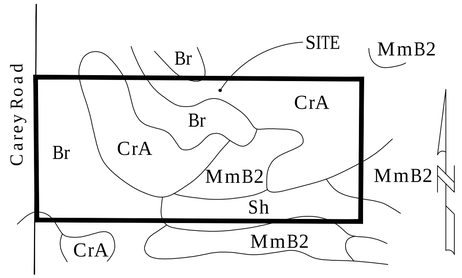


SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - 0 to 2 percent slopes
CrA	Crosby silt loam - 0 to2 percent slopes
MmB2	Miami silt loam - 2 to 6 percent slopes
Sh	Shoals silt loam - 0 to2 percent slopes

SOILS MAP
No Scale

SITE MAP
1"=100'

CONTACTS:

LAND OWNER:
Tara & Robert Taylor
16575 Carey Road
Westfield, IN 46074

DEVELOPER:
Weekley Homes of Indiana, LLC
9310 N. Meridian St. Ste 100
Indianapolis, IN 46260
Ed Freeman 317-582-2431
Email: efreeman@dwhomes.com

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

SITE DATA

EXISTING ZONING: SF-2

DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS

STANDARD	
Number of Lots	27
Minimum Lot Area	15,000 SF
Minimum Lot Frontage @ R/W	50'
Minimum Setback Lines	
Front Yard	27'
Side Yard	12
Rear Yard	30
Minimum Lot Width	100

ADJACENT ZONING:
North: SF-2
South: SF-2
East: SF-2
West: SF-2

PROPOSED:
Project Area: 16.56 Acres +/-
Number of Proposed Lots: 27
Proposed Density: 1.63Units /Acre
Common Areas:
Common Area A: 3,600 sf
Common Area B: 123,736 sf
Common Area C: 9,596 sf
Total Common Area: 136,932 sf (3.1 Ac) = 18.7%

PROJECT ADDRESS: 16575 CAREY ROAD, WESTFIELD, IN 46074

OPERATING AUTHORITIES

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

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

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

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

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

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

MARATHON PIPELINE COMPANY, LLC
ATTENTION: AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-291-9460

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:
Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101	PRIMARY PLAT
P102-P103	LANDSCAPE PLAN

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

PROJECT NO. W160542
DWG. NAME: P100-PTOLDWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DAS
DATE: 2/23/17

DATE	BY	REVISIONS AND ISSUES

XXXXXXXX

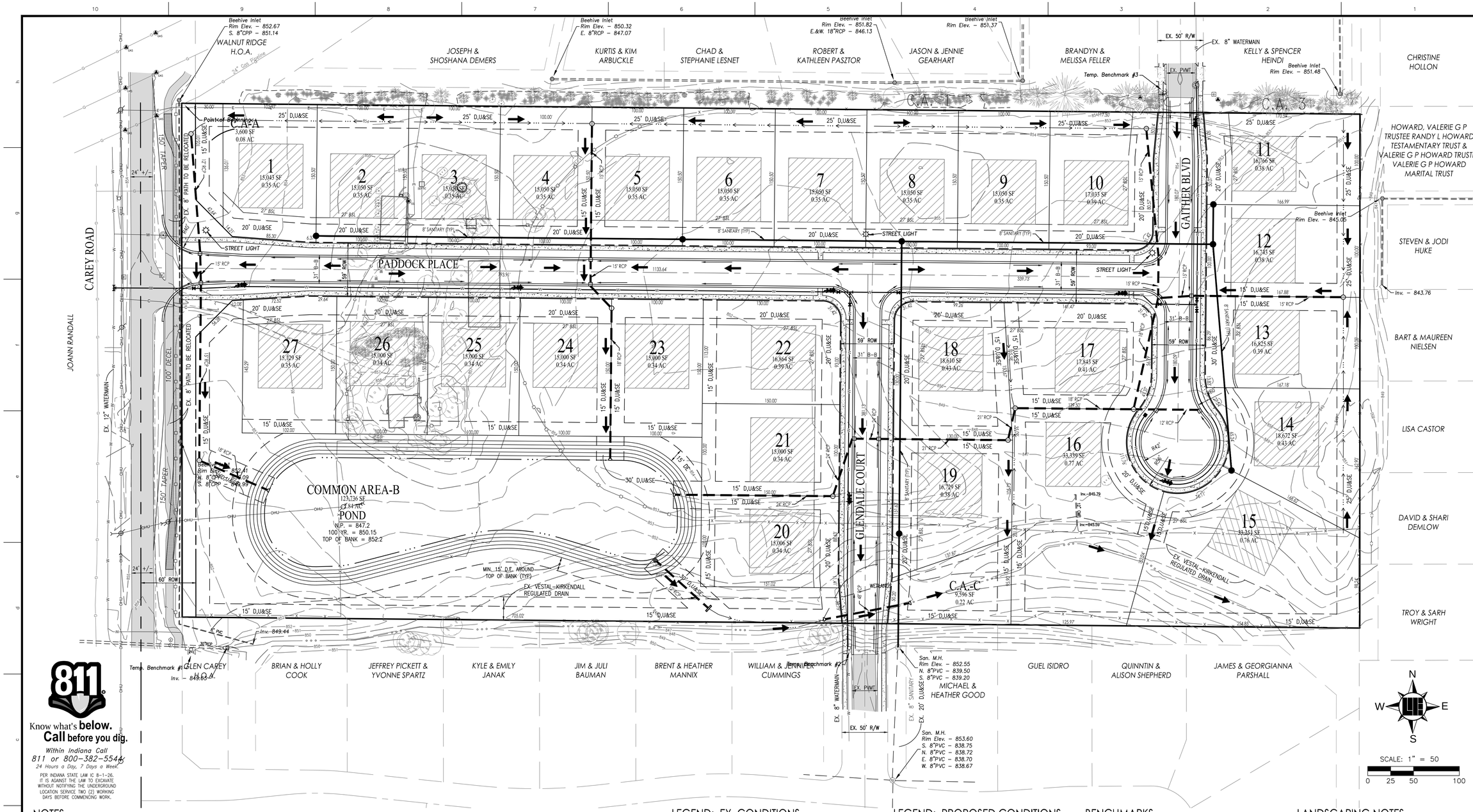
PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

COVER SHEET
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P100

PROJECT NO.
W160542

LOCATION: C:\Users\sestond\Documents_DKS\Weekley\Taylor Property\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P100
DATE/TIME: February 02, 2017 - 10:46am
PLOTTED BY: Sestond



NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0138G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, JANUARY 2017
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = STORM SEWER LINE
- = SWALE
- = SANITARY SEWER LINE
- = WATER MAIN
- = MANHOLE
- = FLOW DIRECTION
- = STORM BEEHIVE INLET
- = STORM CURB INLET
- M.H. = MANHOLE
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- LSE = LANDSCAPE EASEMENT
- S.E. = SANITARY SEWER EASEMENT
- = SUBSURFACE DRAIN
- D = CONCRETE END SECTION
- S.S.D. = SUBSURFACE DRAIN
- = TYPICAL 70' WIDE X 70' DEEP BUILDING PAD

BENCHMARKS

BM - HCBR 152 - Hamilton County Geodetic Control Disk, a bronze disk set in the south end of the most southern wingwall of the Hazel Dell Road bridge over the Vestal-Kirkendall ditch, 61 feet east of the centerline of Hazel Dell Road and 384+/- feet south of 156th Street.

Elev. = 794.30 NAVD 88

TBM 1 - NE flange bolt (top) of fire hydrant 55 feet east of center of Carey Road and 165 feet north of center of Carey Glen Court.

Elev. = 856.70 NAVD 88

TBM 2 - East flange bolt (top) of fire hydrant 25 feet west of Carey Road and 657 feet north of center of Carey Glen Court.

Elev. = 855.73 NAVD 88

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
4. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE	BY	REVISIONS AND ISSUES

PROJECT NO. W160542
DWG. NAME: 160542 P100-P103.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DAS
DATE: 2/23/17

XXXXXXXX

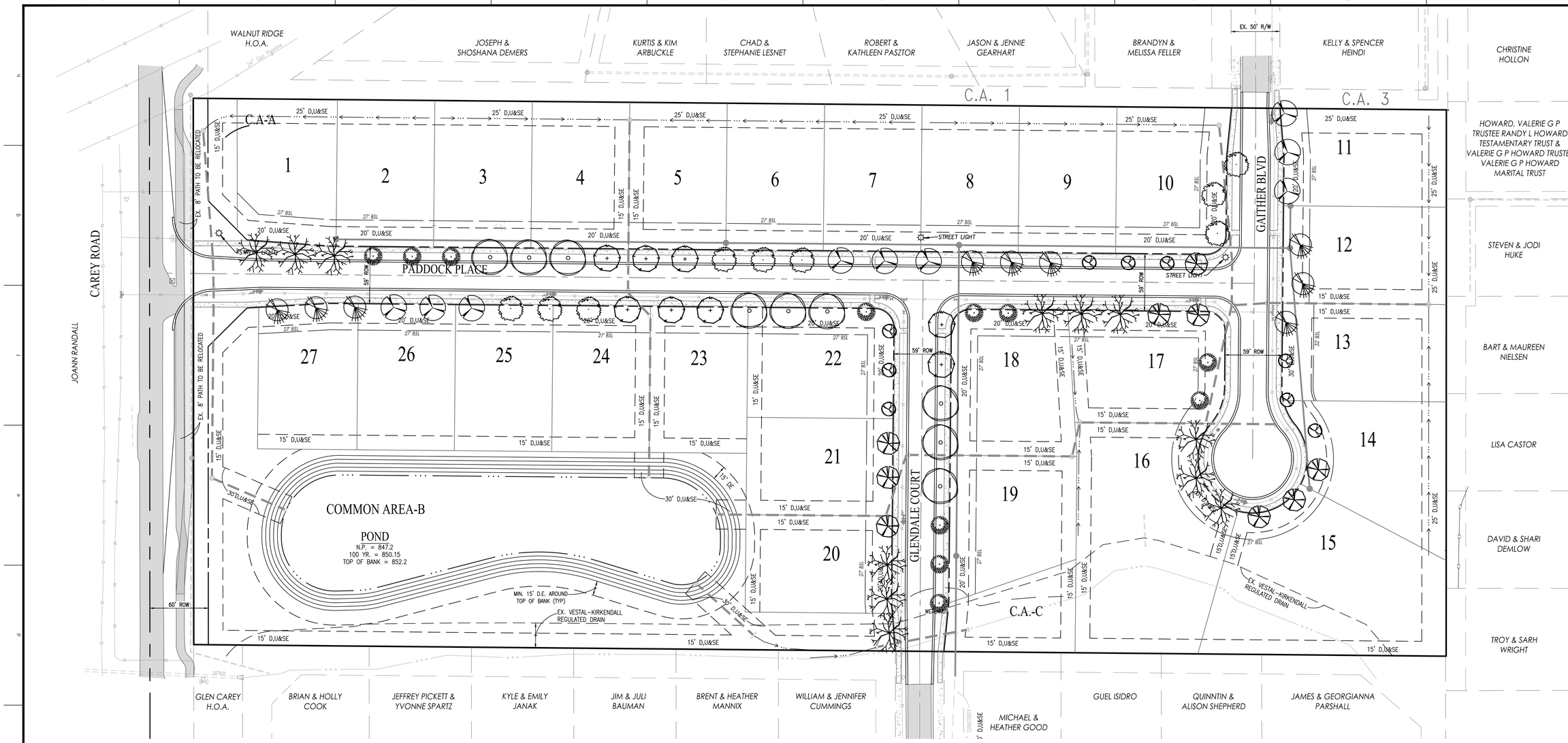
PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

OVERALL DEVELOPMENT PLAN
Part of Sections 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P101

PROJECT NO.
W160542

LOCATION: C:\Users\sestond\Documents\1_DKS\Weekley\Taylor Property\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P101
DATE/TIME: February 02, 2017 - 10:46am
PLOTTED BY: Sestond



NOTES

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

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = STORM SEWER LINE
- = SWALE
- = SANITARY SEWER LINE
- = WATER MAIN
- = MANHOLE
- = FLOW DIRECTION
- = STORM BEEHIVE INLET
- = STORM CURB INLET
- = MANHOLE
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- LSE = LANDSCAPE EASEMENT
- S.E. = SANITARY SEWER EASEMENT
- = SUBSURFACE DRAIN
- = CONCRETE END SECTION
- S.S.D. = SUBSURFACE DRAIN
- = TYPICAL 70' WIDE X 70' DEEP BUILDING PAD

BENCHMARKS

BM - HCBR 152 - Hamilton County Geodetic Control Disk, a bronze disk set in the south end of the most southern wingwall of the Hazel Dell Road bridge over the Vestal-Kirkendall ditch, 61 feet east of the centerline of Hazel Dell Road and 384+/- feet south of 156th Street.

Elev. = 794.30 NAVD 88

TBM 1 - NE flange bolt (top) of fire hydrant 55 feet east of center of Carey Road and 165 feet north of center of Carey Glen Court.

Elev. = 856.70 NAVD 88

TBM 2 - East flange bolt (top) of fire hydrant 25 feet west of Carey Road and 657 feet north of center of Carey Glen Court.

Elev. = 855.73 NAVD 88

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
4. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

N
W E
S

SCALE: 1" = 50

0 25 50 100

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	9	X			SEE PLAN	X	40'T x 30'W
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	9	X			SEE PLAN	X	40'T x 35'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	9	X			SEE PLAN	X	75'T x 75'W
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	12	X			SEE PLAN	X	80'T x 80'W
	ORNAMENTAL UNDERSTORY TREES									
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	11	X			SEE PLAN	X	25'T x 25'W
CcA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2"	8			2½"	XX	X	35'T x 35'W
CC	CERCIS CANADENSIS	REDBUD	1 1/2"	9			X	SEE PLAN	X	30'T x 35'W
MaS	MALUS 'SNOWDRIFT'	'SNOWDRIFT' CRABAPPLE	1 1/2"	9			X	SEE PLAN	X	20'T x 20'W
OV	OSTRYA VIRGINIANA	IRONWOOD	1 1/2"	9			X	SEE PLAN	X	40'T x 30'W

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PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W160542
DWG. NAME	P100-P103.DWG
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	DAS
DATE:	2/2/17

DATE	BY

REVISIONS AND ISSUES

XXXXXXXX

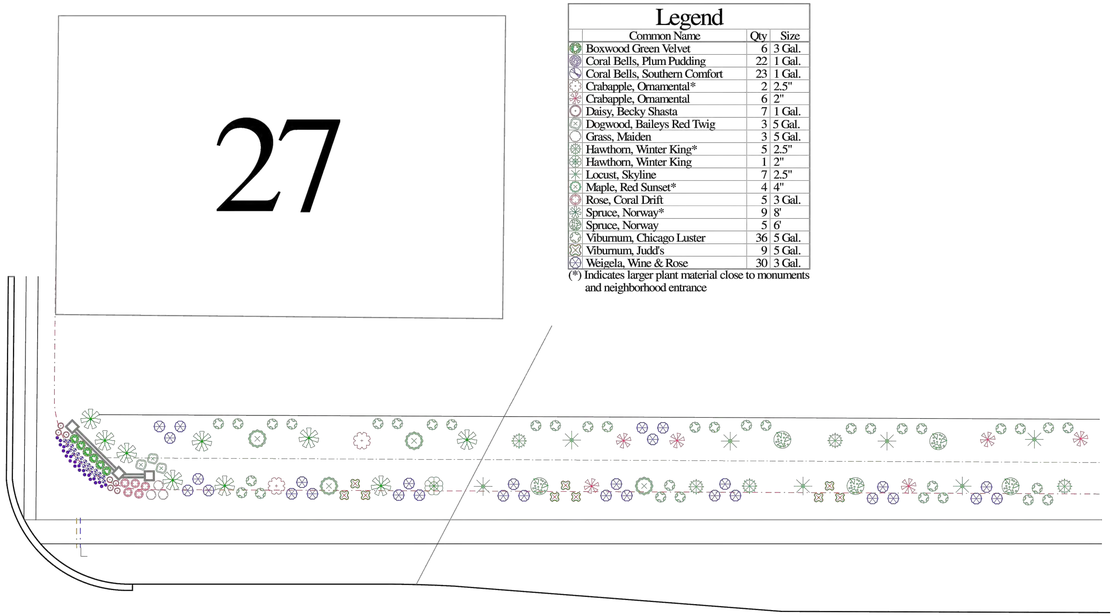
PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

PRELIMINARY LANDSCAPE PLAN
Part of Sections 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P102

PROJECT NO.
W160542

LOCATION: C:\Users\sextona\Documents\1_DKS\Weekley\Taylor Property\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P102 - Landscape
DATE/TIME: February 02, 2017 - 10:47pm
PLOTTED BY: Sextona



Legend

	Common Name	Qty	Size
	Boxwood Green Velvet	6	3 Gal.
	Coral Bells, Plum Pudding	22	1 Gal.
	Coral Bells, Southern Comfort	23	1 Gal.
	Crabapple, Ornamental*	2	2.5"
	Crabapple, Ornamental	6	2"
	Daisy, Becky Shasta	7	1 Gal.
	Dogwood, Baileys Red Twig	3	5 Gal.
	Grass, Maiden	3	5 Gal.
	Hawthorn, Winter King*	5	2.5"
	Hawthorn, Winter King	1	2"
	Locust, Skyline	7	2.5"
	Maple, Red Sunset*	4	4"
	Rose, Coral Drift	5	3 Gal.
	Spruce, Norway*	9	8'
	Spruce, Norway	5	6'
	Viburnum, Chicago Luster	36	5 Gal.
	Viburnum, Judd's	9	5 Gal.
	Weigela, Wine & Rose	30	3 Gal.

(*) Indicates larger plant material close to monuments and neighborhood entrance

Revision #:	Scale:	Landscape Plan:	Landscape Design by: John Floor
Date: 1/30/2017	1:250	Belmont Woods South Side	LANDSCAPE DESIGNS of Indianapolis, Inc. Trees, Shrubs, & Sod

Legend

	Common Name	Qty	Size
	Boxwood Green Velvet	12	3 Gal.
	Coral Bells, Plum Pudding	44	1 Gal.
	Coral Bells, Southern Comfort	46	1 Gal.
	Crabapple, Ornamental*	3	2.5"
	Crabapple, Prairie Fire	7	2"
	Daisy, Becky Shasta	14	1 Gal.
	Dogwood, Red Twig	6	5 Gal.
	Grass, Maiden	6	5 Gal.
	Hawthorn, Winter King	6	2"
	Hawthorn, Winter King*	3	2.5"
	Locust, Skyline	9	2.5"
	Maple, Red Sunset*	7	4"
	Rose, Coral Drift	10	3 Gal.
	Spruce, Norway*	17	8'
	Spruce, Norway	6	6'
	Viburnum, Chicago Luster	45	5 Gal.
	Viburnum, Judd's	24	5 Gal.
	Weigela, Common	51	3 Gal.

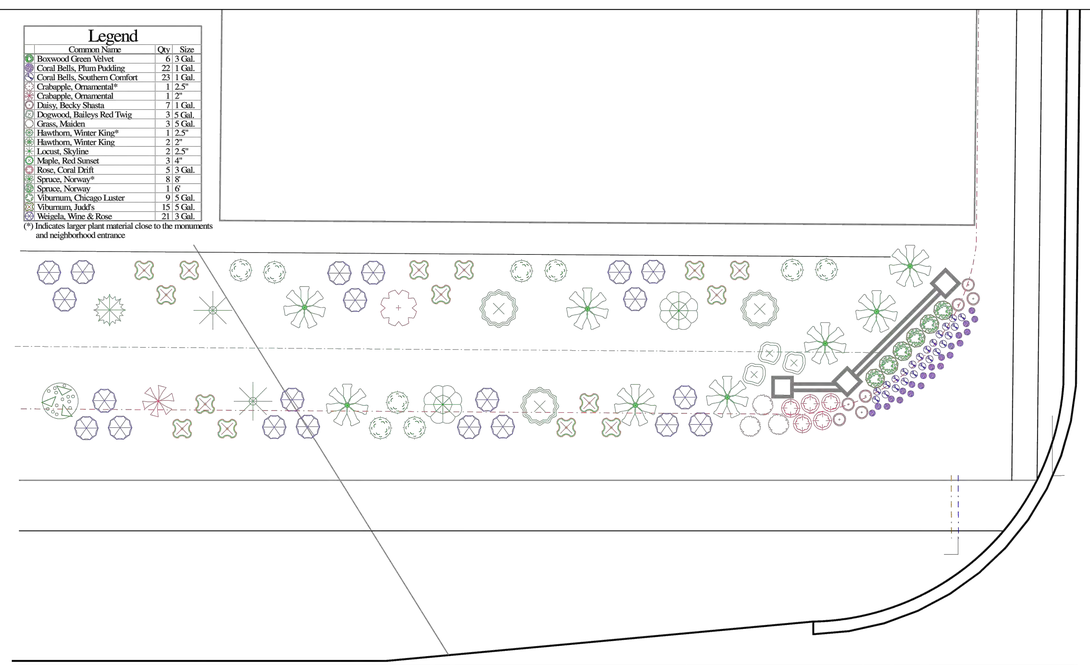
(*) Indicates larger plant material close to monuments and neighborhood entrance

Revision #:	Scale:	Landscape Plan:	Landscape Design by: John Floor
Date: 1/30/2017	1" = 40'	Belmont Entrance	LANDSCAPE DESIGNS of Indianapolis, Inc. Trees, Shrubs, & Sod

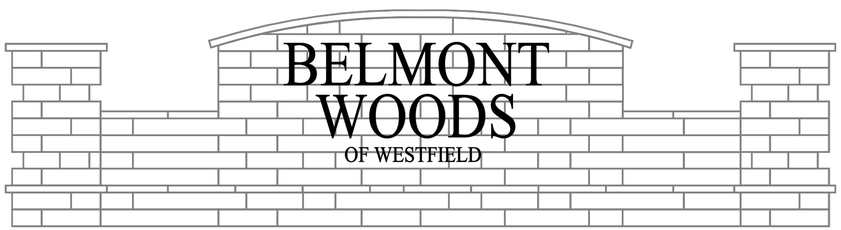
Legend

	Common Name	Qty	Size
	Boxwood Green Velvet	6	3 Gal.
	Coral Bells, Plum Pudding	22	1 Gal.
	Coral Bells, Southern Comfort	23	1 Gal.
	Crabapple, Ornamental*	1	2.5"
	Crabapple, Ornamental	1	2"
	Daisy, Becky Shasta	7	1 Gal.
	Dogwood, Baileys Red Twig	3	5 Gal.
	Grass, Maiden	3	5 Gal.
	Hawthorn, Winter King*	1	2.5"
	Hawthorn, Winter King	2	2"
	Locust, Skyline	2	2.5"
	Maple, Red Sunset	3	4"
	Rose, Coral Drift	5	3 Gal.
	Spruce, Norway*	8	8'
	Spruce, Norway	1	6'
	Viburnum, Chicago Luster	9	5 Gal.
	Viburnum, Judd's	15	5 Gal.
	Weigela, Wine & Rose	21	3 Gal.

(*) Indicates larger plant material close to the monuments and neighborhood entrance



Revision #:	Scale:	Landscape Plan:	Landscape Design by: John Floor
Date: 1/30/2017	3/32" = 1'	Belmont Woods North Side	LANDSCAPE DESIGNS of Indianapolis, Inc. Trees, Shrubs, & Sod



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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE	BY	REVISIONS AND ISSUES

PROJECT NO. W160542
DWG NAME: P100-P103.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DAS
DATE: 2/2/17

XXXXXXXX

PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

PRELIMINARY LANDSCAPE PLAN
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

PROJECT NO.
W160542

LOCATION: C:\Users\swatkins\Documents\L_DWG\Weekley\Taylor Property\Engineering\design\Primary Plat\P100-P103.dwg
LAYOUT: P103
DATE/TIME: February 02, 2017 - 11:01am
PLOTTED BY: Swatkins

Docket Number:	1701-PUD-02 (Ordinance No. 16-51)
Petitioner:	EdgeRock Development, LLC
Request:	Petitioner 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.
Current Zoning:	Enclosed Industrial (EI) and GB-PD: Business/Planned Development District
Current Land Use:	Industrial and Agricultural
Acreage:	66.2 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. District Map 4. Example Layout 5. Character Exhibits 6. Grand Millennium Center PUD Ordinance (Ord. 16-51) 7. Grand Millennium Center PUD Ordinance (Redline Version) 8. Issue List and Responses 9. Public Comment
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the December 12, 2016, City Council meeting. The project was reviewed by the Technical Advisory Committee at its December 20, 2016 meeting. The petition received a public hearing at the January 4, 2017 Advisory Plan Commission (the "APC") meeting.

The petitioner met with the Grand Junction Task Group of December 13, 2016 and held a neighborhood meeting on December 21, 2016.

PROJECT OVERVIEW:

Project Location: The 66-acre Grand Millennium Center PUD is located on the east side of U.S. 31, on the north side of David Brown Drove (169th Street), and has frontage on the south side of Park Street (the "Property"). The southern portion of the Property is zoned GB-PD: General Business-Planned Development. The northern portion of the Property is zoned EI: Enclosed Industrial. Adjacent property to the south is zoned GB-PD and is used for auto sales. Adjacent property to the east includes single-family residential homes; the Cherry Woods Estates subdivision; the Southridge subdivision; and Union Street Flats. The Midland Trace Trail abuts the property to the north, and the redeveloping Park Street is also to the north.

ZONING REQUEST:

The petitioner requests a new PUD to provide a new mixed-use development in Downtown Westfield. The proposal includes provisions for hotels, a convention center, an aquatic/fitness center, a corporate office building, multi-family, a civic building, commercial outlot(s), and multiple parking structures. The project accommodates the extension of Westfield Boulevard, as identified on the Westfield-Washington Township Thoroughfare Plan.

Underlying Zoning Districts. The proposal is divided into three districts: Multi-Family District (underlying zoning of MF-2); Commercial District (underlying zoning of GB); and Mixed-Use District (underlying zoning of MF2, but also allows GB uses).

U.S. Highway 31 Overlay District. The proposal defaults to the U.S. Highway 31 Overlay, but modifies several standards to better match the standards of the underlying zoning requirements of the project's three districts.

Permitted Uses. The Commercial District allows GB uses, plus a Convention Center and Multi-Story Parking Garages. It also excludes a few uses that have been deemed undesirable in this project. The Multi-Family District allows all MF-2 uses. The Mixed-Use District allows all MF-2 uses and most GB uses. It also allows Multi-Story Parking Garages. The Mixed-Use District is required to have non-residential uses on the first-floor of multi-story buildings. The U.S. 31 Overlay uses were modified to match those in the underlying district.

Multi-Family Units: The PUD Ordinance would allow up to 500 units within the Multi-Family District and up to 250 units within the Mixed-Use District.

Building Height: All districts would allow up to 8-story buildings.

Architectural Standards. The proposal defaults to the architectural standards of the UDO, with a few modifications to building material requirements, such as allowing aesthetically-applied architectural precast concrete as a Masonry Material. The Commercial District also allows glass as a primary external material.

Landscaping Standards. The proposal defaults to the landscaping standards of the UDO, except specific buffer yard requirements are added nearby the existing residential neighborhoods/lots east of the Property.

Road and Trail Infrastructure. The project accommodates the extension of Westfield Boulevard, as identified on the Westfield-Washington Township Thoroughfare Plan. It also incorporates numerous trail/pathway connections, including connections to the Monon-Midland Loop and the Natalie Wheeler Trail.

PETITION UPDATE:

Since the January 4, 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 following 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 March 6, 2017, Plan Commission meeting:

1. The originally-depicted trail/pathway between the Cherry Wood Estates and Southridge neighborhoods has been removed from the project.
2. New character exhibits were added, depicting mixed-use buildings and multi-story parking garages.
3. The project was divided into three (3) districts: Multi-Family District, Mixed-Use District, and Commercial District. A new District Map was created.
4. The example site layout was modified to reflect multi-family buildings away from the neighborhoods to the east. The plan was also modified to depict the future 171st Street extension.
5. Prohibited uses were added to the Commercial District and the Mixed-Use District.
6. In the Mixed-Use District, multi-story buildings are required to have non-residential uses on the first floor.
7. All districts would allow up to 8-story buildings.
8. The PUD Ordinance would allow up to 500 units within the Multi-Family District and up to 250 units within the Mixed-Use District.
9. "Architectural precast concrete panels" was added as a permitted Masonry Material. The PUD Ordinance requires aesthetic application of the material, however, such as texture, design, brick veneer, or stone veneer.
10. Glass is a permitted primary material in the Commercial District.
11. Design and architectural requirements for parking garages were added.
12. Buffer yard requirements are added for areas that are adjacent to the existing residential neighborhoods/lots east of the Property.
13. Tree preservation language was added to the PUD Ordinance for the areas within the Multi-Family District and the Commercial District.

14. Typical downtown requirements for things such as outdoor public space and public art were added.
15. Requirements for pedestrian connectivity with a common treatment/design throughout the entire project were added.

COMPREHENSIVE PLAN:

The Grand Millennium Center PUD falls within the Kendall Sub-District of the Grand Junction District, as identified in the Grand Junction Implementation Plan: 2013. The Grand Junction Implementation Plan encourages high-quality, taller buildings and attractive landscaping between buildings and US 31 within the Kendall Sub-District. It also encourages medial/office uses with ancillary retail. Single-family housing and independent retail are discouraged in the Kendall Sub-District.

The Grand Junction Master Plan (2009) calls for an extended trail system, an extended street network, a new landmark-quality civic facilit(ies), and signature downtown gateway development (including hotels and a convention center). This real estate is not at the corner of the US 31/SR 32 interchange, but it is nearby and could help fulfill the signature downtown gateway development vision. The proposal includes many components of the community's plans for Downtown Westfield/Grand Junction.

The Grand Junction Addendum to the Comprehensive Plan states that it is desirable for the Grand Junction Task Group to review proposals within the downtown area to ensure compatibility 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. On December 13, 2016, the petitioner met with the Grand Junction Task Group and reviewed the proposal. The Grand Junction Task Group submitted a letter of support on December 15, 2016.

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 January 4, 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:

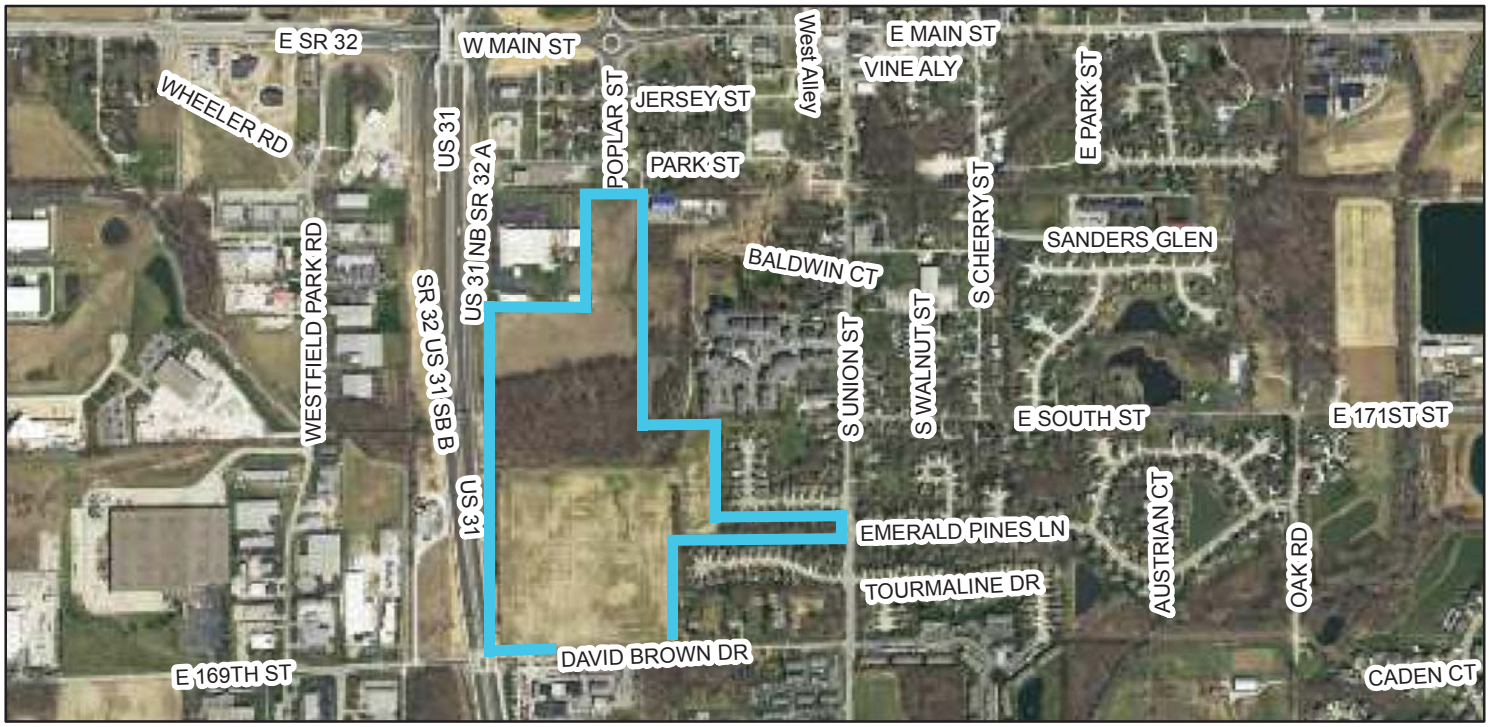
1. **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1701-PUD-02.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
Grand Millennium Center PUD
1701-PUD-02

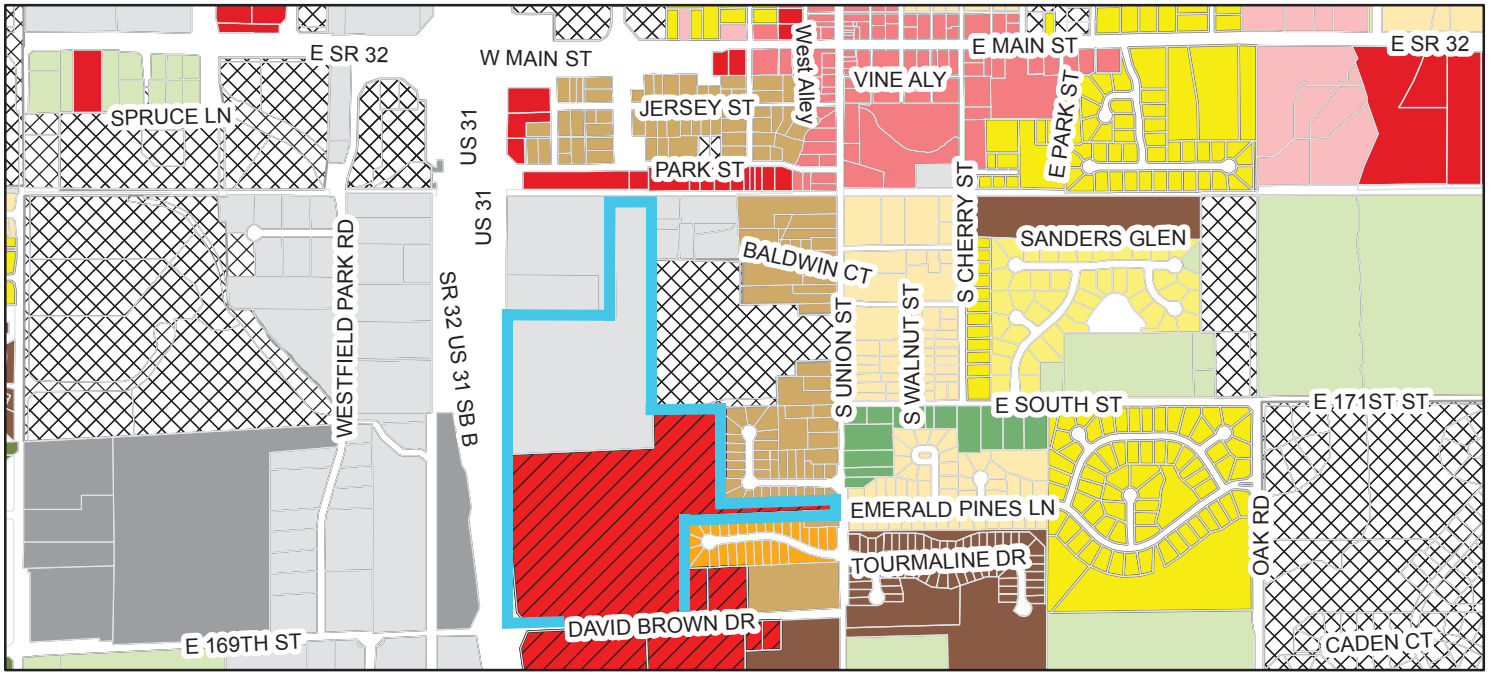
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

	GB	MF-1	SF-2	SF-4 (Pre
AG-SF1	GB-PD	MF-2	SF-3	
AG-SF1I	LB	OI	SF-3 Cluster	
EI	LB-H	PUD	SF-4	

DISTRICT MAP

Grand Millennium Center

COOLER DESIGN, Inc.

beyond ARCHITECTURE

EDGE ROCK DEVELOPMENT

SCALE | 1 : 100'

DATE: 02.09.2017

A 01

EXAMPLE LAYOUT

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER

EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

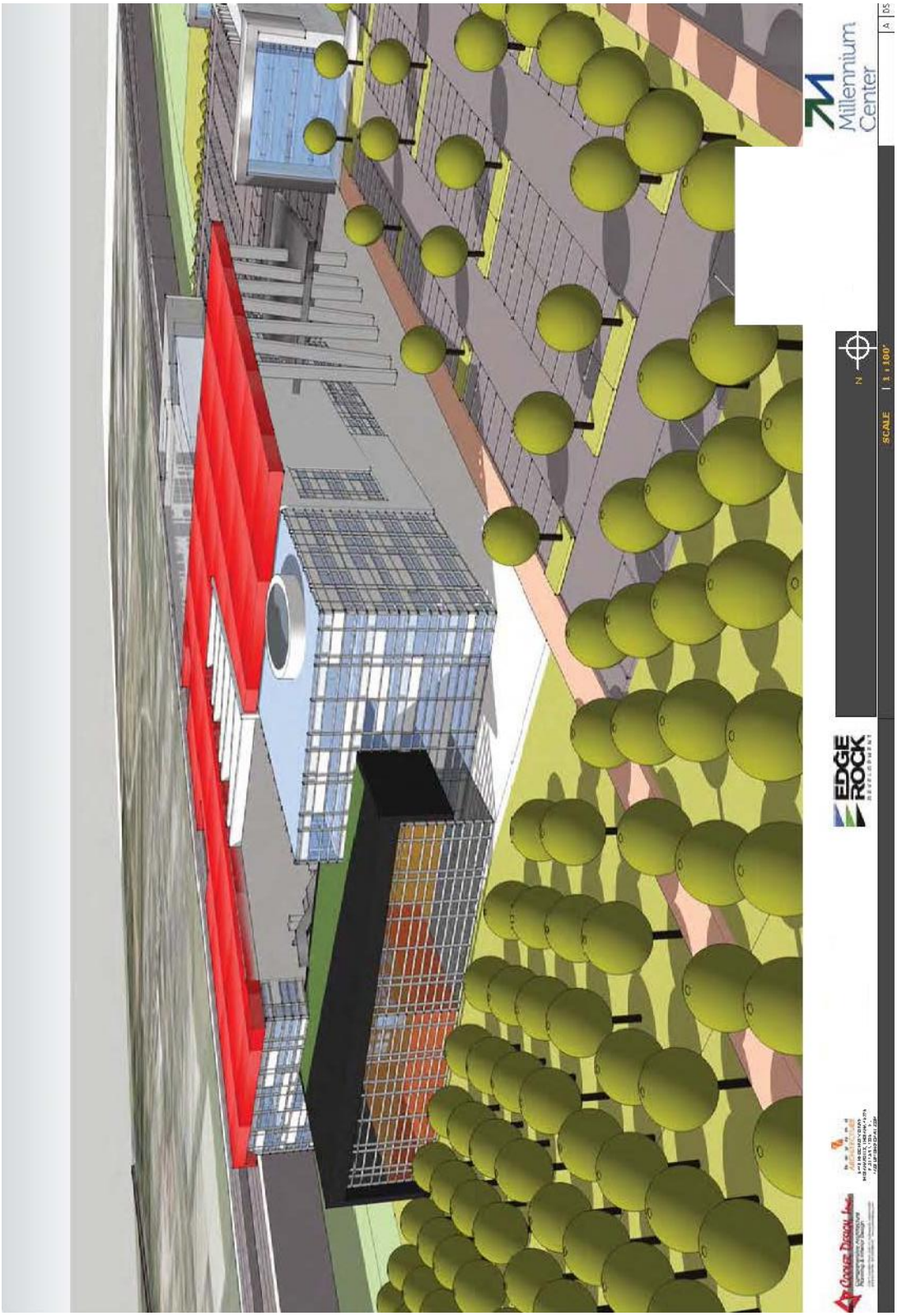


EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING

EXHIBIT G

ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

This is a Planned Unit Development District Ordinance (to be known as the "**THE GRAND MILLENNIUM CENTER 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. 1701-PUD-02**), 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**. **1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___-___) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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

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

2.1 District Line – The perimeter of a District Area, as depicted in **Exhibit B**.

2.2 Illustrative Character Exhibit: Corporate Office Building: The architectural building elevations for a corporate office building, attached hereto as **Exhibit E**.

2.3 Illustrative Character Exhibit: Hotel and Convention Center: The architectural building elevations for a hotel and convention center, attached hereto as **Exhibit D**.

2.4 Illustrative Character Exhibit: Mixed-Use Building: The architectural building elevations for a mixed-use building, attached hereto as **Exhibit F**.

2.5 Illustrative Character Exhibit: Multi-Story Parking Garage: The architectural building elevations for a Multi-Story Parking Garage, attached hereto as **Exhibit G**.

2.6 Multi-Story Parking Garage – A building designed for vehicle parking where there are multiple floors or levels on which parking takes place.

Section 3. **District Areas.** The Real Estate is hereby divided into three (3) districts as illustrated on the District Area Exhibit, attached hereto as **Exhibit B**, as follows:

A. Multi-Family District;

B. Commercial District; and,

C. Mixed-Use District

Each district may be referred to as a "District Area" within this PUD Ordinance. Development of each District Area shall be regulated as set forth in this Ordinance. The Real Estate shall be developed in accordance with the District Area Exhibit. An example layout of how the Real Estate may develop is attached hereto as **Exhibit C**.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of Multi-Family District and the Mixed-Use District shall be the MF2: Multi-Family Medium Density District (the "Underlying Zoning District"). The Underlying Zoning District for the Commercial District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. **Illustrative Character Exhibit**. Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Hotel and Convention Center; Illustrative Character Exhibit: Corporate Office Building; Illustrative Character Exhibit: Mixed-Use Building; and Illustrative Character Exhibit: Multi-Story Parking Garage attached hereto as **Exhibit D**, **Exhibit E**, **Exhibit F**, and **Exhibit G**, respectively (collectively, "Character Exhibits"). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall apply to the Real Estate, except as otherwise modified below.

6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts.

6.2 Commercial District:

A. Additional Uses: In addition to the uses permitted within the underlying GB District, the following uses shall be permitted in the Commercial District:

i. Convention Center

ii. Multi-Story Parking Garage

B. Prohibited Uses: The following uses shall be prohibited in the Commercial District:

i. Garden and Lawn Center

ii. Mortuary

iii. Nursery (plants)

iv. Restaurant, Fast Food

6.3 Mixed-Use District:

A. Additional Uses: In addition to the uses permitted within in the underlying MF-2 District, the following uses shall be permitted in the Mixed-Use District:

i. Multi-Story Parking Garage

ii. All GB uses permitted in the UDO, unless otherwise modified herein.

B. Prohibited Uses: The following uses shall not be permitted in the Mixed-Use District:

i. Mortuary

ii. Nursery (plants)

C. First-Floor Uses: Non-residential uses shall be required on the first floor of all multi-story buildings within the Mixed-Use 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 MF2: Multi-Family Medium Density District (Article 4.11)

A. Location: Article 4.11(C) shall not apply.

B. Maximum Density: Article 4.11(D) shall be modified to allow the following:

i. Multi-Family District: 500 units in the Multi-Family District; and,

ii. Mixed-Use District: 250 units in the Mixed-Use District.

C. Maximum Dwelling Units per Structure: Article 4.11(E) shall be modified to allow the following:

i. Multi-Family District: 500 units per structure in the Multi-Family District; and,

ii. Mixed-Use District: 250 units per structure in the Mixed-Use District.

D. Minimum Setback Lines: Article 4.11(H) shall be modified to allow the

following:

i. Multi-Family District

a. Setback from West District Line: 20 feet

b. Setback from East and South District Lines: 40 feet

c. All other Setbacks: 10 feet

ii. Mixed-Use District

a. All minimum setbacks shall be zero (0) feet.

E. Project Perimeter Setback: Article 4.11 (J) shall not apply.

F. Maximum Building Height: 8 stories

G. Minimum Distance Between Buildings: 15 feet

7.2 GB: General Business District (Article 4.16)

A. Minimum Building Setback Lines:

i. Front Yard: 10 feet

ii. Side Yard: 10 feet

iii. Rear Yard: 10 feet

B. Maximum Building Height: 8 stories

Section 8. **US Highway 31 Overlay District**. The regulations of Article 5.2 Overlay Districts; U.S. Highway 31 Overlay District (the "U.S. 31 Overlay") shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

A. In addition to the uses permitted within the U.S. 31 Overlay, "Hotels" "Convention Center", and "Multi-Story Parking Garage" shall be a permitted uses within the U.S. 31 Overlay.

8.2 Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

8.3 Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 6 of this Ordinance.

8.4 Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall

be modified to default to the applicable Underlying Zoning District standard, as modified under Section 6 of this Ordinance.

8.5 Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

A. Multi-Family District: 20 feet

B. Mixed-Use District: 0 feet

C. Commercial District: 20 feet

8.6 Minimum Lot Width: Article 5.2(E)(7) shall not apply.

8.7 Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.

8.8 Landscaping Requirements: Article 5.2(G) shall not apply.

8.9 Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.

8.10 Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

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 Architectural Standards: Article 6.3 shall apply to the development of the Real Estate, except as otherwise modified below.

A. Multi-Family District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Façade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.

B. Mixed-Use District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

C. Commercial District

i. Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(F)(2)(a)(ii) shall be modified to require an External Façade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

D. Multi-Story Parking Garage Standards

i. Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.

ii. The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.

iii. Security grilles shall be architecturally consistent with and

integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

iv. Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as **Exhibit G**.

9.2 Article 6.8 Landscaping Standards: The Landscaping Requirements under Article 6.8 shall apply; except as otherwise modified below.

A. There shall be no buffering required between Districts within the Real Estate.

B. There shall be no buffering required around the perimeter of the Mixed-Use District.

C. Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on **Exhibit H**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

D. Westfield Boulevard Buffer: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on **Exhibit H**. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works Department.

E. Parking Area Landscaping: Article 6.8(O) shall not apply to Multi-Story Parking Garages.

F. The developer shall give a best effort to preserve existing trees within the Multi-Family District.

G. The developer shall preserve existing trees within the Commercial District as follows:

i. On the north side of the Anna Kendall Drain, all existing trees 4” caliper or greater within 100 feet of the centerline of the drain, shall be preserved.

ii. A best effort shall be given to preserve existing trees elsewhere within the Commercial District.

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

9.4 Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.

9.5 Outdoor Storage and Display: Not permitted.

9.6 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

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 in consideration to the preservation of the natural topography and environment and in consideration to 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 Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

11.2 A minimum number of amenities shall not be required in the Multi-Family Area.

11.3 Trail Access: The Multi-Family Area shall include direct access to the proposed Cool Creek Trail and Greenway.

11.4 Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.

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

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 16-51** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-51**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-51**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	District Map
Exhibit C	Example Layout
Exhibit D	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit E	Illustrative Character Exhibit – Corporate Office Building
Exhibit F	Illustrative Character Exhibit: Mixed-Use Building
Exhibit G	Illustrative Character Exhibit: Multi-Story Parking Garage
Exhibit H	Buffer Yard Exhibit

EXHIBIT A
LEGAL DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

INCLUDING:

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B
DISTRICT MAP

EXHIBIT C
EXAMPLE LAYOUT

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER

EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

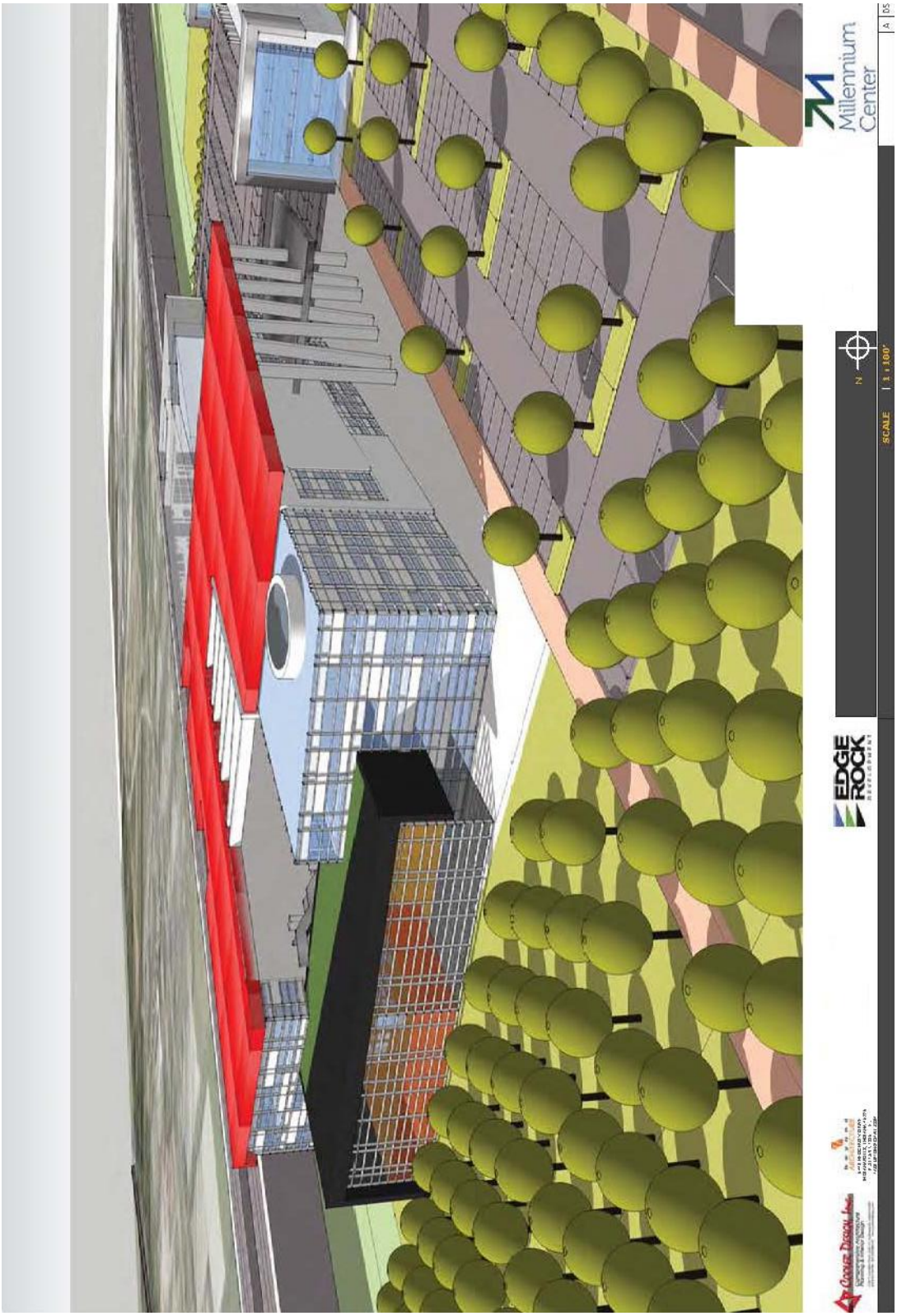


EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING

EXHIBIT G

ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

EXHIBIT H

BUFFER YARD EXHIBIT

ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

This is a Planned Unit Development District Ordinance (to be known as the "**THE GRAND MILLENNIUM CENTER 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. 1701-PUD-02**), 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**. **1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___-___) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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

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

2.1 District Line – The perimeter of a District Area, as depicted in **Exhibit B**.

2.2 Illustrative Character Exhibit: Corporate Office Building: The architectural building elevations for a corporate office building, attached hereto as **Exhibit E**.

2.3 Illustrative Character Exhibit: Hotel and Convention Center: The architectural building elevations for a hotel and convention center, attached hereto as **Exhibit D**.

2.4 Illustrative Character Exhibit: Mixed-Use Building: The architectural building elevations for a mixed-use building, attached hereto as **Exhibit F**.

2.5 Illustrative Character Exhibit: Multi-Story Parking Garage: The architectural building elevations for a Multi-Story Parking Garage, attached hereto as **Exhibit G**.

2.6 Multi-Story Parking Garage – A building designed for vehicle parking where there are multiple floors or levels on which parking takes place.

Section 3. **District Areas.** The Real Estate is hereby divided into three (3) districts as illustrated on the District Area Exhibit, attached hereto as **Exhibit B**, as

follows:

A. Multi-Family District;

B. Commercial District; and,

C. Mixed-Use District

Each district may be referred to as a "District Area" within this PUD Ordinance. Development of each District Area shall be regulated as set forth in this Ordinance. The Real Estate shall be developed in accordance with the District Area Exhibit. An example layout of how the Real Estate may develop is attached hereto as **Exhibit C**.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of Multi-Family District and the Mixed-Use District shall be the MF2: Multi-Family Medium Density District (the "Underlying Zoning District"). The Underlying Zoning District for the Commercial District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. **Illustrative Character Exhibit**. Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Hotel and Convention Center; Illustrative Character Exhibit: Corporate Office Building; Illustrative Character Exhibit: Mixed-Use Building; and Illustrative Character Exhibit: Multi-Story Parking Garage attached hereto as **Exhibit D**, **Exhibit E**, **Exhibit F**, and **Exhibit G**, respectively (collectively, "Character Exhibits"). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall apply to the Real Estate, except as otherwise modified below.

6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts.

6.2 Commercial District:

A. Additional Uses: In addition to the uses permitted within the underlying GB District, the following uses shall be permitted in the Commercial

District:

i. Convention Center

ii. Multi-Story Parking Garage

B. Prohibited Uses: The following uses shall be prohibited in the Commercial District:

i. Garden and Lawn Center

ii. Mortuary

iii. Nursery (plants)

iv. Restaurant, Fast Food

6.3 Mixed-Use District:

A. Additional Uses: In addition to the uses permitted within in the underlying MF-2 District, the following uses shall be permitted in the Mixed-Use District:

i. Multi-Story Parking Garage

ii. All GB uses permitted in the UDO, unless otherwise modified herein.

B. Prohibited Uses: The following uses shall not be permitted in the Mixed-Use District:

i. Mortuary

ii. Nursery (plants)

C. First-Floor Uses: Non-residential uses shall be required on the first floor of all multi-story buildings within the Mixed-Use 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 MF2: Multi-Family Medium Density District (Article 4.11)

A. Location: Article 4.11(C) shall not apply.

B. Maximum Density: Article 4.11(D) shall be modified to allow the

following:

i. Multi-Family District: 500 units in the Multi-Family District; and,

ii. Mixed-Use District: 250 units in the Mixed-Use District.

C. Maximum Dwelling Units per Structure: Article 4.11(E) shall be modified to allow the following:

i. Multi-Family District: 500 units per structure in the Multi-Family District; and,

ii. Mixed-Use District: 250 units per structure in the Mixed-Use District.

D. Minimum Setback Lines: Article 4.11(H) shall be modified to allow the following:

i. Multi-Family District

a. Setback from West District Line: 20 feet

b. Setback from East and South District Lines: 40 feet

c. All other Setbacks: 10 feet

ii. Mixed-Use District

a. All minimum setbacks shall be zero (0) feet.

E. Project Perimeter Setback: Article 4.11 (J) shall not apply.

F. Maximum Building Height: 8 stories

G. Minimum Distance Between Buildings: 15 feet

7.2 GB: General Business District (Article 4.16)

A. Minimum Building Setback Lines:

i. Front Yard: 10 feet

ii. Side Yard: 10 feet

iii. Rear Yard: 10 feet

B. Maximum Building Height: 8 stories

Section 8. **US Highway 31 Overlay District**. The regulations of Article 5.2 Overlay Districts; U.S. Highway 31 Overlay District (the "U.S. 31 Overlay") shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

A. In addition to the uses permitted within the U.S. 31 Overlay, "Hotels" "Convention Center", and "Multi-Story Parking Garage" shall be a permitted uses within the U.S. 31 Overlay.

8.2 Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

8.3 Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 6 of this Ordinance.

8.4 Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 6 of this Ordinance.

8.5 Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

A. Multi-Family District: 20 feet

B. Mixed-Use District: 0 feet

C. Commercial District: 20 feet

8.6 Minimum Lot Width: Article 5.2(E)(7) shall not apply.

8.7 Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.

8.8 Landscaping Requirements: Article 5.2(G) shall not apply.

8.9 Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.

8.10 Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

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 Architectural Standards: Article 6.3 shall apply to the development of the Real

Estate, except as otherwise modified below.

A. Multi-Family District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Façade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.

B. Mixed-Use District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

C. Commercial District

i. Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(F)(2)(a)(ii) shall be modified to require an External Façade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the

external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

D. Multi-Story Parking Garage Standards

i. Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.

ii. The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.

iii. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

iv. Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as **Exhibit G**.

9.2 Article 6.8 Landscaping Standards: The Landscaping Requirements under Article 6.8 shall apply; except as otherwise modified below.

A. There shall be no buffering required between Districts within the Real Estate.

B. There shall be no buffering required around the perimeter of the Mixed-Use District.

C. Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on **Exhibit H**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

D. Westfield Boulevard Buffer: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on **Exhibit H**. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works

Department.

E. Parking Area Landscaping: Article 6.8(O) shall not apply to Multi-Story Parking Garages.

F. The developer shall give a best effort to preserve existing trees within the Multi-Family District.

G. The developer shall preserve existing trees within the Commercial District as follows:

i. On the north side of the Anna Kendall Drain, all existing trees 4" caliper or greater within 100 feet of the centerline of the drain, shall be preserved.

ii. A best effort shall be given to preserve existing trees elsewhere within the Commercial District.

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

9.4 Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.

9.5 Outdoor Storage and Display: Not permitted.

9.6 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

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 in consideration to the preservation of the natural topography and environment and in consideration to 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 Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

11.2 A minimum number of amenities shall not be required in the Multi-Family Area.

11.3 Trail Access: The Multi-Family Area shall include direct access to the proposed

Cool Creek Trail and Greenway.

11.4 Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.

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

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 16-51** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-51**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-51**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	District Map
Exhibit C	Example Layout
Exhibit D	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit E	Illustrative Character Exhibit – Corporate Office Building
Exhibit F	Illustrative Character Exhibit: Mixed-Use Building
Exhibit G	Illustrative Character Exhibit: Multi-Story Parking Garage
Exhibit H	Buffer Yard Exhibit

Issues/Comments in Response to the Proposed
Grand Millennium Center Planned Unit Development (PUD) District

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of the January 4, 2017, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. The proposed trail/pathway between the Cheery Wood Estates and Southridge neighborhoods is undesirable.

   Response: This proposed trail has been removed from the plan.

2. The height and proximity of the proposed apartment buildings and hotels to adjacent, existing single-family homes has raised quality of life, privacy, noise, and security concerns.

   Response: The 2013 Grand Junction Implementation Plan encourages taller buildings as this area of Downtown Westfield redevelops. However, the multi-family area will have a 40-foot buffer, including an undulating mound with trees immediately adjacent to the neighborhoods to help with screening and privacy concerns. The revised example layout shows apartment buildings located as far away from the neighborhoods as possible within the Multi-Family District.

   The hotels will be on the other side of the new Westfield Boulevard from the existing homes. They will be at least 110 feet from the nearest residential property line (100 feet for the road right-of-way, plus 10-foot minimum setback). A buffer including an undulating mound with trees will be installed on the east side of Westfield Boulevard, between David Brown and the south side of the Multi-Family District to further help with screening and noise concerns

3. Noise from the new Westfield Boulevard is a concern for residents in the adjacent neighborhoods of Cherry Woods Estates and Southridge.

   Response: A buffer including an undulating mound with trees will be installed on the east side of Westfield Boulevard, between David Brown and the south side of the Multi-Family District to further help with screening and noise concerns

4. Will trees/natural habitats be preserved in this project?

   Response: At least the first 100 feet of trees north of the Anna Kendall Drain will be preserved. Best efforts will be made to preserve existing trees in the Multi-Family District and the rest of the Commercial District.

5. How can the project be more pedestrian-friendly between the different components of the overall development?

   Response: Language has been added to the PUD Ordinance that requires pedestrian connectivity and encourages common pedestrian treatment/design throughout the entire project.

WRITTEN PUBLIC COMMENTS

Docket Number: 1701-PUD-02

Petitioner: EdgeRock Development, LLC

Request: Petitioner 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.

Enclosed Attachments:

1.	Grand Junction Task Group		(12/15/16)
2.	Mira Pike	1541 Cherrywood Ct	(01/03/17)
3.	Jason Terrie	224 David Brown Drive	(01/03/17)
4.	Tyler Sutton	1502 Cherrywood Ct	(01/04/17)
5.	Peg Kriese	1512 Cherrywood Ct	(01/04/17)
6.	Madonna Gumm	1533 Cherrywood Ct	(01/04/17)
7.	Michelle Helvaty	1618 Cherrywood Ct	(01/04/17)
8.	General Petition		(01/04/17)
9.	CherryWood/Southridge Privacy Petition		(01/04/17)
10.	Erin Hopkins	1549 Cherrywood Ct	(01/04/17)
11.	Peg Kriese	1512 Cherrywood Ct	(01/11/17)

DOWNTOWN WESTFIELD ASSOSCIATION WITH GRAND JUNCTION TASK GROUP

TUESDAY December 13, 2016

9:00 A.M.

The Grand Junction Task Group (GJTG) met Tuesday December 13, 2016 at the Downtown Westfield Association (DWA) office at 211 South Union Street, Westfield, Indiana

Members present were: Amber Willis, Steve Reitmeier, Sam Milligan, Andrew Bouse, Chuck Lehman, Melody Jones, Dave Schmitz, Bob Beauchamp, Mic Mead, Ken Kingshill, Steve Hoover, Joe Edwards and Matt Skelton. Also present were Executive Director of DWA Teresa Skelton and presenter/developer Birch Dalton.

The meeting began with introductions before hearing the presentation.

Mr. Dalton described the proposal by exhibits and concept plans for the Grand Millennium Center. The proposal was introduced at the December 12, 2016 City Council meeting. Concept parking, trails, traffic, lighting and possible partnerships (not to be mentioned at this time, due to negotiations) were discussed. He also described the meeting/banquet room and how this moves through the process to ultimately have agreements signed within 60 days.

After some questions from the GJTG it was determined unanimously, that there should be a letter of support sent to City of Westfield Community/Economic Development department expressing how this proposal fits with the vision of the Grand Junction and this is perfect timing for such a project.

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

Thank you,

Teresa Otis Skelton, Executive Director
Downtown Westfield Association

(317) 508-3392

From: Mira Pike
To: APC
Subject: Edge Rock Dev.
Date: Tuesday, January 3, 2017 8:17:47 PM

As a resident of Cherry Wood for over 20 years, I am contacting you to express concern regarding the proposed Edge Rock development. It is exciting to witness the recent growth of Westfield. However, it should be done in a way that preserves the natural environment and privacy that the residents currently enjoy.

For some of our neighbors, this development is pretty much going to be in their back yards. Obviously, concerns include noise, traffic, loss of privacy and security, etc.

Please consider ways to compromise that might better meet everyone's expectations.

Sincerely,

Mira Pike
1541 Cherry Wood Ct.
map67@msn.com
317.867.1259

From: Jason TERRIE
To: APC
Subject: January 4th meeting
Date: Tuesday, January 3, 2017 8:59:47 PM

To whom it may concern, we are residents of 224 David Brown Drive. I am emailing to make you aware of our concerns about the planned construction projects from David Brown to 32. We have a direct view from our bedroom window of 31 which we don't mind because of the sunsets we can see to off set it. With the construction project we will have nothing but a hotel or towers to see from what we've been told. Im also concerned about the amount of traffic that will be added to David Brown drive from creating a four lane cut through from 32 to spill onto a two lane road which already has commercial truck traffic. We bought this property because of its relative quietness and distance from major traffic and now we will basically have the complete opposite 600 feet from our back door. We've already lost property to the planned building of a connection trail with the monon to natalie wheeler trail. Another issue I have is do we really need that many hotels? There is the holiday inn on 151st and the Hampton Inn is almost finished off of 32. The trail you have planned to run between the Cherrywood neighborhood and the houses to the north seems unnecessary and plus having lived near the monon in broadripple, it could be a crime promoter having a dark area leading to homes and basically a footpath highway. Ive also heard that our three homes on the north side of David Brown have been rezoned to commercial so I dont know what is planned but these are private residences. As for the planned location of the project....there is so much land thats not surrounded by homes to use....the dead end of Oak Ridge for example. There's a Speedway and then nothing, but the land is for sale and its right on 32. I just hope the parties involved take a moment to realize they are alienating and upsetting a terribly large number of people for really no reason other than the land is probably cheap.

From:	Tyler Sutton
To:	APC
Subject:	EdgeRock Development Concerns
Date:	Wednesday, January 4, 2017 12:00:29 AM

Hello, I am a resident of Cherry Wood Ct and live on the very backside of it, so this is going to effect me quite a bit. it's been recommended I contact you with any concerns I have about the development of Grand Millennium. Many of my neighbors are upset about this as well and have probably emailed you already and will be speaking tomorrow at the meeting.

Hotel:
The biggest issue is the hotel they are wanting to build in the field behind Cherrywood Ct. I do not want a giant eyesore right behind my house, along with many strangers coming and going constantly back there.

Additional Road:
I want to know what the easement is for the road as I do not want it right behind my fence. Is there anything that will be done for noise with all the additional traffic this will be creating.

Traffic:
With a convention center and a hotel, there is no denying that there will be a lot of additional traffic on 169th st. At the moment the road is absolutely not suitable for that. Plus anyone who is going south will be heading to 161st st to get back on 31. A roundabout NEEDS to be put in at 169th and Union and at 161st and Union to accommodate for all the extra traffic.

Trail:
While I am all for trails in Westfield and regularly use them, there is no reason to put one in between the houses of cherry wood and southridge. This seems like it would be way to open, unlike the monon where there are banks and lots of trees all the way down the trail. Plus it is a waste of time and money since they are putting a trail in down 169th st. Anyone who would be walking or riding a bike is not ever going to care about going that extra little bit to 169th st and around. Why anger a bunch of people or spend the money on a trail when you are putting another in right next to it?

I hope the various councils in Westfield will listen to our concerns.
Thank You,
Tyler Sutton

From: Peg Kriese
To: APC
Subject: Concerns re: 1701-PUD-02 The Grand Millennium Center Planned Unit Development (PUD)
Date: Wednesday, January 4, 2017 12:48:52 AM

To all whom this concerns,

I am a Westfield home owner and a 22 year resident of Cherry Wood Estates. I am writing to express my concern about the commercial development that has been proposed in my area, specifically, 1701-PUD-02 The Grand Millennium Center Planned Unit Development (PUD).

I am very troubled by the proposal of two things. First of all, the proximity of the Hotel Towers complex to the residential areas of Cherry Wood and David Brown Road is extremely close. Secondly, a trail has been proposed for construction on a narrow bit of land that runs between Cherry Wood and Southridge neighborhoods. Both of these infringe on the privacy of the homeowners and introduce a new set of saftey concerns for our children and families.

Regarding the Hotel Towers, many of us have small yards and the nearness of a tall building would give those inside a direct view down into our yards and homes. For us, we would not only loose our privacy, but our view of the sky and the sunset. Any outside activity like mowing the lawn or gardening must now be shared with Hotel patrons or personnel.

Regarding the proposed trail, this will infringe on the privacy of every house in the area and encourage foot traffic in very close proximity to home owners' back yards. Many of the larger neighborhoods have trails, but the size of their yards prohibits trail-goers from getting too close to their homes. That is not the case in Cherry Wood and Southridge where our yards are very small and the trail will be very close to the homes.

I understand that development is going to take place, but I entreat you to consider the change in lifestyle this will force on us as it is. Though our homes are not large, our worlds are due to the many wooded areas, open fields, beautiful wildlife and seclusion it currently provides.

Please protect our quiet and safe communities of Cherry Wood, Southridge and the property along David Brown Road by placing any and all Hotels on the west side of 31 or as far North and West as possible in the proposed development area and secure for us a requirement that an 8-10-foot earth berm wall with trees planted across the top will be constructed to separate our quiet communities from all proposed development.

Furthermore, please do not allow for the construction of a trail anywhere along the property lines of the homes in Cherry Wood or Southridge and leave in place as many trees and wooded areas as possible preserving the safe, beautiful and quiet nature of our community.

Thank you for your consideration.

Sincerely,
Margaret J (Peg) Kriese

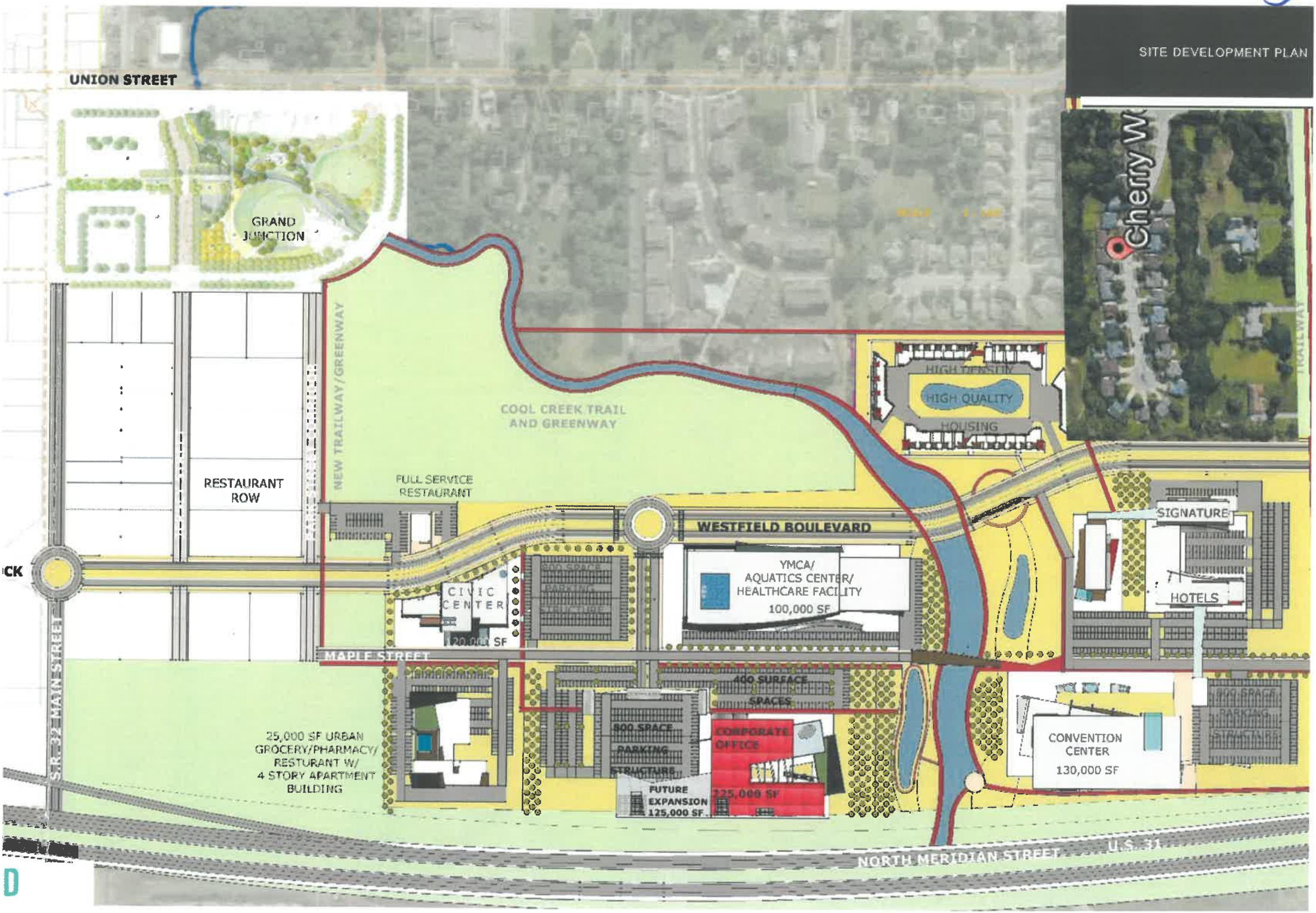
From: Madonna Gumm
To: APC
Subject: 1701-PUD-02 The Grand Millennium Center Planned Unit Development (PUD)
Date: Wednesday, January 4, 2017 10:19:21 AM
Attachments: image001.jpg

1701-PUD-02
The Grand Millennium Center Planned Unit Development (PUD)
I am writing as a local resident to voice my objection to adding a trail between Southridge and Cherry Wood Estates as well as the plans to construct hotels next to a residential area. I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects not only myself but all other local residents as well.
The hotels would bring increased traffic, noise and disruption to an established area of primarily single family homes. It would be unconscionable to approve such a project allowing such a disruption to a quiet neighborhood as the hotels which would operate 24 hours per day creating both noise and light pollution. It's not a high-end house, but it's my home and I love it dearly, as well as the neighborhood it is nestled in. Construction of the proposed hotels would destroy wooded areas and fields surrounding the neighborhood. This will infringe on my view of the sunset and destroy homes of all the animals that currently live in these areas. I have personally seen deer, wild geese and too many kinds of birds to name living peacefully in this area.
Residents adjacent to this project said the matter comes down to protecting existing property owners, some of which have been in their homes for over 20 years.
I hope that the matters I have raised will help you to understand that this proposal is not a good thing for this area but rather a very detrimental idea.
Sincerely,

Madonna Gumm
Cherry Wood Estates

3

SITE DEVELOPMENT PLAN



From: rob h
To: APC
Subject: jan 4 planning meeting
Date: Wednesday, January 4, 2017 4:00:27 PM

To whom it may concern:

I call on EdgeRock Development LLC and Westfield-Washington Township Advisory Plan Commission
and all others concerned to never build a hike-and-bike trail on property between Cherrywood Estates and Southridge.

Notes:

Regarding filing [1701-PUD-02] by EdgeRock Development LLC for a zoning change to develop and construct the Grand Millennium Center,
which proposes a Westfield, IN City Center Building and land use to connect existing Westfield trails, and

whereas the property includes a narrow strip of land that extends eastward from the main property to Union Street, and

whereas the plan schematics show a red line on that tract designated for a new proposed trail, and

whereas such new proposed trail would be constructed between backyards of homes in Cherrywood Estates and Southridge, decades old established neighborhoods,

there are numerous concerns that would potentially be present if this trail was ever built.

Concerns are as follows:

Nature- This undisturbed narrow stretch of wooded land offers the whole array of nature cherished by all Westfield residents. A new trail here would deprive the homeowners of this rustic view, destroy trees and force most of the existing wildlife away.

Privacy- All homes along this proposed trail would lose privacy due to the proximity of the proposed path to homes. The total distance between back windows from houses in Southridge to the proposed trail is only about 10 feet and 30-45 feet in Cherrywood Estates.

Precedence- Homes potentially affected were built here up to 25 years ago.

Financial- There are numerous homes along the proposed trail route that have no fence. Due to privacy and potential liability, a proposed trail would force these individuals to purchase costly fences.
- There is potential that a new trail here would reduce the value of homes for decades along the trail, ultimately lowering the value of all homes in both neighborhoods.

Safety- A new trail would encourage an unlimited number of individuals, including potentially those with bad intentions, to be walking, possibly loitering, within very short distances of established homes. This proposed trail would run behind homes, not visible from public streets or law enforcement, wherein the safety of families and homes would be potentially jeopardized.

Furthermore, this proposed trail construction is redundant. EdgeRock Development LLC's filing also proposes another parallel trail Eastward,
along David Brown Road, aka 169th Street, toward Union Street. This proposed parallel trail is a mere 195 yards
from the Cherrywood Estates/ Southridge wooded strip. It would be constructed along an already public street.

Michelle Helvaty

1618 cherrywood court

westfield in

PETITION

Regarding filing [1701-PUD-02] to develop and construct the Grand Millennium Center, we the undersigned call on EdgeRock Development LLC and Westfield-Washington Township Advisory Plan Commission and all concerned parties to do the following:

1. **Change the proposal to not place Hotel Towers in the field due West of and adjacent to the residential areas** of Cherry Wood Estates and the residence on David Brown Road.

2. **Install an 8-10-foot earth berm wall** with trees across the top along the property lines of the homeowner(s) on David Brown Road, Cherry Wood Estates and Southridge neighborhoods that lie adjacent to the land proposed for development.

3. **Set back any buildings constructed a minimum of 150-feet** from homeowners' property lines

We understand that that this land will be developed, but we entreat you to consider the change of lifestyle this will bring to us and ask that you would protect our quiet and safe communities with responsible development decisions.

Concerns:

Safety & Privacy - Hotel Towers or tall buildings would offer a view and potentially even access to our front yards and back yards to a vast array of 24-7 transient clientele.

Financial - Due to privacy concerns and potential liabilities, the proposed development would leave homes exposed to an increased public and force many homeowners to purchase costly fences to maintain some level of privacy and safety for their families.

An 8 to 10-foot earth berm wall with trees across the top would help secure some privacy for the residents, but if height restrictions are removed, the new development will ultimately reduce the value of all homes in both neighborhoods. You can't hide a 60-foot building.

Precedence- Most of these properties adjacent to the land being developed have been here more than 20 years and will now experience a disruption of increased noise, traffic and exposure.

Nature - The many wooded areas and open fields on this real estate has offered a whole array of nature cherished by all Cherry Wood. Southridge and David Brown Road residents that will no longer be available to us. We have enjoyed beautiful sunsets, wandering deer, does, bucks and fawns, and many kinds of solitary wild birds that include hummingbirds, nuthatches, red-headed woodpeckers and the like. This development will drive these types of wildlife away from the area which will already be a great loss to homeowners.

Petition Signatures for EdgeRock Development LLC and Westfield-Washington Township Advisory Plan Commission.

1. Rob Heluaty 1618 CherryWood CT.
2. SANDI FULTZ 1617 CHERRYWOOD CRT WESTFIELD IN
3. Stephany Cardinali 1612 Cherry Wood Ct
4. TONY CARDINALI 1612 CHERRY WOOD CT.
5. Tyamarie Kline 1552 Cherrywood Ct.
6. [illegible] 1536 Cherrywood Ct.
7. Madonna K. Gumm 1533 Cherrywood
8. [illegible] (Margaret) Kriegs 1512 Cherrywood Ct.
9. Tyler Sutton 1502 Cherry Wood Ct
10. Chris Kloepfer 1501 Cherrywood Ct.
11. Caleb Whitmer 1509 Cherry Wood ct.
12. TY [illegible] 1517 CHERRY WOOD
13. [illegible] 1525 CHERRY WOOD CT
14. [illegible] 1541 Cherry Wood Ct.
15. [illegible] 1549 Cherrywood Ct.
16. [illegible] 1626 Cherrywood Ct
17. Kenneth Moore 1525 Cherry Wood Ct
18. [illegible] 1625 Cherrywood ct
19. Belinda Smith 1625 Cherrywood
20. Patrick M. Dooley 1650 CHERRYWOOD
21. Cathy A. Hunt 1642 Cherry Wood Ct.
22. [illegible] 653 Southridge Ct.
23. Melissa Hurst 653 Southridge Ct

24. Alan Juarez 173 SouthRidge In
25. CathyChandler 637 Southridge Ct
26. Carli Chandler "
27. [illegible] "
28. [illegible] 637 SOUTHRIDGE Ct.
29. [illegible] 629 Southridge Ct
30. [illegible] 629 SOUTHRIDGE Ct
31. [illegible] 629 Southridge Ct.
32. Dawn Cassidy 141 Southridge Ln
33. K. Cassidy 141 Southridge Ln
34. Felicia Dunton 1634 Cherrywood Ct
35. [illegible] 1508 CHERRYWOOD Ct.
36. Kay Bockel 224 David Brown Dr.
37. [illegible] 224 David Brown Dr
38. Crystal [illegible] 224 David Brown Dr
39. Dana K. Baisden 1658 Cherry Wood Ct.
40. Elizabeth Baldwin 1520 Cherry Wood Ct.
41. [illegible] 1528 Cherrywood Ct
42. Kristina Roach 1528 Cherrywood Ct
43. Veronica Schoenenberger 134 Southridge lane
44. Duane Schoenenberger 134 Southridge Lane
45. [illegible] 1512 cherry wood ct
46. [illegible] 1501 Cherrywood Ct.
47. [illegible] 1544 Cherrywood Ct
48. [illegible] 1618 Cherrywood Ct
49. Marissa [illegible] 1637 Cherrywood Ct.

Cherry Wood Ct./ South Ridge Ct.
Privacy Petition

We the residents of Cherry Wood Court and South Ridge Court are petitioning to remove from the proposal, the construction of a trail that would extend through our backyards. The strip of woods between our backyards currently serves as a highly regarded privacy wall and beloved wildlife habitat. There are many aspects of Edge Rock Development's plan that will benefit the city, however we feel the construction of the trail would jeopardize the privacy and safety of our families and is redundant, due to the close proximity of the New Monon Connector Trailway. We would instead like to discuss measures that would preserve the status quo of maintaining the privacy and safety of our property and the protection of the wildlife.

Status Quo

Wooded area removed for trail

Edge Rock Develpment

Proposed Trail

Name:	Address:	Yes, Preserve Woods between Cherry Wood and South Ridge
1	1662 Cherry Wood Court	
2 Diana K. Bandan	1658 Cherry Wood Court	✓

3 Patrick M. Dooley PATRICK M. DOOLEY	1650 Cherry Wood Court	✓
4 CATHY A. Hunt Cathy A. Hunt	1642 Cherry Wood Court	
5 FELICIA DOWNTON Felicia Downton	1634 Cherry Wood Court	
6 Sherry McCord Sara Cirocky	1626 Cherry Wood Court	✓
7 Rob Helvey Michelle Helvey	1618 Cherry Wood Court	✓
8 Stephany Cardinali Stephany Cardinali	1612 Cherry Wood Court	✓
9 Stella M. Stoughton Stella M. Stoughton	1604 Cherry Wood Court	✓
10	1552 Cherry Wood Court	

Karl Kloepfer
Karl C Kloepfer

1501 Cherry Wood Ct

10 Tinamarie Kline	Tinamarie Kline	12/31/2016
11 Brian Paddock	1544 Cherry Wood Court	1/2/17
12 Sue Gaylor	1536 Cherry Wood Court	12/31/2016
13 Mel Baack	1528 Cherry Wood Court Mel Baack	12-31-16
14 See back page	1520 Cherry Wood Court	
15	1512 Cherry Wood Court	12-31-16
16	1508 Cherry Wood Court	01-JAN-2014
17 Tyler Sutton	1502 Cherry Wood Court	
18	101 Southridge Lane	

19	109 Southridge Lane	
20	117 Southridge Lane	
21	125 Southridge Lane	
22	133 Southridge Lane	
23 Dawn Cassidy Dawn Cassidy K. Cassidy	141 Southridge Lane	
24	149 Southridge Lane vacant	
25	157 Southridge Lane	
26	165 Southridge Lane	

27 Alan Suarez	173 Southridge Lane	
28 Patricia Van Kirk Patricia Van Kirk	181 Southridge Lane	✓

29) [illegible] 1617 Cherrywood Crt ✓

30) [illegible] 1533 Cherrywood

31) [illegible] 1509 Cherrywood

32) Tyvan pham 1577 CHERRY WOOD CT

33) [illegible] 1525 CHERRY WOOD CT

34) Mira Yeke 1541 Cherry Wood Ct.

35) [illegible] 1549 Cherrywood Ct.

36) [illegible] McCool 1626 Cherrywood Ct.

37) [illegible] 1525 Cherry Wood Ct

38) Joe Smith 1625 Cherry wood ct

39 [illegible] 1625 Cherrywood Ct

40 Cathy Chance
41 Guli Chance
42 Christopher E Chandler
43 [illegible]

637 SOUTHRIDGE CT.

44 [illegible]
45 [illegible]
46 [illegible]

629 Southridge Ct.

47 EA Golden 1520 Cherry Wood Ct
48 Veronica Schoenenberge 134 Southridge lane
49 D'Jane Schoenenberge 134 southridge Lane
50. Emily Kriese 1512 cherry Wood CT
51. Kim Klotzfer 1501 Cherrywood Ct
52. Marissa [illegible] 1637 Cherry wood Ct.

From Joe and Erin Hopkins- 1549 Cherry Wood Ct.

My name is Erin, and my family has lived in Cherry Wood for 12 years now. We love the seclusion of our community. We're not very active people, for good reason. I am disabled and our son is autistic. Having a street that is safe for him is extremely important for us! So even though we don't go out much, when we do, we want to know that he (and our daughter) are safe. The proposed trail that the builder has placed directly behind our neighborhood is a real concern for me and for the whole street. It simply cannot be allowed to happen.

Also, the matter of the hotels. We already deal with bright lights from the Car Dealership on all through the night shining into our windows (yes, even through the trees). A tall hotel would be unacceptable. I can understand the benefits of having a hotel close to a civic center and other such facilities, but I feel it is worth looking in to other possibilities for that area. Possibly short-term executive housing, etc. If it is a hotel, it should be no more than three stories (two would be preferable). Executive Suites would work well in that respect.

In conclusion; I know that our city is expanding and I understand why it has to. But I hope our city council never forgets about those of us that live here and love it. We don't want to be Carmel, we don't want to be Noblesville, or Fishers, or even Indianapolis... we want to live in Westfield.

Erin J. Hopkins

Kevin M. Todd, AICP

From: Peg Kriese <rdsswissmiss@hotmail.com>
Sent: Wednesday, January 11, 2017 9:32 PM
To: Steve Hoover
Cc: APC
Subject: 1701-PUD-02 The Grand Millennium Center Planned Unit Development (PUD)

Steve and Council Members,

I was encouraged by the hearing last week and to hear that the council is willing to consider the concerns of the residents in our area. Thank you for considering our concerns!

Thanks Steve for coming over on Monday and walking the property lines with a few of us so you have a better feel for the size of our back yards.

Just as a reminder, we talked about removing the trail proposed on the map which runs along the Western edge of Southridge and the Northern edge of CherryWood. We all really hope that trail will not happen since that will invite any number of people into our back yards. (My back yard is exactly 45 feet from the house to the property line along the North side and there is no real buffer between my yard and the field.)

There is already a trail proposed that will go along the waterway which would be a much more interesting place to walk and a more direct route to get to the area West of the new Westfield Blvd.

We also talked about the possibility of placing the retension ponds along the South side of the area where condo's since there is no real natural buffer between Cherry Wood and the properties as there is in other areas. I do hope this will be considered as the three Mulberry trees that are there now are very old and I've been told may need to come down.

We also talked about possibly leaving the wooded area in place that is just North of the Western edge of Cherry Wood and runs to the south right next to where the new Westfield Blvd will be. The trees there make a nice separation between the proposed condos and the road and may make the property more desirable for someone interested in building condos there - not to mention folks who may be buying them. A wooded trail area in there may also be nice.

Thanks again for your consideration!
Peg Kriese
Cherry Wood

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 21, 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, Andre Maue, David Schmitz, Robert Horkay, Ginny Kelleher, Chris Woodard, Robert Smith, and Tom Smith.

City Staff Present: Matt Skelton, Director; Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Matt Pleasant, Associate Planner; Brian Zaiger, City Attorney.

Approval of Minutes: February 06, 2017, Meeting Minutes.

Motion: Approve February 06, 2017, Meeting Minutes.

Motion: T. Smith; Second: Woodard. Vote: 9-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1610-PUD-17 **Osborne Trails Planned Unit Development (PUD) District (formerly Drexler Woods)**
191st Street; Horton Road; Six Points Road
Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

Pleasant present the prosed a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

Jon Dobosiewicz, Nelson & Frankenberger representing the petitioner, gave a detailed overview of the changes made to the petition.

Woodard asked about the possibility of trees being cleared in the legal drain that runs along neighboring Saunders property. He asked if consideration had been given regarding adding additional trees along the Saunders property to help mitigate tree-clearing.

Dobosiewicz responded that the Hamilton County Surveyor's Office may have authority to clear trees within the legal drain easement, but stated that the petitioner would not propose to clear

trees within the legal drain easement. He stated that in the event the Surveyor's Office clears the legal drain from trees during the development of this project, the petitioner has agreed to plant 8 evergreen trees on the Saunders parcel (outside of the legal drain easement) to help mitigate any loss of trees.

T. Smith asked if there would there also be a frontage road along Six Points Road where the houses are located.

Dobosiewicz responded that a frontage road would be installed along Six Points Road and the fronts of homes would be visible from Six Points Road.

Kelleher asked if common area in Section C would be maintained by an association or if property owners maintain their own lot.

Dobosiewicz responded that it will be under common maintenance, with the exception of irrigation.

Kelleher stated that in the underlying LB zoning classification, gas stations are allowed by Special Exception. She asked if a potential gas station user would have to come to the BZA for approval.

Todd stated that any special exception that would otherwise go to BZA must come back through the amendment process because this is PUD, not a standard zoning district.

Schmitz expressed concerns about the age-restriction provisions and how owners are made aware of the restrictions.

Dobosiewicz explained that each individual parcel would be subject to the Covenants, Conditions and Restrictions ("CCR") of the neighborhood, which would outline the obligations that they have under, in effect, the deed restrictions. Under the PUD Ordinance, the City would review the CCRs prior to recording to ensure the required age restriction provision is included.

R. Smith asked what happens if an owner passes and leaves the unit to a relative that does not meet the minimum age requirement.

Dobosiewicz stated that the CCRs will address that situation, allowing the relative to maintain ownership, but under any subsequent sale, the new owners would be required to meet the minimum age requirements.

R. Smith asked about the nature of the landscaping.

Dobosiewicz explained the details of the landscaping provisions.

Kelleher asked about preservation of trees on the house lots.

Dobosiewicz stated there was no promise to preserve trees on lots, however there would be substantial preservation of existing trees stands.

Hoover commented that this proposal meets the Comprehensive Plan for all practical purposes and compliments the Sports Campus. He stated that he feels it is a very good project, including the age-restricted component.

R. Smith stated that given all of the changes that were discussed tonight, he would like to see the final draft before making a recommendation.

Hoover stated that he will make sure that all proposed changes are incorporated before the ordinance is presented to Council for approval.

Horkay spoke favorable of the project.

Motion: Forward 1610-PUD-17 Osborne Trails Planned Unit Development (PUD) District to the City Council with a positive recommendation with the following conditions as stated by Kelleher:

1. Revisions identified on the "Osborne Trails - Additional Considerations February 20, 2017" as submitted and presented by the petitioner**;**
2. A minimum vinyl siding thickness of 0.046 mil;
3. The "Buffer Yard Type C" standard of the UDO (Article 6.8(N)) shall apply along the three (3) lots between Six Points Road and the Osborne Trails PUD District (the "Six Points Lots"), which shall also include a natural wood color "4-board" fence along the shared property line south of and outside of the legal drain easement;
4. A minimum of six (6) evergreen trees with a minimum height of eight (8') feet at planting shall be installed on the Six Points Lots; and
5. Section 7.4(B) of the proposed Ordinance shall also apply along the portion of the PUD abutting Six Points Road.

Motion: Woodard; Second: Horkay; Vote: Approved 9-0

CONTINUED ITEMS

1701-PUD-02
[CONTINUED]

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.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Vote: 9-0.

The meeting adjourned at 8:00 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

Grand Millennium Center PUD
Neighborhood Meeting Summary
December 21, 2016

Primary concerns raised during the neighborhood meeting include:

- New trail between Cherry Wood Estates and Southridge. This was by far the biggest issue that people had. Neighbors consider this their back yards. Having a trail here would compromise their security and privacy.

- Increased traffic on 169th Street.

- Light pollution from the hotels.

- Hotels impeding views to the west.

- Construction traffic and noise.

- Ensure adequate buffer between new road and existing houses.

- Would like to see planned new multi-family area zoned in such a way to ensure that it will not become commercial.

- General concern about the cost and who is paying for the YMCA and the garages,

Petition Number:	1703-DDP-02
Subject Site Address:	17030 Westfield Park Road
Petitioner:	Design & Build Corporation by Weihe Engineers
Request:	Detailed Development Plan review of a building addition and parking area expansion
Current Zoning:	EI: Enclosed Industrial
Current Land Use:	Industrial (Metric Seals)
Approximate Acreage:	2.1 acres ±
Exhibits:	1. Staff Report 2. Location Map 3. Development Plan 4. Floor Plan 5. Building Elevations 6. Landscape Plan 7. Existing Conditions
Property History:	95-AP-41 – Original Site Development Plan Approval (11/27/95) 0501-SIT-02 & 0501-DP-02 – Building Addition Development Plan Approval (01/24/05) 1702-VS-04 – Side Yard Setback Variance Approval (02/15/17)
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. This petition was properly noticed and will receive a public hearing at the March 6, 2017, Advisory Plan Commission (APC) meeting.

PROJECT OVERVIEW

Location: The 2.1-acre ± site is located at 17030 Westfield Park Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 16,080 square foot building addition as well as an expansion of the parking area. Six (6) parking spots will be added to the front parking lot.

Applicable Zoning: The applicable zoning district is the EI: Enclosed Industrial Zoning district. A Variance of Development Standard was granted at the February 15, 2017, Board of Zoning Appeals (BZA) meeting amending the side yard setback requirements from twenty (20) feet to ten (10) feet for the building addition.

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

The plans comply.

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

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

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

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

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District).

22) Minimum Tract Requirement: 3 acres

23) Minimum Lot Frontage: 70 feet

24) Minimum Building Setback Lines:

a) Front Yard: 40 feet

b) Side Yard: 10 feet **(Approved at 02/15/17 BZA meeting)**

c) Rear Yard: 20 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: 60 feet

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

28) Accessory use and Building Standards (Article 6.1)

29) Architectural Standards (Article 6.3(D))

Comment: Because Metric Seals existed prior to the adoption of Ordinance No. 00-17 (August 14, 2000), the Property, buildings and alterations to existing buildings located on the Property are exempt from the US Highway 31 Overlay Standards.[1]

[1] Article 5.2(L) Overlay districts; US Highway 31 Overlay District; Exemption

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

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

b) Detention and Retention Areas (Article 6.8(I))

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

Site : 2.1 acres	Required	Provided	Remaining
Shade (5 per acre)	**10**	**10**	**0**
Evergreen/Ornamental (5 per acre)	**10**	**10**	**0**
Shrub (25 per acre)	**52**	**53**	**0**

d) Foundation Plantings (Article 6.8(L)):

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) **Action**: Hold a public hearing at the March 6, 2017, Advisory Plan Commission Meeting. If neither the public nor the Plan Commission have any concerns, Staff recommends approving the Detailed Development Plan (1703-DDP-02) with the following condition:
    - **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
3) If any member of the Advisory Plan Commission has questions prior to the public hearing, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov