



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_02_2015

Monday, February 02, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 02, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - January 20, 2015

Documents: [Meeting Minutes - 1/20/2015](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

Plan Commission Order 15-02

Grand Junction EDA

The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove parcels and portions of parcels from the Grand Junction Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Plan Commission Order 15-02](#) | [Exhibit 3: Declaratory Resolution No. 1-2015](#) | [Exhibit 4: Grand Junction EDA Map](#)

Plan Commission Order 15-03

Southside EDA

The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove portions of parcels from the Southside Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Plan Commission Order 15-03](#) | [Exhibit 3: Declaratory Resolution No. 2-2015](#) | [Exhibit 4: Southside EDA Map](#)

Plan Commission Order 15-04

Lantern Commons EDA

The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove portions of parcels from the Lantern Commons Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Plan Commission Order 15-04](#) | [Exhibit 3: Declaratory Resolution 3-2015](#) | [Exhibit 4: Lantern Commons EDA Map](#)

1502-SPP-07 & 1502-ODP-01 [PUBLIC HEARING]

Harmony, Section 3

Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat and Overall Development Plan approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Detailed Development Plan](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Text Amendment Parcel Map](#)

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-02

Order Number: 15-02

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 1-2015, to remove parcels and portions of parcels of the Grand Junction Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-02
Exhibit 3 - Declaratory Resolution 1-2015
Exhibit 4 - Grand Junction EDA Map

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

- February 2nd, 2015 – The Westfield Redevelopment Commission adopted Declaratory Resolution 1-2015, which removes parcels and parcel portions of the Grand Junction Economic Development Area.

Procedural

- The Plan Commission's function on this agenda item is to determine that the Declaratory Resolution 1-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or denying Declaratory Resolution 1-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

Analysis

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Grand Junction Economic Development Area ("Grand Junction EDA"), Declaratory Resolution 1-2015 proposes to remove parcels and portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The parcels and portions of parcels described in the Redevelopment Plan are owned by entities that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Grand Junction EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing "erosion" to tax increment



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-02

generated by the Grand Junction EDA. The real property assessment deadline in the State of Indiana is March 1st, annually. In order to prevent the “erosion” of tax increment, Declaratory Resolution 1-2015 must be confirmed by the Westfield Redevelopment Commission by March 1, 2015.

Staff Recommendation

Approve this Order as presented.

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 1-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF
THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA**

WHEREAS, on July 7, 2009, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”) establishing the Grand Junction Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Grand Junction Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the July 7, 2009 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on July 20, 2009, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 10, 2009, the Common Council of the City (the “Common Council”) approved the Order of the Plan Commission and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 12, 2009, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution 5-2009 confirming the Original Declaratory Resolution (the “Original Confirmatory Resolution”); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and

WHEREAS, the Redevelopment Commission investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission selected Expansion Area No. 1 (as hereinafter defined) as an additional economic development area to be developed under the Act; and

WHEREAS, on August 29, 2011 the Redevelopment Commission adopted its Resolution No. 2-2011 amending the Original Declaratory Resolution, as previously amended by Declaratory Resolution No. 2-2010, by (i) expanding the boundaries of the Original Area by the addition of the parcels described therein known as the Grand Junction Economic Development Expansion Area No. 1 (the “Expansion Area No. 1”) (the Original Area together with Expansion Area No. 1 are referred to as the “Grand Junction Consolidated Economic Development Area”); and (ii) removing three (3) parcels from the Original Area as described therein; and

WHEREAS, the parcel identified in Resolution No. 2-2010 constitutes a “sub-area” of the Expansion Area No. 1 for economic development purposes, and is known as the “Mainstreet Project Sub-Area” and constitutes a separate and additional “allocation area” within Expansion Area No. 1 pursuant to and in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Redevelopment Commission prepared an economic development plan for Expansion Area No. 1 including the Mainstreet Project Sub-Area (the “Expansion Area No. 1 Plan”), which Expansion Area No. 1 Plan was incorporated by reference into Resolution No. 2-2011 (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the “Grand Junction Consolidated Economic Development Plan”); and

WHEREAS, on September 6, 2011, the Plan Commission adopted Plan Commission Order No. 11-01 approving the Amended Declaratory Resolution and Grand Junction Consolidated Economic Development Plan and finding that the Grand Junction Consolidated Economic Development Plan for the Grand Junction Consolidated Economic Development Area conforms to the comprehensive plan of development for the City; and

WHEREAS, on September 13, 2011, the Common Council adopted Resolution No. 11-18 approving the Order of the Plan Commission and the establishment of the Expansion Area No. 1; and

WHEREAS, on August 29, 2011, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 2-2011 by the adoption of Resolution No. 3-2011 (the “Confirmatory Resolution”); and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2013 on January 23rd, 2013 amending the Original Declaratory Resolution to remove certain parcels or portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 4, 2013, the Plan Commission adopted its Order Number 13-01 approving Declaratory Resolution No. 1-2013 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution No. 1-2013; and

WHEREAS, on February 11, 2013, the Common Council approved the (i) Order 13-01, (ii) Declaratory Resolution No. 1-2013, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 12, 2013, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2013 by the adoption of Confirmatory Resolution No. 2-2013; and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2014 on January 21st, 2014 amending the Original Declaratory Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 3rd, 2014, the Plan Commission adopted its Order Number 14-01 approving Declaratory Resolution No. 1-2014 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution 1-2014; and

WHEREAS, on February 10th, 2014, the Common Council approved the (i) Order 14-01, (ii) Declaratory Resolution No. 1-2014, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 11th, 2014, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2014 by the adoption of Confirmatory Resolution 2-2014; and

WHEREAS, the Redevelopment Commission now desires to further amend the Original Declaratory Resolution, as heretofore amended by Declaratory Resolution No. 2-2010, Declaratory Resolution No. 2-2011, and Declaratory Resolution No. 1-2013, Declaratory Resolution 1-2014 and by the adoption of this Resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove certain parcels or portions of parcels from the Grand Junction Consolidated Economic

Development Area (collectively, the “Parcels”), as described in Exhibit A attached hereto and made a part hereof, all in accordance with the Act; and

WHEREAS, the Parcels are located within the Grand Junction Consolidated Economic Development Area and the boundaries of the Grand Junction Consolidated Economic Development Area need not be increased as a result of the removal of the Parcels; and

WHEREAS, the actions proposed by this Resolution will produce a net reduction of the Grand Junction Consolidated Economic Development Area; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Commission hereby amends (i) the Declaratory Resolution to remove the parcels and portions of parcels, as described in Exhibit A hereto, from the Grand Junction Consolidated Economic Development Area (the “Amendment”).

2. The Commission hereby finds that the boundaries of the Grand Junction Consolidated Economic Development Area are hereby revised to give effect to the removal of the Parcels from the Grand Junction Consolidated Economic Development Area and that the activities in the existing Grand Junction Consolidated Economic Development Plan are unchanged by this Resolution.

3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment to the Grand Junction Consolidated Economic Development Plan, as set forth in Sections 1 through 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

4. The Commission hereby finds that the Grand Junction Consolidated Economic Development Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan and is incorporated into the Grand Junction Consolidated Economic Development Plan by this reference thereto.

6. In all other respects, the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan, as amended by the Amendment, shall remain in full force and effect.

7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and

redevelopment of the Project within the Grand Junction Consolidated Economic Development Area, all for the purposes set forth herein.

8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the removal of the Parcels from the Grand Junction Consolidated Economic Development Area, whereby upon written approval by the Plan Commission, the Plan Commission's order approving the removal of the Parcels shall be submitted to the Common Council for approval pursuant to Indiana Code 36-7-14-16(b).

9. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 2nd DAY OF FEBRUARY, 2015,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

This resolution prepared by:

Andrew P. Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

Exhibit A

MAP AND DESCRIPTION OF PARCELS OR PORTIONS OF REMOVED FROM THE ORIGINAL
GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

- Exhibit 1 Map of Parcels and Portions of Parcels Removed (3 pages)
- Exhibit 2 List of Parcels Removed (1 page)
- Exhibit 3 List of Portions of Parcels Removed (1 page)

Exhibit 1

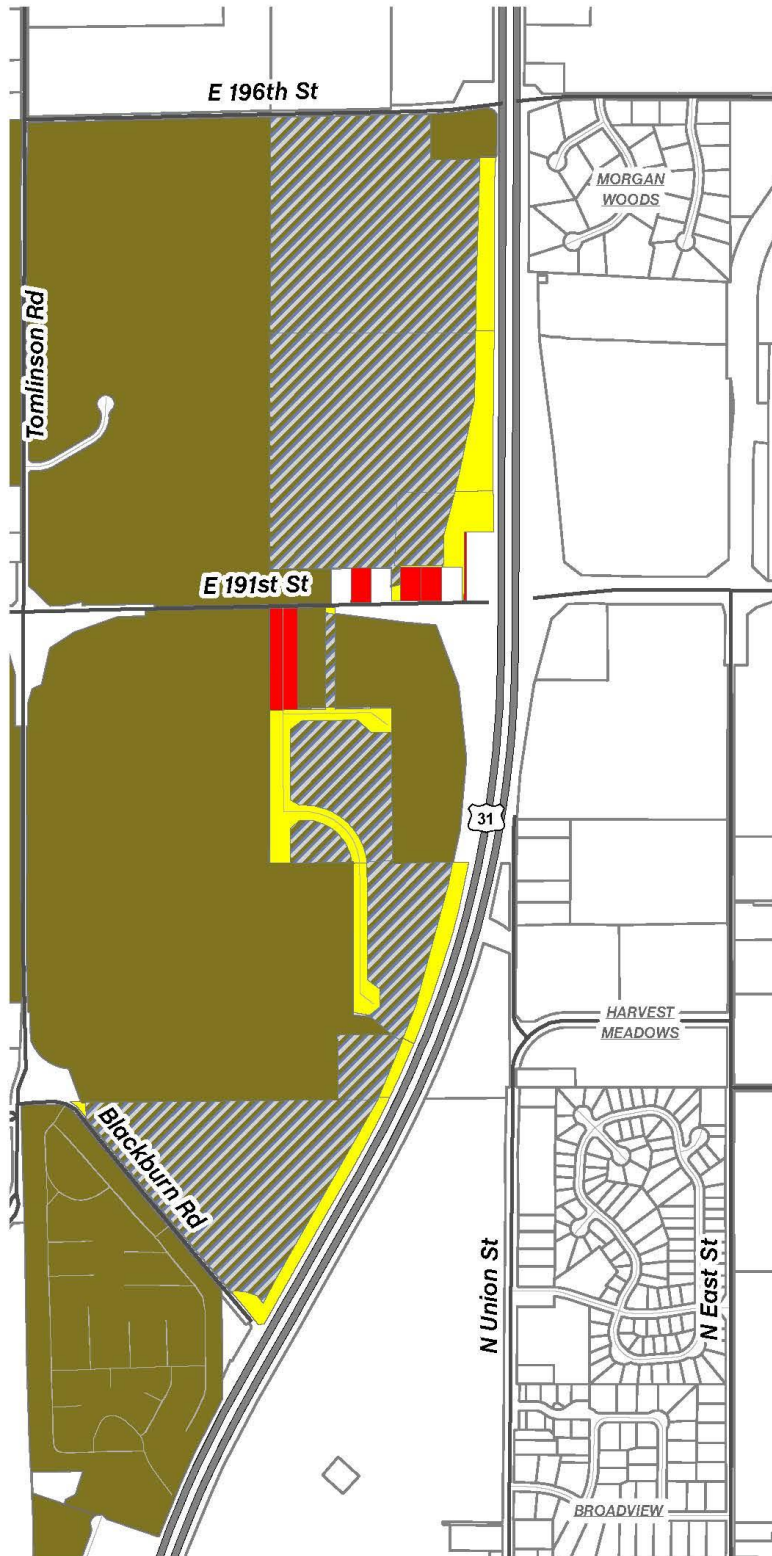


1-23-2015

- Parcels Removed
- Parcels Partially Removed
- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



<http://maps.westfield.in.gov>

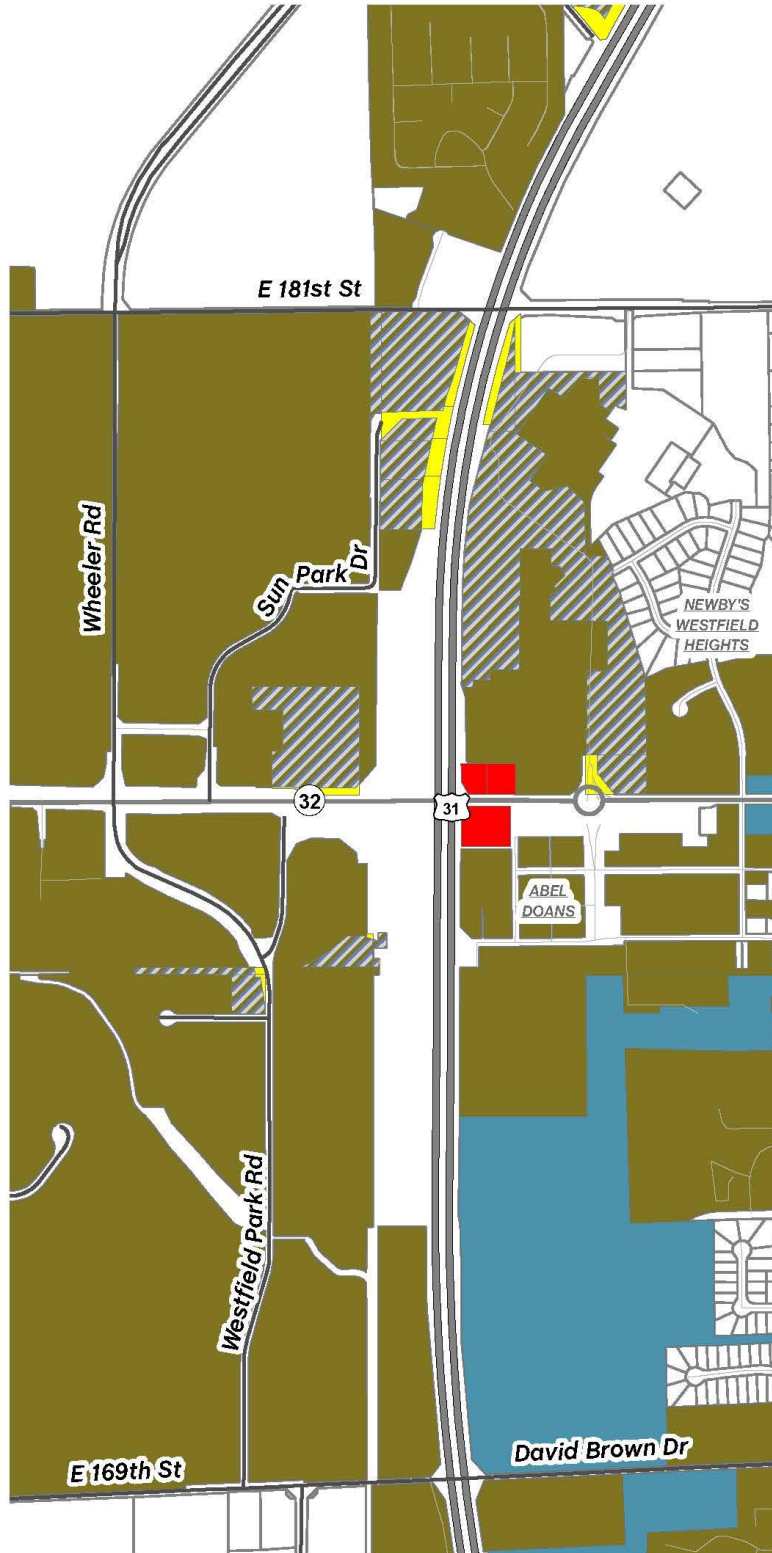


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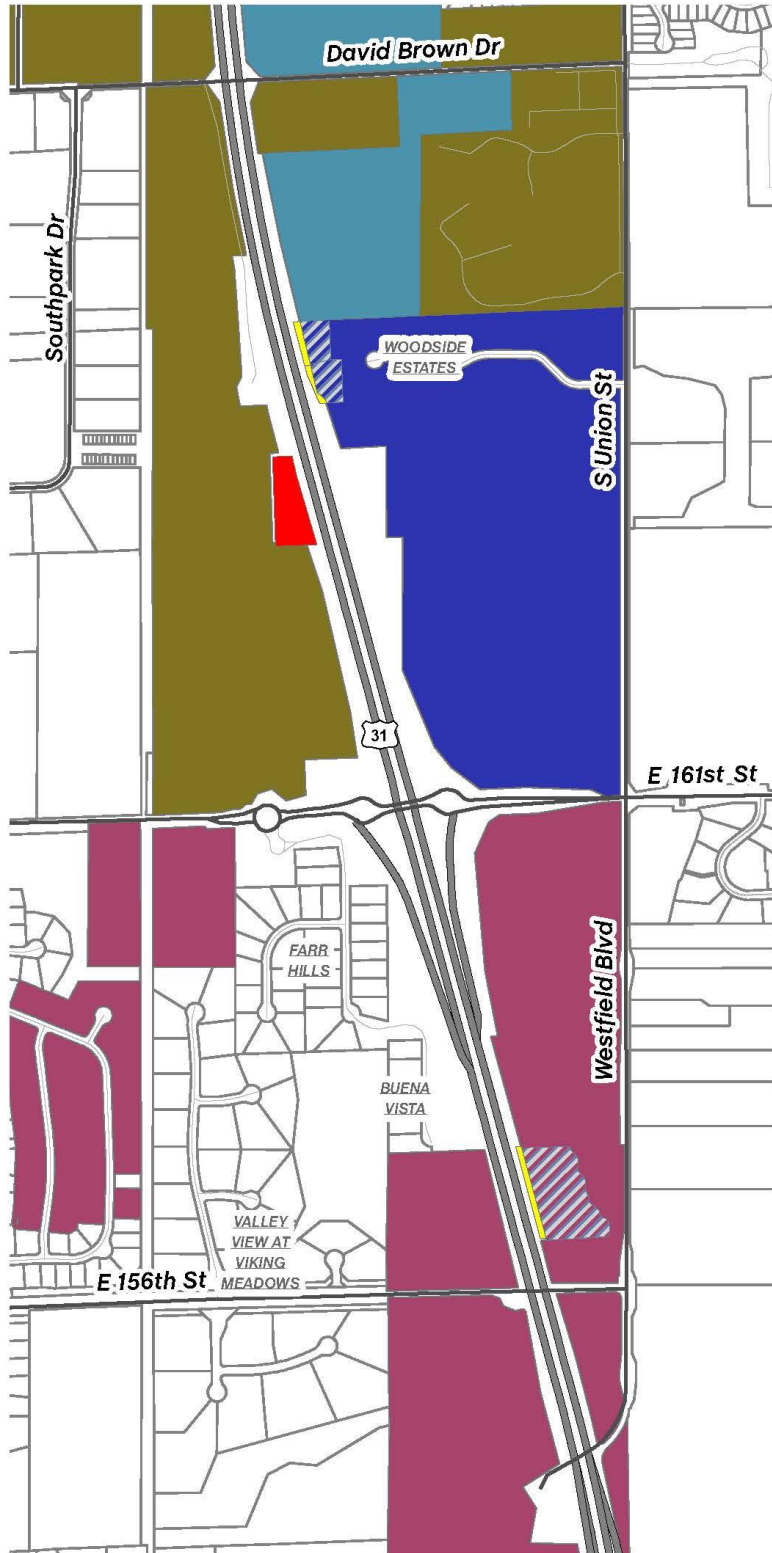


1-23-2015

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<http://maps.westfield.in.gov>

Exhibit 2

Parcels Removed

08.05.25.00.00.039.000
08.05.25.00.00.032.000
08.05.25.00.00.031.000
08.05.25.00.00.034.000
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09.09.01.02.02.001.000
09.05.36.04.02.002.000
09.05.36.04.02.001.000
08.05.25.00.00.028.001

Exhibit 3

Portions of Parcels Removed

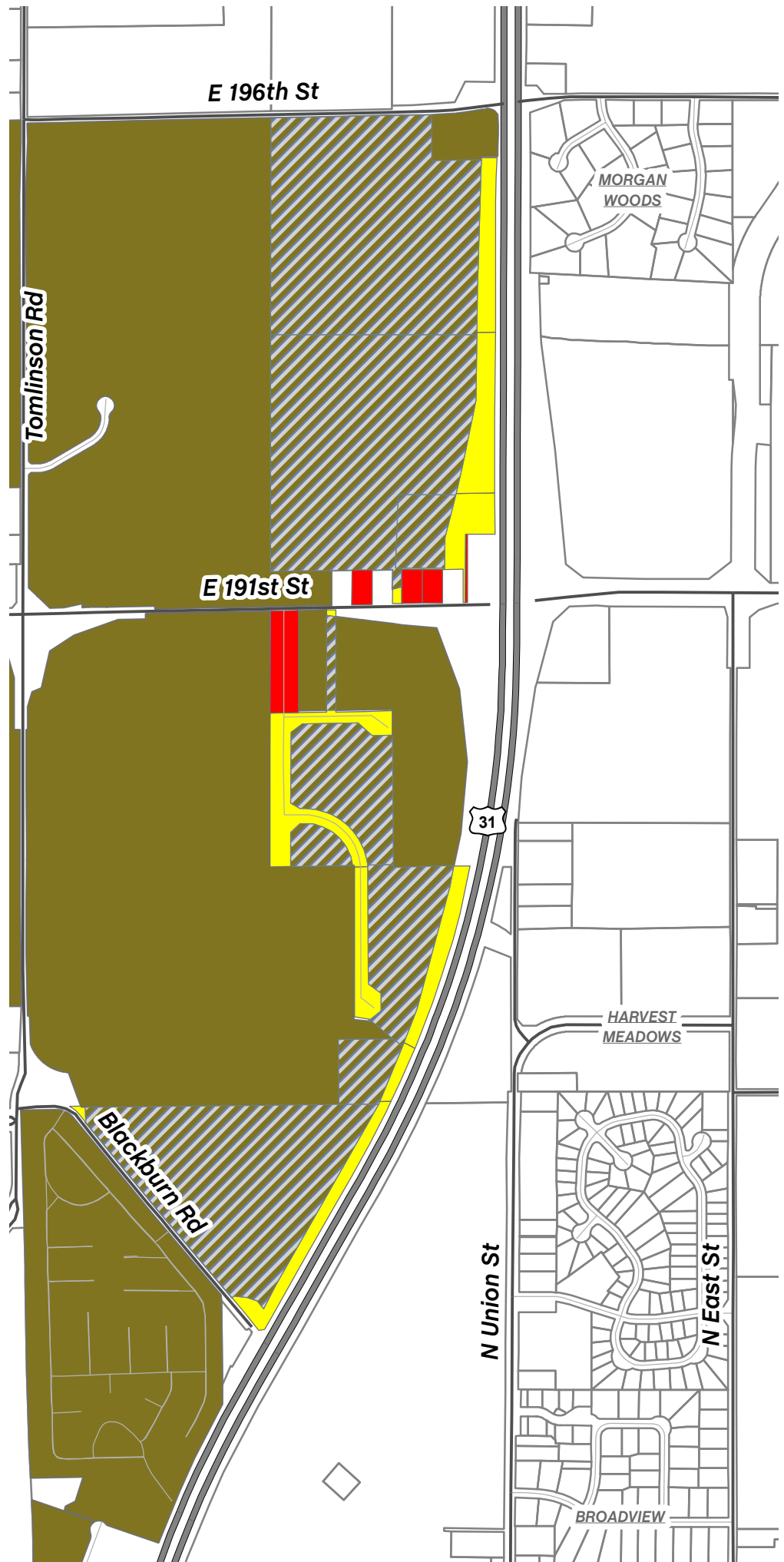
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08.05.25.00.00.024.000
09.05.36.00.00.030.000
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09.05.36.00.00.032.001
09.09.01.00.00.003.007
09.09.01.00.00.028.000
08.05.25.00.00.046.000
08.05.25.00.00.051.000
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08.05.25.00.00.044.000
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1-23-2015

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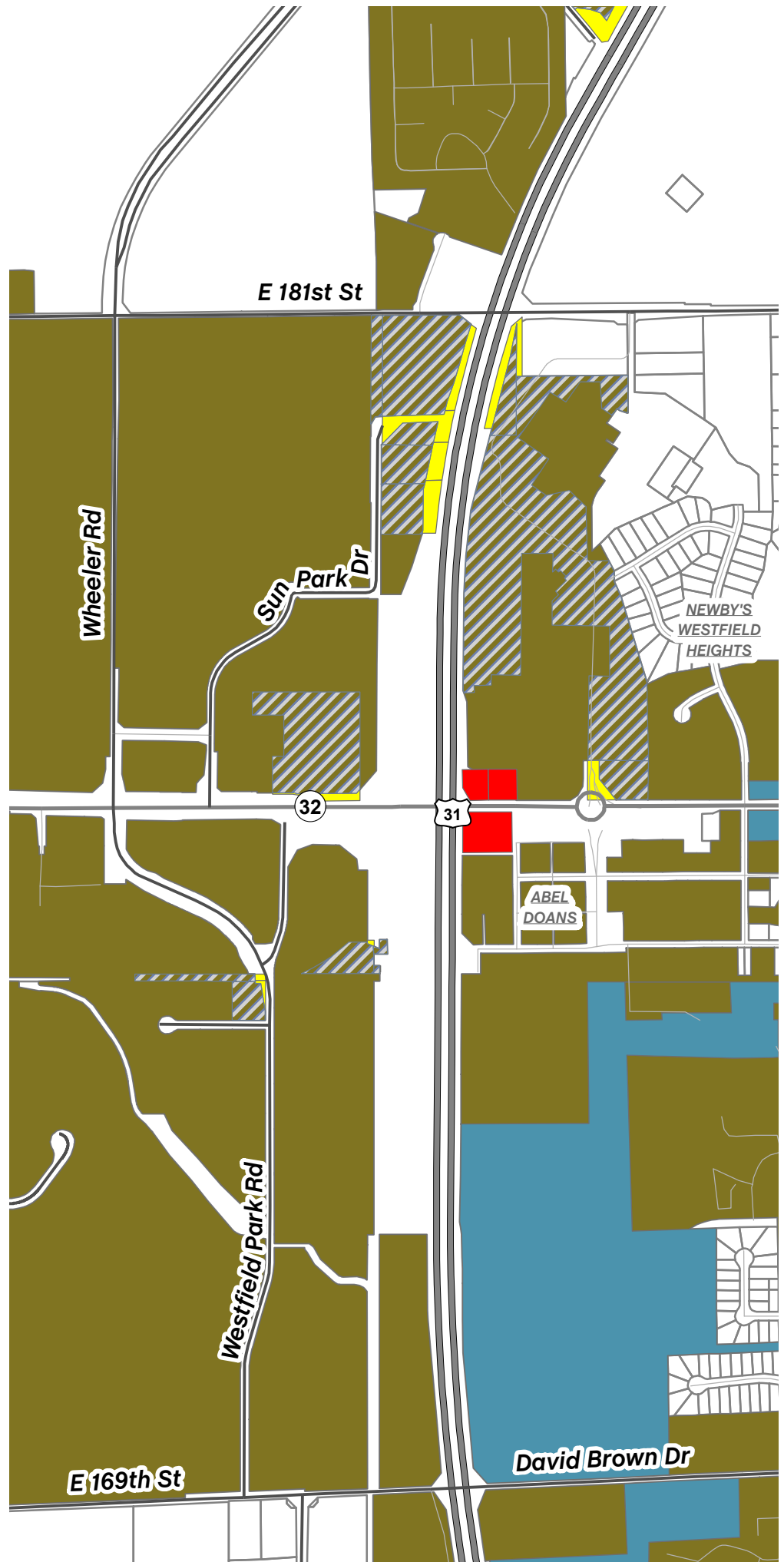


1-23-2015

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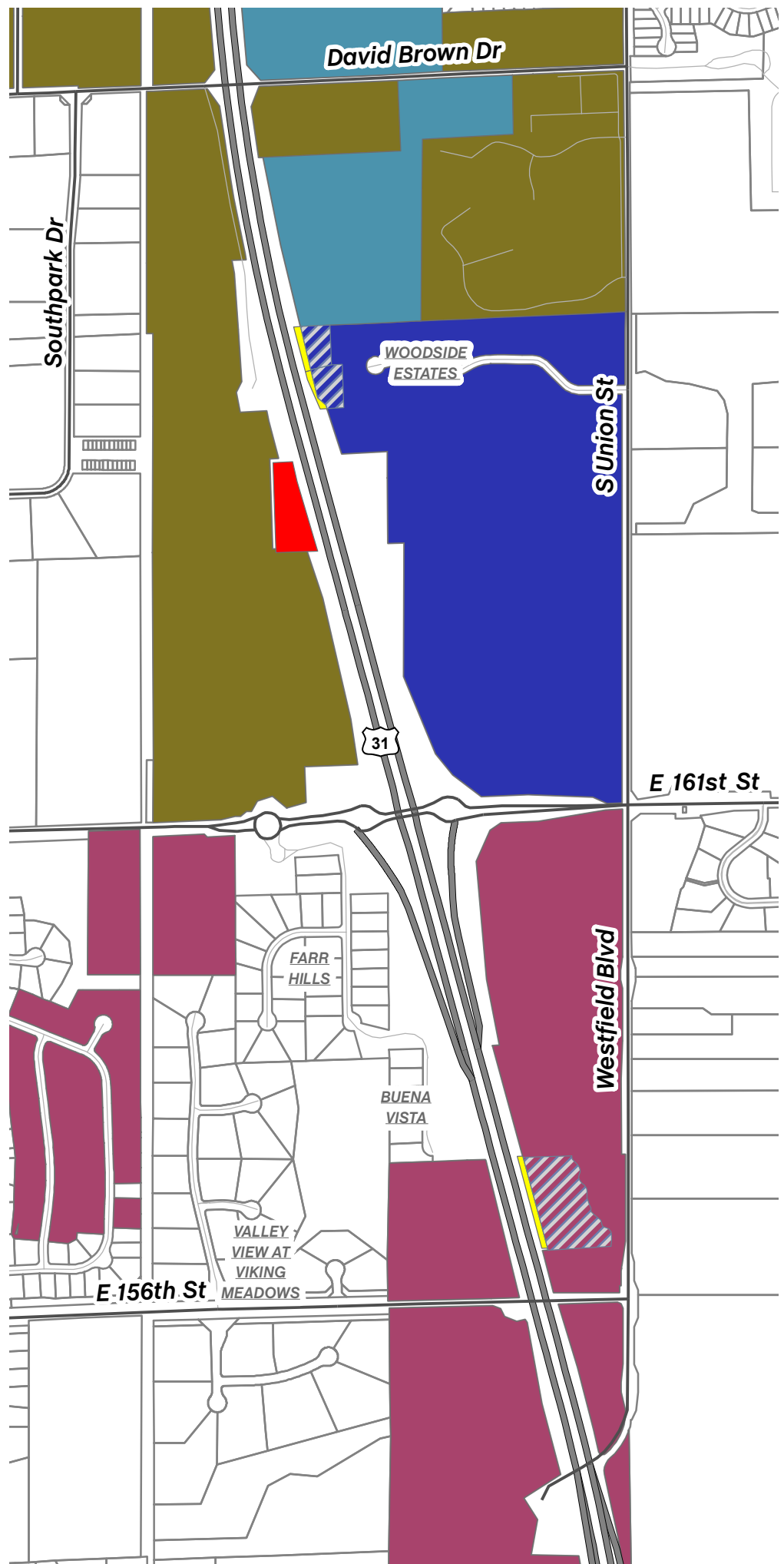


1-23-2015

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WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-03

Order Number: 15-03

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 2-2015, to remove portions of parcels of the Southside Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-03
Exhibit 3 - Declaratory Resolution 2-2015
Exhibit 4 - Southside EDA Map

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

- February 2nd, 2015 – The Westfield Redevelopment Commission adopted Declaratory Resolution 2-2015, which removes parcels and parcel portions of the Southside Economic Development Area.

Procedural

- The Plan Commission's function on this agenda item is to determine that the Declaratory Resolution 2-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or denying Declaratory Resolution 2-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

Analysis

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Southside Economic Development Area ("Southside EDA"), Declaratory Resolution 2-2015 proposes to remove parcels and portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The parcels and portions of parcels described in the Redevelopment Plan are owned by entities that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Southside EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing "erosion" to tax increment generated by the



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-03

Southside EDA. The real property assessment deadline in the State of Indiana is March 1st, annually. In order to prevent the “erosion” of tax increment, Declaratory Resolution 2-2015 must be confirmed by the Westfield Redevelopment Commission by March 1, 2015.

Staff Recommendation

Approve this Order as presented.

PLAN COMMISSION ORDER NUMBER 15-03

ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN OF THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE 2015 AMENDATORY DECLARATORY RESOLUTION AND REVISIONS TO THE 2015 SOUTHSIDE ECONOMIC DEVELOPMENT PLAN (Southside Economic Development Area, as amended)

WHEREAS, on July 9th, 2013, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 5-2013 (the “Original Declaratory Resolution”) establishing the Southside Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Southside Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the July 9th, 2013 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on August 5th, 2013, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order 13-03 approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 12th, 2013, the Common Council of the City (the “Common Council”) approved the (i) Order 13-03 of the Plan Commission, (ii) Declaratory Resolution No. 5-2013, (iii) and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 19th, 2013, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 7-2013 confirming the Original Declaratory Resolution; and,

WHEREAS, on February 2nd, 2015, the Commission adopted its Resolution 2-2015, amending the Original Declaratory Resolution, to remove parcels and portions of parcels from the Southside Economic Development Plan; and

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I. The 2015 Amendatory Declaratory Resolution and the revision of the Southside Economic Development Plan to remove certain parcels and portions of parcels from the Southside Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Southside Economic Development Area and the revision of the Southside Economic Development Plan to remove certain additional parcels and portions of parcels from the Southside Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III. The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

SECTION IV. The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF FEBRUARY, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.

President, Plan Commission

ATTEST:

Secretary, Plan Commission

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF
THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA**

WHEREAS, on July 9th, 2013, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 5-2013 (the “Original Declaratory Resolution”) establishing the Southside Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Southside Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the July 9th, 2013 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on August 5th, 2013, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order 13-03 approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 12th, 2013, the Common Council of the City (the “Common Council”) approved the (i) Order 13-03 of the Plan Commission, (ii) Declaratory Resolution No. 5-2013, (iii) and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 19th, 2013, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 7-2013 confirming the Original Declaratory Resolution; and,

WHEREAS, the Redevelopment Commission now desires to further amend the Original Declaratory Resolution and by the adoption of this Resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove certain parcels or portions of parcels from the Southside Economic Development Area (collectively, the “Parcels”), as described in Exhibit A attached hereto and made a part hereof, all in accordance with the Act; and

WHEREAS, the Parcels are located within the Southside Economic Development Area and the boundaries of the Southside Economic Development Area need not be increased as a result of the removal of the Parcels; and

WHEREAS, the actions proposed by this Resolution will produce a net reduction of the Southside Economic Development Area; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Commission hereby amends (i) the Declaratory Resolution to remove the parcels and portions of parcels, as described in Exhibit A hereto, from the Southside Economic Development Area (the “Amendment”).

2. The Commission hereby finds that the boundaries of the Southside Economic Development Area are hereby revised to give effect to the removal of the Parcels from the Southside Economic Development Area and that the activities in the existing Southside Economic Development Plan are unchanged by this Resolution.

3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment to the Southside Economic Development Plan, as set forth in Sections 1 through 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

4. The Commission hereby finds that the Southside Economic Development Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Southside Economic Development Plan and is incorporated into the Southside Economic Development Plan by this reference thereto.

6. In all other respects, the Declaratory Resolution and the Southside Economic Development Plan, as amended by the Amendment, shall remain in full force and effect.

7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and redevelopment of the Project within the Southside Economic Development Area, all for the purposes set forth herein.

8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the removal of the Parcels from the Southside Economic Development Area, whereby upon written approval by the Plan Commission, the Plan Commission's order approving the removal of the Parcels shall be submitted to the Common Council for approval pursuant to Indiana Code 36-7-14-16(b).

9. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 2nd DAY OF FEBRUARY, 2015,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

This resolution prepared by:

Andrew P. Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

Exhibit A

MAP AND DESCRIPTION OF PARCEL PORTIONS REMOVED FROM THE ORIGINAL
SOUTHSIDE ECONOMIC DEVELOPMENT AREA

- | | |
|-----------|--|
| Exhibit 1 | Map of Portions of Parcels Removed (2 pages) |
| Exhibit 2 | List of Portions of Parcels Removed (1 page) |

Exhibit 1

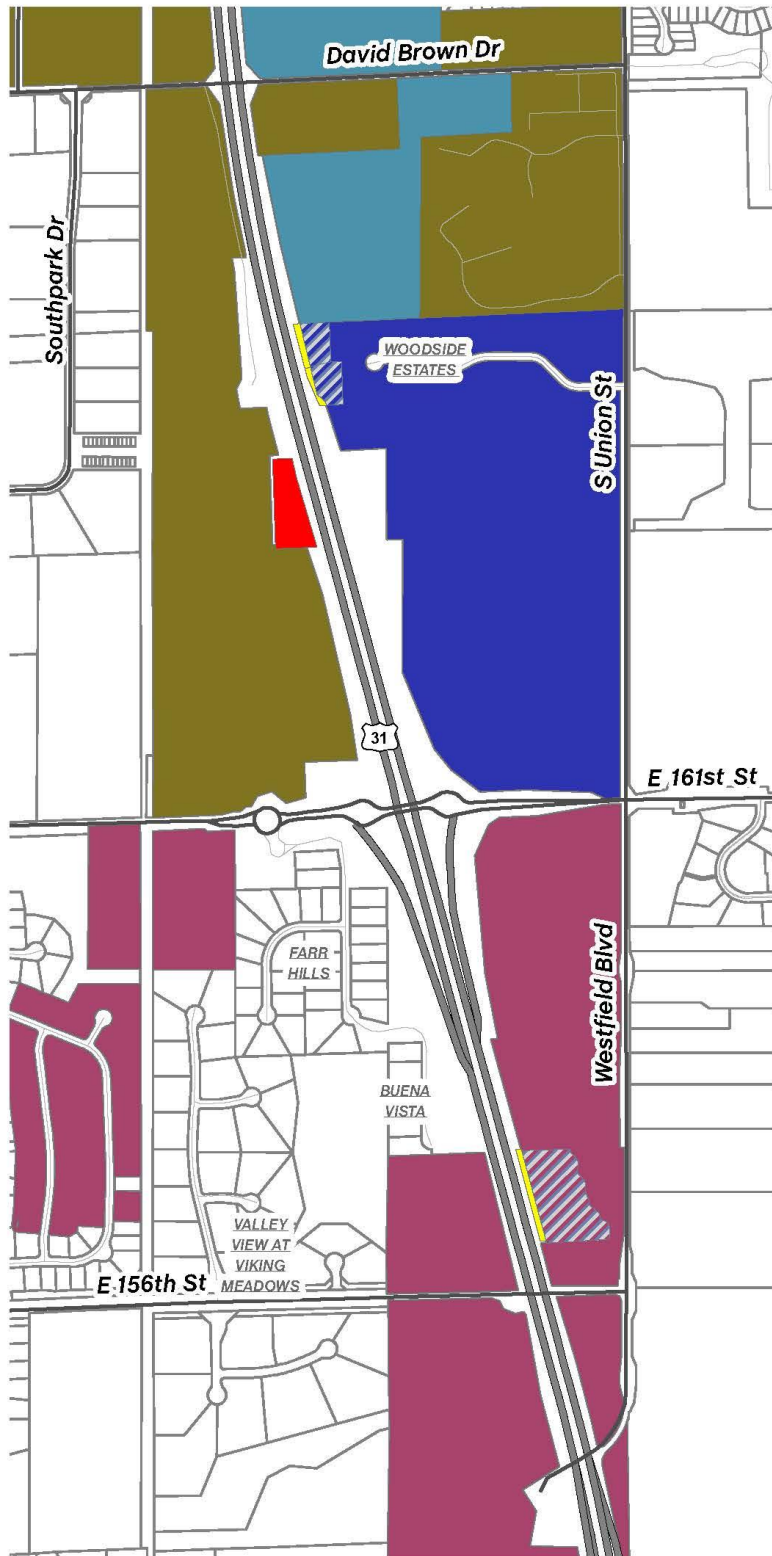


1-23-2015

- Parcels Removed
- Parcels Partially Removed
- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



<http://maps.westfield.in.gov>

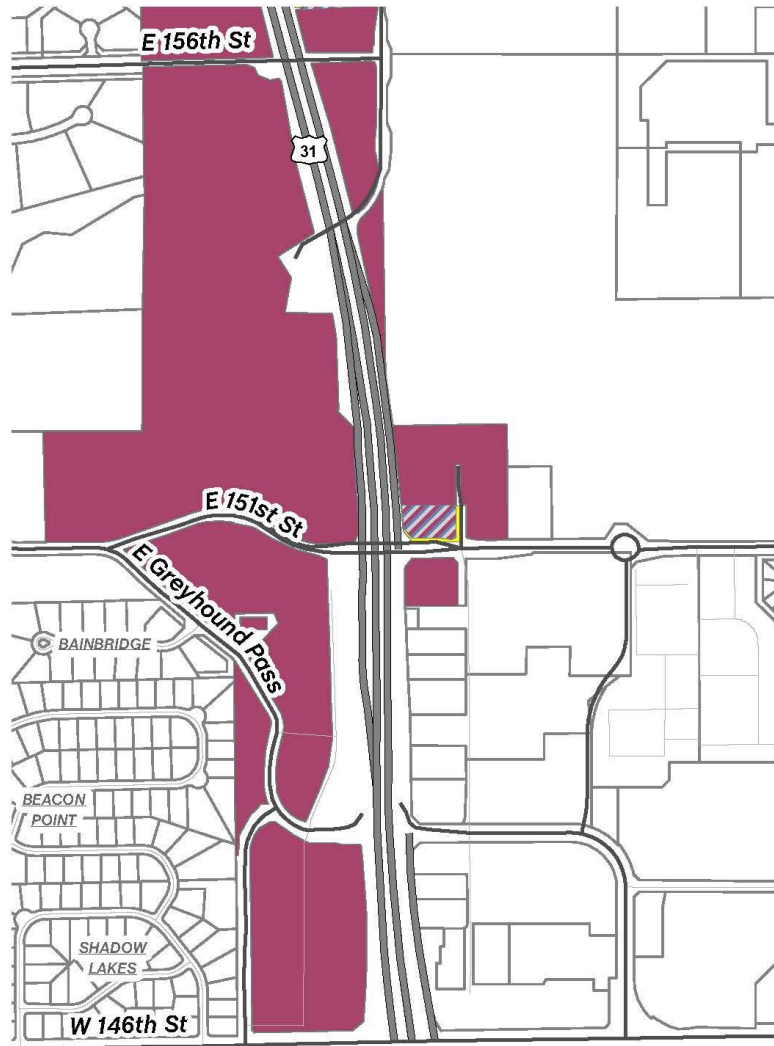


1-23-2015

- Parcels Removed
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- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



<http://maps.westfield.in.gov>

Exhibit 2

Portions of Parcels Removed

09.10.18.00.00.016.406

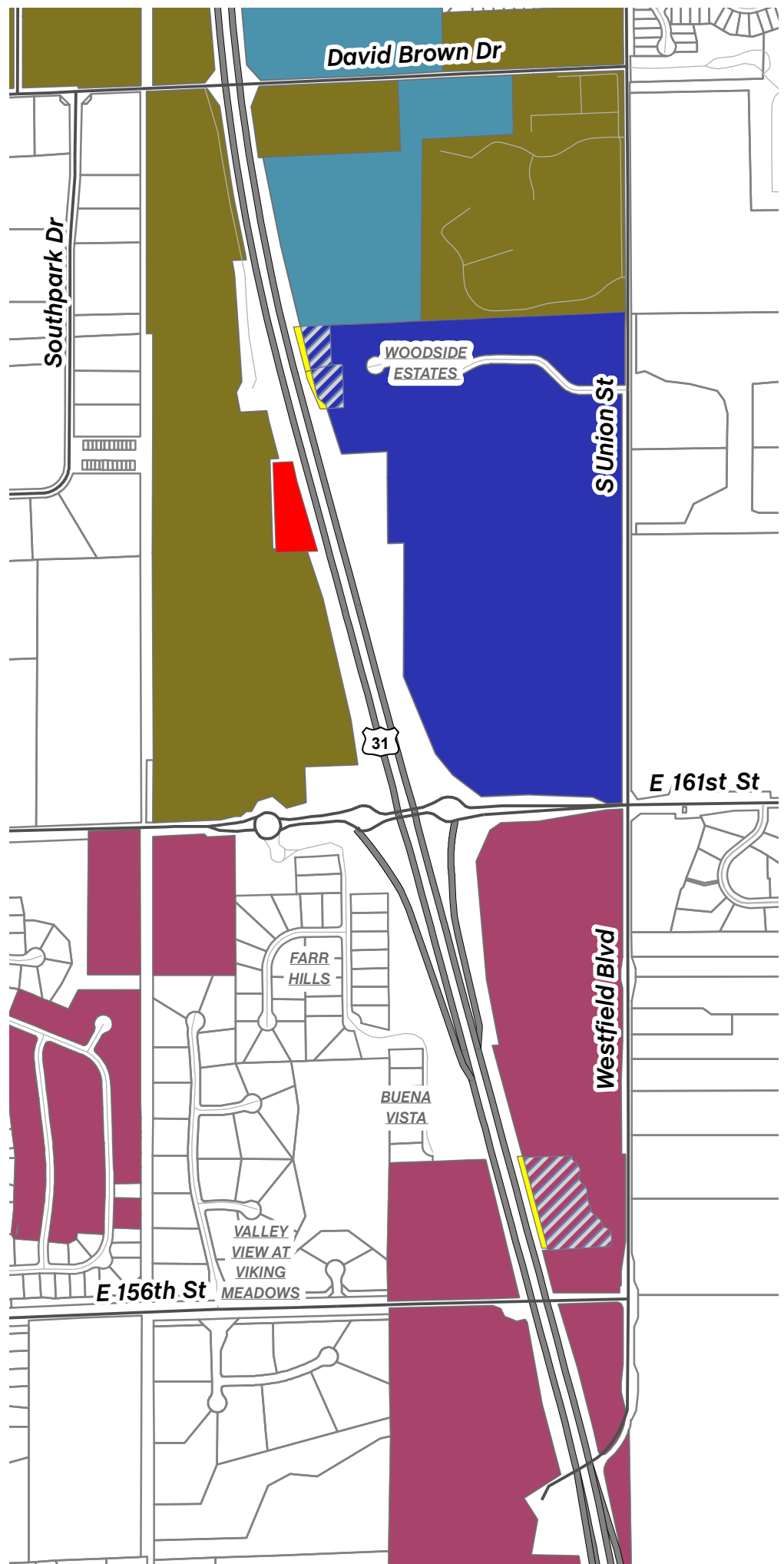
09.09.12.00.00.017.000

1-23-2015

- Parcels Removed
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- Portion Removed
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Economic Development Area

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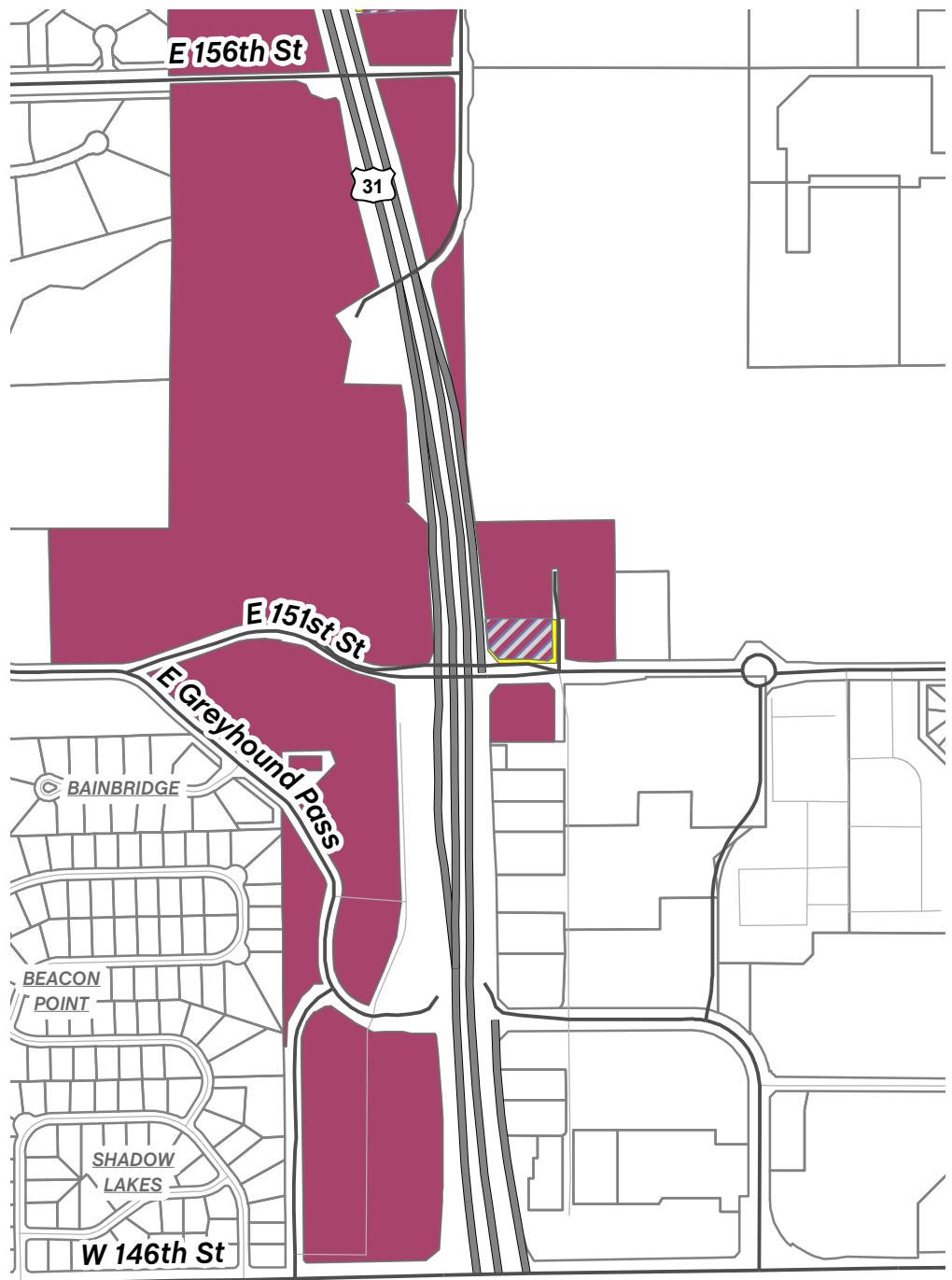


1-23-2015

- Parcels Removed
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Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



PLAN COMMISSION ORDER NUMBER 15-04

**ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION
AND THE ECONOMIC DEVELOPMENT PLAN OF THE LANTERN COMMONS
ECONOMIC DEVELOPMENT AREA
APPROVED AND ADOPTED BY THE
WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN AND APPROVING
THE 2015 AMENDATORY DECLARATORY RESOLUTION AND
REVISIONS TO THE 2015 LANTERN COMMONS
ECONOMIC DEVELOPMENT PLAN
(Lantern Commons Economic Development Area, as amended)**

WHEREAS, on January 7th, 2008, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 2-2008 (the “Original Declaratory Resolution”) establishing the Lantern Commons Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Lantern Commons Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the January 7th, 2008 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on January 28th, 2008, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order 08-01 approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on February 11th, 2008, the Common Council of the City (the “Common Council”) approved the (i) Order 08-01 of the Plan Commission, (ii) Declaratory Resolution No. 2-2008, (iii) and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on February 13th, 2008, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 3-2008 confirming the Original Declaratory Resolution; and,

WHEREAS, on June 12th, 2008, the Redevelopment Commission adopted Declaratory Resolution No. 16-2008 (the “2008 Amendatory Declaratory Resolution”) amending the Original Declaratory Resolution to expand the Original Area; and

WHEREAS, as required by the Act, on June 16th, 2008, the Redevelopment Commission submitted the 2008 Amendatory Declaratory Resolution to the Plan Commission and the Plan Commission issued its written Order approving the 2008 Amendatory Declaratory Resolution and development plan as submitted; and

WHEREAS, on June 23rd, 2008, the Common Council of the City approved the (i) Order of the Plan Commission, (ii) 2008 Amendatory Declaratory Resolution, (iii) Lantern Commons Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on June 23rd, 2008, after notice and a public hearing thereon, the Redevelopment Commission confirmed the 2008 Amendatory Declaratory Resolution by adoption of Confirmatory Resolution No. 17-2008; and

WHEREAS, the Redevelopment Commission desires to further amend the Original Declaratory Resolution, as hereto amended by the 2008 Amendatory Declaratory Resolution; and

WHEREAS, on February 2nd, 2015, the Redevelopment Commission adopted Declaratory Resolution No. 3-2015 (the “2015 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution, to remove certain parcels and portions of parcels from the Lantern Commons Economic Development Area; and

WHEREAS, the Act requires approval by the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) of the 2015 Amendatory Declaratory Resolution and the revision of the Lantern Commons Economic Development Plan to remove certain parcels and portions of parcels identified in the 2015 Amendatory Declaratory Resolution; and

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I. The 2015 Amendatory Declaratory Resolution and the revision of the Lantern Commons Economic Development Plan to remove certain parcels and portions of parcels from the Lantern Commons Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Lantern Commons Economic Development Area and the revision of the Lantern Commons Economic Development Plan to remove certain additional parcels and portions of parcels from the Lantern Commons Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III. The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

SECTION IV. The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF FEBRUARY, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.

President, Plan Commission

ATTEST:

Secretary, Plan Commission

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 3-2015**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION OF
THE LANTERN COMMONS ECONOMIC DEVELOPMENT AREA**

WHEREAS, on January 7th, 2008, the Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield (the “City”) adopted Declaratory Resolution No. 2-2008 (the “Original Declaratory Resolution”) establishing the Lantern Commons Economic Development Area (the “Original Area”) as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 et seq., and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the “Original Plan”), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an “allocation area” to be known as the “Lantern Commons Economic Development Allocation Area” as required by Indiana Code 36-7-14-39 (the “Original Allocation Area”) and approved and incorporated the Factual Report (the “Original Report”) supporting the Original Declaratory Resolution and the Original Plan presented at the January 7th, 2008 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the “Original Project”); and,

WHEREAS, on January 28th, 2008, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the “Plan Commission”) and the Plan Commission issued its written Order 08-01 approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on February 11th, 2008, the Common Council of the City (the “Common Council”) approved the (i) Order 08-01 of the Plan Commission, (ii) Declaratory Resolution No. 2-2008, (iii) and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on February 13th, 2008, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution No. 3-2008 confirming the Original Declaratory Resolution; and,

WHEREAS, on June 12th, 2008, the Redevelopment Commission adopted Declaratory Resolution No. 16-2008 amending the Original Declaratory Resolution to expand the Original Area; and

WHEREAS, as required by the Act, on June 16th, 2008, the Redevelopment Commission submitted Declaratory Resolution No. 16-2008 to the Plan Commission and the Plan Commission issued its written Order approving Declaratory Resolution No. 16-2008 and development plan as submitted; and

WHEREAS, on June 23rd, 2008, the Common Council of the City approved the (i) Order of the Plan Commission, (ii) Declaratory Resolution No. 16-2008, (iii) Lantern Commons Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on June 23rd, 2008, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 16-2008 by adoption of Confirmatory Resolution No. 17-2008; and

WHEREAS, the Redevelopment Commission now desires to further amend the Original Declaratory Resolution, as heretofore amended by Declaratory Resolution No. 16-2008 and by the adoption of this Resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the “Declaratory Resolution”); and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove certain parcels or portions of parcels from the Lantern Commons Economic Development Area (collectively, the “Parcels”), as described in Exhibit A attached hereto and made a part hereof, all in accordance with the Act; and

WHEREAS, the Parcels are located within the Lantern Commons Economic Development Area and the boundaries of the Lantern Commons Economic Development Area need not be increased as a result of the removal of the Parcels; and

WHEREAS, the actions proposed by this Resolution will produce a net reduction of the Lantern Commons Economic Development Area; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Commission hereby amends (i) the Declaratory Resolution to remove the parcels and portions of parcels, as described in Exhibit A hereto, from the Lantern Commons Economic Development Area (the “Amendment”).

2. The Commission hereby finds that the boundaries of the Lantern Commons Economic Development Area are hereby revised to give effect to the removal of the Parcels from the Lantern Commons Economic Development Area and that the activities in the existing Lantern Commons Economic Development Plan are unchanged by this Resolution.

3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment to the Lantern Commons Economic Development Plan, as set forth in Sections 1 through 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

4. The Commission hereby finds that the Lantern Commons Economic Development Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Lantern Commons Economic Development Plan and is incorporated into the Lantern Commons Economic Development Plan by this reference thereto.

6. In all other respects, the Declaratory Resolution and the Lantern Commons Economic Development Plan, as amended by the Amendment, shall remain in full force and effect.

7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and redevelopment of the Project within the Lantern Commons Economic Development Area, all for the purposes set forth herein.

8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the removal of the Parcels from the Lantern Commons Economic Development Area, whereby upon written approval by the Plan Commission, the Plan Commission’s order approving the removal of the Parcels shall be submitted to the Common Council for approval pursuant to Indiana Code 36-7-14-16(b).

9. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 2nd DAY OF FEBRUARY, 2015,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

This resolution prepared by:

Andrew P. Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

Exhibit A

MAP AND DESCRIPTION OF PARCEL PORTIONS REMOVED FROM THE ORIGINAL
LANTERN COMMONS ECONOMIC DEVELOPMENT AREA

- | | |
|-----------|--|
| Exhibit 1 | Map of Portions of Parcels Removed (1 page) |
| Exhibit 2 | List of Portions of Parcels Removed (1 page) |

Exhibit 1

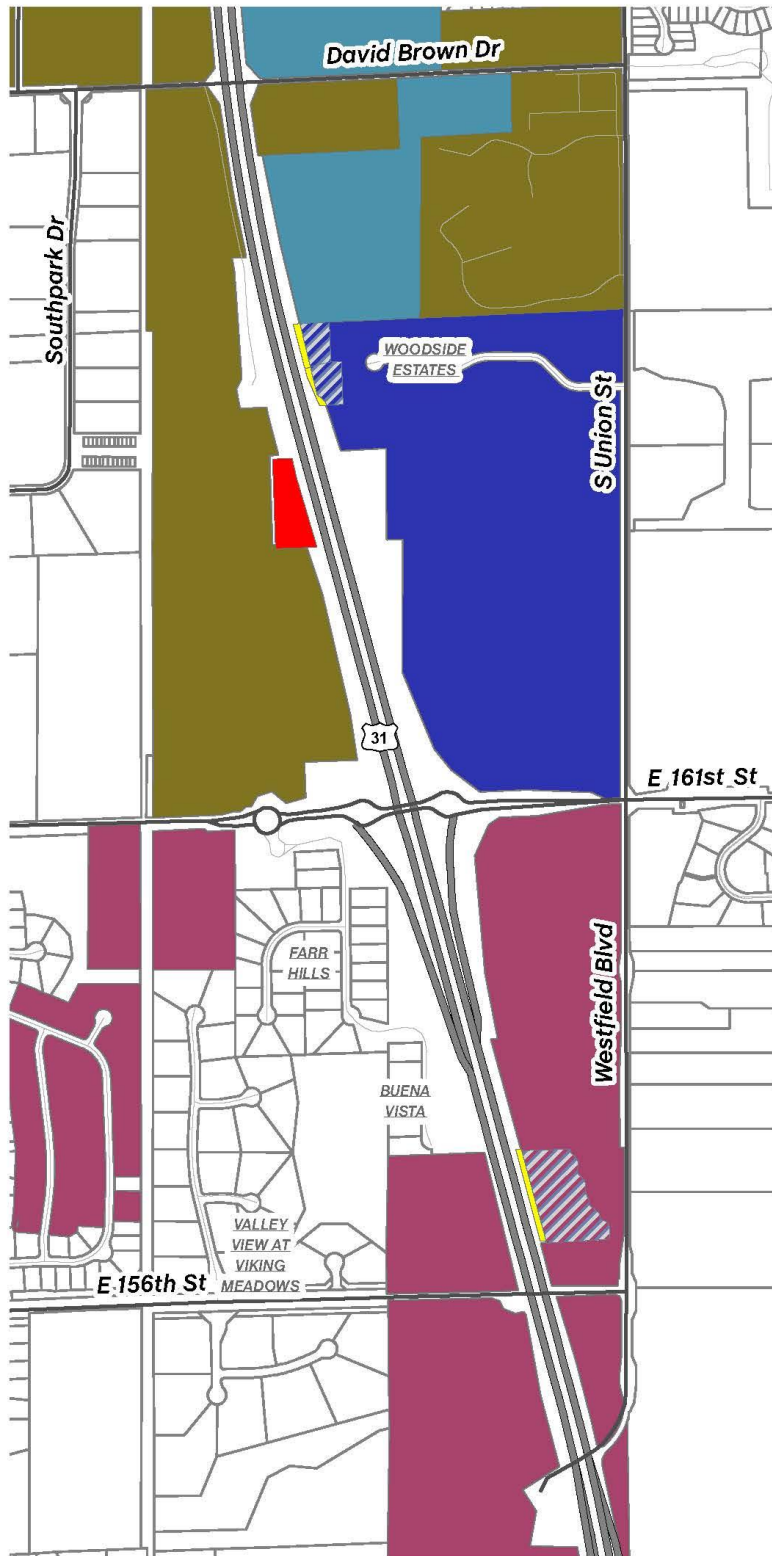


1-23-2015

- Parcels Removed
- Parcels Partially Removed
- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



<http://maps.westfield.in.gov>

Exhibit 2

List of Portions of Parcels Removed

09.09.12.02.01.001.000

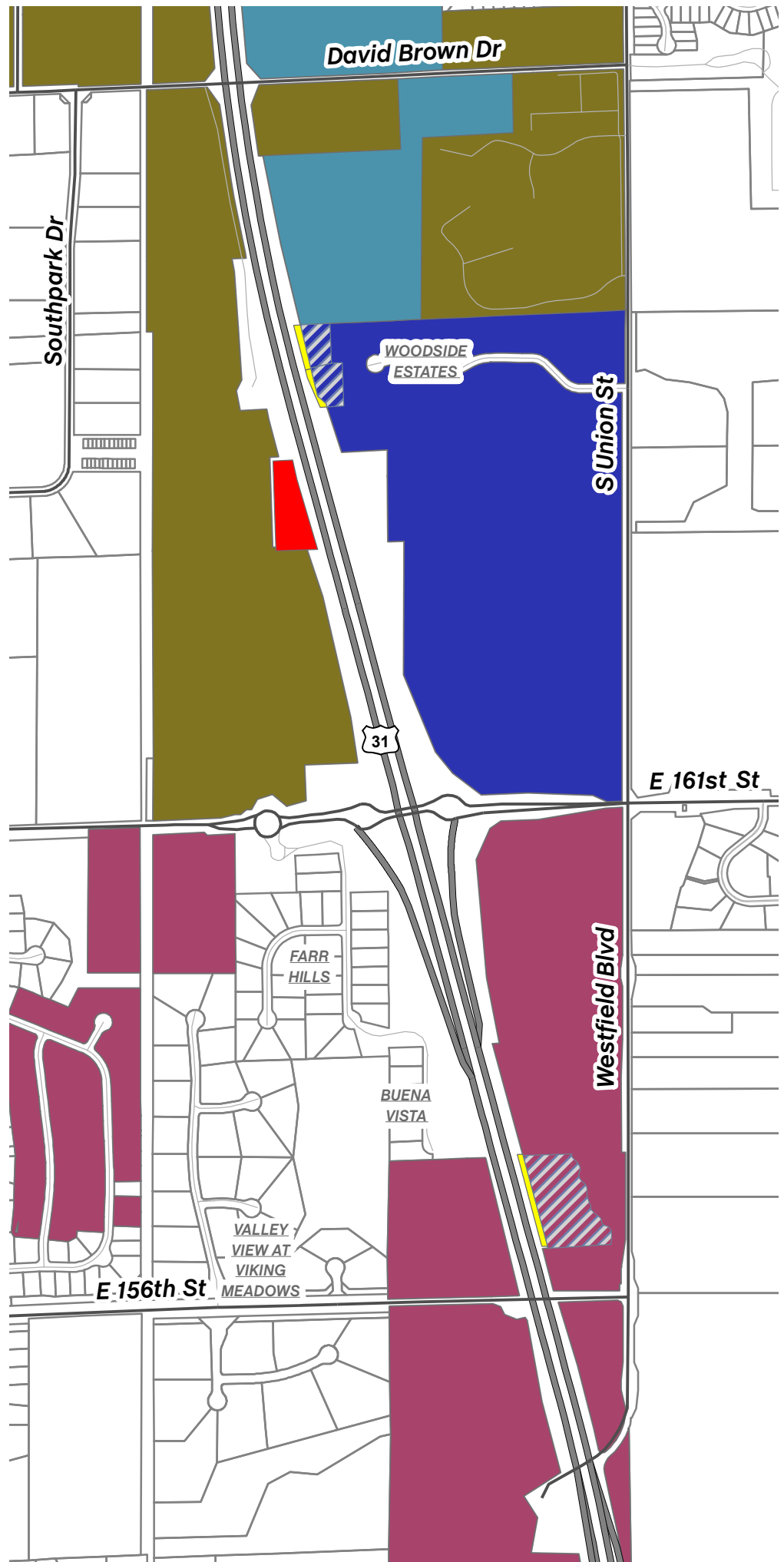
09.09.12.02.01.020.000

1-23-2015

- Parcels Removed
- Parcels Partially Removed
- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
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- Westfield Southside





Order Number: 15-04

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 3-2015, to remove portions of parcels of the Lantern Commons Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-04
Exhibit 3 - Declaratory Resolution 3-2015
Exhibit 4 – Lantern Commons EDA Map

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

- February 2nd, 2015 – The Westfield Redevelopment Commission adopted Declaratory Resolution 3-2015, which removes parcels and parcel portions of the Southside Economic Development Area.

Procedural

- The Plan Commission’s function on this agenda item is to determine that the Declaratory Resolution 3-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or denying Declaratory Resolution 3-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

Analysis

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Lantern Commons Economic Development Area (“Lantern Commons EDA”), Declaratory Resolution 2-2015 proposes to remove parcels and portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The parcels and portions of parcels described in the Redevelopment Plan are owned by entities that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Lantern Commons EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing “erosion” to tax



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-04

increment generated by the Lantern Commons EDA. The real property assessment deadline in the State of Indiana is March 1st, annually. In order to prevent the “erosion” of tax increment, Declaratory Resolution 3-2015 must be confirmed by the Westfield Redevelopment Commission by March 1, 2015.

Staff Recommendation

Approve this Order as presented.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
1502-SPP-07 & 1502-ODP-01

Petition Number: 1502-SPP-07 & 1502-ODP-01

Subject Site Address: Northwest of 151st Street & Ditch Road

Petitioner: Estridge Development Management LLC

Request: Petitioner requests Development Plan and Primary Plat review for 97 single-family residential lots on approximately 36.84 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD District, Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 36.84 acres+/-

Property History: Harmony PUD Ordinance 12-14
Harmony PUD Text Amendment Ordinance 14-55

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Detailed Development Plan
6. Landscape Plan
7. Text Amendment Parcel Map (Ord. 14-55)

Staff Reviewer: Pam Howard, Associate Planner

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 2, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)



Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:

- a. 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.

- **Staff Comment - COMPLIANT**

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

- **Staff Comment -See section 6.19 below**

- c. 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.

- **Staff Comment - COMPLIANT**

- d. 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.

- **Staff Comment –Working with petitioner and WPWD to ensure compliance.**

- e. 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.

- **Staff Comment – Petitioner working with WPWD to ensure compliance.**

- f. 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.
- g. **Staff Comment - Working with petitioner and utilities to ensure compliance.**
- h. 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.

- **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:

a. Natural Appearance:

- 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).
- 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.
- Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- **Staff Comment - Working with petitioner and WPWD to ensure compliance.**

- b. 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).

- **Staff Comment - COMPLIANT**

- c. 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.

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
 - a. Requirement: Street Trees shall be required with 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.
 - **Staff Comment - COMPLIANT**
 - b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
 - **Staff Comment - COMPLIANT**
 - c. 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 (20) feet.
 - **Staff Comment - COMPLIANT**
4. Minimum Lot Landscaping Requirements
 - a. Single Family Residential (per Lot under 8,000 SF)
 - Shade Trees – 2
 - Ornamental or Evergreen Trees – 1
 - Shrubs – 4
 - **Staff Comment - Working with petitioner to obtain completed landscaping plan and ensure compliance.**
 - b. Single-Family Residential (per Lot over 8,000 SF)
 - Shade Trees – 4
 - Ornamental or Evergreen Trees – 2
 - Shrubs – 4
 - **Staff Comment - Working with petitioner to obtain completed landscaping plan and ensure compliance.**
 - c. Open Space/Common Area (per acre)
 - Shade Trees, Ornamental, or Evergreen Trees – 10
 - Shrubs – 0
 - **Staff Comment - COMPLIANT**
5. Foundation Plantings
 - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

- a. 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.

• **Staff Comment – Superseded by Harmony PUD**

- b. 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.

• **Staff Comment - Not Applicable.**

- c. 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.

• **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**

7. Buffer Yard Requirements

- **Staff Comment - Not Applicable. Superseded by Harmony PUD.**

8. Parking Area Landscaping

- **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment - Working with petitioner to obtain lighting plan if applicable and ensure compliance.**
1. 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.
 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.



3. 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.
4. 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.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. 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.
 - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff 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.**



Vision Clearance Standards (Article 6.19)

1. 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.
 - **Staff Comment – Working with petitioner and WPWD to ensure compliance.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. 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.
 - **Staff Comment - COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
 - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.

- **Staff Comment - Petitioner working with WPWD and County Surveyor to ensure compliance.**
- 3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner (“grantor”) shall execute the easement instrument in favor of the appropriate party or entity (“grantee”).
 - **Staff Comment - Acknowledged.**
- 4. **Private Street Easement:** When required by this Ordinance, the Property Owner (“grantor”) shall execute a Private Street easement instrument in favor of the owner of the Lot (“grantee”) to which the private street provides access.
 - **Staff Comment - Working with petitioner to ensure compliance.**

Monument and Marker Standards (Article 8.5)

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

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **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.
 - **Staff Comment - COMPLIANT**
4. **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.
 - **Staff Comment - Acknowledged. Please include in covenants document.**
5. 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
 - **Staff Comment - Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).**

6. **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.
 - **Staff Comment - Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **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.
 - **Staff Comment - Acknowledged.**
8. 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.
 - **Staff Comment - Working with petitioner to ensure compliance.**
9. 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.
 - **Staff Comment - Working with petitioner to ensure compliance.**
10. 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.
 - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. 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.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
2. 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.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

3. 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.

Staff Comment - Petitioner working with WPWD to ensure compliance.

4. 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.

Staff Comment - Petitioner working with WPWD to ensure compliance.

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

Staff Comment - COMPLIANT

6. 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.

Staff Comment - Not applicable.

7. 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.

• **Staff Comment - Petitioner working with WPWD to ensure compliance.**

8. 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.

• **Staff Comment - COMPLIANT**

9. 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.

• **Staff Comment - Petitioner working with WPWD to ensure compliance.**

10. 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).

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

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

1. Dedication of Right-of-way: – **Petitioner working with WPWD to ensure compliance**
2. Private Streets: – **Petitioner working with WPWD to ensure compliance.**
3. Design Principles: -- **COMPLIANT**
 - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
 - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
 - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.
4. Improvement Standards– **Petitioner working with WPWD to ensure compliance.**

5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **Petitioner working with WPWD to ensure compliance.**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **Petitioner working with WFD to ensure compliance.**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **Petitioner working with WPWD to ensure compliance.**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete street, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **Petitioner working with WPWD to ensure compliance.**

Street Sign Standards (Article 8.11) – **Petitioner working with WPWD to ensure compliance.**

Surety Standards (Article 8.12) – **Petitioner working with WPWD to ensure compliance.**

Utility Standards (Article 8.13) – **Petitioner working with WPWD and utilities to ensure compliance.**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. 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.

- **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

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.
 - **Staff Comment - COMPLIANT**
 - 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.
 - **Staff Comment - COMPLIANT**
 - 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:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**
 - 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.
 - **Staff Comment - COMPLIANT**
 - Easements (locations, widths and purposes).
 - **Staff Comment - Petitioner working with WPWD, HCSO, and utilities to ensure compliance.**
 - Statement concerning the location and approximate size or capacity of utilities to be installed.

- **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
- Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
- 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%).
 - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
- Building setback lines.
 - **Staff Comment - COMPLIANT**
- Legend and notes.
 - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**
- 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.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**



- 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.
 - **Staff Comment - Petitioner working with HCSO to ensure compliance.**
- 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.
 - **Staff Comment - Petitioner working with IDNR to ensure compliance.**
- 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.
 - **Staff Comment - Working with petitioner to obtain copy of covenants and restrictions.**

DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.



- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

- **Staff Comment – Working with petitioner to determine lot classification to ensure compliance.**

Mew Lots

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

42' Alley-Load Lots—Working with petitioner to determine lot classification to ensure compliance.

1. Minimum Lot Width at Building Line – 42' –
2. Minimum Lot Area – 3,780 SF –
3. Minimum Lot Frontage on a Public Way – 30' –
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' –
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**



9. Minimum Rear Yard Setback – 20' –

50' Alley-Load Lots— Working with petitioner to determine lot classification to ensure compliance.

1. Minimum Lot Width at Building Line – 50' –
2. Minimum Lot Area – 5,500 SF –
3. Minimum Lot Frontage on a Public Way – 40' –
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' –
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' –

60' Front-Load Lots— Working with petitioner to determine lot classification to ensure compliance.

1. Minimum Lot Width at Building Line – 60' –
2. Minimum Lot Area – 7,200 SF –
3. Minimum Lot Frontage on a Public Way – 40' –
4. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' –
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' –

70' Front-Load Lots— Working with petitioner to determine lot classification to ensure compliance.

1. Minimum Lot Width at Building Line –
2. Minimum Lot Area – 8,400 SF –
3. Minimum Lot Frontage on a Public Way – 40' –
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**



5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' – Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
10. Minimum Rear Yard Setback – 20' –

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.

- **Staff Comment – COMPLIANT**

2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.

- **Staff Comment – COMPLIANT**

The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

- **Staff Comment – Acknowledged**

B. Development Amenities.

A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

- **Staff Comment – Working with petitioner to obtain plan to ensure compliance.**

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

- **Staff Comment – Working with petitioner to ensure compliance.**

2. The recreation area within the Single Family Residential District, and

- **Staff Comment – Working with petitioner to ensure compliance.**

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.

- **Staff Comment – COMPLIANT**



- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
- **Staff Comment – COMPLIANT**
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
- **Staff Comment – Working with petitioner to obtain more detailed plans with plant locations to ensure compliance.**
 - Ditch Road (1,560.9')
 - 20' – 40' Buffer Yard -- **COMPLIANT**
 - Evergreen Trees =
 - Ornamental Trees =
 - Evergreen Shrubs =
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.
- **Staff Comment – Not applicable to Section 3**

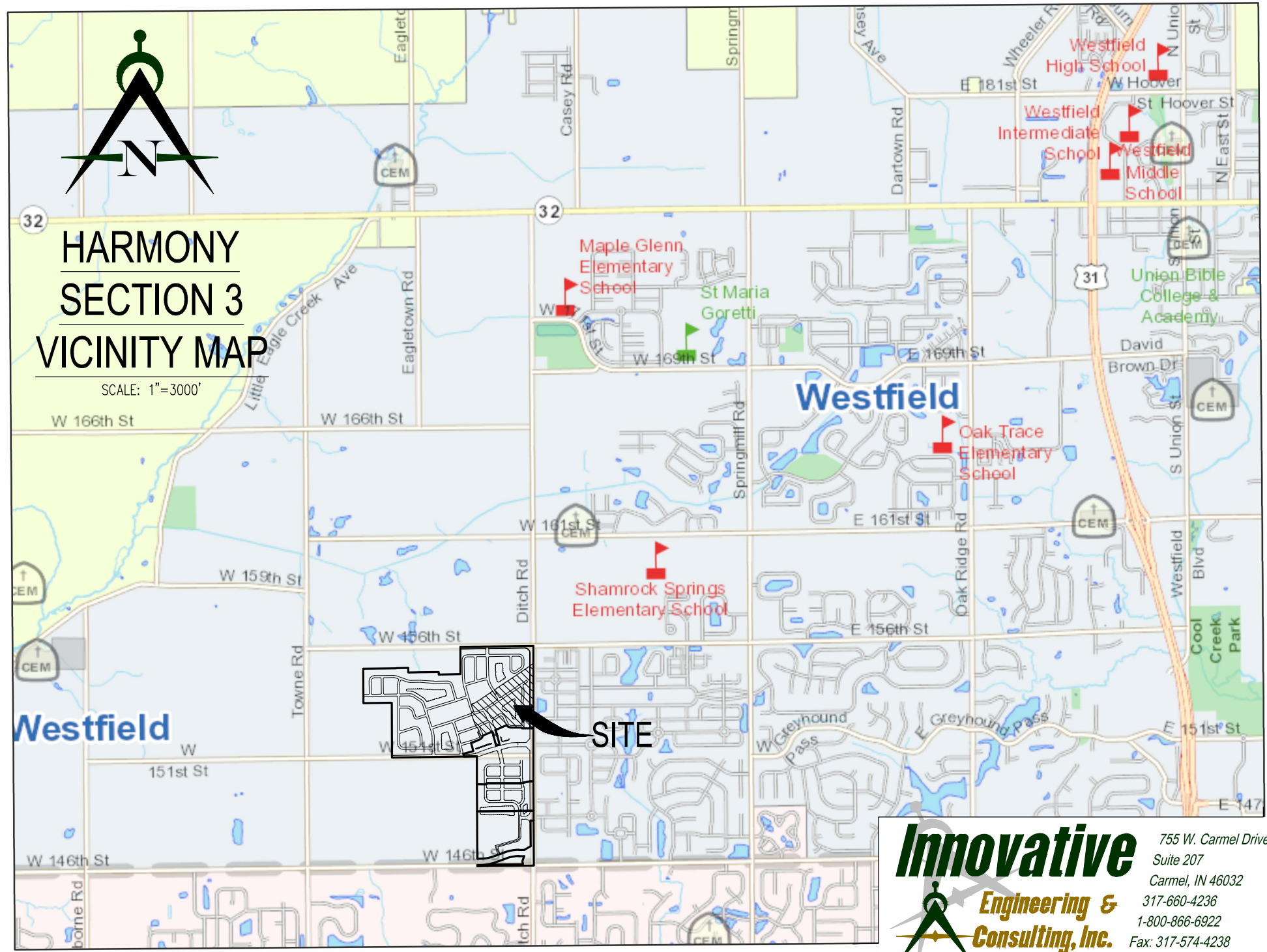
Staff Comments

1. 1502-SPP-07 (Primary Plat) and 1502-ODP-01 (Overall Development Plan) are eligible for a public hearing at the February 2, 2015 meeting of the APC. No action is required of the APC at this time.
2. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.
- 3.



HARMONY SECTION 3 VICINITY MAP

SCALE: 1"=3000'



755 W. Carmel Drive
Suite 207
Carmel, IN 46032
317-660-4236
1-800-866-6922
Fax: 317-574-4238

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA



Legal Description
Harmony Primary Plat – Section 3

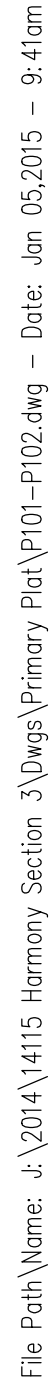
A part of the Northeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Project Map

SCALE: 1"=400'

755 W. Carmel Drive
Suite 207
Carmel, IN 46032
17-660-4236
100-866-6922
317-574-4238
Contact: Jerry Kittie
jkittie@innovativeeci.com

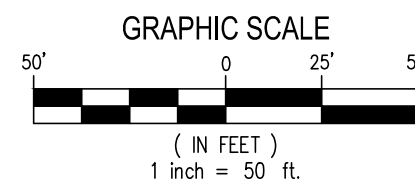
DATE:	
DATE: 01/05/15	DRAWN BY: kww
ISSUED:	CHECKED BY:
JOB NUMBER: 14115	
SHEET # P100	



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

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

*Engineer:
Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive, Suite 207
Carmel, IN 46032
317-660-4237*



PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: 01/05/15	DRAWN BY: kww
ISSUED:	CHECKED BY:

JOB NUMBER:
14115

P102

TO FOR:

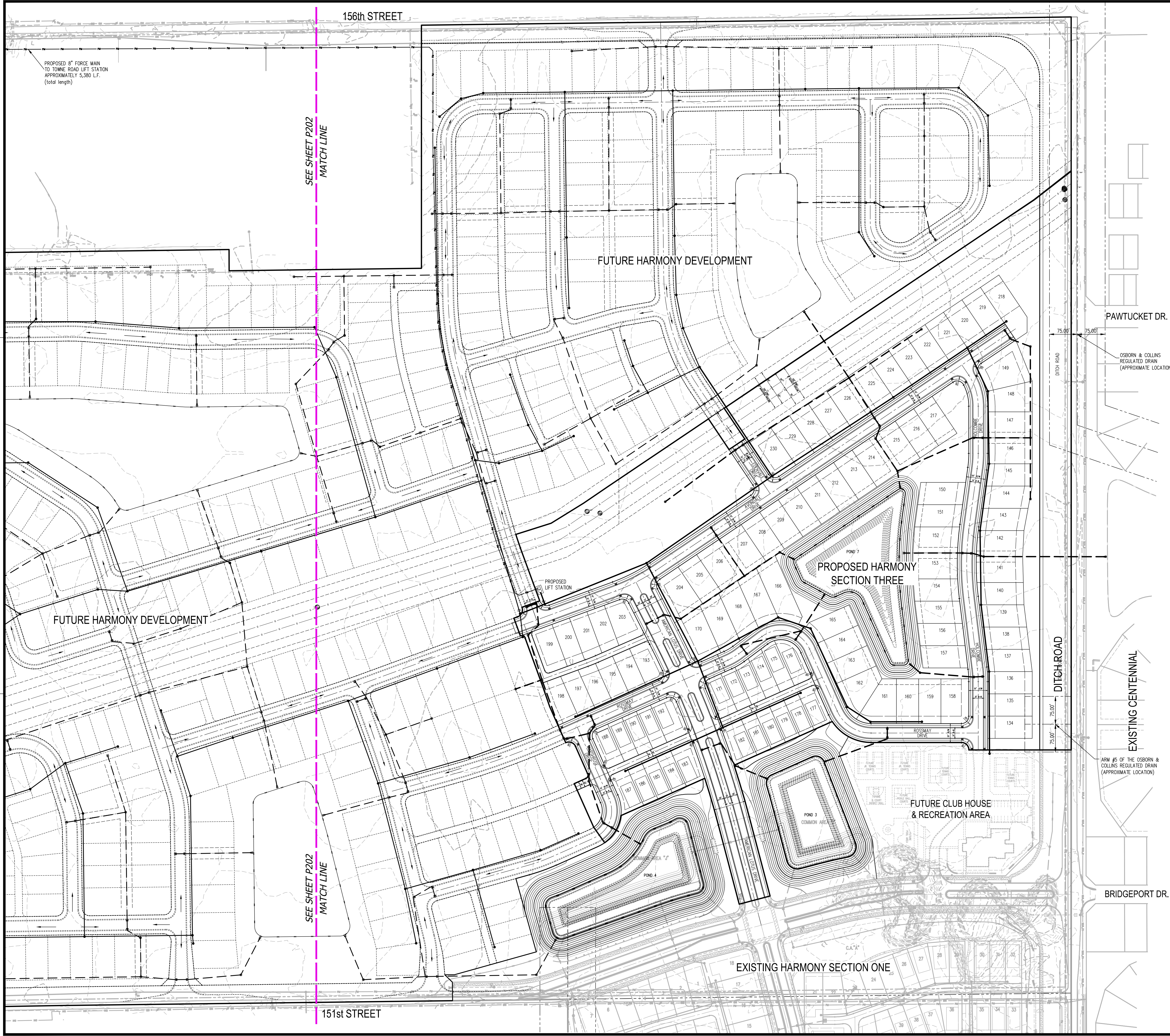


Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

*Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat*

Innovative
Engineering &
Consulting, Inc.

File Path Name: J:\2014\14115 Harmony Section 3\Drawings\Primary Plat\201-F202.dwg - Date: Jun 05/2015 - 9:42am



PROPOSED 8" FORCE MAIN
TO TOWNE ROAD LIFT STATION
APPROXIMATELY 5,380 L.F.
(total length)

SEE SHEET P202
MATCH LINE

156th STREET

FUTURE HARMONY DEVELOPMENT

PAWTUCKET DR.

OSBORN & COLLINS
REGULATED DRAIN
(APPROXIMATE LOCATION)

DITCH ROAD

EXISTING CENTENNIAL

BRIDGEPORT DR.

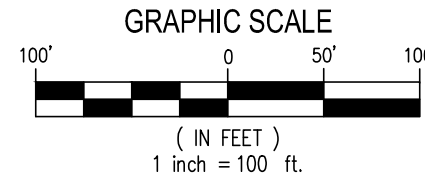
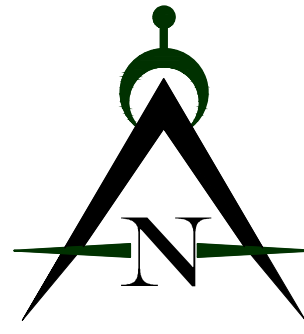
SEE SHEET P202
MATCH LINE

151st STREET

EXISTING HARMONY SECTION ONE

PROPOSED HARMONY
SECTION THREE

FUTURE CLUB HOUSE
& RECREATION AREA



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- Swale (ft)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities



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317-669-4238
1-800-866-6822
Fax: 317-574-4238

REVISIONS:

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

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Overall Development Plan

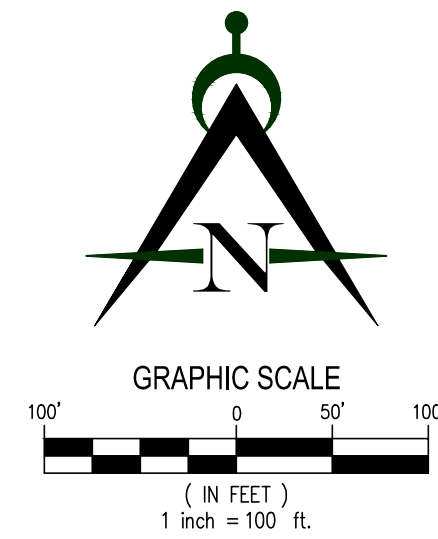
**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 01/05/15
ISSUED: kwk
JOB NUMBER: 14115
SHEET # P201

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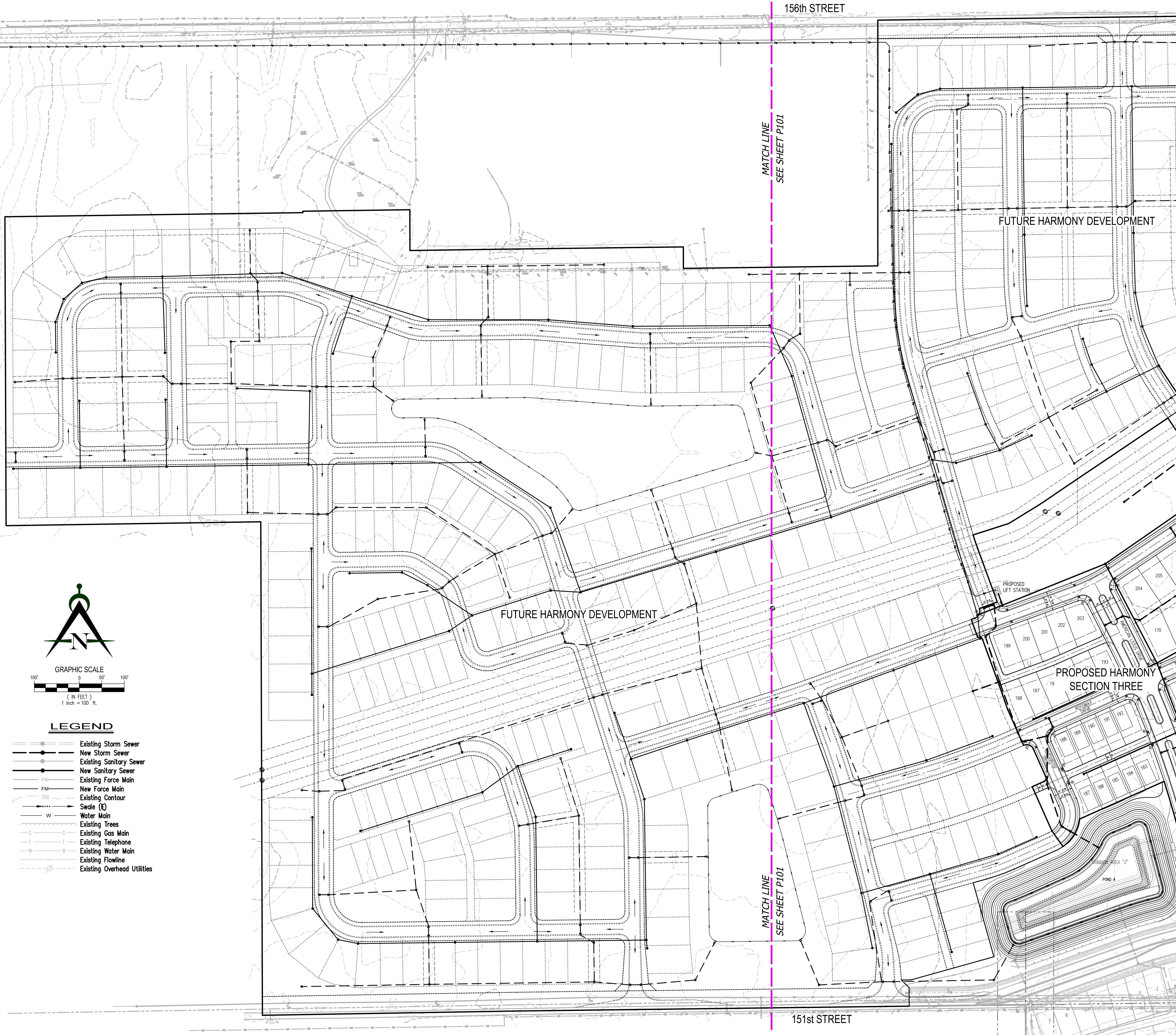


PROPOSED 8" FORCE MAIN
TO TOWNE ROAD LIFT STATION
APPROXIMATELY 5,380 L.F.
(total length)



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- FM--- Existing Force Main
- FM--- New Force Main
- Existing Contour
- Swale (L)
- W--- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities



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REVISIONS:

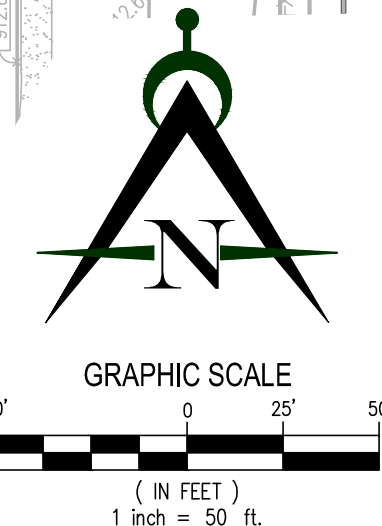
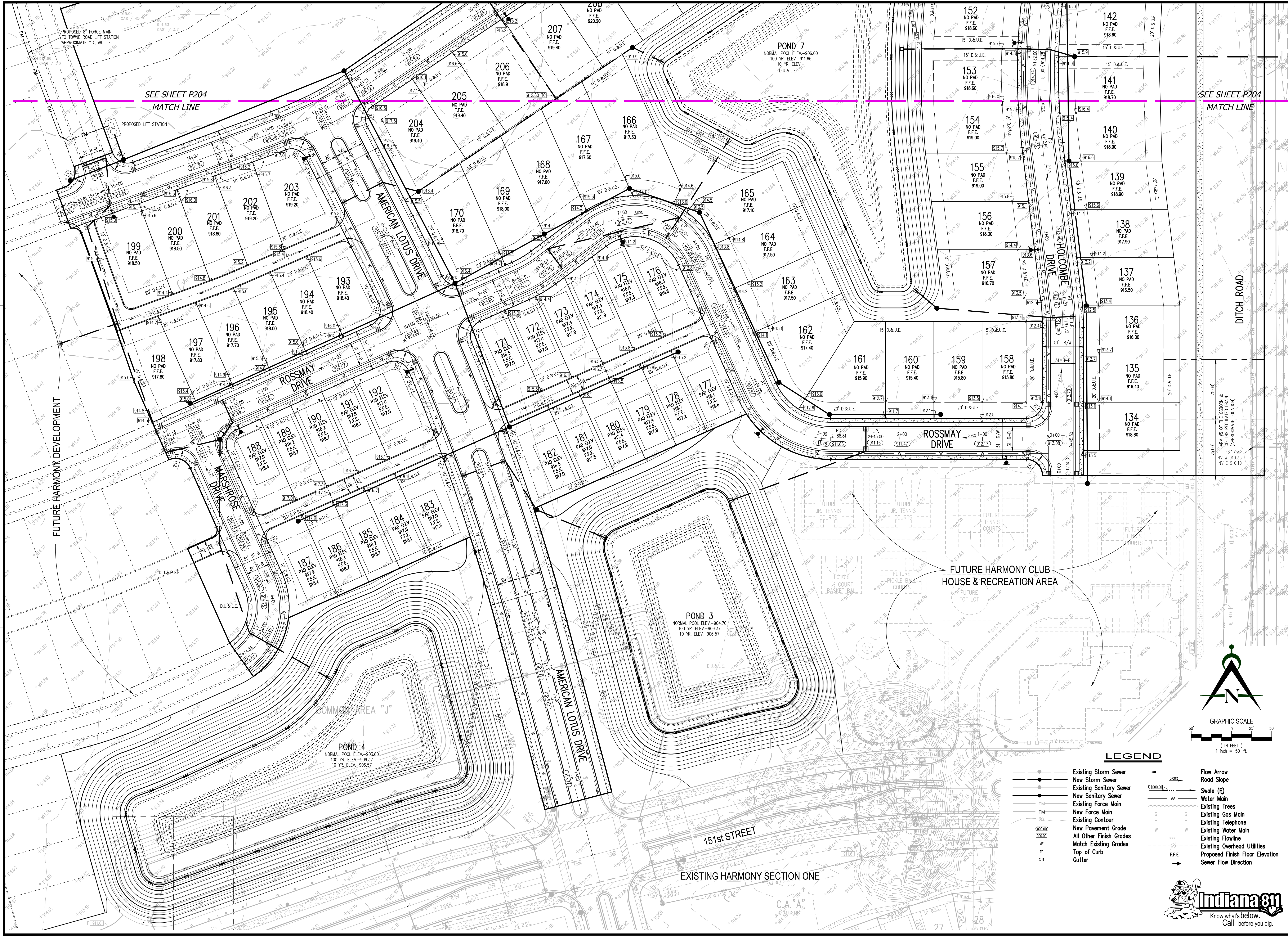
NO.	DESCRIPTION	DATE

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

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Overall Development Plan

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 01/05/15
ISSUED: 01/05/15
DRAWN BY: kww
CHECKED BY:
JOB NUMBER: 14115
SHEET # P202



- LEGEND**
- | | |
|-------------------------|---------------------------------|
| Existing Storm Sewer | Flow Arrow |
| New Storm Sewer | Road Slope |
| Existing Sanitary Sewer | Swale (R) |
| New Sanitary Sewer | Water Main |
| Existing Force Main | Existing Trees |
| New Force Main | Existing Gas Main |
| Existing Contour | Existing Telephone |
| New Pavement Grade | Existing Water Main |
| All Other Finish Grades | Existing Flowline |
| Match Existing Grades | Existing Overhead Utilities |
| Top of Curb | Proposed Finish Floor Elevation |
| Gutter | Sewer Flow Direction |



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REVISIONS:

Estridge
Estridge Development Management, LLC

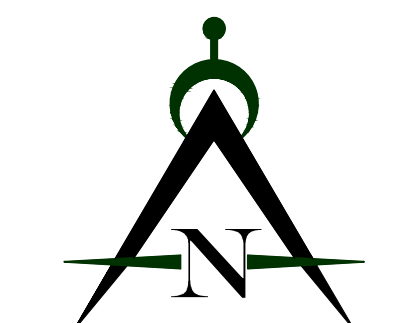
12965 Old Meridian Street
Carmel, IN 46032
317-660-6209

Harmony Section Three
Single Family Subdivision

Westfield, Indiana
Detailed Development Plan

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 01/05/15
DRAWN BY: kww
ISSUED: CHECKED BY:
JOB NUMBER: 14115
SHEET # P203

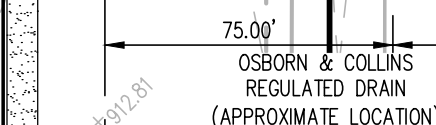


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

-
- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- FIM
- GUT
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (Rt)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction



DITCH ROAD

MATCH LINE
SEE SHEET P203

REVISIONS:

FOR:



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

*Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan*

PRELIMINARY
PENDING
AGENCY
APPROVAL

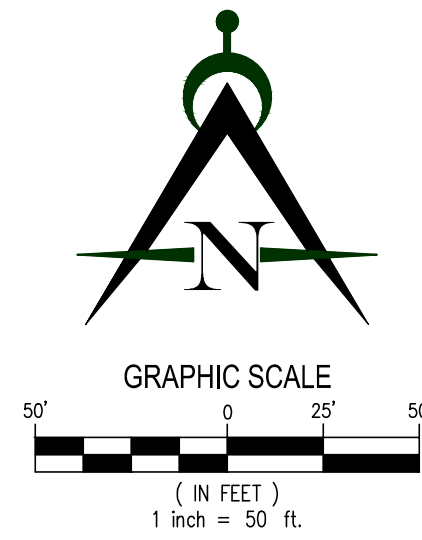
DATE:		DRAWN BY:	
01/05/15		kww	
ISSUED:		CHECKED BY:	
JOB NUMBER:			
14115			
SHEET #			
P204			



Innovative
*Engineering &
Consulting, Inc.*

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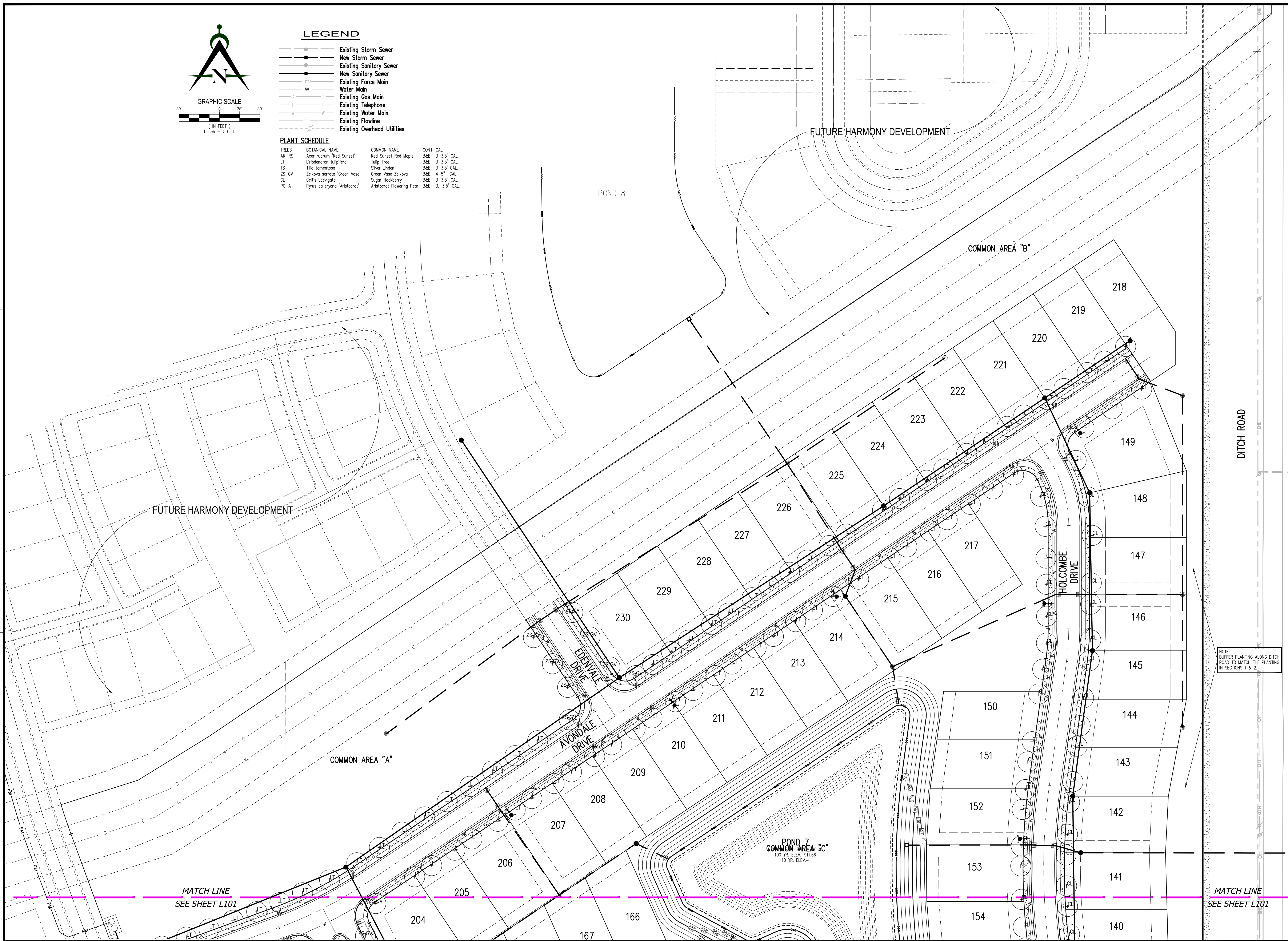


LEGEND

	Existing Storm Sewer
	New Storm Sewer
	Existing Sanitary Sewer
	New Sanitary Sewer
	Existing Force Main
	Water Main
	Existing Gas Main
	Existing Telephone
	Existing Water Main
	Existing Flowline
	Existing Overhead Utilities

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.
AR-RS	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B&B	3-3.5" CAL.
LT	Liriodendron tulipifera	Tulip Tree	B&B	3-3.5" CAL.
TS	Tilia tomentosa	Silver Linden	B&B	3-3.5" CAL.
ZS-GV	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	4-5" CAL.
CL	Celtis laevigata	Sugar Hackberry	B&B	3-3.5" CAL.
PC-A	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	B&B	3-3.5" CAL.



NOTE:
BUFFER PLANTING ALONG DITCH
ROAD TO MATCH THE PLANTING
IN SECTIONS 1 & 2.

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REVISIONS:

PREPARED FOR:

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

Harmony Section Three
Single Family Subdivision

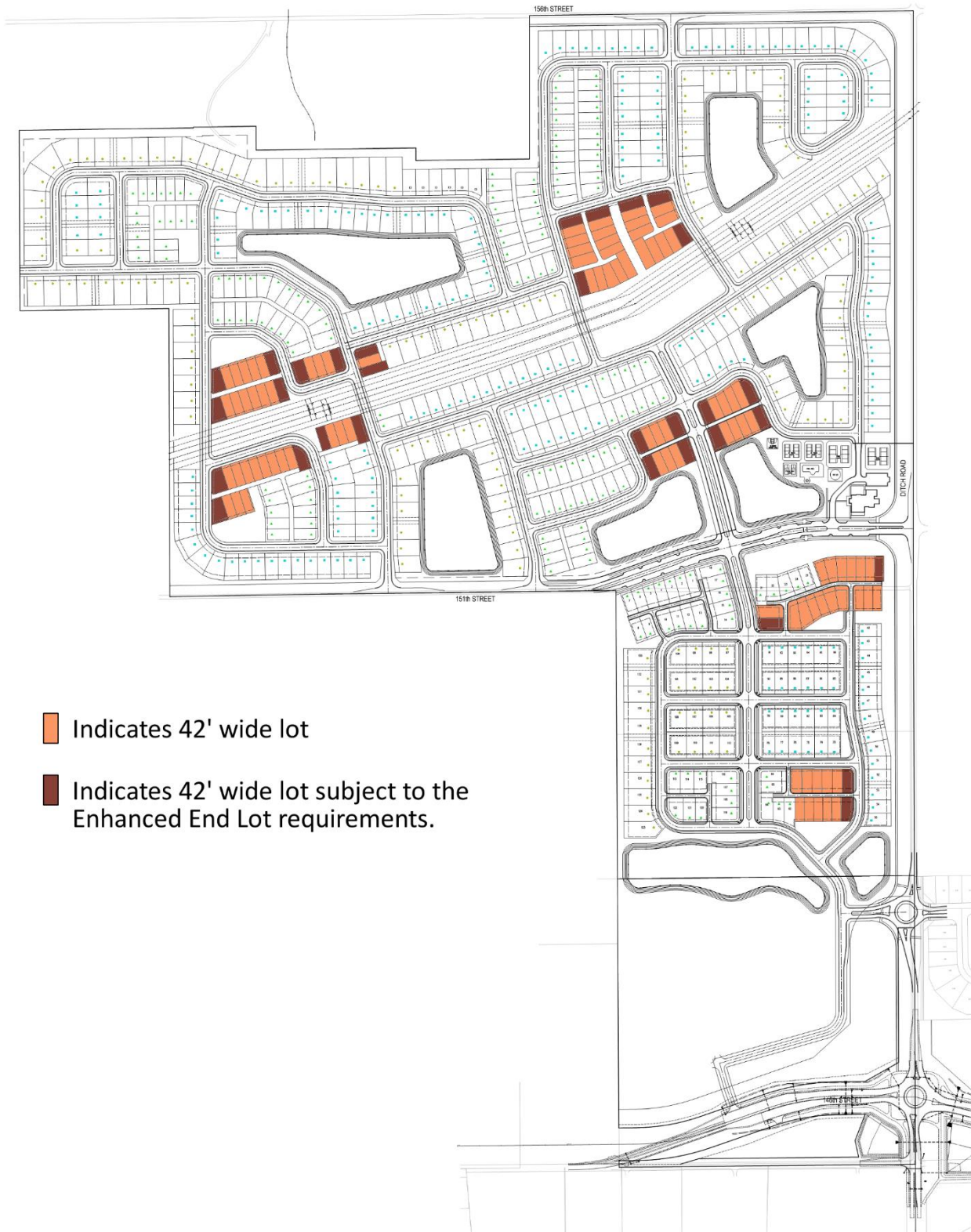
Westfield, Indiana
Landscape Plan

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 01/05/15
ISSUED: kww
JOB NUMBER: 14115
SHEET # L102

EXHIBIT B

ENHANCED END LOT MAP



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, January 20, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Dan Degnan, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Bill Sanders, Robert Smith and Bob Spratz.

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

Approval of Minutes: January 5, 2015, APC Meeting Minutes

Motion: To approve the January 5, 2015 minutes

Motion: Horkay; Second: Kingshill; Vote: Approved 8-0

Pohlman reviewed the Policy and Procedures.

Case No. 1501-SPP-01, 1501-DP-01 & 1501-SIT-02

Description: *Sundown Gardens*

Southwest corner of 186th Street and Springmill Road

Integrity Investment Partners, LLC (a/k/a Sundown Gardens) by Civil Site Group requests Primary Plan, Overall Development Plan, and Detailed Development Plan review for a garden and agritourism business on approximately 15 acres +/- in the Garden market PUD District.

Pohlman presented an overview of the project, as summarized in the staff report and highlighted that as result of the changes, the primary plat and development plans now comply with all applicable ordinances and that petitioner was available for questions.

Motion: To approve Petitions 1501-SPP-01, 1501-DP-01 & 1501-SIT-02.

Motion: Horkay; Second: Spratz; Vote: 8-0.

Case No. 1501-SIT-01

Description: *Huntington National Bank*
14921 Thatcher Lane
Huntington National Bank, by EMH&T requests Detailed Development Plan review for a new 2,686 sq. ft. bank building within the Village Park Plaza shopping center, on approximately 1.42 acres +/- in the SB-PD District.

Pohlman presented an overview of the project, as summarized in the staff report and highlighted that as result of the changes, the primary plat and development plans now comply with all applicable ordinances and that petitioner was available for questions.

Maue inquired about the ventilation system and what was the gate material for the screen wall around the ground-mounted equipment.

Sharon Sills, on behalf of Huntington National Bank, responded and noted the vent on the roof will be smaller and somewhat camouflaged and that the gate material is proposed as wood.

Motion: To approve Petition 1501-SIT-01.

Motion: Kingshill: Second: Sanders: Vote: 8-0.

Case No. 1501-PUD-01

Description: *Harmony PUD District Amendment*
Estridge Development Management LLC requests an amendment to the Harmony PUD Ordinance for modifications to the architectural and open space standards applicable to the Single-Family District of the Harmony PUD District.

Pohlman presented an overview of the revisions since the January 5, 2015, public hearing, as summarized in the staff report and that the petitioner was available for questions.

Motion: To send Petition 1501-PUD-01 to the City Council with a favorable recommendation.

Motion: Horkay: Second: Kingshill: Vote: 8-0

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*
Southwest and southeast corners of 161st Street and the Monon Trail by the Pulte Group, by Weihe Engineering, Inc., for Overall Development Plan and Primary Plat approval for a 90-unit townhome development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Sanders.

ECD STAFF

Report provided by Pohlman.

ADJOURNMENT (7:25 pm)

Vote: 8-0 to adjourn.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton

PLAN COMMISSION ORDER NUMBER 15-02

**ORDER OF THE WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
DETERMINING THAT THE 2015 AMENDATORY DECLARATORY RESOLUTION
AND THE ECONOMIC DEVELOPMENT PLAN OF THE GRAND JUNCTION
CONSOLIDATED ECONOMIC DEVELOPMENT AREA
APPROVED AND ADOPTED BY THE
WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN AND APPROVING
THE 2015 AMENDATORY DECLARATORY RESOLUTION AND
REVISIONS TO THE 2015 GRAND JUNCTION CONSOLIDATED
ECONOMIC DEVELOPMENT PLAN
(Grand Junction Consolidated Economic Development Area, as amended)**

WHEREAS, on July 7, 2009, the Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”) approved the Economic Development Plan (the “Original Plan”) for the Grand Junction Economic Development Area (the “Original Area”) and adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”), which created the Original Area, by declaring that the Original Area is an economic development area and subject to economic development activities pursuant to Indiana Code 36-7-14 and 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 (the “2010 Amendatory Declaratory Resolution”) amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and,

WHEREAS, on August 29, 2011, the Commission adopted Resolution No. 2-2011 (the “2011 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution as previously amended by the 2010 Amendatory Declaratory Resolution to expand the Original Area by the addition of Expansion Area No. 1 (the “Expansion Area No. 1”) thereto including the creation of the Mainstreet Project Sub-Area (the “Mainstreet Project Sub-Area”) (the Original Area together with Expansion Area No. 1 are referred to as the “Grand Junction Consolidated Economic Development Area”) and by the removal of three (3) parcels from the Original Area; and,

WHEREAS, the 2011 Amended Declaratory Resolution adopted the Grand Junction Expansion Area No. 1 Economic Development Plan, and supporting data, including a Factual Report In Support of Findings For The Grand Junction Economic Development Expansion Area No. 1, maps and plats describing the Expansion Area No. 1 and the Mainstreet Project Sub-Area (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the “Grand Junction Consolidated Economic Development Plan”); and,

WHEREAS, on January 23, 2013, the Commission adopted its Resolution No. 1-2013 (the “2013 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution as previously amended to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on February 12, 2013, the Commission adopted its Resolution No. 2-2013 (the “2013 Amendatory Confirmatory Resolution”) confirming its 2013 Amendatory Declaratory Resolution, further amending the Original Declaratory Resolution; and,

WHEREAS, on January 21, 2014, the Commission adopted its Resolution No. 1-2014 (the “2014 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution, to remove certain additional parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, on February 11, 2014, the Commission adopted its Resolution No. 2-2014 (the “2014 Amendatory Confirmatory Resolution”) confirming its 2014 Amendatory Declaratory Resolution, further amending the Original Declaratory Resolution; and,

WHEREAS, on February 2, 2015, the Commission adopted its Resolution No. 1-2015 (the “2015 Amendatory Declaratory Resolution”), further amending the Original Declaratory Resolution, to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and,

WHEREAS, the Act requires approval by the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) of the 2015 Amendatory Declaratory Resolution and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain parcels and portions of parcels identified in the 2015 Amendatory Declaratory Resolution; and,

WHEREAS, after being fully advised in the matter,

**NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD PLAN
COMMISSION, AS FOLLOWS:**

SECTION I. The 2015 Amendatory Declaratory Resolution and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area conform to the Comprehensive Plan of development for the City.

SECTION II. The revision of the Grand Junction Consolidated Economic Development Area and the revision of the Grand Junction Consolidated Economic Development Plan to remove certain additional parcels and portions of parcels from the Grand Junction

Consolidated Economic Development Area each are, therefore, in all respects approved, ratified and confirmed.

SECTION III.

The approval of the Original Plan as previously amended by this Plan Commission remains in full force and effect.

SECTION IV.

The Secretary of the Plan Commission is hereby directed to file a copy of the 2015 Amended Declaratory Resolution with the permanent minutes of this meeting.

PASSED THIS 2nd DAY OF FEBRUARY, 2015, BY THE
WESTFIELD-WASHINGTON PLAN COMMISSION, HAMILTON COUNTY, INDIANA.

President, Plan Commission

ATTEST:

Secretary, Plan Commission